Massachusetts Cannabis Control Commission

Marijuana Cultivator

General Information:

License Number: MC282746

Original Issued Date: 10/12/2020

Issued Date: 09/15/2022

Expiration Date: 10/12/2023

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Cedar Roots LLC

Phone Number: 401-363-5682 **Email Address:** breathefreellc@gmail.com

Business Address 1: 50A E Main Street **Business Address 2:**

Business City: Ware **Business State:** MA **Business Zip Code:** 01082

Mailing Address 1: 50A E Main Street **Mailing Address 2:**

Mailing City: Ware **Mailing State:** MA **Mailing Zip Code:** 01082

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Woman-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:

Department of Public Health RMD Registration Number:

Operational and Registration Status:

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

If no, describe the circumstances below:

PERSONS WITH DIRECT OR INDIRECT AUTHORITY

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 13 **Percentage Of Control:** 25

Role: Other (specify) **Other Role:** Director of Operations

First Name: Christina **Last Name:** McCue **Suffix:**

Gender: Female **User Defined Gender:**

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 2

Percentage Of Ownership: 12 **Percentage Of Control:** 25

Role: Other (specify) **Other Role:** Director of Cultivation and Manufacturing

First Name: Kyle **Last Name:** Stevens **Suffix:**

Gender: Male **User Defined Gender:**

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 3

Percentage Of Ownership: 37 **Percentage Of Control:** 25

Role: Other (specify) **Other Role:** Director of Business Development

First Name: Frederick **Last Name:** Lotuff **Suffix:**

Gender: Male **User Defined Gender:**

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 4

Percentage Of Ownership: 38 **Percentage Of Control:** 25

Role: Other (specify) **Other Role:** Facilities Director

First Name: Mary **Last Name:** Feeny **Suffix:**

Gender: Female **User Defined Gender:**

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

No records found

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

Individual Contributing Capital 1

First Name: Frederick **Last Name:** Lotuff **Suffix:**

Types of Capital: Other (Specify) **Other Type of Capital:** Revolving Line of Credit **Total Value of the Capital Provided:** $350000 **Percentage of Initial Capital:** 50

Capital Attestation: Yes

Individual Contributing Capital 2

First Name: Mary **Last Name:** Feeny **Suffix:**

Types of Capital: Other (Specify) **Other Type of Capital:** Revolving line of credit **Total Value of the Capital Provided:** $350000 **Percentage of Initial Capital:** 50

Capital Attestation: Yes

CAPITAL RESOURCES - ENTITIES

No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Christina **Last Name:** McCue **Suffix:**

Marijuana Establishment Name: Cedar Roots LLC **Business Type:** Marijuana Product Manufacture

Marijuana Establishment City: Ware **Marijuana Establishment State:** MA

Individual 2

First Name: Kyle **Last Name:** Stevens **Suffix:**

Marijuana Establishment Name: Cedar Roots LLC **Business Type:** Marijuana Product Manufacture

Marijuana Establishment City: Ware **Marijuana Establishment State:** MA

Individual 3

First Name: Mary **Last Name:** Feeny **Suffix:**

Marijuana Establishment Name: Cedar Roots LLC **Business Type:** Marijuana Product Manufacture

Marijuana Establishment City: Ware **Marijuana Establishment State:** MA

Individual 4

First Name: Frederick **Last Name:** Lotuff **Suffix:**

Marijuana Establishment Name: Cedar Roots LLC **Business Type:** Marijuana Product Manufacture

Marijuana Establishment City: Ware **Marijuana Establishment State:** MA

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 50 East Main Street

Establishment Address 2:

Establishment City: Ware **Establishment Zip Code:** 01082

Approximate square footage of the Establishment: 10000 **How many abutters does this property have?:** 56

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

Cultivation Tier: **Cultivation Environment:**

FEE QUESTIONS

Cultivation Tier: Tier 01: up to 5,000 square feet **Cultivation Environment:** Indoor

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	Cedar Roots HCA Certification Form.pdf	pdf	5efcd63a6dc9337ae20f5038	07/01/2020
Plan to Remain Compliant with Local Zoning	Plan to remain compliant with local Zoning - Cedar Roots LLC - 6.30.20.pdf	pdf	5efcd6475a7aee7aa489945f	07/01/2020
Community Outreach Meeting Documentation	COM docs for Cedar Roots - update with redactions.pdf	pdf	5f3d7ba53595ff084fed4848	08/19/2020

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.: $

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Other	NEVA letter Cedar Roots 2500.pdf	pdf	5f3d6c08b18f5e08358c696d	08/19/2020
Plan for Positive Impact	Positive Impact Plan - NEVA - Cedar Roots - Cultivation (1).pdf	pdf	5f4825b25fa28707f45827bc	08/27/2020

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role:

Other Role:

First Name: Christina

Last Name: McCue **Suffix:**

RMD Association: Not associated with an RMD

Background Question: no

Individual Background Information 2

Role:

Other Role:

First Name: Kyle

Last Name: Stevens **Suffix:**

RMD Association: Not associated with an RMD

Background Question: yes

Individual Background Information 3

Role:

Other Role:

First Name: Mary

Last Name: Feeny **Suffix:**

RMD Association: Not associated with an RMD

Background Question: no

Individual Background Information 4

Role:

Other Role:

First Name: Frederick

Last Name: Lotuff **Suffix:**

RMD Association: Not associated with an RMD

Background Question: no

ENTITY BACKGROUND CHECK INFORMATION

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Secretary of Commonwealth - Certificate of Good Standing	Cedar Roots LLC Secretary of Commonwealth Certificate of Good Standing 7-8-2020.pdf	pdf	5f0cbc227b30b674269a67d4	07/13/2020
Department of Revenue - Certificate of Good standing	Unemployment Assistance attestation.pdf	pdf	5f3d67b87116b407de653837	08/19/2020

Articles of Organization	Cedar Roots Articles of Organization.pdf	pdf	5f400f9f1e17f807ff96a5da	08/21/2020
Bylaws	Cedar Roots Operating Agreement.pdf	pdf	5f4018bb233f7b086538232e	08/21/2020
Department of Revenue - Certificate of Good standing	Cert of good standing Tax.pdf	pdf	5f482186cc687b07b2613d23	08/27/2020

Certificates of Good Standing:

Document Category	Document Name	Type	ID	Upload Date
Secretary of Commonwealth - Certificate of Good Standing	2022-08-02 Cedar Roots LLC - Certificate of Good Standing (SOC).pdf	pdf	62e96fa01e960b0009f015f5	08/02/2022
Department of Revenue - Certificate of Good standing	2022-08-02 Cedar Roots LLC - Certificate of Good Standing (DOR).pdf	pdf	62e96fa11e960b0009f01628	08/02/2022
Department of Unemployment Assistance - Certificate of Good standing	2022-08-12 Cedar Roots LLC - DUA Attestation.pdf	pdf	62f68eb51e960b0009fe0db6	08/12/2022

Massachusetts Business Identification Number: 001357403

Doing-Business-As Name:

DBA Registration City:

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	cedar roots cultivation business plan final edited 8.11.pdf	pdf	5f3d668f971c7c07c0435195	08/19/2020
Plan for Liability Insurance	Budrisk_Letter_of_Intent_to_Bind_Coverage_-_Cedar_Roots,_LLC.pdf	pdf	5f3d6d0d87ec2b07e9c50d2d	08/19/2020
Proposed Timeline	2022-08-02 Cedar Roots LLC - Proposed TImeline (2022 Renewal).pdf	pdf	62e97026b027db00094bbb96	08/02/2022

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Inventory procedures	Inventory Procedures - Cedar Roots LLC - Cultivation.pdf	pdf	5efa49f87babe37ab6e484aa	06/29/2020
Maintaining of financial records	Maintaining of Financial Records - Cedar Roots - Cultivation.pdf	pdf	5efa49fa3bc38b6be8a7c7b7	06/29/2020
Personnel policies including background checks	Personnel Policies Including Background Checks - Cedar Roots - Cultivation .pdf	pdf	5efa49fc72a76f6c05998556	06/29/2020
Policies and Procedures for cultivating.	Policies & Procedures for Cultivating - Cedar Roots LLC - Cultivation.pdf	pdf	5efa49fe57a0a16c3195eaae	06/29/2020
Prevention of diversion	Prevention of Diversion - Cedar Roots - Cultivation.pdf	pdf	5efa4a201807fa7aabfdc851	06/29/2020
Qualifications and training	Qualifications and Training - Cedar Roots-	pdf	5efa4a213bc38b6be8a7c7bb	06/29/2020

	Cultivation.pdf			
Quality control and testing	Quality Control and Testing - Cedar Roots- Cultivation.pdf	pdf	5efa4a23b0062b7ac1b0ce44	06/29/2020
Record Keeping procedures	Record Keeping Procedures - Cedar Roots - Cultivation.pdf	pdf	5efa4a2472a76f6c0599855a	06/29/2020
Restricting Access to age 21 and older	Restricting Access to age 21 or older - Cedar Roots - Cultivation.pdf	pdf	5efa4a25a075ed6c1b90ad2f	06/29/2020
Security plan	Security Plan - Cedar Roots- Cultivation.pdf	pdf	5efa4a3c72a76f6c0599855e	06/29/2020
Storage of marijuana	Storage - Cedar Roots - Cultivation.pdf	pdf	5efa4a3db9c15e6c26b8f100	06/29/2020
Transportation of marijuana	Transportation of Marijuana - Cedar Roots- Cultivation.pdf	pdf	5efa4a3f57a0a16c3195eab2	06/29/2020
Diversity plan	Diversity Plan - Cedar Roots - Cultivation.pdf	pdf	5f3d6d2f4fa1b607d3b60433	08/19/2020
Energy Compliance Plan	FINAL Energy Compliance Plan Cedar Roots LLC.pdf	pdf	5f4010cc87ec2b07e9c5158a	08/21/2020

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 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

Notifcation:

COMPLIANCE WITH POSITIVE IMPACT PLAN

Progress or Success Goal 1

Description of Progress or Success: See attached.

COMPLIANCE WITH DIVERSITY PLAN

Diversity Progress or Success 1

Description of Progress or Success: See attached.

HOURS OF OPERATION

Monday From: Open 24 Hours **Monday To:** Open 24 Hours

Tuesday From: Open 24 Hours	**Tuesday To:** Open 24 Hours
Wednesday From: Open 24 Hours	**Wednesday To:** Open 24 Hours
Thursday From: Open 24 Hours	**Thursday To:** Open 24 Hours
Friday From: Open 24 Hours	**Friday To:** Open 24 Hours
Saturday From: Open 24 Hours	**Saturday To:** Open 24 Hours
Sunday From: Open 24 Hours	**Sunday To:** Open 24 Hours

Cannabis Control Commission
COMMONWEALTH OF MASSACHUSETTS

Host Community Agreement Certification Form

ıstructions

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

ertification

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

Name of applicant:

Cedar Roots, LLC

Name of applicant's authorized representative:

MARY FEENY

Signature of applicant's authorized representative:

M Feeny

Name of municipality:

Town of Ware

Name of municipality's contracting authority or authorized representative:

Stuart Beckley

Signature of municipality's contracting authority or authorized representative:

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).)*:

sbeckley@townofware.com

Host community agreement execution date:

12/4/18

Plan to Remain Compliant with Local Permits and Zoning

Cultivation and Production Facilities located at 50 East Main Street, Ware, MA - Assessor ID Map 57, Lot 116

Cedar Roots, LLC, (the Applicant), proposed Cultivation and Production location is 50 East Main Street in the Town of Ware and is located within the Town's MY Zoning District (Mill Yard Zone) and is allowed by special permit from the Town's Planning Board with Site Plan Review pursuant to Section 4.8.8 on Marijuana Cultivations Sites (MCS) which allows cultivation and production. Planning board is authority for special permits under section 7.2 of bylaw and site plan review under section 7.4 of bylaw.

The Site is not located in any overlay district and no other land use approvals other than special permit and site plan review/approval are anticipated for this interior facility.

The Applicant shall duly apply-for and comply-with the bylaw provisions and requirements and all applicable conditions that may be imposed by the Planning Board during the special permit process. The Applicant's site meets the distancing/setback requirements from playgrounds, schools, etc., set forth in the Town's bylaw and the CCC statutes and regulations. The Applicant has reviewed the submission requirements for the special permit and the criteria/findings for a special permit to issue, all of which are consistent with the 935 CMR 500, and can and will meet all such requirements and obtain and maintain its permits as required.

The time frame for obtaining this special permit is as follows: Upon formal filing with city clerk and planning board, approximately 21 days for publishing and posting of public notice of hearing date; anticipation of one hearing date to be accomplished between 30 to 65 days depending on frequency of meetings held by permit granting authority (planning board); approximately 14 days for board's writing of final decision and filing of decision with city clerk; 20-day appeal period with city clerk. Total time-frame is approximately 120 days for special permit. A building permit with professional engineering stamped/signed plans will be submitted for application for building permit and the building dept. has 30 days to issue upon confirmation of compliance with building code. A certificate of use/occupancy will be required prior to commencing operations, which typically takes 15 to 30 days to obtain.

Cannabis Control Commission
COMMONWEALTH OF MASSACHUSETTS

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): 06/12/2020

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: 5/28/20

    b. Name of publication: Ware River News

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: 5/27/20

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: 5/27/2020

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:

CEDAR ROOTS, LLC

Name of applicant's authorized representative:

MARY FEENY

Signature of applicant's authorized representative:

MFeeny

$76.84 / Community Outreach/Ware River 5.28

ATTACHMENT A

COMMUNITY OUTREACH MEETING

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for **Friday, June 12 at 6 p.m.** and in light of COVID-19, will be held virtually as follows:

Join Zoom Meeting:
https://us02web.zoom.us/j/81322357037

Meeting ID:
813 2235 7037

or Via Dial-in:
(646)-558-8656 and entering the Meeting ID

The proposed Marijuana Cultivation Establishment is anticipated to be located at 50 E Main Street, Ware, MA, 01082. There will be an opportunity for the public to ask questions.

5/28/2020

THE MENSING GROUP LLC
Massachusetts Cannabis Advisors
Local Permitting | State Licensing | Business Advising

ATTACHMENT B

May 26, 2020

To Whom It May Concern:

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for Friday June 12, 2020 at 6:00 pm. In light of COVID-19, the meeting will be held virtually as follows:

Join Zoom Meeting:	https://us02web.zoom.us/j/81322357037
Meeting ID:	813 2235 7037
or via Dial-in:	(646) 558-8656 and entering the Meeting ID

The proposed Marijuana Cultivation Establishment is anticipated to be located at 50 E Main Street, Ware, MA 01082. There will be an opportunity for the public to ask questions.

Sincerely,

Blake M. Mensing
Founder & Chief Counsel
The Mensing Group LLC
100 State Street, 9th Floor
Boston, MA 02109
Direct: (617) 333-8725
Email: Blake@MensingGroup.com

ATTACHMENT B

Town of Ware	Water Departmer	126 Main Street		Ware	MA	01082
Town of Ware	Planning Board	126 Main Street		Ware	MA	01082
Town of Ware	Town Clerk	126 Main Street		Ware	MA	01082
Town of Ware	Board of Selectm	126 Main Street		Ware	MA	01082

THE MENSING GROUP LLC
Massachusetts Cannabis Advisors
Local Permitting | State Licensing | Business Advising

ATTACHMENT C

May 26, 2020

To Whom It May Concern:

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for Friday June 12, 2020 at 6:00 pm. In light of COVID-19, the meeting will be held virtually as follows:

Join Zoom Meeting:	https://us02web.zoom.us/j/81322357037
Meeting ID:	813 2235 7037
or via Dial-in:	(646) 558-8656 and entering the Meeting ID

The proposed Marijuana Cultivation Establishment is anticipated to be located at 50 E Main Street, Ware, MA 01082. There will be an opportunity for the public to ask questions.

Sincerely,

Blake M. Mensing
Founder & Chief Counsel
The Mensing Group LLC
100 State Street, 9th Floor
Boston, MA 02109
Direct: (617) 333-8725
Email: Blake@MensingGroup.com

TOWN OF WARE
BOARD OF ASSESSORS
126 MAIN STREET, TOWN HALL, SUITE G
WARE, MASSACHUSETTS 01082-1336
TEL: (413) 967-9648X179 FAX: (413) 967-4227

May 21, 2020

Planning Board
126 Main Street
Ware, MA 01082

Re: 50 East Main Street
Map 57, Lot 116

Dear Board Members:

Listed on the attached sheet are the record owners of Real Property within 300' of the above-captioned property requested by Kristina Beacom for the purpose of a Zoning Notification.

I certify the attached Abutters List to be true and complete to the best of my knowledge.

Respectfully,

Theodore P. Balicki

Theodore P. Balicki
Chairman

TPB/laj

Enclosure

Town of Ware
Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
57-0-10	31 37 MAPLE ST	[redacted]		[redacted]	LUDLOW	MA	01056
57-0-100	6 PARK ST	[redacted]		[redacted]	SO EASTON	MA	02375
57-0-101	10 PARK ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-102	6 12 OTIS AV	[redacted]	[redacted]	[redacted]	THORNDIKE	MA	01079
57-0-103	14 20 OTIS AV	[redacted]		[redacted]	BOSTON	MA	02114
57-0-104	22 28 OTIS AV	[redacted]	[redacted]	[redacted]	THORNDIKE	MA	01079
57-0-105	15 - 17-2 OTIS AV	[redacted]		[redacted]	WARE	MA	01082
57-0-106	9 11 OTIS AV	[redacted]	[redacted]	[redacted]	SALT LAKE CITY	UT	84119
57-0-11	9 15 MAPLE ST	[redacted]		[redacted]	WARE	MA	01082
57-0-110	16 EAST MAIN ST	[redacted]		[redacted]	WILMINGTON	DE	19810
57-0-112	6 EAST MAIN ST	[redacted]		[redacted]	WARE	MA	01082
57-0-113	40 EAST MAIN ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-114	24 EAST MAIN ST	[redacted]		[redacted]	BELCHERTOWN	MA	01007
57-0-115	44 EAST MAIN ST	[redacted]		[redacted]	WARE	MA	01082
57-0-117	6 10 SOUTH ST	[redacted]		[redacted]	SPENCER	MA	01562
57-0-119	EAST MAIN ST	[redacted]		[redacted]	BARRE	MA	01005
57-0-12	5 MAPLE ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-120	10 MAPLE ST	[redacted]		[redacted]	WARE	MA	01082
57-0-121	MAPLE ST	[redacted]		[redacted]	WARE	MA	01082
57-0-122	MAPLE ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-123	MAPLE ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-67	17 SOUTH ST	[redacted]		[redacted]	WARE	MA	01082
57-0-68	SOUTH ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-69	SOUTH ST	[redacted]		[redacted]	WARE	MA	01082
57-0-70	8 PULASKI ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-71	12 PULASKI ST	[redacted]	[redacted]	[redacted]	BRIMFIELD	MA	01010
57-0-72	16 PULASKI ST	[redacted]		[redacted]	WORCESTER	MA	01610-2233
57-0-73	22 PULASKI ST	[redacted]		[redacted]	WARE	MA	01082
57-0-74	22 PULASKI ST	[redacted]	[redacted]	[redacted]	WESTBOROUGH	MA	01581
57-0-84	17 PULASKI ST	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-85	NENAMESECK SQ	[redacted]	[redacted]	[redacted]	N BROOKFIELD	MA	01535
57-0-86	40 44 MAIN ST	[redacted]	[redacted]	[redacted]	N BROOKFIELD	MA	01535
57-0-87	52 MAIN ST	[redacted]		[redacted]	SPENCER	MA	01562
57-0-88	54 58 MAIN ST	[redacted]		[redacted]	SPENCER	MA	01562
57-0-89	60 64 MAIN ST	[redacted]		[redacted]	WARE	MA	01082
57-0-91	NENAMESECK PK	[redacted]	[redacted]	[redacted]	WARE	MA	01082
57-0-92	3 5 CHURCH ST	[redacted]		[redacted]	CHICOPEE	MA	01022
57-0-93	33 EAST MAIN ST	[redacted]	[redacted]	[redacted]	WESTBOROUGH	MA	01581
57-0-94	29 EAST MAIN ST	[redacted]		[redacted]	WARE	MA	01082
57-0-95	23 EAST MAIN ST	[redacted]		[redacted]	WARE	MA	01082

Town of Ware
Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
57-0-96	11 EAST MAIN ST	[redacted]		[redacted]	WARE	MA	01082
57-0-97	9 EAST MAIN ST			16 BELMONT ST	WARE	MA	01082
57-0-98	EAST MAIN ST			126 MAIN ST	WARE	MA	01082
57-0-99	2 4 PARK ST			4 PARK ST	WARE	MA	01082
57-119-1	34 EAST MAIN ST			129 MAIN ST	WARE	MA	01082
61-0-200	13 CHURCH ST			13 CHURCH ST	WARE	MA	01082
61-0-201	27 OTIS AV			1661 WORTHINGTON RD STE	WEST PALM BEA	FL	33409
61-0-202	21 OTIS AV			19 CHURCH ST	WARE	MA	01082
61-0-203	7 9 CHURCH ST			111 JAMES ST	CHICOPEE	MA	01022
61-0-326	51 MAIN ST			51 MAIN ST	WARE	MA	01082
61-0-327	41 49 MAIN ST			[redacted]	WARE	MA	01082
61-0-328	2 CHURCH ST			[redacted]	WARE	MA	01082
61-0-329	4 CHURCH ST			[redacted]	WARE	MA	01082
61-0-330	6 CHURCH ST			12 RIVER RD	WARE	MA	01082
61-0-331	4.5 CHURCH ST			26 MAIN ST	WARE	MA	01082
61-327-1	37 MAIN ST			37 MAIN ST	WARE	MA	01082

Parcel Count: **56**

End of Report

UNITED STATES POSTAL SERVICE

May 29, 2020

Dear Kristina Beacom:

The following is in response to your request for proof of delivery on your item with the tracking number: **7020 0090 0001 0279 9013**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	May 29, 2020, 1:16 pm
Location:	WARE, MA 01082
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight:	1.0oz

Destination Delivery Address

Street Address:	23 E MAIN ST
City, State ZIP Code:	WARE, MA 01082-1354

Recipient Signature

Signature of Recipient:	IM-LL-LG IM-CL-CG
Address of Recipient:	3 McKinney

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE COVID-19 IMP…

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70200090000102799013

Remove ×

Your item was delivered to an individual at the address at 1:16 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:16 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799006

Remove ×

Your item has been delivered to an agent for final delivery in WESTBOROUGH, MA 01581 on May 29, 2020 at 11:34 am.

Delivered to Agent

May 29, 2020 at 11:34 am
Delivered to Agent for Final Delivery
WESTBOROUGH, MA 01581

Get Updates

See More

Tracking Number: 70200090000102798993

Remove ×

Your item was delivered at 10:29 am on June 2, 2020 in WARE, MA 01082.

Delivered

June 2, 2020 at 10:29 am
Delivered
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798986

Remove ×

Your item was delivered to the front desk, reception area, or mail room at 1:15 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:15 pm
Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798979

Remove ×

Your item was delivered at 4:02 pm on June 1, 2020 in WARE, MA 01082.

Delivered

June 1, 2020 at 4:02 pm
Delivered
WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102798962

Your item was picked up at a postal facility at 8:38 am on June 4, 2020 in CHICOPEE, MA 01020.

Delivered

June 4, 2020 at 8:38 am
Delivered, Individual Picked Up at Postal Facility
CHICOPEE, MA 01020

Get Updates

See More

Remove ×

Tracking Number: 70200090000102798955

Your item was delivered to an individual at the address at 1:05 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:05 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798948

Remove ×

Your item was picked up at a postal facility at 8:26 am on May 30, 2020 in WEST PALM BEACH, FL 33417.

Delivered

May 30, 2020 at 8:26 am
Delivered, Individual Picked Up at Postal Facility
WEST PALM BEACH, FL 33417

Get Updates

See More

Tracking Number: 70200090000102798931

Remove ×

Your item was delivered to an individual at the address at 12:26 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 12:26 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798924

Remove ×

Your item was picked up at the post office at 1:34 pm on June 1, 2020 in THORNDIKE, MA 01079.

Delivered

June 1, 2020 at 1:34 pm
Delivered, Individual Picked Up at Post Office

THORNDIKE, MA 01079

Get Updates

See More

Tracking Number: 70200090000102798917

Remove ×

Your item was delivered to an individual at the address at 12:16 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 12:16 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798900

Remove ×

Your item was delivered to an individual at the address at 11:44 am on June 1, 2020 in SOUTH EASTON, MA 02375.

Delivered

June 1, 2020 at 11:44 am
Delivered, Left with Individual
SOUTH EASTON, MA 02375

Get Updates

See More

Tracking Number: 70200090000102798894

Remove ×

Your item was delivered to an individual at the address at 5:27 pm on May 29, 2020 in LUDLOW, MA 01056.

Delivered

May 29, 2020 at 5:27 pm
Delivered, Left with Individual
LUDLOW, MA 01056

Get Updates

See More

Tracking Number: 70200090000102798887

Remove ×

Your item was delivered to the front desk, reception area, or mail room at 10:03 am on June 1, 2020 in WEST VALLEY CITY, UT 84119.

Delivered

June 1, 2020 at 10:03 am
Delivered, Front Desk/Reception/Mail Room
WEST VALLEY CITY, UT 84119

Get Updates

See More

Tracking Number: 70200090000102799334

Remove ×

Your item was delivered to an individual at the address at 8:53 am on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 8:53 am
Delivered, Left with Individual

Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799327

Your item was delivered to the front desk, reception area, or mail room at 2:33 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 2:33 pm
Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799310

Your item was picked up at a postal facility at 3:00 pm on June 7, 2020 in WARE, MA 01082.

Delivered

June 7, 2020 at 3:00 pm
Delivered, Individual Picked Up at Postal Facility
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799303

Remove ×

Your item was delivered at 10:12 am on June 3, 2020 in WARE, MA 01082.

Delivered

June 3, 2020 at 10:12 am
Delivered
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799297

Remove ×

Your item was delivered at 11:19 am on June 2, 2020 in SPENCER, MA 01562.

Delivered

June 2, 2020 at 11:19 am
Delivered
SPENCER, MA 01562

Get Updates

See More

Tracking Number: 70200090000102799280

Remove ×

Your item was delivered to the front desk, reception area, or mail room at 1:15 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:15 pm

Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799273

Remove ×

We attempted to deliver your item at 12:42 pm on May 30, 2020 in WARE, MA 01082 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning June 1, 2020. If this item is unclaimed by June 29, 2020 then it will be returned to sender.

Delivery Attempt: Action Needed

May 30, 2020 at 12:42 pm
Notice Left (No Authorized Recipient Available)
WARE, MA 01082

Schedule Redelivery

See More

Tracking Number: 70200090000102799266

Remove ×

Your item has been delivered to an agent for final delivery in WESTBOROUGH, MA 01581 on May 29, 2020 at 11:34 am.

Delivered to Agent

May 29, 2020 at 11:34 am
Delivered to Agent for Final Delivery
WESTBOROUGH, MA 01581

Get Updates

See More

Tracking Number: 70200090000102799259

Remove ×

Your item was delivered to an individual at the address at 9:10 am on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 9:10 am
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799242

Remove ×

Your item was delivered at 9:34 am on May 30, 2020 in WARE, MA 01082.

Delivered

May 30, 2020 at 9:34 am
Delivered
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799235

Remove ×

Your item has been delivered to an agent for final delivery in BARRE, MA 01005 on May 29, 2020 at 8:37 am.

Delivered to Agent

May 29, 2020 at 8:37 am

Delivered to Agent for Final Delivery
BARRE, MA 01005

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799228

Your item was delivered at 1:56 pm on May 29, 2020 in BELCHERTOWN, MA 01007.

Delivered

May 29, 2020 at 1:56 pm
Delivered
BELCHERTOWN, MA 01007

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799211

Your item was delivered to the front desk, reception area, or mail room at 11:02 am on June 2, 2020 in WARE, MA 01082.

Delivered

June 2, 2020 at 11:02 am
Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799204

Remove ×

Your item was delivered to an individual at the address at 3:19 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 3:19 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799198

Remove ×

Your item was delivered to an individual at the address at 12:19 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 12:19 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799181

Remove ×

Your item was delivered at 9:25 am on June 5, 2020 in WARE, MA 01082.

Delivered

June 5, 2020 at 9:25 am
Delivered

WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799174

Your item was delivered to the front desk, reception area, or mail room at 11:01 am on May 29, 2020 in NORTH BROOKFIELD, MA 01535.

Delivered

May 29, 2020 at 11:01 am
Delivered, Front Desk/Reception/Mail Room
NORTH BROOKFIELD, MA 01535

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799167

Your item was delivered to the front desk, reception area, or mail room at 10:01 am on June 10, 2020 in BOSTON, MA 02109.

Delivered

June 10, 2020 at 10:01 am
Delivered, Front Desk/Reception/Mail Room
BOSTON, MA 02109

Get Updates

See More

Tracking Number: 70200090000102799150

Remove ×

Your item was delivered to an individual at the address at 11:20 am on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 11:20 am
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799143

Remove ×

This is a reminder to arrange for redelivery of your item before June 27, 2020 or your item will be returned on June 28, 2020. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before June 27, 2020

Schedule Redelivery

See More

Tracking Number: 70200090000102799136

Remove ×

Your item was delivered to an individual at the address at 1:43 pm on May 29, 2020 in BRIMFIELD, MA 01010.

Delivered

May 29, 2020 at 1:43 pm

Delivered, Left with Individual
BRIMFIELD, MA 01010

Get Updates

See More

Can’t find what you’re looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE COVID-19 IMP…

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70200090000102799013

Remove ×

Your item was delivered to an individual at the address at 1:16 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:16 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799006

Remove ×

Your item has been delivered to an agent for final delivery in WESTBOROUGH, MA 01581 on May 29, 2020 at 11:34 am.

Delivered to Agent

May 29, 2020 at 11:34 am
Delivered to Agent for Final Delivery
WESTBOROUGH, MA 01581

Get Updates

See More

Tracking Number: 70200090000102798993

Remove ×

Your item was delivered at 10:29 am on June 2, 2020 in WARE, MA 01082.

Delivered

June 2, 2020 at 10:29 am
Delivered
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798986

Remove ×

Your item was delivered to the front desk, reception area, or mail room at 1:15 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:15 pm
Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798979

Remove ×

Your item was delivered at 4:02 pm on June 1, 2020 in WARE, MA 01082.

Delivered

June 1, 2020 at 4:02 pm
Delivered
WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102798962

Your item was picked up at a postal facility at 8:38 am on June 4, 2020 in CHICOPEE, MA 01020.

Delivered

June 4, 2020 at 8:38 am
Delivered, Individual Picked Up at Postal Facility
CHICOPEE, MA 01020

Get Updates

See More

Remove ×

Tracking Number: 70200090000102798955

Your item was delivered to an individual at the address at 1:05 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:05 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798948

Remove ×

Your item was picked up at a postal facility at 8:26 am on May 30, 2020 in WEST PALM BEACH, FL 33417.

Delivered

May 30, 2020 at 8:26 am
Delivered, Individual Picked Up at Postal Facility
WEST PALM BEACH, FL 33417

Get Updates

See More

Tracking Number: 70200090000102798931

Remove ×

Your item was delivered to an individual at the address at 12:26 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 12:26 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798924

Remove ×

Your item was picked up at the post office at 1:34 pm on June 1, 2020 in THORNDIKE, MA 01079.

Delivered

June 1, 2020 at 1:34 pm
Delivered, Individual Picked Up at Post Office

THORNDIKE, MA 01079

Get Updates

See More

Tracking Number: 70200090000102798917

Remove ×

Your item was delivered to an individual at the address at 12:16 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 12:16 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102798900

Remove ×

Your item was delivered to an individual at the address at 11:44 am on June 1, 2020 in SOUTH EASTON, MA 02375.

Delivered

June 1, 2020 at 11:44 am
Delivered, Left with Individual
SOUTH EASTON, MA 02375

Get Updates

See More

Tracking Number: 70200090000102798894

Remove ×

Your item was delivered to an individual at the address at 5:27 pm on May 29, 2020 in LUDLOW, MA 01056.

Delivered

May 29, 2020 at 5:27 pm
Delivered, Left with Individual
LUDLOW, MA 01056

Get Updates

See More

Tracking Number: 70200090000102798887

Remove ×

Your item was delivered to the front desk, reception area, or mail room at 10:03 am on June 1, 2020 in WEST VALLEY CITY, UT 84119.

Delivered

June 1, 2020 at 10:03 am
Delivered, Front Desk/Reception/Mail Room
WEST VALLEY CITY, UT 84119

Get Updates

See More

Tracking Number: 70200090000102799334

Remove ×

Your item was delivered to an individual at the address at 8:53 am on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 8:53 am
Delivered, Left with Individual

Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799327

Your item was delivered to the front desk, reception area, or mail room at 2:33 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 2:33 pm
Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799310

Your item was picked up at a postal facility at 3:00 pm on June 7, 2020 in WARE, MA 01082.

Delivered

June 7, 2020 at 3:00 pm
Delivered, Individual Picked Up at Postal Facility
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799303

Remove ×

Your item was delivered at 10:12 am on June 3, 2020 in WARE, MA 01082.

Delivered

June 3, 2020 at 10:12 am
Delivered
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799297

Remove ×

Your item was delivered at 11:19 am on June 2, 2020 in SPENCER, MA 01562.

Delivered

June 2, 2020 at 11:19 am
Delivered
SPENCER, MA 01562

Get Updates

See More

Tracking Number: 70200090000102799280

Remove ×

Your item was delivered to the front desk, reception area, or mail room at 1:15 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 1:15 pm

Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799273

Remove ×

We attempted to deliver your item at 12:42 pm on May 30, 2020 in WARE, MA 01082 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning June 1, 2020. If this item is unclaimed by June 29, 2020 then it will be returned to sender.

Delivery Attempt: Action Needed

May 30, 2020 at 12:42 pm
Notice Left (No Authorized Recipient Available)
WARE, MA 01082

Schedule Redelivery

See More

Tracking Number: 70200090000102799266

Remove ×

Your item has been delivered to an agent for final delivery in WESTBOROUGH, MA 01581 on May 29, 2020 at 11:34 am.

Delivered to Agent

May 29, 2020 at 11:34 am
Delivered to Agent for Final Delivery
WESTBOROUGH, MA 01581

Get Updates

See More

Tracking Number: 70200090000102799259

Remove ×

Your item was delivered to an individual at the address at 9:10 am on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 9:10 am
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799242

Remove ×

Your item was delivered at 9:34 am on May 30, 2020 in WARE, MA 01082.

Delivered

May 30, 2020 at 9:34 am
Delivered
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799235

Remove ×

Your item has been delivered to an agent for final delivery in BARRE, MA 01005 on May 29, 2020 at 8:37 am.

Delivered to Agent

May 29, 2020 at 8:37 am

Delivered to Agent for Final Delivery
BARRE, MA 01005

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799228

Your item was delivered at 1:56 pm on May 29, 2020 in BELCHERTOWN, MA 01007.

Delivered

May 29, 2020 at 1:56 pm
Delivered
BELCHERTOWN, MA 01007

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799211

Your item was delivered to the front desk, reception area, or mail room at 11:02 am on June 2, 2020 in WARE, MA 01082.

Delivered

June 2, 2020 at 11:02 am
Delivered, Front Desk/Reception/Mail Room
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799204

Remove ×

Your item was delivered to an individual at the address at 3:19 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 3:19 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799198

Remove ×

Your item was delivered to an individual at the address at 12:19 pm on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 12:19 pm
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799181

Remove ×

Your item was delivered at 9:25 am on June 5, 2020 in WARE, MA 01082.

Delivered

June 5, 2020 at 9:25 am
Delivered

WARE, MA 01082

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799174

Your item was delivered to the front desk, reception area, or mail room at 11:01 am on May 29, 2020 in NORTH BROOKFIELD, MA 01535.

Delivered

May 29, 2020 at 11:01 am
Delivered, Front Desk/Reception/Mail Room
NORTH BROOKFIELD, MA 01535

Get Updates

See More

Remove ×

Tracking Number: 70200090000102799167

Your item was delivered to the front desk, reception area, or mail room at 10:01 am on June 10, 2020 in BOSTON, MA 02109.

Delivered

June 10, 2020 at 10:01 am
Delivered, Front Desk/Reception/Mail Room
BOSTON, MA 02109

Get Updates

See More

Tracking Number: 70200090000102799150

Remove ×

Your item was delivered to an individual at the address at 11:20 am on May 29, 2020 in WARE, MA 01082.

Delivered

May 29, 2020 at 11:20 am
Delivered, Left with Individual
WARE, MA 01082

Get Updates

See More

Tracking Number: 70200090000102799143

Remove ×

This is a reminder to arrange for redelivery of your item before June 27, 2020 or your item will be returned on June 28, 2020. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before June 27, 2020

Schedule Redelivery

See More

Tracking Number: 70200090000102799136

Remove ×

Your item was delivered to an individual at the address at 1:43 pm on May 29, 2020 in BRIMFIELD, MA 01010.

Delivered

May 29, 2020 at 1:43 pm

Delivered, Left with Individual
BRIMFIELD, MA 01010

Get Updates

See More

Can’t find what you’re looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

August 12, 2022

Nancy J. Talbot, Town Clerk
126 Main Street
Suite F
Ware, MA 01082

Dear Clerk Talbot:

Please be advised that as a condition of Cedar Roots LLC's state cannabis license renewal application, the Cannabis Control Commission requires Cedar Roots LLC submit documentation that it requested from its Host Community the records of any cost to the Host Community, whether anticipated or actual, resulting from the licensee's operation within its borders, and any response received from the Host Community in connection with such request.

Accordingly, please accept this correspondence as our formal request to Ware to produce the records of any cost to Ware, whether anticipated or actual, resulting from Cedar Roots LLC's operation within the borders of Ware. Please note that a copy of this correspondence along with any response received from the town, or barring receipt of any response, an attestation to that effect, shall be submitted to the Cannabis Control Commission.

Note that M.G.L. c. 94G, § 3(d) requires that any cost to the town imposed by the operation of a Marijuana Establishment be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

Sincerely,

Christina McCue, *Manager*
Cedar Roots LLC
50 East Main Street
Ware, MA 01082

Gmail

Quinn Heath <quinn@mensinggroup.com>

Cedar Roots LLC - Notice of State Cannabis License Renewal

Talbot, Nancy <NTalbot@townofware.com> Fri, Aug 12, 2022 at 11:44 AM
To: Quinn Heath <quinn@mensinggroup.com>

Thank you for this notice, I have forwarded both a hard copy and the email to our Town Manager Stuart Beckley

---

From: Quinn Heath <quinn@mensinggroup.com>
Sent: Friday, August 12, 2022 11:02 AM
To: Talbot, Nancy <NTalbot@townofware.com>
Subject: Cedar Roots LLC - Notice of State Cannabis License Renewal

CAUTION: This email originated from outside of the Town of Ware organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

POSITIVE IMPACT PLAN

Goals: Provide financial support to New England Veterans Alliance ("NEVA") because it is an entity that offers support, education and/or job training to Massachusetts residents disproportionately impacted by the War on Drugs. The amounts of these donations will depend on the financial growth and profitability of the company. As sales and profits increase, Cedar Roots LLC will revisit its program donation goals to consider more generous donations as business allows.

Goal 1: Donate a total of **$2,500.00 annually** to NEVA as more particularly described below.

Program: The donation to be made to New England Veterans Alliance is intended to enhance its ability to cultivate veterans through alternative therapeutic programs. NEVA does important work in New England and across the country to improve veterans' lives, and building community for veterans. Specifically, this donation will go towards two programming areas:

1. The "Veterans Cultivation Program" (VCP) supports veterans in learning how to cultivate cannabis. The goal of the VCP is to help educate the veteran community, to encourage self sustainability through cultivation therapy, and to alleviate the financial burden on veterans while providing a purpose and connection to local communities; and
2. Peer support groups for veterans across New England.

The funds Cedar Roots is donating will be directed specifically to the NEVA programs that will assist veterans with past drug convictions that are from areas of disproportionate impact.

Measurement and Accountability: At the end of each year, Cedar Roots will conduct an analysis and create a report on the amounts and percentages of donations and other financial support that the company has given to the program outlined above. Cedar Roots will continue to assess the viability and impact of financial donations made, and annually review donation goals amounts. NEVA will be able to produce documentation that the individuals participating in their programs have had past drug convictions and are from an area of disproportionate impact. NEVA will provide an annual report to Cedar Roots LLC, summarizing the use of the funds, as well as the disproportionately impacted communities the programs have worked with, and whether the individuals participating in the programs have had past drug convictions. NEVA will provide a copy to the Cannabis Control Commission upon request.

Cedar Roots acknowledges and 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.

Any actions taken, or programs instituted by Cedar Roots, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.

Cedar Roots expressly understands that the progress or success of this plan will be required to be demonstrated upon each annual license renewal period in conformity with 935 CMR 500.101(1) and (2).

The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

July 8, 2020

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

CEDAR ROOTS, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **December 4, 2018.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **FREDERICK ADAM LOTUFF, MARY LOTUFF FEENY**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **FREDERICK ADAM LOTUFF, MARY LOTUFF FEENY**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **FREDERICK A LOTUFF, MARY LOTUFF FEENY**

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

Processed By:sam

Certificate of Good Standing or Compliance from the Massachusetts Department of Unemployment Assistance Attestation Form

Signed under the pains and penalties of perjury, I, **Mary Lotuff Feeny**, an authorized representative of **Cedar Roots LLC** certify that **Cedar Roots LLC** does not currently have employees and is therefore unable to register with the Massachusetts Department of Unemployment Assistance to obtain a Certificate of Good Standing or Compliance.

M L Feeny

Signature of Agent

Date 6/30/2020

Name: MARY LOTUFF FEENY

Title: Manager

Entity: Cedar Roots, LLC.

The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: $100.00

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

Certificate of Amendment
(General Laws, Chapter)

Identification Number: 001357403

The date of filing of the original certificate of organization: 12/4/2018

1.a. Exact name of the limited liability company: CEDAR ROOTS, LLC

1.b. The exact name of the limited liability company *as amended*, is: CEDAR ROOTS, LLC

2a. Location of its principal office:
No. and Street: 44 EAST MAIN STREET
City or Town: WARE State: MA Zip: 01082 Country: USA

3. *As amended*, the general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:
Name: DONNA M. LOTUFF
No. and Street: 12 ELM STREET
City or Town: WARE State: MA Zip: 01082 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	FREDERICK ADAM LOTUFF	589 SEAVIEW AVE OSTERVILLE, MA 02655 USA
MANAGER	MARY LOTUFF FEENY	PO BOX 167 BRISTOL, RI 02809 USA
MANAGER	CHRISTINA IVES MCCUE	12 CHICKOPEE ROAD MIDDLEFIELD, CT 06455 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	MARY LOTUFF FEENY	PO BOX 167 BRISTOL, RI 02809 USA
REAL PROPERTY	FREDERICK A LOTUFF	589 SEAVIEW AVE OSTERVILLE, MA 02655 USA

9. Additional matters:

10. State the amendments to the certificate:
ADD CHRISTINA MCCUE AS A MANAGER

11. The amendment certificate shall be effective when filed unless a later effective date is specified:

SIGNED UNDER THE PENALTIES OF PERJURY, this 20 Day of August, 2020,
MARY LOTUFF FEENY **, Signature of Authorized Signatory.**

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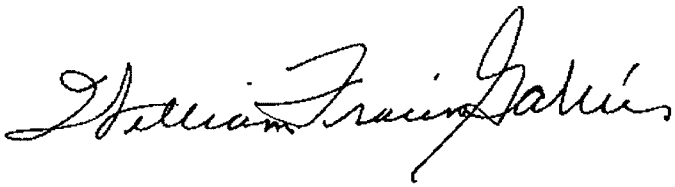
All Rights Reserved

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:

August 20, 2020 09:27 AM



WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

DocuSign Envelope ID: 30C6881B-9906-4F7A-83E9-732E57C0962C

Cedar Roots, LLC

OPERATING AGREEMENT

The undersigned, as the members of Cedar Roots, LLC, formed pursuant to the Massachusetts Limited Liability Company Act (the "Act") by the filing of a Certificate of Organization with the Secretary of the Commonwealth of Massachusetts, (the "LLC"), on November, 2018 hereby declare this to be the Operating Agreement of the LLC.

1. Members.

a, Frederick A. Lotuff, Mary Lotuff Feeny, Kyle Stevens, Christina McCue and each person hereafter admitted to membership in the LLC from time to time, and who has not disassociated as a member as provided herein or in the Act, are each herein referred to as a "Member" and collectively as the "Members." The Members of the LLC are set forth in Schedule A hereto.

b. No Member, by reason of such Member's status as such, shall have any authority to act for or bind the LLC, and may only vote upon or approve the actions specified herein to be voted upon or approved by the Members.

C. The Members may act on a matter only by unanimous vote of the Adult Members, and no vote of other Members shall be required with respect to such matter. No meeting or notice shall be required for any such action, and the Members may act by written consent.

d. "Adult Member" means a Member who has had his or her 1 8th birthday, determined with respect to a consent, vote, or other action as of the time thereof.

e."Percentage Interest" means a Member's percentage interest as set forth from time to time opposite such Member's name on Schedule A hereto. The Managers shall amend such schedule from time to time in accordance with the provisions hereof. The combined Percentage Interests of all Members of the LLC shall at all times equal 100 percent.

f. A parent of a Member who is not an Adult Member may act for such Member as to all matters arising under this agreement or pursuant to the Act that do not require such Member to be an Adult Member.

2. Managers.

a. The LLC shall be managed by one or more persons from time to time serving as managers, each herein referred to as a "Manager" and collectively as the "Managers." The Managers shall be Frederick A. Lotuff, Mary Lotuff Feeny and Christina McCue. The Members may remove any Manager and may appoint one or more persons to serve as Manager, by the majority consent of all of the Adult Members.

Subject to, and except as otherwise provided by, the provisions of this agreement, the Managers may exercise all the powers and privileges granted by the Act, any other law, or this agreement, together with any powers incidental thereto, so far as such powers are necessary or convenient to the conduct, promotion or attainment of the business, property or affairs of the LLC. There need only be one Manager and no Manager need be a Member of the LLC. If there is more than one person serving as a Manager and any such person becomes unwilling or unable or ceases to so serve, the remaining person or persons so serving shall serve as Manager or Managers as the case may be. The Members may from time to time appoint one or more additional Managers by the unanimous consent of the Adult Members. If any person is removed as Manager or is unwilling or unable or ceases to serve as Manager, and there is no Manager then serving, the unanimous consent of the Adult Members shall be required to appoint a successor.

b. Except as otherwise specifically provided herein, if more than one person is serving as a Manager any action to be taken by the Managers may be taken only by all of the persons so serving. Notwithstanding the foregoing, any action taken by a Manager shall be binding on the LLC in favor of a person relying in good faith on such action.

c. The Managers may appoint by a writing one or more officers of the LLC, who shall serve at the pleasure of the Managers. Each officer shall perform such duties as the Managers may assign to such officer. No officer need be a Manager or a Member. Neither the creation of any officer position nor the appointment of any officer shall limit the Managers' ability to exercise all the powers and privileges granted by the Act, any other law, or this agreement, together with any powers incidental thereto.

d. The Managers may not, without the consent of the Adult Members, sell or transfer all or substantially all of the assets of the LLC, approve a merger or consolidation of the LLC with or into any other limited liability company, corporation, partnership or other entity, file a petition for the reorganization of the LLC or the liquidation of the LLC under any provisions of any federal or state bankruptcy or insolvency law now or hereafter enacted, or dissolve the LLC.

3. Capital Contributions: Capital Accounts; and Liability of Members.

a. Each Member has contributed cash and other property to the capital of the LLC in the amount and kind set forth opposite such Member's name on Schedule A hereto. Additional capital contributions may be made by any Member only with the written consent of all of the Adult Members and all of the Managers then serving, and shall be reflected on Schedule A hereto.

b. No interest shall accrue on any contributions to the capital of the LLC.

c. A separate capital account shall be established for each Member, and shall be maintained in accordance with applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code") and the regulations thereunder. To the extent consistent

with such regulations, there shall be credited to each Member's capital account the amount of any contribution of capital (net of any liabilities securing the contributed property that the LLC assumes or takes subject to) made by such Member to the LLC, the amount of any LLC liability assumed by such Member (other than in connection with the distribution of LLC property), and such Member's share of the net profits of the LLC, and there shall be charged against each Member's capital account the amount of all distributions to such Member (net of any liabilities such Member assumes or takes subject to); the amount of any liabilities of such Member assumed by the LLC (other than in connection with a contribution), and such Member's share of the net losses of the LLC.

d. No Member, in such Member's capacity as a Member or Manager, shall have any liability to restore any negative balance to such Member's capital account. In no event shall any Member, in such Member's capacity as a Member or Manager, be personally liable for any debt, liability or obligation of the LLC.

4. Return of Contributions. No Member may demand return of such Member's contribution or to receive any payment with respect to such contribution except as provided in this agreement. The contribution of each Member shall be returned to such Member upon the termination and liquidation of the LLC to the extent the remaining assets of the LLC are sufficient therefor after distributions pursuant to the Act. With the written consent of all of the Adult Members and all of the Managers then serving contributions may be distributed to the Members prior to termination and liquidation to the extent permitted by the Act. No Member may demand or receive property other than cash in return for such Member's contribution.

5. Share of Profits and Other Items• Annual Distributions.

a. All items of income, gain, loss, deduction, credit and the like and all distributions of cash and other assets, including proceeds from liquidation of the LLC, shall be allocated among the Members according to their Percentage Interests in the LLC.
Subject to the foregoing, distributions to the Members shall be made at such times and in such amounts as the Managers may determine in the Managers' sole discretion.

b. Items of income, gain, loss, deduction, credit and the like shall, for accounting purposes, be as determined for reporting on the LLC's federal income tax return. For tax purposes, all items of income, gain, loss, deduction or credit shall be determined in accordance with the Code and, except to the extent otherwise required by the Code, allocated to and among the Members in the same percentages in which the Members share therein for non-tax purposes.

c. The Managers may elect, pursuant to Section 754 of the Code (or corresponding provisions of succeeding law), to adjust the basis of the LLC's property in the event of a distribution of LLC property as described in Section 734 of the Code, or a transfer by any Member of such Member's interest in the LLC as described in Section 743 of the Code. Appropriate adjustments shall be made in the allocations to Members under

Section 5(b) above in order to reflect adjustments in the basis of LLC property permitted pursuant to any such election.

d. The Managers may from time to time make such other tax elections, as the Managers in their sole discretion deem desirable to carry out the business or purposes of the LLC.

e. At the request of any Member, the Managers shall cause the LLC to distribute to each Member in cash, with respect to any fiscal year for which any Member so requests, an amount equal to the aggregate state and federal income tax liability such Member would incur as a result of such Member's ownership of such Member' s membership interest in the LLC if (i) such Member's income were taxable at the highest marginal federal and state income tax rates applicable to any Member, as determined from time to time by the Managers after consulting with the LLC's accountants; and (ii) income from the LLC were, for such year, the sole source of income and loss for such Member (such distributions are referred to herein as "Tax Distributions"). The Managers shall cause any such Tax Distributions to be made to all Members so as to comply with any requirements imposed by the Code. For any fiscal year in which Tax Distributions are made, the Managers shall make estimated Tax Distributions on a quarterly basis in such amounts as the Managers reasonably believe are necessary to enable the Members to timely pay estimated taxes due on account of income from the LLC. Any excess of such quarterly payments over the amount described in the first sentence of this paragraph shall be credited against future Tax Distributions, if any

6. Transfers of a Member's Interest. No Member may sell, assign, give, pledge, hypothecate, encumber or otherwise transfer, including without limitation, assignment or transfer by operation of law or by order of court, such Member's interest in the LLC or any interest therein without the written consent of all of the Members and all of the Managers then serving, and any purported assignment without such consent shall be null and void and of no effect whatsoever. Notwithstanding the foregoing, upon the death of any Member, such Member's interest may be transferred to (a) the spouse of such Member if he or she survives the Member and is married to and living with the Member at the time of the Member's death, (b) any issue of a Member, or (c) to a trust solely for the benefit of one or more of the individuals described in (a) or (b). Any permitted assignee of the membership interest shall be allowed to vote as a Member hereunder only if he or she has notified a Manager in writing of his or her membership interest. The Managers shall Schedule A from time to time to reflect transfers made in accordance with this Section. Each transferee of a Member's interest as described in the second sentence of this Section 6 by virtue of such transfer shall be deemed to have accepted and agreed to be bound by the terms of this agreement.

7. Admission of Additional Members. Except as set forth in Section 6, no person or entity, including any transferee or holder by operation of law of the interest of a Member, may be admitted to the LLC as a Member without the written consent of all persons then serving as Managers and all of the Adult Members. The Managers shall amend Schedule A from time to time to reflect the changes thereto required by any such admission. Each new Member or assignee of any interest of a Member, by virtue of such membership or

assignment shall be deemed to have accepted and agreed to be bound by the terms of this agreement, even if such new Member or assignee of any interest of a Member is not admitted to the LLC as a Member.

8. Priorities. No Member, in such Member's capacity as a Member, shall have any rights or priority over any other Member as to contributions, distributions or compensation.

9. Dissolution. The LLC may be dissolved only by decree of judicial dissolution under Section 44 of the Act or by vote of all of the Adult Members.

10. Termination of Membership. No Member may withdraw from the LLC or have any right to distributions respecting such Member's membership interest upon withdrawal or resignation from the LLC or otherwise, except as expressly set forth herein.

11. Tax Status Books and Records.

a. The Members intend that the LLC be taxed as a partnership for all purposes, and the Members shall execute such documents and take such actions as may reasonably be required to qualify for and maintain partnership treatment for all tax purposes.

b. The Managers shall cause the LLC to keep just and true books of account with respect to the operations of the LLC. Such books shall be maintained at such place as the Managers shall determine, and all Members and their duly authorized representatives shall at all reasonable times have access to such books.

c. The method of accounting used for tax purposes shall be used for LLC accounting purposes except as the Managers may otherwise determine. The fiscal year of the LLC shall be the calendar year.

d. Mary Lotuff Feeny shall be the "tax matters partner" of the LLC for purposes of the Code.

12. Indemnity: Other Business.

a. The LLC shall indemnify and hold harmless each Member, Manager, officer, and the officers, directors, members, managers, partners, shareholders, or trustees of any Member that is a corporation, limited liability company, partnership, trust or other entity against any and all claims and demands that are substantially related to their membership or management of the LLC. Such indemnification may include payment by the LLC of expenses incurred in defending a civil or criminal action or proceeding in advance of the final disposition of such action or proceeding, upon receipt of an undertaking by the person indemnified to repay such payment if he shall be adjudicated to be not entitled to indemnification under this section, which undertaking may be accepted without reference to the financial ability of such person to make

repayment. Any such indemnification may be provided although the person to be indemnified is no longer a Member, Manager, or officer. However, no indemnification shall be provided for any person with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his action was in the best interest of the LLC.

b. Each Member and each Manager of the LLC and any affiliates of any of them may engage in and possess interests in other business ventures and investment opportunities of a kind and description not in direct competition with this entity, independently or with others, including serving as owners, members, managers or general partners of other limited liability companies, partnerships or other entities with purposes similar to those of the LLC except with prior written consent of the Managers. Neither the LLC nor any Member or Manager of the LLC, because of their capacity as such, shall have any rights in or to such ventures or opportunities or the income or profits therefrom.

13. Amendments. No change, modification or amendment of this agreement shall be valid or binding unless such change, modification or amendment is in writing and duly executed by a majority the Members.

14. Successors and Assigns. Subject to the restrictions on transfers set forth herein, this agreement and each and every provision hereof shall be binding upon and inure to the benefit of the Members, their respective heirs, legal representatives, successors and permitted assigns; and each new Member and each and every successor to any part of the interest of any Member, whether such successor acquires such interest by way of gift, purchase, foreclosure or any other method, shall hold such interest subject to all of the terms and provisions of this agreement. None of the provisions of this agreement shall be for the benefit of or enforceable by any creditor of any Member, or any creditor of the LLC other than a Member or Manager who is a creditor of the LLC in such Member's or Manager's capacity as Member or Manager.

15. Miscellaneous.

a. This agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts.

b. Any and all notices under this agreement shall be deemed effective if sent by registered or certified mail, return receipt requested, postage prepaid, or by personal delivery, addressed, if to the LLC at its registered office under the Act, and if to a Member at the last address of record on the books of the LLC.

c. This agreement embodies the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings related to such subject matter.

d. Captions are used herein for convenience only, and shall not constitute a part of this agreement for any purpose.

Executed effective June 30, 2020.

MEMBERS:

DocuSigned by:
Fredrick Adam Lotuff
EBEB73EC9DB44DB...
Frederick. A. Lotuff

DocuSigned by:
1A6B4D57EF60425...
Mary Lotuff Feeny

DocuSigned by:
51FE1E3686E44E7...
Christina McCue

DocuSigned by:
A104FDC79D69478...
Kyle Stevens

SCHEDULE A TO
OPERATING AGREEMENT
CEDAR ROOTS, LLC

Member	Percentage Interest	Capital Contribution
Frederick A. Lotuff	37%	$350,000
Mary Lotuff Feeny	38%	$350,000
Christina McCue	13%	
Kyle Stevens	12%	

Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L0913942080
Notice Date: July 17, 2020
Case ID: 0-000-975-165

CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

CEDAR ROOTS LLC
PO BOX 167
BRISTOL RI 02809-0167

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, CEDAR ROOTS LLC 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, 8:30 a.m. to 4:30 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
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

CEDAR ROOTS, LLC

50 East Main Street
Ware, MA 01082

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Executive Summary

Company Name

CEDAR ROOTS, LLC

Facility Location

50 East Main Street
Ware, MA 01082

Mission Statement

CEDAR ROOTS, LLC (hereinafter, "CEDAR ROOTS") is a cannabis cultivation company dedicated to supplying licensed manufacturers and dispensaries in Massachusetts with an elite high-quality cannabis. Our access to the Hydro Power generator in our Mill facility will help supply an efficiently cultivated cannabis product using green energy. We are dedicated to building a team of qualified and passionate individuals in order to successfully establish a reputable and trusted brand and to bring a multi generational project to the town of Ware, Massachusetts.

Business Objectives

- Obtain a Tier 1 cultivation license through the Cannabis Control Commission
- Set the industry standard for product quality
- Serve as a model to regulatory authorities
- Develop a trusted and recognizable product
- Review and understand the market opportunity associated with cannabis in Massachusetts
- Establish a strong network of partnerships
- Stimulate the local economy and morale by employing local staff and vendors

Goals

- Acquire a Tier 1 cultivators license
- Hire a staff of ten (10) local employees
- Restore economic value to a presently vacant portion of space
- Utilize the local HydroPower facility in the building to offset the electrical demand
- Utilize an aging Historic Mill property to help restore jobs in an area hit by the fall of the textile industry and one that is currently in an Opportunity Zone.

Organization Summary

Legal Entity

CEDAR ROOTS is a Limited Liability Corporation under the laws of the Commonwealth of Massachusetts.

The Company

CEDAR ROOTS is a privately funded, Massachusetts' corporation seeking to obtain a Tier 1 Cultivators license from the Cannabis Control Commission (hereinafter, the "CCC"), in order to operate a cultivation facility located at 50 East Main Street Ware, Massachusetts. CEDAR ROOTS will utilize a 10,000 sq. ft. space to cultivate cannabis through every stage of the grow process, from seed to harvest, before selling the product to authorized manufacturers and retail shops throughout Massachusetts.

Our qualified, passionate and trusted Team at CEDAR ROOTS has put to use our diverse professional backgrounds in business development, finance, operational management, and cannabis cultivation, to generate a business plan that sets forth strategic alignment by defining our company and product, identifying milestones and metrics, and establishing means of accountability. As we continue to navigate through this emerging Massachusetts' market we are committed to updating and upgrading this business plan to serve as our guide, and a means of monitoring our progress and shortcomings.
Though our individual skill sets are eclectic, our collective objective to cultivate high-quality cannabis, and to develop a trusted and recognizable brand is mutual.

The Team

Mary Lotuff Feeny
Facilities Director
Mary has spent her entire life in and around the mills in Ware, forming lasting ties to the community and a deep appreciation for local and American manufacturing history. Her childhood was spent as a wide- eyed, daily participant at her parent's clothing manufacturing operation. After school and summers were learning opportunities through the years. After receiving a business degree from Babson College, Mary returned to Ware to spend 6 years in the late 80s-early 90s working in her parent's historic Stone Mill, steps from the location of Cedar Roots. During that time, Mary served on the Finance Committee of the Town of Ware, in addition to running a retail clothing store and clothing manufacturing operation. Following this experience, Mary received a law degree from Roger Williams University in Bristol, Rhode Island. While studying for the bar in Rhode Island and Massachusetts, Mary returned to Ware to work with her brothers at Berkshire Blanket. From 1996-2005 Mary served as CFO and Corporate Counsel to Berkshire Blanket. Since 2006 Mary has been focused on investments in residential and commercial real estate. Over the past 30 years, Mary has been gaining experience in business management, operations, and municipal governance. This includes product manufacturing, property management, construction project management, retail management, human resources, financial management, and municipal zoning regulations. Mary is a manager of the property at 50 East Main Street and will serve as the facilities manager for Cedar Roots. Historic preservation, upcycling, right sizing and self-sustainable design are passions which drive many of Mary's work and life decisions. As a cancer survivor and business leader, Mary recognizes the benefits of cannabis and its industry for the community and is eager to bring this benefit to Ware.

Frederick (Rick) Lotuff
Director of Business Development
Rick was born in Ware, Massachusetts and attended St. Mary's School just steps from Cedar Roots cultivation site. He then went on to attend the Stratton Mountain School in Vermont. Rick grew up sweeping the floors in his father's textile mill in Ware and later founded Berkshire Blanket Inc. in 1993. Berkshire still maintains its corporate headquarters in the family's Historic Stone Mill next door to Cedar Roots. Rick and his family built Berkshire Blanket to be the largest blanket company in the USA by 2003, and then sold the company in 2006 and Rick remained CEO until 2008. Rick then founded the American Blanket Company in 2012 and remains its President today. Rick currently manages multiple brands selling direct to consumers on the internet. Rick has a passion for the town of Ware where he and his family have been proud owners of the historic Stone Mill for over 40 years. Rick's goal is to utilize Cannabis as a way to help bring life back to this once thriving mill town. Rick sees with the proper vision and team in place an environment will be created merging our parents' generation and our children's generation working side by side in agriculture. A way to utilize HydroPower energy within the facility while making a positive impact on the town and its surroundings.

Kyle Stevens

Director of Cultivation and Manufacturing

Kyle grew up in Southington, CT. It was here that his grandfather started the family's first successful tire business and where he learned at a young age that hard work and dedication is what it takes to succeed in any industry. Kyle was searching for his own passion that he could apply his entrepreneurial skills towards and he found that in cannabis. While living in San Francisco at the peak of medical legalization, Kyle worked alongside many successful Master Growers, learning and honing skills and studying their operations. Since then, Kyle has continued researching and mastering his own grow system to yield the highest quality product. What makes Kyle unique is his undeniable passion for the cannabis industry, his dedication to ensuring a connoisseur level, top-shelf product, and the enormous sense of pride he has in his work.

Christina McCue

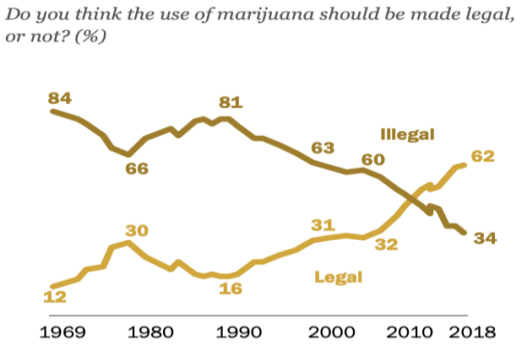
Director of Business Operations

Christina grew up in Southington, CT. where she proudly witnessed both of her parents diligently work their way to the top of the Stop n' Shop/Ahold Corporation. Christina prided herself in her studies and had a true passion for art. She went on to major in Visual Communications at Gibbs College. It was during this time that Christina took a job at a prominent auto dealership as an assistant to the owner. Soon after starting this job it became clear to the owner that Christina's capabilities went far beyond the assistant level. She was promoted time and time again, going on to excel at every position she held throughout the corporation. This sparked a passion inside of her to surpass her own goals and expectations, always seeking the next challenge and working her way to the top just as she had learned from her parents. Christina's wits and skillset led her to become the highest ranking/highest paid employee in the corporation as the financial and business operations manager overseeing a staff of over 50 employees. With years of experience investigating ways to improve profitability, analyzing markets for opportunities, and keeping business goals and personnel on course, Christina is committed to applying her knowledge and background to establish CEDAR ROOTS as a premiere cultivator within the Massachusetts cannabis market.

Legal Landscape & Market Overview

National Landscape

Public support for legalizing recreational cannabis has steadily risen from 12% in 1969, to an estimated 62% today. Those in favor understand that this industry will generate billions of dollars for the economy, create hundreds of thousands of jobs, decrease crime, free up police resources, take power and money away from drug cartels and street gangs, and put an end to an unregulated black market.



In 2018, twenty-one states considered legalization bills. As of today, eleven states and the District of Columbia have legalized cannabis for recreational adult-use, and thirty-three states have legalized cannabis for medicinal purposes, illustrating the increasing acceptance throughout the United States and the potential market opportunity presented by a regulated industry. In 2016, the legal marijuana industry generated $7.2 billion in revenue and it is estimated that by 2025, the cannabis industry will exceed $24 billion in annual economic activity.

Massachusetts Legal Landscape

In November of 2008, the Commonwealth of Massachusetts decriminalized cannabis when voters passed the Sensible Marijuana Policy Initiative, also known as Question 2. Question 2 changed the landscape of adult cannabis possession laws in Massachusetts making it a civil offense to possess an ounce or less of cannabis. This new law eliminated criminal reporting for minor cannabis infractions. While Question 2 addressed the possession aspect of the law, selling and growing cannabis was still a criminal offense and convictions carried serious jail time. Four years later, in 2012, 63% of Massachusetts voters passed the Massachusetts Medical Marijuana Initiative allowing cannabis use and production for medical purposes. The legislation required a registry for patients, doctors and caregivers as well as dispensaries. The Massachusetts Department of Public

Health established the Medical Use of Marijuana Program to oversee this new law, including ensuring that there is at least one dispensary in each county and no more than five in a single county.

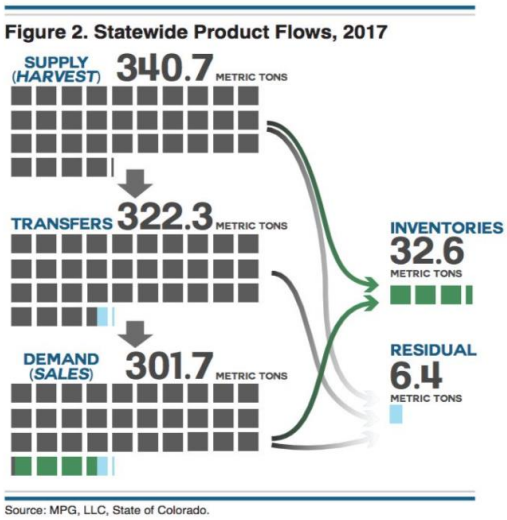
When the law took effect in January of 2013, the Commonwealth was still developing the appropriate systems for the registration process which allowed patients with qualifying medical conditions and certified doctor's notes to begin medical cannabis use immediately while the state created a registry program. The Commonwealth was also delayed in certifying the required fourteen dispensaries by January 2014 causing them to issue fifteen provisional certificates.

Voters went a step further in November of 2016 by voting yes to Question 4 making the recreational use of cannabis in Massachusetts legal. Cannabis will be regulated in the same fashion as alcohol. On December 15, 2016 personal cannabis use for persons 21 or older became legal. This covered persons in possession of an ounce or less of cannabis and home growth of no more than twelve cannabis plants. Licenses for cultivation, manufacturing, testing and retail have been issued.

Massachusetts' Market

Based on our analysis of the regulated adult-use market in Colorado, CEDAR ROOTS estimates that the Massachusetts's cannabis market has the potential to generate $1.8 to $2.0 billion in revenue annually. In 2018, in Colorado, sales per adult resident was $272/year. Projecting that number on to Massachusetts' population of 6.9 million people reflects a profit of $1.875 billion. Factoring in Massachusetts' 8.45% higher income rate, the state's market potential exceeds $2.0 billion.

In 2017, cultivators in Colorado harvested 340.7 metric tons of cannabis flower, with demand totaling 301.7 metric tons. Comparing the 1.3 million Coloradoans who voted in favor of cannabis legalization and the 1.7 million Massachusetts residents supporting the initiative, it can be estimated that supply figures will need to reflect those represented in Colorado in order to furnish the demand.



As of today, the CCC has issued 61 retail dispensaries, 27 product manufacturing licenses, 31 cultivation licenses and 2 transporter licenses. The numbers show that there is currently only 540,000 sq. ft of licensed grow space within the state and estimates indicate that Massachusetts cultivators will need to produce almost 300,000 lbs./year, or 4.8 million ounces, of cannabis to adequately serve the billion dollar market which demonstrates a greater need for in-state cultivators in order to supply the enormously growing demand.

Cannabis Consumer Overview

New Frontier Data conducted nationally representative survey of more than 3,100 cannabis consumers across the United States. This survey collected detailed information about their use of cannabis, spending behavior, and purchasing decisions, along with their beliefs about cannabis and how it should be regulated.

Based on this study, New Frontier Data identified nine consumer archetypes which include three high-frequency, three moderate frequency, and three low frequency consumption groups. Each of these consumer segments vary on how they obtain cannabis, which products they use, their openness about use, and reasons for use.

In addition to these archetypes, the following trends were identified:

CANNABIS CONSUMER ARCHETYPES

User Type	Archetype	Archetype Profile
HEAVY	Traditional Lifestylers	The classic consumer
	Modern Lifestylers	The "Cannabis 2.0" consumer
	Functional Dependents	The extreme consumer
MODERATE	Medical Purists	The consumer of cannabis for health and wellness
	Weekend Enthusiasts	The moderate leisure consumer
	Discreet Unwinders	The passionate but secret consumer
LIGHT	Social Opportunists	The communal sharer
	Silver Dabblers	The occasional indulger
	Infrequent Conservatives	The graying traditionalist

- While most respondents (67%) consider themselves recreational consumers, their reasons for using cannabis vary widely, including for wellness and medical applications.
- The top-three reasons why consumers use cannabis are for relaxation (66%), stress relief (59%) and to reduce anxiety (53%). However, smaller percentages use cannabis for longer lists of reasons, including to improve sleep, treat medical conditions, enjoy social experiences, or stimulate creativity.
- Among medical cannabis patients, 94% report that using cannabis has improved their conditions, and 73% report substituting cannabis for other medications.
- Four in 10 consumers – both medical and recreational – report using cannabis to relieve pain, reflecting the growing research on the efficacy of cannabis for pain management Additionally, six in 10 medical patients report using cannabis to specifically replace either prescriptions or over-the- counter pain medications.
- Among respondents, 36% reported consuming at least once a day, with 59% consuming at least once a week.
- Joints and pipes are the preferred methods to consume cannabis for more than half the market (53%); however, demand for non-flower products (i.e., concentrates, vaporizers, and edibles) has grown dramatically among consumers in both legal and non-legal markets.
- Approximately three in 10 consumers (28%) consider cannabis an important part of their identities, though younger consumers and those who consume more often are more likely to view cannabis as integral to who they are.
- Friends play a critical role in shaping a consumer's experience – they are not only most commonly cited as sources from which consumers get their cannabis, but they also play a vital role in educating and informing consumer perspectives.

Operations Summary

Leased Premises

CEDAR ROOTS has executed a lease of 50 East Main Street, Ware, Massachusetts. The lease terms authorize the premises to be used for the cultivation of cannabis and all acts authorized under a Tier 1 cannabis cultivators license. The property owners have been granted a special permit by the Town of Ware for this location to serve its intended purpose.

Design Objectives

The indoor cultivation facility will be built in the 60,000 sq. ft. building, consisting of 10,000 sq. ft. of initial layout space, with room for expansion. It will be designed to maximize cannabis output, minimize energy usage, and optimize profits. Site design will consist of the following:

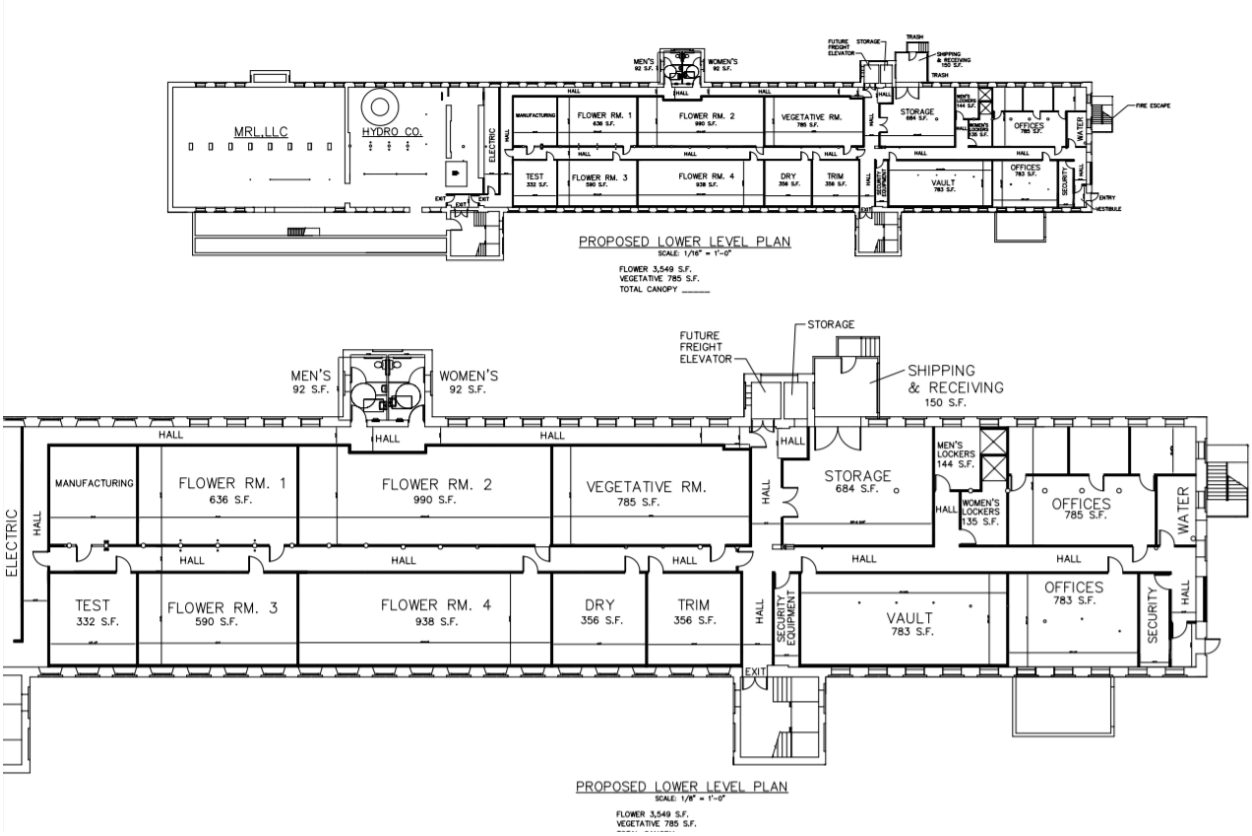
- Heating and cooling systems to maintain temperatures and humidity that optimize growth
- Water collection systems to reuse water and capture rainwater
- Intelligent lighting systems to replicate the sunlight spectrum and light deprivation mechanisms
- Air filtration and circulation systems to control heat buildup from lighting systems and eliminate exhaust odors
- Evaluation of the preferred irrigation system, which may be hand watering, drip irrigation, hydroponic flood benches, or trough benches
- Irrigation system designed in conjunction with a nutrient management system to maximize the production yield of the cannabis plants
- Controlled environment management by room designed to maintain the specific nutrients, lights, air circulation, humidity, and temperature requirements for the different growing chambers.

Projected Floor Plan

The design of our cultivation facility will allow us to mitigate Massachusetts' climate by having full control over grow conditions, in order to produce a consistent, connoisseur level product year round. The property will undergo renovations and a buildout that will create a state-of-the-art facility to serve our cannabis cultivation operation. Our facility will include:

- Vegetative Growth Rooms
- Flowering Rooms
- Mother Room and Cloning Room
- Drying & Trimming Rooms
- Packaging Room

The image below displays the drafted floor plan for the buildout:



Phases of Production:

- Germination/ Rooting Clones: 2 weeks
- Vegetation: 6 weeks
- Flowering: 9-9.5 weeks
- Drying & Curing: 2 weeks

* The test/packaging/labeling phase of production will be done after each harvest.

CEDAR ROOTS will use rolling benches to grow ten different strains of cannabis. With 170 ceramic metal halogen (CMH) lights, providing full light spectrum, we estimate a yield of 1.5 lbs. of flower per light. CEDAR ROOTS aims to harvest every 32 days, for a total of 11 harvests each year, totaling a gross output of approximately 1,100 lbs., annually.

Financials

Start-Up Funding

CEDAR ROOTS is a privately funded venture with an initial start-up operating budget of $1,200,000. We plan to build-out and renovate the property located at 50 East Main Street, Ware, Massachusetts, to create an advanced cultivation facility with sophisticated equipment that will allow us to thrive in this emerging and competitive cannabis market. We have carefully calculated our initial investments to ensure funding to support start-up costs and fixed expenses until profit stability is achieved.

Products and Services

CEDAR ROOTS will cultivate ten different cannabis strains. Harvests will include a mix of Indica and Sativa. Indica is known to reduce nausea, increase appetite and fight depression, while Sativa is known for its uplifting and energizing effects.

Competitive Advantage

Our unique access to resilient, proprietary genetic profiles sets us apart from the competition because we have improved the plant itself. Any of our competitors can make incremental changes to growing techniques, facility design, and other non-proprietary efficiency measures, that are easily spread throughout the industry, though, we have a detailed and profound understanding of the hard science of plant genetics

which allows us to deliver a product that is already superior to the competition the moment it begins to grow.

Marketing and Branding

Because recreational adult-use cannabis is illegal under Federal law, state governments and social media platforms are putting stringent guidelines on the advertising of cannabis and cannabis related products; Facebook, Twitter, Instagram and Snapchat all prohibit cannabis related content. Though, the cannabis industry has its own media avenue comprised of several digital resources including, hightimes.com, mjbizdaily.com, marijuanastock.com and potnetwork.com, which act as marketing platforms for companies to promote their brand and products to consumers. In addition to purchasing ad space from these platforms to promote our brand and products, CEDAR ROOTS intends to submit written content for publication, on various topics that will help educate consumers and encourage cultivators. Many of these sources have both digital and print platforms, both of which CEDAR ROOTS intends to utilize.

While web marketing can be a vast and powerful tool, CEDAR ROOTS intends to continue developing close personal relationships with manufacturers and retail shop owners operating in the Massachusetts' market. We plan to market directly at cannabis conferences and other events designed around cannabis, health and wellness. CEDAR ROOTS is committed to joining and actively participating in industry associations to learn from fellow master growers to teach newer members of the community and to expand our network. CEDAR ROOTS intends to create an email list from our direct marketing campaign and plans to circulate monthly newsletters.

Marketing & Advertising Platforms:

- Company Website
    - Adults (21 and older) only age verification site access option available on homepage
- Direct Marketing
    - Industry Association Memberships
    - Cannabis related conferences, exhibitions, events
    - Email marketing- newsletters, digital brochures
    - Personal networking

- Advertising & Publications
    - Digital
        - Mjbizdaily.com
        - Marijuanastock.com
        - Hightimes.com

- Print
    - Marijuana Magazine
    - 420 Magazine
    - Cannabis Now
    - High Times

Marketing Objectives

- Create a strong digital presence
- Become a preferred, reputable and trusted cannabis cultivation brand
- Grow brand awareness
- Acquire new customers
- Establish relationships with dispensing and manufacturing organizations

Branding and Positioning

CEDAR ROOTS has worked to create a brand image that we feel is simple yet impactful and memorable. We will use this image on our marketing and promotional material in addition to our cannabis products. We believe that our distinct imagery will quickly stand on its own within Massachusetts' industry as it will become associated with the most supreme and consistent product on the market.

All of our marketing, labeling, signage, branding and packaging will be in full compliance with all governing rules and regulations, including 935 CMR 500.000. Our image will NOT be used to:

- Appeal to anyone under the age of 21
- Jeopardize the health, safety and well-being of the general public
- Mislead or deceive

Organizational Structure Summary

CEDAR ROOTS aims at employing a staff of ten dedicated and qualified people from the Ware community, within the one year of operation. Our corporate structure will initially be composed of the founding members listed above in the "Organization Summary: Team" section. Each of the CEDAR ROOTS Team members will apply our skillset to different areas of business to ensure operations run smoothly and efficiently from a business perspective while cannabis cultivation will be handled by our Director of Cultivation and Manufacturing/Master Grower, Assistant Master Grower and Gardeners.

Master Grower

Our Master Grower will manage the cannabis cultivation. He will perform all the tasks in the grow process including cloning, transplanting, feeding plants, defoliation, super cropping, topping, flushing, foliar and preventative sprays, trimming, packaging, waste disposal, and inventory management. Job responsibilities/requirements for the position will include:

- Knowledge of commercial plant cultivation including, nutrient requirements, mediums, light requirements, temperature control, air flow, etc.
- Knowledge of plant diseases, insects, and fungi, as well as plant treatment options
- Advanced knowledge of the cannabis plant and genetics
- Must have accountability, proactive behavior and strong attention to detail.
- Well researched in new techniques and insight into optimized standard operating procedures that provide high-quality, high-yield results.
- Comprehensive knowledge of cultivation equipment from new lighting to advanced irrigation.
- Facility maintenance and troubleshooting as necessary
- Assist government auditors with inventory, sales, and compliance audits
- Comply with all HR policies including confidentiality and non-disclosure

Cultivation Operations will focus on developing cannabis from seeds through the finished dried and cured product. This will include tracking of the follow cannabis growth stages:

- Seed germination with exposure to light and water
- Seedling care with temperature and humidity management
- Vegetative stage with nutrient, environment, and light management
- Flowering and budding – maximizing THC crystals and trichomes
- Plant flushing to reduce salt build-ups and nutrient residues
- Bud trimming and harvesting
- Slowly marijuana drying with good air circulation
- Trimming and curing marijuana
-

Personnel will cross train to maximize knowledge sharing and greenhouse productivity. This includes carrying out all grow procedures, nutrient management, climate control, harvesting, drying, trimming, weighing and packaging operations in an efficient manner that also complies with all GMP's, OSHA regulations, and all applicable required procedures.

Procedure	Description
Cultivation procedures	Including grow medium, estimated grow cycles, how long to flower, and equipment usage.
Bud Trimming	How to trim and cure buds, tools to use, trim placement, waste disposal.
Inventory Control	Seed to sale tracking will spell out how BREATHE FREE will address inventory and includes protocols to ensure operational consistency and proper compliance with the MMTC licensing directives.
Information Technology	Training on greenhouse environment management systems, inventory control procedures, electronic data collection, and records retention.
Environment Management	Will outline the environment requirements by room and stage of the marijuana processing.
Nutrient Line Management	Information on nutrient line, preferred feeding schedule, and when to flush marijuana plants
Harvesting and Curing Procedures	When to harvest, preferred curing methods, quality assurance.
Packaging	Details regarding standard labeling in accordance with the legal label requirements.
Testing and Sample Retention	Standard testing procedures, procedures for storing test samples, and details regarding engaging with a third party for independent testing.
Facility Maintenance	Outlines cleaning and maintenance schedule, which includes but is not limited to filter changes, basic repairs, deep cleanings, contamination clean-up, etc.
Transportation	The transportation policies, whom to engage to transport cannabis products, frequency of deliveries, and processes for retaining records.

Emergency Procedures	Provides specific protocols in case of medical, police or other emergencies to ensure rapid response involving the appropriate personnel and/or outside authorities.

Cultivation Tracking

As required by the State and the CCC, a METRC inventory seed-to-sale tracking system will be used to track when cannabis seeds are planted, when cannabis plants are harvested, destroyed, transported, sold, stolen, diverted, and/or lost. CEDAR ROOTS will maintain full accountability of all raw materials, finished products, and any byproducts to prevent diversion or unlawful access to or possession of these substances. All plants will contain a batch and harvest number.

CEDAR ROOTS will also use a cloud-based inventory and customer management system to collect and supply orders from licensed retail shops and manufacturers. The order fulfillment system will retain records in accordance with all State and CCC guidelines, and track the movement of cannabis products from the cultivator to the dispenser.

Additionally, we will use our METRC software system to conduct internal audits on a daily, weekly, monthly, quarterly and annual basis.

Employee Training

Every new CEDAR ROOTS employee will be required to do two weeks of shadow training before he/she is allowed to work independently. Within the first 90 days of employment CEDAR ROOTS will require that each new employee participate in the Responsible Vendor Training required by the CCC. Each employee will also be required to undergo 20 hours of ongoing job training every year to ensure he or she is up to date with company and industry protocols and procedures.

CEDAR ROOTS is committed to keeping detailed records of all employees including date of hire, dates of training and personal contact information.

Employee Handbook

CEDAR ROOTS will provide each employee with a comprehensive handbook providing information to guide employees' behavior and relationship with CEDAR ROOTS. The manual will include information on:

- CEDAR ROOTS Philosophy and Mission
- Compensation guidelines and company benefits
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy

- Safety/Security policies and guidelines
- Emergency Procedures
- Drug and Alcohol policy
- Anti-Discrimination Policy
- Anti-Harassment Policy

Policies Against Discrimination

CEDAR ROOTS takes pride and being an equal opportunity employer and will not discriminate on the bases of race, color, religion, sex, disability, veteran status or national origin. We believe that diversity is the cornerstone of success as unique backgrounds, with distinct creativity, drive innovation. CEDAR ROOTS is looking to be a leader in this industry and we understand the importance of building a unique, resilient and knowledgable team.

CEDAR ROOTS vows to take measures to ensure that our policies remain against discrimination in employment, recruitment, advertisements for employment, compensation, termination, upgrading, promotions, and other conditions of employment against any employee or job applicant.

Security Plan

CEDAR ROOTS has devised a security plan that is divided into two components: *Facility Security* and *Operations Security*. The preventive measures adopted in each will minimize security exposure, protect the public, our visitors, vendors and staff. CEDAR ROOTS is confident that in the event of a security breach, our policies and response training will allow our staff to quickly detect, contain, and resolve any harmful situation.

Facility Security

Our plan to ensure safety within the facility is to control and monitor ingress into and movement within the building. CEDAR ROOTS will enforce strict access protocols for the staff and visitors, and will install physical and electronic safeguards to protect against forced or surreptitious entry. Our facility security plan includes:

- Securing all doors and windows with locks and electronic alarm mechanisms
- Adequate lighting and video surveillance with third-party 24/7 monitoring in and around the facility,
- Round-the-clock guards monitoring the facility,
- Multiple redundant electronic systems to detect intrusion or unauthorized movement within the facility,
- Keycard and access-code-controlled access points in employees-only areas,

- Strict enforcement of identification requirements for all incoming persons,
- A secure pre-screening and reception area for incoming patients, and
- Strict enforcement of eligibility documentation and verification procedures for all patients.

Operations Security

Our operational security policy consists of three parts: procedural security, workforce security, and inventory security. These are defined as the following:

- *Procedural security* requires specific and well-rehearsed protocols to deal with all types of incidents and eventualities, from suspicious behavior, loitering, or on-site consumption to full-blown emergencies and premeditated security threats. Well-laid plans, working security systems, and staff preparedness are paramount.
- *Workforce security* includes background checks, proper training and drills, and physical and electronic safeguards for employee safety during transactions.
- *Inventory security* requires a system for strict inventory tracking and control along with facility monitoring to prevent diversion, theft, and on-site consumption.

CEDAR ROOTS believes that preventing minor incidents of misconduct and responding to them with efficiency and haste is an important strategy in preventing and mitigating incidents of major security breaches.

Miscellaneous

Disposal

CEDAR ROOTS shall dispose of all waste in accordance with 935 CMR 500.105 (12). CEDAR ROOTS will hold the waste in a locked and secure area before grounding and mixing the cannabis waste with other solid waste (water, sawdust, manure or other growing media etc.) to render it unusable. We will then bring the waste to a municipal waste combustion facility or landfill for proper disposal.

Two members of our staff will be present to witness the destruction of the cannabis byproduct and will be required to "sign off" on a document attesting to the proper disposal. CEDAR ROOTS will maintain all records of proper disposal for three years, as required by the CCC.

Community Impact

CEDAR ROOTS is dedicated to not only stimulating the Ware economy but also giving back to the community. CEDAR ROOTS intends to maintain a close relationship with the Ware law

enforcement agency to assist them in educating the community on the dangers of illegal drug use and youth drug prevention.

Community Service

CEDAR ROOTS plans to host free local webinars for adults in the community on safe, legal consumption and for those who are interested in horticulture and cannabis cultivation. CEDAR ROOTS is dedicated to community involvement and wants to know the people we are serving!

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Budrisk

72 River Park Street Needham MA 02494 617-500-1824

Cannabis Control Commission
Union Station,
2 Washington Square,
Worcester, MA 01604

RE: Cedar Roots, LLC

Please be informed that the above referenced applicant has made formal application through our general brokerage for general liability and product liability insurance with minimum limits of $1,000,000 per occurrence, and $2,000,000 annual aggregate, and application for additional excess liability limits. In accordance with 935 CMR 500.101(1); 935 CMR 500.105(10), the deductible for each policy can be no higher than $5,000 per occurrence. The below underwriters have received this application and are expecting to provide proposals within the coming weeks. Cedar Roots, LLC has purchased a bond through our brokerage with a bond limit in compliance with the Commission's request. We look forward to providing liability coverage to Cedar Roots, LLC as soon as a bindable proposal is available.

Quadscore Insurance Services
Cannasure Insurance Services, Inc.
Next Wave Insurance Services LLC
Canopius US Insurance Company
United Specialty Insurance Company

Best Regards,

James Boynton

James Boynton
Managing Broker
MA Insurance License #1842496

MAINTAINING OF FINANCIAL RECORDS

Cedar Roots LLC ("Cedar Roots") policy is to maintain financial records in accordance with 935 CMR 500.105(9)(e). The records will include manual or computerized records of assets and liabilities, monetary transactions; books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices and vouchers; sales records including the quantity, form, and cost of marijuana products; and salary and wages paid to each employee, stipends 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 non-profit corporation.

Furthermore, Cedar Roots will implement the following policies for Recording Sales:

(a) Cedar Roots will utilize a point-of-sale ("POS") system approved by the Commission, in consultation with the Massachusetts Department of Revenue ("DOR").
(b) Cedar Roots may also utilize a sales recording module approved by the DOR.
(c) Cedar Roots will not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
(d) Cedar Roots 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. Cedar Roots will maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If Cedar Roots 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 will immediately disclose the information to the Commission;
    ii. it will cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and
    iii. take such other action directed by the Commission to comply with 935 CMR 500.105.
(e) Cedar Roots will comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements.
(f) Cedar Roots will adopt separate accounting practices at the POS for marijuana and marijuana product sales, and non-marijuana sales.
(g) Cedar Roots will allow the Commission and the DOR audit and examine the POS system used by a retailer in order to ensure compliance with Massachusetts tax laws and 935 CMR 500.000.

Following the closure of Cedar Roots, all records will be kept for at least two years, at Cedar Roots's sole expense, and in a form and location acceptable to the Commission, in accordance with 935 CMR 500.105(9)(g). Cedar Roots shall keep financial records for a minimum of three years from the date of the filed tax return, in accordance with 830 CMR 62C.25.1(7) and 935 CMR 500.140(6)(e).

PERSONNEL POLICIES INCLUDING BACKGROUND CHECKS

Cedar Roots LLC ("Cedar Roots") has drafted and instituted these personnel policies to provide equal opportunity in all areas of employment, including hiring, recruitment, training and development, promotions, transfers, layoff, termination, compensation, benefits, social and recreational programs, and all other conditions and privileges of employment, in accordance with applicable federal, state, and local laws. Cedar Roots shall make reasonable accommodations for qualified individuals with demonstrated physical or cognitive disabilities, in accordance with all applicable laws. In accordance with 935 CMR 500.101(2)(e)(8)(h), Cedar Roots is providing these personnel policies, including background check policies, for its Marijuana Establishment that will be located in Ware, MA.

Management is primarily responsible for seeing that equal employment opportunity policies are implemented, but all members of the staff share the responsibility for ensuring that, by their personal actions, the policies are effective and apply uniformly to everyone. Any employee, including managers, that Cedar Roots determines to be involved in discriminatory practices are subject to disciplinary action and may be terminated. Cedar Roots strives to maintain a work environment that is free from discrimination, intimidation, hostility, or other offenses that might interfere with work performance. In keeping with this desire, we will not tolerate any unlawful harassment of employees by anyone, including any manager, co-worker, vendor or clients.

In accordance with 935 CMR 500.105 (1), General Operational Requirements for Marijuana Establishments, Written Operating Procedures, as a Marijuana Establishment, Cedar Roots has and follows a set of detailed written operating procedures for each location. Cedar Roots has developed and will follow a set of such operating procedures for each facility. Cedar Roots's operating procedures shall include, but are not necessarily limited to the following:

(a) Security measures in compliance with 935 CMR 500.110;
(b) Employee security policies, including personal safety and crime prevention techniques;
(c) A description of the Marijuana Establishment's hours of operation and after-hours contact information, which shall be provided to the Commission, made available to law enforcement officials upon request, and updated pursuant to 935 CMR 500.000.
(d) Storage of marijuana in compliance with 935 CMR 500.105(11);
(e) Description of the various strains of marijuana to be cultivated, processed or sold, as applicable, and the form(s) in which marijuana will be sold;
(f) Procedures to ensure accurate record-keeping, including inventory protocols in compliance with 935 CMR 500.105(8) and (9);
(g) Plans for quality control, including product testing for contaminants in compliance with 935 CMR 500.160;
(h) A staffing plan and staffing records in compliance with 935 CMR 500.105(9);
(i) Emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
(j) Alcohol, smoke, and drug-free workplace policies;
(k) A plan describing how confidential information will be maintained;
(l) A policy for the immediate dismissal of any marijuana establishment agent who has:

1. Diverted marijuana, which shall be reported to law enforcement officials and to the Commission;
2. Engaged in unsafe practices with regard to operation of the Marijuana

Establishment, which shall be reported to the Commission; or

3. Been convicted or entered a guilty plea, plea of nolo contendere, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of another state, the United States or a foreign jurisdiction, or a military, territorial, or Native American tribal authority.

(m) A list of all board members and executives of a Marijuana Establishment, and members, if any, of the licensee must be made available upon request by any individual. 935 CMR 500.105(1)(m) requirement may be fulfilled by placing this information on the Marijuana Establishment's website.

(n) Policies and procedures for the handling of cash on Marijuana Establishment premises including but not limited to storage, collection frequency, and transport to financial institution(s).

(o) Policies and procedures to prevent the diversion of marijuana to individuals younger than 21 years old.

(p) Policies and procedures for energy efficiency and conservation that shall include:

1. 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;
2. Consideration of opportunities for renewable energy generation, including, where applicable, submission of building plans showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable;
3. Strategies to reduce electric demand (such as lighting schedules, active load management and energy storage); and
4. Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25, § 21, or through municipal lighting plants.

In accordance with 935 CMR 500.105(2), all of Cedar Roots's current owners, managers and employees that are involved in the handling and sale of marijuana will successfully complete Responsible Vendor Training Program, and once designated a "responsible vendor" require all new employees involved in handling and sale of marijuana to complete this program within 90 days of hire. This program shall then be completed annually and those not selling or handling marijuana may participate voluntarily. Cedar Roots shall maintain records of responsible vendor training compliance, pursuant to 935 CMR 500.105(2)(b). Responsible vendor training shall include: discussion concerning marijuana effect on the human body; diversion prevention; compliance with tracking requirements; identifying acceptable forms of ID, including medical patient cards; and key state and local laws.

All employees of Cedar Roots will be duly registered as marijuana establishment agents and have to complete a background check in accordance with 935 CMR 500.030(1). All marijuana establishment agents will complete a training course administered by Cedar Roots and complete a Responsible Vendor Program in compliance with 935 CMR 500.105(2)(b). Employees will be required to receive a minimum of eight hours of on-going training annually pursuant to 935 CMR 500.105(2)(a).

In accordance with 935 CMR 500.105 (9), General Operational Requirements for Marijuana Establishments, Record Keeping, Cedar Roots's personnel records will be available for inspection by the Commission, upon request. Cedar Roots's records shall be maintained in accordance with generally accepted accounting principles. Written records that are required and are subject to inspection include, but are not necessarily limited to, all records required in any section of 935 CMR 500.000, in addition to

the following:

The following Cedar Roots personnel records:

1. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
2. A personnel record for each of Cedar Roots's marijuana establishment agents. Such records shall be maintained for at least 12 months after termination of the individual's affiliation with Cedar Roots and shall include, at a minimum, the following:
    a. all materials submitted to the Commission pursuant to 935 CMR 500.030(2);
    b. documentation of verification of references;
    c. the job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
    d. 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;
    e. documentation of periodic performance evaluations;
    f. a record of any disciplinary action taken; and
    g. notice of completed responsible vendor and eight-hour related duty training.
3. A staffing plan that will demonstrate accessible business hours and safe conditions;
4. Personnel policies and procedures; and
5. All background check reports obtained in accordance with 935 CMR 500.030.

Following closure of a Marijuana Establishment, all records must be kept for at least two years at the expense of the Marijuana Establishment and in a form and location acceptable to the Commission. Cedar Roots understands that in the event that Cedar Roots were to close, all records will be kept for at least two years at the expense of Cedar Roots.

QUALIFICATIONS AND TRAINING

Cedar Roots LLC ("Cedar Roots") shall, pursuant to 935 CMR 500.105(2)(a), ensure that all marijuana establishment agents complete training prior to performing job functions. Training will be tailored to the role and responsibilities of the job function. Dispensary agents will be trained for one week before acting as a dispensary agent. At a minimum, staff shall receive eight hours of on-going training annually. New marijuana establishment agents will receive employee orientation prior to beginning work with Cedar Roots. Each department manager will provide orientation for dispensary agents assigned to their department. Orientation will include a summary overview of all the training modules.

In accordance with 935 CMR 500.105(2), all current owners, managers and employees of Cedar Roots that are involved in the handling and sale of marijuana will successfully complete Responsible Vendor Training Program, and once designated a "responsible vendor" require all new employees involved in handling and sale of marijuana to complete this program within 90 days of hire. This program shall then be completed annually and those not selling or handling marijuana may participate voluntarily. Cedar Roots shall maintain records of responsible vendor training compliance, pursuant to 935 CMR 500.105(2)(b). Responsible vendor training shall include: discussion concerning marijuana's effects on the human body; diversion prevention; compliance with seed-to-sale tracking requirements; identifying acceptable forms of ID demonstrating the age of majority (21+); and key state and local laws.

All of Cedar Roots's employees will be registered as marijuana establishment agents, in accordance with 935 CMR 500.030. All Cedar Roots employees will be duly registered as marijuana establishment agents and have to complete a background check in accordance with 935 CMR 500.030(1). All registered agents of Cedar Roots shall meet suitability standards of 935 CMR 500.800.

Training will be recorded and retained in marijuana establishment agents' files. Cedar Roots shall retain all training records for at least one year after a marijuana establishment agents' termination. All marijuana establishment agents will have continuous quality training and a minimum of 8 hours annual on-going training.

QUALITY CONTROL AND TESTING

Pursuant to 935 CMR 500.160, Cedar Roots LLC ("Cedar Roots") will not sell or market any marijuana product that has not been tested by licensed Independent Testing Laboratories. Testing of marijuana products shall 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 and published by the Massachusetts Department of Public Health. Every marijuana product sold will have a set of specifications which define acceptable quality limits for cannabinoid profile, residual solvents, metals, bacteria, and pesticides.

Cedar Roots shall implement a written policy for responding to laboratory results that indicate contaminant levels that are above acceptable levels established in DPH protocols identified in 935 CMR 500.160(1) and subsequent notification to the Commission of such results. Results of any tests will be maintained by Cedar Roots for at least one year. All transportation of marijuana to or from testing facilities shall comply with 935 CMR 500.105(13) and any marijuana product returned to Cedar Roots by the testing facility will be disposed of in accordance with 935 CMR 500.105(12). Cedar Roots shall never sell or market adult use marijuana products that have not first been tested by an Independent Testing Laboratory and deemed to comply with the standards required under 935 CMR 500.160.

Cedar Roots's policies include requirements for handling of marijuana, pursuant to 935 CMR 500.105(3), including sanitary measures that include, but are not limited to: hand washing stations; sufficient space for storage of materials; removal of waste; clean floors, walls and ceilings; sanitary building fixtures; sufficient water supply and plumbing; and storage facilities that prevent contamination. All Cedar Roots staff will be trained and ensure that marijuana and marijuana products are handled with the appropriate food handling and sanitation standards. Cedar Roots will ensure the proper equipment and storage materials, including adequate and convenient hand washing facilities; food-grade stainless steel tables; and temperature- and humidity- control storage units, refrigerators, and freezers.

Cedar Roots's Director of Compliance will provide quality control oversight over all marijuana products purchased from wholesale suppliers and sold to licensed adult-use cannabis retail establishments within the Commonwealth of Massachusetts. All Cedar Roots staff will immediately notify the Director of Compliance of any actual or potential quality control issues, including marijuana product quality, facility cleanliness/sterility, tool equipment functionality, and storage conditions. All issues with marijuana products or the facility will be investigated and immediately rectified by the Director of Compliance, including measures taken, if necessary, to contain and dispose of unsafe products. The Director of Compliance will closely monitor product quality and consistency, and ensure expired products are removed and disposed.

All Cedar Roots staff will receive relevant quality assurance training and provide quality assurance screening of marijuana flower, to ensure it is well cured and free of seeds, stems, dirt, and contamination, as specified in 935 CMR 500.105(3)(a), and meets the highest quality standards. All staff will wear gloves when handling marijuana and marijuana products, and exercise frequent hand washing and personal cleanliness, as specified in 935 CMR 500.105(2). Marijuana products will be processed in a secure access area of Cedar Roots.

Cedar Roots management and inventory staff will continuously monitor quality assurance of marijuana

products and processes, and prevent and/or mitigate any deficiencies, contamination, or other issues which could harm product safety.

Any spoiled, contaminated, dirty, spilled, or returned marijuana products are considered marijuana waste and will follow Cedar Roots procedures for marijuana waste disposal, in accordance with 935 CMR 500.105(12). Marijuana waste will be regularly collected and stored in the secure-access, locked inventory vault.

Pursuant to 935 CMR 500.105(11)(a)-(e), Cedar Roots shall provide adequate lighting, ventilation, temperature, humidity, space and equipment, in accordance with applicable provisions of 935 CMR 500.105 and 500.110. Cedar Roots will have a separate area for storage of marijuana that is outdated, damaged, deteriorated, mislabeled, or contaminated, or whose containers or packaging have been opened or breached, unless such products are destroyed. Cedar Roots storage areas will be kept in a clean and orderly condition, free from infestations by insects, rodents, birds and any other type of pest. The Cedar Roots storage areas will be maintained in accordance with the security requirements of 935 CMR 500.110.

All testing results will be maintained by Cedar Roots for no less than one year in accordance with 935 CMR 500.160(3).

Pursuant to 935 CMR 500.160(9), no marijuana product shall be sold or marketed for sale that has not first been tested and deemed to comply with the Independent Testing Laboratory standards.

RECORD KEEPING PROCEDURES

Cedar Roots LLC ("Cedar Roots") records shall be available to the Cannabis Control Commission ("CCC') upon request pursuant to 935 CMR 500.105(9). Cedar Roots shall maintain records in accordance with generally accepted accounting principles. All written records required in any section of 935 CMR 500.000 are subject to inspection, in addition to written operating procedures as required by 935 CMR 500.105(1), inventory records as required by 935 CMR 500.105(8) and seed-to-sale tracking records for all marijuana products are required by 935 CMR 500.105(8)(e).

Personnel records will also be maintained, in accordance with 935 CMR 500.105(9)(d), including but not limited to job descriptions and/or employment contracts each employee, organizational charts, staffing plans, periodic performance evaluations, verification of references, employment contracts, documentation of all required training, including training regarding privacy and confidentiality agreements and the signed statement confirming the date, time and place that training was received, record of disciplinary action, notice of completed responsible vendor training and eight-hour duty training, personnel policies and procedures, and background checks obtained in accordance with 935 CMR 500.030. Personnel records will be maintained for at least 12 months after termination of the individual's affiliation with Cedar Roots, in accordance with 935 CMR 500.105(9)(d)(2). Additionally, business records will be maintained in accordance with 935 CMR 500.104(9)(e) as well as waste disposal records pursuant to 935 CMR 500.104(9)(f), as required under 935 CMR 500.105(12).

VISITOR LOG

Cedar Roots will maintain a visitor log that documents all authorized visitors to the facility, including outside vendors, contractors, and visitors, in accordance with 935 CMR 500.110(4)(e). All visitors must show proper identification and be logged in and out; that log shall be available for inspection by the Commission at all times.

REAL-TIME INVENTORY RECORDS

Cedar Roots will maintain real-time inventory records, including at minimum, an inventory of all marijuana and marijuana products received from wholesalers, ready for sale to wholesale customers, and all damaged, defective, expired, or contaminated marijuana and marijuana products awaiting disposal, in accordance with 935 CMR 500.105(8). Real-time inventory records may be accessed via METRC, the Commonwealth's seed-to-sale tracking software of record. Cedar Roots will continuously maintain hard copy documentation of all inventory records. The record of each inventory shall include, at a minimum, the date of inventory, a summary of inventory findings, and the names, signatures, and titles of the individuals who conducted the inventory.

MANIFESTS

Cedar Roots will maintain records of all manifests for no less than one year and make them available to the Commission upon request, in accordance with 935 CMR 500.105(f). Manifests will include, at a minimum, the originating Licensed Marijuana Establishment Agent's (LME) name, address, and registration number; the names and registration number of the marijuana establishment agent who transported the marijuana products; the names and registration number of the marijuana establishment agent who prepared the manifest; the destination LME name, address, and registration number; a description of marijuana products being transported, including the weight and form or type of product;

the mileage of the transporting vehicle at departure from origination LME and the mileage upon arrival at the destination LME, as well as the mileage upon returning to the originating LME; the date and time of departure from the originating LME and arrival at destination LME; a signature line for the marijuana establishment agent who receives the marijuana; the weight and inventory before departure and upon receipt; the date and time that the transported products were re-weighted and re-inventoried; and the vehicle make, model, and license plate number. Cedar Roots will maintain records of all manifests.

INCIDENT REPORTS

Cedar Roots will maintain incident reporting records notifying appropriate law enforcement authorities and the Commission about any breach of security immediately, and in no instance, more than 24 hours following the discovery of the breach, in accordance with 935 CMR 500.110(7). Incident reporting notification shall occur, but not be limited to, during the following occasions: discovery of discrepancies identified during inventory; diversion, theft, or loss of any marijuana product; any criminal action involving or occurring on or in the Marijuana Establishment premises; and suspicious act involving the sale, cultivation, distribution, processing or production of marijuana by any person; unauthorized destruction of marijuana; any loss or unauthorized alteration of records relating to marijuana; an alarm activation or other event that requires response by public safety personnel or security personnel privately engaged by the Marijuana Establishment; the failure of any security alarm due to a loss of electrical power or mechanical malfunction that is expected to last more than eight hours; or any other breach of security.

Cedar Roots shall, within ten calendar days, provide notice to the Commission of any incident described in 935 CMR 500.110(7)(a) by submitting an incident report in the form and manner determined by the Commission which details the circumstances of the event, any corrective action taken, and confirmation that the appropriate law enforcement authorities were notified. Cedar Roots shall maintain all documentation relating to an incident for not less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities upon request.

TRANSPORTATION LOGS

In the event that Cedar Roots operates its own vehicle to transport marijuana products, it will maintain a transportation log of all destinations traveled, trip dates and times, starting and ending mileage of each trip, and any emergency stops, including the reason for the stop, duration, location, and any activities of personnel existing the vehicle, as required by 935 CMR 500.115(13). Cedar Roots shall retain all transportation logs for no less than a year and make them available to the Commission upon request.

SECURITY AUDITS

Cedar Roots will, on an annual basis, obtain at its own expense, a security system audit by a vendor approved by the Commission, in accordance with 935 CMR 500.110(8). A report of the audit will be submitted, in a form and manner determined by the Commission, no later than 30 calendar days after the audit is conducted. If the audit identifies concerns related to Cedar Roots's security system, Cedar Roots will also submit a plan to mitigate those concerns within ten business days of submitting the audit.

CONFIDENTIAL RECORDS

Cedar Roots will ensure that all confidential information, including but not limited to employee personnel records, financial reports, inventory records and manifests, business plans, and other documents are kept safeguarded and private, in accordance with 935 CMR 500.105(1)(k). All confidential hard copy records

will be stored in lockable filing cabinets within the Director of Compliance's Office. No keys or passwords will be left in locks, doors, in unrestricted access areas, unattended, or otherwise left accessible to anyone other than the responsible authorized personnel. All confidential electronic files will be safeguarded by a protected network and password protections, as appropriate and required by the Commission. All hard copy confidential records will be shredded when no longer needed.

Following the closure of the Marijuana Establishment, all records will be kept for at least two years at Cedar Roots's sole expense and in a form and location acceptable to the Commission, pursuant to 935 CMR 500.105(9)(g).

RESTRICTING ACCESS TO AGE 21 OR OLDER

Cedar Roots LLC ("Cedar Roots" or "the Company") is a marijuana establishment as defined by 935 CMR 500.002. The Company sets forth the following policies and procedures for restricting access to marijuana and marijuana infused products to individuals over the age of twenty-one (21) pursuant to the Cannabis Control Commission's (the "Commission") regulations at 935 CMR 500.105(1)(o). This regulation states that written operating procedures for the Company shall include "[p]olicies and procedures to prevent the diversion of marijuana to individuals younger than 21 years old."

A. COMPLIANCE WITH 935 CMR 500.105(1)(o)

The Company incorporates and adopts herein by reference, all of the provisions for the prevention of diversion outlined in the Company's Standard Operating Procedure for the Prevention of Diversion. The provisions detailed in the Company's Standard Operating Procedure for the Prevention of Diversion apply to the prevention of diversion of marijuana and marijuana infused products to all minors and all individuals under the age of twenty-one (21).

B. SPECIFIC PROVISIONS FOR RESTRICTING ACCESS TO AGE 21 AND OLDER

As stated above, the Company incorporates herein, all provisions for the prevention of diversion of marijuana and marijuana infused product to individuals under the age of twenty-one (21) as detailed in the Company's Standard Operating Procedure for the Prevention of Diversion. Specific provisions regarding restricting access to individuals age twenty-one (21) and older include the following:

1. The Company will only employ marijuana establishment agents, as defined by the Commission's definitions at 935 CMR 500.002, who are at least twenty-one (21) years old.

2. The Company will only allow visitors, age twenty-one (21) or older, at the Company's facilities. The Company defines visitors in accordance with the Commission's definitions at 935 CMR 500.002. The Company will designate an authorized agent to check the identification of all visitors entering the Company's facilities and entry shall only be granted to those aged twenty-one (21) or older. Acceptable forms of currently valid identification include:
    a. A motor vehicle license;
    b. A liquor purchase identification card;
    c. A government-issued identification card;
    d. A government-issued passport; and
    e. A United States-issued military identification card.

DIVERSITY PLAN

Cedar Roots LLC ("Cedar Roots" or the "Company") is committed to actively promoting diversity, inclusion, and cultural competency, by implementing programmatic and operational procedures and policies that will help to make Cedar Roots a leader and champion of diversity, both in the Town of Ware and throughout the broader Massachusetts cannabis industry.

Town Specific Data - The Town of Ware is located in Hampshire County Massachusetts. According to population data from the Census' American Community Survey 2018 5-year estimates and the Census' 2019 Population Estimates, the population of Ware is 5,907. The largest racial/ethnic groups are White (86%) and Hispanic (9%). The Black or African American population comprises 0.9% of the total population of Ware. According to www.city-data.com the Town of Ware 48% Male and 52% Female.

Cedar Roots's commitment to diversity is reflected in the following Goals, which shall be pursued through the Programs outlined herein, and the progress of which shall be judged by the Measurements/ Metrics as stated below, and adjusted as needed if necessary:

Goal: Achieve at least 25% of our staffing needs from minorities (10%) and women (15%).

Programs to Achieve Diversity Goal One:

- Provide on-site interactive workshops, annually (at minimum), covering such topics as the prevention of sexual harassment, racial and cultural diversity, and methods of fostering an inclusive work atmosphere.
- Increase diversity of the make-up of our staff by actively seeking out minorities and women, both through in-house hiring initiatives and participation in online diversity job boards and in-person job fairs at least once a year and as frequently as needed as staffing needs dictate.
- Establish clearly written policies regarding diversity and a zero-tolerance policy for discrimination and/or sexual harassment, which shall be incorporated into our employee handbook.

Measurements:

- *Qualitative Metrics*: Perform annual evaluation of inclusion/diversity initiatives to ensure diversity is one of Cedar Roots's strengths and remains a primary focus. This may include anonymous employee surveys or other private submission opportunities so that we can attempt to avoid any sort of reluctance for our employees to inform management how we are truly doing in pursuit of our diversity plan goals. The results of the surveys shall be compared to prior years' results to allow Cedar Roots to adjust our programs in the event that our goals are not being achieved.
- *Quantitative Metrics*: We will strive to achieve at least 25% of our staffing needs from people from women (15%) and minorities (10%). The personnel files shall be evaluated on a semi-annual basis to determine how many employees are women and minorities that occupy positions within the company and that number shall be divided by Cedar Roots's total staffing at its Ware facility to determine the percentage achieved.

Cedar Roots acknowledges that the progress or success of our plan will be documented upon renewal (one year from provisional licensure, and each year thereafter).

Cedar Roots 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 Marijuana Establishments.

Cedar Roots acknowledges that 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.

Energy Compliance Plan - Cedar Roots LLC

Cedar Roots LLC ("Cedar Roots" or the "Company") will give consideration of energy efficiency and conservation during the application process and throughout the operational life of the facility. The following is a summary of the written operating procedures regarding energy efficiency and conservation as part of the Management and Operations Profile in accordance with 935 CMR 500.101(1)(c)10. and 500.105(15) or 935 CMR 501.101(1)(c)10. and 501.105(15). As part of the Architectural Review process, additional information will be submitted at the same time as building plans after receipt of a Provisional License.

Cedar Roots will engage in:

1. **Identification of potential energy-use reduction opportunities (such as natural lighting and energy efficiency measures, and a plan for implementation of such opportunities;**

Cedar Roots will monitor energy consumption and make adjustments to operations based on energy-usage data:

a. during all phases of the operation, the plants will be hand watered. As a Tier 1 operation, our Director of Cultivation reports this is viable and advisable. This will ensure the most efficient use of water and will also serve as a daily check on the plants, the lights, the climate and energy usage at this stage.

b. Each day the energy consumption will be monitored, logged and trends will be noted. Anticipated usage will be compared with actual usage, bringing an early and timely awareness of any variances.

c. the office space will be designed to utilize natural light from south facing windows, which will reduce the amount of energy needed for daily office operations, depending on the outside conditions.

Cedar Roots has the following procedures for identifying energy savings opportunities as part of any facility upgrades, renovations or expansions:

1. Cedar Roots will continuously monitor available information on-line, from MassSave and from the CCC regulations regarding energy consumption, potential savings and incentives available.

2. Cedar Roots will utilize the data gathered regarding energy consumption and conservation during daily operations to study potential opportunities for improvement. This will include tracking comparisons between the predicted usage per product sheets for lights and HVAC units and actual usage.

3. Cedar Roots will implement energy savings opportunities gleaned from the above procedures according to best business practices and will record/tract these improvements.

Cedar Roots has the following procedures for identifying energy saving opportunities when equipment fails and needs to be replaced:

The cost benefit analysis of servicing or replacing failed equipment will follow best business practices but will give importance to the potential energy savings of improved equipment options. By following the procedures outlined above to track usage and performance of equipment initially selected, the savings opportunities will be readily identifiable. In addition, there is a Massachusetts clean energy center that is constantly updating available info for review.

***The Company acknowledges that if a Provisional License is issued, the Company, at the Architectural Review stage, will submit further information to demonstrate actual consideration of energy reduction opportunities, including a list of energy reduction opportunities that were considered. Information should include whether opportunities are being implemented, will be implemented at a later date, or not planning to be implemented. The Company should also include a summary of information that was considered to make the decision (i.e. costs, available incentives, and bill savings). As a general matter, submission of a Mass Save or municipal light plant (MLP) audit report or rebate application should suffice to demonstrate compliance with this item.*

2. **Consideration of opportunities for renewable energy generation, including, where applicable, submission of building plans showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable;**

The following is a description of how Cedar Roots will make energy supply decisions and regularly evaluate renewable options:

a) there is a hydroelectric power plant located within the building leased by Cedar Roots. The site was selected in part for this reason. The owners of Cedar Roots have begun discussions regarding the best way to connect to this on sight power source. The Company's engineering plans will take into consideration the full potential of this power source, both for initial design of Phase I and any future expansion.

b) the building leased by Cedar Roots has full southern exposure and potential for additional renewable energy in the form of solar. The engineering plans will do a complete investigation into the viability of a solar generation system to support the hydropower electrical generation.

c) Cedar Roots will request a full review of the design plans by Mass Save and take into consideration any recommendations made according to best business practices.

Cedar Roots has selected the proposed property due to the access to hydropower and will make every ongoing effort to maximize the benefit of this power source. A quarterly and annual facilities review will include this consideration. The on-site hydropower source has recently been fully upgraded and stands ready to provide power for Cedar Roots.

As stated above, Cedar Roots will monitor the potential to use solar power to supplement the hydropower, in the event of equipment failure.

***The Company acknowledges that if a Provisional License is issued, the Company, at the Architectural Review stage, will submit further information to demonstrate actual consideration of renewable energy generation opportunities, including a list of renewable or alternative energy reduction opportunities that were considered. Information should include whether opportunities are being implemented, will be implemented at a later date or are not planned to be implemented.*

3. **Strategies to reduce electric demand (such as lighting schedules, active load management, and energy storage); and**

The following is a description of how the Company will monitor energy demand and make adjustments to operations based on data:

1. Cedar Roots has carefully considered methods of conserving energy during peak usage hours. We have strategically planned a lighting schedule that will limit our energy usage during peak hours and allow for a lower usage, balanced 24 hour energy plan.

2. Cedar Roots will be located in the lowest level of an historic mill. This is ideal for energy conservation as we will be naturally insulated by the earth. This means that our rooms will stay cooler in the summer and warmer in the winter, requiring less energy consumption for temperature control.

The Company will develop procedures for participation in load curtailment, energy storage, or other active demand management programs and will consider hiring engineers and energy compliance specialists to ensure we are monitoring industry best practices and maximizing all potential energy savings.

***The Company acknowledges that if a Provisional License is issued, the Company, at the Architectural Review stage, will submit further information to demonstrate actual consideration of demand reduction opportunities, including whether opportunities are being implemented, will be implemented at a later date, or not planning to be implemented. A summary of information that was considered to make a decision (i.e. costs, available incentives, and bill savings) will be included. As a general matter, submission of a Mass Save or MLP audit report or rebate application will suffice to demonstrate compliance with this item.*

4. **Engagement with energy efficiency programs offered pursuant to M.G.L. c.25, § 21, or through municipal lighting plants.**

Energy Compliance Plan - Cedar Roots LLC

Cedar Roots has incorporated into its written operating procedures quarterly and annual review of available energy efficiency programs by and through initiating contact with account representatives, vendors, etc. to ensure awareness of new opportunities and incentives.

***The Company acknowledges that if a Provisional License is issued, the Company will submit, at the Architectural Review stage, information that demonstrates actual engagement with energy efficiency (Mass Save or MLP) programs and any financial incentives received. As a general matter, submission of a Mass Save or MLP audit report or rebate application will suffice to demonstrate compliance with this item.*

This Energy Plan is designed to ensure that Cedar Roots considers how to optimally use energy early in the facility design process and continually assess new opportunities for reduced energy usage and costs. The Company will use best management practices to reduce energy and water usage, engage in energy consideration, and mitigate other environmental impacts.

The Company will meet all applicable environmental laws, regulations, permits and other applicable approvals, including those related to water quality and solid and hazardous waste management, patriot to obtaining a final license.

Indoor cultivation facilities, whether they are licensed as a Craft Cooperative, Microbusiness or Marijuana Cultivator under 935 CMR 500 or as an MTC to cultivate cannabis under 935 CMR 501 must also comply with additional requirements.

The Company's cultivation facility will maintain policies and procedures addressing all efforts to mitigate environmental impacts, as required under 935 CMR 500.120(12)(3) and 935 CMR 501.120(13)(e).

At the Application stage: A Cultivation Facility must maintain written operating procedures that demonstrate compliance with the energy efficiency standards in the regulations. A summary of such procedures must be submitted as part of the MOP.

The Company will ensure on a regular basis that equipment is maintained, calibrated and operating properly, including maintaining operations manuals and operating procedures for all major energy using equipment, including, but not limited to horticultural lighting, HVAC systems, and dehumidification systems.

The Company will regularly assess opportunities to reduce energy and water usage. This will include:

1. Identification of potential energy use reduction opportunities (such as natural lighting and energy efficiency measures, and a plan for implementation of such opportunities;
2. Consideration of opportunities for renewable energy generation, including, where applicable, identification of building plans, available upon inspection, showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable;

3. Strategies to reduce electric demand (such as lighting schedules, active load management and energy storage); and
4. Engagement with energy efficiency programs offered pursuant to M.G.L. c.25, § 21, or through municipal lighting plants.