



## Massachusetts Cannabis Control Commission

### Marijuana Cultivator

#### General Information:

License Number: MC283286  
Original Issued Date: 04/28/2021  
Issued Date: 04/28/2021  
Expiration Date: 04/28/2022

### ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Ideal Craft Cannabis, Inc.

Phone Number: 617-708-7762  
Email Address: nick@idealcraftcannabis.com

Business Address 1: 616 Douglas Street  
Business City: Uxbridge Business State: MA Business Zip Code: 01569  
Business Address 2:  
Mailing Address 1: 616 Douglas Street  
Mailing City: Uxbridge Mailing State: MA Mailing Zip Code: 01569  
Mailing Address 2:

### 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: 40 Percentage Of Control: 40  
Role: Executive / Officer Other Role:

First Name: Nicholas	Last Name: Saba	Suffix:
Gender: Male	User Defined Gender:	
What is this person's race or ethnicity?: Middle Eastern or North African (Lebanese, Iranian, Egyptian, Syrian, Moroccan, Algerian), Hispanic, Latino, or Spanish (Mexican or Mexican American, Puerto Rican, Cuban, Salvadoran, Dominican, Colombian), White (German, Irish, English, Italian, Polish, French)		
Specify Race or Ethnicity:		

#### Person with Direct or Indirect Authority 2

Percentage Of Ownership: 18	Percentage Of Control: 18
Role: Executive / Officer	Other Role:
First Name: Joseph	Last Name: Daly Suffix:
Gender: Male	User Defined Gender:
What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)	
Specify Race or Ethnicity:	

#### Person with Direct or Indirect Authority 3

Percentage Of Ownership: 2	Percentage Of Control: 2
Role: Executive / Officer	Other Role:
First Name: Patrick	Last Name: Stack Suffix:
Gender: Male	User Defined Gender:
What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)	
Specify Race or Ethnicity:	

### ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

#### Entity with Direct or Indirect Authority 1

Percentage of Control: 40	Percentage of Ownership: 40	
Entity Legal Name: ED ALONE LLC	Entity DBA:	DBA City:
Entity Description: Limited Liability Company		
Foreign Subsidiary Narrative:		
Entity Phone: 617-293-8121	Entity Email: PEDaly1@msn.com	Entity Website:
Entity Address 1: 6 Van Beal Road	Entity Address 2:	
Entity City: Randolph	Entity State: MA	Entity Zip Code: 02368
Entity Mailing Address 1: 6 Van Beal Road	Entity Mailing Address 2:	
Entity Mailing City: Randolph	Entity Mailing State: MA	Entity Mailing Zip Code: 02368
Relationship Description: ED ALONE LLC is completely owned and operated by Edward Gerard Daly		

### CLOSE ASSOCIATES AND MEMBERS

No records found

### CAPITAL RESOURCES - INDIVIDUALS

#### Individual Contributing Capital 1

First Name: Edward	Last Name: Daly	Suffix:
Types of Capital: Monetary/Equity	Other Type of Capital:	Total Value of the Capital Provided: \$850000 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

### Individual 1

First Name: Nicholas	Last Name: Saba	Suffix:
Marijuana Establishment Name: Ideal Craft Cannabis, Inc.	Business Type: Marijuana Product Manufacture	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

### Individual 2

First Name: Nicholas	Last Name: Saba	Suffix:
Marijuana Establishment Name: Ideal C2 Inc.	Business Type: Other	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

### Individual 3

First Name: Joseph	Last Name: Daly	Suffix:
Marijuana Establishment Name: Ideal Craft Cannabis, Inc.	Business Type: Marijuana Product Manufacture	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

### Individual 4

First Name: Joseph	Last Name: Daly	Suffix:
Marijuana Establishment Name: Ideal C2 Inc.	Business Type: Other	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

### Individual 5

First Name: Edward	Last Name: Daly	Suffix:
Marijuana Establishment Name: Ideal Craft Cannabis, Inc.	Business Type: Marijuana Product Manufacture	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

### Individual 6

First Name: Edward	Last Name: Daly	Suffix:
Marijuana Establishment Name: Ideal C2 Inc.	Business Type: Other	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

### Individual 7

First Name: Patrick	Last Name: Stack	Suffix:
Marijuana Establishment Name: Ideal Craft Cannabis, Inc.	Business Type: Marijuana Product Manufacture	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

### Individual 8

First Name: Patrick	Last Name: Stack	Suffix:
Marijuana Establishment Name: Ideal C2 Inc.	Business Type: Other	
Marijuana Establishment City: Uxbridge	Marijuana Establishment State: MA	

## MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 616 Douglas Street

Establishment Address 2:

Establishment City: Uxbridge      Establishment Zip Code: 01569

Approximate square footage of the Establishment: 6100      How many abutters does this property have?: 7

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

Cultivation Tier:

Cultivation Environment:

### FEE QUESTIONS

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

### HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	Idealcraft HCA Certification form signed.pdf	pdf	5ff89ed32027b107e8dc98c4	01/08/2021
Community Outreach Meeting Documentation	Ideal Craft Cannabis COMPLETE COM packet.pdf	pdf	5ffcecd644f61c07f6800027	01/11/2021
Plan to Remain Compliant with Local Zoning	Updated Plan to Remain Compliant with Local Zoning 1-20-2021.docx.pdf	pdf	601c1d7e6d809f35defba55f	02/04/2021

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

### PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Other	NEVA letter for Ideal Craft Cannabis.pdf	pdf	5ffcecf72027b107e8dca06e	01/11/2021
Plan for Positive Impact	Ideal Craft - Positive Impact Plan (1).pdf	pdf	5ffcecf816d57608051fcb44	01/11/2021

### ADDITIONAL INFORMATION NOTIFICATION

Notification:

### INDIVIDUAL BACKGROUND INFORMATION

#### Individual Background Information 1

Role: Executive / Officer

Other Role:

First Name: Nicholas

Last Name: Saba    Suffix:

RMD Association: Not associated with an RMD

Background Question: yes

#### Individual Background Information 2

Role: Executive / Officer

Other Role:

First Name: Joseph

Last Name: Daly    Suffix:

RMD Association: Not associated with an RMD

Background Question: yes

#### Individual Background Information 3

Role: Director

Other Role:

First Name: Edward

Last Name: Daly    Suffix:

RMD Association: Not associated with an RMD

Background Question: no

#### Individual Background Information 4

Role: Executive / Officer

Other Role:

First Name: Patrick

Last Name: Stack Suffix:

RMD Association: Not associated with an RMD

Background Question: yes

#### ENTITY BACKGROUND CHECK INFORMATION

##### Entity Background Check Information 1

Role: Other (specify)

Other Role:

Entity Legal Name: ED ALONE LLC

Entity DBA:

Entity Description: Domestic Limited Liability Company

Phone: 617-293-8121

Email: PEDaly1@msn.com

Primary Business Address 1: 6 Van Beal Road

Primary Business Address 2:

Primary Business City: Randolph

Primary Business State: MA

Principal Business Zip Code: 02368

Additional Information:

#### MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Articles of Organization	Articles of Incorporation Ideal Craft reduced.pdf	pdf	5ffca5a89597d30802d2d620	01/11/2021
Department of Revenue - Certificate of Good standing	Unemployment Assistance form for application.docx (1).pdf	pdf	5ffca5b8982b2307e199515c	01/11/2021
Department of Revenue - Certificate of Good standing	COGS_DOR (1).pdf	pdf	5ffca5c9e826e207c07dca27	01/11/2021
Secretary of Commonwealth - Certificate of Good Standing	Certif of Good Standing Sec of Commonwealth (1).pdf	pdf	5ffca5cb36d86207eb96a48a	01/11/2021
Bylaws	Operating Agreement Ideal Craft Cannabis reduced.pdf	pdf	600f04189a7da608237aca0b	01/25/2021

No documents uploaded

Massachusetts Business Identification Number: 001452213

Doing-Business-As Name:

DBA Registration City:

#### BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Proposed Timeline	Ideal Proposed Timeline for CULTIVATION.pdf	pdf	5ffca60136d86207eb96a48e	01/11/2021
Plan for Liability	Budrisk_Letter_of_Intent_to_Bind_Coverage_-_IDEAL_CRAFT_CANNABIS,_INC._(Cultivation).pdf	pdf	5ffca61ceb00b107e4545e86	01/11/2021

## Insurance

Business Plan	Ideal Craft Cannabis Business Plan Cultivation.pdf	pdf	5ffced8760fc2607ca6ae9cf	01/11/2021
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## OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Policies and Procedures for cultivating.	Policies and Procedures for Cultivating - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffca9cbeb00b107e4545e9f	01/11/2021
Restricting Access to age 21 and older	Restricting Access to age 21 and older - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffca9cf982b2307e1995181	01/11/2021
Security plan	Security Plan - Ideal Craft Cannabis - Cultivation (1).pdf	pdf	5ffca9d3e767d307ceee54d9	01/11/2021
Prevention of diversion	Prevention of Diversion - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffca9dce826e207c07dca44	01/11/2021
Storage of marijuana	Storage of Marijuana - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffca9e209cfae0810fd455d	01/11/2021
Transportation of marijuana	Transportation of Marijuana - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffca9ee89d382080d8eed0d	01/11/2021
Inventory procedures	Inventory Procedures - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffca9f216d57608051fca12	01/11/2021
Quality control and testing	Quality Control and Testing - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffca9f660fc2607ca6ae890	01/11/2021
Personnel policies including background checks	Personnel Policies Including Background Checks - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffcaa00e826e207c07dca4a	01/11/2021
Record Keeping procedures	Record Keeping Procedures - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffcaa0d841ecf07f32ac091	01/11/2021
Maintaining of financial records	Maintaining of Financial Records - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffcaa182027b107e8dc9f1f	01/11/2021
Qualifications and training	Qualifications and Training - Ideal Craft Cannabis - Cultivation.pdf	pdf	5ffcaa32841ecf07f32ac095	01/11/2021
Diversity plan	Ideal Craft - Diversity Plan (1).pdf	pdf	5ffcedae79776c07d15e8c5f	01/11/2021
Energy Compliance Plan	Ideal Craft - Energy Compliance Plan.pdf	pdf	5ffcef8879776c07d15e8c63	01/11/2021

## ATTESTATIONS

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

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

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

I Agree

**Notification:**

I 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

**COMPLIANCE WITH DIVERSITY PLAN**

No records found

**HOURS OF OPERATION**

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

## 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:

Ideal Craft Cannabis, Inc.

2. Name of applicant's authorized representative:

Nicholas Saba

3. Signature of applicant's authorized representative:



4. Name of municipality:

Town of Uxbridge

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

Steven Sette



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



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).*):

ssette@uxbridge-ma.gov

8. Host community agreement execution date:

10/26/20

# 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): 11/25/2020
2. At least one (1) meeting was held within the municipality where the ME is proposed to be located.
3. At least one (1) meeting was held after normal business hours (this requirement can be satisfied along with requirement #2 if the meeting was held within the municipality and after normal business hours).



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

- a. Date of publication:
- b. Name of publication:

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

- a. Date notice filed:

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

- a. Date notice(s) mailed:

7. The applicant presented information at the Community Outreach Meeting, which at a minimum included the following:
- a. The type(s) of ME or MTC to be located at the proposed address;
  - b. Information adequate to demonstrate that the location will be maintained securely;
  - c. Steps to be taken by the ME or MTC to prevent diversion to minors;
  - d. A plan by the ME or MTC to positively impact the community; and
  - e. Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.
8. Community members were permitted to ask questions and receive answers from representatives of the ME or MTC.



Name of applicant:

Ideal Craft Cannabis

Name of applicant's authorized representative:

Nicholas Saba

Signature of applicant's authorized representative:





Kristina Beacom <kristina@mensinggroup.com>

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## Community Outreach Meeting

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**Steven Sette** <ssette@uxbridge-ma.gov>

Wed, Nov 11, 2020 at 3:10 PM

To: Kristina Beacom <kristina@mensinggroup.com>

Cc: Ellen Welch <EWelch@uxbridge-ma.gov>

Hi Kristina,

You can hold your meeting online, please make sure it is advertised properly so anyone who wants to can join.

Regards,

Steven Sette  
Town Manager- Uxbridge

Sent from my iPhone

[Quoted text hidden]

Ideal Craft Cannabis Inc.

Link to where the virtual Community Outreach Meeting video exists:

<https://youtu.be/omdZT7DPcSU>

Ideal Craft Cannabis Inc.

Number of attendees at COM: 3

telegram.com

# CLASSIFIED

AUTOMOTIVE • REAL ESTATE • EMPLOYMENT • MARKETPLACE

100 Front Street • 8th Floor • OPEN 8:30am - 5:00pm • EMAIL: classifieds@gazettehousemedia.com

DEADLINE: Daily: 5:00pm on the day before publication • Sunday &amp; Monday: 5:00pm Friday | DISPLAY AD: Daily: 2 working days before publication • Sunday &amp; Monday: 5:00pm Thursday

ATTACHMENT A

## General Auto

### WANTED AUTOS

ABLE MASS Auto Recycling. Buy any car, truck, van, minivan, motorcycle, boat, boat trailer, Toyota, Honda or any car of your choice. We will pay you cash. Call 781-252-3373.



Wanted Autos. Buy any car, truck, van, minivan, motorcycle, boat, boat trailer, Toyota, Honda or any car of your choice. We will pay you cash. Call 781-252-3373.

## Autos By Make

### MERCUARY

Mercury 2004 Grand Marquis Special Edition. Excellent condition. Call 781-252-3373.

### NISSAN

Nissan 2010 Sentra. Call 781-252-3373.

### TOYOTA

Toyota 2004 Camry. Call 781-252-3373.

### Volvo

Volvo 2010 S60. Call 781-252-3373.

### Recreational Vehicles

RV/MOTORHOMES. Call 781-252-3373.

### RV/MOTORHOMES

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RV/MOTORHOMES. Call 781-252-3373.

## Real Estate For Sale

### COMMERCIAL & INDUSTRIAL FOR SALE

OCEANVIEW 2 UNIT CONDO INVESTMENT. Call 781-252-3373.



OCEANVIEW 2 UNIT CONDO INVESTMENT. Call 781-252-3373.

### CONDOS FOR SALE

### LICENSER, MATHUR

Licenses for sale. Call 781-252-3373.

### HOMES FOR SALE

Homes for sale. Call 781-252-3373.

### INCOME PROPERTY

Income property. Call 781-252-3373.

### Real Estate Services

Real estate services. Call 781-252-3373.

### REAL ESTATE SERVICES

Real estate services. Call 781-252-3373.

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Real estate services. Call 781-252-3373.

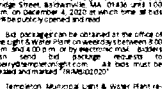
### Real Estate Services

Real estate services. Call 781-252-3373.

## LEGAL NOTICES

### NOTICE TO CREDITORS

Notice to creditors. Call 781-252-3373.



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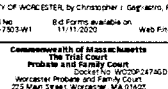
### LEGAL NOTICES

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Legal notices. Call 781-252-3373.



Legal notices. Call 781-252-3373.

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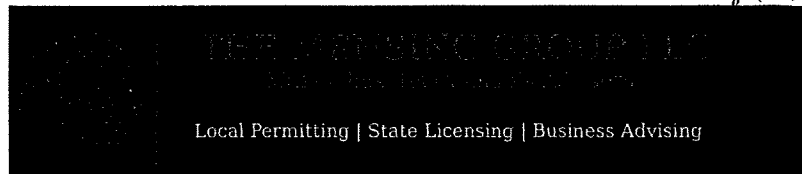
### LEGAL NOTICES

### LEGAL NOTICES

### LEGAL NOTICES

### LEGAL NOTICES





November 11, 2020

To whom it may concern:

Notice is hereby given that a Community Outreach Meeting for a proposed marijuana cultivation and product manufacturing establishment is scheduled for Wednesday November 25, 2020 at 6 pm. In light of COVID-19, the meeting will be held virtually as follows:

Join Zoom Meeting: <https://zoom.us/j/96450972490>

Meeting ID: 964 5097 2490

or Via Dial-in: (929) 205-6099 and entering the Meeting ID

The proposed marijuana cultivation and product manufacturing establishment is anticipated to be located at 616 Douglas Street, Uxbridge MA. There will be an opportunity for the public to ask questions.

Sincerely, on behalf of Ideal Craft Cannabis,

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

Name		Address	City	State	Zip
Town of Uxbridge	Town Manager	21 South Main Street	Uxbridge	MA	01569
Town of Uxbridge	Planning and Zoning Boards	21 South Main Street	Uxbridge	MA	01569
Town of Uxbridge	Board of Selectment	21 South Main Street	Uxbridge	MA	01569
Town of Uxbridge	Town Clerk	21 South Main Street	Uxbridge	MA	01569

**Ellen Welch**

---

After 11/11/20, I confirm that our office received this notification. It was then placed in the applicant's file.

Thank you,

Ellen Welch  
Office of the Town Manager/Board of Selectmen  
Uxbridge Town Hall  
21 South Main Street  
Uxbridge MA 01569  
ewelch@uxbridge-ma.gov  
508.278.8600 x7

 11/11/21



November 11, 2020

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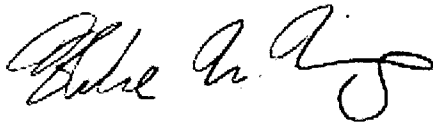
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Founder & Chief Counsel  
The Mensing Group LLC  
100 State Street, 9th Floor  
Boston, MA 02109  
Direct: (617) 333-8725  
Email: [Blake@MensingGroup.com](mailto:Blake@MensingGroup.com)



## 300 foot Abutters List Report

Uxbridge, MA  
November 09, 2020

### Subject Property:

Parcel Number: 28\_1724  
CAMA Number: 28\_1724  
Property Address: 616 DOUGLAS ST

Mailing Address: [REDACTED]  
UXBRIDGE, MA 01569

### Abutters:

Parcel Number: 27\_1696  
CAMA Number: 27\_1696  
Property Address: 621 DOUGLAS ST

Mailing Address: [REDACTED]  
UXBRIDGE, MA 01569

Parcel Number: 27\_3231  
CAMA Number: 27\_3231  
Property Address: 660 DOUGLAS ST

Mailing Address: [REDACTED]  
UXBRIDGE, MA 01569

Parcel Number: 28\_1042  
CAMA Number: 28\_1042  
Property Address: 596 DOUGLAS ST

Mailing Address: [REDACTED]  
[REDACTED]  
BOSTON, MA 02110

Parcel Number: 28\_1865  
CAMA Number: 28\_1865  
Property Address: 80 CAMPANELLI DR

Mailing Address: [REDACTED]  
NORTHFIELD, IL 60093

Parcel Number: 28\_2595  
CAMA Number: 28\_2595  
Property Address: 630 DOUGLAS ST

Mailing Address: [REDACTED]  
UXBRIDGE, MA 01569

Parcel Number: 28\_3589  
CAMA Number: 28\_3589  
Property Address: 81 CAMPANELLI DR

Mailing Address: [REDACTED]  
NORTHFIELD, IL 60093

Parcel Number: 28\_916  
CAMA Number: 28\_916  
Property Address: 615 DOUGLAS ST

Mailing Address: [REDACTED]  
BALA CYNWYD, PA 19004

*Donna C Hardy*

CAI Technologies

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/9/2020

Page 1 of 1



January 11, 2021

Dear Customer,

The following is the proof-of-delivery for tracking number: 398813681205

---

**Delivery Information:**

---

<b>Status:</b>	Delivered	<b>Delivered To:</b>	Receptionist/Front Desk
<b>Signed for by:</b>	B.DEE	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Express Saver		UXBRIDGE, MA,
<b>Special Handling:</b>	Deliver Weekday	<b>Delivery date:</b>	Nov 16, 2020 13:06

---

**Shipping Information:**

---

<b>Tracking number:</b>	398813681205	<b>Ship Date:</b>	Nov 11, 2020
		<b>Weight:</b>	0.5 LB/0.23 KG
<b>Recipient:</b>		<b>Shipper:</b>	
UXBRIDGE, MA, US,		Brookline, MA, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.

Thank you for choosing FedEx



January 11, 2021

Dear Customer,

The following is the proof-of-delivery for tracking number: 398814442036

---

**Delivery Information:**

<b>Status:</b>	Delivered	<b>Delivered To:</b>	Receptionist/Front Desk
<b>Signed for by:</b>	D.FEINBERG	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Express Saver		BALA CYNWYD, PA,
<b>Special Handling:</b>	Deliver Weekday	<b>Delivery date:</b>	Nov 13, 2020 10:14

---

**Shipping Information:**

<b>Tracking number:</b>	398814442036	<b>Ship Date:</b>	Nov 11, 2020
		<b>Weight:</b>	0.5 LB/0.23 KG
<b>Recipient:</b>		<b>Shipper:</b>	
BALA CYNWYD, PA, US,		Brookline, MA, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.

Thank you for choosing FedEx



January 11, 2021

Dear Customer,

The following is the proof-of-delivery for tracking number: 398814300541

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**Delivery Information:**

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<b>Status:</b>	Delivered	<b>Delivered To:</b>	Guard/Security Station
<b>Signed for by:</b>	A.SOSCOE	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Express Saver		Boston, MA,
<b>Special Handling:</b>	Deliver Weekday	<b>Delivery date:</b>	Nov 12, 2020 09:12

---

**Shipping Information:**

---

<b>Tracking number:</b>	398814300541	<b>Ship Date:</b>	Nov 11, 2020
		<b>Weight:</b>	0.5 LB/0.23 KG
<b>Recipient:</b>		<b>Shipper:</b>	
Boston, MA, US,		Brookline, MA, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.

Thank you for choosing FedEx





January 11, 2021

Dear Customer,

The following is the proof-of-delivery for tracking number: 398813625168

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**Delivery Information:**

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<b>Status:</b>	Delivered	<b>Delivered To:</b>	Shipping/Receiving
<b>Signed for by:</b>	C.STROZ	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Express Saver		WINNETKA, IL,
<b>Special Handling:</b>	Deliver Weekday	<b>Delivery date:</b>	Nov 13, 2020 09:28

---

**Shipping Information:**

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<b>Tracking number:</b>	398813625168	<b>Ship Date:</b>	Nov 11, 2020
		<b>Weight:</b>	0.5 LB/0.23 KG
<b>Recipient:</b>		<b>Shipper:</b>	
WINNETKA, IL, US,		Brookline, MA, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.

Thank you for choosing FedEx



January 11, 2021

Dear Customer,

The following is the proof-of-delivery for tracking number: 398814363844

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**Delivery Information:**

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<b>Status:</b>	Delivered	<b>Delivered To:</b>	Shipping/Receiving
<b>Signed for by:</b>	M.FORRESTER	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Express Saver		UXBRIDGE, MA,
<b>Special Handling:</b>	Deliver Weekday	<b>Delivery date:</b>	Nov 13, 2020 10:28

---

**Shipping Information:**

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<b>Tracking number:</b>	398814363844	<b>Ship Date:</b>	Nov 11, 2020
		<b>Weight:</b>	0.5 LB/0.23 KG
<b>Recipient:</b>		<b>Shipper:</b>	
UXBRIDGE, MA, US,		Brookline, MA, US,	

Signature image is available. In order to view image and detailed information, the shipper or payor account number of the shipment must be provided.

Thank you for choosing FedEx



January 11, 2021

Dear Customer,

The following is the proof-of-delivery for tracking number: 398813566018

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**Delivery Information:**

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<b>Status:</b>	Delivered	<b>Delivered To:</b>	Residence
<b>Signed for by:</b>	Signature not required	<b>Delivery Location:</b>	
<b>Service type:</b>	FedEx Express Saver		UXBRIDGE, MA,
<b>Special Handling:</b>	Deliver Weekday; Residential Delivery	<b>Delivery date:</b>	Nov 16, 2020 13:02

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**Shipping Information:**

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<b>Tracking number:</b>	398813566018	<b>Ship Date:</b>	Nov 11, 2020
		<b>Weight:</b>	0.5 LB/0.23 KG
<b>Recipient:</b>		<b>Shipper:</b>	
UXBRIDGE, MA, US,		Brookline, MA, US,	

Proof-of-delivery details appear below; however, no signature is available for this FedEx Express shipment because a signature was not required.

Thank you for choosing FedEx

## Ideal Craft Cannabis, Inc.

### **Plan to Remain Compliant with Local Zoning**

Adult Use Marijuana Establishment for Cultivation and Product Manufacturing  
616 Douglas Street, Uxbridge, Mass., County  
Assessor ID 28-1724

Ideal Craft Cannabis, Inc., (the Applicant), is seeking a marijuana cultivation and production establishment at 616 Douglas Street in the Town of Uxbridge and the site is located within the Town's Industrial B (IB) zoning district and is allowed as of right, by building permit, in this zone.

The Applicant is committed to remain compliant with all applicable zoning bylaws of the Town of Uxbridge, MA, including, but not limited to Chapter 400, ZONING BYLAWS, §400-23. Pursuant to §400-23(C)(1), Applicant has secured a Host Community Agreement with the Town of Uxbridge. Applicant's cultivation and production facility is located at 616 Douglas St., Uxbridge, MA 01569, which falls within the Industrial B zoning district, and which complies with the requirements of §400-23(C)(2). Pursuant to §400-23(C)(3), Applicant's facility does not run afoul of the 750-foot minimum distance buffer required between a marijuana establishment and a public/private school serving grades K-12. Except during authorized transport in compliant transportation vehicles, all marijuana products shall be held in a secure indoor facility, in compliance with §400-23(C)(4). Marijuana shall not be disseminated, offered to be disseminated, or advertised to persons under 21 years of age, in compliance with §400-23(C)(5). Ideal Craft shall not have a freestanding accessory sign at the facility, in compliance with §400-23(C)(6). Ideal Craft shall remain compliant with all applicable zoning requirements, both those enumerated herein that are specifically applicable to marijuana establishments, and to all other applicable zoning bylaws governing front-, side-, and rear- lot setbacks, curb cuts, signs, emergency vehicle access, and shall further remain in compliance with the terms of its certificate of occupancy. As a Cultivator and Product Manufacturer, which the Town of Uxbridge defines as a "Marijuana Establishment" under §400-23(A)(6), and which is located in the Industrial B zoning district, Applicant is permitted by right as a principal use to conduct its operations pursuant to the specific requirements enumerated herein and Article III, §400-10(A).

The site consists of 1.51 acres and hosts an existing warehouse type building. Although there are wetland areas on adjacent properties, there are no exterior or land improvements or excavations that would trigger wetland act permitting.

The time frame for obtaining permits for this marijuana establishment's is as follows: A building permit with professional engineering stamped/signed plans will be submitted for application for building permit and the building dept. has 30 days to issue upon confirmation that submitted construction filings/plans comply with building code. After construction, a certificate of use/occupancy will be required prior to commencing operations, which typically takes 15 to 30 days to obtain.

END OF COMPLIANCE PLAN

## **POSITIVE IMPACT PLAN**

In an effort to promote and encourage full participation in the regulated cannabis industry by individuals from communities disproportionately harmed by marijuana prohibition and enforcement and to support one of the Commission's priorities of having an ongoing positive impact on communities, Ideal Craft Cannabis Inc. ("Ideal Craft" or "the Company") has created the following Positive Impact Plan.

Ideal Craft's Positive Impact Plan is an effort to respond to evidence which demonstrates that certain populations have been disproportionately impacted by high rates of arrest and incarceration for marijuana and other drug crimes as a result of state and federal drug policy. Criminalization has had long-term ill effects, not only on the individuals arrested and incarcerated, but on their families and communities.

The Commission has identified certain Areas of Disproportionate Impact ("ADIs") that were disproportionately harmed in the past by marijuana prohibition and enforcement as evidenced by their having historically high rates of arrest, conviction and incarceration related to marijuana crimes. Our Positive Impact Plan is focused on the following groups:

1. Past or present residents of areas of disproportionate impact as defined by the Cannabis Control Commission ("CCC").
2. Massachusetts residents who have past drug convictions.
3. Massachusetts residents who have parents or spouses who have past drug convictions.

Ideal Craft will implement the following goals, programs and measurements pursuant to this Positive Impact Plan.

### **Goal #1:**

Provide financial support to New England Veterans Alliance ("NEVA") because it is an entity that offers support, education and/or job training to Massachusetts residents disproportionately impacted by the War on Drugs, including past or present residents of areas of disproportionate impact as defined by the CCC, Massachusetts residents who have past drug convictions, and/or Massachusetts residents who have parents or spouses who have past drug convictions.

### **Program:**

Donate a total of \$2,500.00 annually to New England Veterans Alliance. The donation to be made to New England Veterans Alliance is intended to enhance its ability to cultivate veterans through alternative therapeutic programs. NEVA does important work in New England and across the country to improve veterans' lives, and building community for veterans. NEVA offers support, education and/or job training to Massachusetts residents disproportionately

## Ideal Craft Cannabis Inc.

impacted by the War on Drugs. Specifically, this donation will go towards two programming areas:

1. The Veterans Cultivation Program (VCP) which supports veterans in learning how to cultivate cannabis. The goal of VCP is to help educate the veteran community, to encourage self sustainability through cultivation therapy, and to alleviate the financial burden on veterans while providing a purpose and connection to the local communities and
2. Peer support groups for veterans across New England, specifically those veterans located in areas of disproportionate impact (ADI) and/or have had past drug convictions.

### Measurement and Accountability:

At the end of each year, Ideal Craft will conduct an analysis and create a report on the amounts and percentages of donations and other financial support that the Ideal Craft has given to the program outlined above. Ideal Craft will continue to assess the viability and impact of financial donations made, and annually review donation goals amounts. NEVA will be able to produce documentation that the individuals participating in their programs have had past drug convictions and are from an area of disproportionate impact.

NEVA will provide an annual report to Ideal Craft, summarizing the use of the funds, as well as the disproportionately impacted communities the programs have worked with, and whether the individuals participating in the programs have had past drug convictions. NEVA will provide a copy to the Cannabis Control Commission upon request.

### Goal #2:

On an annual basis, cover the costs/fees associated with obtaining an expungement of the criminal record for up to 5 individuals that are past or present residents of ADI's who have cannabis-related felonies.

### Program:

Ideal Craft will Commit \$2,500 per calendar year to our Cannabis Expungement Program ("CEP") that will provide financial assistance for legal/filing fees for up to 5 individuals from areas of disproportionate impact attempting to expunge cannabis criminal charges from their record. Ideal Craft will identify an attorney to help individuals with completing the necessary expungement paperwork. Ideal Craft will publish the application for the CEP on its website. Individuals will be able to apply for the Program on-line. The first 5 individuals that meet the following criteria will be eligible for participation in the program:

1. Must show proof of past or present residency in an ADI as identified by the Commission and
2. Show proof of a cannabis-related felony.

Ideal Craft Cannabis Inc.

Measurement and Accountability:

Ideal Craft will use qualitative and quantitative measurement metrics in measuring the results of its program and upon renewal will demonstrate that the CEP led to measurable success of our goal. The metric to be used in determining whether the goals were met will be to produce the total number of individuals Ideal Craft has assisted with funding expungements per year and indicate the specific ADI where that individual resides or has resided. In addition, Ideal Craft will produce documentation that criminal records of individuals in the CEP have had their records expunged.

Ideal Craft acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment.

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

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



## The Commonwealth of Massachusetts William Francis Galvin

Minimum Fee: \$250.00

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

### Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001452213

#### ARTICLE I

The exact name of the corporation is:

IDEAL CRAFT CANNABIS, INC.

#### ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

#### ARTICLE III

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

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		<i>Num of Shares</i>	<i>Total Par Value</i>	
CNP	\$0.00000	10,000	\$0.00	5,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

#### ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

#### ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

AS SET FORTH IN THE CORPORATION'S BYLAWS AND ANY AGREEMENTS AMONG SHAREHOLDERS.

#### ARTICLE VI



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

ANY ACTION REQUIRED OR PERMITTED TO BE TAKEN AT ANY ANNUAL OR SPECIAL MEETING OF SHAREHOLDERS MAY BE TAKEN WITHOUT A MEETING, PROVIDED THE CONSENT IS IN WRITING, SETS FORTH THE ACTION SO TAKEN, AND HAS BEEN SIGNED BY THE HOLDER S OF OUTSTANDING SHARES HAVING NOT LESS THAN THE MINIMUM NUMBER OF VOTES THAT WOULD BE NECESSARY TO AUTHORIZE OR TAKE SUCH ACTION AT A MEETING AT WHICH ALL SHARES ENTITLED TO VOTE THEREON WERE PRESENT AND VOTED. SHAREHOLDERS MAY BE GIVEN PREEMPTIVE RIGHTS TO ACQUIRE UNISSUED SHARES. THE POWER TO FILL DIRECTOR VACANCIES IS LIMITED TO THE SHAREHOLDERS AS SET FORTH IN THE BYLAWS AND ANY AGREEMENTS AMONG SHAREHOLDERS. THE BOARD OF DIRECTORS MAY AUTHORIZE, AND THE CORPORATION MAY MAKE, DISTRIBUTIONS TO ITS SHAREHOLDERS IN CASH, PROPERTY, OR SHARES OF THE CORPORATION TO THE EXTENT PERMITTED BY THE ARTICLES OF ORGANIZATION AND THE MASSACHUSETTS BUSINESS CORPORATION ACT.

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

**ARTICLE VII**

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

**Later Effective Date: Time:**

**ARTICLE VIII**

The information contained in Article VIII is not a permanent part of the Articles of Organization.

**a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:**

Name: NICHOLAS SABA  
No. and Street: 612 DOUGLAS STREET  
City or Town: UXBRIDGE State: MA Zip: 01569 Country: USA

**c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):**

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	NICHOLAS SABA	604 IRVING ROAD RANDOLPH, MA 02368 USA
TREASURER	JOSEPH DALY	21 BEACH ROAD SHARON, MA 02067 USA
SECRETARY	PATRICK STACK	604 IRVING ROAD RANDOLPH, MA 02368 USA
DIRECTOR	EDWARD G. DALY	6 VAN BEAL ROAD RANDOLPH, MA 02368 USA
DIRECTOR	NICHOLAS SABA	604 IRVING ROAD RANDOLPH, MA 02368 USA
DIRECTOR	JOSEPH DALY	21 BEACH ROAD

SHARON, MA 02067 USA

DIRECTOR

PATRICK STACK

604 IRVING ROAD  
RANDOLPH, MA 02368 USA

**d. The fiscal year end (i.e., tax year) of the corporation:**

December

**e. A brief description of the type of business in which the corporation intends to engage:**

APPLY FOR LICENSES THROUGH CANNABIS CONTROL COMM.

**f. The street address (post office boxes are not acceptable) of the principal office of the corporation:**

No. and Street: 612 DOUGLAS STREET

City or Town: UXBRIDGE

State: MA

Zip: 01569

Country: USA

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

No. and Street: 612 DOUGLAS STREET

City or Town: UXBRIDGE

State: MA

Zip: 01569

Country: USA

**which is**

☒ its principal office

☐ an office of its transfer agent

☐ an office of its secretary/assistant secretary

☐ its registered office

**Signed this 7 Day of August, 2020 at 2:12:22 PM by the incorporator(s).** *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*

/CRISTINA BUCCOLA/

THE COMMONWEALTH OF MASSACHUSETTS

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

August 07, 2020 02:13 PM

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

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*

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

Signed under the pains and penalties of perjury, I, Nicholas Saba, an authorized representative of **Ideal Craft Cannabis, Inc.** certify that Ideal Craft Cannabis, Inc. does not currently have employees and is therefore unable to register with the Massachusetts Department of Unemployment Assistance to obtain a Certificate of Good Standing or Compliance.



Nicholas Saba (Dec 4, 2020 14:03 EST)

Signature of Agent

Date: 12/4/2020

Name: Nicholas Saba

Title: President

Entity: Ideal Craft Cannabis, Inc.



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

mass.gov/dor

Letter ID: L1069961536  
Notice Date: December 11, 2020  
Case ID: 0-000-572-952



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



NICHOLAS SABA  
IDEAL CRAFT CANNABIS, INC  
612 DOUGLAS ST # UXBRIDGE  
UXBRIDGE MA 01569-2001

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

The Commissioner of Revenue certifies that, as of the date of this certificate, IDEAL CRAFT CANNABIS, INC 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](https://mass.gov/dor) to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief  
Collections Bureau



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

William Francis Galvin  
Secretary of the  
Commonwealth

Date: December 02, 2020

To Whom It May Concern :

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

**IDEAL CRAFT CANNABIS, INC.**

is a domestic corporation organized on **August 07, 2020** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

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

Secretary of the Commonwealth

Certificate Number: 20120095210

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

Processed by: bod

**UNANIMOUS WRITTEN CONSENT IN LIEU OF AN ORGANIZATIONAL MEETING  
BY THE BOARD OF DIRECTORS OF  
IDEAL CRAFT CANNABIS, INC.**

Pursuant to Sections 2.05 and 8.21 of the Massachusetts Business Corporation Act (the “**MBCA**”), the undersigned, being all of the members of the initial board of directors (the “**Board of Directors**”) of Ideal Craft Cannabis, Inc. a Massachusetts corporation (the “**Corporation**”), hereby consent to the adoption of the following resolutions by written consent in lieu of holding an organizational meeting.

**Articles of Organization**

**RESOLVED**, that the Articles of Organization of the Corporation filed with the Secretary of the Commonwealth of Massachusetts on August 6, 2020 are adopted and approved; and the Secretary of the Corporation is instructed to place the acknowledgement of filing and a copy of the Articles of Organization in the minute book of the Corporation.

**Bylaws**

**RESOLVED**, that the Bylaws previously adopted by the incorporator and submitted to the Board of Directors are ratified, approved, and adopted as the Bylaws of the Corporation and the Secretary of the Corporation is instructed to place the same, or a copy thereof, in the minute book of the Corporation.

**RESOLVED**, that the Secretary of the Corporation is instructed to maintain a copy of the Bylaws at the principal office of the Corporation, available for inspection by the shareholders of the Corporation in accordance with the MBCA.

**Ratification of Incorporator’s Actions and Acceptance of Resignation**

**RESOLVED**, that the actions of the incorporators in organizing the Corporation are hereby accepted, adopted, and ratified by the Corporation.

**RESOLVED**, that the resignation of the incorporator is hereby accepted.

**Officers**

**RESOLVED**, that the following persons are elected to the offices set forth opposite their names to serve as such at the pleasure of the Board of Directors, each to hold such offices until his or her respective successor is duly elected and qualified or until his or her earlier death, resignation, or removal:

Nicholas Saba, President  
Joseph Daly, Secretary  
Patrick Stack, Treasurer

### **Share Certificates**

**RESOLVED**, the Board of Directors authorizes the issue of all shares of the Corporation without certificates.

### **Issuance of Shares**

**RESOLVED**, that the Corporation issue shares of the Corporation's authorized common shares, with [a par value of \$[AMOUNT]/no par value], to the following shareholders in the amounts and for the consideration set forth below:

<b>Shareholder Name</b>	<b>Shares Issued</b>	<b>Consideration Paid</b>
Ed Alone, LLC	2000 shares	\$4000
Nicholas Saba	2000 shares	\$4000
Joseph Daly	900 shares	\$1800
Patrick Stack	100 shares	\$200

**RESOLVED**, that the Board of Directors has determined that the fair value of the consideration described above is as set forth above.

**RESOLVED**, that upon receipt of the consideration, the officers of the Corporation are authorized and directed to issue share certificates to the persons named above and that such shares, when issued pursuant to this resolution, will be validly issued, fully paid, and non-assessable.

### **Bank Accounts**

**RESOLVED**, that the Corporation establish in its name one or more accounts with one or more financial institutions on such terms and conditions as may be agreed with said financial institutions, that any standard resolutions required by said financial institutions to establish such accounts are hereby adopted as if such resolutions were incorporated herein, and that the Corporation's officers are authorized to execute any such resolutions required by said financial institutions for such accounts.

**RESOLVED**, that the Corporation's officers may designate the person or persons who are authorized to write checks and make withdrawals on such accounts on behalf of the Corporation.

### **Organizational Costs**

**RESOLVED**, that the attorneys' fees, filing fees, and other expenses and charges incurred and that may be incurred by the Corporation or persons acting on behalf of the Corporation in connection with the Corporation's formation and organization are reasonable and shall be paid or reimbursed by the Corporation.



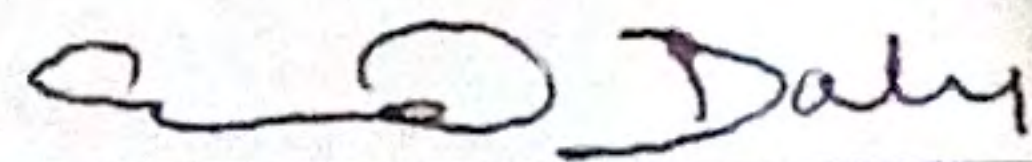
### Further Instructions to Officers

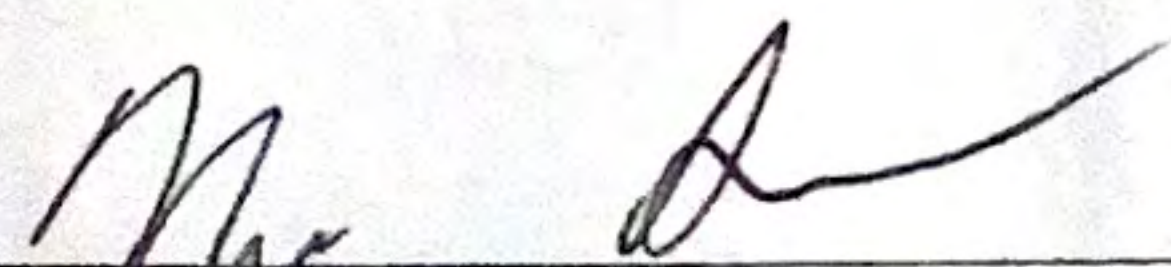
**RESOLVED**, that the Corporation's officers are authorized to do all things and take all action necessary and helpful to carry out the above resolutions; and all acts of the officers and any persons acting for the Corporation which are consistent with the above resolutions are ratified, approved, and adopted as the acts of the Corporation.

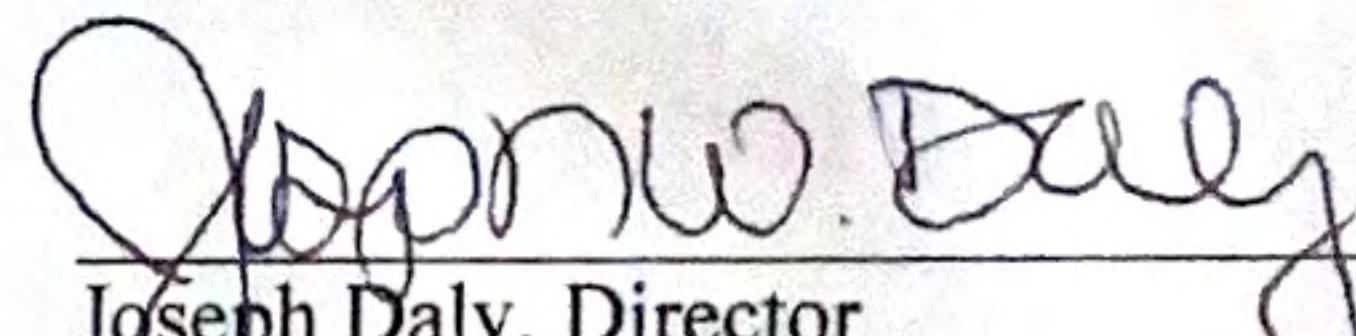
This unanimous written consent may be signed in two or more counterparts, each of which shall be deemed an original, and all of which shall be deemed one instrument.

The undersigned direct that an executed copy of this unanimous written consent, including multiple counterparts, shall be filed with the minutes of the proceedings of the Board of Directors.

Dated to be effective on August <sup>4<sup>th</sup></sup> 6, 2020

  
Ed Daly, Director

  
Nicholas Saba, Director

  
Joseph Daly, Director

  
Patrick Stack, Director





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

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

RE: IDEAL CRAFT CANNABIS, INC.; Tier 1 Cultivation License

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

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

Best Regards,

*James Boynton*

James Boynton  
Managing Broker  
MA Insurance License #1842496

Ideal Craft Cannabis, Inc.  
616 Douglas Street  
Uxbridge, MA



BUSINESS PLAN  
Product Manufacturing

## **Executive Summary**

### Company Name

Ideal Craft Cannabis, Inc.

### Location:

Uxbridge, MA



### Mission Statement

Our mission is to supply licensed Marijuana Establishments throughout Massachusetts with the most high-quality cannabis on the market.

### Business Objectives

- Obtain a cultivation license the Cannabis Control Commission
- Set the industry standard for product quality
- Serve as a model to regulatory authorities
- Develop a trusted and recognizable product
- Establish a strong network

## **Organizational Summary**

### The Company

Ideal Craft Cannabis, Inc. is a privately funded, Massachusetts' company seeking a cultivation license from the Cannabis Control Commission, in order to operate a cultivation facility in Uxbridge, Massachusetts. Ideal Craft Cannabis, Inc. will cultivate several strains of cannabis to be sold to Marijuana Establishments throughout the Commonwealth.

### The Team

#### *Nicholas Saba*

Nick, a determined entrepreneur with 10+ years of cultivation experience, is eager to break into Massachusetts' marijuana market. As a graduate of the state's Social Equity Program, Nick completed 14 training courses, learning every aspect of running a marijuana business, from starting-up to tracking inventory, and everything in between. Prior to completing the Social Equity Program, Nick gained relevant experience selling cannabis oil making

machines at trade shows throughout the country, and working with a local Marijuana Establishment, dispensing, labeling and operating inventory software.

Nick is an advocate against the war on drugs and has been personally affected by its impact. Given the opportunity, Nick plans to offer as many people as possible a second chance through job opportunities and charitable give back.

#### *Joseph W. Daly*

Joseph is an accomplished businessman with decades of experience. Through the 90's and early 2000's, Joseph owned and operated two companies: an apartment rental agency and an auto insurance agency.

In 2004, Joseph was diagnosed with bi-polar disorder and found cannabis treatment to be immensely helpful. It was at that time Joseph began to research marijuana cultivation, grow methods and strain variations. Joseph hopes to use this opportunity as a chance to promote and educate others to the benefits of marijuana.

#### *Edward G. Daly*

Ed is seasoned professional with fifty years of experience working in a variety of fields. He spent the earlier part of his career working as a diesel mechanic before transitioning into the construction industry where he spent years developing residential roads and housing. Ed later sat on the Town of Randolph's Planning Board and served as the town's Tax Assessor for 30 years.

Currently, Ed owns and manages several rental apartments. He and his wife split their time between Randolph and Florida.

#### *Patrick Stack*

Patrick is a 33-year-old Brockton native with a strong work ethic and a passion for marijuana. He has worked in the construction industry for the past 15 years as a member of Local Union 223, handling everything from demolition to site management. For the past decade Patrick has fully immersed himself in cannabis culture. He began studying the art of cultivation and has since traveled around the country learning, teaching, networking and promoting its positive value.

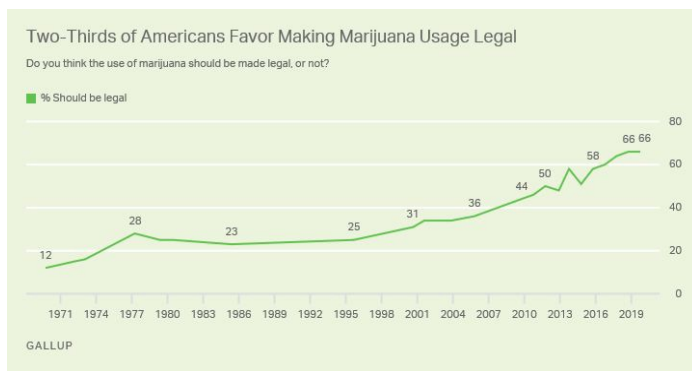
Patrick sees the benefits in a regulate marijuana industry and hopes to educate others as to its positive effects. In addition to cultivating top quality cannabis, part of his Patrick's goal is to destigmatize and remove the negative notions associated with marijuana.

## **Market Overview**

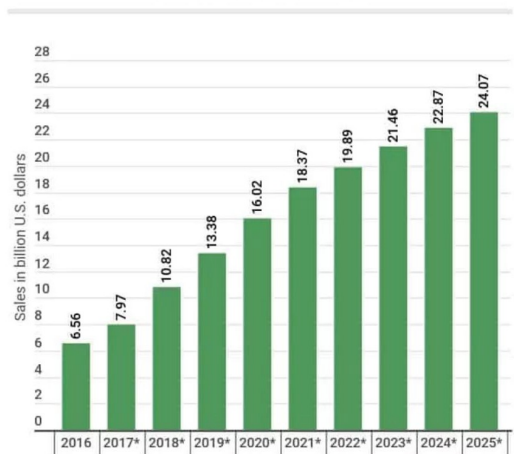
## National Market

Support for legalized recreational adult-use marijuana is on a steady rise in the United States. In 1971, only 12% of Americans promoted legalization; today, nearly 66% are in favor of a regulated market. Freeing up law enforcement resources, increased safety in regulated products and tax revenue are among the top reasons Americans have cited as reasons to support a legalized industry.

As of today, 11 U.S. States have legalized recreational use of marijuana and a number of other States have proposed reform legislation, including, Missouri, New Mexico and Arizona. It is predicted that in 2025, legal marijuana sales are estimated to reach \$25 Billion in the United States.



Total Sales of Legal Cannabis in the USA, 2016 - 2025 (in billion USD)



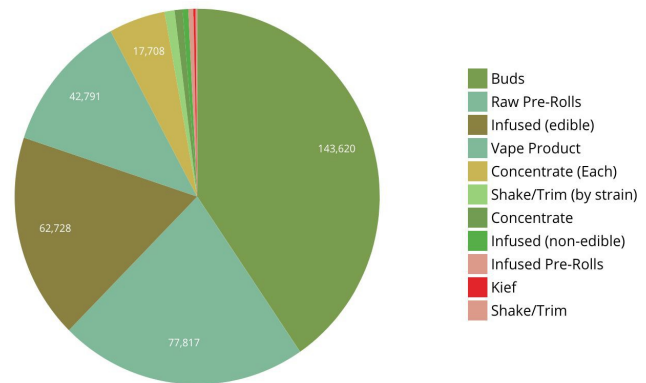
Sources: New Frontier Data

Created by AmericanMarijuana.org

## Massachusetts Market

In 2016, 1.7 million Massachusetts' residents voted yes on Questions 4, legalizing the recreational adult- use of marijuana. Massachusetts is the largest eastern state to fully legalize marijuana. Recreational marijuana shops in Massachusetts have generated \$748 million in revenue since doors opened in November of 2018, according to the Cannabis Control Commission.

It is estimated that the average consumer spends approximately \$46 per visit to the dispensary. Raw bud and pre-rolls account for more than half of all products sold in the Massachusetts' market. Experts predict Massachusetts' market will reach \$1.35 billion by 2024.



## **Operations Summary**

Ideal Craft Cannabis, Inc. has executed a 10-year lease, with rights to renovate and build-out, a property in Uxbridge, MA. The terms of the lease authorize the premises to be used for the cultivation of marijuana and all acts authorized under a cultivator's license.

## Design Plan

The cultivation facility will be engineered to maximize marijuana production, decrease energy usage, and optimize revenue. Site design will consist of the following:

- Heating and cooling systems
- Water collection systems
- Lighting systems
- Air filtration and circulation systems
- Irrigation system

## Projected Floor Plan

The premises will be renovated and buildout to create a facility that will allow us to cultivate quality and consistent products. Our facility will include:

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

## Products & Services

In order to provide variety, Ideal Craft Cannabis, Inc. will cultivate several different strains of marijuana, including both sativa and indica. Our final products will then be sold at wholesale to licensed Marijuana Establishments throughout Massachusetts.



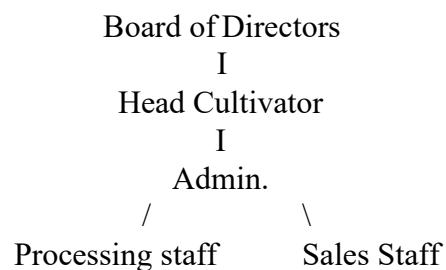
## Marketing Plan

We plan to market directly to other licensed Marijuana Establishments through the following means:

- Internet networking
- Face-to-face selling
- Direct mail/call
- Word of mouth

## Organization and Management

Our staff structure will consist of the following:





## **Financial Summary**

Ideal Craft Cannabis, Inc. is a privately funded venture with an unrestricted initial start-up operating budget. We intend to build-out the premises and design a cultivation facility that will allow us to produce quality and consistent marijuana products throughout the year.

## **Community Outreach**

### Social Equity

As Social Equity applicants, we want to help others with social equity status get licensed by providing them with the proper resources and funding to do so.

### Substance Abuse

Ideal Craft Cannabis, Inc will work closely with local neighborhood groups and law enforcement agencies to help combat the opioid crisis and prevent youth drug use. The Team at Ideal Craft Cannabis has been personally impacted by the war of drugs and plans to work with those in need to break the cycle and help people get back on track.

## Ideal Craft Cannabis Inc.

### **RESTRICTING ACCESS TO AGE 21 OR OLDER**

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

A. **COMPLIANCE WITH 935 CMR 500.105(1)(p)**

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

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

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

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

## Ideal Craft Cannabis Inc.

### **QUALITY CONTROL AND TESTING**

Pursuant to 935 CMR 500.160, Ideal Craft Cannabis Inc. (“Ideal Craft” or “the Company”) will not sell or market any marijuana product that has not been tested by licensed Independent Testing Laboratories. Testing of marijuana products shall be performed by an Independent Testing Laboratory in compliance with the Protocol for Sampling and Analysis of Finished Marijuana and Marijuana Products, as amended in November 2016 and published by the Massachusetts Department of Public Health. Every marijuana product sold will have a set of specifications which define acceptable quality limits for cannabinoid profile, residual solvents, metals, bacteria, and pesticides. Ideal Craft shall implement a written policy for responding to laboratory results that indicate contaminant levels that are above acceptable levels established in DPH protocols identified in 935 CMR 500.160(1) and subsequent notification to the Commission of such results. Results of any tests will be maintained by Ideal Craft for at least one year in accordance with 935 CMR 500.160 (5). All transportation of marijuana to or from testing facilities shall comply with 935 CMR 500.105(13) and any marijuana product returned to Ideal Craft by the testing facility will be disposed of in accordance with 935 CMR 500.105(12). Ideal Craft shall never sell or market adult use marijuana products that have not first been tested by an Independent Testing Laboratory and deemed to comply with the standards required under 935 CMR 500.160.

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

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

Pursuant to 935 CMR 500.120(14), Ideal Craft will provide a quality control sample of marijuana flower to its employees for the purpose of ensuring product quality and determining whether to make the product available to consumers. Such quality control samples will not be consumed by Ideal Craft staff on the premises, be sold to another licensee or consumer, and will be tested in accordance with 935 CMR 500.160. All quality control samples provided to Ideal Craft staff will be assigned a sequential alphanumeric identifier and entered into the Seed-to-Sale SOR in a manner determined by the Commission, and will be designated as a “Quality Control Sample.” All quality control samples will have a label affixed to them in accordance with 935 CMR 500.120(14)(e). Upon providing a quality control sample to Ideal Craft staff, Ideal Craft will record the reduction in quantity of the total weight or item under the alphanumeric sequence associated with the quality control sample, the date and time the sample

## Ideal Craft Cannabis Inc.

was given to the employee, the agent registration number of the employee receiving the sample, and the name of the employee.

All Ideal Craft staff will receive relevant quality assurance training and provide quality assurance screening of marijuana flower, to ensure it is well cured and free of seeds, stems, dirt, and contamination, as specified in 935 CMR 500.105(3)(a), and meets the highest quality standards. All staff will wear gloves when handling marijuana and marijuana products, and exercise frequent hand washing and personal cleanliness, as specified in 935 CMR 500.105(3)(b)(2). All phases of cultivation, processing, and packaging of marijuana will take place in a limited access area of Ideal Craft.

Ideal Craft management and inventory staff will continuously monitor quality assurance of marijuana products and processes, and prevent and/or mitigate any deficiencies, contamination, or other issues which could harm product safety.

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

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

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

Pursuant to 935 CMR 500.160(11), no marijuana product shall be sold or marketed for sale that has not first been tested and deemed to comply with the Independent Testing Laboratory standards.

## Ideal Craft Cannabis Inc.

### **PERSONNEL POLICIES INCLUDING BACKGROUND CHECKS**

Ideal Craft Cannabis Inc. (“Ideal Craft” or the “Company”) has drafted and instituted these personnel policies to provide equal opportunity in all areas of employment, including hiring, recruitment, training and development, promotions, transfers, layoff, termination, compensation, benefits, social and recreational programs, and all other conditions and privileges of employment, in accordance with applicable federal, state, and local laws. Ideal Craft shall make reasonable accommodations for qualified individuals with demonstrated physical or cognitive disabilities, in accordance with all applicable laws. In accordance with 935 CMR 500.101(3)(a), Ideal Craft is providing these personnel policies, including background check policies, for its Marijuana Establishment.

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

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

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

## Ideal Craft Cannabis Inc.

2. Engaged in unsafe practices with regard to operation of the Marijuana Establishment, which shall be reported to the Commission; or
3. Been convicted or entered a guilty plea, plea of nolo contendere, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of any other jurisdiction. (m) A list of all board members and executives of a Marijuana Establishment, and members, if any, of the licensee shall be made available upon request by any individual. 935 CMR 500.105(1) (n) requirement may be fulfilled by placing this information on the Marijuana Establishment's website.

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

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

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

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

In accordance with 935 CMR 500.105(2)(b), all of Ideal Craft's current agents, managers and employees involved in the handling and sale of marijuana will successfully complete a Responsible Vendor Training Program, and once designated a "Responsible Vendor." Once a marijuana establishment is designated a Responsible Vendor, all of Ideal Craft's Agents that are involved in the handling and sale of marijuana for adult use will successfully complete the Basic Core Curriculum within 90 days of hire. This program shall then be completed at a minimum of eight hours by Ideal Craft's agents annually, with the exception for agents classified as Administrative Employees, may participate in the Responsible Vendor Training Program on a voluntary basis. Ideal Craft shall maintain records of responsible vendor training compliance, pursuant to 935 CMR 500.105(2)(b)(4)(g). Responsible vendor training shall include: marijuana's effect on the human body; diversion prevention; compliance with all tracking requirements; identifying acceptable forms of ID, including spotting and confiscating fraudulent ID; and key state and local laws affecting marijuana establishment agents..

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

In accordance with 935 CMR 500.105 (9), General Operational Requirements for Marijuana

## Ideal Craft Cannabis Inc.

Establishments, Recordkeeping, Ideal Craft's personnel records will be available for inspection by the Commission, upon request. Ideal Craft's records shall be maintained in accordance with generally accepted accounting principles. Written records that are required and are subject to inspection include, but are not necessarily limited to, all records required in any section of 935 CMR 500.000, in addition to the following:

The following Ideal Craft personnel records:

1. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
2. A personnel record for each of Ideal Craft's marijuana establishment agents. Such records shall be maintained for at least 12 months after termination of the individual's affiliation with Ideal Craft and shall include, at a minimum, the following:
  - a. all materials submitted to the Commission pursuant to 935 CMR 500.030(2);
  - b. documentation of verification of references;
  - c. the job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
  - d. documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
  - e. documentation of periodic performance evaluations;
  - f. a record of any disciplinary action taken; and
  - g. notice of completed Responsible Vendor Training Program and in-house training for Ideal Craft agents required under 935 CMR 500.105(2).
3. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions;
4. Personnel policies and procedures, including at a minimum, the following:
  - a. Code of Ethics;
  - b. Whistle-blower policy and
5. All background check reports obtained in accordance with M.G.L. c. 6 §172, 935 CMR 500.030.

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

## Ideal Craft Cannabis Inc.

### **RECORD KEEPING PROCEDURES**

Ideal Craft Cannabis Inc. (“Ideal Craft” or the “Company”) records shall be available to the Cannabis Control Commission (“CCC”) upon request pursuant to 935 CMR 500.105(9). Ideal Craft shall maintain records in accordance with generally accepted accounting principles. All written records required in any section of 935 CMR 500.000 are subject to inspection, in addition to written operating procedures as required by 935 CMR 500.105(1), inventory and transfer records as required by 935 CMR 500.105(8) and seed-to-sale SOR Electronic tracking system records for all marijuana products are required by 935 CMR 500.105(8)(e).

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

### **VISITOR LOG**

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

### **REAL-TIME INVENTORY RECORDS**

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

### **MANIFESTS**

Ideal Craft will maintain records of all manifests for no less than one year and make them available to the Commission upon request, in accordance with 935 CMR 500.105(13)(f). Manifests will include, at a minimum, the originating Licensed Marijuana Establishment Agent’s (“LME”) name, address, and registration number; the names and registration number of the marijuana establishment agent who transported the marijuana products; the names and registration number of the marijuana establishment agent who prepared the manifest; the destination LME name, address, and registration number; a



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

### INCIDENT REPORTS

Ideal Craft will maintain incident reporting records notifying appropriate law enforcement authorities and the Commission about any breach of security immediately, and in no instance, more than 24 hours following the discovery of the breach, in accordance with 935 CMR 500.110(9). Incident reporting notification shall occur, but not be limited to, during the following occasions: discovery of discrepancies identified during inventory; diversion, theft, or loss of any marijuana product; any criminal action involving or occurring on or in the Marijuana Establishment premises; and suspicious act involving the sale, cultivation, distribution, processing or production of marijuana by any person; unauthorized destruction of marijuana; any loss or unauthorized alteration of records relating to marijuana; an alarm activation or other event that requires response by public safety personnel or security personnel privately engaged by the Marijuana Establishment; the failure of any security alarm due to a loss of electrical power or mechanical malfunction that is expected to last more than eight hours; or any other breach of security.

Ideal Craft shall, within ten calendar days, 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. Ideal Craft shall maintain all documentation relating to an incident for not less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities upon request.

### TRANSPORTATION LOGS

In the event that Ideal Craft operates its own vehicle to transport marijuana products, it will maintain a transportation log of all destinations traveled, trip dates and times, starting and ending mileage of each trip, and any emergency stops, including the reason for the stop, duration, location, and any activities of personnel existing the vehicle, as required by 935 CMR 500.105(13). Ideal Craft shall retain all transportation logs for no less than a year and make them available to the Commission upon request.

### SECURITY AUDITS

Ideal Craft will, on an annual basis, obtain at its own expense, a security system audit by a vendor approved by the Commission, in accordance with 935 CMR 500.110(10). A report of the audit will be submitted, in a form and manner determined by the Commission, no later than 30 calendar days after the audit is conducted. If the audit identifies concerns related to Ideal Craft's security system, Ideal Craft will also submit a plan to mitigate those concerns within ten business days of submitting the audit.

### CONFIDENTIAL RECORDS

Ideal Craft will ensure that all confidential information, including but not limited to employee personnel

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records, financial reports, inventory records and manifests, business plans, and other documents are kept safeguarded and private, in accordance with 935 CMR 500.105(1)(l). All confidential hard copy records will be stored in lockable filing cabinets within the Director of Compliance's Office. No keys or passwords will be left in locks, doors, in unrestricted access areas, unattended, or otherwise left accessible to anyone other than the responsible authorized personnel. All confidential electronic files will be safeguarded by a protected network and password protections, as appropriate and required by the Commission. All hard copy confidential records will be shredded when no longer needed.

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

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### **MAINTAINING OF FINANCIAL RECORDS**

Ideal Craft Cannabis (“Ideal Craft ” or the “Company”) policy is to maintain financial records in accordance with 935 CMR 500.105(9)(e). The records will include manual or computerized records of assets and liabilities, monetary transactions; books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices and vouchers; sales records including the quantity, form, and cost of marijuana products; and salary and wages paid to each employee, or stipend, r, executive compensation, bonus, benefit, or item of value paid to any any persons having direct or indirect control over the marijuana establishment.

Furthermore, Ideal Craft will implement the following policies for Recording Sales:

- (a) Ideal Craft will utilize a point-of-sale system approved by the Commission, in consultation with the Massachusetts Department of Revenue (“DOR”).
- (b) Ideal Craft may also utilize a sales recording module approved by the DOR.
- (c) Ideal Craft will not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
- (d) Ideal Craft will conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. Ideal Craft will maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If Ideal Craft determines that software has been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data:
  - i. it will immediately disclose the information to the Commission;
  - ii. it will cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and
  - iii. take such other action directed by the Commission to comply with 935 CMR 500.105.
- (e) Ideal Craft will comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements.
- (f) Ideal Craft will adopt separate accounting practices at the point-of-sale for marijuana and marijuana product sales, and non-marijuana sales.
- (g) Ideal Craft will allow the Commission and the DOR audit and examine the point-of-sale system used by a retailer in order to ensure compliance with Massachusetts tax laws and 935 CMR 500.140(5).

Following the closure of Ideal Craft, all records will be kept for at least two years, at Ideal Craft’s sole expense, and in a form and location acceptable to the Commission, in accordance with 935 CMR 500.105(9)(g). Ideal Craft shall keep financial records for a minimum of three years from the date of the filed tax return, in accordance with 830 CMR 62C.25.1(7) and 935 CMR 500.140(5)(e).

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### **QUALIFICATIONS AND TRAINING**

Ideal Craft Cannabis Inc. (“Ideal Craft” or the “Company”) shall, pursuant to 935 CMR 500.105(2)(a), ensure that all marijuana establishment agents complete the minimum training requirements prior to performing job functions. Marijuana establishment agents will receive a total of eight hours of training that will be tailored to the role and responsibilities of the designated job function at Ideal Craft.

Marijuana Establishment agents will be trained for one week before acting as an agent. At a minimum, marijuana establishment agents shall receive a total of eight hours of on-going training annually. New marijuana establishment agents will receive employee orientation prior to beginning work with Ideal Craft. Each department manager will provide orientation for agents assigned to their department. Orientation will include a summary overview of all the training modules.

In accordance with 935 CMR 500.105(2)(b)(1), all current marijuana establishment agents of Ideal Craft involved in the handling and sale of marijuana at the time of licensure or licensure renewal, will have successfully completed a Responsible Vendor Training (“RVT”) Program, and be designated a “responsible vendor.” In accordance with 935 CMR 500.105(2)(b)(1)(a)-(c), a marijuana establishment agent at Ideal Craft will be enrolled in the Basic Core Curriculum of the RVT program, and successfully complete the course within 90 days of hire. Upon the completion of the Basic Core Curriculum, the marijuana establishment agent will be eligible to enroll in the Advanced Core Curriculum if Ideal Craft deems it appropriate. Administrative employees at Ideal Craft, that do not handle or sell marijuana, may voluntarily participate in the four-hour RVT requirement, but may take a Responsible Vendor Training Program.

Ideal Craft will comply with 935 CMR 500.105(2)(b)(3) by requiring all marijuana establishment agents who have completed the Basic Core Curriculum, and are involved in the handling and sale of marijuana enroll in and complete the four-hour RVT requirement annually. This will ensure that Ideal Craft maintains its designation as a Responsible Vendor.

Ideal Craft shall maintain records of responsible vendor training compliance, pursuant to 935 CMR 500.105(2)(a)(5). Responsible vendor training shall include: marijuana’s effects on the human body; diversion prevention and prevention of sales to minors; compliance with seed-to-sale tracking requirements; identifying acceptable forms of ID along with spotting and confiscating fraudulent ID; and key state and local laws.

All of Ideal Craft’s employees will be registered as marijuana establishment agents, in accordance with 935 CMR 500.030. All Ideal Craft employees will be duly registered as marijuana establishment agents and have to complete a background check in accordance with 935 CMR 500.030(2). All registered agents of Ideal Craft shall meet suitability standards of 935 CMR 500.800.

Training will be recorded and retained in the marijuana establishment agents’ files. Ideal Craft shall retain all training records for four (4) years as required by 935 CMR 500.105(2)(a)(5). All marijuana establishment agents will have continuous quality training and a minimum of 8 hours annual on-going training.

## **DIVERSITY PLAN**

Ideal Craft Cannabis Inc. (“Ideal Craft” or the “Company”) is committed to actively promoting diversity, inclusion, and cultural competency, by implementing programmatic and operational procedures and policies that will help to make Ideal Craft a leader and champion of diversity, both locally and throughout the broader Massachusetts cannabis industry.

Town Specific Data - According to 2010 Census information, the Town of Uxbridge, has approximately 13,457 people, a population change of +2-.6% since 2000. 50.2% of the population is Female and 49.8% are Male. The median resident age is 41.3. The population is 94.8% White, 1.9% Hispanic, 1% Asian alone, .8% Black alone and 1.3% two or more races.

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

Goal One: Achieve at least 51% of our staffing needs from people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, Veterans, persons with disabilities, and LGBTQ+ individuals.

### **Programs to Achieve Diversity Goal One:**

- Provide on-site interactive workshops, twice a year at Ideal Craft’s Retail Establishment at a date and time determined by Ideal Craft management when the Establishment is not open to the general public. These workshops would cover such topics as the prevention of sexual harassment, racial and cultural diversity, and methods of fostering an inclusive work atmosphere.
- Increase diversity of the make-up of our staff by actively seeking out people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, Veterans, persons with disabilities, and LGBTQ+ individuals, both through in-house hiring initiatives and participation in online diversity job boards and in-person job fairs at least once a year and as frequently as needed as staffing needs dictate.
- Establish clearly written policies regarding diversity and a zero-tolerance policy for discrimination and/or sexual harassment, which shall be incorporated into our employee handbook.

### **Measurements:**

- *Qualitative Metrics:* Perform annual evaluation of inclusion/diversity initiatives to ensure diversity is one of Ideal Craft’s strengths and remains a primary focus. This may include anonymous employee surveys or other private submission opportunities so that we can attempt to avoid any sort of reluctance for our employees to inform management how we are truly doing in pursuit of our diversity plan goals. The results of the surveys shall be compared to prior years’ results to allow Ideal Craft to adjust our programs in the event that our goals are not being achieved.
- *Quantitative Metrics:* We will strive to achieve at least 51% of our staffing needs from people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, Veterans, persons with disabilities, and LGBTQ+ individuals. The personnel files shall be evaluated on a semi-annual basis to determine how many employees are people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, Veterans,

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persons with disabilities, and LGBTQ+ that occupy positions within the company and that number shall be divided by Ideal Craft's total staffing at its facility to determine the percentage achieved.

**Is our goal objectively reasonable?**

Ideal Craft's goal of hiring minorities to comprise 51% of our staffing needs at our Establishment is objectively reasonable because of the facts (the demographics listed in the paragraph above) and our ability to advertise job positions quarterly in several of the following publications: *Professional Diversity Network, Diversity Jobs, Beyond.com*.

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

Ideal Craft will adhere to the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of Marijuana Establishments.

Ideal Craft acknowledges that any actions taken, or programs instituted will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.

## **Energy Compliance Plan**

Ideal Craft Cannabis Inc. (“Ideal Craft” or the “Company”) will work with our architect and engineer to identify and as many energy saving strategies as possible. In addition, Ideal Craft will implement, as much as is feasible, the following energy saving strategies:

- Increasing or adding insulation.
- Installing ‘smart’ thermostats to identify periods where heating/cooling loads can be reduced
- Installing LED lighting
- Ensuring that the restrooms use low flow toilets and sinks.
- Coordinating with the HVAC contractor to identify any energy saving opportunities.
- Evaluating the efficacy of switching the kitchen(s) in the space to on-demand hot water heaters.

In the future, any replacements or upgrades of heating/cooling, lighting, plumbing, and retail equipment (for example, POS stations) will include energy efficiency as part of its criteria for evaluation.

Ideal Craft will investigate rooftop solar arrays to generate electricity, and rooftop solar hot water to provide both hot water and heat for the space.

Ideal Craft acknowledges that if a Provisional License is issued, Ideal Craft, at the Architectural Review stage, will submit further information to demonstrate actual consideration of energy reduction opportunities, use of renewable energy and renewable energy generation, including a list of opportunities that were considered and information that demonstrates actual engagement with energy efficiency programs and any financial incentives received. This information will include whether opportunities are being implemented, will be implemented at a later date, or are not planned to be implemented.

Ideal Craft will also include a summary of information that was considered to make the decision (i.e. costs, available incentives, and bill savings). Ideal Craft will engage in either a Mass Save audit or coordinate with our local municipal electric company to conduct an audit, which will be included in the summary.

As part of our written operating procedures we will conduct an annual energy audit and request regular meetings with our municipal utilities to identify energy efficiency programs, incentives, opportunities, and areas for Ideal Craft to optimize its energy usage.

Ideal Craft is committed to considering how to optimally use energy early in the facility design process and continually assess new opportunities for reduced energy usage and costs.

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Ideal Craft will use best management practices to reduce energy and water usage, engage in energy consideration, and mitigate other environmental impacts.

Ideal Craft will meet all applicable environmental laws and regulations; receive permits and other applicable approvals, including those related to water quality and solid and hazardous waste management, as a requirement of obtaining a final license.