



Massachusetts Cannabis Control Commission

Marijuana Retailer

General Information:

License Number: MR285074
Original Issued Date: 12/23/2025
Issued Date: 12/23/2025
Expiration Date: 12/23/2026

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Capeway Cannabis, LLC

Phone Number: 508-465-1059 Email Address: mhough@capewaycannabis.com

Business Address 1: 307 Tremont Street

Business Address 2:

Business City: Carver

Business State: MA

Business Zip Code: 02330

Mailing Address 1: 307 Tremont Street

Mailing Address 2:

Mailing City: Carver

Mailing State: MA

Mailing Zip Code: 02330

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PRIORITY APPLICANT

Priority Applicant: no

Priority Applicant Type: Not a Priority Applicant

Economic Empowerment Applicant Certification Number:

RMD Priority Certification Number:

RMD INFORMATION

Name of RMD: Capeway Cannabis, LLC

Department of Public Health RMD Registration Number: MR282446

Operational and Registration Status: Obtained Final Certificate of Registration and is 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: 50

Percentage Of Control: 50

Role: Board Member

Other Role: President

First Name: Michelle

Last Name: Hough

Suffix:

Gender: Female

User Defined Gender:

Date generated: 01/06/2026

Page: 1 of 7

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: 50

Percentage Of Control: 50

Role: Board Member

Other Role: Vice President

First Name: Lori

Last Name: Hough

Suffix:

Gender: Female

User Defined Gender:

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

Specify Race or Ethnicity:

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

Entity with Direct or Indirect Authority 1

Percentage of Control:

Percentage of Ownership:

Entity Legal Name: Prescient Thinking, LLC

Entity DBA: Prescient Thinking, LLC

DBA City:

Sandwich

Entity Description: Prescient Thinking, LLC is an investor in Capeway Cannabis, LLC

Foreign Subsidiary Narrative:

Entity Phone: 617-771-3133

Entity Email:

Entity Website:

bill.mcnamara@prescintthinking.com

Entity Address 1: 45 Torrey Road

Entity Address 2:

Entity City: Sandwich

Entity State: MA

Entity Zip Code:

02537

Entity Mailing Address 1: 45 Torrey Road

Entity Mailing Address 2:

Entity Mailing City: Sandwich

Entity Mailing State: MA

Entity Mailing Zip

Code: 02537

Relationship Description: The "Entity" Prescient Thinking, LLC has no direct or indirect control over the "Marijuana Establishment" Capeway Cannabis, LLC.

CLOSE ASSOCIATES AND MEMBERS

Close Associates or Member 1

First Name: Steven

Last Name: Hough

Suffix:

Describe the nature of the relationship this person has with the Marijuana Establishment: Steven Hough is the Treasurer of Capeway Cannabis, LLC.

CAPITAL RESOURCES - INDIVIDUALS

No records found

CAPITAL RESOURCES - ENTITIES

Entity Contributing Capital 1

Entity Legal Name: Prescient Thinking, LLC

Entity DBA:

Email:

Phone:

bill.mcnamara@prescientthinking.com

617-771-3133

Address 1: 45 Torrey Road

Address 2:

City: East Sandwich

State: MA

Zip Code: 02537

Types of Capital: Monetary/Equity

Other Type of

Total Value of Capital Provided:

Percentage of Initial Capital:

Capital:

\$750000

100

Capital Attestation: Yes

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Michelle Last Name: Hough Suffix:
Marijuana Establishment Name: Capeway Cannabis, LLC Business Type: Marijuana Retailer
Marijuana Establishment City: Carver Marijuana Establishment State: MA

Individual 2

First Name: Lori Last Name: Hough Suffix:
Marijuana Establishment Name: Capeway Cannabis, LLC Business Type: Marijuana Retailer
Marijuana Establishment City: Carver Marijuana Establishment State: MA

Individual 3

First Name: Steven Last Name: Hough Suffix:
Marijuana Establishment Name: Capeway Cannabis, LLC Business Type: Marijuana Retailer
Marijuana Establishment City: Carver Marijuana Establishment State: MA

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 120 MacArthur Blvd

Establishment Address 2:

Establishment City: Bourne Establishment Zip Code: 02532

Approximate square footage of the establishment: 3200 How many abutters does this property have?: 3

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

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Community Outreach Meeting Documentation	Town Clerk Letter (Community Outreach).pdf	pdf	67a4d82e07039dd286096a13	02/06/2025
Community Outreach Meeting Documentation	Community Outreach Attestation (Bourne).pdf	pdf	67a4ddb5aa85921185a8aaef	02/06/2025
Plan to Remain Compliant with Local Zoning	Town of Bourne Map (Bourne).pdf	pdf	67a761ecac5cea389e7a52c3	02/08/2025
Plan to Remain Compliant with Local Zoning	mod_maps_pb_endorsed_reduced (2).pdf	pdf	67aa22feac5cea389e7b1fb9	02/10/2025
Plan to Remain Compliant with Local Zoning	Capeway Cannabis Permitting (Bourne).pdf	pdf	67c5ec51dc92c5a698f10fe0	03/03/2025
Plan to Remain Compliant with Local Zoning	Building Permit (Bourne).pdf	pdf	67cf289cdc92c5a698f859c8	03/10/2025
Executed HCA	HCA Signed (Bourne) NEW.pdf	pdf	67cf2c6d541e85345e2663d3	03/10/2025
Plan to Remain Compliant with Local Zoning	Capeway Cannabis (HCA) Compliance.pdf	pdf	6881219c41aa0138bbc3003f	07/23/2025

Plan to Remain Compliant with Local Zoning	IMG_8855.jpg	jpeg	688b88d12e0e7d3801289304	07/31/2025
Plan to Remain Compliant with Local Zoning	Abutters List 8:12:25.pdf	pdf	689b94ca97444ac6c4bc39f6	08/12/2025

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.: \$

POSITIVE IMPACT PLAN

Positive Impact Plan:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Capeway Cannabis Positive Impact Plan.pdf	pdf	6880eb23e3b66e9040cf14a7	07/23/2025

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner **Other Role:** Vice President
First Name: Lori **Last Name:** Hough **Suffix:**
RMD Association: Not associated with an RMD
Background Question: no

Individual Background Information 2

Role: Owner / Partner **Other Role:** President
First Name: Michelle **Last Name:** Hough **Suffix:**
RMD Association: Not associated with an RMD
Background Question: no

Individual Background Information 3

Role: Other (specify) **Other Role:** Treasurer
First Name: Steven **Last Name:** Hough **Suffix:**
RMD Association: Not associated with an RMD
Background Question: no

ENTITY BACKGROUND CHECK INFORMATION

Entity Background Check Information 1

Role: Investor/Contributor **Other Role:**
Entity Legal Name: Prescient Thinking, LLC **Entity DBA:**
Entity Description: Think group Investor
Phone: 617-771-3133 **Email:** billmcnamara@comcast.net
Primary Business Address 1: 45 Torrey Lane **Primary Business Address 2:**
Primary Business City: East Sandwich **Primary Business State:** MA **Principal Business Zip Code:** 02537

Additional Information: Prescient Thinking, LLC is 100% owned by William McNamara. His SS# 023-56-6525 is the EIN #. William McNamara's background is already being investigated so that should cover Prescient Thinking, LLC as well.

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Department of Unemployment Assistance - Certificate of Good standing	Department of Unemployment (Certificate of Compliance 2024).pdf	pdf	6776b0ece5a906000854d8d3	01/02/2025
Department of Revenue - Certificate of Good standing	2025 Certificate of Good Standing (MassTaxConnect).pdf	pdf	677bdc756c565400084c4122	01/06/2025
Articles of Organization	25010075190.pdf	pdf	677d3795e5a906000859427e	01/07/2025
Secretary of Commonwealth - Certificate of Good Standing	Certificate of Good Standing SoS 2025.pdf	pdf	6781680f9671eda534b2d57b	01/10/2025
Bylaws	Operating Agreement (Bourne).pdf	pdf	67b3725cac5cea389e82903a	02/17/2025
Bylaws	Capeway Can Bylaws.pdf	pdf	67c9e364541e85345e235a84	03/06/2025

No documents uploaded

Massachusetts Business Identification Number: 001518381

Doing-Business-As Name: Capeway Cannabis

DBA Registration City: Bourne

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	CCC AP Liability Insurance.pdf	pdf	67a4c24f07039dd2860939f9	02/06/2025
Capitalization Table	Capitalization Table (Bourne).pdf	pdf	67a4c47007039dd286093bca	02/06/2025
Business Plan	Capeway business plan for CCC (2) (Bourne).pdf	pdf	67b62bb12cd2ec2282a5f9b7	02/19/2025
Proposed Timeline	Proposed Timeline 3 (Bourne).pdf	pdf	683751cc6cf3645b6203d364	05/28/2025
Operating Agreement or Articles of Incorporation	Operating Agreement (Bourne).pdf	pdf	683754a06cf3645b6203de28	05/28/2025

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Qualifications and training	Limited Access Sign.png	png	67c07e76541e85345e1be1d6	02/27/2025
Inventory procedures	No Cannabis products.png	png	67c07e81541e85345e1be212	02/27/2025
Energy Compliance Plan	Energy Compliance Plan.pdf	pdf	67cef991541e85345e25dcbd	03/10/2025
Maintaining of financial records	Maintaning Financial Records (Bourne) NEW.pdf	pdf	67cef9b6541e85345e25ddec	03/10/2025
Dispensing procedures	Operating Dispensing Procedures (Bourne) NEW.pdf	pdf	67cef9d7541e85345e25de74	03/10/2025
Transportation of marijuana	Ops Transportation (Bourne) NEW.pdf	pdf	67cefa02dc92c5a698f7dbd2	03/10/2025

Plan for obtaining marijuana or marijuana products	Plan to Obtain Product (Bourne) NEW.pdf	pdf	67cefa1d541e85345e25def4	03/10/2025
Prevention of diversion	Prevention of Diversion (Bourne) NEW.pdf	pdf	67cefa32541e85345e25df7b	03/10/2025
Qualifications and training	Qualifcation and Training (Bourne) NEW.pdf	pdf	67cefa46541e85345e25dfbc	03/10/2025
Record Keeping procedures	Record Keeping (Bourne) NEW.pdf	pdf	67cefa7b541e85345e25e0ce	03/10/2025
Security plan	Security Plan (Bourne) NEW.pdf	pdf	67cefaa8dc92c5a698f7deb8	03/10/2025
Storage of marijuana	Storage of Cannabis (Bourne) NEW.pdf	pdf	67cefac0dc92c5a698f7df6b	03/10/2025
Personnel policies including background checks	Personnel Policies (Bourne) NEW.pdf	pdf	67cf1fffdc92c5a698f84718	03/10/2025
Restricting Access to age 21 and older	Restricting Access (BOURNE NEW).pdf	pdf	680246b76db75c55745fc885	04/18/2025
Quality control and testing	Quality Control and Testing (BOURNE NEW).pdf	pdf	680246c46db75c55745fc899	04/18/2025
Inventory procedures	Inventory Procedures (BOURNE NEW).pdf	pdf	680246ce6db75c55745fc8ad	04/18/2025
Diversity plan	Capeway Cannabis Diversity Plan (Bourne).pdf	pdf	6894e55c1eca271ddd9c02b7	08/07/2025

MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

ATTESTATIONS

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

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

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

Notification:

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

ADDITIONAL INFORMATION NOTIFICATION

Notification:

COMPLIANCE WITH POSITIVE IMPACT PLAN - PRE FEBRUARY 27, 2024

No records found

COMPLIANCE WITH DIVERSITY PLAN

No records found

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

BOURNE TOWN CLERK
FEB 4 '25 PM 12:36



Capeway Cannabis
Community Outreach Public Notice

Notice is hereby given that a Community Outreach Meeting for a proposed Adult Marijuana Retail Establishment at 120 MacArthur Blvd Bourne Ma 02532 is scheduled for February 21st 4:00pm .There will be an opportunity for the public to ask questions

307 Tremont Street Carver MA 02330
(508) 465-1059 capewaycannabis.com

Community Outreach Meeting Attestation Form

Instructions

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

Attestation

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

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



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

a. Date of publication:

b. Name of publication:

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

a. Date notice filed:

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

a. Date notice(s) mailed:

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

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

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



Name of applicant:

Capeway Cannabis, LLC

Name of applicant's authorized representative:

Elliott Hough

Signature of applicant's authorized representative:



[Redacted signature area]



Draft Town of Bourne Marijuana Overlay District
North Sagamore





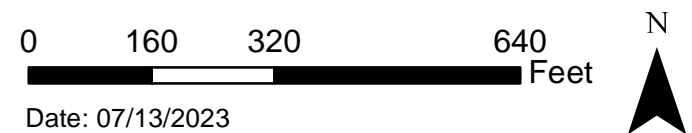
Draft Town of Bourne Marijuana Overlay District
South Sagamore



USGS, MassGIS



Town of Bourne Marijuana Overlay District
Downtown District

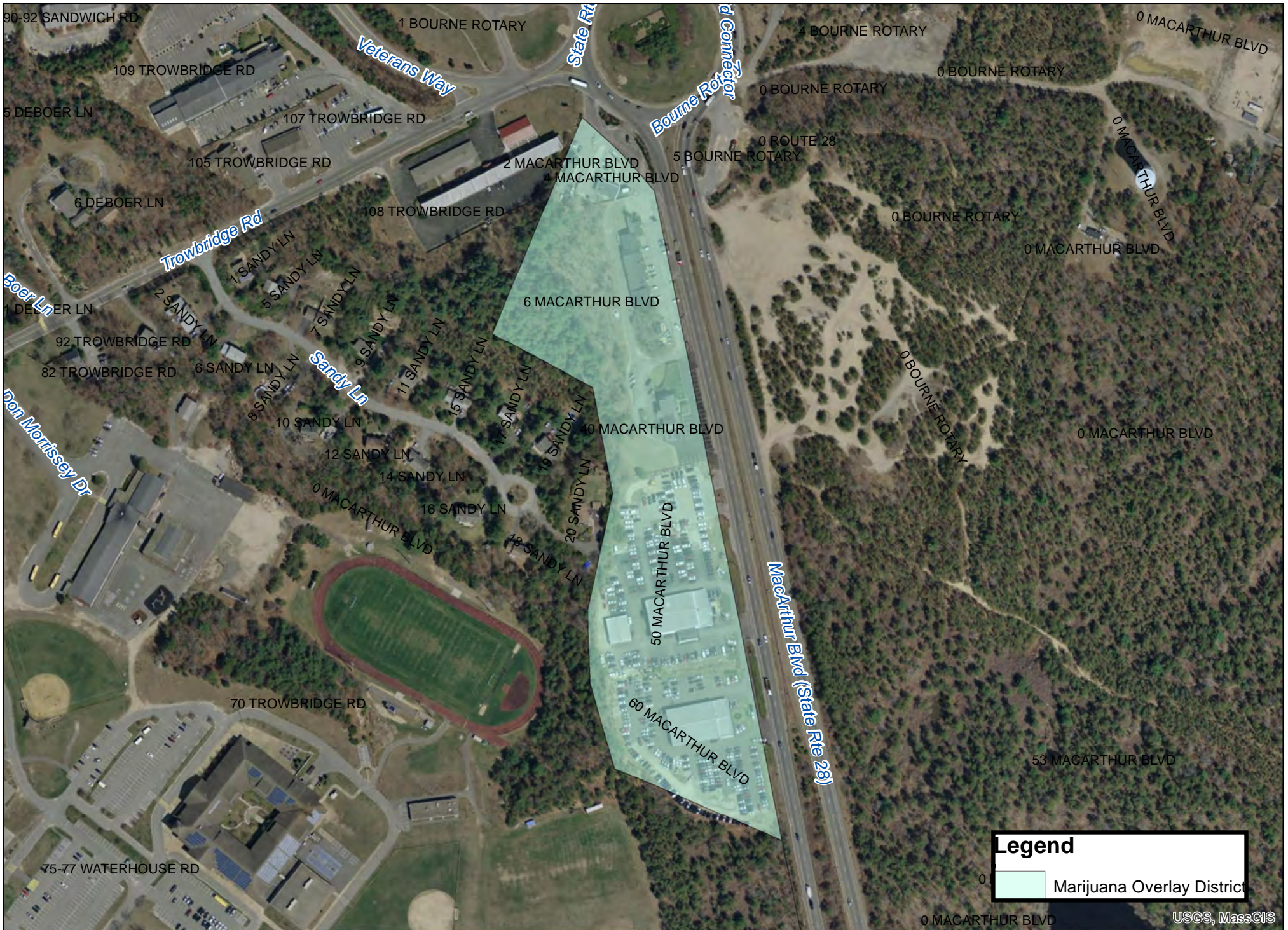




Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard

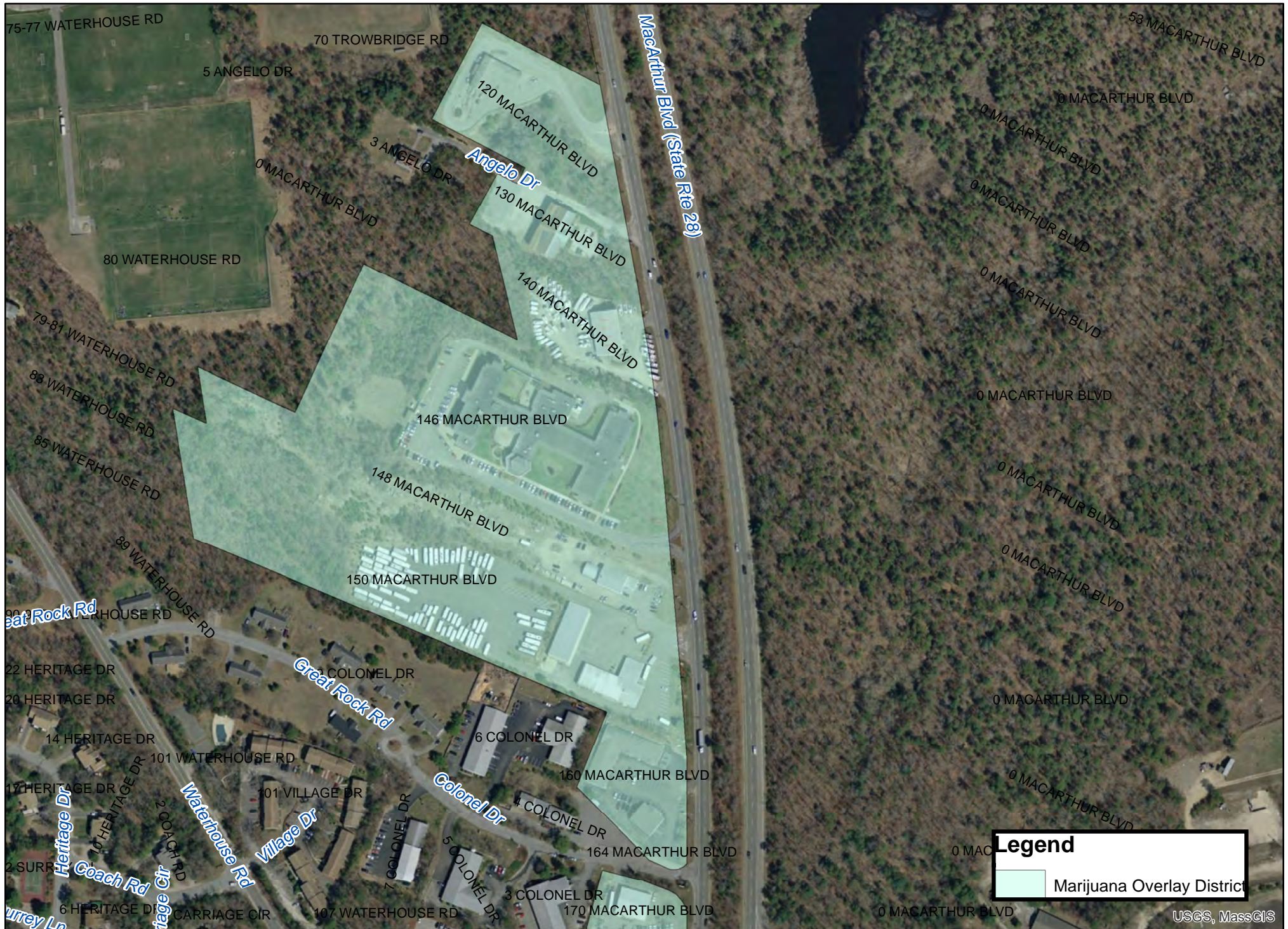
0 1,875 3,750 7,500 Feet
Date: 07/13/2023





Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard





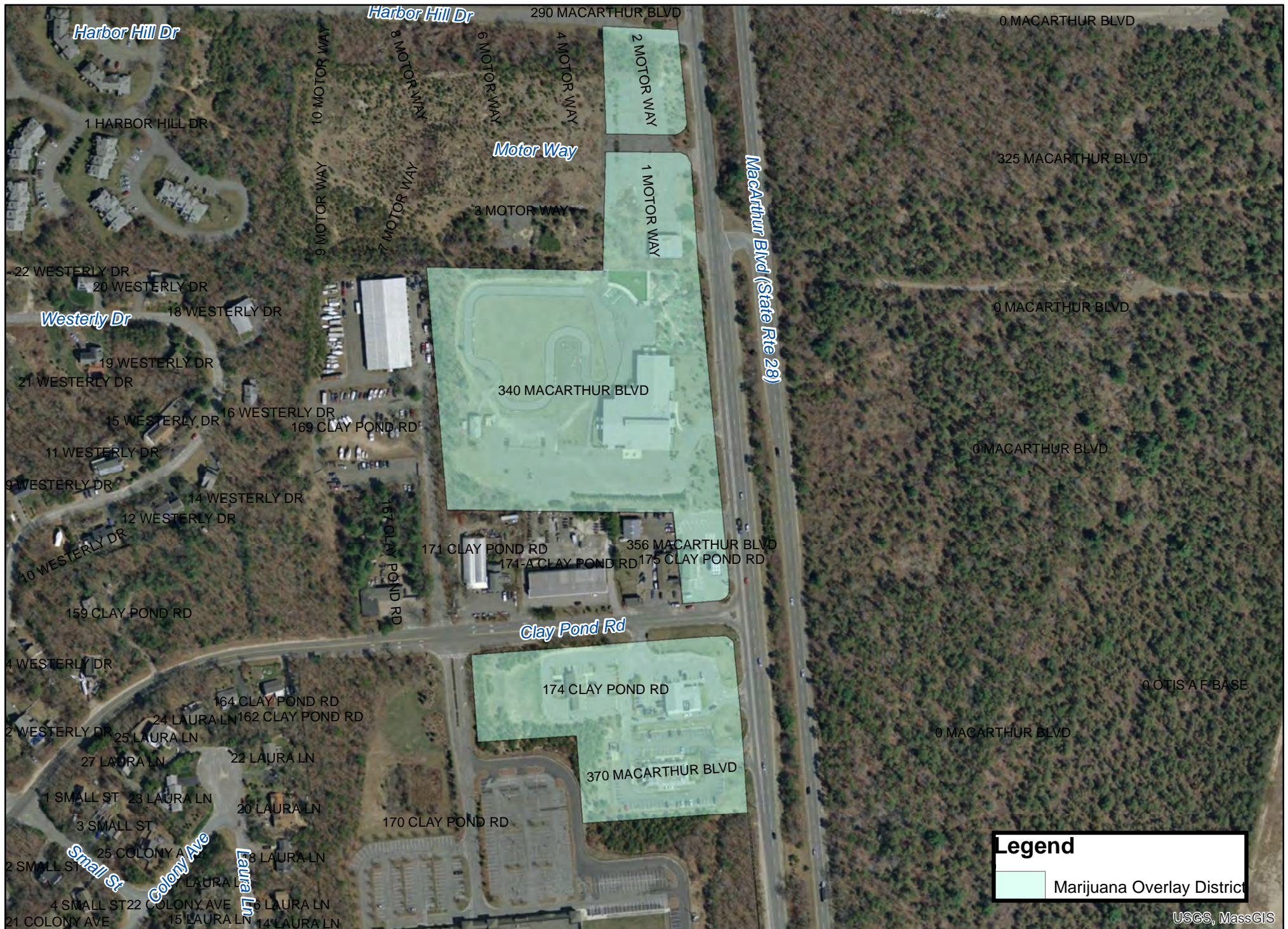
Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard





Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard





Legend

Marijuana Overlay District

USGS, MassGIS

Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard





USGS, MassGIS

Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard



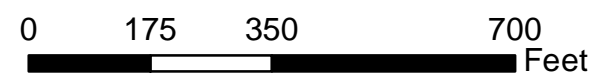
Date: 07/13/2023





USGS, MassGIS

Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard



Date: 07/13/2023





Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard





Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard



Date: 07/13/2023

USGS, MassGIS



Draft Town of Bourne Marijuana Overlay District
MacArthur Boulevard



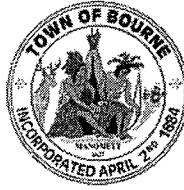


Capeway Cannabis, LLC did not need a special permit when it came to their Adult Use Marijuana Establishment because the business was located in the Marijuana District Overlay set in place by the Town of Bourne. At this point in the process it is still too early for Capeway Cannabis to receive a certificate of occupancy or health department approval from the Town of Bourne.

307 Tremont Street Carver, MA 02330
(508) 465-1059, www.capewaycannabis.com

COMMONWEALTH OF MASSACHUSETTS

Map: 27.01077
Permit #: B-25-38
Est. Cost: 50,000
Fee: \$150.00
Const. Type: M - Masonry Only
Use Group:
Bld Code Ed: 780 CMR 9th Edition



Town of Bourne, MA
BUILDING PERMIT

PERMISSION IS HEREBY GRANTED TO:

ISSUED BY: Ken Murphy
Inspector of Buildings

Contractor: License:
Owner: BACK RIVER REALTY TRUST
Applicant: Kevin Hough
At: 120 MACARTHUR BLVD , Bourne, MA 02532

POST THIS CARD SO IT IS VISIBLE FROM STREET

ISSUED ON: March 10, 2025
TO PERFORM THE FOLLOWING WORK:
Replace window and doors

BUILDING INSPECTION APPROVALS	PLUMBING/GAS/MECH INSPECTION APPROVALS	ELECTRICAL INSPECTION APPROVALS
<u>FOUNDATION</u>	<u>ROUGH</u>	<u>ROUGH</u>
<u>FRAME</u>		
<u>INSULATION</u>		
<u>FINAL</u>	<u>FINAL</u>	<u>FINAL</u>
	PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED <u>WITHIN 6 MONTHS</u> OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE	WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION

APPROVED PLANS MUST BE RETAINED ON JOB SITE AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.



Capeway Cannabis, LLC will remain compliant with all local ordinances and bylaws of the municipality. We are open to all conversations that the municipality is looking to have with the business about ordinances and bylaws.

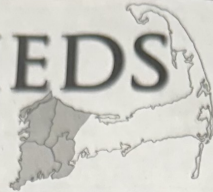
307 Tremont Street Carver, MA 02330
www.capewaycannabis.com, (508) 465-1059

The Enterprise CLASSIFIEDS

Falmouth • Mashpee • Bourne • Sandwich

WWW.CAPENews.NET

Mon - Fri 8AM-5PM • Ads@capenews.net



We've Got You Covered.



50 DEPOT AVENUE • FALMOUTH, MA 02540 • 508-548-4700 • 1-800-286-7744

HELP WANTED

DEADLINE WEDNESDAY at 11am
Call 508-548-4700 ext. 252
or email ads@capenews.net

Booker shifts available. Nights, includes weekends and some holidays. Apply in Bourne Bridge Liquors 310 Main Street Buzzards Bay, MA. Applicants must be 21 or older. Retail experience a plus. \$17.00 to \$20.00 an hour.

ANNOUNCEMENTS

Best Project schools invites certified con...
North Falmouth Roof Prime shall bid sub-bids printing and les.



SERVICES

Driver: Personal driver serving the communities of Bourne, Sandwich, Plymouth and the South Coast region. Stress-free trips to airports, appointments and events - comfortable vehicles, safe driving, reliable service, accommodating your unique needs! Text or call Mick the Driver to get info or reserve a ride. 508-415-3321



WOOD AND COAL

place-

FIREWOOD



LEGAL NOTICES

Steven F. McDonald and Donna M. McDonald, Spoondrift Cove, 126 Wading Place, Mashpee

NOTIFICATION DATE: February 7, 2025

Public notice is hereby given of the waterways application by Steven F. McDonald and Donna M. McDonald to construct with timber access stairs at 126 Wading Place in the waters of Mashpee, in the town of Mashpee, in the town of Mashpee, in the town of Mashpee. The proposed project has been determined to be water-dependent.

The Department will consider all written comments on this Waterways application received within 30 days subsequent to the Notification Date. Failure of any or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 12.00(1)(b).



LEGAL NOTICES

Lisa R Palmer of East Falmouth, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 02/21/2025.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative



LEGAL NOTICES

said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on March 6, 2025 at 9:00 AM Local Time upon the premises, directly in front of the building in which the unit is located, all and singular the premises described in said mortgage, to wit:

Being Unit B of the Hidden Pond Condominium created by Master Deed dated October 4, 2004 and filed on November 18, 2004 with the Barnstable Registry District of the Land Court as Document No. 986,235.

The Unit conveyed is laid out as shown on a plan which is a copy of a plan filed with the Land Court, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in G.L.c.183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L.c.183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of the units



LEGAL NOTICES

(30) days after the date of sale. Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Aurora Financial Group, Inc.
Present Holder of the Mortgage
(401) 217-8701

January 31, 2025
February 07, 2025
February 14, 2025

Capeway Cannabis Community Outreach Public Notice Notice is hereby given that a Community Outreach Meeting for a proposed Adult Marijuana Retail Establishment at 120 MacArthur Blvd Bourne Ma 02532 is scheduled for February 21st at 4:00 pm. There will be an opportunity for the public to ask questions.

COMMONWEALTH OF MASSACHUSETTS

Compiled list of all the abutters of site of 120 MacArthur Blvd where Capeway Cannabis, LLC will commence operations.

Parcel ID	Location	Mailing Address	Mailing City	State	Zip
24.0-31-0	70 Trowbridge Road	24 Perry Ave	Buzzards Bay	MA	02532
27.0-78-0	130 MacArthur Blvd	27 Winter Street	Woburn	MA	01801
27.0-78-1	3 Angelo Drive	3 Angelo Drive	Bourne	MA	02532
28.0-3-0	0 MacArthur Blvd	PO Box 203	Cataumet	MA	02534
28.0-5-0	0 MacArthur Blvd	24 Perry Ave	Buzzards Bay	MA	02532
28.0-6-0	0 MacArthur Blvd	24 Perry Ave	Buzzards Bay	MA	02532



Positive Impact

Capeway Cannabis will ensure it creates a path for individual who have been adversely affected by the war on drugs either through past drug convictions or convictions of spouses or parents. Capeway will make it a priority to interview, hire, and train these individuals for jobs and advancement in the cannabis industries. Capeway will set a goal of hiring 20% of its employees from this effected group. Capeway will also make it a goal to do business with vendors who fall in the categories of Social Equity Program Participants and Certified Economic Empowerment Recipients. When choosing vendors Capeway will make it a priority to do business with these groups first. Capeway will utilize these vendors every thirty (30) days. The target amount of vendors that we will be using is no more than twenty (20).

Advertising

Capeway Cannabis will advertise Job openings in local papers serving disproportionate areas such as Brockton, Taunton, New Bedford, Fall River and Wareham. We will also use hiring websites that cater to our goals such as but not limited to Pink-Jobs.com, Recruitmilitary.com, and indeed.com.

Recruitment Activities to Disproportionately Harmed People

Discuss objectives with hiring managers on a quarterly basis and track the demographic profile of existing staff to refine, increase, and achieve hiring goals

Create a recruiting and / or hiring team

Personalize recruitment through phone calls, Internet, and social media

Recruit continuously—not only when there are openings

Maintain professional networks and make note of potential candidates from underrepresented groups. Capeway Cannabis will actively seek employees who have been negatively impacted by

a drug conviction. We will also keep on file how many applicants have applied for positions while prior drug convictions.

Build and develop relationships with potential candidates, keeping them in mind for future openings and / or asking them to assist in recruiting from their own networks

Maintain a file of resumes and contact information for at least 5 potential candidates from disproportionately affected areas.

Capeway Cannabis will calculate and record, no less than annually, the number of self-identified members of under-represented populations among management and staff to provide a base measure of diversity employment

Capeway will maintain an up-to-date record of recruitment, hiring, and promotion of people falling into the above-mentioned groups.

Capeway will document the number and type of postings and job announcements in media outlets and other venues serving under-represented populations. Capeway Cannabis had great success at our Carver location by hosting a Job Fair where we received over 70 applicants for open positions. Capeway will also be hosting a Job Fair in Bourne for applicants to come in and interview for open positions. We will also be posting open jobs on LinkedIn, Indeed and social media. Job openings will be posted as needed depending on when Capeway Cannabis has an opening on our staff.

Beginning upon receipt of Capeway Cannabis second Provisional License from the Commission to operate a marijuana establishment in the Commonwealth, we 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. Capeway is mindful that demonstration of the plan's progress and success will be submitted to the Commission upon renewal.

Capeway Cannabis will seek out employees to hire who have been disproportionately impacted directly or indirectly with marijuana offenses. It is our goal at Capeway Cannabis to hire at least 20% of employees who have been disproportionately impacted. At our location in Carver, MA we have had employees in the past who have also been convicted of such offenses and have turned out to be model employees. Our hope is that we will have similar success when it comes time to hire a staff for our Bourne, MA location. Communities of impact where we will look to hire from include Wareham, Fall River and the City of Brockton.

All actions and programs instituted by Capeway Cannabis will not violate the Commissions regulations with respect to limitations on ownership or control or other applicable state laws.

Capeway Cannabis will adhere to the requirements set forth in 935CMR500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship of marijuana establishments.

307 Tremont Street Carver MA 02330
(508) 465-1059 capewaycannabis.com



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



CAPEWAY CANNABIS LLC
307 TREMONT ST
CARVER MA 02330-1757

Why did I receive this notice?

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

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

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

What if I have questions?

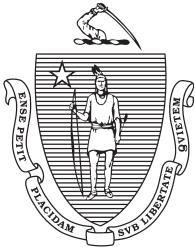
If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

Visit us online!

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

- Review or update your account
- 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
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: January 06, 2025

To Whom It May Concern :

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

CAPEWAY CANNABIS, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C, on
July 02, 2021.

I further certify that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that, so far as appears of record, said Limited Liability Company has legal existence.



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

A handwritten signature in cursive script, reading "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 25010075190

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

Processed by: smc



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

William Francis Galvin
Secretary of the
Commonwealth

January 6, 2025

TO WHOM IT MAY CONCERN:

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

CAPEWAY CANNABIS, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **July 2, 2021**.

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

I also certify that the names of all managers listed in the most recent filing are: **LORI B. HOUGH, STEVEN HOUGH, MICHELLE M. HOUGH**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **LORI B. HOUGH, STEVEN HOUGH, MICHELLE M. HOUGH**

I also certify that the names of all persons authorized to act with respect to real property listed in the most recent filing are: **LORI B. HOUGH, STEVEN HOUGH, MICHELLE M. HOUGH**

In testimony of which,

I have hereunto affixed the

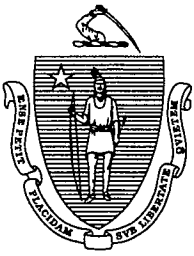
Great Seal of the Commonwealth

on the date first above written.



William Francis Galvin

Secretary of the Commonwealth



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

William Francis Galvin
Secretary of the
Commonwealth

January 6, 2025

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I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.



William Francis Galvin

Secretary of the Commonwealth

BYLAWS
CAPEWAY CANNABIS, INC.

ARTICLE I

MEETING OF STOCKHOLDERS

1. *Place of Meetings* Stockholders' meetings shall be held at the principal office or place of business of the Corporation in Massachusetts, or at the principal office of the corporation as identified in the Articles of Organization, unless another place be fixed by consent of all stockholders.
2. *Annual Meeting.* The annual meeting of the stockholders of the Corporation shall be held at 10:00 a.m. on the first Friday of each fiscal year of the Corporation, commencing with the year 2020 for the purpose of election by stockholders, by ballot, of directors to fill all vacancies on the Board, and of a Clerk and a Treasurer, to serve during the ensuing year and until their successors be elected and qualify: and at such meeting the stockholders shall transact such other business as shall properly be brought before them.
3. *Notice of Annual Meeting.* A notice setting out the time and place of each annual meeting shall be mailed, postage prepaid, to each stockholder of record, at his or her address as the same appears on the corporate stock-book, or if no such address appears, at his or her last known address, at least 10 days prior to the annual meeting. Such notice may be dispensed with if there is filed with the Clerk at the commencement of the meeting a waiver of notice signed by all stockholders.
4. *Adjournment of Annual Meeting.* If a quorum be not present at the annual meeting the stockholders present in person or by proxy may adjourn to such future time as may agree upon by them, and unless waived notice of such adjournment shall be mailed. Postage prepaid, to each stockholder at least ten days before such adjourned meeting, but if a quorum be present, they may adjourn from day to day as they see fit, and no notice of such adjournment need be given.
5. *Special Meetings.* Special meetings of the stockholder shall be held at the office of the Corporation or of corporate counsel as hereinabove provided, and such meeting may be called at any time by the president, by two directors, or by the holder (s) who hold at least 50% of the outstanding shares of the capital stock of the Corporation. The Clerk shall mail a notice of such call to each stockholder of the Corporation at least ten days before such meeting in such notice the date, time, and place of the meeting, and the business to be transacted, unless notice be waived by writing signed by all stockholders. NO business shall be transacted at a special meeting except as set forth in the notice of the meeting except by unanimous consent, given in writing through written proxy, or in person at such meeting.
6. *Quorum.* A majority of the voting stock issued and outstanding represented either by the holder or by written proxy in each case, shall constitute a quorum for the transaction of

business at any meeting of the stockholders.

7. *Voting.*

- a. Each share of stock may be represented by one vote on any question presented either by the holder or by written proxy in each case, shall constitute a quorum for the transaction of business at any meeting of the stockholders.
- b. All proxies shall be in writing, signed by the holder or holders of record of the stock to be voted, and dated within six months prior to the meeting, referring specifically to the meeting and directly or by reference to the notice of meeting, to those matters to be voted on thereunder.

8. *Order of Business.* The following order of business shall, unless unanimously waived, govern the conduct of business at any meeting of the stockholder:

- (1) Establish the quorum and presentation and approval or other disposition of records of prior meetings and of reports of interim stockholder or director action.
- (2) Presentation of and action on reports of officers and thereafter, of committees.
- (3) Elections of directors and officers as required.
- (4) Unfinished business
- (5) New Business
- (6) Adjournment

9. *Waiver of Formal Procedure.* Stockholders may act pursuant to statutory authority, rather than by formal meeting, and parliamentary procedure may be unanimously waived at any meeting.

ARTICLE II STOCK

1. a. *Certificate.* Certificates of stock ownership shall be in a form adopted by the Board of Directors and shall be signed by the President and the Treasurer and attested by the corporate seal. If at any time the same person shall hold both the offices of president and treasurer, a certificate of stock issued to that person shall be countersigned by the Clerk.
b. All stock certificates shall be consecutively numbered as issued. The name of the owner of the shares represented and with the date of issue thereof, shall be entered on the Corporation's stock book.
c. Any stock certificate transferred shall after endorsement of transferred shall after endorsement of transfer be surrendered for cancellation, upon which a new certificate shall be issued to the purchase or assignee.
2. *Stock Transfer.* a. Stock shall be transferred only by entry on the stock book of the corporation, upon which a new certificate therefore by the holder, in person, by attorney with written power, or by mail.
b. Transfer of stock shall be subject to restrictions under the terms adopted at the

incorporators' meeting and set forth in the Articles of Organization; and notice of the restrictions and of their terms shall be endorsed on each stock certificate.

3. *Lost Certificates.* The stockholders or the Board of Directors may adopt regulations establishing the procedure to be followed if a stock certificate shall be lost. In such event each certificate issued thereafter shall bear a legend stating the existence of such regulations and that a copy thereof may be obtained by any holder of the certificate without cost upon application to the clerk of the Corporation.

ARTICLE III DIRECTORS

1. *Constitution of Board.* A Board of not more than five directors shall manage the affairs of the Corporation. The number of directors shall be fixed from time to time, after initial determination by the incorporators, by vote at any stockholders' meeting. Directors shall be elected for one-year terms, and may be reelected, or their successors shall be elected each year at the annual meeting of the stockholders.
2. *Vacancies.* Any vacancy on the Board of Directors caused by death or resignation or otherwise, shall be filled by choice of the remaining directors.
3. *Meetings.* Regular meetings of the Board of Directors shall be held on the second Tuesday of each month, at the office of the Corporation, or at such other time and place as from time to time designated by any two directors, by giving six days' notice to each director, or by agreement, a majority of all the Directors shall constitute a quorum.
4. *Compensation.* No director shall receive salary or other compensation for his service as such.
5. *Powers.*
 - a. The Board of Directors shall have general powers of management and control of the business and affairs of the Corporation, and shall have in their control all the powers and privileges of the Corporation, existing under statute, under the articles of organization and certificate of incorporation, or under these by-laws.
 - b. Authorized and unissued stock of the Corporation shall be issued only upon specific authorization by the Board of Directors.
 - c. Real estate owned by the Corporation shall be transferred or encumbered, and leases of real estate shall be executed by the Corporation, wither as lessor or as lessee, only under authority voted by the Board, except this paragraph shall not apply to any act of the Corporation which by law requires authorization by the stockholders.
 - d. Contracts of the Corporation in writing or involving more than \$5,000.00 expenditure or purchase, shall be executed or entered into only upon approval by the Board of Directors, either of specific individual contracts, or of groups or classes of similar contracts, conferring authority to execute or enter into such contracts upon specific officers.

ARTICLE IV OFFICERS

1. *Enumeration.* The officers of the Corporation shall be a president, a clerk, treasure, or such other officers as may from time to time be elected by the Board.
2. *President.* The President shall preside at all meetings of the stockholders and of the Board of Directors, and shall have general charge of and control over the affairs of the Corporation subject to authority or approval of the Board as required by law as herein provided.
3. *Secretary (Clerk).* The Clerk shall keep permanent records of the proceedings of all meet in of the stockholders or of the Board of Directors, and shall give notice of such meetings as required, he shall sign correspondence as appropriate, and countersign stock certificates as hereinabove required, and he shall have custody of all books, records, and papers of the Corporation, except those in the charge of the Treasurer or routine papers in the custody of subordinate employees of the Corporation.
4. *Treasurer.* The Treasurer shall have custody of all moneys and valuables of the Corporation, shall keep and deposit them in such banks and other depositories as the Board of Directors may designate; shall sign all checks on corporate accounts of all moneys of the Corporation and of their disposition or disbursement, and make due report thereof to the stockholders as required from time to time. Other officers may be signatories to checking/savings and other accounts established by the Company.
5. *Terms of Office.* All officers shall be elected for and serve terms of office of one year each, or until the next election at which their respective successors may be elected but any officer may be reelected to the same position without limit of number of terms.
6. *Compensation.* The salaries or honoraria, of any of all officers shall be fixed, and may be changed from time to time, by the Board of Directors.

ARTICLE V ADMINISTRATION

1. *Seal.* The seal of the corporation shall be printed or impresses as a circular device with the name of the Corporation around the border and (corporation name) in the center.
2. *Fiscal year.* The fiscal year of the Corporation shall end on the last day of the month of December of each year.

ARTICLE VI AMENDMENTS

1. *Stockholder Power.* These By-Laws may be amended by majority vote of the stockholders at the annual meeting or at a special meeting called for the purpose. The notice of such meeting shall set forth all proposed changes in full.
2. *Director Power.* The Board of Directors shall not alter or repeal any by-law adopted by the stockholders or incorporators, but may, subject to stockholder repeal power, adopt additional by-laws in harmony herewith.

CERTIFICATION

We, the undersigned, the duly elected and President/Director of Capeway Cannabis, Inc. approved this 29 day of MAY, 2019 and that the same do now constitute the by-laws of that corporation.

IN WITNESS WHEREOF, we have hereunto subscribed our names and affixed the seal of the corporation this date:

Michelle M. Hough
Michelle M. Hough, Director
President and Treasurer

Michelle M. Hough]



ANNA A. BOWEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 30, 2022

Anna A. Bowen
notary
5.29.2019



PLAN TO OBTAIN LIABILITY INSURANCE

Capeway Cannabis has consulted its Insurance Agent Almeida and Carlson of Falmouth, MA and our current liability coverage is valid until 8/31/25 obtain liability insurance.

Capeway Cannabis obtains and maintains general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, except as provided in 935 CMR 500.105(J)(2) or otherwise approved by the CCC. The deductible per occurrence will be no higher than \$5000.00.

307 Tremont Street Carver MA 02330
(508) 465-1059 capewaycannabis.com



Capeway Cannabis, LLC

307 Tremont Street Carver, MA 02330

Business Plan Proposal

Introduction

My Name is Michelle Hough; I am president of Capeway Cannabis, LLC. Capeway Cannabis is looking to open an Adult-Use Marijuana Dispensary in the Town of Bourne. Capeway has been working with the Town of Bourne since 2023 when there was still a ban in place and we successfully helped the town overturn the ban on marijuana. We have shown the town our ability to navigate not only their regulations but also the regulations put forward by the CCC. Our team has over 30 years of experience in starting and successfully running companies that have had positive impacts on the communities that they do business in. Our goal is to open and operate an adult use marijuana facility that will serve Bourne and the surrounding areas, while having a positive impact on the town of Bourne and giving back to the communities we serve.

Business Description

Capeway Cannabis, LLC has leased a 3,200 square foot retail location at 120 McArthur Blvd Bourne, MA. It is our intention to open and operate a Retail Marijuana Establishment at this address. This location is properly zoned in Bourne's Marijuana overlay district. We intend to sell flower, oils, edibles and any and all accessories necessary to consume and use legal marijuana. We will operate in the same manner as other retail establishments in the area including hours of operation and sufficient parking for the projected customer visits.

Product Description

Capeway Cannabis, LLC intends on selling only the best products available in the Massachusetts Marijuana market. We have done extensive research on the industry and the products that are available to consumers. Our products will be available to consumers at market rates and compliant with, child and tamper resistant packaging that is required by the CCC. All of our marijuana products will be tested by a 3rd party independent testing laboratory that is licensed by the CCC for contaminants.

Product Sourcing

Capeway Cannabis already has existing relationships with operating Product Manufacturers who are licensed from the CCC as wholesale partners. These discussions and future agreements will ensure a supply of quality, tested products for our operation.

Market Overview

Bourne has an approximate population of 20,000 residents. 120 McArthur Blvd is located on a main highway which has approximately 41,000 car trips a day, we are also located right over the Bourne Bridge, where the road leads to other surrounding communities on Cape Cod. We feel with close proximity to two major roadways it will allow us to capture a good part of the local marketing and traveling market throughout Cape Cod.

Depending on the number of retail establishments in Bourne and possibly the surrounding communities we expect that a retail establishment can generate \$4,000,000.00 to \$5,000,000 annually in gross sales.

Competition

The cannabis industry is still relatively new to everyone involved. While it appears that Bourne may allow up to three retail marijuana establishments, we feel that the population of Bourne and the surrounding area will support these establishments. We feel our experience in the

retail and marketing, along with our customer focused business model will allow us to attract and retain a solid customer base.

Initial Rollout & Promotion

Capeway Cannabis has obtained all the proper quotes and information to complete the build out of our retail facility as you will see in our submittal and hope to have the work completed in six months of a provisional license being granted

As the legal marijuana industry evolves marketing and advertising will expand to the traditional formats such as print, television and radio. Initially our advertising and marketing will be done through social media and our website. We will have accounts with industry websites such as Weedmaps and Leafly where customers can view and leave feedback and reviews. All marketing and advertising will be in compliance with the CCC regulations and be targeted to the 21 years of age and over demographic.

Liability Insurance

We have met with our Insurance Agent Almeida and Carlson and have an estimate for Liability as well as Worker's Compensation insurance. Capeway Cannabis Inc. will obtain and maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually.

Management Profile

Michelle Hough; President/CEO: As President of Commonwealth Travel, Michelle has built a successful, profitable business over the last 25 years in both the retail and the corporate travel industry. Her hard work, dedication and customer focus has helped her business expand and grow. Michelle has a proven track record of being a responsible businesswoman and neighbor in every community where she worked. Entering the Marijuana Industry may be a new venture for Michelle, but her commitment and hard work will guarantee success.

Lori Hough; Vice President COO: For the past 23years Lori has been President of Rapid Record Retrieval Inc a pre-employment research company. She is a trusted and proficient business professional who cares for her employees, customers and community. She has successfully taken Rapid Record Retrieval to be the leader in employment research in Massachusetts. She is a qualified operator and manager who has a proven ability to lead multiple teams and successfully move a business forward, while navigating fast moving and changing landscape in the business world. Lori is also President of Atlantic Auto Wash in Bourne. She was an integral

part of the design and build out of Atlantic Auto Wash as well as management and day to day operations, since its inception in 2002.

Conclusion:

In conclusion, I would like to thank the Cannabis Control Commission for considering Capeway Cannabis, LLC in this licensing process and will dedicate all my efforts in creating an upstanding, valuable business to the Town of Carver and state of Massachusetts.

Do Not Enter



www.CapewayCannabis.com

**Limited Access
Area**

**Access Limited to
Authorized
Personnel Only**



Energy Efficiency and Conservation.

Capeway Cannabis has signed onto the Town of Bourne community electric program.

Capeway Cannabis has engaged with HOME ENERGY RATERS, LLC to review and implement the most energy efficient practices throughout the build out of our facilities and the daily operations of our business. Capeway Cannabis will also do a annual energy audit to ensure its energy efficiencies going forward.

Capeway Cannabis shall demonstrate consideration of the following factors as part of its operating plan and application for licensure:

Identification of potential energy use reduction opportunities (such as natural lighting and energy efficiency measures), and a plan for implementation of such opportunities; 935 CMR:

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

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

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

307 Tremont Street Carver, MA 02330
(508) 465-1059, capewaycannabis.com



Policies and procedures for maintaining financial records

Capeway Cannabis has opened an operating account with Main Street Bank. We have retained James Potter as our CPA to ensure compliance with all State and Federal tax and financial reporting regulations.

Capeway Cannabis will have a full-time Chief Financial Officer. They will be a key member of the Executive Management team. The Chief Financial Officer will report to the President and assume a strategic role in the overall management of the company. The CFO will have primary day-to-day responsibility for planning, implementing, managing, and controlling all financial related activities of the company. This will include direct responsibility for accounting, finance, forecasting, strategic planning, job costing, legal, property management, deal analysis and negotiations, investor relationships and partnership compliance and private and institutional financing.

We will maintain all business and financial records with both hardcopies and computerized records. These records will be available for inspection by the Commission, upon request. They shall be maintained in accordance with generally accepted accounting principles. The records maintained will include, but are not limited to:

- Assets and liabilities.
- Monetary transactions.
- Books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, and Invoices
- Sales records including the quantity, form, and cost of marijuana products; and
- Salary and wages paid to each employee, stipend paid to each board member, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with our Marijuana Establishment.

We will only utilize a point of sale (POS) System approved by the CCC. We will only utilize sales recording modules approved by the Department of Revenue. We will not utilize software or other methods to manipulate or alter any sales data. We shall conduct a monthly analysis of our equipment and sales daily to determine that no software has been installed that could be used to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. We shall maintain records that we have performed the monthly analysis and we will produce it upon request by the CCC. If we determine 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, we shall:

- Immediately disclose the information to the CCC.
- Shall cooperate with the CCC in any investigation regarding manipulation or alteration of sales data.
- We shall take other action, directed by the CCC to comply with 935 CMR 500.105.

We shall comply with 935 CMR 500.000: Adult Use of Marijuana (Effective 11/22/24)

Record Retention and Department of Revenue Directives 16-1 regarding record-keeping requirements. We shall adopt separate accounting



Qualification & Training As it relates to
[935 CMR 500.000: Adult Use of Marijuana \(Effective 11/22/24\)](#)

Capeway Cannabis training will consist of the following areas of technical expertise that all new incoming employees will go through prior to engaging for the first time with customers in their role as an associate. These training procedures will typically be spread out during the first two weeks of an associate's employment:

- Company Product & Overview
- Standard Operating Procedures including but not limited to:
- Detecting & Preventing Diversion
- Dispensing Overview of Inventory Management
- Visitor Protocols

- Compliance Overview / Federal & State Cannabis Laws
- Customer Service for Dispensary Associates
- Understanding HIPAA (not a medical facility. Not needed)
- Harassment & Diversity
- Ethics in The Workplace
- Product Knowledge & Cannabis as a Medicine
- Qualifying Conditions and Related Symptoms
- Customer Service Training
- Social Media Policy
- Emergency Action Procedures
- Workplace Violence
- An armed robbery
- An invasion
- A burglary or other criminal incident
- Safety Orientation
- Safety and Cleanliness

Deleted: Medical

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- Opening and Closing Procedures
- Proper Work Attire

Dispensary Agent Training At Hiring:

- New dispensary agents must complete an initial training regimen prior to performing actual job functions.
- Training will entail shadowing a dispensary agent in a similar role with similar responsibilities as the new dispensary agent.
- Incident de-escalation techniques and emergency policies.
- Documentation of all required training, including training regarding privacy and confidentiality requirements, and a signed statement of the individual hired indicating the date, time, and place he or she received said training and the topics discussed, this will be included in employee's personnel file.
- Review and understanding of all documents included in the employee training section of the package.
- Proper Age Verification of 21+ individuals On-going.
- At a minimum, staff shall receive a minimum of 8 hours on-going, relevant training and/or supplemental education annually
- The management team will determine the annual training agendas for dispensary employees.
- Responsible Vendor Program Specific to 935 CMR 500.105(2), all employees who dispense product and management will have attended and successfully completed a responsible vendor program to be designated a "responsible vendor." Subsequent to this designation all new employees shall complete said responsible vendor program within 90 days of hire. Each year, following their initial program training, applicable personnel must retake the program.
- Capeway Cannabis will maintain records of program compliance for four years, and these records will be available to the Commission for inspection.

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Record Keeping

The purpose of this SOP is to establish controls, requirements, policies in the management of documents records. Capeway Cannabis Chief Compliance Officer will work with all Departments to ensure records are properly managed.

Capeway Cannabis Chief Financial Officer will:

Ensure the financial records of the ESA Marijuana Establishment/Dispensary will be maintained in accordance with generally accepted accounting principles and maintain Business records, 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
- 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 the ESA Retail Dispensary

Waste disposal records as required under

[935 CMR 500.000: Adult Use of Marijuana \(Effective 11/22/24\)](#)

- All Department Managers will:

Ensure all written records are maintained in proper order and that an inspection will include, but is not necessarily limited to, all records required in any section of 935 CMR 500.000: *Adult Use of Marijuana*, in addition to the following:

- Written operating procedures as required by 935 CMR 500.105(1)
- Inventory records as required by 935 CMR 500.105(8)
- Seed-to-sale tracking records for all Marijuana Products

Capeway Cannabis will prepare and maintain the following personnel records:

- Job descriptions for each employee and volunteer position
- Organizational charts consistent with the job descriptions
- A personnel record for each ESA Retail Adult Use Establishment Agent

The Director of HRM will ensure Personnel records will be maintained for at least 12 months after termination of the individual's affiliation with ESA Marijuana Establishment/Dispensary 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
- A staffing plan that will demonstrate accessible business hours
- Personnel policies and procedures
- All background check reports obtained in accordance with 935 CMR 500.030:

Registration of Marijuana Establishment Agent s.

All records will be made available for inspection by the Commission, upon request. Following closure of ESA Adult Retail Establishment, all records must be kept for at least two years at the expense of the ESA Retail Adult Use Establishment and in a form and location acceptable to the Commission.



SMOKING AT THE WORKPLACE

The Company's policy is to provide smoke-free environments for our employees, customers, and visitors. Smoking of any kind is prohibited inside our buildings. Employees may smoke on scheduled breaks or during mealtimes if they do so in designated areas.

VIOLENCE AND WEAPONS

The Company believes in maintaining a safe and healthy workplace, in part by promoting open, friendly, and supportive working relationships among all employees. Violence or threats of violence have no place in our business. Violence is not an effective solution to any problem. Employees are strictly prohibited from bringing any weapons, including knives, pistols, rifles, stun guns, Mace, etc., to work. Conduct that threatens, intimidates, or coerces another employee, a customer, or a member of the public at any time, including off-duty periods, will also not be tolerated. Furthermore, if you have a problem that is creating stress or otherwise making you agitated, you are encouraged to discuss it with your supervisor.

You are expected to immediately report to the supervisor any violation of this policy. Any employee found threatening another employee (directly or indirectly), fighting, and/or carrying weapons to work will be subject to disciplinary action, up to and including termination of employment.

DRUG-FREE WORKPLACE

The Company does not tolerate the presence of illegal drugs or the illegal use of legal drugs in our workplace. The use, possession, distribution, or sale of controlled substances such as drugs or alcohol or being under the influence of such controlled substances is strictly prohibited while on the Company's premises. The use of illegal drugs as well as the illegal use of legal drugs is a threat to everyone because it can cause problems with safety, customer service, productivity, and our ability to survive and prosper as a business. If you need to take a prescription drug that affects your ability to perform your job duties, you are required to discuss possible accommodations with the supervisor. Violation of this policy will result in disciplinary action, up to and including termination of employment.

To help ensure a safe and healthful working environment, job applicants and employees may be asked to provide body substance samples (such as urine and/or blood) to determine the illicit or illegal use of drugs and alcohol. Refusal to submit to drug testing may result in disciplinary action, up to and including termination of employment. Questions concerning this policy, or its administration should be directed to the supervisor.

An Act to Ensure Safe Access To Marijuana, with which the Company will comply fully and recognize all associated employee rights.

Any employee who is convicted of violating criminal drug statutes must notify the supervisor of that conviction within five days of the conviction. Failure to do so may lead to disciplinary action.

Capeway Cannabis will maintain confidential HR Records thru a software program approved by the Commission.

Capeway Cannabis will immediately dismiss any agent who has diverted marijuana, engaged in unsafe practices, or been convicted or entered a guilty plea for a felony charge of distribution of a drug to a minor.



Restricting Access to Age 21 and Older

Our facility will have an enclosed, locked single egress door to the operation side which will be accessible only to dispensary agents, law enforcement personnel, regulatory commission officials and our security personnel. The access point will be monitored by surveillance cameras, and there will be a prominent sign posted on the door, stating “**Do not enter. Limited Access Area. Limited to Authorized Personnel Only**”. The door will be protected by using a swipe card system that date stamps the entrance database with the pertinent access information for every user.

We will positively identify individuals seeking access to the premises of our marijuana establishment, limiting solely to individuals 21 years of age or older. All visitors, guests, and customers must be 21, unless the establishment is co-located with a Medical Treatment Center. All our employees will be 21 years of age or older which we will verify by reviewing their proof of identification. We allow only authorized individuals access into our marijuana establishment, outside vendors, contractors, and visitors must obtain and display an id. badge and will be always escorted.

We will not advertise or market to people under 21 years of age. All our packaging will contain the statement “For use by adults 21 years of age or older. Keep out of the reach of children”.

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Capeway Cannabis will require all incoming products from CCC authorized vendors to have followed 935 CMR 500.101 regulations.

Capeway Cannabis will ensure that only the leaves and flowers of the female marijuana plant are processed accordingly in a safe and sanitary manner as prescribed below:

- 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 agents whose job includes contact with Cannabis is subject to the requirements for food handlers specified in 105 CMR 300.000.

Any agent working in direct contact with cannabis shall conform to sanitary practices while on duty including:

- Maintaining personal cleanliness and washing hands appropriately. 935 CMR 500.105(3)

Capeway Cannabis will provide Hand-washing facilities that will be in production areas and where good sanitary practices require employees to wash and sanitize their hands. There will be sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations. Litter and waste will be properly removed as to minimize the development of odors and the potential for the waste attracting and harboring pests. Floors, walls, and ceilings will be constructed so they be adequately kept clean and in good repair. All contact surfaces will be maintained, cleaned, and sanitized as frequently as possible to protect against contamination. All toxic items will be identified, held, and stored to prevent contamination of cannabis.

Water supply and plumbing will be sufficient for necessary operations considering size and design to ensure sufficient supply throughout the facility. Capeway Cannabis has adequate and readily accessible restroom facilities.

Capeway Cannabis will ensure storage and transportation of finished products are protected against physical, chemical, and microbial contamination. All products sold or marketed by Capeway Cannabis must be capable of being tested by an Independent Testing Laboratory. Capeway Cannabis will notify the Cannabis Control Commission within 72 hours of any laboratory results indicating contamination, if contamination cannot be remediated, and or disposal of the production batch.

All products will be stored in a secure climate-controlled environment when received by Capeway Cannabis.

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Statement of Purpose:

Capeway Cannabis, LLC has set three goals to adhere to while running their adult use dispensary at 120 MacArthur Blvd Bourne, MA 02532. The first goal is a mentoring goal where the company will be mentoring staff to transition into leadership positions within the company. The second goal is to partner with at least twenty percent of our wholesalers who are minority owned. The third goal is a hiring goal where we will hire individuals who are represented by the following categories which include; people of color, persons with disabilities, women, veterans, and LGBTQ+. Capeway Cannabis plans to promote diversity and inclusivity in the cannabis industry by hiring a diverse staff. Capeway feels it is important to have a diverse staff from all different backgrounds where each staff member can bring a unique perspective and experience to the team. Once Capeway is licensed and fully operational we intend to implement all three goals to hit the ground running. We will have staff members become familiar with the industry through training and industry events where they will have the ability to speak with other industry professionals.

Mentoring Program

Capeway Cannabis will implement a mentoring program to achieve two goals.

Goal 1

25% of Capeway Cannabis upper management will be represented by the diversity groups listed below at time of hiring.

5% Veterans

5% LGBTQ+

5% Persons of Disabilities

5% Women

5% People of Color

Through our mentoring program Capeway will identify employees from the diversity group below and assist them in training and advancing to our operation manager level, with the goal of reaching 25% of operational managers coming from the diverse groups. Capeway will continue to work with them to ensure we have adequate candidates to advance to upper management when position become available to ensure we achieve our goals.

8% Veterans

8% LGBTQ+

8% Persons of Disabilities

8% Women

8% People of Color

Our Mentor program will be open to all employees, the program will include but not be limited to the following topics Customer Service, Product Knowledge Employee Relations, Inventory Control and Human Resource. Individual who excel in these areas, will be encouraged to continue into our training and shadowing programs in hopes to fill any positions when they come available. Methods that will be used to track this progress will primarily consist of how well each employee is adapting to the work environment and retaining information. Inventory accuracy is a vital component to the daily operation. All staff members will start on an even playing field and through conversations with the store manager and human resources an employee will be placed in a role that is well suited for them. The program will be assessed every six (6) months to see how each employee is coming along. Every staff member will be notified that they are all eligible for the mentorship program upon hiring.

Goal 2

Partner with at least 20% of wholesalers who are minority owned. The wholesaler's that we partner with will be utilized every thirty (30) days.

Our second goal is to use at least 20% of our wholesale partners who are minority owned. We will be able to track this progress through the Cannabis Control Commission website to indicate which vendors are minority owned. Capeway Cannabis has found that a lot of our current wholesalers that we use for our Carver location are minority owned and we hope to continue to use those same relationships in Bourne as well as forming new ones to meet our goal of 20%.

The metrics that Capeway Cannabis will use include the Cannabis Control Commission website to identify which vendors are minority owned. In order to track this data of meeting our goal we will utilize the CCC website to keep track of our goal. The individuals responsible for keeping track of this data will include the store manager as well as the inventory manager as they both will be in communication with wholesale partners. The human resources department will collect and assess the data quarterly to ensure that Capeway Cannabis is meeting their goal of partnering wholesalers who are minority owned. It will also be a collaborative effort between the store manager, inventory manager, and human resources department to identify if any changes need to be made to the plan. They will discuss this goal quarterly.

Capeway's goal of working with 20% wholesale partners who are minority owned will be broken down into five different categories.

- 1) People of color
- 2) Women
- 3) Veterans
- 4) Persons with disabilities
- 5) LGBTQ+

Capeway will aim to work with at least 4% of the five different categories cumulating in hitting our target of working with 20% wholesale partners who are minority owned. The data will also be collected and assessed quarterly by the human resources department as well as the store and inventory manager to ensure the business is hitting all of their metrics.

Hiring Goal

Capeway Cannabis will set the goal of hiring employees from the following diversity groups

20% Massachusetts veterans.

20% LGBTQ+

10% Persons of Disabilities

30% Women

20% People of Color

Capeway Cannabis will post job openings quarterly or as needed to ensure we have adequate number of applicants available for interviewing. If all positions are filled applicants will be notified that they will be brought back as soon as a position opens.

Recruitment Activities to Diverse Populations

Discuss objectives with hiring managers on a quarterly basis and track the demographic profile of existing staff to refine, increase, and achieve diversity goals

Create a diverse recruiting and / or hiring team

Personalize recruitment through phone calls, Internet, and social media

Recruit continuously—not only when there are openings

Maintain professional networks and make note of potential candidates from underrepresented groups

Build and develop relationships with potential candidates, keeping them in mind for future openings and / or asking them to assist in recruiting from their own networks

Maintain a file of resumes and contact information for at least 5 potential candidates from underrepresented groups. Capeway will host a job fair prior to opening our Bourne location to attract candidates. We will also be posting on Indeed and LinkedIn. Jobs will be posted as openings become available.

Capeway Cannabis will calculate and record, no less than annually, the number of self-identified members of under-represented populations among management and staff to provide a base measure of diversity employment

Capeway will maintain an up-to-date record of recruitment, hiring, and promotion of people falling into the above-mentioned demographic groups.

Capeway will document the number and type of postings and job announcements in media outlets and other venues serving under-represented populations

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Beginning upon receipt of Capeway Cannabis second Provisional License from the Commission to operate a marijuana establishment in the Commonwealth, we 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. Capeway is mindful that demonstration of the plan's progress and success will be submitted to the Commission upon renewal.

Capeway Cannabis will adhere to the requirements set forth in 935CMR500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship of marijuana establishments.

Capeway Cannabis will not take any actions taken or institute programs that violate the Commission's regulation with respect to limitations on ownership or control or other applicable state laws.

Capeway Cannabis acknowledges that we must provide any progress or success of this plan during our yearly renewal license.

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