



Massachusetts Cannabis Control Commission

Marijuana Retailer

General Information:

License Number: MR285404
Original Issued Date: 01/09/2026
Issued Date: 01/09/2026
Expiration Date: 01/09/2027

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Chief Cannabis LLC

Phone Number: 603-396-0792
Email Address: chiefcannabis1@gmail.com

Business Address 1: 10 Canal Street
Business City: Bourne
Business State: MA
Business Zip Code: 02532
Business Address 2:
Mailing Address 1: 47 Bailey Drive
Mailing City: Rochester
Mailing State: NH
Mailing Zip Code: 03868
Mailing Address 2:

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

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

PRIORITY APPLICANT

Priority Applicant: no
Priority Applicant Type: Not a Priority Applicant
Economic Empowerment Applicant Certification Number:
RMD Priority Certification Number:

RMD INFORMATION

Name of RMD:
Department of Public Health RMD Registration Number:
Operational and Registration Status:
To your knowledge, is the existing RMD certificate of registration in good standing?:
If no, describe the circumstances below:

PERSONS WITH DIRECT OR INDIRECT AUTHORITY

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 86
Role: Executive / Officer
First Name: Michael
Percentage Of Control: 100
Other Role: CEO
Last Name: Allen
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

No records found

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

No records found

CAPITAL RESOURCES - ENTITIES

Entity Contributing Capital 1

Entity Legal Name: Green Tech Enterprises Inc

Entity DBA:

Email: chirag@boterama.com

Phone: 508-846-5941

Address 1: 251 North Pearl St

Address 2:

City: Brockton

State: MA

Zip Code: 02301

Types of Capital: Debt

Other Type of Capital:

Total Value of Capital Provided: \$1000000

Percentage of Initial Capital: 90

Capital Attestation: Yes

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Michael

Last Name: Allen

Suffix:

Marijuana Establishment Name: Yellow House Cannabis DBA House Premium Cannabis

Business Type: Marijuana Retailer

Marijuana Establishment City: Tyngsborough

Marijuana Establishment State: MA

Individual 2

First Name: Michael

Last Name: Allen

Suffix:

Marijuana Establishment Name: Solar Therapeutics

Business Type: Marijuana Cultivator

Marijuana Establishment City: Somerset

Marijuana Establishment State: MA

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 10 Canal St

Establishment Address 2:

Establishment City: Bourne

Establishment Zip Code: 02532

Approximate square footage of the establishment: 4797

How many abutters does this property have?: 1

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
Plan to Remain Compliant with Local Zoning	2025_03_21 Chief Cannabis Special Permit Stamped Decision_10 Canal St_3.21.25.pdf	pdf	681e35d3e70def4ec01c8770	05/09/2025

Executed HCA	HCA-CHIEF CANNABIS-MRN285404 RFI.pdf	pdf	68405a352309ac25e360f0b9	06/04/2025
Community Outreach Meeting Documentation	Chief Cannabis LLC COM_Attestation_Final 2.pdf	pdf	6859a981579f40c1438f7578	06/23/2025

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	Positive Impact Plan.pdf	pdf	6859a52109aba19a8bd4c560	06/23/2025

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner Other Role: Manager
First Name: Michael Last Name: Allen 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: Green Tech Enterprises Inc Entity DBA:
Entity Description: Holding Company
Phone: 508-846-5941 Email: chirag@boterama.com
Primary Business Address 1: 120 Bergeron Way Primary Business Address 2:
Primary Business City: Stoughton Primary Business State: MA Principal Business Zip Code: 02072
Additional Information: Capital Provider for start up funds.

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Articles of Organization	Chief Cannabis Art of Org.pdf	pdf	67db0febdf2b111c34280165	03/19/2025
Secretary of Commonwealth - Certificate of Good Standing	Chief Cannabis LLC Comm COGS.pdf	pdf	681a528ee70def4ec0197b53	05/06/2025
Department of Unemployment Assistance - Certificate of Good standing	CHIEF CANNABIS LLC DUA - COC.pdf	pdf	681a52e1e70def4ec0197c11	05/06/2025
Department of Revenue - Certificate of Good standing	2025_05_08 Chief Cannabis LLC - MDOR COGS.pdf	pdf	681e3551e70def4ec01c850c	05/09/2025

No documents uploaded

Massachusetts Business Identification Number: 001764443

Doing-Business-As Name:

DBA Registration City:

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Operating Agreement or Articles of Incorporation	Chief Cannabis LLC - Operating Agreement - Fully Executed 9-4-2024.pdf	pdf	67db110edf2b111c34280717	03/19/2025
Plan for Liability Insurance	Chief Cannabis Plan for Obtaining Liability Insurance.pdf	pdf	67dc821a85fc04b7dcde65bb	03/20/2025
Proposed Timeline	Chief Cannabis Proposed Timeline.pdf	pdf	681e3932e70def4ec01c8e27	05/09/2025
Capitalization Table	Chief Cannabis Cap Table.pdf	pdf	6859a54d09aba19a8bd4c602	06/23/2025
Business Plan	Business Plan.pdf	pdf	68753a90d82325fae4098ecf	07/14/2025
Business Plan	Chief Cannabis - GTE Attestation.pdf	pdf	68b9ff9e566b140b4e008080	09/04/2025

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for obtaining marijuana or marijuana products	Chief Cannabis Plan for Obtaining Products.pdf	pdf	67dc828385fc04b7dcde665b	03/20/2025
Energy Compliance Plan	Chief Cannabis LLC Energy Compliance Plan.pdf	pdf	681a5ba2e70def4ec0198f16	05/06/2025
Inventory procedures	Inventory Procedures.pdf	pdf	6859a60709aba19a8bd4c84c	06/23/2025
Maintaining of financial records	Maintaining of Financial Records.pdf	pdf	6859a60e09aba19a8bd4c8b9	06/23/2025
Personnel policies including background checks	Personnel Policies.pdf	pdf	6859a615579f40c1438f71a3	06/23/2025
Restricting Access to age 21 and older	Plan for Restricting Access to Age 21 and Older.pdf	pdf	6859a61c579f40c1438f71d8	06/23/2025
Prevention of diversion	Prevention of Diversion.pdf	pdf	6859a62509aba19a8bd4c982	06/23/2025
Qualifications and training	Qualifications and Training.pdf	pdf	6859a63209aba19a8bd4c9b3	06/23/2025
Quality control and testing	Quality Control and Testing.pdf	pdf	6859a63b09aba19a8bd4ca03	06/23/2025
Record Keeping procedures	Recordkeeping Procedures.pdf	pdf	6859a64109aba19a8bd4ca1f	06/23/2025
Security plan	Security Plan.pdf	pdf	6859a64809aba19a8bd4ca33	06/23/2025
Storage of marijuana	Storage of Marijuana.pdf	pdf	6859a64f09aba19a8bd4ca47	06/23/2025
Transportation of marijuana	Transportation of Marijuana.pdf	pdf	6859a65609aba19a8bd4ca5b	06/23/2025
Dispensing procedures	Dispensing Procedures.pdf	pdf	686448dd7db882c01c87915d	07/01/2025
Diversity plan	Diversity Plan.pdf	pdf	686448e47db882c01c879171	07/01/2025

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: 9:00 AM	Monday To: 9:00 PM
Tuesday From: 9:00 AM	Tuesday To: 9:00 PM
Wednesday From: 9:00 AM	Wednesday To: 9:00 PM
Thursday From: 9:00 AM	Thursday To: 10:00 PM
Friday From: 9:00 AM	Friday To: 10:00 PM
Saturday From: 9:00 AM	Saturday To: 10:00 PM
Sunday From: 9:00 AM	Sunday To: 9:00 PM



Christopher J. Farrell
Chair

TOWN OF BOURNE
Planning Board

TOWN HALL
24 PERRY AVE.

BUZZARDS BAY, MA 02532

PHONE: 508-759-0600 ext. 1301 • FAX: 508-759-0611



NOTICE OF DECISION

Site Plan/Special Permit No. 01-2025

The Planning Board, acting in their capacity as Special Permit Granting Authority in accordance with the Zoning Bylaw of the Town of Bourne, held a Public Hearing on March 13, 2025 concerning the following matter as more fully set forth in an Application for Site Plan Review/Special Permit dated January 10, 2025 along with Plans, Reports and Memorandum filed therewith, all of which are on file for public inspection at the offices of the Planning Board, Town Hall, 24 Perry Avenue, Buzzards Bay, Massachusetts.

Applicant: Michael Allen of Chief Cannabis, LLC, 47 Bailey Drive, Rochester, NH 03868
Owner: 10 REVA Realty Sagamore LLC c/o Jack Patel, 251 North Pearl Street, Brockton, MA 02301
Subject Property: 10 Canal Street, Sagamore Beach, Bourne, MA 02562
Zoning District: Business 2 District (B-2)
Title Reference: Book 36382 Page 157
Date of Hearing: Opened on February 27, 2025 and Closed on March 13, 2025
Place of Hearing: Bourne Community Building, 239 Main Street, Buzzards, Bay, MA

I. PROCEDURAL HISTORY / FINDING OF FACTS

Based upon its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board found and concluded that:

1. The application is to redevelop an existing vacant 4,797± square-foot (SF) vacant commercial building to operate an adult-use marijuana retail facility. There are no footprint changes.
2. In 2022, the Planning Board approved SPR-SP #05-2022 for a restaurant, office, or retail use in the existing 4,797± square-foot (SF) building. The Board also approved a second principal building on the property, which consists of a 2,250 SF restaurant/coffee, fast food, and take out with drive-thru.
3. The application is being reviewed specifically pursuant to §1230 Site Plan Review; §1331 Special Permit Criteria, and §4850 Marijuana Overlay District (MOD).

4. The application is accompanied by the following documents:

Plan/Document Name	Preparer	Date
Proposed Site Plan – Locus Map - Sheet 1 of 1	Bracken Engineering	9/19/24
Proposed Site Plan – Existing Conditions, Erosion Control & Site Preparation - Sheet 2 of 1	Bracken Engineering	9/19/24
Proposed Site Plan – Layout, Zoning & Landscaping - Sheet 3 of 1	Bracken Engineering	9/19/24
Vehicle Turning Analysis	Bracken Engineering	9/19/24
Floor Plan – Sheet A1.0	Colwell Group	4/2/24
Front & Left Side Elevation – Sheet A2.0	Colwell Group	4/2/24
Rear & Right-Side Elevation – Sheet A2.1	Colwell Group	4/2/24
SPR-SP Application	Bracken Engineering	1/10/25
Chief Cannabis Informational Packet Page - 1-30	Chief Cannabis	n/a
Standard Operating Procedure – Security – Page 1-14	Chief Cannabis	12/20/24
Letter of Intent to Lease – Page 1-5	Jack Patel	6/1/24
Trip-Generation Letter – Page 1-16	Vanasse & Associates Inc.	9/19/24
Town of Bourne Host Community Agreement – Page 1-8	Town of Bourne	12/16/24
Abutter's List	Town of Bourne	12/6/24
Project Narrative	Chief Cannabis	n/a
Existing Lighting Plan	Bracken Engineering	9/19/24
Proposed Lighting & Landscape Plan	Bracken Engineering	3/7/25

II. STATEMENT OF APPLICABLE LAW & DECISION CRITERIA

Based on the; Special Permit Decision Criteria section 1331; section 1230 Site Plan-Special Permit, Use Regulation Schedule Section 2220, section 4850 Marijuana Overlay District, and its review of the exhibits, testimony of witnesses and the record of the proceedings, the Planning Board finds that:

1. The Planning Board is the permit granting authority according to section 2220.
2. The project is located in a Business 2 (B-2) district and within the North Sagamore Marijuana Overlay District (MOD). A Retail Store greater than 1600 SF is an allowed use according to §2200 and the parcel is allowed to operate as an Adult-use Marijuana Retailer in accordance with §4850.
3. Special Permit #01-2025 meets the criteria for a special permit of the following:
 - a) Pedestrian, vehicular flow, and safety has been met.
 - b) The utilities and other public services are adequate.
 - c) There are no impacted areas to the natural environment.
 - d) Impact upon nearby developed premises is minimized and commercial abutters may experience minor impacts such as noise during construction.
 - e) The proposed building is visually compatibility with the surroundings.
 - f) The project is consistent with the Water Resource District and it will not have an adverse effect which overbalance its beneficial effects.
 - g) There is no impact upon the Town's needs for year-round housing.

III. MOTION

Mr. Doucette made a MOTION, SECONDED by Mr. Duggan, to APPROVE Special Permit #01-2025 for 10 Canal St, stating the facts listed in the findings of this decision. The motion was unanimously approved by a roll call vote as follows:

BOURNE PLANNING BOARD

Mr. Farrell – absent
Mr. Doucette – yes
Mr. O'Connor – yes

Mr. Robinson – yes
Ms. Wing – absent
Ms. Brown – yes

ROLL CALL VOTE

Mr. Duggan – yes
Ms. Moore – yes
Ms. Walton – yes

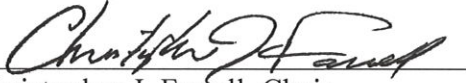
Subject to the following conditions:

IV. CONDITIONS:

1. This plan is subject to all Rules, Regulations, & Bylaws of the Town of Bourne.
2. This decision shall be recorded at the Barnstable County Registry of Deeds/Land Court Registry and a copy returned to the Planning Department prior to the issuance of a building permit.
3. Defer to the Health Department for confirmation of sufficient septic system.
4. Defer to the Fire Department for adequacy of emergency access. All Tier 1 documents as outlined in the building code shall be provided to the Bourne Fire Department (BFD).
5. Confirmation from the Conservation Agent that the proposal meets conservation regulations.
6. Defer to the appropriate Water District for sufficient water capacity.
7. Defer to Building Department for a Zoning Board of Appeal's filing for use of the existing sign next to the highway.
8. Signage requires a separate sign permit. Per §3240(a) not more than two signs per separate enterprise can be attached to a building.
9. Prior to issuance of an Occupancy Permit, provide the Planning Department with the following:
 - a. Written approval by the Bourne Police Department for adequacy of the proposed security system and Standard Operating Procedure.
 - b. A written description of the status of its applications to the Massachusetts Cannabis Control Commission (Mass CCC) relative to the establishment at issue, or a copy of such license, as applicable.
 - c. A list of any waivers of regulations that the applicant seeks to obtain from the Mass CCC, or a copy of any such waivers that the Mass CCC has issued to the applicant, as applicable.
 - d. Copies of all licenses, permits, or other legal authorizations issued by the Commonwealth of Massachusetts or any of its agencies to the applicant for the proposed Medical-use Marijuana and/or Adult-use Marijuana Retailer.
 - e. The proposed landscaping must be installed per the approved plan.
10. Stormwater catch basins to be leveled and flush to match new parking lot pavement.
11. Coordinate with public safety officials and Engineering Department as to the numbering and/or lettering of the buildings to assist with 911 emergencies.

12. Changes to the exterior façade color on the building is to be reviewed by the Planning Department.
13. Glare guards to be used to the maximum extent possible on all exterior lighting.

The motion was unanimously approved 7-0.

A handwritten signature in cursive script, appearing to read "Christopher J. Farrell", is written over a horizontal line.

Christopher J. Farrell, Chair

IMPORTANT:

Any appeal from the decision of the Planning Board can be made only to the court, and must be made pursuant to M.G.L. Chapter 40A, Section 17 as amended, and must be filed within twenty days after the date of the filing with the Town Clerk.

TOWN OF BOURNE

Planning Board

Bourne Town Hall
24 Perry Avenue
Buzzards Bay, MA 02532
Phone: (508) 759-0600 ex. 1301

March 21, 2025

Special Permit #01-2025

NOTICE FOR RECORDING IN THE REGISTRY OF SPECIAL PERMIT

Notice is hereby given that the Special Permit #01-2025 has been approved with the statutory requirements as set forth in Chapter 40A as amended:

TO: Michael Allen of Chief Cannabis, LLC, 47 Bailey Drive, Rochester, NH 03868

Premises Affected: 10 Canal St. Sagamore Beach, Bourne, MA 02562
(Assessor Map: 11.0, Parcel: 29)

The record title to the premises is in the name of: 10 REVA Realty Sagamore LLC c/o Jack Patel
251 North Pearl St., Brockton, MA 02301

Title Reference: Book 36382 Page 157

The decision of said Board is on file with the papers and plans in the office of the Town Clerk.

Signed and certified this twenty-first day of March of the year 2025.

BOURNE PLANNING BOARD


Christopher J. Farrell, Chair

Certificate of the Town Clerk for Filing of Decision in the Registry

Town Clerk

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): 4/30/2025
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:

4/11/25

b. Name of publication:

The Enterprise

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:

4/18/25

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:

4/18/2025

7. The applicant presented information at the Community Outreach Meeting, which at a minimum included the following:
- The type(s) of ME or MTC to be located at the proposed address;
 - Information adequate to demonstrate that the location will be maintained securely;
 - Steps to be taken by the ME or MTC to prevent diversion to minors;
 - A plan by the ME or MTC to positively impact the community; and
 - 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:

Chief Cannabis LLC

Name of applicant's authorized representative:

Michael Allen

Signature of applicant's authorized representative:

Michael Allen



The Enterprise CLASSIFIEDS

Falmouth • Mashpee • Bourne • Sandwich

WWW.CAPENews.NET

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ANNOUNCEMENTS

Maritime Yard Sale Sat. April 26th: Locations or consignments to permit the WH Historical Museum Community Boat Shop accepted at 579 Woods Hole Road on Saturday mornings 10am-12pm thru April 19th. whitestore@capenews.net



HOT DEALS

ITEMS FOR FREE

FREE: Electric mercury poles, various diameters, a few boxes (san-modifier moving) storage, garden hose, no nozzle attachment capability. 774-521-3204

ITEMS FOR SALE

ELECTRIC USAGE Monitor, NEW, \$25. PET CONTAINMENT 500 ft wire, new, \$50. FORD HOOD DEFLECTOR, \$150 truck. \$25. NITEWATCH MOTION DETECTORS, NEW, \$25. Phone: 774-521-3204



MARINE

Vintage RHODES 18 sailboat: Wooden Rhodes 18 Sailboat, new mast, boom and rudder, new bronze centerboard, all built to the original Cape Cod Shipbuilding blueprints, with all of the original bronze hardware. Asking \$8,500. Boat is located Portsmouth, RI. scasella1851@gmail.com



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SAVE THIS AD

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LANDSCAPING

Call Brian 774-521-7801 for all your landscaping needs. Affordable prices and quality work. Clean ups, Mowing, Edging, Mulching, Light tree work, Shrub and hedge trimming, Weeding.

S. COSTA LANDSCAPE



LEGAL NOTICES

NOTICE OF COMMUNITY MEETING

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for April 30th, 2025, at 5:00 PM at Bourne Veterans Memorial in Community Center Cafeteria, 239 Main St., Buzzards Bay, MA, 02532. The proposed small-scale marijuana retail operator, Carl Charabais, is anticipated to be located at 19 Canal St., Bourne, MA 02532. The public will have the opportunity to speak at the meeting.

April 11, 2025

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Docket No. BA25P0491EA
Estate of: Elizabeth A Peters
Date of Death: 07/09/2024
Barnstable Probate and Family Court
3195 Main Street
PO Box 346
Barnstable, MA 02630
(508)375-6710

CITATION ON PETITION FOR FORMAL ADJUDICATION
To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Emma A Barry of East Sandwich, MA, requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that:
Emma A Barry of East Sandwich, 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 the Court before:
10:00 a.m. on the return day of 04/23/2025.



LEGAL NOTICES

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object 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, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Susan Sard Tierney, First Justice of this Court.
Date: March 26, 2025
Anastasia W Perrino, Register of Probate

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Docket No. BA25P0330EA
Estate of: Siu Mei Lau
Date of Death: 07/11/2024
Barnstable Probate and Family Court
3195 Main Street
PO Box 346
Barnstable, MA 02630
(508)375-6710

CITATION ON PETITION FOR FORMAL ADJUDICATION
To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Benny Hok Bun Woo of East Falmouth, MA, requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that:
Benny Hok Bun Woo 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 the Court before:
10:00 a.m. on the return day of 04/23/2025.



LEGAL NOTICES

10:00 a.m. on the return day of 04/30/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object 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, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Susan Sard Tierney, First Justice of this Court.
Date: April 02, 2025
Anastasia W Perrino, Register of Probate

April 11, 2025

LEGAL NOTICE NOTICE OF PUBLIC SALE
Notice is hereby given by Buckler's Towing, Inc. 116 Ridgewood Ave., Hyannis, MA, pursuant to the provisions of Mass G.L.C. 255, Section 30A, that they will sell or junk the following vehicles on or after April 18, 2025 beginning at 10:00 a.m. by private or public sale to satisfy their garage keepers lien for towing, storage, and notices of sale. Vehicles are being stored at Buckler's Towing, Inc.
1. 2016 Honda Civic VIN 10XFC-22F5GE015497
2. 2004 Ford Explorer VIN 1FMZU77K54UAT7288
3. 1998 Toyota Camry VIN 4T1B-G12K0T0987767
4. 2010 Kia Sorento VIN 20XTPG-DA3GGG02468
5. 1990 Mercedes Benz C220 VIN WDBHA22E6T647940
Signed,
Nathan Buckler

March 28, 2025
April 4, 2025
April 11, 2025

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Docket No. BA25P0490EA
Estate of: Elesthis Gregoriadis
Date of Death: 10/11/2024
Barnstable Probate and Family Court
3195 Main Street
PO Box 346



LEGAL NOTICES

Barnstable, MA 02630
(508)375-6710

CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Magdaline Gregoriadis of North Falmouth, MA. The Petitioner requests that:
Magdaline Gregoriadis of North 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 the Court before:
10:00 a.m. on the return day of 04/23/2025.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object 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, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Susan Sard Tierney, First Justice of this Court.
Date: March 26, 2025
Anastasia W Perrino, Register of Probate

April 11, 2025

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Docket No. BA25P0670EA
Estate of: Paul B Phinney, III
Date of Death: 09/30/2023
Barnstable Probate and Family Court
3195 Main Street
PO Box 346
Barnstable, MA 02630
(508)375-6710

CITATION ON PETITION FOR FORMAL ADJUDICATION

To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Elizabeth T Phinney of Hammond, NY, requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that:
Elizabeth T Phinney of Hammond, NY be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.



LEGAL NOTICES

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 the Court before:
10:00 a.m. on the return day of 05/06/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object 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, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Susan Sard Tierney, First Justice of this Court.
Date: April 08, 2025
Anastasia W Perrino, Register of Probate

April 11, 2025

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Docket No. BA25P0470EA
Estate of: Yara MC Cadwalader Also Known As: Yara M.C. Cadwalader
Date of Death: February 8, 2025
Barnstable Division
Barnstable Probate and Family Court
3195 Main Street
Barnstable, MA 02630
(508) 375-6710

INFORMAL PROBATE PUBLICATION NOTICE

To all persons interested in the above captioned estate, by Petition of Petitioner Thomas Cadwalader of Newport, RI and George Cadwalader of Jamestown, RI, a Will has been admitted to informal probate.
Thomas Cadwalader of Newport, RI and George Cadwalader of Jamestown, RI has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to substitute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representative appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

April 11, 2025

DON'T FORGET TO FILE!

TAX GUIDE

CONSULTANT DIRECTORY 2025

J. Michael Butler, M.S.A., E.A.
jmbutlertaxes.com
Tax Preparation

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It's not too late to advertise in the Tax Guide!
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Falmouth Publishing Company is seeking a driven Multi Media Account Executive skilled at growing existing business and developing new relationships. If you want to help your community and your local businesses, come work with us.

Duties/Responsibilities:

- Managing existing accounts.
- Prospecting assigned territories.
- Demonstrating a complete understanding of offered products and sales processes.
- Assisting customers in developing effective multi media ad campaigns.
- Assessing clients' needs and building a campaign to deliver results.
- Deliver campaign reporting and suggest optimization.
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f x i

NOTICE OF COMMUNITY MEETING

BOURNE TOWN CLERK
APR 18 '25 PM3:36

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for April 30th, 2025, at 5:00 PM at Bourne Veterans Memorial Community Center Cafeteria 239 Main St, Buzzards Bay, MA. 02532. The proposed adult-use marijuana retail operator, Chief Cannabis, is anticipated to be located at 10 Canal St, Bourne, MA 02532.

In this meeting, we will discuss security, diversion prevention, community involvement and planning, and general operating information for the proposed facility. The public will have the chance to ask questions as well.

WHO: Chief Cannabis (10 Canal St, Bourne, MA 02532)

WHAT: COMMUNITY OUTREACH MEETING TO DISCUSS PROPOSED ADULT-USE MARIJUANA RETAIL OPERATOR.

WHEN: April 30th 2025 @ 5:00 pm

WHERE: Bourne Veterans Memorial Community Center Cafeteria 239 Main St, Buzzards Bay, MA. 02532

BOURNE BD OF SELECTMEN
RCUD 2025 APR 18 PM3:31

9589 0710 5270 2303 9795 62
9589 0710 5270 2303 9795 61
9589 0710 5270 2303 9795 54
9589 0710 5270 2303 9795 08

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Buzzards Bay, MA 02562

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Total Postage and Fees	\$4.83	

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Total Postage and Fees	\$4.83	

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Postage	\$0.73	
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Hyannis, MA 02601

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$4.83	

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22 Canal St.
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Extract: 23 CANAL ST 11/30
Database: Live
Filter:
Sort:

Report #24: Owner Listing Report
Fiscal Year 2026

Bourne MA

Sort:	Key	Parcel ID	Location	LC/CI	Blk/Pct/Cert /Dt	Mailing Street	Mailing City	ST	Zip/County
	1831	11.0-30-1	23 CANAL ST N	1020	32032/159 5/20/2019		HYANNIS	MA	02601
	1832	11.0-30-2	23 CANAL ST N	N/A/N/A	5/20/2019		HYANNIS	MA	02601
	1833	11.0-30-3	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1834	11.0-30-4	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1835	11.0-30-5	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1836	11.0-30-6	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1837	11.0-30-7	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1838	11.0-30-8	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1839	11.0-30-9	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1840	11.0-30-10	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1841	11.0-30-11	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
	1842	11.0-30-12	23 CANAL ST N	32032/159	5/20/2019		HYANNIS	MA	02601
Total Records							12		

Plan to Positively Impact Areas of Disproportionate Impact

Goals

In order for Chief Cannabis to positively impact the Town of Wareham, Chief Cannabis has established the following goals:

- Hiring such that 10% of staff are Wareham residents;
- Hosting at least one (1) annual educational seminar for residents of Wareham.

Programs

Chief Cannabis has developed specific programs to effectuate its stated goals to positively impact the Town of Wareham. Such programs will include the following:

- Creating a hiring program for Wareham residents whereby open positions will be advertised (as they become available, but not less than annually) in Wareham Week.
- Hosting an educational seminar (no less than annually) for residents of Wareham. The educational seminar will be advertised on Chief Cannabis's website, Facebook page, and in Wareham Week. Participants will be required to attest that they are at least 21 years of age and a resident of Wareham. The educational seminars will be held virtually and will be able to accommodate no fewer than ten (10) participants. Topics covered will include cannabis retailer operations, operational compliance, and cannabis business best practices.

Measurements

The Executive Management Team will administer the Plan and will be responsible for developing measurable outcomes to ensure Chief Cannabis continues to meet its commitments. Such measurable outcomes, in accordance with Chief Cannabis's goals and programs described above, include:

- Completing a demographic survey of employees to identify the percentage of employees who are residents of Wareham, and documenting advertisements placed in Wareham Week.
- Documenting the educational seminars provided, including the number of participants, copies of any advertisements, and any materials used.

Beginning upon receipt of Chief Cannabis's first Provisional License from the Commission to operate a marijuana establishment in the Commonwealth, Chief Cannabis 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 Executive Management Team will review and evaluate Chief Cannabis's measurable outcomes no less than annually to ensure that Chief Cannabis is meeting its commitments. Chief Cannabis is mindful that demonstration of the Plan's progress and success will be submitted to the Commission upon renewal.

Acknowledgements

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

The Commonwealth of Massachusetts, William Francis Galvin
Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Certificate of Organization

(General Laws, Chapter 156C, Section 12)

Filing Fee: \$500.00

Identification Number:	001764443	(number will be assigned)
------------------------	-----------	---------------------------

1. The exact name of the limited liability company is:

CHIEF CANNABIS LLC

2. The address in the Commonwealth where the records will be maintained:

Number and street:	1400 BRAYTON POINT ROAD,		
Address 2:			
City or town:	SOMERSET	State:	MA
		Zip code:	02725
Country:	UNITED STATES		

3. The general character of business (if the limited liability company is organized to render professional service, this form must be filed by fax, mail or in person):

ORGANIZING IN ORDER TO APPLY FOR A LICENSE WITH THE MASSACHUSETTS CANNABIS CONTROL COMMISSION.

4. The latest date of dissolution, if specified: (mm/dd/yyyy)

5. The name and address of the Resident Agent:

Agent name:	CAPITOL CORPORATE SERVICES, INC.		
Number and street:	1157 TUCKER RD		
Address 2:			
City or town:	DARTMOUTH	State:	MA
		Zip code:	02747

I CAPITOL CORPORATE SERVICES, INC.,

resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

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

Title	Name	Address	21
MANAGER	MICHAEL ALLEN	47 BAILEY DRIVE ROCHESTER, NH 03868 USA	

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

Title	Name	Address

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

Title	Name	Address

9. Additional matters:

10. This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than ninety (90) days from the date of filing is specified:

Later Effective Date (mm/dd/yyyy): Time (HH:MM)

SIGNED UNDER THE PENALTIES OF PERJURY, this 28 Day of February, 2024,

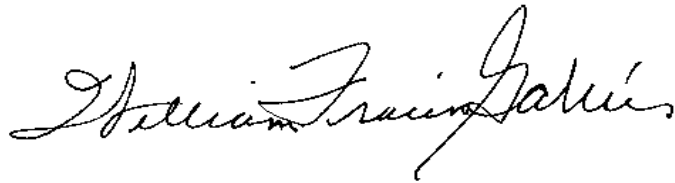
MICHAEL ALLEN

, Signature of Authorized Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

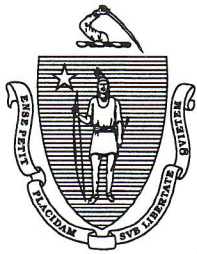
I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with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

February 28, 2024 04:23 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, stylized "G" at the end.

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

April 11, 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

CHIEF CANNABIS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **February 28, 2024.**

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: **MICHAEL ALLEN**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **MICHAEL ALLEN**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **NONE**



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



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

mass.gov/dor

Letter ID: L0379584608
Notice Date: May 5, 2025
Case ID: 0-002-871-213



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



CHIEF CANNABIS LLC
10 CANAL STREET
BOURNE MA 02532

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, CHIEF 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

PLAN FOR OBTAINING LIABILITY INSURANCE

Chief Cannabis LLC. (“Chief Cannabis”) plans to contract with Gordon Atlantic Insurance 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 & \$2,000,000 in aggregate annually. The policy deductible will be no higher than \$5,000 per occurrence. Chief Cannabis will consider additional coverage based on availability & cost-benefit analysis. If adequate coverage is unavailable at a reasonable rate, Chief Cannabis will place in escrow at least \$250,000 to be expended for liabilities coverage. Any withdrawal from such escrow will be replenished within 10 business days. Chief Cannabis will keep reports documenting compliance with 935 CMR 500.105(10).

Business Plan

Chief Cannabis LLC (“Chief Cannabis”) is an applicant for a Marijuana Retailer license in the Commonwealth that is committed to creating a safe and clean community environment that provides consistent, high-quality cannabis to consumers who are 21 years of age or older. Chief Cannabis’s proposed Marijuana Retailer Establishment will be located at 10 Canal Street, Bourne, and Chief Cannabis will apply for a license from the Cannabis Control Commission (the “Commission”) to operate its Marijuana Retailer.

What Drives Us

Chief Cannabis’s goals include:

1. Providing customers 21 years of age or older with a wide variety of high-quality, consistent, laboratory-tested cannabis and derivatives;
2. Hiring employees and contractors from within the communities served;
3. Hiring employees and contractors from communities that have been disproportionately impacted by the war on drugs; and
4. Having a diverse and socially representative pool of employees.

Entity Overview

Chief Cannabis has put together a team to implement the operations of the Marijuana Establishment and intends to create several full-time staff positions within the first three years of operations. No Person or Entity Having Direct or Indirect Control over Chief Cannabis team is or will be a controlling person with over more than three licenses in a particular class of license.

Chief Cannabis is a Massachusetts domestic for-profit limited liability company that is applying for a License from the Commission to operate a Marijuana Retailer in the Commonwealth.

Chief Cannabis will file, in a form and manner specified by the Commission, an application for licensure as a Marijuana Establishment.

Michael Allen, the Owner and Chief Executive Officer of Chief Cannabis, has over 7 years of experience in the cannabis sector as the owner/manager of Armstrong Security, LLC, providing security, design, operations, and compliance services in multiple states. He has helped over two dozen cannabis operators design, build, and operationalize 50+ dispensaries and cultivation facilities across MA, NH, RI, NJ, and FL. Michael is now CEO of Yellow House Cannabis LLC in Tyngsborough, MA, which has received a Marijuana Retailer license and is currently open. He is certified as a Veteran-Owned Business through the Massachusetts Supplier Diversity Office.

Before his cannabis career, Michael served 30 years with the Rochester, New Hampshire Police Department, retiring as Chief. He collaborated with Frisbie Memorial Hospital to launch a Substance Abuse Recovery Center, introduced a statewide Narcan program for police, and implemented a youth substance abuse prevention program in schools. He has received numerous awards, including the New Hampshire Governor's Award and the Congressional Award.

Michael is a certified instructor in Crime Prevention Through Environmental Design (CPTED) and Civilian Response to Active Shooter. He is also a former SWAT Team Commander with 10+ years of service. Michael holds a Master's in Project Management and a Bachelor's in Public Safety Administration from Granite State College and is a graduate of the FBI National Academy and other prestigious law enforcement leadership programs.

Operations

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

Chief Cannabis will tag and track all marijuana seeds, clones, plants, and marijuana products using Metrc and in a form and manner approved by the Commission.

No marijuana product, including marijuana, will be sold or otherwise marketed for adult use that has not first been tested by Independent Testing Laboratories, except as allowed under 935 CMR 500.000.

Chief Cannabis will maintain records which will be available for inspection by the Commission upon request. The records will be maintained in accordance with generally accepted accounting principles and maintained for at least 12 months or as specified and required by 935 CMR 500.000.

Chief Cannabis will obtain and maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, except as provided in 935 CMR 500.105(10)(b) or otherwise approved by the Commission. The deductible for each policy will be no higher than \$5,000 per occurrence. If adequate coverage is unavailable at a reasonable rate, Chief Cannabis 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. Chief Cannabis will keep reports documenting compliance with 935 CMR 500.105(10) in a manner and form determined by the Commission pursuant to 935 CMR 500.000.

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

All recyclables and waste, including organic waste composed of or containing finished marijuana and marijuana products, will be stored, secured, and managed in accordance with applicable state and local statutes, ordinances, and regulations. Organic material, recyclable material, solid waste, and liquid waste containing marijuana or by-products of marijuana processing will be disposed of in compliance with all applicable state and federal requirements.

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

Prior to commencing operations, Chief Cannabis will provide proof of having obtained a surety bond in an amount equal to its licensure fee payable to the Marijuana Regulation Fund. The bond will ensure payment of the cost incurred for the destruction of cannabis goods necessitated by a violation of St. 2016, c. 334, as amended by St. 2017, c. 55 or 935 CMR 500.000 or the cessation of operation of Chief Cannabis. If Chief Cannabis is unable to secure a surety bond, it will place in escrow a sum of no less than \$5,000 or such other amount approved by the Commission, to be expended for coverage of liabilities. The escrow account will be replenished within ten business days of any expenditure required under 935 CMR 500.105: *General Operational Requirements for Marijuana Establishments* unless Chief Cannabis has ceased operations. Documentation of the replenishment will be promptly sent to the Commission.

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

Security

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

Chief Cannabis's state-of-the-art security system will consist of perimeter windows, as well as duress, panic, and holdup alarms connected to local law enforcement for efficient notification and response in the event of a security threat. The system will also include a failure notification system that will immediately alert the executive management team if a system failure occurs. A redundant alarm system will be installed to ensure that active alarms remain operational if the primary system is compromised.

Interior and exterior HD video surveillance of all areas that contain marijuana, entrances, exits, and parking lots will be operational 24/7 and available to the Police Department. These surveillance cameras will remain operational even in the event of a power outage. The exterior of the dispensary and surrounding area will be sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times.

Only Chief Cannabis's registered agents and other authorized visitors (e.g. contractors, vendors) will be allowed access to the facility, and a visitor log will be maintained in perpetuity. All agents and visitors will be required to visibly display an ID badge, and Chief Cannabis will maintain a current list of individuals with access. Chief Cannabis will have security personnel on-site during business hours.

On-site consumption of marijuana by Chief Cannabis's employees and visitors will be prohibited.

Benefits to Host Communities

Chief Cannabis looks forward to working cooperatively with its host communities to ensure that Chief Cannabis operates as a responsible, contributing member of those host communities. Chief Cannabis has established a mutually beneficial relationship with its host communities in exchange for permitting Chief Cannabis to site and operate.

Chief Cannabis's host communities stand to benefit in various ways, including but not limited to the following:

1. Jobs: A Marijuana Establishment facility will add a number of full-time jobs, in addition to hiring qualified, local contractors and vendors.
2. Access to Quality Product: Chief Cannabis 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.
3. Control: In addition to the Commission, the Police Department and other municipal departments will have oversight over Chief Cannabis's security systems and processes.
4. Responsibility: Chief Cannabis is comprised of experienced professionals who will be thoroughly background checked and scrutinized by the Commission.
5. Economic Development: Chief Cannabis's operation of its facilities will help to revitalize its host communities and contribute to the overall economic development of the local community.

MARKET RESEARCH

Customers

Chief Cannabis will only sell marijuana and marijuana products to customers ages 21 years and older that provide valid identification.

Competitors

Chief Cannabis's competitors include other Marijuana Retailer establishments within proximity to Buzzards Bay. Currently, there are no operational Marijuana Retailers in Bourne, where Chief Cannabis proposes to operate, and the nearest operational Marijuana Retailer to Chief Cannabis's proposed establishment is in Wareham.

Competitive Advantage

Chief Cannabis's competitive advantages over their competition include an experienced leadership team, a volume of industry connections, and a relatively untapped retail market in Bourne.

Chief Cannabis possesses several strengths that separate Chief Cannabis from the competition. The industry is rapidly growing, and customers are scrutinizing the quality of cannabis dispensed, the services offered, the location of the dispensary, the prices offered for the products, and the branding of the business.

Regulations

Chief Cannabis is a Massachusetts domestic for-profit limited liability company. Chief Cannabis will maintain the corporation in good standing with the Massachusetts Secretary of the Commonwealth, the Department of Revenue, and the Department of Unemployment Assistance.

Chief Cannabis will apply for all state and local permits and approvals required to build out and operate the facility.

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

Products & Services

In addition to traditional sativa, indica, and hybrid cannabis flower, Chief Cannabis will offer a wide range of products that will allow Chief Cannabis to serve customers with a wide variety of needs. Products Chief Cannabis intends to offer include, but will not be limited to:

1. Live Rosin
2. Gummies
3. Chocolates
4. Caramels
5. RSO
6. Kief
7. Live Resin Budder
8. Vaporizers
9. Tinctures
10. Balms
11. Beverages

Pricing Structure

Chief Cannabis's pricing structure will vary based on market conditions. Chief Cannabis plans to provide products of superior quality and will price accordingly.

MARKETING & SALES

Growth Strategy

Chief Cannabis's plan to grow the company includes:

1. Strong and consistent branding;
2. Intelligent, targeted, and compliant marketing programs;
3. An exemplary customer in-store experience; and
4. A caring and thoughtful staff made of consummate professionals.

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

Communication

Chief Cannabis 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 Chief Cannabis 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.”

Chief Cannabis 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, Chief Cannabis will market its products and services to reach a wide range of qualified consumers.

Chief Cannabis will communicate with customers through:

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

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

Sales

Chief Cannabis will sell its products and services by engaging customers with knowledgeable personnel and industry expertise.

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

Packaging for marijuana products sold or displayed for consumers in multiple servings will allow a consumer to easily perform the division into single servings and include the following statement on the exterior of the package in a printed font that is no smaller than ten-point Times New Roman, Helvetica, or Arial, including capitalization: “INCLUDES MULTIPLE SERVINGS.” Chief Cannabis will not sell multiple serving beverages and each single serving of an edible marijuana product contained in a multiple-serving package will be marked, stamped, or

otherwise imprinted with the symbol issued by the Commission under 935 CMR 500.105(5) that indicates that the single serving is a marijuana product. In no instance will an individual serving size of any marijuana product contain more than five (5) milligrams of delta-nine tetrahydrocannabinol.

Logo

Chief Cannabis logo is as follows:



FINAL REMARKS

Chief Cannabis has the experience and know-how to safely and efficiently provide high quality, consistent, laboratory-tested cannabis and derivatives. Chief Cannabis hopes to bring its high-quality standards to adult-use consumers to provide them with a safe and clean community environment. Chief Cannabis's security systems and comprehensive security measures will also help ensure a safe and secure environment that will help deter and prevent diversion.

Green Tech Enterprises Inc

P.O. Box 2844

Brockton, MA 02305

9/3/2025

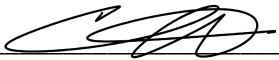
ATTESTATION

I, the undersigned, acting in my capacity as CEO of **Green Tech Enterprises, Inc.**, hereby attest and affirm as follows:

1. **Green Tech Enterprises, Inc.** is not, and has never been, an Entity with direct or indirect ownership, control, management, or authority over **Chief Cannabis LLC**.
2. This attestation is made voluntarily for the purposes of compliance and official recordkeeping.

I declare under the pains and penalties of perjury that the foregoing statements are true and correct to the best of my knowledge and belief.

Executed on this 3 day of September, 2025.

By:  _____

Name: Chirag Patel

Title: CEO

On behalf of Green Tech Enterprises, Inc.

Energy Compliance Plan

Overview:

Chief Cannabis LLC will demonstrate consideration of the following factors:

1. Identification of Potential Energy-Use Reduction Opportunities:

- **Energy-Efficient Measures and Natural Lighting:** We will continue to install LED lighting throughout our facility, including the new vault space. This includes all fixtures, shelving, and millwork. We are maximizing the use of natural lighting wherever feasible to further reduce energy consumption.
- **Implementation Plan:** Our facility has been fully designed with features that include LED lighting and other energy-efficient measures.

2. Consideration of Renewable Energy Generation:

- **Opportunities and Building Plans:** We have identified opportunities for renewable energy generation. Our building plans include designated areas for potential placement of renewable energy generators, such as solar panels.
- **Evaluation and Decisions:** We will regularly evaluate renewable energy options and document any decisions not to pursue identified opportunities. Our team is dedicated to consistently striving for sustainability and emission reduction.

3. Strategies to Reduce Electric Demand:

- **Lighting Schedules and Load Management:** We have strategies in place to reduce electrical demand. Light schedules are implemented to turn off all lights except a few interior fixtures during non-operational hours to reduce electricity usage.
- **Energy Storage:** Where applicable, energy storage solutions will be utilized to manage and balance energy load.

4. Engagement with Energy Efficiency Programs:

- **Regular Engagement:** We will engage with energy efficiency programs offered pursuant to M.G.L. c. 25, § 21, or through municipal lighting plants. Regular contact with program representatives and vendors will ensure that we stay informed about new opportunities and incentives.

Updates and Compliance:

Chief Cannabis LLC will use additional best management practices as determined by the Commission, in consultation with the working group established under St. 2017, c. 55, § 78(b), to reduce energy and water usage, engage in energy conservation, and mitigate other environmental impacts. We will provide energy and water usage reporting to the Commission in a form determined by the Commission. Each license renewal application under 935 CMR 500.103(4) will include a report of our energy and water usage over the twelve-month period prior to the date of application.

Chief Cannabis LLC is committed to sustainability and responsible energy use. We will document renewable or alternative energy credits representing a portion of the energy usage not generated onsite and ensure they are purchased and retired yearly. We will regularly check for new guidelines from the Commission and continue to follow their standards.

Maintaining of Financial Records

Chief Cannabis LLC's ("Chief Cannabis") 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 Chief Cannabis.
- 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 Chief Cannabis 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
 - Chief Cannabis 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.

Personnel Policies Including Background Checks

Overview

Chief Cannabis LLC (“Chief Cannabis”) will securely maintain personnel records, including registration status and background check records. Chief Cannabis 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 Chief Cannabis 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 Chief Cannabis will undergo a detailed background investigation prior to being granted access to a Chief Cannabis facility or beginning work duties.
- Background checks will be conducted on all agents in their capacity as employees or volunteers for Chief Cannabis 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, Chief Cannabis 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, Chief Cannabis 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, Chief Cannabis 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 Chief Cannabis or the Commission.

Personnel Policies and Training

As outlined in Chief Cannabis'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 Chief Cannabis agents are required to complete training as detailed in Chief Cannabis's Qualifications and Training plan which includes but is not limited to Chief Cannabis'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).

Chief Cannabis 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 Chief Cannabis 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.

Plan for Restricting Access to Age 21 and Older

Pursuant to 935 CMR 500.050(8)(b), Chief Cannabis LLC (“Chief Cannabis”) 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 Chief Cannabis agent will immediately inspect the person’s proof of identification and determine the person’s age, in accordance with 935 CMR 500.140(2).

In the event Chief Cannabis 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). Chief Cannabis 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), Chief Cannabis will not engage in any advertising practices that are targeted to, deemed to appeal to or portray minors under the age of 21. Chief Cannabis 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. Chief Cannabis 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), Chief Cannabis 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. Chief Cannabis’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).

Qualifications and Training

Chief Cannabis LLC (“Chief Cannabis”) will ensure that all employees hired to work at a Chief Cannabis facility will be qualified to work as a marijuana establishment agent and properly trained to serve in their respective roles in a compliant manner. Chief Cannabis will maintain a list of anticipated positions and their qualifications.

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.

Chief Cannabis will also ensure that its employees are suitable for registration consistent with the provisions of 935 CMR 500.802. In the event that Chief Cannabis discovers any of its agents are not suitable for registration as a marijuana establishment agent, the agent’s employment will be terminated, and Chief Cannabis 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 Chief Cannabis’s agents (including owners, managers, and employees) will successfully complete a comprehensive training program that is tailored to the roles and responsibilities of the agent’s job function. A Chief Cannabis 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 Chief Cannabis or by a third-party vendor engaged by the Chief Cannabis. Basic on-the-job training in the ordinary course of business may also be counted towards the required eight (8) hour training.

All Chief Cannabis 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

Chief Cannabis 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 Chief Cannabis Agents which shall include:
 - Conduct of Chief Cannabis 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.

Chief Cannabis 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. Chief Cannabis’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 Chief Cannabis Agent involved in the handling or sale of marijuana will fulfill the four-hour RVT requirement every year thereafter for Chief Cannabis to maintain designation as a Responsible Vendor. Once the Chief Cannabis 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.

Quality Control and Testing

Quality Control

Chief Cannabis LLC (“Chief Cannabis”) will comply with the following sanitary requirements:

1. Any Chief Cannabis 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 Chief Cannabis 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. Chief Cannabis’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 Chief Cannabis’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. Chief Cannabis’s facility will have sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations;
5. Chief Cannabis 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. Chief Cannabis’s floors, walls, and ceilings will be constructed in such a manner that they may be adequately kept clean and in good repair;
7. Chief Cannabis’s facility will have adequate safety lighting in all processing and storage areas, as well as areas where equipment or utensils are cleaned;
8. Chief Cannabis’s buildings, fixtures, and other physical facilities will be maintained in a sanitary condition;
9. Chief Cannabis 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. Chief Cannabis acknowledges and understands that the Commission may require Chief Cannabis to demonstrate the intended and actual use of any toxic items found on Chief Cannabis’s premises;

11. Chief Cannabis 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 Chief Cannabis's needs;
12. Chief Cannabis'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. Chief Cannabis will provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair;
14. Chief Cannabis 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. Chief Cannabis 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.

Chief Cannabis'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).

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

Chief Cannabis 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 Chief Cannabis to remove defective or potentially defective marijuana products from the market, as well as any action undertaken to promote public health and safety.

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

Testing

Chief Cannabis 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 Chief Cannabis 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 Chief Cannabis'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 Chief Cannabis'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.

Chief Cannabis'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*. Chief Cannabis acknowledges and understands that the Commission may require additional testing.

Chief Cannabis'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 Chief Cannabis 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.

Chief Cannabis 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. Chief Cannabis 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 Chief Cannabis'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 Chief Cannabis 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

Quality Control Samples provided to employees may not be consumed on Chief Cannabis'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. Chief Cannabis 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, Chief Cannabis 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.

Recordkeeping Procedures

General Overview

Chief Cannabis LLC (“Chief Cannabis”) 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 Chief Cannabis documents. Records will be stored at Chief Cannabis 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 Chief Cannabis 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 Chief Cannabis’s quarter-end closing procedures. In addition, Chief Cannabis’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 Chief Cannabis.
- 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 Chief Cannabis 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
 - Chief Cannabis 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
 - Chief Cannabis 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.

- Sales Records for Marijuana Retailer

- Chief Cannabis will maintain records that it has performed a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate the sales data and produce such records on request to the Commission.

- Incident Reporting Records

- Within ten (10) calendar days, Chief Cannabis 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 Chief Cannabis 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 Chief Cannabis'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, Chief Cannabis 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 Chief Cannabis agents present during the disposal or other handling, with their signatures. Chief Cannabis 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 Chief Cannabis is aware of pending criminal, civil or administrative investigation or legal proceeding for which the recording may contain relevant information.

- Transportation Records
 - Chief Cannabis 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 Chief Cannabis'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
 - Chief Cannabis 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 Chief Cannabis closes, all records will be kept for at least two (2) years at Chief Cannabis's expense in a form (electronic, hard copies, etc.) and location acceptable to the Commission. In addition, Chief Cannabis 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 Chief Cannabis'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 Chief Cannabis'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 Chief Cannabis 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 Chief Cannabis, 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 Chief Cannabis's website.
- Policies and procedures for the handling of cash on Chief Cannabis 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
 - Chief Cannabis 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

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

Diversity Plan

Statement of Purpose

Chief Cannabis LLC (“Chief Cannabis”) is committed to promoting equity in its Marijuana Establishment located in the Commonwealth of Massachusetts. Through this commitment, Chief Cannabis seeks to adopt diversity goals and programs that allow for meaningful participation of women, minorities, veterans, people with disabilities, and people who identify as LGBTQ+ at Chief Cannabis.

Goals

In order for Chief Cannabis to promote equity for the above-listed groups in its operations, Chief Cannabis has established the following goals:

- Hiring such that Chief Cannabis’s staff is comprised of at least the following:
 - 30% women;
 - 20% people of color, particularly Black, African American, Hispanic, Latinx and Indigenous people;
 - 5% LGBTQ+;
 - 5% veterans; and
 - 5% people with disabilities.
- Implementing an annual training program for all employees regarding diversity, equity, and inclusion principles; and
- Creating an inclusive work environment such that Chief Cannabis has no less than an 85% employee satisfaction rate with its DEI initiatives and outcomes.

Programs

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

- Engaging in equitable hiring efforts by ensuring that jobs are posted (as they become available, but not less than annually) with publications and job resource websites focused on diversity hiring including Blackjobs.com, United Latino Job Bank, LatPro.com, Black Career Network, HBCU Connect, Asian Hires, NAAAP Career Center, iHispano, Diversity Inc., and Diversity Job Board.
- Requiring that each employee complete DEI training (upon hire and each year thereafter). Topics covered during such training will include unconscious bias in the workplace. These trainings will become a part of each employee’s personnel file.
- Surveying employees no less than annually to assess its inclusivity and seek areas for improvement and conducting exit interviews to receive feedback on its diversity and inclusivity efforts. Chief Cannabis will use these employee surveys and exit interviews to further inform adjustments to its diversity and inclusivity efforts.

Measurements

The Executive Management Team will administer the Plan and will be responsible for developing measurable outcomes to ensure Chief Cannabis continues to meet its commitments.

Such measurable outcomes, in accordance with Chief Cannabis's goals and programs described above, include:

- Completing voluntary employee surveys that evidence Chief Cannabis's employee demographics;
- Documenting any job advertisements placed with publications and job resource websites focused on diversity hiring;
- Evidencing all employee trainings on DEI concepts and initiatives; and
- Documenting all surveys and exit interviews of staff with respect to Chief Cannabis's diversity and inclusivity efforts.

Beginning upon receipt of Chief Cannabis's first Provisional License from the Commission to operate a marijuana establishment in the Commonwealth, Chief Cannabis 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 Executive Management Team will review and evaluate Chief Cannabis's measurable outcomes no less than annually to ensure that Chief Cannabis is meeting its commitments. Chief Cannabis is mindful that demonstration of the Plan's progress and success will be submitted to the Commission upon renewal.

Acknowledgements

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