



## Massachusetts Cannabis Control Commission

### Marijuana Cultivator

#### General Information:

License Number: MC281929  
Original Issued Date: 07/06/2020  
Issued Date: 08/12/2021  
Expiration Date: 08/14/2022

### ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: MassMedicum Corp.

Phone Number: 781-799-6629  
Email Address: drj@massmedicum.com

Business Address 1: 1 Mear Road  
Business City: Holbrook Business State: MA Business Zip Code: 02343  
Business Address 2:  
Mailing Address 1: 1 Mear Road  
Mailing City: Holbrook Mailing State: MA Mailing Zip Code: 02343  
Mailing Address 2:

### CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

### PRIORITY APPLICANT

Priority Applicant: yes  
Priority Applicant Type: RMD Priority  
Economic Empowerment Applicant Certification Number:  
RMD Priority Certification Number: RP201935

### RMD INFORMATION

Name of RMD: MassMedicum Corp.  
Department of Public Health RMD Registration Number: 052  
Operational and Registration Status: Obtained Final Certificate of Registration, but is not open for business in Massachusetts  
To your knowledge, is the existing RMD certificate of registration in good standing?: yes  
If no, describe the circumstances below:

### PERSONS WITH DIRECT OR INDIRECT AUTHORITY

#### Person with Direct or Indirect Authority 1

Percentage Of Ownership: Percentage Of Control: 33.3  
Role: Director Other Role: Director on 3-Member Board of Directors, President, Chief Executive Officer, Chief

Operating Officer, Chief Financial Officer; Owner and Manager of Grand Cru Medicinals Management, LLC

First Name: James Last Name: Kurnick 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 2

Percentage Of Ownership: Percentage Of Control: 33.3

Role: Director Other Role: Director on 3-Member Board of Directors

First Name: Gary Last Name: Magnant 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: Percentage Of Control: 33.3

Role: Director Other Role: Director on 3-Member Board of Directors, Treasurer, Secretary, General Counsel, Compliance Manager and Vice President of Corporate Development

First Name: Jack Last Name: Swig 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:

### ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

#### Entity with Direct or Indirect Authority 1

Percentage of Control: 100 Percentage of Ownership: 100

Entity Legal Name: Grand Cru Medicinals Management, LLC Entity DBA: DBA City:

Entity Description: Massachusetts Limited Liability Company

Foreign Subsidiary Narrative:

Entity Phone: Entity Email: Entity Website:

Entity Address 1: Entity Address 2:

Entity City: Entity State: Entity Zip Code:

Entity Mailing Address 1: Entity Mailing Address 2:

Entity Mailing City: Entity Mailing State: Entity Mailing Zip Code:

Relationship Description: 100% Owner/Shareholder of and Capital Contributor for MassMedicum Corp.

### CLOSE ASSOCIATES AND MEMBERS

No records found

### CAPITAL RESOURCES - INDIVIDUALS

No records found

### CAPITAL RESOURCES - ENTITIES

#### Entity Contributing Capital 1

Entity Legal Name: Grand Cru Medicinals Management LLC Entity DBA:

<b>Email:</b> office@grandcrumeds.com		<b>Phone:</b> 617-606-3085	
<b>Address 1:</b> 1 Mear Road		<b>Address 2:</b>	
<b>City:</b> Holbrook	<b>State:</b> MA	<b>Zip Code:</b> 02343	
<b>Types of Capital:</b> Monetary/ Equity	<b>Other Type of Capital:</b>	<b>Total Value of Capital Provided:</b> \$70000	<b>Percentage of Initial Capital:</b> 100
<b>Capital Attestation:</b> Yes			

#### BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

#### DISCLOSURE OF INDIVIDUAL INTERESTS

##### Individual 1

<b>First Name:</b> James	<b>Last Name:</b> Kurnick	<b>Suffix:</b>
<b>Marijuana Establishment Name:</b> MassMedicum Corp.		<b>Business Type:</b> Marijuana Retailer
<b>Marijuana Establishment City:</b> Amherst		<b>Marijuana Establishment State:</b> MA

##### Individual 2

<b>First Name:</b> Gary	<b>Last Name:</b> Magnant	<b>Suffix:</b>
<b>Marijuana Establishment Name:</b> MassMedicum Corp.		<b>Business Type:</b> Marijuana Retailer
<b>Marijuana Establishment City:</b> Amherst		<b>Marijuana Establishment State:</b> MA

##### Individual 3

<b>First Name:</b> Jack	<b>Last Name:</b> Swig	<b>Suffix:</b>
<b>Marijuana Establishment Name:</b> MassMedicum Corp.		<b>Business Type:</b> Marijuana Retailer
<b>Marijuana Establishment City:</b> Amherst		<b>Marijuana Establishment State:</b> MA

##### Individual 4

<b>First Name:</b> James	<b>Last Name:</b> Kurnick	<b>Suffix:</b>
<b>Marijuana Establishment Name:</b> MassMedicum Corp.		<b>Business Type:</b> Marijuana Retailer
<b>Marijuana Establishment City:</b> Taunton		<b>Marijuana Establishment State:</b> MA

##### Individual 5

<b>First Name:</b> Gary	<b>Last Name:</b> Magnant	<b>Suffix:</b>
<b>Marijuana Establishment Name:</b> MassMedicum Corp.		<b>Business Type:</b> Marijuana Retailer
<b>Marijuana Establishment City:</b> Taunton		<b>Marijuana Establishment State:</b> MA

##### Individual 6

<b>First Name:</b> Jack	<b>Last Name:</b> Swig	<b>Suffix:</b>
<b>Marijuana Establishment Name:</b> MassMedicum Corp.		<b>Business Type:</b> Marijuana Retailer
<b>Marijuana Establishment City:</b> Taunton		<b>Marijuana Establishment State:</b> MA

##### Individual 7

<b>First Name:</b> James	<b>Last Name:</b> Kurnick	<b>Suffix:</b>
<b>Marijuana Establishment Name:</b> MassMedicum Corp.		<b>Business Type:</b> Marijuana Product Manufacture
<b>Marijuana Establishment City:</b> Holbrook		<b>Marijuana Establishment State:</b> MA

##### Individual 8

<b>First Name:</b> Gary	<b>Last Name:</b> Magnant	<b>Suffix:</b>
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Marijuana Establishment Name: MassMedicum Corp. Business Type: Marijuana Product Manufacture  
Marijuana Establishment City: Holbrook Marijuana Establishment State: MA

#### Individual 9

First Name: Jack Last Name: Swig Suffix:  
Marijuana Establishment Name: MassMedicum Corp. Business Type: Marijuana Product Manufacture  
Marijuana Establishment City: Holbrook Marijuana Establishment State: MA

#### MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 1 Mear Road  
Establishment Address 2:  
Establishment City: Holbrook Establishment Zip Code: 02343  
Approximate square footage of the Establishment: 115494 How many abutters does this property have?: 12  
Have all property abutters have been notified of the intent to open a Marijuana Establishment at this address?: Yes  
Cultivation Tier: Tier 07: 50,0001 to 60,000 sq. ft Cultivation Environment: Indoor

#### FEE QUESTIONS

Cultivation Tier: Tier 07: 50,0001 to 60,000 sq. ft Cultivation Environment: Indoor

#### HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	Host Community Certification Form.pdf	pdf	5dbaea49572d3130006a5707	10/31/2019
Community Outreach Meeting Documentation	MassMedicum Community Outreach Meeting Forms.pdf	pdf	5dbaea4bc9aebd2b498aaa30	10/31/2019
Plan to Remain Compliant with Local Zoning	MassMedicum_Plan to Remain Compliant with Local Bylaws and Regulations (Holbrook).pdf	pdf	5e00de420aa7ba5339f6c849	12/23/2019

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.: \$60000

#### PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	MassMedicum_Plan for Positive Impact (UPDATED).pdf	pdf	5e00df9838abaf57497aa896	12/23/2019

#### ADDITIONAL INFORMATION NOTIFICATION

Notification: I Understand

#### INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Other Role:  
First Name: Gary Last Name: Magnant Suffix:

RMD Association: RMD Manager

Background Question: no

#### Individual Background Information 2

Role: Other Role:

First Name: James Last Name: Kurnick Suffix:

RMD Association: RMD Owner

Background Question: no

#### Individual Background Information 3

Role: Other Role:

First Name: Jack Last Name: Swig Suffix:

RMD Association: RMD Manager

Background Question: no

#### ENTITY BACKGROUND CHECK INFORMATION

##### Entity Background Check Information 1

Role: Parent Company Other Role: Sole Owner/Shareholder and Capital Contributor for MassMedicum Corp.

Entity Legal Name: Grand Cru Medicinals Management, LLC Entity DBA:

Entity Description: Massachusetts Limited Liability Company

Phone: 617-606-3085 Email: office@grandcrumeds.com

Primary Business Address 1: 1 Mear Road

Primary Business Address 2:

Primary Business City: Holbrook

Primary Business State: MA

Principal Business Zip Code: 02343

Additional Information: Sole Owner/Shareholder and Capital Contributor for MassMedicum Corp.

#### MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Bylaws	MassMedicum For-profit Bylaws.pdf	pdf	5dadbd4690352a2b339ac9b1	10/21/2019
Secretary of Commonwealth - Certificate of Good Standing	MassMedicum SOC Cert of Good Standing.pdf	pdf	5dadbd590724b82ff99cd9f3	10/21/2019
Articles of Organization	MassMedicum Art. Entity Conversion..pdf	pdf	5dadbd6b4b00122fe399e33a	10/21/2019
Department of Revenue - Certificate of Good standing	Certificate of Good Standing DOR.pdf	pdf	5dc054a4fd468857b99ba231	11/04/2019
Articles of Organization	MassMedicum Statement of Supplemental Change.pdf	pdf	5dc0af39a9ef3857c44579a6	11/04/2019

Certificates of Good Standing:

Document Category	Document Name	Type	ID	Upload Date
Secretary of Commonwealth - Certificate of Good Standing	MassMedicum_SoC CoGS_6.25.21.pdf	pdf	60dde40c629ad9037af1dbd9	07/01/2021
Department of Revenue - Certificate of Good	MassMedicum_DoR	pdf	60dde41123f3f9033f373eb4	07/01/2021

standing	CoGS_6.28.21.pdf			
Department of Unemployment Assistance - Certificate of Good standing	MassMedicum_DUA Attestation 6.30.21.pdf	pdf	60de43b9308c7a02a1ffce35	07/01/2021

Massachusetts Business Identification Number: 001355959

Doing-Business-As Name:

DBA Registration City: Holbrook

### BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	MassMedicum_Plan for Obtaining Liability Insurance.pdf	pdf	60df09cc1159b60338d4c3a7	07/02/2021
Business Plan	MassMedicum_Business Plan.pdf	pdf	60df32f78d6c3f02b7d19d23	07/02/2021
Proposed Timeline	MassMedicum_Proposed Timeline_Holbrook.pdf	pdf	60df45fb504b25036f754eff	07/02/2021

### OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Policies and Procedures for cultivating.	MassMedicum_Cultivation Procedures.pdf	pdf	60df0b8e74b6080359f6eb70	07/02/2021
Separating recreational from medical operations, if applicable	MassMedicum_Plan for Separating Rec from Medical.pdf	pdf	60df0b942ea73e0364769cc5	07/02/2021
Restricting Access to age 21 and older	MassMedicum_Plan for Restricting Access.pdf	pdf	60df0b9a504b25036f754c75	07/02/2021
Security plan	MassMedicum_Security Plan.pdf	pdf	60df0ba2629ad9037af1df02	07/02/2021
Prevention of diversion	MassMedicum_Prevention of Diversion.pdf	pdf	60df0ba6308c7a02a1ffcef2	07/02/2021
Storage of marijuana	MassMedicum_Storage.pdf	pdf	60df0bacda52e3026d45fecd	07/02/2021
Transportation of marijuana	MassMedicum_Transportation.pdf	pdf	60df0bb22ea73e0364769cc9	07/02/2021
Inventory procedures	MassMedicum_Inventory.pdf	pdf	60df0bb8629ad9037af1df06	07/02/2021
Quality control and testing	MassMedicum_Quality Control and Testing.pdf	pdf	60df0bc03678b8028bd42339	07/02/2021
Personnel policies including background checks	MassMedicum_Personnel Policies.pdf	pdf	60df0bd184f3fe0296c3fe7c	07/02/2021
Record Keeping procedures	MassMedicum_Recordkeeping Procedures.pdf	pdf	60df0bd8ddf0e402a870c931	07/02/2021
Maintaining of financial records	MassMedicum_Maintaining Financial Records.pdf	pdf	60df0bde308c7a02a1ffcef7	07/02/2021
Diversity plan	MassMedicum_Diversity Plan.pdf	pdf	60df0be4da52e3026d45fed3	07/02/2021
Qualifications and training	MassMedicum_Qualifications and Training.pdf	pdf	60df0bed8d6c3f02b7d19b9c	07/02/2021

## ATTESTATIONS

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

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

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

Notification: I Understand

I certify that any changes in ownership or control, location, or name will be made pursuant to a separate process, as required under 935 CMR 500.104(1), and none of those changes have occurred in this application.: I Agree

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

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

## ADDITIONAL INFORMATION NOTIFICATION

Notification: I Understand

## COMPLIANCE WITH POSITIVE IMPACT PLAN

### Progress or Success Goal 1

**Description of Progress or Success:** Although MassMedicum has not yet Commenced Operations for any of its adult-use licenses, MassMedicum has already begun the process of drafting the materials and documentation that it needs in order to effectuate its Positive Impact Plan. A copy of some of those materials is included below.

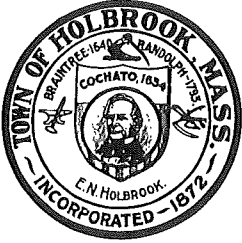
## COMPLIANCE WITH DIVERSITY PLAN

### Diversity Progress or Success 1

**Description of Progress or Success:** Although MassMedicum has not yet Commenced Operations for any of its adult-use licenses, MassMedicum has already begun the process of drafting the materials and documentation that it needs in order to effectuate its Diversity Plan. A copy of some of those materials is included below.

## HOURS OF OPERATION

Monday From: 8:00 AM	Monday To: 8:00 PM
Tuesday From: 8:00 AM	Tuesday To: 8:00 PM
Wednesday From: 8:00 AM	Wednesday To: 8:00 PM
Thursday From: 8:00 AM	Thursday To: 8:00 PM
Friday From: 8:00 AM	Friday To: 8:00 PM
Saturday From: 8:00 AM	Saturday To: 8:00 PM
Sunday From: 8:00 AM	Sunday To: 8:00 PM



# Town of Holbrook

50 North Franklin Street, Holbrook, MA 02343

Tel: (781) 767-4312

[selectmen@holbrookmassachusetts.us](mailto:selectmen@holbrookmassachusetts.us)

[holbrookma.gov](http://holbrookma.gov)

BOARD OF SELECTMEN  
Board of Public Works

September 5, 2018

MassMedicum Corp.  
58 Post Island Road  
Quincy, MA 02168

RE: Host Community Agreement Certification Form

Dear Sir:

Enclosed please find an original copy of the Host Community Agreement Certification Form, which has been signed by Pamela Campanella, the Chairman of the Holbrook Board of Selectmen.

Please feel free to contact me at any time if you need anything further.

Very truly yours,

Timothy J. Gordon  
Town Administrator

enc.

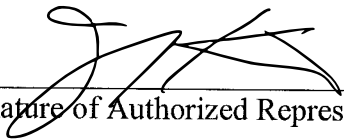


## Host Community Agreement Certification Form

The applicant and contracting authority for the host community must complete each section of this form before uploading it to the application. Failure to complete a section will result in the application being deemed incomplete. Instructions to the applicant and/or municipality appear in italics. 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(1).

### Applicant

I, James T. Kurnick, (*insert name*) certify as an authorized representative of MassMedicum Corp (*insert name of applicant*) that the applicant has executed a host community agreement with Holbrook (*insert name of host community*) pursuant to G.L.c. 94G § 3(d) on September 5, 2018 (*insert date*).



Signature of Authorized Representative of Applicant

### Host Community

I, Pamela Campanella, (*insert name*) certify that I am the contracting authority or have been duly authorized by the contracting authority for Town of Holbrook (*insert name of host community*) to certify that the applicant and Town of Holbrook (*insert name of host community*) has executed a host community agreement pursuant to G.L.c. 94G § 3(d) on August 22, 2018 (*insert date*).



Signature of Contracting Authority or  
Authorized Representative of Host Community

## Community Outreach Meeting Attestation Form

The applicant must complete each section of this form and initial each page before uploading it to the application. Failure to complete a section will result in the application being deemed incomplete. Instructions to the applicant appear in italics. 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(1).

I, James T. Kurnick, (*insert name*) attest as an authorized representative of MassMedicum Corp. (*insert name of applicant*) that the applicant has complied with the requirements of 935 CMR 500 and the guidance for licensed applicants on community outreach, as detailed below.

1. The Community Outreach Meeting was held on May 6, 2019 (*insert date*).
2. A copy of a notice of the time, place, and subject matter of the meeting, including the proposed address of the Marijuana Establishment, was published in a newspaper of general circulation in the city or town on April 23, 2019 (*insert date*), which was at least seven calendar days prior to the meeting. A copy of the newspaper notice is attached as Attachment A (*please clearly label the newspaper notice in the upper right hand corner as Attachment A and upload it as part of this document*).
3. A copy of the meeting notice was also filed on April 26, 2019 (*insert date*) with the city or town clerk, the planning board, the contracting authority for the municipality, and local licensing authority for the adult use of marijuana, if applicable. A copy of the municipal notice is attached as Attachment B (*please clearly label the municipal notice in the upper right-hand corner as Attachment B and upload it as part of this document*).
4. Notice of the time, place and subject matter of the meeting, including the proposed address of the Marijuana Establishment, was mailed on April 30, 2019 (*insert date*), which was at least seven calendar days prior to the community outreach meeting to abutters of the proposed address of the Marijuana Establishment, and residents within 300 feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town. A copy of one of the notices sent to abutters and parties of interest as described in this section is attached as Attachment C (*please clearly label the municipal notice in the upper right hand corner as Attachment C and upload it as part of this document; please only include a copy of one notice and please black out the name and the address of the addressee*).

5. Information was presented at the community outreach meeting including:
  - a. The type(s) of Marijuana Establishment 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 Marijuana Establishment to prevent diversion to minors;
  - d. A plan by the Marijuana Establishment to positively impact the community; and
  - e. Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.
6. Community members were permitted to ask questions and receive answers from representatives of the Marijuana Establishment.



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ANNOUNCEMENTS

Cemetery Lots

BLUE HILL Cemetery, Braintree. 3 plots, 1 w/vault. Sect 36, lot#635. \$6000. 706-650-8626

BLUE HILL CEMETERY BRAINTREE, MA Veterans single lot with 2 vaults. Section 28 (you choose location) Value \$4000 asking \$3800/bo. 781-820-3453 Email: **src98@yahoo.com**

BURIAL PLOT Knollwood Cemetery, Canton. \$1000. 781-344-0013

Legals

Outreach Meeting 5/6

NOTICE OF ADDITIONAL COMMUNITY OUTREACH MEETING MASSMEDICUM CORP.

Notice is hereby given that MassMedicum Corp. will hold a Community Outreach Meeting on May 6, 2019 at the Brook Kitchen and Tap, 200 South Franklin Street, Holbrook, MA 02343 at 6:00 PM to discuss the proposed siting of an Adult Use Cultivation and Product Manufacturing Establishment at 1 Mear Road, Holbrook, MA 02343 in accordance with M.G.L. ch. 94G and the Massachusetts Cannabis Control Commission's regulations at 935 CMR 500.000 et seq. A previous meeting on the topic was held on October 22, 2018.

Interested members of the community are encouraged to ask questions and receive answers from company representatives about the proposed facility and operations.

Ledger 4/23/2019 CN13791266

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A to Z LAWN CARE Complete Maint. & Lawn-care. Lic/Ins. Free est. 617-335-6863, 781-447-0602

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Dental Hygienist P/T Tuesdays, for Pleasant Family Dental Practice. Call 781-585-3497

General Help

Furnace, Chimmney and Boiler Cleaners needed- F/T & P/T Contact David O'Brien 857-249-9030

HVAC WAREHOUSE 40 hrs/week in Avon, M-F with O/T avail. Health ins & benefits. Will train. Background check & drug screen. Email resume: **brak@robinsonsupply.com**

ON THE SPOT INTERVIEWS VAN DRIVERS Special needs. P/T, M-F Bonus plan. Co. van Drug Free Workplace 7D preferred, not req'd 1-866-WRK4VHS



MERCHANDISE

Flea Markets

TRI-TOWN ROTARY Semi-Annual Flea Market Marshfield Fairgrounds Sun, May 19, 8am. Admission \$5. Vendors wanted Vendors contact **tritownrotary@yahoo.com** or 617-271-9180 For more info, visit: **www.tritownrotary.com**

Garage & Yard Sales

QUINCY: VENDORS WANTED: 9th Annual Indoor/Outdoor Yard Sale & Craft Show, \$30/table. 5/4, 9am to 3pm. Rain or shine. Bethany Cong. Ch., 18 Spear St., Quincy. Jean, 617-698-1646 or Church, 617-479-7300

Appliances

WASHER & DRYER Like new, both electric. \$75. (617) 347-3049

Fuel Oil

HIGHWAY FUEL Discount Oil. Auto delivery. Credit cards & fuel assistance. 781-749-8373

Miscellaneous for Sale

ARTISTS F ESEAL Base 24x34 w/wheels \$75. 508-208-8329. Avon.

Black & Decker 3 in 1 can opener like new. \$10. 781-344-6347

DRY DRIFTWOOD need truck, take all. \$25. 617-653-2103 or 617-698-2833 lv msg.

FREE

Kimball Spinnet Piano w/matching bench. Exc. cond. You pick up! (781) 760-3834

Havahart Trap. 31" long, 8" x 8" opening. \$25. (617) 472-3134

LEVI'S

Misses 8 petite grey jeans, w/tags. \$25. Call 617-774-7172

TREADMILL PRO-FORM 1030 You pick up. \$75 CASH ONLY . 781-294-0631

ZENITH/LG 27" FLOOR MODEL COLOR TV, last of this model 2004. Exc. cond. \$75. 508-823-5717.

Computers & Equipment

2 HP MONITORS, flat screen, 18" & 22" Sparingly used. \$35 for both 781-293-9377

Pets & Supplies

1 yr old Guinea Pig female spayed. Playpen/all access incl. To good home only. 774-285-0667

DOG CRATES

Small, medium and large. \$75/bo. for all. 508-783-4246

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CASH FOR TOOLS: Hand/Pwr, Carpenters, Machinists, Mechanics, Plumbers, Rollaways. 1-800-745-8665.

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Little Richie's Antiques Records, musical instr., cameras, toys, Lladros, silver, gold, paintings, tools, turn, clocks, jewelry, coins, military, swords. Buying estates. CASH PAID. 781-380-8165 50 Hancock St., Braintree



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Rooms for Rent

Hull/Nantasket Bch FREE RENT/ 1 WEEK Incls. utils., fridge, micro, cable, HBO, WiFi. From \$165/wk 781-925-1883

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Apartments

HULL-Spacious 1, 2 & 3BR. Section 8 approved. Parking. Near beach. Terry, 617-259-5042.

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Automobiles

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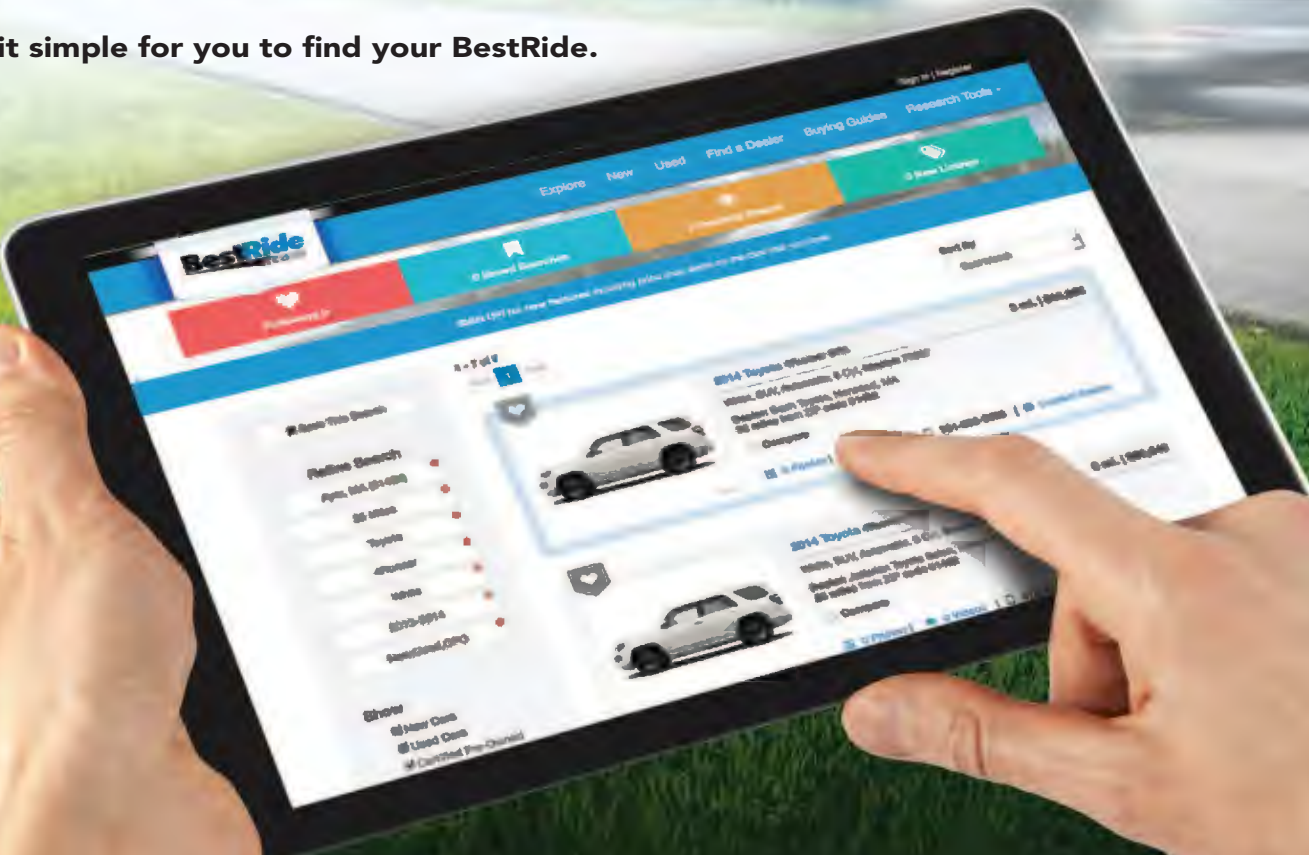
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TOWN CLERK

**NOTICE OF ADDITIONAL COMMUNITY OUTREACH MEETING**  
**MASSMEDICUM CORP.**

APR 26 AM 11:17 '19  
HOLBROOK

Notice is hereby given that MassMedicum Corp. will hold a Community Outreach Meeting on May 6, 2019 at the Brook Kitchen and Tap, 200 South Franklin Street, Holbrook, MA 02343 at 6:00 PM to discuss the proposed siting of an Adult Use Cultivation and Product Manufacturing Establishment at 1 Mear Road, Holbrook, MA 02343 in accordance with M.G.L. ch. 94G and the Massachusetts Cannabis Control Commission's regulations at 935 CMR 500.000 *et seq.* A previous meeting on the topic was held on October 22, 2018.

Interested members of the community are encouraged to ask questions and receive answers from company representatives about the proposed facility and operations.

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*Zoning Board*

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Planning Board

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Board of Health



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**TOWN OF HOLBROOK  
Board of Assessors  
50 N. Franklin Street  
Holbrook, MA 02343**

4.26.19

**NOTICE OF ADDITIONAL COMMUNITY OUTREACH MEETING  
MASSMEDICUM CORP.**

TOWN CLERK  
APR 26 AM 11:17 '19  
HOLBROOK

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Received  
Tina  
4/26/19

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## Plan to Remain Compliant with Local Bylaws and Regulations

MassMedicum Corp. (“MassMedicum”) will remain compliant at all times with the local bylaws, regulations, and codes applicable to MassMedicum’s proposed Marijuana Cultivation and Product Manufacturing Establishment located at One Mear Road in Holbrook.

In accordance with the Zoning By-Laws, MassMedicum’s proposed Marijuana Cultivation and Product Manufacturing Establishment is located in the area in West Holbrook along Mear Road and within the bounds as described in Section 9.5.3 of the Zoning By-Laws. In compliance with 935 CMR 500.110(3), the property is not located within 500 feet of an existing public or private school providing education to children in kindergarten or grades 1 through 12.

As required by Holbrook’s Zoning By-Laws, MassMedicum will apply for a Special Permit and Site Plan Review approval from the Planning Board. In accordance with Section 10.5.7 of Holbrook’s Zoning By-Laws, the Special Permit will lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within 36 months following the filing of the special permit approval with the Town Clerk.

MassMedicum will apply for a Building Permit from the Town of Holbrook Building Inspector prior to commencing construction, as well as obtain a Certificate of Occupancy from the Town of Holbrook Building Commissioner prior to commencing operations. MassMedicum will also apply for any other local permits and approvals required to operate a Marijuana Cultivation and Product Manufacturing Establishment at the proposed location. MassMedicum will comply with all conditions and standards set forth in any local permit or approval.

MassMedicum has already attended several meetings with various municipal officials and boards to discuss MassMedicum’s plans for a proposed marijuana establishment and has executed a Host Community Agreement with Holbrook. MassMedicum will continue to work cooperatively with various municipal departments, boards, and officials to ensure that MassMedicum’s Marijuana Establishment remains compliant with all local laws, regulations, rules, and codes with respect to design, construction, operation, and security.

**MASSMEDICUM CORP.**

**One Mear Road  
Holbrook, MA 02343**

June 28, 2021

Town Clerk  
Holbrook Town Hall  
50 N Franklin Street  
Holbrook, MA 02343

**Re: Request for Records of Costs Related to MassMedicum Corp.'s co-located Holbrook Medical Marijuana & Adult Use Cultivation and Processing Facility**

Dear Ms. Tarara,

Please be advised that as a requirement of MassMedicum Corp.'s ("MassMedicum") license renewal approval for its co-located Medical Marijuana & Adult Use Cultivation and Processing Facility ("Cultivation Facility") in the Town of Holbrook ("Holbrook" or "Town"), the Cannabis Control Commission (the "Commission") is requiring MassMedicum to submit documentation that it requested from its Host Community the records of any cost to the Town, whether anticipated or actual, resulting from the licensee's operation within its borders.

Accordingly, please accept this correspondence as MassMedicum's formal request to the Town to produce the records of any cost, whether anticipated or actual, resulting from MassMedicum's operation within the Town. 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 by MassMedicum to the Commission. As the Town is aware, any cost to the Town imposed by the operation of the Cultivation Facility shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

MassMedicum respectfully requests that the Town respond to this request as soon as possible, so that MassMedicum can timely comply with the conditions of its license renewal.

If we can provide additional information, please do not hesitate to ask.

Sincerely,




---

James T. Kurnick, M.D.  
CEO, MassMedicum Corp.  
[drj@massmedicum.com](mailto:drj@massmedicum.com)  
781-799-6629

**MASSMEDICUM CORP**  
**MUNICIPAL RESPONSE ATTESTATION – HOLBROOK**

On behalf of MassMedicum Corp (“MassMedicum”), I, James T Kurnick, do hereby certify the following:

- In accordance with the requirements of MassMedicum’s license renewals for its adult-use Marijuana Cultivator and Marijuana Product Manufacturer licenses (MC281929 and MP281687), MassMedicum requested from Holbrook (the “Host Community”) the records of any cost to the Host Community, whether anticipated or actual, resulting from MassMedicum’s operation within its borders (the “Request”).
- As of the date of this attestation, MassMedicum has not received a response from the Host Community with respect to the Request.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date July 2, 2021

Name: James T Kurnick

Title: President

Entity: MassMedicum Corp

## PLAN TO POSITIVELY IMPACT AREAS OF DISPROPORTIONATE IMPACT

### OVERVIEW

MassMedicum Corp. (“MassMedicum”) is dedicated to serving and supporting populations falling within areas of disproportionate impact, which the Massachusetts Cannabis Control Commission (the “Commission”) has identified as the following:

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

To support such populations, MassMedicum has created the following Plan to Positively Impact Areas of Disproportionate Impact (the “Plan”) and has identified and created goals/programs to positively impact past or present residents of the City of Taunton, one of the municipalities in which MassMedicum has received a Provisional Certificate of Registration from the Commission’s Medical Use of Marijuana Program to operate a retail Medical Marijuana Treatment Center.

### GOALS

In order for MassMedicum to positively impact Taunton residents, MassMedicum has established the following goals:

1. Ensuring that at least 10% of Taunton dispensary staff members are from Taunton by providing regular staffing audits of employees hired, retained, and promoted who are past or present residents of Taunton;
2. Reducing barriers to entry in the commercial adult-use cannabis industry; and
3. Providing business assets towards endeavors in Taunton that will have a positive impact on the members of these communities.

### PROGRAMS

MassMedicum has developed specific programs to effectuate its stated goals to positively impact Taunton. Such programs will include the following:

1. Instituting a preferential hiring program for Taunton residents, which will include ongoing outreach at Taunton-based career fairs (at least once annually in each location) and posting available positions in the Taunton Daily Gazette, the Daily Hampshire Gazette, and other such appropriate publications and mediums to attract residents;



2. Conducting at least one industry-specific educational seminar annually on marijuana retailing and marijuana business management for Taunton residents; and
3. Holding quarterly in-store donation drives, including direct giving and ongoing food and clothing drives for residents of Taunton.
4. Providing a monetary donation of at least seventeen thousand five hundred dollars (\$17,500.00) at least once annually to Taunton Police Department with goals to improve Taunton that will have a positive impact on members of the Taunton community by providing funding for substance abuse and outreach.
5. Providing a monetary donation of at least seventeen thousand five hundred dollars (\$17,500.00) at least once annually to Old Colony YMCA - Taunton with goals to improve Taunton that will have a positive impact on members of the Taunton community.

## MEASUREMENTS

The Director of Community Outreach will administer the Plan and will be responsible for developing measurable outcomes to ensure MassMedicum continues to meet its commitments. Such measurable outcomes, in accordance with MassMedicum's goals and programs described above, include:

- Ensuring that at least 10% of Taunton dispensary staff members are from Taunton by providing regular staffing audits of employees hired, retained, and promoted who are past or present residents of Taunton;
- Documenting each Taunton-based career fair attended and the job opening advertisements posted in the Taunton Daily Gazette, the Daily Hampshire Gazette, and other publications and mediums as well as documenting the number of Taunton residents interviewed and hired as a result of these hiring initiatives;
- Documenting the number and subject matter of industry-specific educational seminars offered and performed, and the number of Taunton residents that attended;
- Documenting each in-store donation drive, including the date of each donation, the items donated, and the individual or entity to whom the donations were made; and
- Documenting each monetary donation made annually to the Taunton Police Department and to the Old Colony YMCA – Taunton, including the date of each donation and the amount donated.

Beginning upon receipt of MassMedicum's first Provisional License from the Commission to operate a Marijuana Establishment in the Commonwealth, MassMedicum will utilize the proposed measurements to assess its Plan and will account for demonstrating proof of success or progress of the Plan upon the yearly renewal of the license. The Director of Community Outreach will review and evaluate MassMedicum's measurable outcomes no less than quarterly to ensure that MassMedicum is meeting its commitments. Such

evaluation will include a staffing analysis, which will include a comprehensive review of MassMedicum's personnel files. The staffing analysis will include the number of individuals from Taunton who were hired and retained for a period of no less than six months. MassMedicum is mindful that demonstration of the Plan's progress and success will be submitted to the Commission upon renewal.

#### ACKNOWLEDGEMENTS

MassMedicum 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 MassMedicum will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.

As identified above, MassMedicum intends to donate to the Taunton Police Department and the Old Colony YMCA-Taunton and acknowledges that the Taunton Police Department and the Old Colony YMCA-Taunton have been contacted and will receive the donation described above. Letters confirming the proposed donations are included with this application submission.



**FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY**

September 24, 2019

To whom it may concern:

Since 1887, the Old Colony Y has provided programs and services designed to help people of all ages and abilities build healthy spirits, minds, and bodies. We offer a full range of recreational, educational and fitness programming and activities that stress positive values to enrich the individual, strengthen the family, and enhance the quality of life for all community members. Services provided at OCY include health and fitness programs, competitive sports, swimming instruction, leadership and character development training, childcare, after-school programs, mentoring, and comprehensive summer camping programs. In addition, we have operated a Social Service Branch since 1972, providing residential and community-based treatment, shelter and wraparound services for families experiencing homelessness and licensed mental health and substance abuse services.

A main component of our work in social services includes direct support for individuals, youth, and families suffering from addiction. Any charitable funds Old Colony Y may receive from companies, such as MassMedicum Corp., that grow or sell marijuana, will be restricted for the sole purpose of providing services and treatment to those affected by substance abuse. Funds contributed by MassMedicum Corp. will be earmarked for use within the Taunton branch.

Sincerely,

Vincent J. Marturano  
President & CEO  
Old Colony YMCA



## CITY OF TAUNTON POLICE DEPARTMENT

CHIEF  
EDWARD JAMES WALSH

23 SUMMER STREET  
TAUNTON, MA 02780  
(508) 821-1471  
December 17, 2019

MassMedicum Corp.  
One Mear Road  
Holbrook, MA 02343

Dear MassMedicum Corp.:

Please allow this letter to confirm that the Taunton Police Department has been contacted by MassMedicum Corp. ("MassMedicum") regarding a partnership and intended annual monetary donations. MassMedicum initiated this contact and its proposal of making annual monetary donations, and its proposal is in no way requested or required by the City. MassMedicum communicated that its intention in proposing this program is to satisfy its obligations under Cannabis Control Commission regulations to present a plan to positively impact Areas of Disproportionate Impact of the war on drugs, and that Taunton was such a designated Area. MassMedicum has communicated that the purpose of the donations would be to fund substance abuse treatment programs and outreach. It is my understanding that this program would be entirely separate and distinct from any payments that MassMedicum is required to make as part of its Host Community Agreement.

Please allow this letter to confirm that in my view funding of substance abuse treatment and outreach programs would have a positive impact. Obviously, the extent of that impact will depend on the amount of funding and the particulars of the program. I am advised that donations to a municipality will have to be approved by the Municipal Council. Similarly, the parameters of the proposed programs and outreach will have to be determined and approved, I assume, by the Mayor and Municipal Council. Subject to the above limitations, I am of the opinion that funding for treatment and outreach would have a positive impact on the community are dependent on this determination so we are looking for an answer as expeditiously as possible.

If I can be of any further assistance, feel free to contact me at 508-821-1471 or via email at [chief@tauntonpd.com](mailto:chief@tauntonpd.com).

Respectfully,

Edward James Walsh, Esq.  
Chief of Police

**BYLAWS  
OF  
MASSMEDICUM CORP.**

## **BYLAWS OF MASSMEDICUM CORP.**

### **ARTICLE I: GENERAL**

**Section 1.01 Name and Purposes.** The name of the Corporation is MassMedicum Corp. (the “**Corporation**”). The purpose of the Corporation shall be as set forth in the Corporation’s Articles of Entity Conversion as adopted and filed with the Office of the Secretary of State of the Commonwealth of Massachusetts (as now in effect or as hereafter amended or restated from time to time, the “**Articles of Entity Conversion**”) pursuant to Chapter 156D of the Massachusetts General Laws, as now in effect and as hereafter amended, or the corresponding provision(s) of any future Massachusetts General Law (“**Chapter 156D**”).

**Section 1.02 Articles of Entity Conversion.** These Bylaws (“**Bylaws**”), the powers of the Corporation and its shareholders and Board of Directors, and all matters concerning the conduct and regulation of the business of the Corporation, shall be subject to the provisions in regard thereto that may be set forth in the Articles of Entity Conversion. In the event of any conflict or inconsistency between the Articles of Entity Conversion and these Bylaws, the Articles of Entity Conversion shall control.

**Section 1.03 Corporate Seal.** The Board of Directors may adopt and alter the seal of the Corporation. The seal of the Corporation, if any, shall, subject to alteration by the Board of Directors, bear its name, the word “Massachusetts” and the year of its incorporation.

**Section 1.04 Fiscal Year.** The fiscal year of the Corporation shall commence on January 1, and end on the following December 31 of each year, unless otherwise determined by the Board of Directors.

**Section 1.05 Location of Principal Office of the Corporation.** The principal office of the Corporation shall be located at such place within the Commonwealth of Massachusetts as shall be fixed from time to time by the Board of Directors, and if no place is fixed by the Board of Directors, such place as shall be fixed by the President.

### **ARTICLE II: SHAREHOLDERS**

**Section 1.01 Place of Meeting.** Meetings of the shareholders shall be held at any place within or without the Commonwealth of Massachusetts that may be designated by the Board of Directors. Absent such designation, meetings shall be held at the principal office. The Board of Directors may, in its discretion, determine that the meeting may be held solely by means of remote electronic communication. If authorized by the Board of Directors, and subject to any guidelines and procedures adopted by the Board of Directors, shareholders not physically present at a meeting of shareholders, may participate in a meeting of shareholders by means of electronic transmission by and to the Corporation or electronic video screen communication; and, may be considered present in person and may vote at a meeting of shareholders, whether held at a designated place or held solely by means of electronic transmission by and to the Corporation or electronic video screen communication, subject to the conditions imposed by applicable law.

**Section 1.02 Annual Meeting.** The annual meeting of shareholders of this Corporation shall be held on such date and at such time as may be designated from time to time by the Board

of Directors. At the annual meeting, Directors shall be elected, and any other business may be transacted that is within the power of the shareholders and allowed by law; *provided, however*, that unless the notice of meeting, or the waiver of notice of such meeting, sets forth the general nature of any proposal to (i) approve or ratify a contract or transaction with a Director or with a corporation, firm or association in which a Director has an interest; (ii) amend the Articles of Entity Conversion of this Corporation; (iii) approve a reorganization or merger involving this Corporation; (iv) elect to wind up and dissolve this Corporation; or (v) effect a plan of distribution upon liquidation otherwise than in accordance with the liquidation preferences of outstanding shares with liquidation preferences, no such proposal may be approved at an annual meeting.

**Section 1.03 Special Shareholders' Meetings.** Special meetings of the shareholders, for any purpose whatsoever, may be called at any time by the President, the Board of Directors or by shareholders entitled to cast not less than ten percent (10%) of the Corporation's voting power. Any person entitled to call a special meeting of shareholders (other than the Board of Directors) may make a written request to the Chair of the Board (if any), President, Vice President (if any) or Secretary of the Corporation, specifying the general purpose of such meeting and the date, time and place of the meeting, which date shall be not less than fifteen (15) days nor more than sixty (60) days after the receipt by such officer of the request. Within twenty (20) days after receipt of the request, the officer receiving such request forthwith shall cause notice to be given to the shareholders entitled to vote at such meeting, stating that a meeting will be held on the date and at the time and place requested by the person or persons requesting a meeting and stating the general purpose of the meeting. If such notice is not given twenty (20) days after receipt by the officer of the request, the person or persons requesting the meeting may give such notice. No business shall be transacted at a special meeting unless its general nature shall have been specified in the notice of such meeting; *provided, however*, that any business may be validly transacted if the requirements for such validity, as provided in Section 2.12 of these Bylaws, are met.

**Section 1.04 Shareholder Nominations and Proposals.** For business (including, but not limited to Director nominations) to be properly brought before an annual or special meeting by a shareholder, the shareholder or shareholders of record intending to propose the business (the "**Proposing Shareholder**") must have given written notice of the Proposing Shareholder's nomination or proposal, either by personal delivery or by the United States mail to the Secretary of the Corporation. In the case of an annual meeting, the Proposing Shareholder must give such notice to the Secretary of the Corporation no earlier than one hundred and twenty (120) calendar days and no later than ninety (90) calendar days before the date such annual meeting is to be held. If the current year's meeting is called for a date that is not within thirty (30) days of the anniversary of the previous year's annual meeting, notice must be received not later than ten (10) calendar days following the day on which public announcement of the date of the annual meeting is first made. In no event will an adjournment or postponement of an annual meeting of shareholders begin a new time period for giving a Proposing Shareholder's notice as provided above.

For business to be properly brought before a special meeting of shareholders, the notice of meeting sent by or at the direction of the person calling the meeting must set forth the nature of the business to be considered. A shareholder or shareholders who have made a written request for a special meeting pursuant to Section 2.03 of these Bylaws may provide the information required for notice of a shareholder proposal under this Section 2.04 simultaneously with the written request for the

meeting submitted to the Secretary or within ten (10) calendar days after delivery of the written request for the meeting to the Secretary.

A Proposing Shareholder's notice shall include as to each matter the Proposing Shareholder proposes to bring before either an annual or special meeting:

- (a) The name(s) and address(es) of the Proposing Shareholder(s).
- (b) The classes and number of shares of capital stock of the Corporation held by the Proposing Shareholder.
- (c) If the notice regards the nomination of a candidate for election as Director:
  - (i) The name, age, business and residence address of the candidate;
  - (ii) The principal occupation or employment of the candidate; and
  - (iii) The class and number of shares of the Corporation beneficially owned by the candidate.
- (d) If the notice is in regard to a proposal other than a nomination of a candidate for election as Director, a brief description of the business desired to be brought before the meeting and the material interest of the Proposing Shareholder of such proposal.

**Section 1.05 Notice of Shareholders' Meeting.** Except as otherwise provided by law, written notice stating the place, day and hour of the meeting, and, in case of a special meeting, the nature of the business to be transacted at the meeting, shall be given at least ten (10) days and not more than sixty (60) days before the meeting. In the case of an annual meeting, notice will include matters the Corporation's Board of Directors intends, at the time of the giving of the first of such notices, to present to the shareholders for action, and in the case of a meeting at which Directors are to be elected, the names of nominees that the Board of Directors, at the time of the giving of the first of such notices, intends to present to the shareholders for election. Proof that notice was given shall be made by affidavit of the Secretary, assistant Secretary, transfer agent or Director, or of the person acting under the direction of any of the foregoing, who gives such notice, and such proof of notice shall be made part of the minutes of the meeting. Such affidavit shall be prima facie evidence of the giving of such notice. It shall not be necessary to state in a notice of any meeting of shareholders as a purpose thereof any matter relating to the procedural aspects of the conduct of such meeting.

Notice shall be given personally, by electronic transmission or by mail, by or at the direction of the Secretary, or the officer or person calling the meeting, to each shareholder entitled to vote at the meeting. If remote participation in the meeting has been authorized by the Board of Directors, the notice shall also provide a description of the means of any electronic transmission by and to the Corporation or electronic video screen communication by which shareholders may be considered present and may vote and otherwise participate at the meeting.

If mailed, the notice shall be deemed to be given when deposited in the United States mail addressed to the shareholder at the shareholder's address as it appears on the share transfer records



of the Corporation, with postage thereon prepaid. Notice may be given to the shareholder by electronic transmission. Notice by electronic transmission is deemed given when the notice satisfies any of the following requirements:

- (a) Transmitted to a facsimile number provided by the shareholder for the purpose of receiving notice.
- (b) Transmitted to an electronic mail address provided by the shareholder for the purpose of receiving notice.
- (c) Posted on an electronic network, with a separate notice sent to the shareholder at the address provided by the shareholder for the purpose of alerting the shareholder of a posting.
- (d) Communicated to the shareholder by any other form of electronic transmission consented to by the shareholder.

Notice shall not be given by electronic transmission to a shareholder after either (i) the Corporation is unable to deliver two consecutive notices to such shareholder by such means or (ii) the inability to deliver such notices to such shareholder becomes known to any person responsible for giving such notices. Any person entitled to notice of a meeting may file a written waiver of notice with the Secretary either before or after the time of the meeting. The participation or attendance at a meeting of a person entitled to notice constitutes waiver of notice, except where the person objects, at the beginning of the meeting, to the lawfulness of the convening of the meeting and except that attendance is not a waiver of any right to object to conducting business at a meeting that is required to be included in the notice of the meeting, but not so included.

#### **Section 1.06   *Reserved***

**Section 1.07   Fixing the Record Date.** For the purpose of determining shareholders entitled to notice of or to vote at any meeting of shareholders or any adjournment thereof, the record date shall be the date specified by the Board of Directors in the notice of the meeting. If no date is specified by the Board of Directors, the record date shall be the close of business on the day before the notice of the meeting is mailed to shareholders. If no notice is sent, the record date shall be the date set by the law applying to the type of action to be taken for which a record date must be set.

In the case of action by written consent of the shareholders without a meeting, the record date shall be (a) the date fixed by the Board of Directors or (b) the date that the first shareholder signs the written consent if no date has been fixed by the Board.

A record date fixed under this Section may not be more than seventy (70) days before the meeting or action requiring a determination of shareholders. A determination of shareholders entitled to notice of or to vote at a shareholders' meeting is effective for any adjournment of the meeting unless the Board of Directors fixes a new record date.

**Section 1.08   Quorum of and Action by Shareholders.** A quorum shall be present for action on any matter at a shareholder meeting if a majority of the votes entitled to be cast on the

matter by a voting group is represented at the meeting in person or by proxy. A voting group includes all shares of one or more classes or series that are entitled, by law or the Articles of Entity Conversion, to vote and to be counted together collectively on a matter at a meeting of shareholders.

Once a quorum for a voting group has been established at a meeting, the shareholders in that voting group represented in person or by proxy at the meeting are deemed present for quorum purposes for the remainder of the meeting and for any adjournment unless:

- a. The shareholder attends the meeting solely to object to defective notice or the conduct of the meeting on other grounds and does not vote the shares or take any other action at the meeting.
- b. The meeting is adjourned and a new record date is set for the adjourned meeting.

The shareholders in a voting group represented in person or by proxy at a meeting of shareholders, even if not comprising a quorum, may adjourn the meeting as to the voting group until a time and place as may be determined by a vote of the holders of a majority of the shares of the voting group represented in person or by proxy at that meeting. If the meeting is adjourned for more than 120 days after the date fixed for the original meeting, a new record date must be fixed by the Board of Directors; notice of the meeting must be given to the shareholders who are members of the voting group as of the new record date, and a new quorum for the meeting must be established.

#### **Section 1.09   *Reserved***

**Section 1.10   Conduct of Meetings.** The Board of Directors may adopt by resolution rules and regulations for the conduct of meetings of the shareholders as it shall deem appropriate. At every meeting of the shareholders, the President, or in his or her absence or inability to act, a Director or officer designated by the Board of Directors, shall serve as the presiding officer. The Secretary or, in his or her absence or inability to act, the person whom the presiding officer of the meeting shall appoint the secretary of the meeting, shall act as secretary of the meeting and keep the minutes thereof.

The presiding officer shall determine the order of business and, in the absence of a rule adopted by the Board of Directors, shall establish rules for the conduct of the meeting. The presiding officer shall announce the close of the polls for each matter voted upon at the meeting, after which no ballots, proxies, votes, changes or revocations will be accepted. Polls for all matters before the meeting will be deemed to be closed upon final adjournment of the meeting.

**Section 1.11   Voting of Shares.** Unless otherwise provided by law or in the Articles of Entity Conversion, each shareholder entitled to vote is entitled to one (1) vote for each share of common stock. Any holder of shares entitled to vote on any matter may vote part of such shares in favor of the proposal and refrain from voting the remaining shares or vote them against the proposal. If a shareholder fails to specify the number of shares such shareholder is voting affirmatively, it will be conclusively presumed that the shareholder's approving vote is with respect to all shares such shareholder is entitled to vote.

**Section 1.12 Consent of Absentees.** The transactions of any meeting of shareholders, however called or noticed, are as valid as though had at a meeting duly held after regular call and notice, if a quorum is present either in person or by proxy, and if, either before or after the meeting, each of the persons entitled to vote, not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. The waiver notice, or consent need not specify the business transacted or purpose of the meeting, except as required by Chapter 156D. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

**Section 1.13 Voting by Proxy or Nominee.** Every person entitled to vote or execute consents may do so either in person or by one (1) or more agents authorized by a written proxy executed by the person or such person's duly authorized agent and filed with the Secretary of the Corporation. A proxy is not valid after the expiration of eleven (11) months from the date of its execution, unless the person executing it specifies therein the length of time for which it is to continue in force. Except as set forth below, any proxy duly executed is not revoked, and continues in full force and effect, until an instrument revoking it, or a duly executed proxy bearing a later date, executed by the person executing the prior proxy and presented to the meeting, is filed with the Secretary of the Corporation, or unless the person giving the proxy attends the meeting and votes in person, or unless written notice of the death or incapacity of the person executing the proxy is received by the Corporation before the vote by such proxy is counted. A proxy that states on its face that it is irrevocable will be irrevocable for the period of time specified in the proxy, if held by a person (or nominee of a person) specified by law to have sufficient interest to make such proxy irrevocable and only so long as he shall have such interest, subject to Chapter 156D, § 7.22.

**Section 1.14 Action by Shareholders Without a Meeting.** Any action, that, under any provision of Chapter 156D may be taken at a meeting of the shareholders, may be taken without a meeting and without prior notice if a consent in writing, setting forth the action so taken, shall be signed by the holders of the outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all shares are entitled to vote thereon were present and voted; *provided, however*, that unless the consents of all shareholders entitled to vote have been solicited in writing, notice shall be given (in the same manner as notice of meetings is to be given), and within the time limits prescribed by law, of such action to all shareholders entitled to vote who did not consent in writing to such action; and *provided, further*, that Directors may be elected by written consent only if such consent is unanimously given by all shareholders entitled to vote, except that action taken by shareholders to fill one (1) or more vacancies on the Board other than a vacancy created by the removal of a Director, may be taken by written consent of a majority of the outstanding shares entitled to vote.

### **ARTICLE III: DIRECTORS**

**Section 1.15 Number of Directors; Identity of Initial Directors.** The authorized number of Directors of the Corporation shall be four (4) until changed by an amendment to these Bylaws duly adopted in accordance with these Bylaws by the vote or written consent of a majority of the outstanding shares entitled to vote. The initial Directors shall be:

- (a) James T. Kurnick;

- (b) Jack M. Swig;
- (c) Dean Manheimer; and
- (d) Gary Magnant

**Section 1.16 Powers.** All corporate power shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, the Board of Directors, except such powers expressly conferred upon or reserved to the shareholders, and subject to any limitations set forth by law, by the Articles of Entity Conversion or by these Bylaws.

**Section 1.17 Term of Office.** Directors shall hold office until the next annual meeting of shareholders and until their successors are elected.

**Section 1.18 Vacancies and Newly Created Directorships.** Vacancies and newly created directorships, whether resulting from an increase in the size of the Board of Directors, from the death, resignation, disqualification or removal of a Director or otherwise, may be filled by election at an annual or special meeting of shareholders called for that purpose or/ solely by the affirmative vote of a majority of the remaining directors then in office, even though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office.

**Section 1.19 Removal.** The Board of Directors may declare vacant the office of a Director who has been declared of unsound mind by an order of the court or convicted of a felony, or who has been barred from ownership of a marijuana business by a final decision of an applicable state or local licensing authority, or otherwise in a manner provided by law.

Any or all of the Directors may be removed from office at any duly called meeting without cause by a vote of the shareholders entitled to elect them. If one (1) or more Directors are so removed at a meeting of shareholders, the shareholders may elect new Directors at the same meeting.

**Section 1.20 Resignation.** A Director may resign effective on giving written notice to the President, unless the notice specifies a later effective date.

**Section 1.21 Meetings of Directors.**

(a) Regular Meetings. A regular annual meeting of the Board shall be held immediately after, and at the same place as, the annual meeting of shareholders for the purpose of electing officers and transacting any other business. The Board may provide for other regular meetings from time to time by resolution.

(b) Special Meetings. Special meetings of the Board for any purpose or purposes may be called at any time by the President, Vice President (if any), Chairman of the Board, the Secretary, by any two (2) Directors or by one (1) Director in the event that there is only one (1) Director. Notice of the time and place of special meetings shall be delivered by mail, electronic delivery or orally. If notice is mailed, it shall be deposited in the United States mail at least two (2) days before the time of the meeting. In the case the

notice is delivered either orally or by electronic delivery shall be delivered at least forty-eight (48) hours before the time of the meeting. Any oral notice given personally or by telephone may be communicated either to the Director or to a person at the office of the Director whom the person giving notice has reason to believe will promptly communicate it to the Director. The notice need not specify the purpose of the meeting nor the place if it is to be held at the principal office of the Corporation.

(c) Place of Meetings. Meetings of the Board may be held at any place within or without the Commonwealth of Massachusetts that has been designated in the notice. If a place has not been stated in the notice or there is no notice, meetings shall be held at the principal office of the Corporation unless another place has been designated by a resolution duly adopted by the Board.

**Section 1.22 Electronic Participation.** Members of the Board may participate in a meeting through conference telephone, electronic video screen communication or other electronic transmission by and to the Corporation. Participation in a meeting by conference telephone or electronic video screen communication constitutes presence in person as long as all Directors participating can hear one another. Participation by other electronic transmission by and to the Corporation (other than conference telephone or electronic video screen communication) constitutes presence in person at the meeting as long as participating Directors can communicate with other participants concurrently, each Director has the means to participate in all matters before the Board, including the ability to propose or object to a specific corporate action, and the Corporation implements some means of verifying that each person participating is entitled to participate and all votes or other actions are taken by persons entitled to participate.

**Section 1.23 Quorum of and Action by Directors.** A majority of the authorized number of Directors constitutes a quorum of the Board for the transaction of business. Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present is the act of the Board of Directors, unless Chapter 156D or the Articles of Entity Conversion require a greater number. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors, if any action is approved by at least a majority of the Directors who constitute the required quorum for such meeting. A quorum of the Directors may adjourn any Directors' meeting to meet again at a stated time and place. In the absence of quorum, a majority of the Directors present may adjourn from time to time. Notice of the time and place of a meeting that has been adjourned for more than twenty-four (24) hours shall be given to the Directors not present at the time of the adjournment.

**Section 1.24 Compensation.** Directors may receive compensation for their services, and the Board of Directors may authorize payment of a fixed fee and expenses of attendance, if any, for attendance at any meeting of the Board of Directors or committee thereof. A Director shall not be precluded from serving the Corporation in any other capacity and receiving compensation for services in that capacity. The Directors may, from time to time, establish compensation policies of the Corporation consistent with this Section 3.10.

**Section 1.25 Action by Directors Without a Meeting.** Any action required or permitted to be taken by the Board of Directors or any committee thereof under Chapter 156D may be taken without a meeting if, prior or subsequent to the action, a consent or consents thereto by all of the

Directors in office, or all the committee members then appointed, is filed with the Secretary to be filed with the minutes of the proceedings of the Board of Directors. Such action by written consent shall have the same force and effect as a unanimous vote of such Directors.

**Section 1.26 Committees of the Board of Directors.** The Board of Directors, by resolution adopted by a majority of authorized Directors, may designate one (1) or more committees, each consisting of two (2) or more Directors, to serve at the pleasure of the Board and to exercise the authority of the Board of Directors to the extent provided in the resolution establishing the committee and permitted by law. The Board of Directors may adopt governance rules for any committee consistent with these Bylaws. The provisions of these Bylaws applicable to meetings and actions of the Board of Directors shall govern meetings and actions of each committee, with the necessary changes made to substitute the committee and its members for the Board of Directors and its members.

A committee of the Board of Directors does not have the authority to:

- (a) Approve actions that require approval of the shareholders or the outstanding shares.
- (b) Fill vacancies on the Board or in any committee.
- (c) Amend or repeal bylaws or adopt new bylaws.
- (d) Amend or repeal any resolution of the Board of Directors that by its terms is not so amendable or repealable.
- (e) Make a distribution to shareholders, except at a rate, in a periodic amount or within a price range set forth in the Articles of Entity Conversion or determined by the Board.

The Board of Directors, by resolution adopted by the majority of authorized Directors, may designate one (1) or more Directors as alternate members of any committee who may replace any absent or disqualified member at any meeting of the committee or for the purposes of any written action by the committee.

The designation of a committee of the Board of Directors and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any member thereof, of any responsibility imposed by law.

#### **ARTICLE IV: OFFICERS**

**Section 1.27 Positions and Election.** The officers of the Corporation shall be elected by the Board of Directors and shall be a President, a Secretary, a Treasurer and all other officers as may from time to time be determined by the Board of Directors. At the discretion of the Board of Directors, the Corporation may also have other officers, including but not limited to one (1) or more Vice Presidents or assistant Vice Presidents, one (1) or more assistant Secretaries, a Chief Executive Officer, a Chief Financial Officer and a Chief Operations Officer, as may be appointed by the Board of Directors, with such authority as may be specifically delegated

to such officers by the Board of Directors. Any two (2) or more offices may be held by the same person.

Each officer shall serve until a successor is elected and qualified or until the earlier death, resignation or removal of that officer. Vacancies or new offices shall be filled at the next regular or special meeting of the Board of Directors.

**Section 1.28 Removal and Resignation.** Any officer elected or appointed by the Board of Directors may be removed with or without cause by the affirmative vote of the majority of the Board of Directors. Removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Any officer chosen by the Board of Directors may resign at any time by giving written notice to the Corporation. Unless a different time is specified in the notice, the resignation shall be effective upon its receipt by the President, the Secretary or the Board.

**Section 1.29 Powers and Duties of Officers.** The powers and duties of the officers of the Corporation shall be as provided from time to time by resolution of the Board of Directors or by direction of an officer authorized by the Board of Directors to prescribe the duties of other officers. In the absence of such resolution, the respective officers shall have the powers and shall discharge the duties customarily and usually held and performed by like officers of corporations similar in organization and business purposes to the Corporation subject to the control of the Board of Directors.

## **ARTICLE V: INDEMNIFICATION OF DIRECTORS AND OFFICERS**

**Section 1.30 Indemnification of Officers or Directors.** The Corporation shall, to the extent permitted by Chapter 156D, indemnify all persons who have served or may serve at any time as officers or Directors of the Corporation and their heirs, executors, administrators, successors and assigns, from and against any and all loss and expense, including amounts paid in settlement before or after suit is commenced, and reasonable attorney's fees, actually and necessarily incurred as a result of any claim, demand, action, proceeding or judgment that may have been asserted against any such persons, or in which these persons are made parties by reason of their being or having been officers or Directors of the Corporation. This right of indemnification shall not exist in relation to matters as to which it is adjudged in any action, suit or proceeding that these persons are liable for negligence or misconduct in the performance of duty.

**Section 1.31 Non-Exclusivity of Indemnification Rights and Authority to Insure.** The foregoing rights of indemnification and advancement of expenses shall be in addition to and not exclusive of any other rights to which any person may be entitled pursuant to any agreement with the Corporation, or under any statute, provision of the Articles of Entity Conversion or any action taken by the Directors or shareholders of the Corporation.

The Corporation may buy and maintain insurance to protect itself and any agent against any expense asserted against them or incurred by an agent, whether or not the Corporation could indemnify the agent against the expense under applicable law or the provisions of this Article V.

## **ARTICLE VI: SHARE CERTIFICATES AND TRANSFER**

**Section 1.32 Share Certificates.** Shares of the Corporation may, but need not, be represented by certificates. Each certificate issued shall bear all statements or legends required by law to be affixed thereto. For all shares issued or transferred without certificates, the Corporation shall within a reasonable time after such issuance or transfer send the shareholder a written statement of the information required on share certificates pursuant to Chapter 156D, § 6.25(b) & (c) and § 6.27. Shareholders can request and obtain a statement of rights, restrictions, preferences and privileges regarding classified shares or a class of shares with two (2) or more series, if any, from the Corporation's principal office. Each certificate issued shall bear all statements or legends required by law to be affixed thereto.

Every certificate for shares shall be signed by (i), the President, or a Vice President and (ii) the Chief Financial Officer, an assistant Treasurer, the Secretary or any assistant Secretary.

**Section 1.33 Transfers of Shares.** Transfer of shares of the Corporation shall be made only on the books of the Corporation by the registered holder thereof or by such other person as may under law be authorized to endorse such shares for transfer, or by such shareholder's attorney thereunto authorized by power of attorney duly executed and filed with the Secretary or transfer agent of the Corporation. Except as otherwise provided by law, upon surrender to the Corporation or its transfer agent of a certificate for shares duly endorsed or accompanied by proper evidence of succession, assignment or authority to transfer, it shall be the duty of the Corporation to issue a new certificate to the person entitled thereto, cancel the old certificate and record the transaction upon its books.

**Section 1.34 Registered Shareholders.** The Corporation may treat the holder of record of any shares issued by the Corporation as the holder in fact thereof, for purposes of voting those shares, receiving distributions thereon or notices in respect thereof, transferring those shares, exercising rights of dissent with respect to those shares, exercising or waiving any preemptive right with respect to those shares, entering into agreements with respect to those shares in accordance with the laws of the Commonwealth of Massachusetts or giving proxies with respect to those shares.

**Section 1.35 Lost, Stolen, or Destroyed Certificates.** The Board of Directors may issue a new share certificate in place of any certificate it previously issued that the shareholder alleges to have been lost, stolen or destroyed provided that the shareholder or the shareholder's legal representative of the lost, stolen or destroyed certificate shall give the Corporation an affidavit of loss and a bond or other adequate security sufficient to indemnify the Corporation against any potential claim against the Corporation because of the alleged loss, theft or destruction of any such certificate or the issuance of such new certificate.

## **ARTICLE VII: CORPORATE RECORDS AND INSPECTION**

**Section 1.36 Records.** The Corporation shall maintain adequate and correct books and records of account, minutes of the proceedings of the shareholders, Board of Directors and committees of the Board of Directors, and a record of its shareholders, including names and addresses of all shareholders and the number and class of shares held, along with any



other records required by law. The Corporation shall keep such record of its shareholders at its principal office, as fixed by the Board of Directors from time to time, or at the office of its transfer agent or registrar. The Corporation shall keep its books and records of account and minutes of the proceedings of the shareholders, Board of Directors and committees of the Board of Directors at its principal office, or such other location as shall be designated by the Board of Directors from time to time.

**Section 1.37 Inspection of Books and Records.** The Corporation's accounting books and records and minutes of proceedings of the shareholders, Board of Directors and committees of the Board of Directors shall, to the extent provided by law, be open to inspection of Directors, shareholders and voting trust certificate holders, in the manner provided by law.

**Section 1.38 Certification and Inspection of Bylaws.** The Corporation shall keep in its principal office the original or a copy of these Bylaws as amended or otherwise altered to date, which shall be open to inspection by the shareholders at all reasonable times during office hours.

## **ARTICLE VIII: MISCELLANEOUS**

**Section 1.39 Checks, Drafts, Etc.** All checks, drafts or other instruments for payment of money or promissory notes of the Corporation shall be signed by an officer or officers or any other person or persons as shall be determined from time to time by resolution of the Board of Directors.

**Section 1.40 Conflict with Applicable Law or Articles of Entity Conversion.** Unless the context requires otherwise, the general provisions, rules of construction and the definitions of Chapter 156D shall govern the construction of these Bylaws. These Bylaws are adopted subject to any applicable law and the Articles of Entity Conversion. Whenever these Bylaws may conflict with any applicable law or the Articles of Entity Conversion, such conflict shall be resolved in favor of such law or the Articles of Entity Conversion.

**Section 1.41 Invalid Provisions.** If any one (1) or more of the provisions of these Bylaws, or the applicability of any provision to a specific situation, shall be held invalid or unenforceable, the provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of these Bylaws and all other applications of any provision shall not be affected thereby.

**Section 1.42 Emergency Management of the Corporation.** In anticipation of or during an emergency, as defined in Chapter 156D, § 3.03(d), the Board, in order to conduct the ordinary business affairs of the Corporation, shall modify procedures, including, but not limited to, calling a Board meeting, quorum requirements for such Board meeting and designation of additional or substitute Directors; *provided*, that such modifications may not conflict with the Articles of Entity Conversion.

In anticipation of or during an emergency, the Corporation shall be able to take any and all of the following actions to conduct the Corporation's ordinary business affairs and operations:

- (a) Modify lines of succession to accommodate the incapacity of any Director, officer, employee or agent resulting from the emergency.

(b) Relocate the principal office or designate alternative principal offices or regional offices.

(c) Give notice to Directors in any practicable matter under the circumstances, including but not limited to publication and radio, when notice of a Board meeting cannot be given in a manner prescribed by these Bylaws.

(d) Deem that one (1) or more officers present at a Board meeting is a Director as necessary to achieve a quorum for that meeting.

**Section 1.43 Reports.** The Corporation shall provide all shareholders with notice of the availability of annual financial reports of the Corporation before the earlier of the annual meeting of the shareholders or one hundred and twenty (120) days after the close of the fiscal year. Such financial reports shall be prepared and provided to the shareholders upon request in compliance with Chapter 156D, § 16.20.

**Section 1.44 Advisement of Counsel.** THE CULTIVATION, PRODUCTION AND SALE OF CANNABIS IS ILLEGAL UNDER FEDERAL LAW. NEITHER THE OFFICERS, DIRECTORS, NOR ATTORNEYS FOR CORPOATION, HAVE MADE OR SHALL MAKE ANY REPRESENTATION TO THE CONTRARY WHILE SUCH SALE REMAINS ILLEGAL.

#### **ARTICLE IX: AMENDMENT OF BYLAWS**

**Section 1.45 Amendment by Shareholders.** Shareholders may adopt, amend or repeal these Bylaws by the vote or written consent of the holders of a majority of the outstanding shares entitled to vote, except as otherwise provided by law, these Bylaws or the Articles of Entity Conversion.

**Section 1.46 Amendment by Directors.** Subject to the rights of shareholders as provided in Article IX, and the statutory limitations of Chapter 156D, the Board of Directors may adopt, amend or repeal these Bylaws.

[SIGNATURE PAGE TO FOLLOW]

**CERTIFICATE OF SECRETARY  
OF  
MASSMEDICUM CORP.**

The undersigned, Jack M. Swig, hereby certifies that he is the duly elected and acting Secretary of MassMedicum Corp., a Massachusetts corporation (the "**Corporation**"), and that the foregoing Bylaws were adopted as the Bylaws of the Corporation as of OCTOBER 25, 2018, and that the same do now constitute the Bylaws of the Corporation.

IN WITNESS WHEREOF, the undersigned has executed this certificate on behalf of the Corporation as of this 25<sup>th</sup> day of OCTOBER, 2018.

**MASSMEDICUM CORP.**

By: \_\_\_\_\_

Name: Jack M. Swig

Title: Secretary

*Jack M. Swig*



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

William Francis Galvin  
Secretary of the  
Commonwealth

Date: September 19, 2019

To Whom It May Concern :

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

**MASSMEDICUM CORP.**

is a domestic corporation organized on **November 20, 2018** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

A handwritten signature in blue ink, reading "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 19090416370

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by:

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# The Commonwealth of Massachusetts

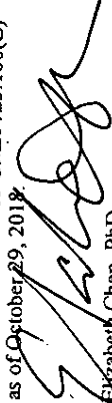
William Francis Galvin  
Secretary of the Commonwealth  
One Ashburton Place, Boston, Massachusetts 02108-1512

FORM MUST BE TYPED

## Articles of Entity Conversion of a Domestic Non-Profit with a Pending Provisional or Final Certification to Dispense Medical Use Marijuana to a Domestic Business Corporation (General Laws Chapter 156D, Section 9.53; 950 CMR 113.30)

FORM 1

MassMedicum Corp. is a registrant  
with the Department of Public Health  
in accordance with 105 CMR 725.100(C)  
as of October 29, 2018.

  
Elizabeth Chen, PhD  
Interim Director  
Bureau of Health Care Safety and Quality  
Massachusetts Department of Public Health

- (1) Exact name of the non-profit: MassMedicum Corp.
- (2) A corporate name that satisfies the requirements of G.L. Chapter 156D, Section 4.01:  
MassMedicum Corp.
- (3) The plan of entity conversion was duly approved in accordance with the law.
- (4) The following information is required to be included in the articles of organization pursuant to G.L. Chapter 156D, Section 2.02(a) or permitted to be included in the articles pursuant to G.L. Chapter 156D, Section 2.02(b):

### ARTICLE I

The exact name of the corporation upon conversion is:

MassMedicum Corp.

### ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. Chapter 156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:\*

The corporation is organized: (a) to cultivate, manufacture, market, promote, sell, distribute and otherwise provide products containing cannabis, products that enable persons to consume cannabis in different forms, and other related products, for medicinal uses, but only in accordance with the laws of the Commonwealth of Massachusetts; (b) to engage in all activities incidental thereto; and (c) to engage in any other activities in which a corporation formed under the laws of the Commonwealth of Massachusetts may lawfully engage.

### ARTICLE III

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

WITHOUT PAR VALUE		WITH PAR VALUE		
TYPE	NUMBER OF SHARES	TYPE	NUMBER OF SHARES	PAR VALUE
Common	100,000			

### ARTICLE IV

Prior to the issuance of shares of any class or series, the articles of organization must set forth the preferences, limitations and relative rights of that class or series. The articles may also limit the type or specify the minimum amount of consideration for which shares of any class or series may be issued. Please set forth the preferences, limitations and relative rights of each class or series and, if desired, the required type and minimum amount of consideration to be received.

### ARTICLE V

The restrictions, if any, imposed by the articles or organization upon the transfer of shares of any class or series of stock are:

Shares of Common Stock may not be transferred except by unanimous consent of the holders of Common Stock.

### ARTICLE VI

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

See Article VI Continuations Sheet

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

## ARTICLE VI: CONTINUATION SHEET

1. **Limitation of Director Liability.** Except as required by applicable law, no Director of the corporation shall have any personal liability to the corporation or its stockholders for monetary damages for breach of fiduciary duty as a director. The preceding sentence shall not eliminate or limit the liability of a director for any act or omission occurring prior to the date upon which such provision becomes effective.
2. **Indemnification.** The Corporation shall, to the extent permitted by G.L. c. 156D, indemnify all persons who have served or may serve at any time as officers or Directors of the Corporation and their heirs, executors, administrators, successors, and assigns, from and against any and all loss and expense, including amounts paid in settlement before or after suit is commenced, and reasonable attorney's fees, actually and necessarily incurred as a result of any claim, demand, action, proceeding, or judgment that may have been asserted against any such persons, or in which these persons are made parties by reason of their being or having been officers or Directors of the Corporation. This right of indemnification shall not exist in relation to matters as to which it is adjudged in any action, suit or proceeding that these persons are liable for negligence or misconduct in the performance of duty. The indemnification rights provided herein (i) shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any law, agreement, vote of shareholders or otherwise; and (ii) shall inure to the benefit of the heirs, executors and administrators of such persons entitled to indemnification. The Corporation may, to the extent authorized from time to time by the board of Directors, grant indemnification rights to other employees or agents of the Corporation or other persons serving the Corporation and such rights may be equivalent to, or greater or less than, those set forth herein.
3. **Partnership.** The Corporation may be a partner to the maximum extent permitted by law.
4. **Shareholder Action Without a Meeting by Less Than Unanimous Consent.** Any action that, under any provision of G.L. c. 156D may be taken at a meeting of the shareholders, may be taken without a meeting and without prior notice if a consent in writing, setting forth the action so taken, shall be signed by the holders of the outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all shares are entitled to vote thereon were present and voted; provided, however, that unless the consents of all shareholders entitled to vote have been solicited in writing, notice shall be given (in the same manner as notice of meetings is to be given), and within the time limits prescribed by law, of such action to all shareholders entitled to vote who did not consent in writing to such action; and provided, further, that Directors may be elected by written consent only if such consent is given by shareholders holding eighty-five percent (85%) of the outstanding votes held by shareholders except that action taken by shareholders to fill one or more vacancies on the board other than a vacancy created by the removal of a Director, may be taken by written consent of a majority of the outstanding shares entitled to vote.
5. **Authorization of Directors to Make, Amend or Repeal Bylaws.** The board of directors may make, amend or repeal the Bylaws in whole or in part, except with respect to any provision thereof which by virtue of an express provision in Chapter 156D of the General Laws of Massachusetts, the Articles of Organization or the Bylaws requires action by the shareholders.

## ARTICLE VII

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

## ARTICLE VIII

The information contained in this article is not a permanent part of the articles of organization.

- a. The street address of the initial registered office of the corporation in the commonwealth:  
One Mear Road, Holbrook, MA 02343
- b. The name of its initial registered agent at its registered office:  
Jack M. Swig
- c. The names and addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

President: Brian McKernan

Treasurer: Joe Lillis

Secretary: Jack M. Swig

Director(s): James T. Kurnick, Jack M. Swig, Dean Manheimer, Gary Magnant

- d. The fiscal year end of the corporation:  
December
- e. A brief description of the type of business in which the corporation intends to engage:  
Cultivate, manufacture, market, promote, sell and distribute medicinal cannabis and related products.
- f. The street address of the principal office of the corporation:  
One Mear Road, Holbrook, MA 02343
- g. The street address where the records of the corporation required to be kept in the commonwealth are located is:

One Mear Road, Holbrook, MA 02343, which is  
(number, street, city or town, state, zip code)

- ☒ its principal office;
- ☐ an office of its transfer agent;
- ☐ an office of its secretary/assistant secretary;
- ☒ its registered office.

Signed by: \_\_\_\_\_

(signature of authorized individual)

- ☐ Chairman of the board of directors,
- ☒ President,
- ☐ Other officer,
- ☐ Court-appointed fiduciary,

on this 25<sup>th</sup> day of October, 2018



1143

## COMMONWEALTH OF MASSACHUSETTS

William Francis Galvin  
 Secretary of the Commonwealth  
 One Ashburton Place, Boston, Massachusetts 02108-1512

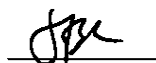
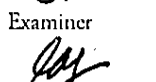
1320621

**Articles of Entity Conversion of a  
 Domestic Non-Profit with a Pending Provisional or  
 Final Certification to Dispense Medical Use Marijuana  
 to a Domestic Business Corporation**  
 (General Laws Chapter 156D, Section 9.53; 950 CMR 113.30)

I hereby certify that upon examination of these articles of conversion, duly submitted to me, it appears that the provisions of the General Laws relative thereto have been complied with, and I hereby approve said articles; and the filing fee in the amount of \$~~175~~ having been paid, said articles are deemed to have been filed with me this 20th day of November 18, at \_\_\_\_\_ a.m./p.m.  
 time

Effective date: \_\_\_\_\_  
 (must be within 90 days of date submitted)

  
 WILLIAM FRANCIS GALVIN  
 Secretary of the Commonwealth

  
 Examiner  
  
 Name approval

Filing fee: Minimum \$250

TO BE FILLED IN BY CORPORATION  
 Contact Information:

C

M

Philip C. Silverman

Vicente Sederberg LLC

2 Seaport Lane, 11th Floor, Boston, MA 02210

Telephone: 617-934-2121

Email: philsilverman@vicesederberg.com

Upon filing, a copy of this filing will be available at [www.sec.state.ma.us/cor](http://www.sec.state.ma.us/cor). If the document is rejected, a copy of the rejection sheet and rejected document will be available in the rejected queue.

SECRETARY OF THE  
 COMMONWEALTH  
 2018 NOV 20 PM 3:09  
 OFFICE OF THE SECRETARY



Commonwealth of Massachusetts  
Department of Revenue  
Christopher C. Harding, Commissioner

mass.gov/dor

Letter ID: L2009151360  
Notice Date: October 30, 2019  
Case ID: 0-000-741-296



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



MASSMEDICUM CORP  
58 POST ISLAND RD  
QUINCY MA 02169-2614

### ***Why did I receive this notice?***

The Commissioner of Revenue certifies that, as of the date of this certificate, MASSMEDICUM CORP 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](http://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



**The Commonwealth of Massachusetts**  
**William Francis Galvin**

No Fee

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

**Statement of Change of Supplemental Information**

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

**1. Exact name of the corporation:** MASSMEDICUM CORP.

**2. Current registered office address:**

Name: JACK M. SWIG

No. and Street: ONE MEAR RD.

City or Town: HOLBROOK State: MA Zip: 02343 Country: USA

**3. The following supplemental information has changed:**

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	JAMES T. KURNICK	ONE MEAR RD. HOLBROOK, MA 02343 USA
TREASURER	JACK M. SWIG	ONE MEAR RD. HOLBROOK, MA 02343 USA
SECRETARY	JACK M. SWIG	ONE MEAR RD. HOLBROOK, MA 02343 USA
DIRECTOR	JACK M. SWIG	ONE MEAR RD. HOLBROOK, MA 02343 USA
DIRECTOR	JAMES T. KURNICK	ONE MEAR RD. HOLBROOK, MA 02343 USA
DIRECTOR	GARY MAGNANT	ONE MEAR RD. HOLBROOK, MA 02343 USA

**\_\_\_ Fiscal year end:**  
 December

**\_\_\_ Type of business in which the corporation intends to engage:**

REGISTERED MEDICAL MARIJUANA DISPENSARY

**\_\_\_ Principal office address:**

No. and Street: ONE MEAR ROAD

City or Town: HOLBROOK State: MA Zip: 02343 Country: USA

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

No. and Street: ONE MEAR ROAD

City or Town: HOLBROOK State: MA Zip: 02343 Country: USA

**which is**

☒ its principal office

☐ an office of its transfer agent

☐ an office of its secretary/assistant secretary

☐ its registered office

**Signed by JAMES T. KURNICK, its PRESIDENT  
on this 10 Day of October, 2019**

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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:

October 10, 2019 12:44 PM

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

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*

### **PLAN FOR OBTAINING LIABILITY INSURANCE**

MassMedicum Corp. (“MassMedicum”) will contract with an insurance provider to maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate annually and product liability coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate annually. The policy deductible will be no higher than \$5,000 per occurrence. MassMedicum will consider additional coverage based on availability and cost-benefit analysis.

If adequate coverage is unavailable at a reasonable rate, MassMedicum will place in escrow at least \$250,000 to be expended for liabilities coverage (or such other amount approved by the Commission). Any withdrawal from such escrow will be replenished within 10 business days of any expenditure. MassMedicum will keep reports documenting compliance with 935 CMR 500.105(10): *Liability Insurance Coverage or Maintenance of Escrow* in a manner and form determined by the Commission pursuant to 935 CMR 500.000.



## BUSINESS PLAN

## BUSINESS SUMMARY

### INTRODUCTION – WHAT MAKES MASSMEDICUM UNIQUE?

MassMedicum Corp. (“MassMedicum”) was founded in 2013 with a mission to bring unparalleled medical and scientific expertise to the medical cannabis industry. It is one of the first twenty licensed medical marijuana operators in the state, and with the advent of the Massachusetts adult-use cannabis industry, MassMedicum believes that its expertise will be equally valued by consumers in the adult-use market. Like medical patients, adult-use cannabis consumers will prefer “medical grade” products, developed with the same adherence to the strictest, state-of-the-art safety protocols.

Quality, safety and testing standards for medical and adult-use cannabis vary in every state. Even the most informed patients and consumers have no choice but to rely upon their state's minimum quality testing standards to ensure product safety, consistency and efficacy. The result is that consumers often lack confidence in cannabis products. MassMedicum’s mission is both proactive and directly responsive to these consumer concerns. Our team of industry experts in food, pharmaceuticals and life sciences has gained extensive knowledge of cannabis sampling, testing and quality practices from across the country. Using this unparalleled knowledge, MassMedicum has created a cultivation environment, infrastructure and proprietary Quality Assurance program that is built into each step of our research, cultivation, manufacturing and sampling and is ultimately verified by advanced testing. Our Quality Assurance program incorporates the most advanced science and technology from related regulated industries and applies them to cannabis. MassMedicum’s retail customers can rely on the fact that their adult-use products are among the safest in the nation.

MassMedicum has a competitive advantage over most other Massachusetts retail, cultivation, and product manufacturing facilities. The company owns and currently operates a state-of-the-art, 100,000 square-foot cultivation and product manufacturing facility in Holbrook, MA that will provide finished product to MassMedicum’s retail locations proposed in Taunton and Amherst. Accordingly, in what is expected to be a highly competitive market, and with a potential state-wide supply shortage of marijuana flower and manufactured products for the foreseeable future, MassMedicum will be able to source its product at lower cost than its competitors, with corresponding price benefits to consumers. The result will be very profitable retail stores with significant economic and financial benefits for its associated host communities like Holbrook, Taunton and Amherst.

MassMedicum will provide its consumers with the latest information available to enable them to become informed and responsible cannabis consumers. Founded by a world-renowned physician with noted success in the pharmaceutical industry and overseen by an on-staff pharmacist available for consultation, MassMedicum’s retail locations will offer consumers reliable information on the health-conscious use of cannabis, dosing recommendations, administration devices and techniques, the impact of interactions with other medications and possible side effects of the products, among other issues. No other



cannabis company in Massachusetts will provide the scope, sophistication and quality of educational information that MassMedicum will offer to its customers.

## MANAGEMENT AND OPERATIONS

MassMedicum currently holds one (1) Final Certificate of Registration and two (2) Provisional Certificates of Registration for Medical Marijuana Treatment Centers issued by the Massachusetts Medical Use of Marijuana Program. The registrations are tied to the cultivation and product manufacturing facility in Holbrook, MA, where MassMedicum has begun medical marijuana cultivation operations.



(Exterior image of MassMedicum's retail dispensary in Amherst)

MassMedicum is led by an experienced senior team. It was founded by Dr. James T. Kurnick, a nationally esteemed physician and successful pharmaceutical entrepreneur who is also a Massachusetts resident. MassMedicum's team brings diverse skills across a variety of industries, including science, medicine, food, manufacturing, cultivation, security, legal, and business management. MassMedicum will provide a unique selection of cannabis strains and customized products for the diverse customer populations who will benefit from the truly medical-grade products and education.

## PRODUCTS TO BE SOLD

The product line proposed for MassMedicum's adult use retail facility is 100% overlapping with the products selected to serve MassMedicum's medical clientele at other locations. Indeed, experience shows that many individuals with qualifying medical conditions do not choose to register with the state as medical marijuana patients but will still seek access to medical marijuana products and specialized medical educational services through an adult-use dispensary.

As some customers prefer to purchase raw flower, the company will provide a range of Sativa, Indica, and Hybrid strains, including high Cannabidiol (“CBD”) strains. MassMedicum will develop a unique suite of High CBD: THC “Ratio” Products to address a spectrum of wellness needs. The company’s emphasis on healthier, smoke-free administration methods will result in product lines utilizing extracted oils for vaporization, sublingual sprays, capsules, lozenges, salves and edibles. The company will specialize in producing vaporizer cartridges that contain a range of THC and CBD mixtures to allow pain relief with minimal psychotropic impact to those with neuromuscular and insomnia complaints, while providing THC products more appropriate to patients with need for appetite stimulation and relief from nausea commonly seen in cancer and AIDS patients.

Not only will MassMedicum provide a unique selection of cannabis strains to customize products, but taking advantage of Ph.D.-level Medicinal Chemists, MassMedicum will provide extraction products and blends that will allow individuals with diseases varying from Multiple Sclerosis to Inflammatory Bowel Disease, from Arthritis to Post Traumatic Stress Disorders, from Cancer to AIDS, to use products that will provide selective relief to maximize efficacy and minimize negative side effects. Vaporizers and cannabis-associated paraphernalia will also be available for sale.

## REVENUE AND GROWTH ESTIMATES

Given that adult-use cannabis is a brand-new industry in Massachusetts and there remains great uncertainty as to the number and geographical dispersion of dispensaries across the state and within Holbrook, Taunton and Amherst, revenue and growth estimates for the company are particularly challenging. Further, with a constantly changing regulatory environment and questions as to the continuing viability of medical-only dispensaries, there is substantial room for disagreement as to the ultimate size of the market. Nonetheless, the numbers below reflect well-considered business targets for each of our adult-use sales from MassMedicum’s retail stores:

- Year 1 - \$3,000,000 - \$4,000,000
- Year 2 - \$6,500,000 (50% growth)
- Year 3 - \$8,000,000 (20-25% growth)
- Year 4 - \$10,000,000 (25% growth)
- Year 5 - \$10,000,000

## COMMUNICATION & MARKETING

MassMedicum will communicate with customers through:

- A company run website;
- A company blog;
- Popular cannabis discovery networks such as WeedMaps and Leafly;

- Popular social media platforms such as Instagram, Facebook, Twitter, and SnapChat; and
- Opt-in direct communications.

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

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

All marketing, advertising, and branding produced by or on behalf of MassMedicum will include the following warning, including capitalization, in accordance with M.G.L. c. 94G, § 4(a½)(xxvi): "This product has not been analyzed or approved by the Food and Drug Administration (FDA). There is limited information on the side effects of using this product, and there may be associated health risks. Marijuana use during pregnancy and breast-feeding may pose potential harms. It is against the law to drive or operate machinery when under the influence of this product. KEEP THIS PRODUCT AWAY FROM CHILDREN. There may be health risks associated with consumption of this product. Marijuana can impair concentration, coordination, and judgment. The impairment effects of edible marijuana may be delayed by two hours or more. In case of accidental ingestion, contact poison control hotline 1-800-222-1222 or 9-1-1. This product may be illegal outside of MA."

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

## CONSUMER EDUCATION

MassMedicum is dedicated to educating consumers as to their legal rights with regard to cannabis use, as well as potential health impacts and side effects, proper dosage and methods of administration. Literature, both in print and electronic via a dedicated website, will be coupled with live presentations to provide maximum access to the latest cannabis-related information. The company's founder, Dr. Kurnick, intends to provide a monthly update of the latest industry trends, including ongoing research into health impacts of cannabis use and studies on the efficacy of various cannabinoids on specific illnesses. Beyond presenting general information, however, MassMedicum is one of the only marijuana businesses in the entire state that will feature an on-staff pharmacist to provide face-to-face counseling and reliable answers to specific customer inquiries.

## EXPERIENCE SUMMARY

### THE COMPANY'S MASSACHUSETTS INDUSTRY ROOTS

MassMedicum is a licensed Medical Marijuana Treatment Center that currently holds one (1) Final Certificate of Registration and two (2) Provisional Certificates of Registration from the Massachusetts Medical Use of Marijuana Program. MassMedicum's cultivation and product manufacturing facility in Holbrook is currently operational and cultivating medical marijuana for its proposed retail medical marijuana dispensaries. Once the Holbrook cultivation and product manufacturing facility is licensed by the Commission for adult-use operations, the company will be able to use its existing 100,000 square foot cultivation facility to produce product for the Holbrook dispensary.

### UNIQUE PROFESSIONAL TEAM

MassMedicum brings a uniquely qualified group of professionals dedicated to integrating science, nature, and technology to deliver superior, highly effective cannabis-based wellness solutions.

#### **Dr. James T. Kurnick,**

MassMedicum's Founder and Chief Executive Officer Dr. James T. Kurnick is a highly accomplished licensed Massachusetts-based physician, researcher and educator. Dr. Kurnick received his bachelor's degree from Harvard University and his Medical Degree from Tufts University. Following his Postdoctoral Training in Colorado and Sweden, Dr. Kurnick has had a distinguished career in academic medicine. Although MassMedicum is not affiliated with any hospitals or medical schools, Dr. Kurnick has been on the staff of a leading hospital and medical school for over 35 years. He also operates two biotech companies involved in research to develop new cancer therapies. Dr. Kurnick played a key role in the creation of an FDA-approved drug, Entyvio®, for the treatment of Ulcerative Colitis and Crohn's Disease. During his career, Dr. Kurnick has authored over 100 peer-reviewed publications in international medical journals of the highest caliber. In addition to his Medical degree and Massachusetts license, Dr. Kurnick is an accomplished educator, who also received a Master of Education from the Harvard Graduate School of Education in 2000.

#### **Jack Swig, Esq.,** *General Counsel, Compliance Manager and Vice President of Corporate Development*

For in-house General Counsel work and Business Development, attorney and Massachusetts native, Jack Swig, Esq., brings over 40 years of experience to the MassMedicum team in the areas of corporate finance, development and strategic partnering, compliance and investor relations. Jack is in-house counsel for a biomedical non-profit incubator in Beverly, Mass. and has a law, strategy and finance practice, predominantly representing biotech and technology clients. He also served for 15 years as General Counsel and VP of Corporate Development for Microfluidics International Corporation, a publicly traded manufacturer of nanomaterials and formulations processing equipment sold worldwide to Biotech, Pharma, Chemical, Coatings and Personal Care products companies.

## BENEFITS TO THE MUNICIPALITY

MassMedicum looks forward to working cooperatively with Holbrook, Taunton and Amherst to ensure that MassMedicum operates as a responsible, contributing member of the community. MassMedicum anticipates establishing a mutually beneficial relationship with Holbrook, Taunton and Amherst in exchange for permitting MassMedicum to site and operate. Holbrook, Taunton and Amherst stand to benefit in various ways, including but not limited to the following:

- Jobs for Local Residents: The cultivation and product manufacturing facility and retail facilities will add full-time jobs, in addition to hiring qualified, local contractors and vendors.
- Monetary Benefits: A Host Community Agreement with significant monetary donations will provide additional financial benefits beyond local property taxes. MassMedicum will propose paying Holbrook, Taunton, and Amherst the maximum community impact fee allowable under state law equaling three percent (3%) of gross revenues derived from sales at each location in addition to the three percent (3%) local option sales tax allowable under state law.
- Economic Development: MassMedicum's renovation of the real estate and building at its locations will revitalize those areas and contribute to the overall economic development of the local community.
- Access to Safe, Medical-Grade Product: MassMedicum will allow qualified consumers 21 years of age and older in the Commonwealth to have access to high quality marijuana and marijuana products that are tested for cannabinoid content and contaminants.
- Partnering with a Responsible Company: MassMedicum is comprised of experienced operators and professionals who have already been thoroughly vetted by the Medical Use of Marijuana Program.

## JOBES FOR LOCAL RESIDENTS

In addition to the state-level requirements included in MassMedicum's Plan for Positive Impact and Diversity Plan, MassMedicum will prioritize the hiring of Holbrook, Taunton and Amherst residents. MassMedicum will rely on local legal, architectural, engineering, and construction groups to provide assistance throughout local permitting processes. Unless a qualified individual cannot be recruited from Holbrook, Taunton and Amherst (and surrounding towns and cities), staffing will rely exclusively on the local citizenry.

MassMedicum will use best efforts to ensure that, by the end of the first year of operation, at least 30% of the employees working at its facilities will be Holbrook, Taunton and Amherst residents. MassMedicum has developed specific programs to effectuate its stated goals to hire residents. Such programs will include the following:



- Instituting a preferential hiring program for residents, which will include ongoing outreach at career fairs (at least once annually) and posting available positions in the local newspaper and such other appropriate publications and mediums to attract residents; and
- Conducting at least one industry-specific educational seminar annually on marijuana cultivation and product manufacturing and marijuana business management for residents.

MassMedicum's executive management team and Human Resources Manager will conduct an employment composition review annually to determine what percentage of its employees live in Holbrook, Taunton and Amherst.

Furthermore, in alignment with MassMedicum's Diversity Plan, MassMedicum will use best efforts to ensure that, by the end of the first year of operation, the diversity of MassMedicum's employees will match, if not exceed, the diversity of the Holbrook, Taunton and Amherst. MassMedicum's executive management team and Human Resources Manager will conduct an employment composition review annually to determine what percentage of its employees are minorities, women, veterans, people with disabilities, and people of diverse gender identities and sexual orientations. If the review reveals that the diversity of MassMedicum's employees does not reflect the diversity of Holbrook, Taunton and Amherst, MassMedicum will make a donation to local organizations that provide services and support to diverse populations.

## MONETARY BENEFITS

MassMedicum plans to have a robust charitable giving program. The cannabis industry is well-positioned in Massachusetts, given the high state of demand in the Commonwealth and the limited number of licenses which are likely to be awarded. MassMedicum intends to return a substantial amount of its profits to worthy causes within the community. Thus far, MassMedicum will identify local nonprofit and charitable organizations to partner with.

## ACCESS TO SAFE, MEDICAL-GRADE PRODUCT

MassMedicum will allow qualified consumers in the Commonwealth to have access to high-quality marijuana and marijuana products that are tested for cannabinoid content and contaminants.

MassMedicum's founder Dr. James Kurnick and a team of industry experts in food, pharmaceuticals and life sciences have gained extensive knowledge of cannabis sampling, testing and quality practices from across the country. Using this unparalleled knowledge, MassMedicum has created a cultivation environment and infrastructure and proprietary Quality Assurance program that is built into each step of our research, retail, cultivation, manufacturing and sampling and is ultimately verified by advanced testing. Our Quality Assurance program incorporates the most advanced science and technology from related regulated industries and applies them to cannabis. MassMedicum's retail customers can rely on the fact that their adult-use products are the safest in the nation

As some customers prefer access to raw flower, the company will provide a range of Sativa, Indica, and Hybrid strains, including high-Cannabidiol (“CBD”) strains. MassMedicum will develop a unique suite of High CBD: THC “Ratio” Products to address a spectrum of wellness needs. The company’s emphasis on healthier, smoke-free administration methods will result in product lines utilizing extracted oils to create vapor, sublingual sprays, capsules, lozenges, salves and edibles.

#### PARTNERING WITH A RESPONSIBLE COMPANY

As an experienced marijuana business that has been thoroughly vetted by the Massachusetts Medical Use of Marijuana Program and is currently operating in the Commonwealth, MassMedicum is confident that will be a compliant and responsible partner for Holbrook, Taunton and Amherst. MassMedicum has the experience, financial backing and team expertise to operate a secure, complaint and successful cultivation and product manufacturing marijuana establishment.

#### CLOSING REMARKS

MassMedicum has the experience and know-how to safely and efficiently serve customers with high quality, consistent, laboratory-tested medical grade cannabis and cannabis products. MassMedicum hopes to bring its high-quality standards to adult-use consumers to provide them with a safe and clean community environment. MassMedicum’s state-of-the-art security systems and contracted professional security and alarm companies, along with other comprehensive security measures will also help ensure a safe and secure environment for both consumers and staff and will help deter and prevent diversion.

MassMedicum is prepared to position itself well in this market and contribute to this growth through a highly experienced team of successful operators working under an established framework of high quality standard operating procedures, research and development plans and growth strategies. MassMedicum will leverage both its expertise and operational cultivation and product manufacturing facility to provide maximum value to customers and higher fee payments to Holbrook, Taunton and Amherst. MassMedicum looks forward to working cooperatively with Holbrook, Taunton and Amherst to help spread the benefits this market will yield.

## **PLAN FOR SEPARATING RECREATIONAL FROM MEDICAL OPERATIONS**

MassMedicum Corp. (“MassMedicum”) has developed plans and procedures to ensure virtual and physical separation between medical and adult use marijuana operations in accordance with the requirements of 935 CMR 500.000 and 935 CMR 501.000.

MassMedicum will virtually separate medical and adult-use marijuana and Marijuana Products in its cultivation and product manufacturing operations by using separate medical and adult-use plant and/or package tags in Metrc.

MassMedicum will ensure that registered patients have access to a sufficient quantity and variety of medical marijuana and marijuana products. For the first six (6) months of operations, 35% of MassMedicum’s marijuana product inventory will be marked for medical use and reserved for registered patients. Thereafter, MassMedicum will maintain a quantity and variety of medical marijuana products for registered patients that is sufficient to meet the demand indicated by an analysis of sales data collected during the preceding six (6) months. Marijuana products reserved for patient supply will, unless unreasonably impracticable, reflect the actual types and strains of marijuana products documented during the previous six (6) months. If a substitution must be made, the substitution will reflect the type and strain no longer available as closely as possible.

On a quarterly basis, MassMedicum will submit to the Commission an inventory plan to reserve a sufficient quantity and variety of medical marijuana and marijuana products for registered patients, based on reasonably anticipated patient needs as documented by sales records over the preceding six (6) months. On each occasion that the supply of any product within the reserved patient supply is exhausted and a reasonable substitution cannot be made, MassMedicum will submit a report to the Commission. Marijuana products reserved for patient supply will be either: (1) maintained on-site at MassMedicum’s retailer or easily accessible at another MassMedicum location and transferable to the retailer location within 48 hours of notification that the on-site supply has been exhausted. MassMedicum will perform audits of patient supply available on a weekly basis and retain those records for a period of six (6) months. MassMedicum may transfer marijuana products reserved for medical-use to adult-use within a reasonable period of time prior to the date of expiration provided that the product does not pose a risk to health or safety.

MassMedicum will also maintain separate financial records for adult-use products and medical products to ensure compliance with the applicable tax laws.



## PLAN FOR RESTRICTING ACCESS TO AGE 21 AND OLDER

Pursuant to 935 CMR 500.050(8)(b), MassMedicum Corp. (“MassMedicum”) will only be accessible to individuals, visitors, and agents who are 21 years of age or older with a verified and valid government-issued photo ID. Upon entry into the premises of the marijuana establishment by an individual, visitor, or agent, a MassMedicum agent will immediately inspect the person’s proof of identification and determine the person’s age.

In the event MassMedicum discovers any of its agents intentionally or negligently sold marijuana to an individual under the age of 21, the agent will be immediately terminated, and the Commission will be promptly notified, pursuant to 935 CMR 500.105(1)(m). MassMedicum will not hire any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors in the Commonwealth or a like violation of the laws in other jurisdictions, pursuant to 935 CMR 500.030(1).

Pursuant to 935 CMR 500.105(4), MassMedicum will not engage in any advertising practices that are targeted to, deemed to appeal to or portray minors under the age of 21. MassMedicum will not engage in any advertising by means of television, radio, internet, mobile applications, social media, or other electronic communication, billboard or other outdoor advertising, including sponsorship of charitable, sporting or similar events, unless at least 85% of the audience is reasonably expected to be 21 years of age or older as determined by reliable and current audience composition data. MassMedicum will not manufacture or sell any edible products that resemble a realistic or fictional human, animal, fruit, or sporting-equipment item including artistic, caricature or cartoon renderings, pursuant to 935 CMR 500.150(1)(b). In accordance with 935 CMR 500.105(4)(a)(5), any advertising created for public viewing will include a warning stating, **“For use only by adults 21 years of age or older. Keep out of the reach of children. Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of marijuana. Please Consume Responsibly.”** Pursuant to 935 CMR 500.105(6)(b), MassMedicum packaging for any marijuana or marijuana products will not use bright colors, defined as colors that are “neon” in appearance, resemble existing branded products, feature cartoons, a design, brand or name that resembles a non-cannabis consumer or celebrities commonly used to market products to minors, feature images of minors or other words that refer to products commonly associated with minors or otherwise be marketed to minors. MassMedicum’s website will require all online visitors to verify they are 21 years of age or older prior to accessing the website, in accordance with 935 CMR 500.105(4)(b)(13).

## **QUALITY CONTROL AND TESTING**

### **Quality Control**

MassMedicum Corp. (“MassMedicum”) will comply with the following sanitary requirements:

1. Any MassMedicum agent whose job includes contact with marijuana or nonedible marijuana products, including cultivation, production, or packaging, is subject to the requirements for food handlers specified in 105 CMR 300.000, and all edible marijuana products will be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 590.000, and with the requirements for food handlers specified in 105 CMR 300.000.
2. Any MassMedicum agent working in direct contact with preparation of marijuana or nonedible marijuana products will conform to sanitary practices while on duty, including:
  - a. Maintaining adequate personal cleanliness; and
  - b. Washing hands thoroughly in an adequate hand-washing area before starting work, and at any other time when hands may have become soiled or contaminated.
3. MassMedicum’s hand-washing facilities will be adequate and convenient and will be furnished with running water at a suitable temperature. Hand-washing facilities will be located in MassMedicum’s production areas and where good sanitary practices require employees to wash and sanitize their hands, and will provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices;
4. MassMedicum’s facility will have sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations;
5. MassMedicum will ensure that litter and waste is properly removed and disposed of so as to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. The operating systems for waste disposal will be maintained in an adequate manner pursuant to 935 CMR 500.105(12);
6. MassMedicum’s floors, walls, and ceilings will be constructed in such a manner that they may be adequately kept clean and in good repair;
7. MassMedicum’s facility will have adequate safety lighting in all processing and storage areas, as well as areas where equipment or utensils are cleaned;
8. MassMedicum’s buildings, fixtures, and other physical facilities will be maintained in a sanitary condition;
9. MassMedicum will ensure that all contact surfaces, including utensils and equipment, will be maintained in a clean and sanitary condition. Such surfaces will be cleaned and sanitized as frequently as necessary to protect against contamination, using a sanitizing agent registered by the US Environmental Protection Agency (EPA), in accordance with labeled instructions. Equipment and utensils will be so designed and of such material and workmanship as to be adequately cleanable;
10. All toxic items will be identified, held, and stored in a manner that protects against contamination of marijuana products. Toxic items will not be stored in an area containing products used in the cultivation of marijuana. MassMedicum acknowledges and understands that the Commission may require MassMedicum to demonstrate the intended and actual use of any toxic items found on MassMedicum’s premises;

11. MassMedicum will ensure that its water supply is sufficient for necessary operations, and that any private water source will be capable of providing a safe, potable, and adequate supply of water to meet MassMedicum's needs;
12. MassMedicum's plumbing will be of adequate size and design, and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the marijuana establishment. Plumbing will properly convey sewage and liquid disposable waste from the marijuana establishment. There will be no cross-connections between the potable and wastewater lines;
13. MassMedicum will provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair;
14. MassMedicum will hold all products that can support the rapid growth of undesirable microorganisms in a manner that prevents the growth of these microorganisms; and
15. MassMedicum will store and transport finished products under conditions that will protect them against physical, chemical, and microbial contamination, as well as against deterioration of finished products or their containers.

MassMedicum's vehicles and transportation equipment used in the transportation of marijuana products or edibles requiring temperature control for safety will be designed, maintained, and equipped as necessary to provide adequate temperature control to prevent the marijuana products or edibles from becoming unsafe during transportation, consistent with applicable requirements pursuant to 21 CFR 1.908(c).

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

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

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

MassMedicum will process marijuana in a safe and sanitary manner. MassMedicum will process the leaves and flowers of the female marijuana plant only, which will be:

- Well-cured and generally free of seeds and stems;
- Free of dirt, sand, debris, and other foreign matter;
- Free of contamination by mold, rot, other fungus, and bacterial diseases;
- Prepared and handled on food-grade stainless steel tables; and
- Packaged in a secure area.

All edible products will be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 590.000: Minimum Sanitation Standards for Food Establishments, and

any marijuana product that is made to resemble a typical food or beverage product will be packaged and labeled as required by 935 CMR 500.105(5) and 500.105(6).

When selling or otherwise transferring marijuana to another marijuana establishment MassMedicum will provide documentation of its compliance with the testing requirements of 935 CMR 500.160: *Testing of Marijuana and Marijuana Products*, and standards established by the Commission for the conditions, including time and temperature controls, necessary to protect marijuana products against physical, chemical, and microbial contamination as well as against deterioration of finished products during storage and transportation.

### Testing

MassMedicum will not sell or otherwise market marijuana or marijuana products that are not capable of being tested by Independent Testing Laboratories, except as allowed under 935 CMR 500.000. No marijuana product will be sold or otherwise marketed for adult use that has not first been tested by an Independent Testing Laboratory and deemed to comply with the standards required under 935 CMR 500.160.

Any Independent Testing Laboratory relied upon by MassMedicum for testing will be licensed or registered by the Commission and (i) currently and validly licensed under 935 CMR 500.101: *Application Requirements*, or formerly and validly registered by the Commission; (ii) accredited to ISO 17025:2017 or the most current International Organization for Standardization 17025 by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission; (iii) independent financially from any Medical Marijuana Treatment Center, Marijuana Establishment or Licensee; and (iv) qualified to test marijuana and marijuana products, including marijuana-infused products, in compliance with M.G.L. c. 94C, § 34; M.G.L. c. 94G, § 15; 935 CMR 500.000: *Adult Use of Marijuana*; 935 CMR 501.000: *Medical Use of Marijuana*; and Commission protocol(s).

Testing of MassMedicum's marijuana products will be performed by an Independent Testing Laboratory in compliance with a protocol(s) established in accordance with M.G.L. c. 94G, § 15 and in a form and manner determined by the Commission, including but not limited to, the *Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-infused Products*. Testing of MassMedicum's environmental media will be performed in compliance with the *Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries* published by the Commission.

MassMedicum's marijuana will be tested for the cannabinoid profile and for contaminants as specified by the Commission including, but not limited to, mold, mildew, heavy metals, plant-growth regulators, and the presence of pesticides. In addition to these contaminant tests, final ready-to-sell Marijuana Vaporizer Products shall be screened for heavy metals and Vitamin E Acetate (VEA) in accordance with the relevant provisions of the *Protocol for Sampling and Analysis of Finished Marijuana and Marijuana Products for Marijuana Establishments, Medical Marijuana Treatment Centers and Colocated Marijuana Operations*. MassMedicum acknowledges and understands that the Commission may require additional testing.

MassMedicum's policy of responding to laboratory results that indicate contaminant levels are above acceptable limits established in the protocols identified in 935 CMR 500.160(1) will include notifying the Commission (i) within 72 hours of any laboratory testing results indicating that the contamination cannot be remediated and disposing of the production batch and (ii) of any information regarding contamination as specified by the Commission immediately upon request by the Commission. Such notification will be from both MassMedicum and the Independent Testing Laboratory, separately and directly, and will describe a proposed plan of action for both the destruction of the contaminated product and the assessment of the source of contamination.

MassMedicum will maintain testing results in compliance with 935 CMR 500.000 *et seq* and the record keeping policies described herein and will maintain the results of all testing for no less than one year. MassMedicum acknowledges and understands that testing results will be valid for a period of one year, and that marijuana or marijuana products with testing dates in excess of one year shall be deemed expired and may not be dispensed, sold, transferred or otherwise conveyed until retested.

All transportation of marijuana to and from Independent Testing Laboratories providing marijuana testing services will comply with 935 CMR 500.105(13). All storage of MassMedicum's marijuana at a laboratory providing marijuana testing services will comply with 935 CMR 500.105(11). All excess marijuana will be disposed in compliance with 935 CMR 500.105(12), either by the Independent Testing Laboratory returning excess marijuana to MassMedicum for disposal or by the Independent Testing Laboratory disposing of it directly. All Single-servings of marijuana products will be tested for potency in accordance with 935 CMR 500.150(4)(a) and subject to a potency variance of no greater than plus/minus ten percent (+/- 10%).

Any marijuana or marijuana products that fail any test for contaminants must either be reanalyzed without remediation, remediated or disposed of. In the event marijuana or marijuana products are reanalyzed, a sample from the same batch shall be submitted for reanalysis at the ITL that provided the original failed result. If the sample passes all previously failed tests at the initial ITL, an additional sample from the same batch previously tested shall be submitted to a second ITL other than the initial ITL for a Second Confirmatory Test. To be considered passing and therefore safe for sale, the sample must have passed the Second Confirmatory Test at a second ITL. Any Marijuana or Marijuana Product that fails the Second Confirmatory Test will not be sold, transferred or otherwise dispensed to Consumers, Patients or Licensees without first being remediated. Otherwise, any such product shall be destroyed in compliance with 935 CMR 500.105(12): *Waste Disposal*.

If marijuana or marijuana products are destined for remediation, a new test sample will be submitted to a licensed ITL, which may include the initial ITL for a full-panel test. Any failing Marijuana or Marijuana Product may be remediated a maximum of two times. Any Marijuana or Marijuana Product that fails any test after the second remediation attempt will not be sold, transferred or otherwise dispensed to Consumers, Patients or Licensees and will be destroyed in compliance with 935 CMR 500.105(12): *Waste Disposal*.

### Quality Control Samples

MassMedicum may create a sample of Marijuana flower or Marijuana Product (“Marijuana”) to be provided internally to employees for purposes of ensuring product quality and making determinations about whether to sell the Marijuana. Quality Control Samples and employee feedback regarding such samples will allow MassMedicum to produce the highest quality Marijuana Products for distribution on the adult use market.

Quality Control Samples provided to employees may not be consumed on MassMedicum’s Premises nor may they be sold to another licensee or Consumer. Quality Control Samples will be tested in accordance with 935 CMR 500.160: Testing of Marijuana and Marijuana Products. MassMedicum will limit the Quality Control Samples provided to all employees in a calendar month period to the following aggregate amounts:

1. Five grams of Marijuana concentrate or extract, including but not limited to tinctures;
2. Five hundred milligrams of Edibles whereby the serving size of each individual sample does not exceed five milligrams and otherwise satisfies the potency levels set forth in 935 CMR 500.150(4): Dosing Limitations; and
3. Five units of sale per Cannabis product line and no more than six individual Cannabis product lines. For purposes of 935 CMR 500.130(8): Vendor Samples, a Cannabis product line shall mean items bearing the same Stock Keeping Unit Number.

If Quality Control Samples are provided as Vendor Samples pursuant to 935 CMR 500.130(8), they will be assigned a unique, sequential alphanumeric identifier and entered into the Seed-to-sale SOR in a form and manner to be determined by the Commission, and further, shall be designated as “Quality Control Sample.”

Quality Control Samples will have a legible, firmly Affixed label on which the wording is no less than 1/16 inch in size containing at minimum the following information:

1. A statement that reads: “QUALITY CONTROL SAMPLE NOT FOR RESALE”;
2. The name and registration number of the Marijuana Product Manufacturer;
3. The quantity, net weight, and type of Marijuana flower contained within the package; and
4. A unique sequential, alphanumeric identifier assigned to the Production Batch associated with the Quality Control Sample that is traceable in the Seed-to-sale SOR.

Upon providing a Quality Control Sample to an employee, MassMedicum will record:

1. The reduction in quantity of the total weight or item count under the unique alphanumeric identifier associated with the Quality Control Sample;
2. The date and time the Quality Control Sample was provided to the employee;
3. The agent registration number of the employee receiving the Quality Control Sample; and
4. The name of the employee as it appears on their agent registration card.

## **PERSONNEL POLICIES INCLUDING BACKGROUND CHECKS**

### **Overview**

MassMedicum Corp. (“MassMedicum”) will securely maintain personnel records, including registration status and background check records. MassMedicum will keep, at a minimum, the following personnel records:

- Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
- A personnel record for each marijuana establishment agent;
- A staffing plan that will demonstrate accessible business hours and safe operating conditions;
- Personnel policies and procedures; and
- All background check reports obtained in accordance with 935 CMR 500.030.

### **Agent Personnel Records**

In compliance with 935 CMR 500.105(9), personnel records for each agent will be maintained for at least twelve (12) months after termination of the agent’s affiliation with MassMedicum and will include, at a minimum, the following:

- All materials submitted to the Commission pursuant to 935 CMR 500.030(2);
- Documentation of verification of references;
- The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision;
- Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
- Documentation of periodic performance evaluations;
- A record of any disciplinary action taken;
- Notice of completed responsible vendor and eight-hour related duty training; and
- Results of initial background investigation, including CORI reports.

Personnel records will be kept in a secure location to maintain confidentiality and be only accessible to the agent’s manager or members of the executive management team.

### **Agent Background Checks**

- In addition to completing the Commission’s agent registration process, all agents hired to work for MassMedicum will undergo a detailed background investigation prior to being granted access to a MassMedicum facility or beginning work duties.
- Background checks will be conducted on all agents in their capacity as employees or volunteers for MassMedicum pursuant to 935 CMR 500.030 and will be used by the Director of Security, who will be registered with the Department of Criminal Justice Information Systems pursuant to 803 CMR 2.04: iCORI Registration and the Commission for purposes of determining the suitability of individuals for registration as a marijuana establishment agent with the licensee.
- For purposes of determining suitability based on background checks performed in accordance with 935 CMR 500.030, MassMedicum will consider:

- a. All conditions, offenses, and violations are construed to include Massachusetts law or like or similar law(s) of another state, the United States or foreign jurisdiction, a military, territorial or Native American tribal authority, or any other jurisdiction.
- b. All criminal disqualifying conditions, offenses, and violations include the crimes of attempt, accessory, conspiracy, and solicitation. Juvenile dispositions will not be considered as a factor for determining suitability.
- c. Where applicable, all look-back periods for criminal conditions, offenses, and violations included in 935 CMR 500.802 commence upon the date of disposition; provided, however, that if disposition results in incarceration in any institution, the look-back period will commence upon release from incarceration.
- Suitability determinations will be made in accordance with the procedures set forth in 935 CMR 500.800. In addition to the requirements established in 935 CMR 500.800, MassMedicum will:
  - a. Comply with all guidance provided by the Commission and 935 CMR 500.802: Tables B through D to determine if the results of the background are grounds for Mandatory Disqualification or Presumptive Negative Suitability Determination.
  - b. Consider whether offense(s) or information that would result in a Presumptive Negative Suitability Determination under 935 CMR 500.802. In the event a Presumptive Negative Suitability Determination is made, MassMedicum will consider the following factors:
    - i. Time since the offense or incident;
    - ii. Age of the subject at the time of the offense or incident;
    - iii. Nature and specific circumstances of the offense or incident;
    - iv. Sentence imposed and length, if any, of incarceration, if criminal;
    - v. Penalty or discipline imposed, including damages awarded, if civil or administrative;
    - vi. Relationship of offense or incident to nature of work to be performed;
    - vii. Number of offenses or incidents;
    - viii. Whether offenses or incidents were committed in association with dependence on drugs or alcohol from which the subject has since recovered;
    - ix. If criminal, any relevant evidence of rehabilitation or lack thereof, such as information about compliance with conditions of parole or probation, including orders of no contact with victims and witnesses, and the subject's conduct and experience since the time of the offense including, but not limited to, professional or educational certifications obtained; and
    - x. Any other relevant information, including information submitted by the subject.
  - c. Consider appeals of determinations of unsuitability based on claims of erroneous information received as part of the background check during the application process in accordance with 803 CMR 2.17: Requirement to Maintain a Secondary Dissemination Log and 2.18: Adverse Employment Decision Based on CORI or



Other Types of Criminal History Information Received from a Source Other than the DCJIS.

- All suitability determinations will be documented in compliance with all requirements set forth in 935 CMR 500 et seq. and guidance provided by the Commission.
- Background screening will be conducted by an investigative firm holding the National Association of Professional Background Screeners (NAPBS®) Background Screening Credentialing Council (BSCC) accreditation and capable of performing the searches required by the regulations and guidance provided by the Commission.
- References provided by the agent will be verified at the time of hire.
- As a condition of their continued employment, agents, volunteers, contractors, and subcontractors are required to renew their Program ID cards annually and submit to other background screening as may be required by MassMedicum or the Commission.

Personnel Policies and Training

As outlined in MassMedicum's Record Keeping Procedures, a staffing plan and staffing records will be maintained in compliance with 935 CMR 500.105(9) and will be made available to the Commission, upon request. All MassMedicum agents are required to complete training as detailed in MassMedicum's Qualifications and Training plan which includes but is not limited to MassMedicum's strict alcohol, smoke and drug-free workplace policy, job specific training, Responsible Vendor Training Program, confidentiality training including how confidential information is maintained at the marijuana establishment and a comprehensive discussion regarding the marijuana establishment's policy for immediate dismissal. All training will be documented in accordance with 935 CMR 105(9)(d)(2)(d).

MassMedicum will have a policy for the immediate dismissal of any dispensary agent who has:

- Diverted marijuana, which will be reported the Police Department and to the Commission;
- Engaged in unsafe practices with regard to MassMedicum operations, which will be reported to the Commission; or
- 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.

## **RECORDKEEPING PROCEDURES**

### **General Overview**

MassMedicum Corp. (“MassMedicum”) has established policies regarding recordkeeping and record-retention in order to ensure the maintenance, safe keeping, and accessibility of critical documents. Electronic and wet signatures are accepted forms of execution of MassMedicum documents. Records will be stored at MassMedicum in a locked room designated for record retention. All written records will be available for inspection by the Commission upon request.

### **Recordkeeping**

To ensure that MassMedicum is keeping and retaining all records as noted in this policy, reviewing Corporate Records, Business Records, and Personnel Records to ensure completeness, accuracy, and timeliness of such documents will occur as part of MassMedicum’s quarter-end closing procedures. In addition, MassMedicum’s operating procedures will be updated on an ongoing basis as needed and undergo a review by the executive management team on an annual basis.

- **Corporate Records**

Corporate Records are defined as those records that require, at a minimum, annual reviews, updates, and renewals, including:

- Insurance Coverage:
  - Directors & Officers Policy
  - Product Liability Policy
  - General Liability Policy
  - Umbrella Policy
  - Workers Compensation Policy
  - Employer Professional Liability Policy
- Third-Party Laboratory Contracts
- Commission Requirements:
  - Annual Agent Registration
  - Annual Marijuana Establishment Registration
- Local Compliance:
  - Certificate of Occupancy
  - Special Permits
  - Variances
  - Site Plan Approvals
  - As-Built Drawings
- Corporate Governance:
  - Annual Report
  - Secretary of Commonwealth Filings

- **Business Records**

Business Records require ongoing maintenance and updates. These records can be electronic or hard copy (preferably electronic) and at minimum include:

- Assets and liabilities;
- Monetary transactions;
- Books of accounts, which will include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;

- Sales records including the quantity, form, and cost of marijuana products;
- Salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over MassMedicum.
- Personnel Records

At a minimum, Personnel Records will include:

  - Job descriptions for each agent and volunteer position, as well as organizational charts consistent with the job descriptions;
  - A personnel record for each marijuana establishment agent. Such records will be maintained for at least twelve (12) months after termination of the agent's affiliation with MassMedicum and will include, at a minimum, the following:
    - All materials submitted to the Commission pursuant to 935 CMR 500.030(2);
    - Documentation of verification of references;
    - The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision;
    - Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
    - Documentation of periodic performance evaluations; and
    - A record of any disciplinary action taken.
    - Notice of completed responsible vendor and eight-hour related duty training.
  - A staffing plan that will demonstrate accessible business hours and safe operating conditions;
  - Personnel policies and procedures; and
  - All background check reports obtained in accordance with 935 CMR 500.030: Registration of Marijuana Establishment Agents 803 CMR 2.00: Criminal Offender Record Information (CORI).
- Handling and Testing of Marijuana Records
  - MassMedicum will maintain the results of all testing for a minimum of one (1) year.
- Inventory Records
  - The record of each inventory will include, at a minimum, the date of the inventory, a summary of the inventory findings, and the names, signatures, and titles of the agents who conducted the inventory.
- Seed-to-Sale Tracking Records
  - MassMedicum will use Metrc as the seed-to-sale tracking software to maintain real-time inventory. The seed-to-sale tracking software inventory reporting will meet the requirements specified by the Commission and 935 CMR 500.105(8)(e), including, at a minimum, an inventory of marijuana plants; marijuana plant-seeds and clones in any phase of development such as propagation, vegetation, flowering; marijuana ready for dispensing; all marijuana products; and all

damaged, defective, expired, or contaminated marijuana and marijuana products awaiting disposal.

- Incident Reporting Records
  - Within ten (10) calendar days, MassMedicum will provide notice to the Commission of any incident described in 935 CMR 500.110(9)(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 within twenty-four (24) hours of discovering the breach or incident .
  - All documentation related to an incident that is reportable pursuant to 935 CMR 500.110(9)(a) will be maintained by MassMedicum for no less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities within MassMedicum's jurisdiction on request.
- Visitor Records
  - A visitor sign-in and sign-out log will be maintained at the security office. The log will include the visitor's name, address, organization or firm, date, time in and out, and the name of the authorized agent who will be escorting the visitor.
- Waste Disposal Records
  - When marijuana or marijuana products are disposed of, MassMedicum will create and maintain an electronic record of the date, the type and quantity disposed of or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two MassMedicum agents present during the disposal or other handling, with their signatures. MassMedicum will keep disposal records for at least three (3) years. This period will automatically be extended for the duration of any enforcement action and may be extended by an order of the Commission.
- Security Records
  - A current list of authorized agents and service personnel that have access to the surveillance room will be available to the Commission upon request.
  - Recordings from all video cameras which shall be enabled to record twenty-four (24) hours each day shall be available for immediate viewing by the Commission on request for at least the preceding ninety (90) calendar days or the duration of a request to preserve the recordings for a specified period of time made by the Commission, whichever is longer.
  - Recordings shall not be destroyed or altered and shall be retained as long as necessary if MassMedicum is aware of pending criminal, civil or administrative investigation or legal proceeding for which the recording may contain relevant information.
- Transportation Records
  - MassMedicum will retain all transportation manifests for a minimum of one (1) year and make them available to the Commission upon request.
- Vehicle Records (as applicable)
  - Records that any and all of MassMedicum's vehicles are properly registered, inspected, and insured in the Commonwealth and shall be made available to the Commission on request.

- Agent Training Records
  - Documentation of all required training, including training regarding privacy and confidentiality requirements, and a signed statement of the individual indicating the date, time, and place he or she received the training, the topics discussed and the name and title of the presenter(s).
- Responsible Vendor Training
  - MassMedicum shall maintain records of Responsible Vendor Training Program compliance for four (4) years and make them available to inspection by the Commission and any other applicable licensing authority on request during normal business hours.
- Closure
  - In the event MassMedicum closes, all records will be kept for at least two (2) years at MassMedicum's expense in a form (electronic, hard copies, etc.) and location acceptable to the Commission. In addition, MassMedicum will communicate with the Commission during the closure process and accommodate any additional requests the Commission or other agencies may have.
- Written Operating Policies and Procedures

Policies and Procedures related to MassMedicum's operations will be updated on an ongoing basis as needed and undergo a review by the executive management team on an annual basis. Policies and Procedures will include the following:

  - Security measures in compliance with 935 CMR 500.110;
  - Employee security policies, including personal safety and crime prevention techniques;
  - A description of MassMedicum's hours of operation and after-hours contact information, which will be provided to the Commission, made available to law enforcement officials upon request, and updated pursuant to 935 CMR 500.000.
  - Storage of marijuana in compliance with 935 CMR 500.105(11);
  - 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;
  - Price list for Marijuana and Marijuana Products, and alternate price lists for patients with documented Verified Financial Hardship as defined in 501.002: *Definitions*, as required by 935 CMR 501.100(1)(f);
  - Procedures to ensure accurate recordkeeping, including inventory protocols in compliance with 935 CMR 500.105(8) and (9);
  - Plans for quality control, including product testing for contaminants in compliance with 935 CMR 500.160;
  - A staffing plan and staffing records in compliance with 935 CMR 500.105(9)(d);
  - Emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
  - Alcohol, smoke, and drug-free workplace policies;
  - A plan describing how confidential information will be maintained;
  - Policy for the immediate dismissal of any dispensary agent who has:
    - Diverted marijuana, which will be reported to Law Enforcement Authorities and to the Commission;
    - Engaged in unsafe practices with regard to MassMedicum operations, which will be reported to the Commission; or

- 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.
- A list of all board of directors, members, and executives of MassMedicum, and members, if any, of the licensee must be made available upon request by any individual. This requirement may be fulfilled by placing this information on MassMedicum's website.
- Policies and procedures for the handling of cash on MassMedicum premises including but not limited to storage, collection frequency and transport to financial institution(s), to be available upon inspection.
- Policies and procedures to prevent the diversion of marijuana to individuals younger than 21 years old.
- Policies and procedures for energy efficiency and conservation that will include:
  - Identification of potential energy use reduction opportunities (including but not limited to natural lighting, heat recovery ventilation and energy efficiency measures), and a plan for implementation of such opportunities;
  - Consideration of opportunities for renewable energy generation, including, where applicable, submission of building plans showing where energy generators could be placed on site, and an explanation of why the identified opportunities were not pursued, if applicable;
  - Strategies to reduce electric demand (such as lighting schedules, active load management and energy storage); and
  - Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25 § 21, or through municipal lighting plants.
- Policies and procedures to promote workplace safety consistent with applicable standards set by the Occupational Safety and Health Administration, including plans to identify and address any biological, chemical or physical hazards. Such policies and procedures shall include, at a minimum, a hazard communication plan, personal protective equipment assessment, a fire protection plan, and an emergency action plan.
- License Renewal Records
  - MassMedicum shall keep and submit as a component of the renewal application documentation that the establishment requested from its Host Community the records of any cost to a city or town reasonably related to the operation of the establishment, which would include the city's or town's anticipated and actual expenses resulting from the operation of the establishment in its community. The applicant shall provide a copy of the electronic or written request, which should include the date of the request, and either the substantive response(s) received or an attestation that no response was received from the city or town. The request should state that, in accordance with M.G.L. c. 94G, § 3(d), any cost to a city or town imposed by the operation of a Marijuana Establishment or MTC shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

## Record-Retention

MassMedicum will meet Commission recordkeeping requirements and retain a copy of all records for two (2) years, unless otherwise specified in the regulations.

## **MAINTAINING OF FINANCIAL RECORDS**

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

- Confidential information will be maintained in a secure location, kept separate from all other records, and will not be disclosed without the written consent of the individual to whom the information applies, or as required under law or pursuant to an order from a court of competent jurisdiction; provided however, the Commission may access this information to carry out its official duties.
- All recordkeeping requirements under 935 CMR 500.105(9) are followed, including:
  - Keeping written business records, available for inspection, and in accordance with generally accepted accounting principles, which will include manual or computerized records of:
    - Assets and liabilities;
    - Monetary transactions;
    - Books of accounts, which will 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, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over MassMedicum.
- All sales recording requirements under 935 CMR 500.140(5) are followed, including:
  - Utilizing a point-of-sale (POS) system approved by the Commission, in consultation with the DOR, and a sales recording module approved by DOR;
  - Prohibiting the use of software or other methods to manipulate or alter sales data;
  - Conducting a monthly analysis of its equipment and sales data, and maintaining records, available to the Commission upon request, that the monthly analysis has been performed;
    - If MassMedicum 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: 1. it shall immediately disclose the information to the Commission; 2. it shall cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and 3. take such other action directed by the Commission to comply with 935 CMR 500.105.
  - Complying with 830 CMR 62C.25.1: *Record Retention* and DOR Directive 16-1 regarding recordkeeping requirements;
  - Adopting separate accounting practices at the point-of-sale for marijuana and marijuana product sales, and non-marijuana sales; and
  - Maintaining such records that would allow for the Commission and the DOR to audit and examine the point-of-sale system used in order to ensure compliance with Massachusetts tax laws and 935 CMR 500.
- Additional written business records will be kept, including, but not limited to, records of:



- Compliance with liability insurance coverage or maintenance of escrow requirements under 935 CMR 500.105(10) and all bond or escrow requirements under 935 CMR 500.105(16);
  - Fees paid under 935 CMR 500.005 or any other section of the Commission's regulations; and
  - Fines or penalties, if any, paid under 935 CMR 500.360 or any other section of the Commission's regulations.
- License Renewal Records
  - MassMedicum shall keep and submit as a component of the renewal application documentation that the establishment requested from its Host Community the records of any cost to a city or town reasonably related to the operation of the establishment, which would include the city's or town's anticipated and actual expenses resulting from the operation of the establishment in its community. The applicant shall provide a copy of the electronic or written request, which should include the date of the request, and either the substantive response(s) received or an attestation that no response was received from the city or town. The request should state that, in accordance with M.G.L. c. 94G, § 3(d), any cost to a city or town imposed by the operation of a Marijuana Establishment or MTC shall be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

## **DIVERSITY PLAN**

### **Overview**

MassMedicum Corp. (“MassMedicum”) is dedicated to promoting equity in its operations for diverse populations, which the Commission has identified as the following:

1. Minorities;
2. Women;
3. Veterans;
4. People with disabilities; and
5. People who identify as LGBTQ+.

To support such populations, MassMedicum has created the following Diversity Plan (the “Plan”) and has identified and created goals/programs to promote equity in MassMedicum’s operations.

### **Goals**

In order for MassMedicum to promote equity for the above-listed groups in its operations, MassMedicum has established the following goal:

- Increasing the number of individuals falling into the above-listed demographics working at MassMedicum and ensuring that at least 25% of MassMedicum’s agents are from the above-listed populations. More specifically, the goal for employment composition will be:
  - At least 5% of staff comprised of Minorities;
  - At least 5% of staff comprised of Women;
  - At least 5% of staff comprised of Veterans;
  - At least 5% of staff comprised of Disabled Individuals; and
  - At least 5% of staff comprised of individuals who identify as LGBTQ+. <sup>1</sup>

### **Programs**

MassMedicum has developed specific programs to effectuate its stated goals to promote diversity and equity in its operations, which will include the following:

- Work force diversity initiatives, which include the biannual distribution of interoffice newsletters to encourage the recruitment of members of the diverse populations;
- Advertising employment opportunities (as they become available, but no less than once annually) in diverse publications, job boards, or other media (such as The Rainbow Times, Amherst Bulletin, Daily Hampshire Gazette, and diversityjobs.com).
- Hosting at least one (1) career fair annually in Amherst, with a focus on interviewing members of the diverse populations;

### **Measurements**

The General Manager and his designated Human Resources Manager will administer the Plan and will be responsible for developing measurable outcomes to ensure MassMedicum continues

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<sup>1</sup> The above goals and percentages were provided at the Commission’s request. Any documentation evidencing such hiring goals will be collected in accordance with applicable employment law standards. These percentages are intended to represent MassMedicum’s efforts for hiring a diverse workforce; however, MassMedicum is limited in its ability to confirm the ultimate percentages of these demographics in its workforce due to applicable employment and labor laws.

to meet its commitments. Such measurable outcomes, in accordance with MassMedicum's goals and programs described above, include:

- Conducting employment composition reviews to determine what percentage of employees identify as being from the above-listed groups, and to determine whether the employment composition consists of at least 5% minorities, 5% women, 5% veterans, 5% disabled individuals, and 5% LGBTQ+;
- Recording the number of job postings, as they become available, but no less than once annually, advertised in diverse publications, job boards, or other media (such as The Rainbow Times, Amherst Bulletin, Daily Hampshire Gazette, and diversityjobs.com); and
- Documenting the hosting of at least one career fair annually in Amherst to recruit qualified minorities, women, veterans, people with disabilities, and people who identify as LGBTQ+.

Beginning upon receipt of MassMedicum's first Provisional License from the Commission to operate a marijuana establishment in the Commonwealth, MassMedicum will utilize the proposed measurements to assess its Plan and will account for demonstrating proof of success or progress of the Plan upon the yearly renewal of the license. The Human Resources Manager will review and evaluate MassMedicum's measurable outcomes no less than twice annually to ensure that MassMedicum is meeting its commitments. MassMedicum is mindful that demonstration of the Plan's progress and success will be submitted to the Commission upon renewal.

In addition to above Diversity Plan, MassMedicum is committed to employing those who have been negatively impacted by the enforcement of now obsolete laws with regard to cannabis possession. In this regard, MassMedicum already has employees who have been so impacted, and within the constraints of their privacy, and the obvious need to comply with Cannabis Commission guidelines and Background Checks, all such employees will conform to legal guidelines while attempting to hire those who may have had prior actions related to cannabis possession.

#### Acknowledgements

- MassMedicum 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 MassMedicum will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.

## **QUALIFICATIONS AND TRAINING**

MassMedicum Corp. (“MassMedicum”) will ensure that all employees hired to work at a MassMedicum facility will be qualified to work as a marijuana establishment agent and properly trained to serve in their respective roles in a compliant manner.

### **Qualifications**

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

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

### **Training**

As required by 935 CMR 500.105(2), and prior to performing job functions, each of MassMedicum’s agents will successfully complete a comprehensive training program that is tailored to the roles and responsibilities of the agent’s job function. A MassMedicum Agent will receive a total of eight (8) hours of training annually. A minimum of four (4) hours of training will be from Responsible Vendor Training Program (“RVT”) courses established under 935 CMR 500.105(2)(b). Any additional RVT over four (4) hours may count towards the required eight (8) hours of training.

Non-RVT may be conducted in-house by MassMedicum or by a third-party vendor engaged by the MassMedicum. Basic on-the-job training in the ordinary course of business may also be counted towards the required eight (8) hour training.

All MassMedicum Agents that are involved in the handling or sale of marijuana at the time of licensure or renewal of licensure will have attended and successfully completed the mandatory Responsible Vendor Training Program operated by an education provider accredited by the Commission.

### ***Basic Core Curriculum***

MassMedicum Agents must first take the Basic Core Curriculum within 90 days of hire, which includes the following subject matter:

- Marijuana's effect on the human body, including:
  - Scientifically based evidence on the physical and mental health effects based on the type of Marijuana Product;
  - The amount of time to feel impairment;
  - Visible signs of impairment; and
  - Recognizing the signs of impairment.

- Diversion prevention and prevention of sales to minors, including best practices.
- Compliance with all tracking requirements.
- Acceptable forms of identification. Training must include:
  - How to check identification;
  - Spotting and confiscating fraudulent identification;
  - Common mistakes made in identification verification.
  - Prohibited purchases and practices, including purchases by persons under the age of 21 in violation of M.G.L. c. 94G, § 13.
- Other key state laws and rules affecting MassMedicum Agents which shall include:
  - Conduct of MassMedicum Agents;
  - Permitting inspections by state and local licensing and enforcement authorities;
  - Local and state licensing and enforcement, including registration and license sanctions;
  - Incident and notification requirements;
  - Administrative, civil, and criminal liability;
  - Health and safety standards, including waste disposal;
  - Patrons prohibited from bringing marijuana and marijuana products onto licensed premises;
  - Permitted hours of sale;
  - Licensee responsibilities for activities occurring within licensed premises; xix. Maintenance of records, including confidentiality and privacy; and
  - Such other areas of training determined by the Commission to be included in a Responsible Vendor Training Program.

MassMedicum will encourage administrative employees who do not handle or sell marijuana to take the “Responsible Vendor” program on a voluntary basis to help ensure compliance.

MassMedicum’s records of Responsible Vendor Training Program compliance will be maintained for at least four (4) years and made available during normal business hours for inspection by the Commission and any other applicable licensing authority on request.

After successful completion of the Basic Core Curriculum, each MassMedicum Agent involved in the handling or sale of marijuana will fulfill the four-hour RVT requirement every year thereafter for MassMedicum to maintain designation as a Responsible Vendor. Once the MassMedicum Agent has completed the Basic Core Curriculum, the Agent is eligible to take the Advanced Core Curriculum. Failure to maintain Responsible Vendor status is grounds for action by the Commission.

## **ENERGY COMPLIANCE PLAN**

MassMedicum Corp. (“MassMedicum”) has developed the following Energy Compliance Plan to ensure that its proposed Cultivation facility remains in compliance with the energy efficiency and conservation regulations codified in 935 CMR 500.103(1)(b), 500.105(1)(q), 500.105(15) and 500.120(11). MassMedicum will update this plan as necessary and will further provide relevant documentation to the Commission during Architectural Review and during inspections processes.

### **Energy Efficiency and Equipment Standards**

MassMedicum will maintain compliance at all times with the Commission’s minimum energy efficiency and equipment standards and meet all applicable environmental laws, regulations, permits and other applicable approvals including, but not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management, and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7.00: Air Pollution Control. MassMedicum will adopt and use additional best management practices as determined by the Commission to reduce energy.

### **Building Envelope**

The building envelope for MassMedicum’s cultivation facility will meet minimum Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: State Building Code), International Energy Conservation Code (IECC) Section C402 or The American MassMedicum of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Chapters 5.4 and 5.5 as applied or incorporated by reference in 780 CMR: State Building Code.

### **Lighting**

MassMedicum’s lighting at the facility will meet the following compliance requirements:

1. Horticulture Lighting Power Density will not exceed 36 watts per square foot; or
2. All horticultural lighting used in the facility will be listed on the current Design Lights Consortium Solid-state Horticultural Lighting Qualified Products List ("Horticultural QPL") or other similar list approved by the Commission and lighting Photosynthetic Photon Efficacy (PPE) is at least 15% above the minimum Horticultural QPL threshold rounded up to the nearest 0.1  $\mu\text{mol/J}$  (micromoles per joule).

In the event that MassMedicum seeks to use horticultural lighting not included on the Horticultural QPL or other similar list approved by the Commission, MassMedicum will seek a waiver pursuant to 935 CMR 500.850 and provide documentation of third-party certification of the energy efficiency features of the proposed lighting.

MassMedicum will establish and document safety protocols to protect workers (e.g., eye protection near operating Horticultural Lighting Equipment).

### **Strategies to Reduce Electric Demand**

MassMedicum is pursuing the following strategies to reduce electric demand. MassMedicum will work with contractors to create an energy efficient lighting plan and plans on implementing

low amperage/wattage LED lighting wherever possible. Programs may include lighting schedules, active load management, and energy storage programs.

As the need and opportunity for facility upgrades and maintenance arise in the future, MassMedicum will continue to evaluate strategies to reduce electric demand.

#### Opportunities for Engagement with Energy Efficiency Programs

MassMedicum also plans on engaging with energy efficiency programs offered by Mass Save and the Massachusetts Clean Energy Center and will coordinate with municipal officials to identify other potential energy saving programs and initiatives. MassMedicum will also coordinate with its utility companies to explore any energy efficiency options available to MassMedicum.

#### HVAC and Dehumidification

MassMedicum's Heating Ventilation and Air Condition (HVAC) and dehumidification systems will meet Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR State Building Code), IECC Section C403 or ASHRAE Chapter 6 as applied or incorporated by reference in (780 CMR: State Building Code). As part of the documentation required under 935 CMR 500.120(11)(b), MassMedicum will provide a certification from a Massachusetts Licensed Mechanical Engineer that the HVAC and dehumidification systems meet Massachusetts building code as specified in 935 CMR 500.120(11)(c) and that such systems have been evaluated and sized for the anticipated loads of the facility.