



Massachusetts Cannabis Control Commission

Marijuana Product Manufacturer

General Information:

License Number: MP282259
Original Issued Date: 01/24/2024
Issued Date: 01/24/2024
Expiration Date: 01/24/2025

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Eagles Landed LLC

Phone Number: 508-813-0488 Email Address: Onthewater79@protonmail.com

Business Address 1: 121 1/2 Wells St

Business Address 2:

Business City: Greenfield

Business State: MA

Business Zip Code: 01301

Mailing Address 1: 37 Dillingham Ave

Mailing Address 2:

Mailing City: Berkley

Mailing State: MA

Mailing Zip Code: 02779

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PRIORITY APPLICANT

Priority Applicant: no

Priority Applicant Type: Not a Priority Applicant

Economic Empowerment Applicant Certification Number:

RMD Priority Certification Number:

RMD INFORMATION

Name of RMD:

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: 100

Percentage Of Control: 100

Role: Owner / Partner

Other Role:

First Name: Christopher

Last Name: Rose

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: Azorean	

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

Entity with Direct or Indirect Authority 1

Percentage of Control: 100	Percentage of Ownership: 100		
Entity Legal Name: Eagles Landed LLC	Entity DBA:	DBA City: Berkley	
Entity Description: Cannabis Manufacturer in the state of MA			
Foreign Subsidiary Narrative:			
Entity Phone: 508-813-0488	Entity Email: onthewater79@protonmail.com	Entity Website:	
Entity Address 1: 37 Dillingham Ave	Entity Address 2:		
Entity City: Berkley	Entity State: MA	Entity Zip Code: 02779	
Entity Mailing Address 1: 37 Dillingham Ave	Entity Mailing Address 2:		
Entity Mailing City: Berkley	Entity Mailing State: MA	Entity Mailing Zip Code: 02779	
Relationship Description: Eagles Landed LLC, solely owned by Christopher Rose is the only ownership listed for this business. Christopher Rose is financially responsible for the business and makes all business and day to day decisions.			

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

Individual Contributing Capital 1

First Name: Christopher	Last Name: Rose	Suffix:	
Types of Capital: Land, Buildings, Monetary/Equity, Debt	Other Type of Capital:	Total Value of the Capital Provided: \$150000	Percentage of Initial Capital: 100
Capital Attestation: Yes			

CAPITAL RESOURCES - ENTITIES

No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

No records found

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 121 1/2 Wells St	
Establishment Address 2:	
Establishment City: Greenfield	Establishment Zip Code: 01301
Approximate square footage of the Establishment: 16000	How many abutters does this property have?: 3
Have all property abutters have been notified of the intent to open a Marijuana Establishment at this address?: Yes	

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	HCA_Executed_Eagles Landed_Product Manufacturing_07-18-22.pdf	pdf	641b282e50f99b0008b24f45	03/22/2023
Plan to Remain Compliant with Local Zoning	Eagles Landed Greenfield Special Permit zoning compliance.pdf	pdf	641b33fb50f99b0008b26a6b	03/22/2023
Certification of Host Community Agreement	HCA certification form signed Greenfield.pdf	pdf	64272f4483993900089885a6	03/31/2023
Community Outreach Meeting Documentation	outreach meeting Greenfield Recorder.pdf	pdf	645191480dd43c0007153cac	05/02/2023
Community Outreach Meeting Documentation	notice of community outreach meeting for Greenfield Town Hall final.pdf	pdf	645193280dd43c0007153d24	05/02/2023
Community Outreach Meeting Documentation	Greenfield REcorder add 44.pdf	pdf	645194440509d6000991c205	05/02/2023
Community Outreach Meeting Documentation	greenfield recorder ad 55.pdf	pdf	645194a20509d6000991c21f	05/02/2023
Community Outreach Meeting Documentation	Receipt from Greenfield Recorder for community outreach add.pdf	pdf	645195920dd43c0007153de0	05/02/2023
Community Outreach Meeting Documentation	ATTACHMENT C abutters letter community outreach meeting final.pdf	pdf	6451962d0509d6000991c2a4	05/02/2023
Community Outreach Meeting Documentation	Community outreach attestation form May 2023.pdf	pdf	645c30d19c23790008b9710a	05/10/2023
Community Outreach Meeting Documentation	121 Wells abutters list with retracted names.pdf	pdf	645c32459c23790008b97162	05/10/2023

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

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Eagles Landed final disproportionate impact statement 2023.pdf	pdf	641b859250e43b00083a5b7e	03/22/2023

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner	Other Role:
First Name: Christopher	Last Name: Rose Suffix:
RMD Association: Not associated with an RMD	
Background Question: no	

ENTITY BACKGROUND CHECK INFORMATION

Date generated: 02/01/2024

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Articles of Organization	Eagles Landed articles of organization and EIN number.pdf	pdf	641cff8850f99b0008b424f8	03/23/2023
Bylaws	operating agreement - bylaws Eagles Landed LLC.pdf	pdf	641d025750e43b00083ba3d1	03/23/2023
Articles of Organization	MA Corporation formation Docs Eagles Landed LLC.pdf	pdf	641d04f150e43b00083ba493	03/23/2023
DUA attestation if no employees	MA DUA certificate of good standing.pdf	pdf	6426112b50f99b0008bb069e	03/30/2023
Department of Revenue - Certificate of Good standing	MA DOR cert good standing Eagles Landed LLC.pdf	pdf	6426125050e43b0008429e56	03/30/2023
Secretary of Commonwealth - Certificate of Good Standing	Cert of good standing MA Secretary.pdf	pdf	64272e7a8399390008988535	03/31/2023

No documents uploaded

Massachusetts Business Identification Number: 001499943

Doing-Business-As Name:

DBA Registration City: Berkley

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	plan for obtaining liability insurance.pdf	pdf	64261b0f50f99b0008bb0c06	03/30/2023
Business Plan	business plan - Eagles Landed.pdf	pdf	64261ecc50f99b0008bb0d69	03/30/2023
Proposed Timeline	Eagles Landed Timeline.pdf	pdf	64261f6950f99b0008bb0e22	03/30/2023
Proposed Timeline	Eagles Landed Cannabis Manufacturing Proposed Timeline.pdf	pdf	642f5d6a83993900089f657a	04/06/2023

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Method used to produce products	methods used to produce products.pdf	pdf	6426217d50f99b0008bb1019	03/30/2023
Restricting Access to age 21 and older	plan for restricting access to ages 21 and over.pdf	pdf	642621d850f99b0008bb1039	03/30/2023
Security plan	security plan final.pdf	pdf	642631272c9c310008b2c0ce	03/30/2023
Prevention of diversion	prevention of diversion.pdf	pdf	6426313d8399390008979ead	03/30/2023
Storage of marijuana	storage of marijuana.pdf	pdf	6426317c2c9c310008b2c0e8	03/30/2023

Transportation of marijuana	transportation of marijuana.pdf	pdf	642631ce8399390008979ed3	03/30/2023
Inventory procedures	inventory procedures.pdf	pdf	642632102c9c310008b2c111	03/30/2023
Quality control and testing	quality control and testing.pdf	pdf	642632548399390008979ef3	03/30/2023
Personnel policies including background checks	personell policies including background checks.pdf	pdf	642632a68399390008979f0d	03/30/2023
Record Keeping procedures	record keeping procedures.pdf	pdf	6426331c2c9c310008b2c150	03/30/2023
Maintaining of financial records	maintaining of financial records.pdf	pdf	642633668399390008979f39	03/30/2023
Qualifications and training	qualifications and training.pdf	pdf	642634408399390008979f5f	03/30/2023
Energy Compliance Plan	energy compliance plan.pdf	pdf	642634962c9c310008b2c191	03/30/2023
Safety Plan for Manufacturing	product manufacturing safety plan.pdf	pdf	6426350f2c9c310008b2c1b1	03/30/2023
Plan to Obtain Marijuana	plan for obtaining marijuana.pdf	pdf	6426359e8399390008979faa	03/30/2023
Dispensing procedures	Eagles Landed LLC dispensing procedures.pdf	pdf	645164810509d60009917752	05/02/2023
Types of products Manufactured.	types of products manufactured updated.pdf	pdf	645179620509d6000991a66c	05/02/2023
Sample of unique identifying marks used for branding	cannabis logo no leaf.pdf	pdf	64517e760dd43c0007152c78	05/02/2023
Sample of unique identifying marks used for branding	logo 2 no leaf.pdf	pdf	64517eeb0509d6000991b136	05/02/2023
Diversity plan	Eagles Landed LLC Diversity Plan may 10 final final.pdf	pdf	645c3b449c23790008b9751b	05/10/2023

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

No records found

Date generated: 02/01/2024

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COMPLIANCE WITH DIVERSITY PLAN

No records found

PRODUCT MANUFACTURER SPECIFIC REQUIREMENTS

No records found

HOURS OF OPERATION

Monday From: 9:00 AM	Monday To: 5:00 PM
Tuesday From: 9:00 AM	Tuesday To: 5:00 PM
Wednesday From: 9:00 AM	Wednesday To: 5:00 PM
Thursday From: 9:00 AM	Thursday To: 5:30 PM
Friday From: 9:00 AM	Friday To: 5:00 PM
Saturday From: Closed	Saturday To: Closed
Sunday From: Closed	Sunday To: Closed

HOST COMMUNITY AGREEMENT

PRODUCT MANUFACTURING FACILITY IN THE CITY OF GREENFIELD

This Agreement entered into this 18th day of July, 2022 by and between the City of Greenfield, acting by and through its Mayor, with a principal address at 14 Court Square, Greenfield, Massachusetts (hereinafter the "City") and Eagles Landed, LLC, with a principal address at 37 Dillingham Avenue, Berkley, MA 02779 (hereinafter "Company").

RECITALS

WHEREAS, Company currently seeks to obtain a license from the State to operate a Product Manufacturing Marijuana Establishment ("ME") at 121 ½ Wells Street, Greenfield, Massachusetts 01301 as provided in MGL Chapter 94G Section 3 (hereinafter the "Facility") in the City in accordance with the laws of the Commonwealth of Massachusetts and those of the City;

WHEREAS, Company intends to pay all lawful local taxes attributable to its operation, including real estate taxes on the space within which it is located;

WHEREAS, Company desires to be a responsible corporate citizen and contributing member of the business community of the City, and in the event the contingencies noted below are met, intends to provide certain benefits to the City over and above typical economic development benefits attributable with similar new manufacturing and retail concerns locating in the City; and

WHEREAS, the City believes that the Company's operation of an ME facility at the Facility location, coupled with its contributions to the City, as set forth herein, would advance the public good.

Now THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged and for the mutual promises set forth below, the parties agree as follows:

AGREEMENT

1. Host Community Payment. In the event that the Company obtains a Final Certificate of Registration, or its equivalent, for the operation of a Product Manufacturing Marijuana Establishment from the Cannabis Control Commission, or such other applicable state licensing authority, as the case may be (hereinafter "Licensing Authority"), and receives any and all necessary and required permits and licenses of the City, and at the expiration of any final appeal period related thereto, said matter not being appealed further, which said permits and/or licenses allow the Company to locate, occupy and operate the Facility in the City, then the Company agrees to the following:
 - a. The Company will make an initial payment, following the approvals noted above, for the first three-year term of Fifteen Thousand Dollars (\$15,000.00) and

subsequent three year term Agreements of Seven Thousand Five Hundred Dollars (\$7,500.00) at each term extension.

- b. The Company shall make annual host community payments of three percent (3%) of the gross sales of the Facility to the City in excess of \$500,000 in the first year of the first 3-year term and three percent (3%) of the gross sales of the Facility in the second and third year of the first 3-year term to the City (the “Annual Payment”) during the term of this Agreement. Subject to applicable law, for each subsequent 3-year term extension, the Company shall make annual host community payments of three percent (3%) of the gross sales of the Facility in excess of the \$250,000 in the first year of the 3-year extension term and three percent (3%) of the gross sales of the Facility in the second and third year of the 3-year extension term to the City. Gross sales will be defined as total sales of marijuana and marijuana products, less discounts and excluding state sales or local excise tax. The initial Annual Payment shall be due on August 1 following the issuance of a Final Certificate of Registration for adult-use or its equivalent (the “Initial Payment”), and each subsequent Annual Payment shall be due on the anniversary date of the Initial Payment.
2. Payments. The Company shall make the payments set forth in Section 1 of this Agreement made payable to the City. The parties understand and acknowledge that, subject to applicable law, the City is under no obligation to use the payments described in Section I(a) above in any particular manner.
3. Other Payments. The Company anticipates that it will make annual purchases of water and sewer from all local government agencies. The Company will pay any and all lawful fees associated with the local permitting of the Facility.
4. Annual Filing. The City and the Company will review the Annual Payment every twenty-four (24) months to ensure that the Annual Payment is reasonably related to the costs imposed upon the City by the operation of the Facility and, if not, to grant a rebate or credit to the Company in the amount of any excess payments made. If required by State law, the City will provide an accounting for such costs on a timely basis. In no event will the Annual Payment exceed three percent (3%) of gross sales as that percentage is the maximum allowed by State law. In the event that State law lowers the maximum allowed percentage, the City and the Company shall agree to reopen this Agreement and implement the reduced percentage in this Agreement as of the effective date for the reduction, and the City shall grant a rebate or credit for any excess payments made.
5. Review. The City and Company will review the Annual Payment every twenty-four (24) months to ensure that the Annual Payment is reasonably related to the costs imposed upon the City by the operation of the Facility. If the City permits two (2) additional Product Manufacturing MEs to locate in the City, the Annual Payment will decline to 2.5% beginning in the term year in which the 2 additional Product Manufacturing MEs open for business in the City.

6. Reopener. If the Company enters into successor Host Agreement(s) with another municipality with higher percentage of gross sales (or its equivalent) than described in 1(a), the City and Company shall agree to reopen this Agreement and renegotiate financial terms, subject to applicable law. If the City enters into a Host Agreement with another marijuana Product Manufacturer with a lower percentage of gross sales (or its equivalent) than described in 1(b), the City and Company shall agree to reopen this Agreement and renegotiate financial terms. If the City permits two (2) additional Product Manufacturing MEs to locate in the City, the City and Company shall agree to reopen this Agreement and lower the Annual Payment to 2.5% of gross sales.
7. Local Taxes. At all times during the Term of this Agreement, property, both real and personal, owned or operated by the Company shall be treated as taxable, and all applicable real estate and personal property taxes for that property shall be paid either directly by the Company or by its landlord.
8. Community Support and Additional Obligations.
 - a. Local Vendors – to the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, the Company will make every effort in a legal and non-discriminatory manner to give priority to local businesses and vendors in the provision of goods and services called for in the construction, maintenance and continued operation of the Facility. The Company shall use good faith efforts to ensure that at least twenty-five percent (25%) of the vendors and/or contractors utilized by the Facility will be based in the City.
 - b. Employment/Salaries – except for senior management and to the extent such practice and its implementation are consistent with federal, state, and municipal laws and regulations, the Company shall use good faith efforts to ensure that at least twenty-five percent (25%) of the employees of the Facility will be City residents.
 - c. Company shall provide the City upon the City's request with annual reports with its annual payments indicating the percentages of vendors and employees in accordance with paragraphs (a) and (b) above.
 - d. The Company shall, at least annually, make available to the City upon the City's request, for review at the Facility, of all reports submitted to the Licensing Authority regarding operations at the Facility.
9. Support. The City agrees to submit to the Licensing Authority all documentation and information required by the Licensing Authority from the City for the Company to obtain approval to operate a Product Manufacturing Marijuana Establishment at the Facility. The City agrees to support the Company's application with the Licensing Authority but makes no representation or promise that it will act on any other license or permit request in any particular way other than by the City's normal and regular course of conduct and in accordance with their rules and regulations and any statutory guidelines governing

them. The City agrees to use best effort to work with the Company, if approved, to help advise the Company on their community support and employee outreach programs.

10. Security. The Company shall maintain security at the Facility at least in accordance the security plan presented to the City upon the City's request and approved by the Licensing Authority. In addition, the Company shall at all times comply with all applicable laws and regulations regarding the operations of the Facility and the security thereof. Such compliance shall include, but will not be limited to: providing hours of operation; after-hours contact information and access to surveillance operations; and requiring dispensary agents to produce their Agent Registration Card to law enforcement upon request.

Company shall promptly report the discovery of the following to City police within twenty-four (24) hours: diversion of marijuana; unusual discrepancies identified during inventory, theft, loss and any criminal action; unusual discrepancy in weight or inventory during transportation; any vehicle accidents, diversions, losses, or other reportable incidents that occur during transport; any suspicious act involving the sale, distribution, and delivery of marijuana by any person; unauthorized destruction of marijuana; any loss or unauthorized alteration of records related to marijuana, registered qualifying patients, personal caregivers, or dispensary agents; an alarm activation or other event that requires response by public safety personnel; failure of any security alarm system due to a loss of electrical power or mechanical malfunction that is expected to last longer than eight hours; and any other breach of security.

11. On-Site Consumption. The Company agrees, even if permitted by statute or regulation, it will prohibit on-site consumption of marijuana and marijuana-infused products at the Facility.
12. Term and Termination. This Agreement shall take effect on the day above written, subject to the contingencies noted herein. This Agreement shall continue in effect for three (3) years from the date of this Agreement. In the event the Company no longer does business in the City or in any way loses or has its license revoked by the State, this Agreement shall become null and void. The parties may negotiate an extension of the term of this Agreement, but the Company shall not be required to cease operations at the termination of this Agreement, unless for Just Cause (Just Cause shall be defined as: the Company purposefully or negligently violates any laws of the Commonwealth with respect to the operation of the Delivery Operator Facility, and such violation remains uncured for 90 days; the Company fails to make payment to the City as required under this Agreement, subject to applicable law, and such failure remains uncured for 90 days) and all payments called for under paragraph 1 and (the Host Community Fee and the Community Donation), shall, subject to applicable law, continue in perpetuity until such negotiations are finalized and an agreement is executed.
13. Governing Law. This Agreement shall be governed in accordance with the laws of the Commonwealth of Massachusetts and venue for any dispute hereunder shall be in the courts of Franklin County.

14. Amendments/Waiver. Amendments, or waivers of any term, condition, covenant, duty or obligation contained in this Agreement may be made only by written amendment executed by all signatories to the original Agreement, prior to the effective date of the amendment.
15. Severability. If any term or condition of the Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
16. Successors/Assigns. This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Neither the City nor Company shall assign or transfer any interest in the Agreement without the written consent of the other, such written consent not to be unreasonably withheld.
17. Entire Agreement. This Agreement constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall not be modified or amended except by a written document executed by the parties hereto.
18. Notices. Except as otherwise provided herein, any notices given under this Agreement shall be addressed as follows:

To City:

Roxann Wedegartner, Mayor
Office of the Mayor
14 Court Square, Room 201
Greenfield, MA 01301

To Licensee:

Eagles Landed – Christopher Rose
37 Dillingham Avenue
Berkley, MA 02779

Notice shall be deemed given (a) two (2) business days after the date when it is deposited with the U.S. Post Office, if sent by first-class or certified mail, (b) one (1) business day after the date when it is deposited with an overnight courier, if next business day delivery is required, (c) upon the date personal delivery is made, or (d) upon the date when it is sent by facsimile, if the sender receives a facsimile report confirming such delivery has been successful and the sender mails a copy of such notice to the other party by U.S. first-class mail on such date.

19. Third-Parties. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the City or Company.

* * * SIGNATURES ON FOLLOWING PAGE * * *

CITY OF GREENFIELD

By: [Signature]
Name: Christopher D Rose - Eagles Council 111
Title: Pres

EAGLES LANDED

By: [Signature]
Name: Korana Wedegarten
Title: Mayor

Matthew C. O'Boyle

President
Valere Architects, Inc.
102 Elm Street, Unit #8
Westfield, MA 01085

March 20, 2023

Kathryn Scott

City Clerk
Clerk to the City Council
City of Greenfield, MA
14 Court Sq., Greenfield, MA 01301
cityclerk@greenfield-ma.gov
413.772.1555

RE: Application for Special Permit for an MME at 121 ½ Wells St., Greenfield, MA

On behalf of Chris Rose ("the Applicant"), Valere Architects, Inc. ("Valere") respectfully submits the following documentation as a formal application for a Special Permit for a Marijuana Manufacturing Establishment ("MME") to be located at the existing building at 121 ½ Wells St., Greenfield, MA.

It is the intention of this submission to provide sufficient documentation and demonstration that the Applicant will meet all permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and shall follow all applicable state laws and regulations, in addition to further conditions per the City of Greenfield's zoning ordinances, Planning Board, and City Council.

Please contact me if you have any questions, concerns, or require additional information.

Respectfully submitted,

Matthew C. O'Boyle, RA, AIA
President

VALERE Architects, Inc.

c.413.241.9801
mo@valerearchitects.com
valerearchitects.com
102 Elm Street, Suite 8
Westfield, MA 01085



Introduction and project overview

The following narrative description is a brief overview of the proposed project to be located within a portion of the existing building at 121 ½ Wells St., Greenfield, MA. The following narrative is submitted in addition to the attached survey and architectural drawings.

The applicant proposes to operate a marijuana manufacturing establishment at the above location. The MME intends to manufacture cannabis products including pre-rolls, concentrates, and other pre-packaged cannabis products utilizing a dedicated work area with no dispensary, extraction, or cultivation operations. No on-site sales or consumption will be permitted.

It is the intent of the applicant to provide sufficient evidence that the benefit to the City and the surrounding neighborhood, including additional tax revenue, and positive impact plans focused on the City, outweigh any potential adverse effects of the proposed use.

In addition, the Applicant intends to provide adequate security measures to further ensure the proposed use will not threaten public health or safety of the City at large or the proposed facility's immediate abutters. Eagles Landed, LLC shall ensure that all marijuana product is adequately secured.

The Applicant intends to lease portions of the building to other cannabis operators in the future. All future tenants shall submit to the City a special permit application to pursue operations within the building prior to operation.

Project Development Scope

The Project will include renovations to the existing building to provide the following:

- Manufacturing area
- Secured entry area
- Shared Employee Toilet Rooms
- Employee Break Area
- Secure Storage
- Open office areas
- Sally Port for Deliveries, Receiving, 'Dirty' storage & Waste
- Flex space for future expansion and/or non-cannabis related storage.

Project Development Schedule

The Applicant anticipates the following approximate development schedule:

- Greenfield Special Permit Submission: March 2023
- Greenfield Special Permit Approval: May 2023
- Local Building Permitting: May/June 2023
- Facility Buildout: June through August 2023
- Facility Operational: September/October 2023

Actual timeline may vary based upon improvements schedule, CCC inspections and license approvals.

Economic Benefits and Liabilities Projections of the Proposed Development

The Applicant is currently working on plans that will have a positive impact in the communities where it operates, including hiring area residents and contractors. Specifically:

- The Applicant will be using local contractors for facility construction and plans to hire qualified area residents to carry out daily operations.
- The Applicant expects to generate a variety of jobs within the community in which it operates, such as office staff, delivery drivers, and security officers, which creates an economic ripple effect throughout the area.

The Applicant intends to provide a beneficial fiscal impact directly and indirectly to the City of Greenfield. The Applicant has entered into a community host agreement with Greenfield whereby all fiscal benefits to the City can be quantified. As an organization committed to philanthropy, the Applicant looks forward to initiating their philanthropic mission by forming relationships with local charitable organizations to help further their respective goals. In addition to municipal benefits under the host community agreement, the tax payments to the City would include their share of local property as well as any applicable excise tax allowed under the law.

The Applicant knows that it will continue to be a positive “corporate” citizen in Greenfield. That being said, the Applicant is aware that due to the polarizing nature of marijuana for recreational use, there are likely to be some increased costs to Greenfield, associated with allowing any group to operate a delivery operation within the City. Such costs may be by way of; additional law enforcement to patrol the area where a delivery operator is located (although studies show that crime does not increase in communities that site a marijuana establishment), administrative costs for any increased burden on City departments tasked with continuing oversight, and increased costs for substance abuse counselors to tour the City’s schools (although studies show that adolescent substance abuse does not increase in marijuana jurisdictions).

Highlighted below are some of the direct benefits of the Applicant’s presence in Greenfield, which include, but are not limited to:

- Equal opportunity employment providing well-compensated, full-time jobs, with benefits, for Greenfield residents.
- The Applicant intends to retain a minimum of 30% Greenfield residents for non-security jobs.
- Preferentially hiring retired Greenfield Police Department officers, or retired Police officers residing in Greenfield for security jobs at the Site.
- Hiring local contractors during build-out of, and ongoing maintenance at the Site as needed.
- An increase in economic activity to local business with employees coming to the Site.
- An economic boost from the increased spending of the employed.
- Additional revenue from property taxes and community impact fees.
- Creating partnerships with an experienced and reputable company in the marijuana industry; and,
- Assisting Greenfield with providing the benefits of regulated recreational marijuana to the local population.

Site Information

1. Appropriately placed downcast luminaries, security cameras, parking, waste, and delivery areas each fulfill a purposeful goal. Site circulation allows for constant monitoring and visibility, as well as appropriate emergency vehicle access and maneuverability.
2. All employee parking shall be contained on site in the existing parking areas.
3. The Site does not contain within it any intentionally planted trees, shrubs, or foliage that would obstruct the view of a security camera.
4. Site lighting and surveillance will adequately illuminate the parking and entrance/exit areas of the Site, while allowing video-capture of identifying information (persons, license plates, vehicles) to dissuade impropriety, increase employee comfort, and provide a means of timely, reliable identification to the CCC and Greenfield Police Department, if necessary. Exterior camera locations will be established in the field based upon many factors, including natural light levels and landscaping.
5. The Applicant does not currently anticipate making any substantive changes to the property outside the building, nor do any of the proposed changes within the site plan result in a change in impermeable surface area on the property.
6. Existing water/sewer utilities shall remain as sufficient. Existing electrical service shall be modified by the Landlord as necessary to meet state and local laws & codes under separate electrical permit.
7. No exterior pad-mounted mechanical equipment shall be provided. Mechanical services shall be served via small split-system condensers mounted to the roof of the building. Final mechanical equipment design to be determined by licensed mechanical engineer or tradesman.

§ 200-60 SPECIAL PERMIT NARRATIVE REVIEW

The following is a narrative response to Chapter 200. Zoning, Article VIII, §200-60 Special Permits Criteria for Approval. The following narrative has been truncated for brevity. The complete Chapter 200., Zoning, Article VIII., Administration, § 200-60., Special permits., may be found here (<https://ecode360.com/print/GR1899?guid=39222306>).

Chapter 200. Zoning**Article VIII. Administration****§ 200-60. Special permits.**

F. Criteria for approval. The special permit granting authority shall grant a special permit only after finding that the proposed use or structure will not adversely impact adjacent properties, the neighborhood, the City, or the environment. The following criteria shall be considered:

(1) Provision shall be made for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets and property. The service level of adjacent streets shall not be significantly reduced due to added traffic volume or type of traffic in accordance with the most recent edition of the Highway Capacity Manual;

Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using estimated employee counts and working hours for general light industry per data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th edition.

Trip Generation LUC 110 - General Light Industry

<i>Time Period</i>	<i>LUC 110 Average Trip Ends per 1,000 SF GFA</i>	<i>LUC 110 Estimated Vehicle Trip Ends</i>
<i>Weekday Daily</i>	<i>0.56</i>	<i>12</i>
<i>Weekday AM Peak Hour</i>	<i>0.10</i>	<i>3</i>
<i>Weekday PM Peak Hour</i>	<i>0.094</i>	<i>2</i>
<i>Saturday Daily</i>	<i>N/A</i>	<i>N/A</i>
<i>Saturday Peak Hour</i>	<i>N/A</i>	<i>N/A</i>

Figures based on +/- 20,400 GSF

The proposed project results in negligible increases in trip ends for the critical weekday peak hours used to determine the level of service. These minor increases are not anticipated to result in significant effects to prevailing traffic conditions on or near the site.

The applicant will submit parking plans as requested by the City if any increase in the number of employees or deliveries/shipping activities in the future for review.

(2) The proposed use shall not overload the capacity of water and sewer systems, storm drainage, schools, solid waste disposal facilities, and other public facilities;

The proposed facility shall utilize no more than 250 gallons/day with the proposed usage. Increases to daily water usage shall be submitted to the City for perfunctory review & approval. The proposed use is not an inherently high-water usage use.

Power will be provided through the existing power service at the building. Alterations to service shall be provided by the Applicant as necessary to meet the demands of the proposed facility. The Applicant does not anticipate total power requirements exceeding 400a currently. The Applicant shall be responsible for modifications to the electrical service. There is no transformer upgrade required or intended for the Applicant at this time.

Solid waste disposal is further described below.

(3) The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use;

1. The Applicant shall be a licensed cultivator of marijuana. Liquid waste containing marijuana or by-products of marijuana processing shall be disposed of in compliance with all applicable state and federal requirements, including but not limited to, for discharge of pollutants into surface water or groundwater (Massachusetts Clean Waters Act, M.G.L. c. 21 §§ 26 through 53; 314 CMR 3.00: *Surface Water Discharge Permit Program*; 314 CMR 5.00: *Groundwater Discharge Program*; 314 CMR 12.00: *Operation Maintenance and Pretreatment Standards for Wastewater Treatment Works and Indirect Dischargers*; the Federal Clean Water Act, 33 U.S.C. 1251 *et seq.*, the National Pollutant Discharge Elimination System Permit Regulations at 40 CFR Part 122, 314 CMR 7.00: *Sewer System Extension and Connection Permit Program*), or stored pending disposal in an industrial wastewater holding tank in accordance with 314 CMR 18.00: *Industrial Wastewater Holding Tanks and Containers*.

***NOTE: Due to the proposed use as a manufacturing facility, it is the intent to minimize product waste to near negligible amounts. The following waste plan is intended to ensure compliance at all production capacities of the facility. No plants shall be grown on site as part of this application.**

2. Under the waste ban regulations, MassDEP considers cannabis plant material to be "commercial organic material." This material is banned from disposal in the trash if a business generates one ton which equals 2,000 lbs or more per week for disposal. Organic material, recyclable material and solid waste generated at a EAGLES LANDED, LLC's establishment shall be redirected or disposed of as follows:
 - 2.1. **Cannabis waste less than one ton or 2,000 lbs:** When EAGLES LANDED, LLC generates less than one ton or 2,000 lbs of cannabis plant and/or associated material per week, the material will be disposed of in the trash and will be ground up or mixed with other organic material or solid waste such that the resulting mixture renders the cannabis unusable for its original purpose.
 - 2.2. **Cannabis waste equaling one ton or 2,000 lbs or more per week:** If/when EAGLES LANDED, LLC generates more than one ton or 2,000 lbs of cannabis plant and/or associated material per week, the material is banned from disposal in the trash and will be redirected from disposal in accordance with the waste disposal bans described at 310 CMR 19.017: *Waste Bans* which shall include either sending for composting or to an Anaerobic Digestion (AD) operation or mixed with solid waste and sent to any permitted transfer station, landfill, or municipal waste combustion facility for disposal as follows:

2.2.1. Cannabis plant parts and associated materials sent for composting or AD must first be ground and mixed with other organic materials such that the cannabis material is rendered unusable. Other organic materials may include growing media, soil, mulch, food waste, or agricultural material such as manure or other plant materials. NOTE: There are no unique requirements for hauling this material to a compost or anaerobic digestion facility. MassDEP does not license or grant permits to waste haulers.

2.2.2. The requirements under 935 CMR 500.105(12) for disposing of cannabis waste are like those for sending it to be composted or AD. The cannabis waste must be ground and mixed with other solid wastes so that the material is rendered unusable. Suitable materials for mixing cannabis wastes for disposal include food waste, coffee grounds, manure, sawdust, or growing media. The best approach is to work with your existing waste hauler to provide this collection service. Cannabis waste mixed with other solid waste can be brought to any permitted transfer station, landfill, or municipal waste combustion facility that holds a valid permit issued by the Department of Environmental Protection or by the appropriate agency in the jurisdiction in which the facility is located for disposal. EAGLES LANDED, LLC's solid waste hauler will typically determine the best nearby facility to deliver the waste to for disposal. A hauler can also help determine what number and size of containers are needed.

2.2.3. Cannabis waste scheduled for hauling for compost, anaerobic digestion, or to a solid waste facility will be stored in a secure and locked container in EAGLES LANDED, LLC's vault room after the material is rendered unusable following steps 2.2.1 or 2.2.2 prior to collection. Under 935 CMR 500.105(12), at least two EAGLES LANDED, LLC agents must witness and document how the marijuana waste is handled on-site including, but not limited to, the grinding up, mixing, storage and removal from our establishment.

2.2.4. When Marijuana Products or waste is disposed or handled, EAGLES LANDED, LLC shall create and maintain an electronic record of the date, the type and quantity exceeding one ton that was disposed or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two EAGLES LANDED, LLC Agents present during the disposal or other handling, with their signatures. EAGLES LANDED, LLC shall keep these records for at least three years. This period shall automatically be extended for the duration of any enforcement action and may be extended by an order of the Commission.

2.3. Recyclable material (paper, cardboard, and paper board) shall be redirected from disposal in the trash in accordance with the waste disposal bans described at 310 CMR 19.017: Waste Bans.

2.3.1. Any recyclable material as defined in 310 CMR 16.02: Definitions shall be recycled in a manner approved by the Commission.

(4) The proposed project shall not increase erosion, flooding, or sedimentation either on-site or on neighboring properties and shall be consistent with the Massachusetts Wetlands Protection Act (MGL c. 131, § 40) and Chapter 423 of the Greenfield Code;

No site improvements except for the installation of a bike rack, and new exterior egress lighting for safety are proposed. No increase in erosion, flooding, or sedimentation shall occur as part of the project.

(5) The proposed project shall not create a significant adverse impact on the quality of the natural environment including wildlife, vegetation, air, surface and groundwater, during or after construction;

No site improvements except for the installation of a bike rack, and new exterior egress lighting for safety are proposed. No significant adverse impact on the quality of the natural environment including wildlife, vegetation, air, surface, and groundwater shall occur as part of the project during or after construction.

(6) The design of the project shall minimize earth removal, volume of cut and fill, grade changes, and the removal of existing trees and vegetation;

No earth removal, cut and fill, grade changes, and removal of existing trees and vegetation is proposed as part of the project.

(7) The proposed project shall not have a significant adverse fiscal impact on the City in terms of balancing as near as possible the cost of public services and public revenue provided through taxes and other income;

The Applicant does not anticipate any adverse fiscal impacts on the City due to the project.

(8) The project shall be compatible with existing uses and other uses allowed by right in the district, and shall not detract from the character and scale of neighboring properties;

The project is compatible with the existing uses, and other uses allowed by right in the district, and does not detract from the character and scale of neighboring properties as the building is existing with no exterior site modifications proposed. The existing building may receive some minor cosmetic improvements during the course of its occupancy, therefor positively impacting the neighborhood as an occupied facility.

(9) The design of the project shall minimize the visibility of visually degrading elements and maximize the use of screening, vegetated buffer zones, and open space;

No site improvements are proposed currently. The existing building is set back from the street and obscured by other existing structures. The facility will have minimal street visibility.

(10) The proposed project shall be consistent with the purposes and intent of this chapter.

It is the intent of this applicant to prove the proposed project's consistency with the intent of this chapter. Please review the following narratives and attached architectural documentation for more information.

§ 200-55 MARIJUANA ESTABLISHMENTS NARRATIVE REVIEW

The following is a narrative response to Chapter 200. Zoning, Article VIII, §200-55 Marijuana Establishments. The following narrative has been truncated for brevity. The complete Chapter 200., Zoning, Article VIII., Administration, § 200-55., Marijuana Establishments., may be found here (<https://ecode360.com/print/GR1899?guid=39222123>).

Chapter 200. Zoning**Article VII. Special Regulations****§ 200-55. Marijuana establishments.**

[Amended 10-10-2021; 7-2-2022]

B. Applicability.

(1) Community host agreement. No special permit shall be granted without first having an executed community host agreement with the City of Greenfield.

An executed Host Community Agreement (HCA) has been obtained by the Applicant and filed with the City of Greenfield.

(2) Community outreach meeting. No special permit application shall be deemed complete by the Planning Department until a community outreach meeting in accordance with 935 CMR 500 has occurred.

A Community Outreach Meeting is planned for 3/20/2023 and shall be completed prior to the review & approval of the special permit application.

(3) No person shall operate a marijuana establishment without having a license in good standing from the Commission.

The Applicant is in pursuit of a license from the Cannabis Control Commission and shall submit all licensing documentation provided by the Commission to the City upon receipt. The Applicant shall not pursue any operations on-site until licensing documentation is provided to the City.

E. General requirements and conditions for all marijuana establishments.

(1) All processing, testing, product manufacturing, and retail must take place within a fully enclosed building.

All activities shall take place within the fully enclosed building as depicted in the attached architectural plans.

(2) Marijuana plants, products, and paraphernalia shall not be visible from outside the building in which the marijuana establishment is located. No outside storage is permitted.

No plants, products, and/or paraphernalia shall be visible from outside the building. No outside storage is proposed.

(3) The hours of operation of marijuana establishments shall be set by the special permit granting authority, but in no event shall said marijuana establishments be open and/or operating between the hours of 10:00 p.m. and 7:00 a.m.

The facility shall not operate between the hours of 10:00 p.m. and 7:00 a.m. The Applicant currently intends to operate between the hours of 8:00 a.m. and 8:00 p.m.

(4) No marijuana establishment shall be located within a radius of 250 feet of a preexisting public or private school providing education in kindergarten or any of Grades 1 through 12. The 250-foot distance under this section shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the marijuana establishment is or will be located.

The establishment is not within 250 feet of a preexisting public or private school.

(5) No smoking, burning or consumption of any product containing marijuana or marijuana-related products shall be permitted on the premises of a marijuana establishment.

The Applicant shall comply with the above requirements.

(6) No marijuana establishment shall be located inside transient housing, such as motels and dormitories, or inside a movable or mobile structure, such as a van or truck.

The establishment is not located inside transient housing.

(7) All business signage for marijuana establishments shall be subject to the requirements promulgated by the Massachusetts Cannabis Control Commission and the requirements of § 200-34 of the Greenfield Zoning Ordinance.

No business signage is proposed at this time. Any and all future signage shall comply with § 200-34 of the Greenfield Zoning Ordinance.

(8) Marijuana establishments shall provide the Greenfield Police Department, Building Inspector and the special permit granting authority with the names, phone numbers and email addresses of all management staff and key holders to whom one can provide notice if there are operating problems associated with the establishment.

The Applicant shall comply with the above requirements.

(9) Marijuana establishments are not permitted as a home occupation, as defined per § 200-30 of the Greenfield Zoning Ordinance.

The establishment is not within a home.

(10) All applicants for marijuana establishments shall give 30 days' prior written notice by certified mail to all preexisting houses of worship within 300 feet of the public meeting at which the special permit shall be considered by the Zoning Board of Appeals.

There are no preexisting houses of worship within 300 feet.

(11) No marijuana establishment shall be permitted to operate from a movable, mobile or transitory location, except as permitted for delivery operator and courier licensees in accordance with 935 CMR 500.000.

The proposed marijuana establishment is not within a movable, mobile, or transitory location.

(12) Vehicles owned and operated by delivery operators and couriers must include in their fleet at least 1/3 total vehicles of either hybrid or electric vehicles for licensees owning six or more vehicles for the purpose of delivery.

The Applicant shall comply with the above requirements.

F. Special permit requirements.

(1) In addition to the application requirements set forth in Subsection E of this section, a special permit application for a marijuana establishment shall include the following:

(a) Proof that the application to the CCC has been deemed complete pursuant to 935 CMR 500.102.

The Applicant has not received notice of a deemed complete status by the CCC. The Applicant shall submit CCC application status', licenses, and approvals as received as conditional approval of this special permit application.

(b) The name and address of each owner of the facility.

Name	Role	Address
Chris Rose	President, Sole Owner/Manager	37 Dillingham Ave. Berkley, MA 02779

(c) Copies of all required licenses and permits issued to the applicant by the Commonwealth of Massachusetts and any of its agencies for the marijuana establishment.

The Applicant shall submit copies of all required licenses and permits issued to the Applicant by the Commonwealth of Massachusetts and any of its agencies for the marijuana establishment upon receipt and prior to operation.

(d) Evidence of the applicant's right to use the site of the marijuana establishment for the marijuana establishment, such as a deed, or lease.

The Applicant shall submit separately a Deed to the City providing proof of right to use the site for the proposed project.

(e) If the applicant is a business organization, a statement under oath disclosing all of its owners, shareholders, partners, members, managers, directors, officers, or other similarly situated individuals and entities and their addresses. If any of the above are entities rather than persons, the applicant must disclose the identity of the owners of such entities until the disclosure contains the names of individuals.

The Applicant shall submit separately a notarized statement under oath disclosing all owners, shareholders, partners, members, managers, directors, officers or other similarly situated individuals and entities, and their addresses.

(f) A certified list of all parties in interest entitled to notice of the hearing for the special permit application, taken from the most recent tax list of the City and certified by the City Assessor.

A certified list of abutters has been included with this narrative.

(g) An approval letter from the Greenfield Chief of Police regarding the proposed security measures for the marijuana establishment, including lighting, fencing, gates and alarms, etc., to ensure the safety of persons and to protect the premises from theft.

An approval letter from the Greenfield Chief of Police shall be separately submitted directly to the Board.

ADDITIONAL INFORMATION**General Operations**

Eagles Landed, LLC (or the "Company") is a Massachusetts-registered company with the objective of participating in and supporting the commonwealth's nascent but growing legal adult-use cannabis industry. Eagles Landed, LLC will apply for a "Product Manufacturer" license with the Cannabis Control Commission, and will await feedback regarding next steps, including the reception of a Provisional License and signoff to begin construction on the proposed Facility.

Among the multitude of benefits that Greenfield offers as a host community, the presence of several active and proposed state-licensed cannabis businesses within the municipality is particularly compelling; we plan to partner with a subset of these companies to both benefit from and contribute to a robust local economy.

As a licensed product manufacturer, Eagles Landed, LLC will play a critical role in the commonwealth's adult-use industry. The following list of activities is meant to reflect - at a summary level - the Company's core capabilities and workflow; note that additional details and precise "Standard Operating Procedures" (SOPs) are included in The Company's CCC application, and can be made available upon request:

1. Source high-quality cannabis and concentrates from state-licensed cultivators and manufacturers.
 - a. While we intend to prioritize supply partnerships with outdoor farmers located within proximity to Greenfield, the Company may also contract with licensed outdoor and indoor cultivators throughout the commonwealth.
 - b. The financial terms of each transaction may vary from partner to partner and contract to contract.
 - c. The transportation of cannabis from cultivation and manufacturing partner sites to the Facility will be conducted by a state-licensed transportation entity and will occur in accordance with all relevant CCC regulations.
 - d. This transportation entity may be the cultivation partner who is supplying the biomass, if licensed for this activity, or a separate state-licensed 3rd Party Transportation vendor
2. Process cannabis and cannabis concentrates into various marijuana infused products.
 - a. All extraction processes will occur with Ice Water Extraction and no solvents, chemicals, etc.
 - b. Examples include- Purchasing wholesale cannabis flower, or concentrates, from licensed cultivators and manufacturers and creating pre-rolled joints, solventless vaporizers, solventless concentrates (ie. Hash, rosin)
3. Commission testing of extracts and/or products through a state-licensed 3rd Party Testing Laboratory to confirm product quality and characteristics (e.g., cannabinoid and terpene content)

- a. Note that Eagles Landed, LLC may also conduct testing in-house as a supplemental “best practice,” though the results of these tests will solely be used for internal purposes.
 - b. Findings from the 3rd Party Testing Laboratory will always supersede any internal results, and function as the official record for each batch of product.
4. Sell extracts to other licensed 3rd Party Product Manufacturers and/or manufacture a range of high-quality, extract-based products that align with consumer preferences.
 - a. In the initial phases of operation, we plan to focus on the production of four types of end-products:
 - i. Vaporizers – cartridges and all-in-one (i.e., disposable) pens that contain 3rd party tested extracts with sufficient viscosity to be consumed through this mechanism; note that Eagles Landed, LLC focus will be on manufacturing products that only contain natural products rather than supplementing with additives.
 - ii. Tinctures – the resulting combination of cannabis extracts and complementary vehicles for oral consumption including but not limited to MCT oil.
 - iii. Solventless Concentrates – Full Spectrum Ice Water Hash, Hash Rosin
 - iv. Pre-rolled Joints – Cannabis flower pre-rolled joints
 - b. However, we have designed the Facility to include “flex” spaces that can accommodate potential future expansion into a broader set of products; future plans may include producing end-products that span the following categories: edibles, beverages, capsules, and topicals.
 - c. All products will be produced in accordance with specific food handling regulations, where applicable, and all CCC-mandated dosage, packaging, and labelling requirements will all be adhered to
5. Package and label these tested extracts and/or products based on client specifications and in compliance with CCC requirements.
 - a. Hardware and design specifications for each batch of product as detailed in agreements with each partner.
 - b. All applicable CCC regulations, including required markings to ensure consumer awareness of state laws and product characteristics.
6. Distribute products to Massachusetts-licensed product manufacturers and retailers for further production or sale to eligible consumers

- a. Like the upstream transportation of supply to the Facility, all end-product will be distributed to retailers in accordance with relevant CCC regulations and be conducted by a state-licensed transportation entity.
- b. The transportation entity may be the retailer partner who is receiving the end-product, if licensed for this activity, or a separate state-licensed 3rd Party Transportation vendor

Note that all these activities will be conducted pursuant to two overarching objectives: security/safety and transparency.

Our comprehensive security plan has been submitted to and is under review by the Greenfield Police Department; Eagles Landed, LLC intends to attach a letter of approval from the Greenfield Police Department within the next seven days.

Transparency will be achieved by adhering to the CCC's reporting requirements – all relevant activities and changes to inventory will be recorded in real-time through the state-mandated "seed-to-sale" tracking system, Metrc. Further, internal inventory audits will be conducted on a weekly basis, and the results of a comprehensive annual audit will be submitted to the CCC each year as required under state law.

Limited Access Areas. Access to certain areas of the facility will be limited to specific essential personnel by secured access doors equipped with ID badge/card readers.

Staffing. The number of employees needed for the Applicant's operations is estimated at a peak of 3.

No Consumption. No marijuana consumption will be allowed on-site.

Odor Control & Ventilation

The Applicant will not disperse any pesticides, insecticides or other chemicals used in the processing of cannabis. No odor from the Applicant's marijuana warehousing or delivery will be detectable by a person with an unimpaired and other otherwise normal sense of smell at any adjoining use or adjoining property to its facility.

ODOR MITIGATION PRACTICES (all based on industry-specific best control technologies and best management practices)

a. Design & Engineering

a. The area(s) where cannabis cultivation is taking place shall be equipped with an activated carbon filtration system for odor control to ensure that the air leaving through an exhaust vent first passes through an activated carbon filter. See attached carbon filtration system data sheet for more information.

b. The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for the number of cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width, multiplied by height, divided by three). The filter(s) shall be rated for the applicable CFM.

NOTE:

- i. A sample product data spec sheet for such a filtration system has been provided. Any product utilized for odor mitigation shall be of similar performance & requirements of the attached product.
- c. The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a min. of once every 365 days or as per manufacturing recommendation.
- d. The filtration system shall be designed by a mechanical engineer or tradesman licensed in the State of Massachusetts. The engineer or tradesman shall submit an affidavit describing the design to certify it complies.
- e. An alternative odor control system is permitted if the applicant submits a report by a mechanical engineer or tradesman licensed in the State of Massachusetts demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required.

NOTE:

- i. The facility does not have oil activation process on-site. If any oil activation processes are co-located on-site, engineering of odor controls shall be required.
- ii. The facility does not use distillation or extraction processes on-site.

b. System design

The system design shall be performed by a Registered Mechanical Engineer or tradesman and the odor control technologies that are installed and operational at the facility (e.g., carbon filtration) and to which odor-emitting activities, sources, and locations they are applied shall be submitted to the Town for record prior to the issuance of the Certificate of Occupancy.

c. Maintenance plan

The maintenance plan shall be submitted to the Town for record prior to issuance of the Certificate of Occupancy and include a description of the maintenance activities that are performed, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for maintenance activities. The activities should serve to maintain the odor mitigation systems and optimize performance (e.g., change carbon filter, every 6 months, carried out by the facility manager).

Reporting

The Applicant will comply with all CCC regulations for the recording, storage, and provision of required information, such as shipping manifests, visitor logs, and returned product. Additionally, prior to issuance of a Special Permit, the Applicant will provide to the Greenfield Police Department, Fire Department, Building Commissioner, and Board of Health, the names, phone numbers, mailing and email addresses of all management staff and key holders, including at least (2) operators of the Site who will be designated contact persons to whom notice should be made if there are operating problems associated with the Site or its use. Such information shall be updated as needed.

The designated contact person will notify the Greenfield Police Department, Fire Department, Building Commissioner, and Board of Health in writing at least thirty (30) days prior to any change in ownership or management of the Site, and within twelve (12) hours following a violation, a potential violation, or

any attempts to violate applicable law, or any criminal, potential criminal, or attempted criminal activities at the Site.

A representative will file an annual report to the City Clerk's office no later than January 31st of each year, providing a copy of all current applicable state licenses for the establishment and/or its owners and demonstrating continued compliance with the conditions of the Special Permit.

A designated contact person will respond by phone or email within twenty-four (24) hours of the time of contact and inquiry regarding operations at the Site by a city official.

Signage

The Applicant does not intend to provide any signage, temporary or permanent, indicating the use of the building currently. If this intent changes, full designs, materials, colors & exact sizes will be submitted to the City for review. The Applicant agrees that it is important that future signage does not detract from the existing aesthetic of the building and the area.

Bike Racks

Proposed bike rack locations have been provided in the attached Architectural Site Plan.

Parking & Access

Existing site access shall remain. Existing parking spaces within the lot area shall be utilized for employee use. Parking areas are shown in the attached Architectural Site Plan. No public access to the facility is intended currently.

Shipping/Receiving

The Applicant will host outgoing deliveries of cannabis and cannabis products on a regular basis. These deliveries will occur at random times using random routes, secured as described in a comprehensive Security Plan on file with Greenfield PD. All shipments must pass through a limited access sally port monitored by agents and security personnel. No more than 10 shipping/receiving vehicles per day are anticipated at this time.

CO2/Propane Usage

No external or internal CO2 or propane tanks are proposed to be utilized at this facility.

Security Narrative & General Information

Detailed plans & narratives have been submitted to the Chief of Police for review and approval. General security details & information is provided below that does not impact the facilities security for review.

Security Details

This plan summarized the security systems for the Eagles Landed, LLC Manufacturing Facility. This plan is compliant with 935 CMR 500.000. All Marijuana Establishments will incorporate physical security elements, electronic security systems, security staffing, and procedures to provide a comprehensive integrated secure environment that will deter and prevent unauthorized entrance into areas containing marijuana and theft of marijuana at the establishment. These security measures have been designed to protect the premises, Eagles Landed, LLC Agents and the public. The security plans and systems will ensure Eagles Landed, LLC:

- Positively identifies individuals seeking access to the premises of the Marijuana Establishment or to whom or marijuana products are being transported pursuant to 935 CMR 500.105(14) to limit access solely to individuals 21 years of age or older;

- Prevents loitering and ensures that only individuals engaging in activity expressly or by necessary implication permitted by these regulations and its enabling statute are allowed to remain on the premises;
- Has established limited access areas pursuant to 935 CMR 500.110(4), which shall be accessible only to specifically authorized personnel limited to include only the minimum number of employees essential for efficient operation;
- Stores all finished marijuana products in a secure, locked safe or vault in such a manner as to prevent diversion, theft and loss;
- Keep all safes, vaults, and any other equipment or areas used for the production, manufacturing, processing, handling, packaging, or storage of marijuana and MIPs securely locked and protected from entry, except for the actual time required to remove or replace marijuana;
- Keeps all locks and security equipment in good working order;
- Prohibit keys from being left in the locks, or stored or placed in a location accessible to persons other than specifically authorized personnel;
- Prohibits accessibility of security measures, such as combination numbers, passwords, or electronic security systems, to persons other than specifically authorized personnel;
- Ensures that the outside perimeter of the facility is sufficiently lit to facilitate surveillance;
- Ensures that all marijuana products are kept out of plain sight and are not visible from a public place without the use of binoculars, optical aids or aircraft;
- Has developed emergency policies and procedures for securing all product following any instance of diversion, theft, or loss of marijuana, and conduct an assessment to determine whether additional safeguards are necessary; and
- Has developed sufficient additional safeguards as required by the Commission for Marijuana Establishments that present special security concerns.
- Ensures that all waste containing finished marijuana shall be stored and secured. 935 CMR 500.110(1) and 500.105(12)
 - No fewer than two (2) Eagles Landed, LLC agents must witness and document how waste is disposed. 935 CMR 500.110(1) and 500.105(12)
- All Eagles Landed, LLC Employees will always visibly display an employee identification badge. 935 CMR 500.110(4)
- After any breach of security, Eagles Landed, LLC will notify appropriate law enforcement authorities and the Commission no more than 24 hours. 935 CMR 500.110(7)
- Eagles Landed, LLC will file an incident report following any breach of security within 10 calendar days. 935 CMR 500.110(7)
- Maintains all incident reports for a period of one year or for the duration of an open investigation, whichever is longer. 935 CMR 500.110(7)
- Ensures that cameras are directed where cash is kept, handled, and packaged. 935 CMR 500.110(7)
- Has a written process for securing cash and ensuring transfers of deposits to the

Marijuana Establishment's financial institutions. 935 CMR 500.110(7)

- Ensures the use of an armored transport provider that is licensed pursuant to M.G.L. c. 147, § 25. 935 CMR 500.110(7)
- If approved for an alternative security measure for cash transportation pursuant to 935 CMR 500.110(7) Eagles Landed, LLC will:
 - Use of a locked bag for the transportation of cash from our facility to our bank;
 - Transportation of cash will be conducted in an unmarked vehicle;
 - The vehicle used to transport cash will be staffed with a minimum of two agents;
 - The vehicle used to transport cash will be equipped with real-time GPS tracking;
 - The vehicle used to transport cash shall have two-way communications with Marijuana Establishment;
 - There will be no transportation of Marijuana or Marijuana Products at the same time that cash is being transported for deposit to a financial institution or DOR facility; and
 - Approval of the alternative safeguard by the financial institution or DOR facility

The facility is equipped with the following electronic security systems; Closed Circuit Television System (CCTV), Access Control & Monitoring System (ACMS), Security Alarm System (SAS), Redundant Perimeter Security Alarm System, and an Intercom System (IC). These electronic security systems have been designed utilizing the best practice technology that is commercially available and the best practice security features available for an operation of this nature. The systems are flexible and scalable for future growth or additional security. The systems are integrated such that an alarm input from a security device (e.g., door contact) will cause an automatic response by the Closed-Circuit Television System (CCTV) so that the nature of the alarm can be viewed and analyzed, and the appropriate response initiated by local security staffing. Simultaneously alarm signals are relayed to two different central stations via redundant communications for appropriate emergency response. Each of these electronic security systems is detailed in the following sections. The Security Drawings illustrate the location of all cameras and their field of view, all alarm inputs (e.g., door contacts, motion detectors, duress/hold up devices, etc.), all network video recorders and alarm control panels, all access card reader locations, and all security workstations and network switches.

Details of the components contemplated for these security systems are in the attached data sheets. Access to rooms where surveillance monitoring recording equipment are limited to personnel essential to the surveillance operations and a listing of those personnel are maintained and made available to the CNB upon request.

Records

All establishment required records, lists and logs are retained in compliance with the CNB regulations. Computer log files are retained for at least (90) ninety days. The VMS will provide a minimum of (90) ninety calendar days of storage on-site. Video surveillance documenting a security event will be retained indefinitely.

Back Up Power

All security system components and other critical infrastructure of the establishment including safety lighting, etc. are supported by emergency battery back-ups and a failure notification

system with audio/visual alert. Security and emergency systems will remain online indefinitely so that the security systems will not be compromised, even in a power outage.

Limited Access Areas

An indoor or outdoor area on the registered premises of a Marijuana Establishment where cannabis or marijuana products, or their byproducts are cultivated, stored, weighed, packaged, processed, or disposed, under the control of a Marijuana Establishment, with access limited to only those marijuana establishment agents designated by the establishment.

Access to limited access areas is controlled by the electronic security systems with locking devices that authorize access to credentialed users only. All outside vendors, contractors, and visitors must obtain a visitor identification badge prior to entering a limited access area and will be escorted at all times by an Eagles Landed, LLC Agent authorized to enter the limited access area. The visitor identification badge must be visibly displayed at all times while the visitor is in any limited access area. All visitors are logged in and out, and that log shall be available for inspection by the CNB at all times. All visitor identification badges shall be returned exit.

All limited access areas are identified by the posting of a sign that is a minimum of 12' x 12' that states "Do No Enter - Limited Access Area - Access Limited to Authorized Personnel Only" in lettering no smaller than one inch in height. All limited access areas are clearly described by the filing of a diagram of the registered premises, in the form and manner determined by the CNB, reflecting walls, partitions, counters, and all areas of entry and exit. Said diagram shall also show all propagation, vegetation, flowering, processing, production, storage, disposal and retail sales areas.

Perimeter Security

The entire outside perimeter of the facility is monitored by CCTV and is sufficiently lit to facilitate surveillance. Trees, bushes, and other foliage outside of the establishment is maintained to ensure they do not allow for a person or persons to conceal themselves from sight.

Secured Points of Entry

All entry and exit points to the facility are controlled by the ACMS and are monitored by CCTV. Doors that are required to be fire/emergency egresses will have audio alarms and transmit an alarm to the Security Room. All activity related to entry and exit doors and restricted or limited-access area doors are monitored and controlled by the electronic security systems and Eagles Landed, LLC Security.

Main Entrance

The main entrance door is the primary means of ingress and egress for Agents entering or leaving the facility. Individuals must remain in the check-in area until their identification, reason of business, verification and authorization (or lack of) is verified by security staff. Only after an individual has completed the check-in process, they are eligible to proceed to the next level of access. Individuals not able to complete this process will not be allowed to remain and must leave the facility.

Visitors/Contractors/Vendors Entrance

Certain contractors, visitors and vendors and other authorized visitors will also use the main entrance. Contractors, Vendors, and Visitors will approach the first door of the mantrap and press the call button on the video intercom. The Security Agent is positioned at a security room adjacent to the mantrap. The Security Agent will instruct the individual to hold their proof of identification up to the video intercom camera, so it may be recorded. Once the Security Agent

verifies the proof of identification the individual will be allowed through the first door, into the mantrap. The Security Agent must then view and verify the proof of identification document and that the individual is 21 years of age or older. Eagles Landed, LLC Employee in the trap area will grant access after visually assessing the individual to ensure they are an authorized contactor, vendor or visitor with legitimate business.

Door Hardware

All exterior doors and interior doors into restricted access or limited access areas are protected by two (2) magnetic contacts, one connected to each security alarm system. These doors will provide a high degree of physical security and will require substantial force and/or time to compromise.

- Magnetic Locks – Doors leading into and exiting the Man Traps will use high security magnetic locks.
- Electrified Strikes – Higher security with fewer moving parts and moving parts secured in the device. The gap between door/frame is minimized. Interior doors that require access control will include this door hardware.
- Panic Bar Hardware- Exterior doors that require panic hardware is equipped with rim mounted panic bar hardware.

Lighting

Safety lighting is properly installed throughout the interior and exterior of the building. Proper lighting technology is utilized to ensure optimal security surveillance (e.g., no sodium vapor lights) and eliminate any interference with the CCTV system.

Closed Circuit Television System (CCTV)

The Eagles Landed, LLC CCTV system has been designed to ensure compliance with all the requirements outlined in the Regulations including, but not limited to:

- There are video cameras in all areas that may contain marijuana, at all points of entry and exit, and in all parking lots, which is appropriate for the normal lighting conditions of the area under surveillance;
- The cameras are directed at all safes, vaults, and areas where marijuana is cultivated, harvested, processed, prepared, stored, handled, or dispensed;
- The cameras are angled so as to allow for the capture of clear and certain identification of any person entering or exiting the facility or area;
- All cameras will record twenty-four hours a day;
- The VMS ensures that the camera images are available for immediate viewing by the CNB upon request and that it is retained for at least 90 calendar days.;
- Recordings will not be destroyed or altered, and are retained as long as necessary if Eagles Landed, LLC is aware of a pending criminal, civil, or administrative investigation, or legal proceeding for which the recording may contain relevant information;
- The VMS can immediately produce a clear, color, still photo (live or recorded) with a date and time stamp embedded on all recordings. The date and time are synchronized and set correctly and shall not significantly obscure the picture;
- The CCTV system and the VMS have ability to remain operational indefinitely during a power outage; and

- The VMS has the ability to produce a video recording that allows for the exporting of still images in an industry standard image format, including .jpg, .bmp, and .gif. Exported video has the ability to be archived in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. Exported video also has the ability to be saved in an industry standard file format that can be played on a standard computer operating system. All recordings will be erased or destroyed prior to disposal.

Overview of System

The CCTV system utilized at the cultivation facility meets or exceeds the regulations. Safety and security purposes for the CCTV system include but are not limited to:

- Protection of individuals, including employees, contractors, and deliveries;
- Protection of property, marijuana product, building perimeter, entrances and exits, lobbies and corridors, receiving docks, and storage areas;
- Verification of alarms and electronic security systems;
- Video patrol of restricted areas; and
- Investigation of criminal activity and disciplinary activity.

The CCTV system is comprised of a Video Management System (VMS), a dedicated Local Area Network (LAN), LAN switches, PC-based workstations, Network Video Records (NVRs), uninterruptable power supply (UPS) units, and Network IP cameras. Refer to the Security Drawings for locations of these devices.

Video Management System

A comprehensive enterprise level Video Management System (VMS) comprised of a server-based Network Video Recorder (NVR) is the backbone of the CCTV system and include the following features but not limited to:

- Displays a date and time stamp on all recorded video;
- Can produce a digital video disk using an installed media recording drive that provides video viewable on any Windows PC, if a player's software is required it will be on the disk;
- The ability to indefinitely remain operational during a power outage;
- Allow for the exporting of still images in standard image format;
- Archive of exported video to ensure authentication of video;
- Exported video shall have the ability to be saved in an industry standard format; and
- Allow recordings to be erased or destroyed prior to disposal.

The NVR's will record video signals from Network IP cameras that are connected to a dedicated LAN for the CCTV system and allow for video surveillance at the PC-based workstations throughout the facility. The PC-based workstations will have large format wall-mounted monitors and multiple desktop monitors of at least 20 inches or greater to monitor cameras and access the VMS system. A local color high-resolution printer is maintained and can be used to print a hard copy of any stored video camera image if necessary.

The VMS system will record at the full resolution of the Network IP cameras in high definition

and is designed to provide a minimum of 90 days of recording onsite on the NVR's. The VMS system is integrated with the Access Control & Monitoring (ACMS) system to allow camera signals to be displayed upon alarm conditions. The VMS system is configured to record at one frame per second 24 hours a day 7 days a week and increase to 10 frames per second when motion is sensed.

The NVR's are located in vertical racks in the Security Closet. The Security closet is a Restricted Access area secured by card reader with pin pad access, magnetic door contacts, motion detectors, glass break sensors and network IP dome cameras. The Security Closet is limited to persons that are essential to surveillance operations, law enforcement authorities acting within their lawful jurisdiction, security system service personnel, and the CNB. A current list of authorized employees and service personnel that have access to the surveillance room is available to the CNB upon request. This will always remain locked and shall not be used for any other function.

Network IP Cameras and Camera Placement

The CCTV system utilizes fixed 3.0-megapixel Network IP dome cameras with day/night and Wide Dynamic Range technology.

- Fixed cameras are installed to provide a consistent recorded image of all areas and avoid any physical obstructions.
- High definition IP cameras and 4K ultra high definition IP cameras are used in the facility and provide useable video footage allowing true identification capabilities including high quality facial and body images.
- Day/Night (D/N) and Wide Dynamic Range (WDR) technology is included in camera locations that have low light levels or challenging lighting conditions in their field of views and will provide a minimum of 0.3 Lux or 2.3X DPH requirements to avoid backlighting.
- Cameras are angled to allow for facial recognition, the capture of clear and certain identification of any person entering or exiting the establishment.

The inside of the facility and the entire perimeter of the facility is under CCTV surveillance including but not limited to; all building entrances and exits, all parking lot areas adjacent to the establishment to document activity, all areas immediately adjacent to the establishment, the entire inside of the facility, including all limited access areas and restricted areas where marijuana or marijuana by-products are cultivated, stored, weighed, packaged, processed, disposed or dispensed including safes and vault locations.

Access to the Video Management System

Remote connection to the VMS for the Eagles Landed, LLC management team and the Police Department is available 24 hours a day, 7 days a week via a Cable Modem that is connected to the internet and then connected to the NVR's. Authorized users are able to access the VMS via (i) a Windows computer with remote client software installed, (ii) a web-browser, or (iii) a mobile smart device including tablets and smartphones with remote client software installed.

System Backup, Testing and Maintenance

The CCTV system, NVR and LAN switches will have battery backup to indefinitely remain operational during a power outage. The Chief Security Office or his designee will ensure that security personnel perform routine inspections and tests at regular intervals (at least once every week) of the CCTV and VMS systems to ensure it is in good working order at all times. Any malfunction of any component of the CCTV system will be immediately reported to the agent-

in-charge and addressed. An archiving process will be implemented on a daily basis to ensure proper back-up and storage of video. The CCTV system and its components are under 24 hours a day, 7 days a week maintenance agreement with Industrial Technical Services that will include monthly testing of all security devices.

Visitor Management

The Visitor Management log is in the Security Room. When a visitor or contractor arrives, security agents will verify that the visitor was expected, and a visitor identification badge will be issued by the Security Agent. The visitor's information, along with the time in, time out and escorting agents name will be written into the visitor logbook. This log shall always be available for inspection by the CNB. The visitor will present the card at the second door of the mantrap which will allow them access into the facility and log their entrance into the history of the ACMS. All visitor identification badges will be returned upon exit.

Security Alarm System (SAS)

The Eagles Landed, LLC SAS has been designed to ensure compliance with all the requirements outlined in the Regulations including, but not limited to:

- A perimeter alarm on all entry points and perimeter windows.
- A failure notification system that provides an audible, text, or visual notification of any failure in the surveillance system. The failure notification system shall provide an alert to designated agents within five minutes after the failure, either by telephone, email, or text message.
- A duress alarm, panic alarm, or holdup alarm connected to local public safety or law enforcement authorities.

Overview of System

The previous described ACMS includes an intrusion alarm system and has a robust alarm monitor capability including point monitoring and alarm email/text message notification.

The Security Alarm System (SAS) is connected to outputs of the ACMS system. The SAS system is comprised of an alarm system control panel, zone expanders, alarm keypads, door contacts, motion sensors, glass break sensors and panic/holdup alarms. Refer to the Security Drawings for locations of these security devices.

System Components and Operation

The SAS will provide coverage of all entry points and perimeter windows in the facility and all rooms with exterior walls. Eagles Landed, LLC will have Magnetic Door Contacts and every exterior door and select interior doors will have magnetic door contacts installed to monitor the security of these doors. These contacts are recessed mounted.

Request-To-Exit (REX) Sensors

Specialized motion detectors, referred to as request-to-exit (REX) devices, with targeting of detection area is part of any door that has an access control reader and magnetic contacts. The surface mounted REX above the door will shunt the magnetic contacts for a valid egress through the door. The ACMS system is programmed to allow a maximum period of time for a valid egress without causing a held open alarm.

Motion Detectors

Every room with an exterior door, every room with an exterior wall, vault and interior corridors will have motion installed to monitor the security of these areas. These motion detectors will

have sensor data fusion technology which uses a sophisticated software algorithm to gather signals from five (5) sensors: two (2) pyro electric sensors, a range adaptive radar sensor, a room temperature sensor and a white light level sensor. The on-board microprocessor analyzes and compares the sensor data to make the most intelligent alarm decisions in the security industry. Detector design includes MANTIS (Multi-point Anti-mask with Integrated Spray detection) which uses patented prism lenses and active infrared detection to provide protection against all known forms of attack. MANTIS complies with the latest worldwide regulatory standard for detecting objects covering or placed in front of the detector. MANTIS is sensitive to materials regardless of texture or color, including fabric, paper, metal, plastic, tape and spray. When MANTIS identifies a masking material, the detector sends a supervision anti-masking signal to the control panel. Cover and wall tamper switches are included in this surface mounted detector.

SAS Control Panel

The SAS control panel is connected to the ACMS intrusion alarm zone programmed out so that redundant communications with a UL listed remote central station takes place automatically. The SAS will provide authorized users with the ability to receive alerts from the panel to their cell phone, mobile device and/or email address including Arm/Disarm changes and all alarms. Two-way supervised wireless subsystem provides remote communication between wireless duress/panic transmitters and the panel. In addition to the primary alarm monitoring company, Eagles Landed, LLC will have a secondary SAS is installed by a different security company to accomplish redundancy by utilizing a back-up alarm monitoring company that is not the same company supplying the primary system. This back-up alarm monitoring company will have all the capabilities of the primary system. When an alarm is triggered redundant signals will go out to each separate monitoring company. The primary monitoring company will notify the Greenfield Police Department of the alarm and the back-up monitoring company will notify the Eagles Landed, LLC Chief Security Officer or his designee.

Alarm Keypad / Duress Alarm

Our facility will have an alarm keypad installed to allow authorized arming/disarming and reporting the alarms of the SAS. These LCD display alarm keypads include easy-to-use icons menus and distinct tones. A silent duress alarm is sent to the central station if a duress code is entered into the alarm keypad by an individual if they are forced to disarm this system.

Panic / Holdup Alarm

Eagles Landed, LLC will utilize wired Panic/Holdup buttons that are installed on walls in the vault, break room, security and management offices, so that it is convenient in that emergency condition to allow for security personnel or management to trigger a panic alarm, which means an audible security alarm signal generated by the manual activation of the button intended to signal a life threatening or emergency situation requiring law enforcement response, or a holdup alarm, which means a silent alarm signal generated by the manual activation of the device intended to signal a robbery in progress.

SAS Testing and Maintenance

The SAS and all of its components has a battery backup to remain operational during a power outage. The Chief Security Officer or his designee will ensure that security personnel perform routine inspections and tests at regular intervals (at least once every week) of the SAS to ensure it is in good working order at all times. The SAS and its components are under a 24 hour a day, 7 days a week maintenance agreement that will include monthly testing of all security devices.

Intercom System (IC)

Our facility utilizes an intercom system at the facility within its telephone system. Telephone handsets are placed in select locations to facilitate communication and provide a safe and secure environment.

Power Outage

In the event of a power outage at the facility a 12-volt battery backup system will supply power to all security systems. Within 10-25 seconds of any outage the back-up battery will engage supplying power to all security systems. When a power interruption is detected a text and email message is transmitted through the SAS system to the Chief Security Officer and the on-call emergency response team member. The power interruption is investigated by the Chief Security Office, designee or the on-call emergency response team member and they will ensure that all security systems remain operational. For an extended power outage (over 8 hours) the Chief Security Office and the executive management team will schedule Eagles Landed, LLC Agents to ensure generator power remains operational. In the event of a catastrophic power failure, where the backup generator fails, the Eagles Landed, LLC security team, along with the executive management team will provide 24 hours a day manned security at the facility.

Local Law Enforcement

Eagles Landed, LLC will meet regularly with the Greenfield Police Department through the design, construction and while operational. We will share our floorplans, layouts, security policies and procedures, and security diagrams with the Police Department. Additionally, we will identify to the Police and Fire Departments when the use of flammable or combustible solvents, chemicals or other materials are in use at our facility.



Host Community Agreement Certification Form

Instructions

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

Certification

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

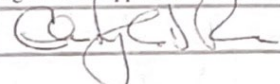
1. Name of applicant:

EAGLES LANDS LLC

2. Name of applicant's authorized representative:

CHRISTOPHER ROSE

3. Signature of applicant's authorized representative:



4. Name of municipality:

GREENFIELD, MA

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

ERIC TWAROG, Director, Dept. of Planning & Development

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

Eric Thwarog

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

eric.thwarog@greenfield-ma.gov

8. Host community agreement execution date:

July 18, 2022

Landowner: Eagles Landed LLC
Address: 121 ½ Wells St, Greenfield, MA 01301

Date Notice Sent: April 18, 2023

City of Greenfield
Clerk's Office
14 Court Square
Greenfield, MA 01301

City of Greenfield
Planning Board
14 Court Square
Greenfield, MA 01301

City of Greenfield
Zoning Board of Appeals
Department of Planning & Development
14 Court Square
Greenfield, MA 01301

Roxann Wedgartner, Mayor
Office of the Mayor
14 Court Square
Room 201
Greenfield, MA 01301

Re: Notice of Community Outreach Meeting for Proposed Marijuana Establishment at 121 ½ Wells St, Greenfield, MA 01301

Dear City Officials and Members of the City Council:

Eagles Landed LLC is seeking to secure a license for marijuana manufacturing establishment from the Cannabis Control Commission. Accordingly, pursuant to 935 CMR 500 we are required to hold a "Community Outreach Meeting" addressing key questions that the Cannabis Control Commission has designated.

The purpose of this letter is to serve as a notice that Eagles Landed LLC will hold a Community Outreach Meeting on Monday May 8, 2023, at 6pm to discuss the proposed siting of a licensed Marijuana Establishment. The proposed Marijuana Licensed Manufacturing Establishment is anticipated to be located at 121 ½ Wells St Greenfield, MA 01301. There will be an opportunity for the public to ask questions and receive answers from company representatives about the proposed facility and operations. This notice will be published in the Greenfield Recorder on Saturday April 22, 2023 and will also be mailed to all abutters and those residents located 300 feet from the proposed facility at 121 ½ Wells St.

I hope we can address any questions you may have about the project. We are excited for the opportunity in Greenfield and look forward the business and giving back to the community.

Note: This meeting has previously taken place and this is the second meeting with the same agenda due to a technical issue with the original meeting not being recorded.

Sincerely,
Chris Rose

Chris Rose, President
Eagles Landed LLC
121wells@protonmail.com

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for Monday May 8, 2023 at 6:00 p.m. at 121 1/2 Wells St. Greenfield, MA. The proposed cannabis manufacturing facility is anticipated to be located at 121 1/2 Wells St. Greenfield, MA. Questions may be submitted prior to the meeting to Chris Rose at 121wells@protonmail.com and will be welcomed at the meeting. Note; this meeting has previously



SPORTS, D1
Baseball coach
Tom Suchanek
celebrates 50
years on job



Weekend Edition

FRANKLIN



RECORDER

Serving the people of Franklin County

and North Quabbin since 1792

April 22, 2023

PIONEER VALLEY

for more citizen science

Heat up your savings!

Up to \$1,500 off new
propane heating equipment.
Plus, 2-year fixed
propane pricing.



Advertising Receipt

LEGALS CASH ACCOUNT
14 HOPE ST
GREENFIELD, MA 01301
Cust#:15585
Ad#:400568
Phone#:4137720261228
Date:04/20/2023

Salesperson: Suzanne Hunter

Classification: Legals

Ad Size: 1.0 x 2.90

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Recorder	04/22/2023	04/22/2023	1	106.07	106.07

Payment Information:

Date:	Order#	Type
04/20/2023	400568	CreditCard

Total Amount: 106.07

Tax: 0.00

Total Payments: 106.07

Amount Due: 0.00

COMMUNITY OUTREACH MEETING - Thank you for your business!

Ad Copy

Landowner: Eagles Landed LLC
Address: 121 ½ Wells St, Greenfield, MA 01301

Date Notice Sent: April 18, 2023

Re: Notice of Community Outreach Meeting for Proposed Marijuana Establishment at 121 ½ Wells St, Greenfield, MA 01301

Dear Neighbors,

Eagles Landed LLC is seeking to secure a license for marijuana manufacturing establishment from the Cannabis Control Commission. Accordingly, pursuant to 935 CMR 500 we are required to hold a "Community Outreach Meeting" addressing key questions that the Cannabis Control Commission has designated.

The purpose of this letter is to serve as a notice that Eagles Landed LLC will hold a Community Outreach Meeting on Monday May 8, 2023, at 6pm to discuss the proposed siting of a licensed Marijuana Establishment. The proposed Marijuana Licensed Manufacturing Establishment is anticipated to be located at 121 ½ Wells St Greenfield, MA 01301. There will be an opportunity for the public to ask questions and receive answers from company representatives about the proposed facility and operations. This notice will be published in the Greenfield Recorder on Saturday April 22, 2023 and will also be mailed to all abutters and those residents located 300 feet from the proposed facility at 121 ½ Wells St.

I hope we can address any questions you may have about the project. We are excited for the opportunity in Greenfield and look forward the business and giving back to the community.

Note: This meeting has previously taken place and this is the second meeting with the same agenda due to a technical issue with the original meeting not being recorded.

Sincerely,
Chris Rose

Chris Rose, President
Eagles Landed LLC
121wells@protonmail.com

Community Outreach Meeting Attestation Form

Instructions

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

Attestation

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

1. The Community Outreach Meeting was held on the following date(s): 5/8/23
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:

4-22-23

b. Name of publication:

Greenfield Recorder

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:

4-21-23

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:

4-18-23

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.



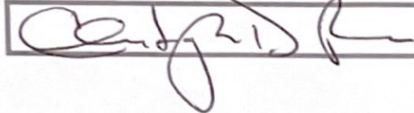
Name of applicant:

EAGLES LANDED LLC

Name of applicant's authorized representative:

CHRISTOPHER ROSE

Signature of applicant's authorized representative:





300 foot Abutters List Report

Greenfield, MA
January 26, 2023

Subject Property:

Parcel Number: 64-25-0
CAMA Number: 64-25-0
Property Address: 121 1/2 WELLS ST

Mailing Address: EAGLES LANDED LLC
37 DILLINGHAM AVE
BERKLEY, MA 02779

Abutters:

Parcel Number: 58-11-0
CAMA Number: 58-11-0
Property Address: 46 WELLS ST

Mailing Address: 70 NORTH MAIN STREET
SOUTH DEERFIELD, MA 01373

Parcel Number: 58-12-0
CAMA Number: 58-12-0
Property Address: 54 WELLS ST

Mailing Address: H
26 RICHARDSON ROAD
LEVERETT, MA 01054

Parcel Number: 58-14-0
CAMA Number: 58-14-0
Property Address: 60 WELLS ST

Mailing Address: 270 EXCHANGE STREET
CHICOPEE, MA 01013

Parcel Number: 58-15-0
CAMA Number: 58-15-0
Property Address: WELLS ST

Mailing Address: TWO CENTER PLAZA, SUITE 700
BOSTON, MA 02108

Parcel Number: 58-18-0
CAMA Number: 58-18-0
Property Address: 10 DEVENS ST

Mailing Address: PO BOX 117
BUCKLAND, MA 01330

Parcel Number: 58-19-0
CAMA Number: 58-19-0
Property Address: 12 DEVENS ST

Mailing Address: 12 DEVENS STREET
GREENFIELD, MA 01301

Parcel Number: 58-20-0
CAMA Number: 58-20-0
Property Address: 87 CONWAY ST

Mailing Address: 7A WEST ST
S DEERFIELD, MA 01373

Parcel Number: 58-21-0
CAMA Number: 58-21-0
Property Address: 77 CONWAY ST

Mailing Address: HEMPSTEAD PROPERTIES LLC C/O
VERTEX REAL ESTATE
10 GATEHOUSE ROAD SUITE 125
AMHERST, MA 01002

Parcel Number: 58-22-0
CAMA Number: 58-22-0
Property Address: 71 CONWAY ST

Mailing Address: 71 CONWAY STREET
GREENFIELD, MA 01301

Parcel Number: 58-24-0
CAMA Number: 58-24-0
Property Address: 65 CONWAY ST

Mailing Address: 186 STAFFORD STREET
SPRINGFIELD, MA 01104



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Greenfield, MA
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Parcel Number: 58-37-0 CAMA Number: 58-37-0 Property Address: MAIN ST	Mailing Address: 1450 NORTHAMPTON STREET HOYLOKE, MA 01040
Parcel Number: 58-50-0 CAMA Number: 58-50-0 Property Address: 50 CHAPMAN ST	Mailing Address: PO BOX 1191 GREENFIELD, MA 01302
Parcel Number: 58-51-0 CAMA Number: 58-51-0 Property Address: 52 CHAPMAN ST	Mailing Address: P.O. BOX 1191 GREENFIELD, MA 01301
Parcel Number: 58-52-0 CAMA Number: 58-52-0 Property Address: 58 CHAPMAN ST	Mailing Address: P.O. BOX 1191 GREENFIELD, MA 01301
Parcel Number: 58-54-0 CAMA Number: 58-54-0 Property Address: 75 WELLS ST	Mailing Address: TWO CENTER PLAZA, SUITE 700 BOSTON, MA 02108
Parcel Number: 58-54A-0 CAMA Number: 58-54A-0 Property Address: 57 WELLS ST	Mailing Address: PO BOX 53 GREENFIELD, MA 01302
Parcel Number: 58-55-0 CAMA Number: 58-55-0 Property Address: 7 LEGION AVE	Mailing Address: 27 PINE STREET SUITE 50 NEW CANAAN, CT 06840
Parcel Number: 58-56-0 CAMA Number: 58-56-0 Property Address: WELLS ST	Mailing Address: 14 COURT SQUARE GREENFIELD, MA 01301
Parcel Number: 58-61-0 CAMA Number: 58-61-0 Property Address: MAIN ST	Mailing Address: 10 PARK PLAZA BOSTON, MA 02116
Parcel Number: 64-1-0 CAMA Number: 64-1-0 Property Address: CHAPMAN ST	Mailing Address: PO BOX 1520 GREENFIELD, MA 01302
Parcel Number: 64-10-0 CAMA Number: 64-10-0 Property Address: 92 94 CHAPMAN ST	Mailing Address: PO BOX 117 BUCKLAND, MA 01338
Parcel Number: 64-11-0 CAMA Number: 64-11-0 Property Address: 100 CHAPMAN ST	Mailing Address: PO BOX 117 BUCKLAND, MA 01338



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Parcel Number: 64-12-0
CAMA Number: 64-12-0
Property Address: 106 CHAPMAN ST

Mailing Address:
225 HADLEY ROAD
SUNDERLAND, MA 01375

Parcel Number: 64-13-0
CAMA Number: 64-13-0
Property Address: 116 CHAPMAN ST

Mailing Address:
17 SOUTH CROSS ROAD
GILL, MA 01354-9720

Parcel Number: 64-14-0
CAMA Number: 64-14-0
Property Address: 122 CHAPMAN ST

Mailing Address:
37 ARLINGTON ST REAR UN 1
WOBURN, MA 01801

Parcel Number: 64-15-0
CAMA Number: 64-15-0
Property Address: 126 CHAPMAN ST

Mailing Address:
TR
21 HAS RINGS CIRCLE
HINSDALE, NH 03451

Parcel Number: 64-16-0
CAMA Number: 64-16-0
Property Address: 140 CHAPMAN ST

Mailing Address:
140 CHAPMAN ST
GREENFIELD, MA 01301

Parcel Number: 64-18-0
CAMA Number: 64-18-0
Property Address: 6 ARCH ST

Mailing Address:
8 ATWOOD DRIVE #301
NORTHAMPTON, MA 01060

Parcel Number: 64-2-0
CAMA Number: 64-2-0
Property Address: 78 CHAPMAN ST

Mailing Address:
78 CHAPMAN ST
GREENFIELD, MA 01301

Parcel Number: 64-20-0
CAMA Number: 64-20-0
Property Address: 16 ARCH ST

Mailing Address:
PO BOX 238
DEERFIELD, MA 01342-0238

Parcel Number: 64-21-0
CAMA Number: 64-21-0
Property Address: 20 ARCH ST

Mailing Address:
39 SETTRIGHT ROAD
SOUTH DEERFIELD, MA 01373

Parcel Number: 64-22-0
CAMA Number: 64-22-0
Property Address: 22 ARCH ST

Mailing Address:
22 ARCH STREET
GREENFIELD, MA 01301

Parcel Number: 64-23-0
CAMA Number: 64-23-0
Property Address: 127 129 WELLS ST

Mailing Address:
23 SCOUT ROAD
GREENFIELD, MA 01301

Parcel Number: 64-24-0
CAMA Number: 64-24-0
Property Address: 125 WELLS ST

Mailing Address:
LAP
1079 BERNARDSTON ROAD
GREENFIELD, MA 01301



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Parcel Number: 64-26-0 CAMA Number: 64-26-0 Property Address: 123 WELLS ST	Mailing Address: [REDACTED] T 16 SHINGLE BROOK ROAD ORANGE, MA 01364
Parcel Number: 64-27-0 CAMA Number: 64-27-0 Property Address: 121 WELLS ST	Mailing Address: [REDACTED] JW 121 WELLS ST GREENFIELD, MA 01301
Parcel Number: 64-28-0 CAMA Number: 64-28-0 Property Address: 117 119 WELLS ST	Mailing Address: [REDACTED] 28 LILLIANS WAY ERVING, MA 01344
Parcel Number: 64-3-0 CAMA Number: 64-3-0 Property Address: 72 CHAPMAN ST	Mailing Address: [REDACTED] 78 CHAPMAN ST GREENFIELD, MA 01301
Parcel Number: 64-35-0 CAMA Number: 64-35-0 Property Address: 3 DEVENS ST	Mailing Address: [REDACTED] 3 DEVENS STREET GREENFIELD, MA 01301
Parcel Number: 64-36-0 CAMA Number: 64-36-0 Property Address: 104 WELLS ST	Mailing Address: [REDACTED] AU 104 WELLS STREET GREENFIELD, MA 01301
Parcel Number: 64-37-0 CAMA Number: 64-37-0 Property Address: 106 WELLS ST	Mailing Address: [REDACTED] 106 WELLS STREET GREENFIELD, MA 01301
Parcel Number: 64-38-0 CAMA Number: 64-38-0 Property Address: 108 WELLS ST	Mailing Address: [REDACTED] SE A 115 HOMESTEAD AVE GREENFIELD, MA 01301
Parcel Number: 64-39-0 CAMA Number: 64-39-0 Property Address: 114 WELLS ST	Mailing Address: [REDACTED] 69 GAGNE STREET CHICOPEE, MA 01013
Parcel Number: 64-4-0 CAMA Number: 64-4-0 Property Address: 88 CHAPMAN ST	Mailing Address: [REDACTED] PO BOX 117 BUCKLAND, MA 01338
Parcel Number: 64-41-0 CAMA Number: 64-41-0 Property Address: 124 WELLS ST	Mailing Address: [REDACTED] E LEE R 124 WELLS ST GREENFIELD, MA 01301
Parcel Number: 64-42-0 CAMA Number: 64-42-0 Property Address: 130 WELLS ST	Mailing Address: [REDACTED] 130 WELLS STREET GREENFIELD, MA 01301



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Parcel Number: 64-43-0 CAMA Number: 64-43-0 Property Address: 132 WELLS ST	Mailing Address: KRISTINA J 13 ARNOLD LN GREENFIELD, MA 01301
Parcel Number: 64-44-0 CAMA Number: 64-44-0 Property Address: 134 WELLS ST	Mailing Address: ONE BEACON STREET BOSTON, MA 02108-4805
Parcel Number: 64-45-0 CAMA Number: 64-45-0 Property Address: 127 CONWAY ST	Mailing Address: 127 CONWAY ST GREENFIELD, MA 01301
Parcel Number: 64-47-0 CAMA Number: 64-47-0 Property Address: 117 119 CONWAY ST	Mailing Address: 117 CONWAY STREET GREENFIELD, MA 01301
Parcel Number: 64-47A-0 CAMA Number: 64-47A-0 Property Address: 115 CONWAY ST	Mailing Address: 117 CONWAY STREET GREENFIELD, MA 01301
Parcel Number: 64-48-0 CAMA Number: 64-48-0 Property Address: 111 WELLS ST A+ B	Mailing Address: 1 ELM TERRACE GREENFIELD, MA 01301
Parcel Number: 64-49-0 CAMA Number: 64-49-0 Property Address: 107 109 CONWAY ST	Mailing Address: 66 CEDAR STREET STURBRIDGE, MA 01566
Parcel Number: 64-5-0 CAMA Number: 64-5-0 Property Address: 5 CHAPMAN CT	Mailing Address: PO BOX 117 BUCKLAND, MA 01338
Parcel Number: 64-50-0 CAMA Number: 64-50-0 Property Address: 103 CONWAY ST	Mailing Address: 26 KENWOOD ST GREENFIELD, MA 01301
Parcel Number: 64-51-0 CAMA Number: 64-51-0 Property Address: 99 CONWAY ST	Mailing Address: 115 HOMESTEAD AVE GREENFIELD, MA 01301
Parcel Number: 64-53-0 CAMA Number: 64-53-0 Property Address: 101 CONWAY ST	Mailing Address: 253 EAST HILL RD BERNARDSTON, MA 01301
Parcel Number: 64-55-0 CAMA Number: 64-55-0 Property Address: 15 DEVENS ST	Mailing Address: 98 CONWAY STREET GREENFIELD, MA 01301



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Parcel Number: 64-56-0
CAMA Number: 64-56-0
Property Address: 9 DEVENS ST

Mailing Address: [REDACTED]
50 GREENFIELD ROAD
MONTAGUE, MA 01351

Parcel Number: 64-57-0
CAMA Number: 64-57-0
Property Address: WELLS ST

Mailing Address: [REDACTED]
[REDACTED]
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 64-7-0
CAMA Number: 64-7-0
Property Address: 4 CHAPMAN CT

Mailing Address: [REDACTED]
[REDACTED]
PO BOX 117
BUCKLAND, MA 01338

Parcel Number: 64-8-0
CAMA Number: 64-8-0
Property Address: 6 CHAPMAN CT

Mailing Address: [REDACTED]
[REDACTED]
PO BOX 117
BUCKLAND, MA 01338

Parcel Number: 64-9-0
CAMA Number: 64-9-0
Property Address: 8 10 CHAPMAN CT

Mailing Address: [REDACTED]
[REDACTED]
PO BOX 117
BUCKLAND, MA 01338

Parcel Number: 69-39-0
CAMA Number: 69-39-0
Property Address: 160 CHAPMAN ST

Mailing Address: [REDACTED]
[REDACTED]
160 CHAPMAN STREET
GREENFIELD, MA 01301

Parcel Number: 69-40-0
CAMA Number: 69-40-0
Property Address: 162 CHAPMAN ST

Mailing Address: [REDACTED]
[REDACTED]
505 ROUTE 13
MILFORD, NH 03055

Parcel Number: 69-71-0
CAMA Number: 69-71-0
Property Address: 143 WELLS ST

Mailing Address: [REDACTED]
[REDACTED]
143 WELLS ST
GREENFIELD, MA 01301

Parcel Number: 69-72-0
CAMA Number: 69-72-0
Property Address: 137 WELLS ST

Mailing Address: [REDACTED]
[REDACTED]
137 WELLS ST
GREENFIELD, MA 01301

Parcel Number: 69-73-0
CAMA Number: 69-73-0
Property Address: 19 ARCH ST

Mailing Address: [REDACTED]
[REDACTED]
[REDACTED]
19 ARCH ST
GREENFIELD, MA 01301

Parcel Number: 69-74-0
CAMA Number: 69-74-0
Property Address: ARCH ST

Mailing Address: [REDACTED]
[REDACTED]
2 DUDLEYVILLE ROAD
LEVERETT, MA 01054

Parcel Number: 69-76-0
CAMA Number: 69-76-0
Property Address: 5 ARCH ST

Mailing Address: [REDACTED]
[REDACTED]
99 CENTER ROAD
GILL, MA 01354



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Parcel Number: 69-77-0
CAMA Number: 69-77-0
Property Address: ARCH ST

Mailing Address: [REDACTED]
[REDACTED]
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 70-1-0
CAMA Number: 70-1-0
Property Address: 140 WELLS ST

Mailing Address: [REDACTED]
140 WELLS ST
GREENFIELD, MA 01301

Parcel Number: 70-2-0
CAMA Number: 70-2-0
Property Address: 142 WELLS ST

Mailing Address: [REDACTED]
[REDACTED]
142 WELLS STREET
GREENFIELD, MA 01301



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Eagles Landed

Plan to Positively Impact Areas of Disproportionate Impact

Overview

The Eagles Landed place of business, located at 121 ½ Wells St in Greenfield is located in an area of disproportionate impact and an opportunity zone. Nearly all of our recruiting and hiring will be focused on the immediate neighborhood and the city of Greenfield. During the initial site cleanup, all vendors were from the city of Greenfield. The area has many people looking for steady jobs and I plan to take advantage of the abundant labor pool.

Goals

In order for Eagles Landed to positively impact the surrounding cities of Greenfield, Eagles Landed has established the following goals:

- Recruit a staff comprised of 50% of individuals from target area of Greenfield, which is considered an area of disproportionate impact.
- Provide twice-annual educational sessions for residents of Greenfield.

Programs

Eagles Landed has developed specific programs to effectuate its stated goals to positively impact the city of Greenfield. Such programs will include the following:

- Advertising open positions (as they become available, but not less than annually) in the Greenfield Recorder.
- Provide twice-annual, industry-specific educational programs and information sessions for residents of Greenfield who are interested in the cannabis industry with specific topics including marijuana cultivation and entrepreneurship.
 - Educational programs and information sessions will be advertised on social media (in accordance with 935 CMR 500.105(4)) and may be advertised in the Greenfield Recorder.
 - Educational programs and information sessions will be able to accommodate no fewer than ten (10) participants and may be held electronically.
 - Participants will be required to attest to being residents of Greenfield.
 - Educational programs and information sessions will be free for participants.

Measurements

The Human Resources Manager will administer the Plan and will be responsible for developing measurable outcomes to ensure Eagles Landed continues to meet its commitments. Such measurable outcomes, in accordance with Eagles Landed's goals and programs described above, include:

- Undergoing an annual staffing analysis to ensure 50% of the staff reside in Greenfield.
- Documenting any advertisements placed in the Greenfield Recorder.
- Confirming Eagles Landed has held two (2) free educational programs or information sessions for Greenfield residents.
- Documenting any advertisements placed for the educational programs or information sessions.

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

Acknowledgements

- Eagles Landed will adhere to the requirements set forth in 935CMR 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 Eagles Landed will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.

Date of this notice: 11-10-2021

Employer Identification Number:
87-3498400

Form: SS-4

Number of this notice: CP 575 A

EAGLES LANDED LLC
CHRISTOPHER ROSE SOLE MBR
37 DILLINGHAM AVENUE
BERKLEY, MA 02779

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-3498400. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 940	01/31/2023
Form 943	01/31/2023
Form 944	01/31/2023

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

**OPERATING AGREEMENT
OF
EAGLESLANDED LLC**

This Operating Agreement (the "Agreement") of Eagles Landed LLC (the "Company"), dated as of October 14, 2021 and effective as of April 8, 2021 (the "Effective Date"), is entered into by and between the Company and Christopher Rose, as the single member of the Company (the "Member").

RECITALS

WHEREAS, the Company was formed as a limited liability company on April 8, 2021 by the filing of a certificate of organization ("Certificate of Organization") with the Secretary of the Commonwealth of Massachusetts pursuant to and in accordance with the Massachusetts Limited Liability Act, as amended from time to time (the "MLLCA"); and

WHEREAS, the Member agrees that the membership in and management of the Company shall be governed by the terms set forth in this Agreement.

NOW, THEREFORE, the Member and the Company agree as follows:

Section 1 Name. The name of the Company is Eagles Landed LLC.

Section 2 Purpose. The general character of the Company is to operate pursuant to M.G.L. c. 94G, G.L. c. 94I, all as may be amended or replaced, and all regulations and applicable local laws promulgated pursuant thereto or relating to the subject matter therein (the "Cannabis Code"), or any other activities that the Member may determine, together with any and all other lawful acts or activities for which limited liability companies may be formed under the MLLCA and to engage in any and all necessary or incidental activities.

Section 3 Powers. The Company shall have all the powers necessary or convenient to carry out the purposes for which it is organized, including the powers granted by the MLLCA.

Section 4 Principal Office; Resident agent.

(a) Principal Office. The location of the principal office of the Company shall be 37 Dillingham Ave, Berkley, Massachusetts 02779, or such other location as the Member may designate.

(b) Resident agent. The resident agent of the Company for service of process in the Commonwealth of Massachusetts and the registered office of the Company in the Commonwealth of Massachusetts shall be that person and location reflected in the Certificate of Organization. In the event the resident agent ceases to act as such for any reason or the registered office shall change, the Member shall promptly designate a replacement resident agent or file a notice of change of address, as the case may be, in the manner provided by law.

Section 5 Members.

(a) Initial Member. The Member owns one hundred percent (100%) of the membership interests of the Company. The name and the business, residence, or mailing address of the Member are as follows:

Christopher Rose
37 Dillingham Avenue
Berkley, MA 02779

(b) Transfer of Interest. The Member may only transfer its interest in the Company, in whole or in part, if the proposed transferee is eligible to be admitted as a Member of the Company pursuant to Section 5(c) hereof. Any purported transfer of the Member's interest to a person or entity that is not qualified to be admitted as an additional Member shall be null and void.

(c) Additional Members. One (1) or more additional members may be admitted to the Company with the consent of the Member. Prior to the admission of any such additional members to the Company, the Member shall amend this Agreement to make such changes as the Member shall determine to reflect the fact that the Company shall have such additional members. Each additional member shall execute and deliver a joinder to this Agreement, as amended. Further, a new Member may be admitted into the Company only if the new Member is qualified under the Cannabis Code to have an ownership or economic interest in the Company as evidenced by written determination by the Cannabis Control Commission (the "Commission") or determination by legal counsel to the Company sufficient in the judgment of the Member.

(d) Membership Interests; Certificates. The Company will not issue any certificates to evidence ownership of the membership interests.

Section 6 Management.

(a) Management of the Company. The operations and affairs of the Company shall be managed by the Member in its sole discretion.

(b) Election of Officers; Delegation of Authority. The Member may, from time to time, designate one (1) or more officers with such titles as may be designated by the Member to act in the name of the Company with such authority as may be delegated to such officers by the Member (each such designated person, an "Officer"). Any such Officer shall act pursuant to such delegated authority until such Officer is removed by the Member. Any action taken by an Officer designated by the Member pursuant to authority delegated to such Officer shall constitute the act of and serve to bind the Company. Persons dealing with the Company are entitled to rely conclusively on the power and authority of any Officer set forth in this Agreement and any instrument designating such Officer and the authority delegated to him or her. Notwithstanding the foregoing, any appointment of an Officer shall not be effective if the person purportedly appointed as such Officer is not qualified under the Cannabis Code to be an officer of the Company. In the event that any

Officer becomes ineligible under the Cannabis Code or pursuant to a determination by the Commission to serve as an Officer of the Company, such Officer shall immediately cease to be an Officer of the Company.

Section 7 Liability of Member and Officers; Indemnification.

(a) Liability of Member and Officers. Except as otherwise required in the MLLCA, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Member and the Officers shall not be personally liable for any such debt, obligation or liability of the Company solely by reason of being or acting as a member or officer of the Company.

(b) Indemnification. To the fullest extent permitted under the MLLCA, the Member and Officers (irrespective of the capacity in which it acts) shall be hereby indemnified by the Company and entitled to advancement of expenses from the Company for and against any loss, damage, claim or expense (including attorneys' fees) whatsoever incurred by the Member and Officers relating to or arising out of any act or omission or alleged acts or omissions (whether or not constituting negligence or gross negligence) performed or omitted by the Member or Officers on behalf of the Company; provided, however, that any indemnity under this Section 7(b) shall be provided out of and to the extent of Company assets only, and neither the Member or Officers nor any other person shall have any personal liability on account thereof.

Section 8 Term. The term of the Company shall be perpetual unless the Company is dissolved and terminated in accordance with Section 12.

Section 9 Capital Contributions. The Member may contribute to the Company such cash, property, or services as determined by the Member from time to time, or loan funds to the Company, as the Member may determine in its sole and absolute discretion; provided, that absent such determination, Member is under no obligation whatsoever, either express or implied, to make any such contribution or loan to the Company.

Section 10 Tax Status; Income and Deductions.

(a) Tax Status. As long as the Company has only one (1) member, it is the intention of the Company and the Member that the Company be treated as a disregarded entity for federal and all relevant state tax purposes and neither the Company nor the Member shall take any action or make any election which is inconsistent with such tax treatment. All provisions of this Agreement are to be construed to preserve the Company's tax status as a disregarded entity.

(b) Income and Deductions. All items of income, gain, loss, deduction, and credit of the Company (including, without limitation, items not subject to federal or state income tax) shall be treated for federal and all relevant state income tax purposes as items of income, gain, loss, deduction, and credit of the Member.

Section 11 Distributions. Distributions shall be made to the Member at the times and in the amounts determined by the Member, subject to the obligations of the Company and applicable law.

Section 12 Dissolution; Liquidation.

(a) The Company shall dissolve, and its affairs shall be wound up upon the first to occur of the following: (i) the written consent of the Member or (ii) any other event or circumstance giving rise to the dissolution of the Company under Section 43 of the MLLCA, unless the Company's existence is continued pursuant to the MLLCA.

(b) Upon dissolution of the Company, the Company shall immediately commence to wind up its affairs and the Member shall promptly liquidate the business of the Company. During the period of the winding up of the affairs of the Company, the rights and obligations of the Member under this Agreement shall continue.

(c) In the event of dissolution, the Company shall conduct only such activities as are necessary to wind up its affairs (including the sale of the assets of the Company in an orderly manner, which sales, to the extent permitted by and subject to applicable laws, shall first be offered to the Member), and the assets of the Company or the proceeds therefrom shall be applied as follows: (i) first, to creditors, to the extent otherwise permitted by law, in satisfaction of liabilities of the Company (whether by payment or the making of reasonable provision for payment thereof); and (ii) second, to the Member.

(d) Upon the completion of the winding up of the Company, the Member shall file the Certificate of Cancellation in accordance with the MLLCA.

Section 13 Miscellaneous.

(a) Amendments. Amendments to this Agreement may be made only with the written consent of the Member.

(b) Governing Law. This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts, without giving effect to principles of conflicts of law.

(c) Severability. In the event that any provision of this Agreement shall be declared to be invalid, illegal or unenforceable, such provision shall survive to the extent it is not so declared, and the validity, legality and enforceability of the other provisions hereof shall not in any way be affected or impaired thereby, unless such action would substantially impair the benefits to any party of the remaining provisions of this Agreement.

Section 14 Advisement of Counsel. THE CULTIVATION, PRODUCTION AND SALE OF CANNABIS IS ILLEGAL UNDER FEDERAL LAW. NEITHER PARTY, NOR ATTORNEYS FOR COMPANY, HAVE MADE ANY REPRESENTATION TO THE CONTRARY.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned have executed this Agreement to be effective
as of the date first written above.

The Company:

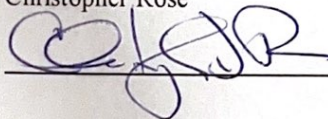
Eagles Landed LLC



By: Christopher Rose
Its: Manager

The Member:

Christopher Rose



**The Commonwealth of Massachusetts**
William Francis Galvin

Minimum Fee: \$500.00

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

(General Laws, Chapter)

Identification Number: 0014999431. The exact name of the limited liability company is: EAGLES LANDED LLC

2a. Location of its principal office:

No. and Street: 37 DILLINGHAM AVE
City or Town: BERKLEY State: MA Zip: 02779 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 37 DILLINGHAM AVE
City or Town: BERKLEY State: MA Zip: 02779 Country: USA

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

APPLYING FOR MARIJUANA ESTABLISHMENT LICENSE(S) FROM THE CANNABIS CONTROL COMMISSION, AND ANY OTHER LAWFUL BUSINESS WHICH A MASSACHUSETTS LLC MAY ENGAGE IN

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: CHRIS ROSE
No. and Street: 37 DILLINGHAM AVE
City or Town: BERKLEY State: MA Zip: 02779 Country: USAI, CHRIS ROSE 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	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	CHRIS ROSE	37 DILLINGHAM AVE BERKLEY, MA 02779 USA

SOC SIGNATORY

CHRS ROSE

37 DILLINGHAM AVE
BERKLEY, MA 02779 USA

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	CHRIS ROSE	37 DILLINGHAM AVE BERKLEY, MA 02779 USA

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 8 Day of April, 2021,
CHRIS ROSE



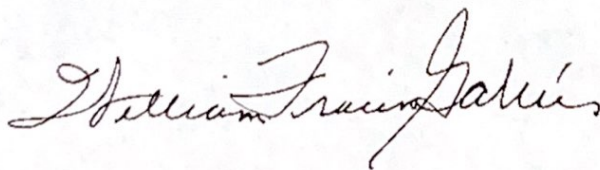
(The certificate must be signed by the person forming the LLC.)

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:

April 08, 2021 10:42 AM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in dark ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



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

mass.gov/dor

Letter ID: L1988641056
Notice Date: March 28, 2023
Case ID: 0-001-920-872



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



EAGLES LANDED LLC
37 DILLINGHAM AVE
BERKLEY MA 02779-2305

Why did I receive this notice?

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

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

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

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 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



William Francis Galvin
Secretary of the
Commonwealth

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

March 23, 2023

TO WHOM IT MAY CONCERN:

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

EAGLES LANDED LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **April 8, 2021.**

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

I also certify that the names of all managers listed in the most recent filing are: **CHRIS ROSE**

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

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **CHRIS ROSE**



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

William Francis Galvin
Secretary of the Commonwealth

Processed By:IL

PLAN FOR OBTAINING LIABILITY INSURANCE – EAGLES LANDED – GREENFIELD, MA

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

If adequate coverage is unavailable at a reasonable rate, Eagles Landed 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. Eagles Landed will keep reports documenting compliance with 935 CMR 500.105(10): *Liability Insurance Coverage or Maintenance of Escrow* in a manner and form determined by the Commission pursuant to 935 CMR 500.000.

BUSINESS PLAN – EAGLES LANDED – GREENFIELD, MA

Mission Statement and Message from the CEO

Eagles Landed LLC (“Eagles Landed”) is an applicant for Marijuana Establishment Licenses in the Commonwealth that is committed to creating a safe and clean community environment and that provides consistent, high quality cannabis to consumers who are 21 years of age or older.

The Eagles Landed team is genuinely excited to have the opportunity to work with the town of Middleboro to bring a professional, safe, and mutually beneficial cannabis business to the town. We are all experienced business owners and know that success and longevity are achieved through exceeding the needs of our customers. The professional and work history of each officer of the company shows a verifiable track record of success and expertise in the cannabis, service, and construction industries. We understand that the cannabis industry is under additional scrutiny, and we have a responsibility to make a special effort to work with and give back to the local community.

License Types

Eagles Landed is applying for the following Licenses from the Massachusetts Cannabis Control Commission (the “Commission”) to operate Marijuana Establishments in Massachusetts: Marijuana Cultivator at 370 Wareham Street in Middleboro, MA Marijuana Product Manufacturer at 370 Wareham Street in Middleboro, MA.

What Drives Us

Eagles Landed’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. Assisting local communities in offsetting the cost of Eagles Landed’s operations within its communities;
3. Hiring employees and contractors from within the communities served;
4. Hiring employees and contractors from communities that have been disproportionately impacted by the war on drugs;
5. Having a diverse and socially representative pool of employees;
6. Empowering the next generation of entrepreneurs and leaders through hiring, training and teaching; and
7. Running an environmentally friendly Marijuana Establishment.

TEAM

General

Eagles Landed has put together a team to implement the operations of the Marijuana Establishment and intends to create 20-25 full-time staff positions within the first three years of

operation. No Person or Entity Having Direct or Indirect Control over Eagles Landed team is or will be a controlling person with over more than three licenses in a particular class of license.

Executive Management Team

Chris Rose

Chris Rose, a Massachusetts native, currently resides in Berkley, MA. He attended Apponequet High School and received a basketball scholarship to Bryant College in Rhode Island where he earned a degree in marketing. Chris spent several years in Florida where he founded and operated a domestic shipping company, partnering with DHL. After selling the company, Chris returned home to MA and worked for Comcast in Boston for 5 years. Chris' true passion is starting and building businesses and in 2012, he left Comcast and followed his entrepreneurial spirit by opening two restaurants and has established a small team that invests in and renovates homes in southeastern, MA.

Chris purchased the building at 121 ½ Wells St in Greenfield, MA in 2022 and after exploring potential uses, decided that a cannabis facility made the most business sense. Chris has developed a positive working relationship with the city of Greenfield and the local residents as he attempts to turn a dilapidated building into a job creating cannabis facility located within an 'opportunity zone'. Chris is the sole owner of the building, Eagles Landed LLC and is not involved with any other persons or entities with financial and/or managerial interests. Chris plans to be at the facility for as many hours as it takes to be successful and will be the onsite operations manager. In order to handle tasks that he may have little experience with, Chris intends to hire consultants with experience and a proven track record of success in the cannabis industry. If any business arrangements change in the future and there is a person or entity of significance, Chris will notify the CCC and register the person or entity. Being a model cannabis business in the state and surrounding community is very important and all rules and laws will be followed with the oversight of legal counsel.

COMPANY DESCRIPTION

Structure

Eagles Landed is a Massachusetts domestic limited liability company that is applying for Licenses from the Commission to operate Marijuana Establishments in the Commonwealth.

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

Operations

Eagles Landed will establish inventory controls and procedures for the conduct of inventory reviews and comprehensive inventories of marijuana products in the process of cultivation,

product manufacturing and finished, stored marijuana; conduct a monthly inventory of marijuana in the process of cultivation, product manufacturing and 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.

Eagles Landed 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.

Eagles Landed 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.

Eagles Landed 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, Eagles Landed 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. Eagles Landed 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.

Eagles Landed 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.

Eagles Landed 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, Eagles Landed 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 Eagles Landed. If Eagles Landed 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 Eagles Landed has ceased operations. Documentation of the replenishment will be promptly sent to the Commission.

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

Security

Eagles Landed 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.

Eagles Landed'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 facility and surrounding area will be sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times.

Only Eagles Landed'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 Eagles Landed will maintain a current list of individuals with access. Eagles Landed will have security personnel on-site during business hours.

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

Benefits to Host Communities

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

Eagles Landed'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. Monetary Benefits: A Host Community Agreement with significant monetary donations will provide the host community with additional financial benefits beyond local property taxes.
3. Access to Quality Product: Eagles Landed 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.
4. Control: In addition to the Commission, the Police Department and other municipal departments will have oversight over Eagles Landed's security systems and processes.
5. Responsibility: Eagles Landed is comprised of experienced professionals who will be thoroughly background checked and scrutinized by the Commission.
6. Economic Development: Eagles Landed'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

Eagles Landed will only sell marijuana and marijuana products to other licensed Marijuana Establishments.

Competitors

Eagles Landed's competitors in Greenfield, MA include Patriot Care.

Competitive Advantage

Eagles Landed possesses several strengths that separate Eagles Landed 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

Eagles Landed is a Massachusetts domestic for-profit corporation. Eagles Landed will maintain the corporation in good standing with the Massachusetts Secretary of the Commonwealth, the Department of Revenue, and the Department of Unemployment Assistance. Eagles Landed will apply for all state and local permits and approvals required to build out and operate the facility.

Eagles Landed 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, Eagles Landed will offer a wide range of products that will allow Eagles Landed to serve customers with a wide variety of needs. Products Eagles Landed intends to offer include, but will not be limited to:

1. Concentrates
2. Topical Salves
3. Creams and Lotions

4. Patches
5. Oral Mucosal and Sublingual Dissolving Tablets
6. Tinctures
7. Sprays
8. Inhalation Ready to Use CO₂ Extracted Hash Oils
9. Pre-Dosed Oil Vaporizers
10. Ingestion Capsules
11. Infused Food and Beverages

Pricing Structure

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

MARKETING & SALES

Growth Strategy

Eagles Landed'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.

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

Communication

Eagles Landed 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 Eagles Landed 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."

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

Eagles Landed 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.

Sales

Eagles Landed will sell its products and services by engaging customers with knowledgeable personnel.

Eagles Landed 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.” Eagles Landed 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.

FINAL REMARKS

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

In Massachusetts, adult-use sales eclipsed \$2 billion in September 2021, less than three years after adult-use sales began in the Commonwealth. As more Marijuana Establishments become operational, the sales growth rate continues to expand month after month. Eagles Landed has positioned itself well in this market and will contribute to this growth through a highly experienced team of successful operators working under an established framework of high quality standard operating procedures and growth strategies. In doing so, Eagles Landed looks

forward to working cooperatively with all the municipalities in which it is operating to help spread the benefits that this market will yield.

PLAN FOR RESTRICTING ACCESS TO AGE 21 AND OLDER – EAGLES LANDED – GREENFIELD, MA

Pursuant to 935 CMR 500.050(8)(b), Eagles Landed LLC (“Eagles Landed”) 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 Eagles Landed agent will immediately inspect the person’s proof of identification and determine the person’s age.

In the event Eagles Landed 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). Eagles Landed 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), Eagles Landed will not engage in any advertising practices that are targeted to, deemed to appeal to or portray minors under the age of 21. Eagles Landed 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. Eagles Landed 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), Eagles Landed 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. Eagles Landed’s website will require all online visitors to verify they are 21 years of age or older prior to accessing the website, in accordance with 935 CMR 500.105(4)(b)(13).

QUALITY CONTROL AND TESTING – EAGLES LANDED -GREENFIELD, MA

Quality Control

Eagles Landed LLC (“Eagles Landed”) will comply with the following sanitary requirements:

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

Eagles Landed'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).

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

Eagles Landed 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 Eagles Landed 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.

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

- Well-cured and generally free of seeds and stems;
- Free of dirt, sand, debris, and other foreign matter;
- Free of contamination by mold, rot, other fungus, and bacterial diseases;

- Prepared and handled on food-grade stainless steel tables; and
- Packaged in a secure area.

All edible products will be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 590.000: Minimum Sanitation Standards for Food Establishments, and any marijuana product that is made to resemble a typical food or beverage product will be packaged and labeled as required by 935 CMR 500.105(5) and 500.105(6).

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

Testing

Eagles Landed 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 Eagles Landed 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 Eagles Landed'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 Eagles Landed'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.

Eagles Landed'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*. Eagles Landed acknowledges and understands that the Commission may require additional testing.

Eagles Landed'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 Eagles Landed 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.

Eagles Landed 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. Eagles Landed 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 Eagles Landed'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 Eagles Landed 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

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

Quality Control Samples provided to employees may not be consumed on Eagles Landed’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. Eagles Landed 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;
4. The quantity, net weight, and type of Marijuana flower contained within the package; and
5. 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, Eagles Landed 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.

PERSONELL POLICIES INCLUDING BACKGROUND CHECKS – EAGLES LANDED – GREENFIELD, MA

Overview

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

Personnel Policies and Training

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

Eagles Landed 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 Eagles Landed 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.

RECORD KEEPING PROCEDURES – EAGLES LANDED – GREENFIELD, MA

General Overview

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

- 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 Eagles Landed 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

- Eagles Landed 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

- Eagles Landed will use Metrc as the seed-to-sale tracking software to maintain real-time inventory. The seed-to-sale tracking software inventory reporting will meet the requirements specified by the Commission and 935 CMR 500.105(8)(e), including, at a minimum, an inventory of marijuana plants; marijuana plant-seeds and clones in any phase of development such as propagation, vegetation, flowering; marijuana ready for dispensing; all marijuana products; and all damaged, defective, expired, or contaminated marijuana and marijuana products awaiting disposal.
- Incident Reporting Records
 - Within ten (10) calendar days, Eagles Landed 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 Eagles Landed 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 Eagles Landed'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, Eagles Landed 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 Eagles Landed agents present during the disposal or other handling, with their signatures. Eagles Landed 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 Eagles Landed is aware of pending criminal, civil or administrative investigation or legal proceeding for which the recording may contain relevant information.
- Transportation Records

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

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

MAINTAINING OF FINANCIAL RECORDS – EAGLES LANDED – GREENFIELD, MA

Eagles Landed LLC's ("Eagles Landed") 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 Eagles Landed.
- 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 Eagles Landed 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
 - Eagles Landed 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.

QUALIFICATIONS AND TRAINING – EAGLES LANDED – GREENFIELD, MA

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

Qualifications

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

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

All Eagles Landed 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

Eagles Landed 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 Eagles Landed Agents which shall include:
 - Conduct of Eagles Landed 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.

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

ENERGY COMPLIANCE PLAN FOR PRODUCT MANUFACTURING – EAGLES LANDED – GREENFIELD, MA

Eagles Landed LLC (“Eagles Landed”) is currently exploring potential energy-use reduction opportunities such as natural lighting and energy efficiency measures and a plan for implementation of such opportunities. Eagles Landed will update this plan as necessary and will further provide relevant documentation to the Commission during Architectural Review and during inspections processes.

Potential Energy-Use Reduction Opportunities

Eagles Landed is considering the following potential opportunities for energy-use reduction and plans for implementation of such opportunities.

1. Natural Lighting;
2. Energy efficient exterior wall construction, which may include batt insulation, continuous rigid insulation, and air and vapor barriers; and
3. Plumbing fixtures that are Water Sense rated for reduced water consumption.

As the need and opportunity for facility upgrades and maintenance arise in the future and the company becomes cash flow positive, Eagles Landed will continue to evaluate energy-use reduction opportunities.

Renewable Energy Generation Opportunities

Eagles Landed is in the process of considering opportunities for renewable energy generation (including wind and solar options). Eagles Landed’s preliminary examination of renewable energy generation has determined that the upfront costs of such options are too expensive at this time, although Eagles Landed may reconsider at a future date. Eagles Landed will also consult with its architects and engineers when designing the facility to determine the building’s capacity for renewable energy options (e.g. whether or not the roof can support the weight of solar panels). Nevertheless, our team is dedicated to consistently strive for sustainability and emissions reduction.

Strategies to Reduce Electric Demand

Eagles Landed is considering the following strategies to reduce electric demand:

1. Exterior and interior glazing on windows such that maximum natural daylight can enter the building without compromising security, reducing the reliance on artificial light during daytime hours;

2. Lighting fixtures that are energy efficient and used with Energy Star rated bulbs; and
3. Room lighting and switching will have occupancy sensors to reduce electrical consumption when rooms are unoccupied.

As the need and opportunity for facility upgrades and maintenance arise in the future and the company becomes cash flow positive, Eagles Landed will continue to evaluate strategies to reduce electric demand.

Opportunities for Engagement with Energy Efficiency Programs

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

PRODUCT MANUFACTURING SAFETY PLAN – EAGLES LANDED – GREENFIELD, MA

In accordance with 935 CMR 500.105(3)(c), Eagles Landed LLC (“Eagles Landed”) will ensure that all edibles will be prepared, handled and stored in compliance with the sanitation requirements in 105 CMR 590.000: *State sanitary code chapter X: Minimum Sanitation Standards for Food Establishments*.

Agent Hygiene Practices

Eagles Landed agents will follow thorough hygienic practices and will maintain adequate personal cleanliness. All Eagles Landed agents will wash their hands thoroughly before starting work, and at any other time when hands may have become soiled or contaminated. Hand-washing facilities will be placed conveniently within the Eagles Landed facility and will be equipped with running water, effective hand-cleaning and sanitizing preparations, suitable drying devices, and sufficient storage for all cleaning and sanitation materials. All Eagles Landed agents will also wear food grade disposable gloves when handling marijuana and in the creation of marijuana products.

Any agent who, by medical examination or supervisory observation, is shown to have, or appears to have, an illness, open lesion (e.g., boils, sores, infected wounds), or any other abnormal source of microbial contamination for which there is a reasonable possibility of contact with cannabis shall be excluded from any operations that may be expected to result in microbial contamination until the condition is corrected.

Food Material Practices

Food material used in the preparation of marijuana products will be acquired from an approved source. Any and all materials used in the production of marijuana products that can support the rapid growth of undesirable microorganisms will be stored in a manner that prevents the growth of such microorganisms, such as proper refrigeration or other appropriate storage. All thermometers used in the storage and preparation of marijuana products will be tested regularly to ensure accuracy. All food products will be properly stored in their original containers and will be properly labeled. Only approved food additives will be used. Marijuana products and food products used in the production of marijuana products will be maintained in good condition and will be unadulterated.

Food Contact Surface Sanitation Practices

The Company recognizes the importance of properly washing, rinsing, and sanitizing food preparation equipment, utensils, and all surfaces that come into contact with food to reduce the number of bacteria, prevent the spread of bacteria, and eliminate the possibility of cross-contamination. Eagles Landed will institute the following sanitation procedures in its commercial kitchen:

- Sanitizing solution should be used in the kitchen and other areas to sanitize food contact surfaces and utensils prior to use.
- All surfaces that come into contact with food will be washed, rinsed, and sanitized after each use, when an agent begins working with another type of food, anytime an agent is interrupted during a task and the tools or items they have been working with may have become contaminated, or at four-hour intervals if the areas or items are in constant use.
- Sanitizing solution will be stored in buckets or other containers such as a spray bottle and used with wiping cloths to sanitize prep tables, prep sinks, dining room tables, bar area, and working utensils; in the third compartment of a 3-compartment sink to sanitize all dishes that are washed; and use the final rinse in the dish machine to sanitize all dishes that are washed.
 - The chlorine-based solution will be prepared each morning, using the following recipe:

Minimum concentration: 50ppm Range recommended: 50-100ppm. Do not exceed 200 ppm.	Amount needed per unit of water		
	per 2 quarts	per gallon	per 12 gallons
Use provided test strips. Check the temperature of the water for recommend temperature of 75-120 degrees Fahrenheit.	½ tsp.	1 tsp.	1/4 cup

- The sanitizing solution will be measured, tested, and placed into red sanitization bins and used to wipe down surfaces that will then air-dry.
 - The third bay in the bay sinks will be filled with the solution, in order to soak utensils, cookware and labware, for a minimum of one (1) minute, and will air-dry.
- Agents will ensure that all wiping cloths are soaked with sanitizer when cleaning food contact surfaces (like cutting boards, prep tables, slicers, etc.) and stored in sanitizer when not in use.
- Sanitizer buckets will be set up at all times in areas where food is being handled. Agents will check sanitizer solutions frequently to ensure that they are at the correct

concentration, using the proper test strips for the type of sanitizing chemical that they are using.

- Sanitizer solutions will be changed as needed to properly sanitize food contact surfaces.
- Cleaning of all equipment, work surfaces, laboratory glassware and kitchen cookware can be challenging given the non-aqueous nature of cannabis concentrate. Often, strong solvents such as acetone must be used to chemically dissolve hard-to-clean cannabis concentrate. When acetone is used to clean surfaces, a solvent respirator must be worn to prevent inhalation of fumes. When acetone is used to clean lab glass and utensils, soaking must be done under the fume hood located in the Eagles Landed facility, at all times. Used solvent will be disposed of in the provided solvent-waste bin, which is only to be removed by a chemical waste disposal professional.
- Equipment and utensils utilized in the Eagles Landed facility be so designed and of such material and workmanship as to be adequately cleanable.

Training

All agents will complete mandatory safety training sessions. Eagles Landed agents and Eagles Landed management will have the following responsibilities when it comes to health and safety:

- **Eagles Landed Management:**
 - Ensure the health and safety of all agents.
 - Correct any workplace conditions that are hazardous to the health and safety of agents.
 - Inform agents about any remaining hazards.
 - Make copies of the OSHA Regulations and any workers compensation requirements available by posting throughout the facility.
 - Ensure agents know their rights and responsibilities under OSHA Regulations and the Commission's requirements and that they comply with them.
 - Provide and maintain protective devices, equipment, and clothing, and ensure that agents use them.
 - Provide agents with education, supervision, and training specific to equipment.
 - Perform ongoing reviews and updates to policies and procedures as needed.
- **Eagles Landed Agents:**
 - Take care to protect health and safety and the health and safety of others who may be affected by individual actions.
 - Comply with all regulations and other legal requirements.
 - Follow established safe work procedures.
 - Use the required personal protective equipment.
 - Refrain from horseplay or similar conduct that may endanger others.
 - Ensure individual ability to work safely is not impaired by drugs or alcohol.
 - Report accidents and other incidents (including near misses) to the manager on duty.
 - Report the following to the manager on duty:
 - A hazard that might endanger Eagles Landed agents;
 - A problem with personal protective equipment or clothing; or
 - Any suggestions to improve workplace safety.

Cleanliness & Sanitation Training:

Eagles Landed will combine its existing successful agent training program, supplemented with Commission rules and cannabis specific training to provide exhaustive training curricula to all agents. Eagles Landed's training will include USDA Good Handling Practices and Quality Systems, FDA Current Good Manufacturing Practices, and sickness or illness policies. Agents who handle cannabis will receive hygiene training with specific attention to preventing microbial contamination. All employees will receive, at a minimum, the following quality assurance and contamination prevention training:

- USDA Good Handling Practices and Quality Systems, including but not limited to 21 CFR part 110.
- Product care, inspection, and maintenance techniques.
- Company policies which prohibit employees showing signs of illness, open wounds, sores, or skin infections from handling cannabis or materials that come into contact with cannabis.
- Hygiene training for employees who handle cannabis with specific attention to preventing microbial contamination.
- Handwashing requirements, including washing hands with soap and hot water before beginning work, after using the bathroom, and after meal breaks.
- Quality assurance procedures and consequences of failing to follow the company's established processes; and
- ServSafe certification training.

Eagles Landed Lab and Production Agent Health and Safety Program

Eagles Landed has identified eight basic components which have been identified to help prevent accidents and injuries from happening in the Eagles Landed facility, as well as to help deal effectively with any incidents that do occur. These components are:

- Hazard Identification & Risk Control—determine which hazards are present in the workplace and take steps to eliminate or minimize such hazard.
- Safe Work Procedures:
 - Dealing with wet surfaces;
 - Wearing proper personal protective equipment and clothing;
 - Handling solvents with use of protective gloves and proper ventilation; and
 - Using proper body mechanics when lifting heavy objects.
- Orientation, Education, Training & Supervision—properly prepare agents for job duties and ensure policies and procedures are consistently followed.
- Safety Inspections—regular safety inspections throughout the Eagles Landed facility, which will help identify workplace hazards so that they can be eliminated or controlled.
- Incident Investigation—determine cause of accident or injury and implement preventive measures.
- Health and Safety Meetings—regular meetings to provide an opportunity for agents and managers to communicate any concerns about health and safety.
- First Aid—determine what level of first aid is necessary on-site.
- Records & Statistics—maintain documentation to help identify recurring problems and ensure that hazardous conditions are corrected.

An annual Health and Safety Program review will be carried out to address current concerns.

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

Eagles Landed LLC Diversity Plan - Updated

Intro:

As a former restaurant operator in Brockton, MA my staff over the past 8 years was nearly 100% from groups considered 'diverse'. I always search for military veterans and since my building is in Greenfield, which is an 'opportunity zone' that is where I will primarily focus my recruiting.

Specific Publications Eagles Landed intends to utilize for hiring opportunities:

1. Holyoke Sun
2. Greenfield Recorder

Specific Dates and Frequency When Eagles Landed will advertise hiring opportunities:

Eagles Landed will advertise hiring opportunities during the first two weeks in the months of January, May, August, and November. We also have a policy of recruiting and advertising for employment year-round. We are always seeking talented, hard working, and motivated team members.

Publications/Frequency/Duration/Methods for Recruiting:

- **Greenfield Community College** – I will post job applications every 4 months for 2 weeks to recruit local talent from Greenfield Community College. Job postings will be geared towards women, minorities, and the LGBTQ community.
- **Greenfield Recorder** – I plan to post job applications every 4 months for 1 week in the Greenfield Recorder to recruit potential local applicants who are LGBTQ, military veterans, minorities, and/or live in a disproportionate area.
- **Franklin County Young Professionals** – I plan to join the Franklin County Young Professionals group and post job listings every 4 months for 2 weeks to attract women, minorities, and LGBTQ applicants.
- **Franklin County Chamber of Commerce** – I plan to join the Franklin County Chamber of Commerce and post job listings every 4 months for 2 weeks to attract women, minorities and LGBTQ applicants.

- **Brewer and Culley VFW Post 2963** – I will post job applications every 4 months for 2 weeks at the local VFW to recruit military **veterans**.

Method for Recruiting

- In addition to posting job listings and employment open houses in publication which are regularly viewed by minorities, veterans, women, and the LGBTQ community, the add's posted in those publications will be targeted to the previously mentioned groups. Add's may include persons, images, logos, and symbols generally associated with the targeted groups. In addition, terms such as "women, LGBTQ, minorities, people with disabilities, and veterans encouraged to apply" will be in the job postings.

Goals

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

Hire and retain a diverse and inclusive group of employees with the following goals:

- * 30% military veterans
- * 50% women
- * 10% from the LGBTQ community
- * 20% from minority groups such as people of color, Black, African American, Hispanic, Latinx and Indigenous people
- * 10% persons with disabilities

Contracting with diverse businesses for the purchase of wholesale marijuana product and the provision of other services required for the operation and maintenance of Eagles Landed establishment with the following specific goals:

- a. 20% of all contracts with businesses that are majority owned or managed by women
- b. 30% of all contracts with businesses that are majority owned or managed by minorities
- c. 50% of all contracts with businesses that are majority owned or managed by veterans
- d. 15% of all contracts with businesses that are majority owned or managed by persons with disabilities
- e. 15% of all contracts with businesses that are majority owned or managed by individuals who identify as LGBTQ+

- * Recruit/interview an equal number of women, minorities, LGBTQ, and people with disabilities for each job opening. For example, if we interview 10 individuals for a position, at least 6 will be from one of the previously mentioned groups.

- * Recruit 50% women, 25% minorities, 10% veterans, 10% LGBTQ, 5% people with disabilities for hiring initiatives.

Programs

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

- * Advertise job postings in veterans publications
- * Advertise job postings in VFW's and other veteran's centers
- * Advertise job postings in publications that will reach women, minorities, LGBTQ community, and people with disabilities

Additional Programs

- Hold a career fair at least once annually in the city of Greenfield
- Advertise employment opportunities twice a month in the Greenfield Recorder
- Utilize the Massachusetts Supplier Diversity Office and other available resources including the CCC's public documents, to find and prioritize the engagement of qualified wholesale suppliers, vendors, and other contractors that are majority owned and controlled by diverse individuals.

Measurements

The human resources manager will administer the Plan and will be responsible for developing measurable outcomes to ensure Eagles Landed continues to meet its commitments. Such measurable outcomes, in accordance with Eagles Landed's goals and programs described above, include:

- * A semi annual review of individuals hired and recruited for each position
- * A semi annual review of publications where we advertise open positions to confirm we are reaching applicants to meet our hiring goals
- * Document the number of employment opportunities posted in the Greenfield Recorder
- * Count the number of employees hired per demographic

* Document the number of diverse suppliers, vendors, and contractors contacted for services or products and the number of diverse companies that are engaged to determine if the percentage goals for contracts with various types of diverse businesses are achieved.

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

Acknowledgements

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