



Massachusetts Cannabis Control Commission

Marijuana Retailer

General Information:

License Number: MR284144
Original Issued Date: 11/18/2021
Issued Date: 11/18/2021
Expiration Date: 11/18/2022

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Massachusetts Green Retail, Inc.

Phone Number: 781-608-3057 Email Address: juliussokol@gmail.com

Business Address 1: 829 Boston Street

Business Address 2:

Business City: Lynn

Business State: MA

Business Zip Code: 01905

Mailing Address 1: 20 Heaths Ct

Mailing Address 2: Unit 107

Mailing City: Lynn

Mailing State: MA

Mailing Zip Code: 01905

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: 22.22

Percentage Of Control: 22.22

Role: Owner / Partner

Other Role:

First Name: Julius

Last Name: Sokol

Suffix:

Gender: Male	User Defined Gender:
What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)	
Specify Race or Ethnicity:	

Person with Direct or Indirect Authority 2

Percentage Of Ownership: 22.22	Percentage Of Control: 22.22	
Role: Owner / Partner	Other Role:	
First Name: Matthew	Last Name: Gateman	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: 22.22	Percentage Of Control: 22.22	
Role: Owner / Partner	Other Role:	
First Name: William	Last Name: Gateman	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 4

Percentage Of Ownership: 33.33	Percentage Of Control: 33.33	
Role: Owner / Partner	Other Role:	
First Name: Jordan	Last Name: Avery	Suffix:
Gender: Male	User Defined Gender:	
What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)		
Specify Race or Ethnicity:		

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

No records found

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

Individual Contributing Capital 1

First Name: Julius	Last Name: Sokol	Suffix:	
Types of Capital: Monetary/ Equity	Other Type of Capital:	Total Value of the Capital Provided: \$250000	Percentage of Initial Capital: 33.33
Capital Attestation: Yes			

Individual Contributing Capital 2

First Name: Matthew	Last Name: Gateman	Suffix:	
Types of Capital: Monetary/ Equity	Other Type of Capital:	Total Value of the Capital Provided: \$250000	Percentage of Initial Capital: 33.33
Capital Attestation: Yes			

Individual Contributing Capital 3

First Name: William **Last Name:** Gateman **Suffix:**

Types of Capital: Monetary/
Equity **Other Type of Capital:** **Total Value of the Capital Provided:** \$250000 **Percentage of Initial Capital:** 33.33

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: Julius **Last Name:** Sokol **Suffix:**

Marijuana Establishment Name: East Boston Bloom, LLC **Business Type:** Marijuana Retailer

Marijuana Establishment City: East Boston **Marijuana Establishment State:** MA

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 829 Boston Street, Lynn, MA 01905

Establishment Address 2:

Establishment City: Lynn **Establishment Zip Code:** 01905

Approximate square footage of the establishment: 2000 **How many abutters does this property have?:** 15

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

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	MGR-Lynn Certification of HCA Signed.pdf	pdf	6047aff9c997b43574a1b7a8	03/09/2021
Community Outreach Meeting Documentation	MGR-Attestation Form- Community Outreach Meeting -reduced.pdf	pdf	6047b12c40676f35abee1d97	03/09/2021
Plan to Remain Compliant with Local Zoning	MGR Plan to Remain Compliant w-Local Zoning.pdf	pdf	6047b1e5183b5235aa44deb1	03/09/2021
Plan to Remain Compliant with Local Zoning	MGR Lynn special permit 2019.pdf	pdf	6047ba8975f93835952f004b	03/09/2021
Plan to Remain Compliant with Local Zoning	Saugus-Lynn-MGR Settlement Agreement.pdf	pdf	6047ba96b3603835a49f4707	03/09/2021

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
Plan for Positive Impact	MGR Plan for Positive Impact.pdf	pdf	6047bf7f93274435ba9e26d1	03/09/2021

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner Other Role: Advisor
First Name: Julius Last Name: Sokol Suffix:
RMD Association: Not associated with an RMD
Background Question: no

Individual Background Information 2

Role: Owner / Partner Other Role: CFO and COO
First Name: Matthew Last Name: Gateman Suffix:
RMD Association: Not associated with an RMD
Background Question: no

Individual Background Information 3

Role: Owner / Partner Other Role: Advisor
First Name: William Last Name: Gateman Suffix:
RMD Association: Not associated with an RMD
Background Question: no

Individual Background Information 4

Role: Owner / Partner Other Role: CFO
First Name: Jordan Last Name: Avery Suffix:
RMD Association: Not associated with an RMD
Background Question: no

ENTITY BACKGROUND CHECK INFORMATION

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Bylaws	MGR Bylaws executed (reduced).pdf	pdf	6047c2efd7adff35b5a4f648	03/09/2021
Articles of Organization	MGR Articles of Organization.pdf	pdf	6047c3f0b64912358e314168	03/09/2021
Department of Revenue - Certificate of Good standing	Mass Green CCC Cert of No employees 3.8.21.PDF	pdf	6048ffd0c997b43574a1bcac	03/10/2021
Department of Revenue - Certificate of Good standing	MGR DOR Cert.pdf	pdf	60510bbb93274435ba9e40d0	03/16/2021
Department of Revenue - Certificate of Good standing	MassGreenRetail COGS DOR 4-8-21.pdf	pdf	607506e9a6d53445a21e4152	04/12/2021
Secretary of Commonwealth - Certificate of Good Standing	SOS Cert Good Standing.pdf	pdf	607506f821aec245a96ca9b1	04/12/2021

No documents uploaded

Massachusetts Business Identification Number: 001360159

Date generated: 12/01/2021

Page: 4 of 6

Doing-Business-As Name:

DBA Registration City:

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	MGR Business Plan .pdf	pdf	6047c5c675f93835952f00a0	03/09/2021
Plan for Liability Insurance	MGR Plan for Obtaining Liability Insurance.pdf	pdf	6047c8129a694b3583a7345e	03/09/2021
Proposed Timeline	MGR Timeline Draft 4-12-2021.pdf	pdf	60750797518b4d4499416947	04/12/2021

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for obtaining marijuana or marijuana products	MGR Plan for Obtaining marijuana or marijuana products.pdf	pdf	6047cb49b3603835a49f47ad	03/09/2021
Separating recreational from medical operations, if applicable	MGR Separating Rec from Med operations.pdf	pdf	6047cb52183b5235aa44dfb8	03/09/2021
Restricting Access to age 21 and older	MGR Restricting Access to age 21 and older.pdf	pdf	6047cb59efe1e0359b95bee7	03/09/2021
Security plan	MGR Security Plan.pdf	pdf	6047cb5f183b5235aa44dfbe	03/09/2021
Prevention of diversion	MGR Prevention of Diversion.pdf	pdf	6047cb6d75f93835952f00f2	03/09/2021
Storage of marijuana	MGR Storage of Marijuana.pdf	pdf	6047cb7493274435ba9e2741	03/09/2021
Transportation of marijuana	MGR Transportation of Marijuana.pdf	pdf	6047cb79efe1e0359b95beed	03/09/2021
Inventory procedures	MGR Inventory Procedures.pdf	pdf	6047cb7ec997b43574a1b892	03/09/2021
Quality control and testing	MGR Quality Control and Testing.pdf	pdf	6047cb8501124c35d20a223c	03/09/2021
Dispensing procedures	MGR Retail Dispensing Procedures.pdf	pdf	6047cb8b79e02335ddb613c7	03/09/2021
Personnel policies including background checks	MGR Personnel policies and background checks.pdf	pdf	6047cd2b183b5235aa44dfee	03/09/2021
Record Keeping procedures	MGR Record Keeping.pdf	pdf	6047cd3793441135c0c32fbc	03/09/2021
Maintaining of financial records	MGR Maintaining of Financial Records.pdf	pdf	6047cd3f79e02335ddb613e4	03/09/2021
Qualifications and training	MGR Employee qualifications and training.pdf	pdf	6047cd53efe1e0359b95bf11	03/09/2021
Energy Compliance Plan	MGR Energy Compliance Plan.pdf	pdf	6047cd5ac997b43574a1b8b5	03/09/2021
Diversity plan	MGR Diversity Plan 7-21-21.pdf	pdf	60f87f90ddf0e402a8711540	07/21/2021

MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

ATTESTATIONS

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

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

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

Notification:

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

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

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

ADDITIONAL INFORMATION NOTIFICATION

Notification:

COMPLIANCE WITH POSITIVE IMPACT PLAN

No records found

COMPLIANCE WITH DIVERSITY PLAN

No records found

HOURS OF OPERATION

Monday From: 10:00 AM	Monday To: 8:00 PM
Tuesday From: 10:00 AM	Tuesday To: 8:00 PM
Wednesday From: 10:00 AM	Wednesday To: 8:00 PM
Thursday From: 10:00 AM	Thursday To: 8:00 PM
Friday From: 10:00 AM	Friday To: 8:00 PM
Saturday From: 10:00 AM	Saturday To: 8:00 PM
Sunday From: 10:00 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:

Massachusetts Green Retail, Inc.

2. Name of applicant's authorized representative:

Jordan T Avery

3. Signature of applicant's authorized representative:



4. Name of municipality:

City of Lynn

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

Thomas M. McGee Mayor

Approved As To Form:
George S. Markopoulos
George S. Markopoulos
City Solicitor

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

Thomas McGee

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).*):

Thomas.McGee@lynmma.gov

8. Host community agreement execution date:

May, 2019

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): 9/16/2020
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: 8/28/2020
- b. Name of publication: The Daily Item, Boston Herald

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: 8/28/2020

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: 8/27/2020- 9/1/2020

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:

Massachusetts Green Retail, Inc.

Name of applicant's authorized representative:

Jordan Avery

Signature of applicant's authorized representative:

A handwritten signature in black ink, appearing to read 'Jordan Avery', is written over a green rectangular box.

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Attachment A

Newspaper Publication

CLASSIFIED

NOTICES

PAY CALLS

Pay Call Numbers
(900, 976 and 550)

Advertiser telephone numbers with 900, 976 and 550 prefixes MUST disclose the price of the telephone call. When a number is published within the advertisement the per minute and/or flat charge must be included. If you dial a pay per call number from an advertisement appearing in the classified section and it DOES NOT disclose this information, please notify the Item classified department immediately. Response to any pay per call numbers will be charged to your telephone bill and anyone under 18 years of age must have parent's consent.

Please call immediately for further details or information.

CLASSIFIED
(781)593-7700

YARD SALES

YARD SALE

Masks and social distancing required. Sunday, August 30, 7am-11am - **6 Maple Ave., Swampscott.** High-end items: King-size Thomasville bed frame, Queen sleigh bed, beautiful dining room furniture, kids toys and legos in excellent condition. Cash, Venmo, or PayPal only.



HELP WANTED

JOB INFORMATION SERVICES

NOTICE

Don't pay to find work before you get the job. Legitimate job placement firms that work to fill specific positions cannot charge an upfront fee. For free information about avoiding employment service scams, write the Federal Trade Commission at Washington, D.C., 20580 or call the National Fraud Information Center,

1-800-876-7060

NOTICE

For more information and assistance regarding the reliability of business opportunities, work-at-home opportunities, employment services and financing, the Daily Item urges its readers to contact the Better Business Bureau Inc., 290 Donald Lynch Blvd., Suite 102, Marlborough, MA 07152-4705 or call 508-652-4800

GENERAL HELP WANTED

CAFE VESUVIUS

- Hand Tossed Pizza Guy
- Counter Help
- Willing to train if not experienced.
- Marblehead or Salem Store

Contact Bart 978-335-1624



LEGALS

Legal Notice
City of Lynn
Zoning Board of Appeals

The Zoning Board of Appeals will hear all parties of interest on the following petitions on Tuesday, September 15, 2020 at 7:00 P.M. Council Chambers, Lynn City Hall.

LOCUS: 314 BROADWAY, PARCEL NO. 073-103-056 - PETITIONER: TIMOTHY N. TENNY (ZBA 9947)

ADMINISTRATIVE APPEAL OF THE CEASE AND DESIST ORDER OF AUGUST 7, 2020 RELATING TO BUILDING PERMIT BLD200-00092.

LOCUS: 19 HOOD STREET, PARCEL NO. 037-276-023 - PETITIONER: VALENTIN MALDONADO, MANAGER, BY HIS ATTORNEY, SAMUEL A. VITALI (ZBA 9948)

TO PERMIT THE USE OF A PRE-EXISTING, NON-CONFORMING DWELLING AS A TWO FAMILY ON A LOT CONTAINING 5,078 SQUARE FEET MORE OR LESS, WITH 52.5' FOR FRONTAGE IN THE R-4 APARTMENT HOUSE DISTRICT, FINDING SUCH USE TO NOT BE SUBSTANTIALLY DETRIMENTAL TO THE NEIGHBORHOOD.

LOCUS: 77 EUTAW AVENUE, PARCEL NO. 097-495-024 - PETITIONER: JACQUELINE RUIZ (ZBA 9949)

ALLOW THE ALTERATION OF A SINGLE FAMILY, PRE-EXISTING, NON-CONFORMING DWELLING INTO A TWO FAMILY ON A LOT CONTAINING 5,016 SQUARE FEET MORE OR LESS, IN THE R-1 DISTRICT, FINDING SUCH USE TO NOT BE SUBSTANTIALLY DETRIMENTAL TO THE NEIGHBORHOOD.

LOCUS: 50-52 NEWHALL STREET, PARCEL NO. 081-580-029 - PETITIONER: OMAR GUERRERO, BY HIS ATTORNEY, DANIEL F. CAHILL (ZBA 9950)

TO ALLOW THE ALTERATION OF AN EXISTING TWO FAMILY, NON-CONFORMING BUILDING INTO AN ELEVEN (11) UNIT RESIDENTIAL BUILDING WITH THREE UNITS BELOW THE FIRST FLOOR AND WITHOUT THE REQUIRED FIVE (5) OFF-STREET PARKING SPACES, AND FURTHER TO ALLOW THE PARKING SPACES TO NOT MEET THE OFF-STREET PARKING GENERAL PROVISIONS OF ENTERING AND EXITING WITHOUT MOVING ANY VEHICLE AND TO ALLOW RESIDENTS TO BACK OUT ONTO A PUBLIC WAY IN THE R-5 DISTRICT.

**** THE MEETING WILL BE CLOSED TO THE GENERAL PUBLIC DUE TO THE COVID-19 PANDEMIC. THE MEETING WILL BE TELEVISED LIVE ON THE LYNN COMMUNITY TELEVISION (LCTV) GOVERNMENT CHANNEL AND ALSO STREAMED ON THE LCTV FACEBOOK PAGE****

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/131242325>

You can also dial in using your phone.
United States: **+1(571)317-3122**

Access Code: 131-242-325

ANY INDIVIDUAL INTERESTED IN SPEAKING FOR OR AGAINST OR REGARDING ANY PETITION SHOULD CALL (781) 586 - 6783 OR (781) 586-6773 AT THE DATE AND TIME OF THE PUBLIC HEARING. ALL INDIVIDUALS WILL BE PERMITTED TO SPEAK VIA A SPEAKER PHONE FUNCTION. IN SOME INSTANCES, THE ZONING BOARD OF APPEALS WILL CALL BACK AN INDIVIDUAL WISHING TO SPEAK TO ENSURE AN ORDERLY MEETING. INDIVIDUALS WISHING TO SPEAK MAY PROVIDE THEIR NAME AND PHONE NUMBER TO THE ZONING BOARD OF APPEALS AND WILL BE CALLED AT THE APPROPRIATE DATE AND TIME TO SPEAK. THIS INFORMATION SHOULD BE SUBMITTED TO MARY GOKAS VIA EMAIL: mgokas@lynnma.gov OR TELEPHONE: (781) 586-6727. THE EMAIL OR TELEPHONIC MESSAGE REQUESTING TO SPEAK MUST BE RECEIVED AT LEAST ONE HOUR PRIOR TO THE SCHEDULED MEETING. PERSONS WHO HAVE NO PRE-REGISTERED MAY CALL IN DURING THE MEETING AT THE ABOVE-LISTED TELEPHONE NUMBERS

ANY INDIVIDUAL DESIRING TO SUBMIT WRITTEN MATERIALS EITHER FOR OR AGAINST A PARTICULAR PETITION SHOULD SUBMIT THE SAME VIA E-MAIL: mgokas@lynnma.gov OR REGULAR MAIL TO: LYNN ZONING BOARD OF APPEALS, C/O MARY GOKAS, LYNN CITY CLERK'S OFFICE, LYNN CITY HALL, LYNN, MA 01901. DOCUMENTS MAY ALSO BE SUBMITTED VIA THE LYNN CITY HALL DROP BOX LOCATED AT THE JOHNSON STREET ENTRANCE WITH A DEADLINE OF ONE HOUR PRIOR TO THE SCHEDULED MEETING. THE DOCUMENTARY SUBMISSIONS MAY BE SUBMITTED VIA A ZIP DRIVE OR SIMILAR DEVICE COMPATIBLE WITH A WINDOWS OPERATING SYSTEM ****

Norman Cole: Chairman
Richard Wood: Vice Chairman
Jeanne M. Curley: Clerk

Item: August 28, and September 7, 2020

"To be sold at public sale at 8:00 A. M. on Sept. 15, 2020 at 47 Alley Street, Lynn, MA, misc. lots of property left in leased storage spaces by the following persons:

N. Labrie, H. Henderson, K. Willis, D. Siomonelli, D. Leon K. Bailey, R. Jones, K. Neugin, D. Robinson, N. Hosford, T. Schoomaker, A. McDade, X. Baez, V. Ellerbee

Item: August 28 and September 2, 2020



HERE TO HELP

Your guide to essential real estate services

To place your ad here, call 781-593-7700, ext. 1257 or e-mail: advertising@itemlive.com



REAL ESTATE FOR SALE



Protecting your most valuable assets can make a world of difference!

A James Lynch Insurance is your independent agent working with you to achieve your insurance needs.



Maura P. Lynch
President

- Professional, personalized service
- Competitive rates

Call today! 781-598-4700

MAURA P. LYNCH President

RENTALS

APARTMENTS

FLAX POND

Modern 1 Bedroom Water Front Apt in brick building. **Includes Heat, Hot Water and Parking.** No Pets \$1500 a month. For appointment. Call Century Realty 781-593-0004.

OFFICE SPACE

Last Offices with plenty of sun! In 3 story bldg. with elevator, at **\$19 Lynnway.** Secure bldg. with plenty of parking!!! Rent \$1200, \$500. **Call 781-632-4086/C**



LEGALS

City of Lynn
Invitation to Bid
Reconstruction of Lower Washington Street

The City of Lynn Purchasing Department invited bids for the Reconstruction of Lower Washington Street until 11:00 AM, local time, on September 16, 2020, publicly opened online, forthwith, and read aloud.

The Project shall be constructed in accordance with the documents prepared by Worldtech Engineering, LLC dated August 2020. The Project is to be bid as a Base Bid and Add Alternate.

Estimated Construction Cost is \$2,000,000.

In general, the work under this contract shall consist of pavement milling and hot mix asphalt paving, installation of new vertical granite curb, ADA/AAB conforming wheelchair ramps, sidewalks, and driveway aprons, drainage improvements, installation of a Rectangular Rapid Flashing Beacon (RRFB), signing, pavement markings, landscape plantings and related work as directed by the DPW Commissioner, or his designee.

The work includes one (1) Bid Alternative for the installation of decorative lighting and related work. The bid alternative is further described in the Bid Documents.

It is anticipated that all work to be done under this contract shall be completed by December 1, 2021.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. The bids are to be prepared and submitted at www.projectdog.com. Tutorials and instruction on how to complete the electronic bid documents are available online at www.projectdog.com. For assistance, contact Project Dog at (978)-499-9014. Plans will be available on Wednesday, August 26, 2020.

Each Bid must be accompanied by a bid security consisting of a **BID BOND, CASH, or, CERTIFIED CHECK** issued by a responsible bank or trust company in the amount of 5% of the bid price.

All bidders must be pre-qualified by the Massachusetts Department of Transportation as follows. The MassDOT Prequalification Office will provide the City with an official and a waiver contractor bid list for all contractors prequalified in the specified class of work within the parameters of this project. Only those bidders listed in the official or waiver contractor lists issued by the MassDOT Prequalification Office will be allowed to submit a bid.

All bids for this project are subject to applicable public bidding laws of Massachusetts, including G.L. c.30, § 39M, as amended.

Attention is directed to the minimum wage rates to be paid as determined by the Commissioner of Labor and Workforce Development and the weekly payroll record submittal requirements under the provisions of Massachusetts General Laws, Chapter 149, Section 26 through 27D inclusive.

There will be no pre-bid meeting for this project.

The successful bidder must furnish a 100% Performance Bond and a 100% Payment Bond in the contract sum with a corporate surety approved by the Owner (City of Lynn) and qualified to do business in Massachusetts.

Selection of the contractor will be based upon bidder qualifications, including evidence of past performance in similar projects, and bid price. The contract will be awarded to the bidder deemed by the awarding authority to be the lowest responsible and eligible bidder. **Contractors submitting bids must perform at least 50% of the work outlined in the bid documents.**

The bidder agrees that its bid shall be good and may not be withdrawn for a period of 30 days, Saturdays, Sundays and legal holidays excluded, after the opening of the bids, and if a contract is awarded to a bidder within that 30-day period, the bidder also agrees that if its bid is one of the three lowest bids, it shall not withdraw its bid until a contract is executed between the City and the successful bidder.


The City reserves the right to waive any informalities, to accept or reject, in whole or in part any or all bids, or take whatever other action may be deemed to be in the best interest of the City.

City of Lynn

Tim Leonard
Purchasing Agent

Item: August 28, 2020

RELOCATING?



"Helpful tips" for a S-M-O-O-T-H trouble-free move!

Designate a drawer for essentials such as sheets and towels for quick access the first night you move into your new home.

Plan a garage/yard sale before you move.

Fresh coffee, baking soda, or charcoal in a sock, placed inside your refrigerator will keep the inside smelling fresh and clean.

REAL ESTATE FOR SALE




Sean McCarthy
Senior Loan Officer
sean.mccarthy@salemfive.com
www.salemfive.com/sean-mccarthy
NMLS: 181090

35 Boston St., Lynn
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This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings in this newspaper are available on an equal opportunity basis. To complain of discrimination, please call HUD toll-free at 1-800-669-9777. For the N.E. area, call HUD at 617-595-5308. The toll-free number for the hearing-impaired is 1-800-927-9275.



LEGALS

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
Docket No. ES20P1953EA
INFORMAL PROBATE PUBLICATION NOTICE

Estate of: **John Joseph Blake, Jr.**

Also Known As: **John J. Blake, Jr.**

Date of Death: **June 14, 2020**

Essex Division

To all persons interested in the above captioned estate, by Petition of

Petitioner **Maryann Gentleman of Lynn, MA**

a Will has been admitted to informal probate.

Maryann Gentleman of Lynn, MA

has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

Item: August 28, 2020

LEGAL NOTICE OF COMMUNITY OUTREACH MEETING
REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS GREEN RETAIL, INC.

Notice is hereby given that a virtual community outreach meeting for **MASSACHUSETTS GREEN RETAIL, INC. ("MGR")'s proposed Marijuana Establishment is scheduled for Wednesday, September 16, 2020, at 6:00 p.m.** online at <https://princelobel.zoom.us/j/98239391931> or by telephone by calling +13017158592, Webinar ID: 982 3939 1931. The proposed Marijuana Retailer is anticipated to be located at **829A Boston Street, Lynn, Massachusetts, 01905** (the "Property"). Closed captioning will be provided. Community Members and members of the public are encouraged to ask questions and receive answers from representatives of MGR.

Questions may be submitted in advance to Jordan@MassGreenRetail.Com. All materials for the meeting will be available more than 24 hours before the virtual community outreach meeting on <http://massgreentail.com/>.

This Virtual Community Outreach Meeting will be held in accordance with the Massachusetts Cannabis Control Commission's Administrative Order Allowing Virtual Web- Based Community Outreach Meetings and the applicable requirements set forth in M.G.L. ch. 94G and 935 CMR 500.000 et seq.

A copy of this notice is on file with the City Clerk's, Planning Board, Law Department, City Council, and Planning Department Offices located at Lynn City Hall, 3 City Hall Square, Lynn, Massachusetts. A copy of this notice was published in a newspaper of general circulation at least fourteen (14) calendar days prior to the virtual community outreach meeting and mailed at least seven (7) calendar days prior to the virtual community outreach meeting to abutters of the Property, owners of land directly opposite the Property on any public or private street or way, and abutters to the abutters within three hundred (300) feet of the property line of the Property as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town.

Item: August 28, 2020

CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, SUMMONS BY PUBLICATION, DOCKET NUMBER 20CP0071LY, Trial Court of Massachusetts, Juvenile Court Department, COMMONWEALTH OF MASSACHUSETTS, Essex County Juvenile Court, 139 Central Avenue, Lynn, MA 01901 TO: Sarah A. Perras, Kade P. Thistlewood: A petition has been presented to this court by Lynn DCF, seeking, as to the following child, Amthyst Thistlewood, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: **11/09/2020 at 09:00 AM Best Interest Child** You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you. **If you fail to appear, the court may proceed on that date and any date thereafter with a trial on the merits of the petition and an adjudication of this matter.**

For further information call the Office of the Clerk-Magistrate at (781) 586-0415. WITNESS: Hon. Kerry A. Ahern, FIRST JUSTICE, Judith M. Brennan, Clerk-Magistrate DATE ISSUED: 08/04/2020

Item: August 28, 31 and September 8, 2020

LEGAL NOTICES

"Auction sale according to law of unredeemed pledges of Suffolk Loan, 1888 Washington Street, Boston, MA 02118, September 4th , 2020, Harvey Cohen, Auctioneer."

call 617-423-4545 to place an ad.

Fax: 617-619-6159

COB/LIQUOR LICENSE

LICENSING BOARD FOR THE CITY OF BOSTON
Wednesday Virtual Hearing Notice
August 26, 2020

Fermented Sciences II, Inc.
D/B/A: Flying Embers
AT:152 HAMPDEN ST
ROXBURY, MA 02119

This hearing will be held pursuant to the Board's Rules, all of the provisions within the Laws of the Commonwealth, including but not limited to: G. L. c. 138, §§ 12, 14, 15, 15A, 16A, 23, 34-34C, 60, 63A, 64-64A, 69 and/or 77, and/or G. L. c. 140, §§ 2, 9, 20, 22, 24, 26, 30, 32E, 177, 178, and/or G. L. c. 30 § 20 and/or 185I, and/or the Massachusetts Code of Regulations.

This hearing will be held pursuant to Governor Charles Baker's executive order (the "order") issued March 22, 2020, temporarily modifying certain requirements of the Open Meeting Law (M.G.L. ch. 30A § 20) due to the ongoing public health crisis due to Covid-19 (coronavirus)

Has applied for a Farmer-Brewery Pouring License to be exercised on the above - In three rooms on the first floor of a three floor, brick and beam building: Brewing area located in single room Garage consisting of +/- 2,850 SF; seating area on ground floor and tap room in Mezzanine consisting of +/- 3,400 SF. Patio #1 consists of +/- 1,155 SF. Patio #2 consists of +/- 1,238 SF. Patio #3 consists of +/- 648 SF. All patios are annual outdoor patios on private property. Patios have a 2:00 AM Closing Hour
Manager: Brendan McLane
Closing Time: 2:00 AM
Attorney: Stephen V. Miller

Hearing Date: Wednesday, September 9, 2020 - 10:00 AM

Virtual Hearing Zoom Link:
<https://us02web.zoom.us/j/8718417817?pwd=Y2ZzVU1lYXhOU2JmSOJXK0tzWWhdUT09>
or <http://bit.ly/blbhearing> (case sensitive)

Meeting ID: 871 8417 8172; Passcode: 819065; Dial In Number: (646) 876-9923

For the Board,
By its Executive Secretary
LESLEY DELANEY HAWKINS

August 28

COB/LIQUOR LICENSE

LICENSING BOARD FOR THE CITY OF BOSTON
Wednesday Virtual Hearing Notice
August 26, 2020

100 PERCENT DELICIAS FOOD CORPORATION
D/B/A:
AT: 635 HYDE PARK AV
HYDE PARK, MA 02131

This hearing will be held pursuant to the Board's Rules, all of the provisions within the Laws of the Commonwealth, including but not limited to: G. L. c. 138, §§ 12, 14, 15, 15A, 16A, 23, 34-34C, 60, 63A, 64-64A, 69 and/or 77, and/or G. L. c. 140, §§ 2, 9, 20, 22, 24, 26, 30, 32E, 177, 178, and/or G. L. c. 30 § 20 and/or 185I, and/or the Massachusetts Code of Regulations.

This hearing will be held pursuant to Governor Charles Baker's executive order (the "order") issued March 22, 2020, temporarily modifying certain requirements of the Open Meeting Law (M.G.L. ch. 30A § 20) due to the ongoing public health crisis due to Covid-19 (coronavirus)

Holder of a Common Victualler 7-Day Wines and Malt Beverages License has petitioned to transfer the license and location from the above - To: Power Couple, LLC d/b/a El Burro Restaurant 69-73 Bennington Street East Boston, MA 02128. In one room on ground floor with dining area and bar, kitchen and storage area; seasonal (April-October) outdoor patio on public property 11:00 PM Closing Hour; in one additional room with service counter for take out. Main entrance at 73 Bennington Street, take out entrance at 69 Bennington Street. Luis Santiago Lasprilla, Manager. Midnight Closing Hour.

Hearing Date: Wednesday, September 9, 2020 - 10:00 AM

Virtual Hearing Zoom Link:
<https://us02web.zoom.us/j/8718417817?pwd=Y2ZzVU1lYXhOU2JmSOJXK0tzWWhdUT09>
or <http://bit.ly/blbhearing> (case sensitive)

Meeting ID: 871 8417 8172; Passcode: 819065; Dial In Number: (646) 876-9923

For the Board,
By its Executive Secretary
LESLEY DELANEY HAWKINS

August 28

COB/LIQUOR LICENSE

LICENSING BOARD FOR THE CITY OF BOSTON
Wednesday Virtual Hearing Notice
August 26, 2020

Delaware North Boston Flight, LLC
D/B/A: Boston Bruins Bar
AT: 100 TERMINAL RD
EAST BOSTON, MA 02128

This hearing will be held pursuant to the Board's Rules, all of the provisions within the Laws of the Commonwealth, including but not limited to: G. L. c. 138, §§ 12, 14, 15, 15A, 16A, 23, 34-34C, 60, 63A, 64-64A, 69 and/or 77, and/or G. L. c. 140, §§ 2, 9, 20, 22, 24, 26, 30, 32E, 177, 178, and/or G. L. c. 30 § 20 and/or 185I, and/or the Massachusetts Code of Regulations.

This hearing will be held pursuant to Governor Charles Baker's executive order (the "order") issued March 22, 2020, temporarily modifying certain requirements of the Open Meeting Law (M.G.L. ch. 30A § 20) due to the ongoing public health crisis due to Covid-19 (coronavirus)

Holder of an (Airport) Common Victualler 7 Day All Alcoholic Beverages License has petitioned to amend the description of the licensed business - From: Full service bar in terminal A, Space AS-A07/17 in Boston Airport. In one room one floor 2 entrances 2 exits. Approx. total sq. ft. 1,430. Seating consist of 20 stools at bar (which includes 2 handicap), table seating for 20 and 5 stools at a counter top. To: Full service bar and table seating in Terminal A, Space AS-A07/17 in Boston Airport. On one floor and one room. Seating will consist of 20 stools at bar (including 2 ADA accessible seats), table seating for 37, 13 stools at 2 countertops and banquette seating for 13 (including 1 ADA accessible seat).

Hearing Date: Wednesday, September 9, 2020 - 10:00 AM

Virtual Hearing Zoom Link:
<https://us02web.zoom.us/j/8718417817?pwd=Y2ZzVU1lYXhOU2JmSOJXK0tzWWhdUT09>
or <http://bit.ly/blbhearing> (case sensitive)

Meeting ID: 871 8417 8172; Passcode: 819065; Dial In Number: (646) 876-9923

For the Board,
By its Executive Secretary
LESLEY DELANEY HAWKINS

August 28

COB/LIQUOR LICENSE

LICENSING BOARD FOR THE CITY OF BOSTON
Wednesday Virtual Hearing Notice
August 26, 2020

SAINT DECLAN CORPORATION
D/B/A:
AT: 1883 - 1889 CENTRE ST
WEST ROXBURY, MA 02132

This hearing will be held pursuant to the Board's Rules, all of the provisions within the Laws of the Commonwealth, including but not limited to: G. L. c. 138, §§ 12, 14, 15, 15A, 16A, 23, 34-34C, 60, 63A, 64-64A, 69 and/or 77, and/or G. L. c. 140, §§ 2, 9, 20, 22, 24, 26, 30, 32E, 177, 178, and/or G. L. c. 30 § 20 and/or 185I, and/or the Massachusetts Code of Regulations.

This hearing will be held pursuant to Governor Charles Baker's executive order (the "order") issued March 22, 2020, temporarily modifying certain requirements of the Open Meeting Law (M.G.L. ch. 30A § 20) due to the ongoing public health crisis due to Covid-19 (coronavirus)

Holder of a Common Victualler 7-Day All-Alcoholic Beverages License has petitioned to transfer the licensed business from the above - To: 1885 Centre Street, LLC d/b/a Boston Ale House (at the same location). William J. Lombard, Manager. 1:00 AM Closing Hour. Secondly has petitioned to amend the description of the licensed business - From: 2 floors. Three rooms and kitchen on first floor including function room and bar. Storage and stock in basement. Seasonal (April-November) outdoor patio on private property with 44 seats approx. 675 sq. ft. Patio closing hour 10:00 PM. To: In three rooms and kitchen on first floor; seasonal patio usage (April-November) on private property same hours as restaurant with 32 seats and standing for 7 people, and cellar for stock and employee use. Lastly, has petitioned to pledge the License, Stock & Inventory to Commonwealth Bank.

Hearing Date: Wednesday, September 9, 2020 - 10:00 AM

Virtual Hearing Zoom Link:
<https://us02web.zoom.us/j/8718417817?pwd=Y2ZzVU1lYXhOU2JmSOJXK0tzWWhdUT09>
or <http://bit.ly/blbhearing> (case sensitive)

Meeting ID: 871 8417 8172; Passcode: 819065; Dial In Number: (646) 876-9923
For the Board,
By its Executive Secretary
LESLEY DELANEY HAWKINS

August 28

LEGAL NOTICES

LEGAL NOTICE OF COMMUNITY OUTREACH MEETING REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS GREEN RETAIL, INC.

Notice is hereby given that a virtual community outreach meeting for MASSACHUSETTS GREEN RETAIL, INC. ("MGR")'s proposed Marijuana Establishment is scheduled for Wednesday, September 16, 2020, at 6:00 p.m., online at <https://princelobel.zoom.us/j/98239391931> or by telephone by calling +13017158592, Webinar ID: 982 3939 1931. The proposed Marijuana Retailer is anticipated to be located at 829A Boston Street, Lynn, Massachusetts, 01905 (the "Property"). Closed captioning will be provided. Community Members and members of the public are encouraged to ask questions and receive answers from representatives of MGR.

Questions may be submitted in advance to Jordan@MassGreenRetail.Com. All materials for the meeting will be available more than 24 hours before the virtual community outreach meeting on <http://massgreenretail.com/>.

This Virtual Community Outreach Meeting will be held in accordance with the Massachusetts Cannabis Control Commission's Administrative Order Allowing Virtual Web-Based Community Outreach Meetings and the applicable requirements set forth in M.G.L. ch. 94G and 935 CMR 500.000 et seq.

A copy of this notice is on file with the City Clerk's, Planning Board, Law Department, City Council, and Planning Department Offices located at Lynn City Hall, 3 City Hall Square, Lynn, Massachusetts. A copy of this notice was published in a newspaper of general circulation at least fourteen (14) calendar days prior to the virtual community outreach meeting and mailed at least seven (7) calendar days prior to the virtual community outreach meeting to abutters of the Property, owners of land directly opposite the Property on any public or private street or way, and abutters to the abutters within three hundred (300) feet of the property line of the Property as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town.

Aug 28

LEGAL NOTICES

NOTICE OF PUBLIC HEARING

The Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency ("BPDA"), pursuant to Sections 80A-2 and 80D-5 of the Boston Zoning Code ("Code"), hereby gives notice that it will hold a virtual Public Hearing on Thursday, September 10, 2020 at 5:40 p.m., televised on Boston City TV (Xfinity Channel 24, RCN Channel 13, and Verizon Fios Channel 1962) and live streamed on boston.gov, to consider the (i) Second Amended & Restated Master Plan for Planned Development Area No. 94 (the "Revised Master Plan"), (ii) Second Amended & Restated Phase 1 Development Plan for Planned Development Area No. 94 (the "Revised Phase 1 Development Plan"), and (iii) Phase 4 Development Plan for Planned Development Area No. 94 (the "Phase 4 Development Plan").

The Proponent proposes to construct two new mixed-use buildings, including residential, health/fitness club and retail uses. Phase 1A will be located on an approximately 78,000 square foot lot (including the new roadway) at the corner of Bartlett Street and Washington Street. Phase 1A will reach a maximum building height of up to 70 feet and will include up to 110,000 square feet of Gross Floor Area, consisting of approximately 12,000 square feet of commercial space and retail space, and up to 63 Dwelling Units. Phase 1B will consist of a second new building and will reach a maximum building height of up to 70 feet and will be located on an approximately 67,000 square foot lot adjacent to Phase 1A on Washington Street, and is anticipated to include a new publicly accessible plaza and a total of up to 110,000 square feet of Gross Floor Area, consisting of approximately 13,300 square feet of commercial and retail space and up to 63 Dwelling Units. Phase 4 consists of a new six- story, up to 52-unit residential building to be situated on the approximately 31,000 square-foot "Lot D" within Planned Development Area No. 94, which is currently cleared and vacant. The Proposed Project is programmed and designed as a senior housing component.

Members of the public may participate in this Public Hearing by registering at <https://bit.ly/2CVuXTs> or by emailing your testimony to BRABoard@boston.gov. Emailed testimony will be read aloud during the hearing. The Proposed Notice of Project Change, Second Amended and Restated Plan and Amended Development Plan may be viewed at the following link:

<http://www.bostonplans.org/projects/development-projects/bartlett-place>

Teresa Polhemus, Executive Director/Secretary
Boston Redevelopment Authority

Aug 28

LICENSING BOARD FOR THE CITY OF BOSTON
Wednesday Virtual Hearing Notice
August 26, 2020

Blue Hill Liquors, Inc.
D/B/A: Discount Liquors
AT: 950 AMERICAN LEGION HWY
ROSLINDALE, MA 02131

This hearing will be held pursuant to the Board's Rules, all of the provisions within the Laws of the Commonwealth, including but not limited to: G. L. c. 138, §§ 12, 14, 15, 15A, 16A, 23, 34-34C, 60, 63A, 64-64A, 69 and/or 77, and/or G. L. c. 140, §§ 2, 9, 20, 22, 24, 26, 30, 32E, 177, 178, and/or G. L. c. 30 § 20 and/or 185I, and/or the Massachusetts Code of Regulations.

This hearing will be held pursuant to Governor Charles Baker's executive order (the "order") issued March 22, 2020, temporarily modifying certain requirements of the Open Meeting Law (M.G.L. ch. 30A § 20) due to the ongoing public health crisis due to Covid-19 (coronavirus)

Has applied for a Retail Package Store All Alcohol License to be exercised on the above - Front area for sales, rear for storage separated by walk in cooler.
Manager: Narendrakumar Patel
Closing Time: 11:00 PM
Attorney: Arthur M. Pearlman

Hearing Date: Wednesday, September 9, 2020 - 10:00 AM

Virtual Hearing Zoom Link:
<https://us02web.zoom.us/j/8718417817?pwd=Y2ZzVU1lYXhOU2JmSOJXK0tzWWhdUT09>
or <http://bit.ly/blbhearing> (case sensitive)

Meeting ID: 871 8417 8172; Passcode: 819065; Dial In Number: (646) 876-9923
For the Board,
By its Executive Secretary
LESLEY DELANEY HAWKINS

August 28

The Look. The Life.

STYLIZED

ONLY ON bostonherald.com

617-423-4545 to place your classified ad.

Attachment B

Notice Filed with Municipality

•

**LEGAL NOTICE OF COMMUNITY OUTREACH MEETING
REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS
GREEN RETAIL, INC.**

Notice is hereby given that a virtual community outreach meeting for **MASSACHUSETTS GREEN RETAIL, INC. ("MGR")'s proposed Marijuana Establishment** is scheduled for **Wednesday, September 16, 2020, at 6:00 p.m.**, online at <https://princelobel.zoom.us/j/98239391931> or by telephone by calling +13017158592. Webinar ID: 982 3939 1931. The proposed Marijuana Retailer is anticipated to be located at **829A Boston Street, Lynn, Massachusetts, 01905** (the "**Property**"). Closed captioning will be provided. Community Members and members of the public are encouraged to ask questions and receive answers from representatives of MGR.

Questions may be submitted in advance to Jordan@MassGreenRetail.Com. All materials for the meeting will be available more than 24 hours before the virtual community outreach meeting on <http://massgreenretail.com/>.

This Virtual Community Outreach Meeting will be held in accordance with the Massachusetts Cannabis Control Commission's Administrative Order Allowing Virtual Web-Based Community Outreach Meetings and the applicable requirements set forth in M.G.L. ch. 94G and 935 CMR 500.000 et seq.

A copy of this notice is on file with the City Clerk's, Planning Board, Law Department, City Council, and Planning Department Offices located at Lynn City Hall, 3 City Hall Square, Lynn, Massachusetts. A copy of this notice was published in a newspaper of general circulation at least fourteen (14) calendar days prior to the virtual community outreach meeting and mailed at least seven (7) calendar days prior to the virtual community outreach meeting to abutters of the Property, owners of land directly opposite the Property on any public or private street or way, and abutters to the abutters within three hundred (300) feet of the property line of the Property as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town.



**LEGAL NOTICE OF COMMUNITY OUTREACH MEETING
REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS
GREEN RETAIL, INC.**

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2020 AUG 27 A 10:1

**LEGAL NOTICE OF COMMUNITY OUTREACH MEETING
REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS
GREEN RETAIL, INC.**

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RECEIVED
CITY CLERK'S OFFICE
SEP 16 2020 11:11 AM

Tan, Ashley

From: Clausen, Aaron <aclausen@lynnma.gov>
Sent: Thursday, August 27, 2020 10:02 AM
To: Tan, Ashley
Subject: RE: Notice of a Virtual Community Outreach Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ashley –

Please accept this email as confirmation of receipt of the public meeting notice.

Regards,
Aaron

From: Tan, Ashley [mailto:atan@princelobel.com]
Sent: Wednesday, August 26, 2020 5:18 PM
To: Clausen, Aaron
Subject: Notice of a Virtual Community Outreach Meeting

Hi Aaron,

Due to COVID and offices being closed to the public, I am attaching a copy of a notice of a virtual community outreach meeting for a Cannabis Establishment that I would like filed with the Planning Department. Are you able to confirm receipt by time-stamping the attached or emailing me back to confirm receipt?

Thank you,
Ashley

Ashley Tan



Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, Massachusetts 02110

617 456 8046 Direct
617 913 4188 Mobile
atan@princelobel.com



Tan, Ashley

From: Terry Young <tyoung@lynnma.gov>
Sent: Wednesday, August 26, 2020 6:00 PM
To: Tan, Ashley
Subject: Re: Filing a notice with the City Council

will do. tcy

From: Tan, Ashley <atan@princelobel.com>
Sent: Wednesday, August 26, 2020 5:03 PM
To: Terry Young
Cc: Janet L. Rowe
Subject: RE: Filing a notice with the City Council

Hi Terry:

I am attaching a copy of the notice of a virtual community outreach meeting for a proposed cannabis establishment. Can you circulate with the City Councilors?

Thank you,
Ashley

Ashley Tan

Prince Lobel Tye LLP
One International Place, Suite 3700

Boston, Massachusetts 02110

617 456 8046 Direct
617 913 4188 Mobile
atan@princelobel.com

-----Original Message-----

From: Tan, Ashley
Sent: Saturday, August 22, 2020 11:07 AM
To: 'Terry Young' <tyoung@lynnma.gov>
Cc: Janet L. Rowe <jrowe@lynnma.gov>
Subject: RE: Filing a notice with the City Council

Hi Terry,

Tan, Ashley

From: Jim Lamanna <jlamanna@lynnma.gov>
Sent: Friday, August 28, 2020 2:42 PM
To: Tan, Ashley
Subject: Re: Notice of a Virtual Community Outreach Meeting for a Cannabis Establishment

Follow Up Flag: Follow up
Flag Status: Flagged

Received. Thank you.

Sent from my iPhone

On Aug 28, 2020, at 2:41 PM, Tan, Ashley <atan@princelobel.com> wrote:

Hi:

Following up on this. Due to COVID and offices being closed to the public, I am attaching a copy of a notice of a virtual community outreach meeting for a Cannabis Establishment that I would like filed with the Law Department. Are you able to confirm receipt by time-stamping the attached? Alternatively, can you confirm in this email that this has been received?

Thank you,
Ashley

From: Tan, Ashley
Sent: Wednesday, August 26, 2020 5:12 PM
To: law@lynnma.gov
Subject: Notice of a Virtual Community Outreach Meeting for a Cannabis Establishment

Hi:

Due to COVID and offices being closed to the public, I am attaching a copy of a notice of a virtual community outreach meeting for a Cannabis Establishment that I would like filed with the Law Department. Are you able to confirm receipt by time-stamping the attached? Alternatively, I can have a copy mailed to your office.

Thank you,
Ashley

Ashley Tan

[<http://www.princelobel.com/i/logo.png>]<http://www.princelobel.com/>>

Prince Lobel Tye LLP
One International Place, Suite 3700



CITY OF LYNN LAW DEPARTMENT

3 CITY HALL SQUARE, ROOM 406
LYNN, MASSACHUSETTS 01901

OFFICE: (781) 586-6840 • FAX: (781) 477-7043 • Email: Law@lynnma.gov

GEORGE S. MARKOPOULOS
City Solicitor
(781) 586-6848
gmarkopoulos@lynnma.gov

KATHLEEN A. BELLIVEAU
Executive Paralegal
(781) 586-6843
kbelliveau@lynnma.gov

Ashley Tam, Esquire
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, Massachusetts 02110

September 17, 2020

RICHARD L. VITALI
Assistant City Solicitor
(781) 586-6845
rvitali@lynnma.gov

JAMES P. LAMANNA
Assistant City Solicitor
(781) 586-6842
jlamanna@lynnma.gov

JAMES F. WELLOCK
Assistant City Solicitor
(781) 586-6847
jwellock@lynnma.gov

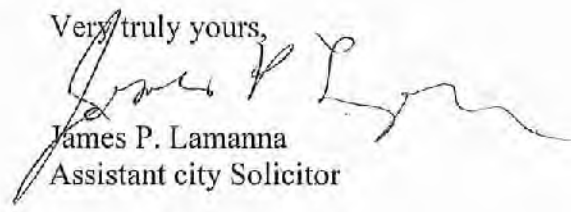
Re: Massachusetts Green Retail, Inc. – 829A Boston Street – Virtual Community Meeting

Dear Attorney Tam :

Please be advised that I am the duly appointed Assistant City Solicitor for the City of Lynn. Massachusetts Green Retail, Inc. has sought and received a special permit and license for retail cannabis at 829A Boston Street, Lynn, Massachusetts. As you are aware, an applicant for retail cannabis licenses must conduct a community outreach meeting prior to submitting its application. As a result of the State of Emergency in the Commonwealth of Massachusetts, gatherings of twenty-five or more individuals are not permitted. The Cannabis Control Commission has established guidelines to allow applicants to conduct virtual community outreach meetings via Zoom or other virtual platforms. The City of Lynn hereby approves of and authorizes Massachusetts Green Retail, Inc. to conduct a virtual community meeting in accordance with the Cannabis Control Commission Guidelines.

Should you have any further questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,


James P. Lamanna
Assistant city Solicitor

Attachment C

Examples of Abutter Notices

**LEGAL NOTICE OF COMMUNITY OUTREACH MEETING
REGARDING A MARIJUANA ESTABLISHMENT PROPOSED BY MASSACHUSETTS
GREEN RETAIL, INC.**

Notice is hereby given that a virtual community outreach meeting for **MASSACHUSETTS GREEN RETAIL, INC. (“MGR”)**’s proposed **Marijuana Establishment** is scheduled for **Wednesday, September 16, 2020, at 6:00 p.m.**, online at <https://princelobel.zoom.us/j/98239391931> or by telephone by calling +13017158592, Webinar ID: 982 3939 1931. The proposed Marijuana Retailer is anticipated to be located at **829A Boston Street, Lynn, Massachusetts, 01905** (the “**Property**”). Closed captioning will be provided. Community Members and members of the public are encouraged to ask questions and receive answers from representatives of MGR.

Questions may be submitted in advance to Jordan@MassGreenRetail.Com. All materials for the meeting will be available more than 24 hours before the virtual community outreach meeting on <http://massgreenretail.com/>.

This Virtual Community Outreach Meeting will be held in accordance with the Massachusetts Cannabis Control Commission’s Administrative Order Allowing Virtual Web-Based Community Outreach Meetings and the applicable requirements set forth in M.G.L. ch. 94G and 935 CMR 500.000 et seq.

A copy of this notice is on file with the City Clerk’s, Planning Board, Law Department, City Council, and Planning Department Offices located at Lynn City Hall, 3 City Hall Square, Lynn, Massachusetts. A copy of this notice was published in a newspaper of general circulation at least fourteen (14) calendar days prior to the virtual community outreach meeting and mailed at least seven (7) calendar days prior to the virtual community outreach meeting to abutters of the Property, owners of land directly opposite the Property on any public or private street or way, and abutters to the abutters within three hundred (300) feet of the property line of the Property as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town.

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

825 BOSTON STREET
LYNN, MA 01905

9590 9402 5150 9122 0090 80

7016 3010 0001 1143 5065

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-28-20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

825 BOSTON STREET
LYNN, MA 01905

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark Here

AUG 27 2020

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CITY OF LYNN
STREET DEPT
CITY HALL
LYNN, MA 01901

9590 9402 5150 9122 0089 53

7016 3010 0001 1143 5263

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

AUG 29 2020

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

CITY OF LYNN
STREET DEPT
CITY HALL
LYNN, MA 01901

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark Here

AUG 27 2020

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

16 WINNEGANCE AVE
PEABODY, MA 01960

9590 9402 5150 9122 0092 40

2. 7016 3010 0001 1143 5225

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

7016 3010 0001 1143 5225

Agent

Addresssee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

16 WINNEGANCE AVE
PEABODY, MA 01960

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7016 3010 0001 1143 5225

Postmark
Here

AUG 27 2015
FORT POINT RETAIL
BOSTON MA 02205

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

16 WINNEGANCE AVE
PEABODY, MA 01960

9590 9402 5150 9122 0089 91

2. 7016 3010 0001 1143 5300

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

7016 3010 0001 1143 5300

Agent

Addresssee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

16 WINNEGANCE AVE
PEABODY, MA 01960

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7016 3010 0001 1143 5300

Postmark
Here

AUG 27 2015
FORT POINT RETAIL
BOSTON MA 02205

Attachment D

Link to Recorded Virtual Meeting

ATTACHMENT D

Link to recording of virtual community outreach meeting:

https://princelobel.zoom.us/rec/share/mDNH8jXv0eMBD6PW5dblrdZ1OVsByRuRHBsSJkZV7ijnMG4ehKqaS2-r3g9b_d.PU0O9lc0BbFGs143?startTime=1600293009000

Passcode: MGR2020!

Attachment E

Virtual Meeting Presentation Handouts

The background of the slide features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect.

Massachusetts Green Retail, Inc

Community Outreach Meeting for a
Proposed Adult-Use Marijuana Establishment
September 16, 2020 7pm

Who We Are

Massachusetts Green Retail (“MGR”) is committed to dispensing consistent, high-quality, independently-tested, adult-use marijuana and marijuana products in Lynn in the Commonwealth of Massachusetts.

MGR will dispense a variety of marijuana strains, extractions, and Marijuana Infused Products (“MIPs”) in accordance with M.G.L. Ch. 94G and the Cannabis Control Commission’s (Commission) Regulations at 935 CMR 500.000 *et seq.*

Company Founder



Jordan T. Avery

- President / CEO
- Director of Security & HR for Apothca, Inc, the only marijuana dispensary in Lynn (491 Lynnway) and Arlington (11 Water St) Cultivation in Fitchburg (99 Development Rd)
- Founder of JTA Associates
- Regional CEO, Cricket Wireless(Icell New England)
- Loss Prevention Manager
- Security & Executive Protection Consultant,

Cannabis Control Commission (“CCC”) Adult-Use Marijuana Establishment Application Process

On April 17, 2018, the CCC began accepting applications for all adult-use marijuana establishment license types from certified Registered Marijuana Dispensary (RMD) Priority Applicants or Economic Empowerment Priority Applicants.

On May 1, 2018, the CCC began accepting applications for adult-use cultivation, microbusiness, craft cooperative, and independent testing laboratory licenses from non-priority applicants.

On June 1, 2018, the CCC will begin accepting applications for adult-use retail, product manufacturer, and transport licenses from non-priority applicants.

All applicants must submit to the CCC a complete application, which consists of: (1) an Application of Intent packet; (2) a Background Check packet; and (3) a Management and Operations Profile packet.



Cannabis Control Commission (“CCC”) Adult-Use Marijuana Establishment Application Process

As part of the Application of Intent submission, applicants are required to conduct a community outreach meeting within the 6 month period prior to filing the Application of Intent packet.

Once the CCC notifies an applicant that the submitted application is considered complete, the CCC will grant or deny a provisional license within 90 days.

The provisional licensee’s architectural plans must then be approved by the CCC to enable the applicant to begin construction or renovation of the facility.

The CCC will then conduct a series of on-site inspections before issuing the applicant a final license to operate.



The Marijuana Establishment Facility

MGR proposes to site a Marijuana Establishment at 829 Boston Street Lynn, MA 01905 ("Facility").

The Facility consists of about 2,000 square feet for MGR to use for its dispensing facility and shared rights with the Facility's other tenant, Bianchi's Pizza, to park in the Facility's 30 space parking lot.

MGR's facility will only dispense marijuana and marijuana products to qualified patients and customers that meet all the criteria set forth by the Commonwealth of Massachusetts and Cannabis Control Commission.

Pictures of the Marijuana Establishment Facility



Pictures of the Marijuana Establishment



Compliance with Zoning and Setback Provisions

In compliance with Lynn's Zoning ordinance, MGR's proposed Marijuana Establishment is located in a Zoning District designated for marijuana businesses.

MGR will also execute a Host Community Agreement to offset any added costs to the City of Lynn.

In accordance with the Commission's regulations set forth in 935 CMR 500.110(3) and the City of Lynn's Zoning Ordinance, the property is not located within "200 feet of pre-existing public or private school[s] providing education in kindergarten or any of grades 1 through 12 licensed by the Department of Education."

Compliance with Local Permitting

In compliance with Lynn's Zoning Ordinance, MGR will apply for a Special Permit and Site Plan Approval, as applicable, from the Special Permit Granting Authority.

MGR will also apply for any other local permits required to operate a dispensing Marijuana Establishment at the proposed location.

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

Retail Sales

MGR's marijuana and marijuana products available for sale will be obtained only from other licensed Marijuana Establishments in the Commonwealth and will be tested by a licensed Independent Testing Laboratory for cannabinoid content and contaminants.

All marijuana and marijuana products will be sold in plain, resealable, and tamper or child-resistant packaging that is labeled in compliance with the Commission's detailed labeling requirements in 935 CMR 500.105(5).

MGR will not sell more than one (1) ounce of marijuana flower or 5 grams of concentrate to a consumer per transaction, and no marijuana products available for sale will contain nicotine or alcohol.

Educational materials will be available on a range of topics, which will include side effects, strains and methods of administration, dosage, and substance abuse.

Only adult-use consumers 21 years of age or older with a valid, government-issued photo ID will be allowed to enter the dispensary and purchase marijuana. If the customer is a registered patient under 21 years of age, the patient must also produce a valid Medical Use of Marijuana registration card in addition to a photo ID.

Medical and adult-use sales will have a physical separation in the dispensary. Only individuals 21 years of age or older will be able to access the adult-use sales area, and a separate line for medical marijuana sales will be available for registered patients.

In addition, a private area separate from the sales area will also be provided for confidential patient consultations, and MGR will also maintain a sufficient supply of marijuana product that is specifically reserved for medical marijuana

Security

MGR has contracted with Wayne Alarm, a professional security and alarm company, to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees and the local community and compliant with the Commission's strict security requirements set forth in 935 CMR 500.110 .

MGR's state-of-the-art security system consists of a perimeter alarm on all exit and entry points and perimeter windows, as well as duress, panic, or hold-up alarms connected to local law enforcement for efficient notification and response in the event of a security threat.

The system also includes a failure notification system that will immediately alert the executive management team if a system failure occurs.

A back-up alarm system or alternate safeguards are installed to ensure continuous operation of the security system.

Interior and exterior HD video surveillance in all areas that contain marijuana, entrances, exits, and parking lots are operational 24/7 and available to the Lynn Police Department. These surveillance cameras will remain operational even in the event of a power outage.

Security

The exterior of the facility and the surrounding area is sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times.

Only MGR's registered agents and other lawful visitors (e.g. contractors, vendors, patients, customers) will be authorized to access to the facility, and a visitor log is being maintained in perpetuity. All agents and visitors are required to visibly display an ID badge, and MGR maintains a current list of individuals with access.

On-site consumption of marijuana is prohibited.

MGR has security personnel on-site during business hours.

Preventing Diversion to Minors

MGR's trained dispensary agents will ensure that only consumers 21 years of age or older with a verified and valid, government-issued photo ID will be permitted to enter the dispensary and purchase adult-use marijuana.

In the event MGR discovers any of its agents intentionally or negligently sold marijuana to an individual under the age of 21, the agent will be immediately terminated and the Commission will be promptly notified.

MGR will not engage in any marketing, advertising, or branding practices that are targeted to, deemed to appeal to, or portray minors under 21 years of age.

MGR will not manufacture or sell any edible products that resemble a realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings.

Any marketing, advertising, and branding materials for public viewing will include a warning stating, **“For use only by adults 21 years of age or older. Keep out of the reach of children.”**

MGR's website will require all online visitors to verify they are 21 years of age or older prior to accessing the website.

MGR will not hire any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors.

Plan to Avoid Creating a Nuisance to the Community

All litter and waste will be properly disposed of to minimize the development of odor and the potential for attracting pests.

MGR will not use radios or loud speaker equipment for the advertising of marijuana.

MGR will not engage in any advertising or marketing practices using public or private vehicles or public transportation venues.

MGR will comply with all reasonable special permit conditions required by Lynn and will work diligently and in good faith to address any reasonable nuisance concerns brought to its attention by members of the community.

No marijuana or marijuana products will be clearly visible to a person from the exterior of MGR's facility or delivery vehicles.

MGR will not install any neon or illuminated signage that does not comply with local ordinances or is illuminated more than 30 minutes before sundown until closing.

No consumption of marijuana or marijuana products will occur on MGR's premises by customers, patients, employees, or visitors.

To the extent practicable, MGR will pre-package its retail products and use air ventilation procedures to minimize potential odors.

Marijuana Studies and Research

In January 2017, the Colorado Department of Public Health and Environment released a comprehensive report on marijuana use patterns that found that **past-month marijuana use by adolescents in Colorado has not changed since adult-use marijuana legalization** either in terms of the number of adolescents using or frequency of use among and that **past-month use among Colorado adolescents is nearly identical to the national average.**¹

According to U.S. Department of Health and Human Services' 2016 National Survey on Drug Use and Health, **the percentage of adolescent marijuana users decreased after states like Colorado and Washington began to legalize adult-use marijuana in 2014.**²

According to a report on marijuana legalization published by the Colorado Department of Public Safety in March 2016, **property and violent crime rates were lower in 2014 compared to years prior to adult use marijuana legalization.**³

A study published in the *American Journal of Public Health* in August 2017 found that, three years after adult-use marijuana legalization, **motor vehicular crash fatality rates for Washington and Colorado did not increase compared to states without adult-use marijuana legalization.**⁴

According to a study published in *Real Estate Economics* in September 2017, after Colorado legalized adult-use marijuana sales in 2014, **single family residences in the city of Denver that are close to an adult-use marijuana establishment increased in value by approximately 8% compared to houses that are located slightly farther away.**⁵

¹ Monitoring Health Concerns Related to Marijuana in Colorado: 2016, COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT (January 2017), <https://www.colorado.gov/cdphe/marijuana-health-100>

² Key Substance Abuse and Mental Health Indicators in the United States: Results from the 2016 National Survey on Drug Use and Health, SUBSTANCE ABUSE AND MENTAL HEALTH SERVICES ADMINISTRATION, U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES (September 2017), <https://www.samhsa.gov/data/sites/default/files/NSDUH-FFR1-2016/NSDUH-FFR1-2016.htm#illicit2>.

³ Marijuana Legalization in Colorado: Early Findings, COLORADO DEPARTMENT OF PUBLIC SAFETY (March 2016), <http://cdpsdocs.state.co.us/ors/docs/reports/2016-SB13-283-Rpt.pdf>.

⁴ Jayson D. Aydelotte et al., *Crash Fatality Rates After Recreational Marijuana Legalization in Washington and Colorado*, AMERICAN JOURNAL OF PUBLIC HEALTH (August 2017), <http://ajph.aphapublications.org/doi/abs/10.2105/AJPH.2017.303848>.

⁵ James Conklin, *Contact High: The External Effects of Retail Marijuana Establishments on House Prices*, REAL ESTATE ECONOMICS (September 2017), https://www.researchgate.net/publication/319492738_Contact_High_The_External_Effects_of_Retail_Marijuana_Establishments_on_House_Prices.

Host Community Agreement

As required by M.G.L. Ch. 94G, § 3 MGR will negotiate a Host Community Agreement (“HCA”) with the City of Lynn that sets forth conditions for the siting of the Marijuana Establishment and stipulates the responsibilities of the parties.

The HCA with the City of Lynn includes, but is not limited to, 3% of all sales originating from the facility. Said fees are community impact fees to mitigate the cost of MGR’s facility being sited in Lynn.

The HCA is effective for 5 years.

Benefits to the City of Lynn

MGR looks forward to working cooperatively with Lynn to ensure that MGR operates as a responsible, contributing member of the local community. MGR intends to positively impact the community in several ways, including but not limited to the following:

JOBS. A dispensing facility will add 20-30 full-time and/or part-time jobs, in addition to hiring qualified, local contractors and vendors.

HOST COMMUNITY AGREEMENT. A Host Community Agreement with significant monetary payments would provide the City of Lynn with additional financial benefits beyond local property taxes to address any impacts on the community and support local programs, services, or organizations.

ACCESS TO QUALITY, LEGAL PRODUCT FOR QUALIFIED CONSUMERS. MGR will ensure only qualified consumers ages 21 and over are able to purchase consistent, high-quality marijuana and marijuana products that are regulated and tested for cannabinoid content and contaminants. This will help to eliminate the current black market, in which consumers are not required to verify their age and marijuana products are not tested.

CONTROL. In addition to the Commission, the Lynn Police Department and other municipal departments will have oversight over MGR's security systems and processes.

RESPONSIBILITY. MGR is comprised of experienced professionals who will be thoroughly background checked and scrutinized by the Commission.

Community Outreach Meeting and Next Steps

Conducting a Community Outreach Meeting is one of the first steps of the approval process with Lynn and just one step of the Marijuana Establishment Application process with the Commission.

At the Commission level, MGR must still:

- Submit a complete application
- Obtain a provisional license
- Submit architectural plans for Commission approval
- Build out location and pass several Commission inspections
- Obtain final license
- Undergo regular surprise and scheduled inspections by the Commission

At the Lynn level:

- Host Community Agreement
- Special Permit and/or Site Plan Approval, as applicable,
- Ongoing coordination and oversight from various municipal departments (Police, Fire, Building, etc.)

Question and Answer Period

We encourage members of the community to ask questions and receive answers from MGR representatives.

The background features abstract, overlapping green geometric shapes in various shades of green, creating a modern and dynamic look. The shapes are primarily located on the left and right sides of the slide, framing the central text.

Massachusetts Green Retail, Inc

Thank you for your time and consideration.
We look forward to working with the Lynn community

Jordan T. Avery
President
(617) 834-2799
jordantavery@icloud.com

Massachusetts Green Retail, Inc

Plan to Remain Compliant with Local Zoning

The City of Lynn amended its zoning code in October of 2018 to allow the dispensing of marijuana for adult-use in the Business District (BD).

Massachusetts Green Retail, Inc. (the “**Company**”), is proposing to develop and operate a Marijuana Establishment at 829 Boston St, Lynn MA 01905. This site is located in the BD zone, which permits the operation of a Marijuana Establishment, specifically a Marijuana Retailer, by Special Permit from the Lynn City Council pursuant to Section 4 of the recreational cannabis zoning amendment. A copy of the final recreational cannabis zoning amendment is attached hereto for reference.

The Company has discussed the Marijuana Establishment with City officials, including the building department, police department and fire department, appeared before the City Council and entered into a host community agreement with the City. The Company received a Special Permit from the City of Lynn City Council (the “**Council**”) on April 9, 2019 (the “**SP Decision**”).

The Town of Saugus (“**Saugus**”), acting through its Selectboard and Building Commissioner appealed the SP Decision (the “**Litigation**”). Approximately half of the parking lot on the site, a corner of the Establishment, and 1/3 of the deck attached to the Establishment are located within the city limits of Saugus, and the proposed Establishment is not permitted pursuant to the Saugus zoning bylaws. The parties agreed to settle the Litigation and the parties entered into a settlement agreement, dated April 3, 2020, and attached with this application (the “**Settlement Agreement**”): which states, in part, that no activities related to the Establishment shall occur in Saugus.

The Company plans to continue to work with officials from the City to ensure the operations will have a positive impact on the community and will work diligently to obtain all necessary approvals and permitting.

The Company hereby submits that it will continue to comply with all local and state requirements and its President, Jordan Avery will be responsible for ongoing compliance with local and state rules and regulations.

.

CITY OF LYNN, MASSACHUSETTS
LYNN CITY COUNCIL
2018-2019

Ward One Wayne A. Lozzi
Ward Two Richard B. Starbard
Ward Three Darren P. Cyr, President
Ward Four Richard C. Colucci
Ward Five Dianna M. Chakoutis
Ward Six Frederick W. Hogan
Ward Seven John M. Walsh, Jr.



At-Large Buzzy Barton, Vice President
At-Large Brian M. Field
At-Large Brian P. LaPierre
At-Large Hong L. Net

DECISION OF THE CITY COUNCIL OF THE CITY OF LYNN

ON THE PETITION OF Massachusetts Green Retail, Inc., for a SPECIAL PERMIT PURSUANT TO THE LYNN ZONING ORDINANCE.

The Petitioner filed a petition with the City Council on February 25, 2019, for permission "To permit the operation of a Recreational Cannabis Retailer at the property at 829A Boston Street, Lynn, Massachusetts".

The parcel of land to which this permission relates is known as 829A Boston Street, collectively known as the "Property". The property is located in the Business District. A Special Permit from the City Council was sought by the petitioner.

At the time and place stated in the notice of the public hearing and after due notice was given to all persons entitled thereto, the public hearing was opened on March 26, 2019. The Council heard all those persons wishing to speak both for and against the petition and the petition.

On March 26, 2019, the City Council having received all pertinent data at and pursuant to the public hearing moved to **GRANT** the permission by a vote of NINE YES, and TWO ABSENT, in accordance with General Laws, Chapter 40A.

The reasons for the GRANTING of said petition are as follows:

1. All statutory requirements relating to publication and notice were duly complied with.
2. All submitted plans and application materials meet the requirements of the City Council and the Zoning Ordinance of the City of Lynn.
3. The applicant has adhered to all rules and regulations of the Cannabis Control Commission and the City of Lynn Site Plan Review Committee.
4. The applicant received unanimous approval of the City of Lynn Cannabis Site Plan Review Committee and the initial screening committee established in the Office of Economic Development and Industrial Corporation.

A TRUE COPY ATTEST:

Janet L. Rowe

CITY CLERK

Lynn City Council, 3 City Hall Square, Room 408, Lynn, MA 01901

5. Based upon the plans and application materials, and the information presented to the City Council, the criteria set forth in SECTION 22-4 of the Zoning Ordinance of the City of Lynn have been satisfied. In particular, the City Council finds that:
 - a. The Property is located within the Business District (BD), where Cannabis retail sales storefront is a use allowed by City Council special permit.
 - b. The Property is not located within 200 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12 licensed by the Department of Education.
 - c. The Property is not located within 500 feet of another licensed Cannabis establishment.
 - d. The building does not contain any residential units.
 - e. As of the date hereof the number of cannabis retail storefronts is less than 20% of the number of licenses issued within the City for the retail sale of alcoholic beverages not to be drunk on the premises where sold under M.G.L. c. 130 § 15.
 - f. All operations will take place within the retail store within a fully enclosed building.
6. Based upon the plans and application materials, and the information presented to the City Council, the criteria set forth in SECTION 22-5 of the Zoning Ordinance of the City of Lynn have been satisfied. In particular, the City Council finds that:
 - a. The petitioner has adequately addressed concerns of potential odor, and will incorporate odor control technology, including air filters and ventilation systems, to prevent the escape of noxious odors and to ensure that emissions do not violate M.G.L. c. 111, § 31C.
 - b. Signage shall conform to all signage requirements of the Cannabis Control Commission, the City of Lynn Sign Ordinance and any conditions contained in the Special Permit.
 - c. Cannabis plants, products, and paraphernalia will not be visible from outside of the building on the Property, and cannabis plants, products or paraphernalia will not be stored on the exterior of the building on the Property.
 - d. The petitioner has submitted a Security Plan for the operation of the Establishment. The City Council finds that adequate security measures are in place to ensure safe operation of the Establishment.
 - i. Petitioner's security plan provides for both site security and security for the transportation of cannabis and cannabis products.
 - ii. Petitioner's security plan mitigates any potential harm to employees and the public and ensures that all customers are 21+.
 - iii. The security plans provided by the petitioner will greatly increase public safety for the businesses and residents of the area with surveillance cameras and on-site security personnel.

7. Based upon the plans and application materials, and the information presented to the City Council, the criteria set forth in SECTION 22-6 of the Zoning Ordinance of the City of Lynn have been satisfied. In particular, the City Council finds that:
 - a. It is a condition of this Special Permit that a Host Community Agreement with the City of Lynn be executed with regards to the Establishment.
 - b. Petitioner shall comply with G.L. c. 94G and any regulations promulgated including 950 CMR 500.000 et seq.
 - c. It is a condition of this Special Permit that the petitioner shall not operate a Cannabis establishment without having a license in good standing from the Massachusetts Cannabis Control Commission.
 - d. Petitioner has submitted a Line Queue Plan, and the City Council finds that the movement of pedestrian and/or vehicular traffic along the public right of ways will not be disrupted.
 - e. The petitioner has demonstrated sufficient parking to operate the cannabis use and will not interfere with other businesses and residents. The petitioner's establishment will consist of approximately 2,000 square feet gross floor area. Section 9 of the of the Zoning Ordinance of the City of Lynn requires one parking space for every 300 square feet gross floor area, for a total of seven (7) parking spaces. The petitioner will provide seven (7) off-street parking spaces.
 - f. The petitioner has made arrangements to secure additional satellite parking for the cannabis use.
8. The proposed use will be safe, attractive and appropriate for the area.
9. No substantial burden will be placed upon the City for services.
10. No detrimental impact on the City or the neighborhood can be envisioned.
11. The proposed use is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Lynn.
 - a. The proposed use will not derogate from the intent and purpose of the Zoning Ordinance of the City of Lynn but will enhance it by creating a place for residents to responsibly have access to legal cannabis while mitigating community impact.
 - b. The proposed use complies with the City of Lynn Zone Ordinance with respect to recreational cannabis operations.
 - c. The area is located in a commercial neighborhood and will not unduly interfere with the quality of life of residents and businesses.
 - d. There was no neighborhood opposition from residents of the City of Lynn to the proposed use.

- e. The applicant demonstrated that it has sufficient experience to operate a cannabis business and had adequate security plans.
 - f. The proposed location has been a commercial use for more than fifty years and will not causes a substantial burden to the neighborhood than the prior use.
 - g. The prior use was a restaurant/bar that was permitted to be open until 2:00 a.m. and more recently 1:00 a.m. for decades. Conversely, the proposed use will be closed at 8:00 p.m.
 - h. The proposed use is consistent with the City of Lynn Zone Ordinance as it relates to retail cannabis.
 - i. The proposed use will generate much needed revenues for the City of Lynn.
 - j. The proposed use and location was supported by all Lynn residents present at the City Council public hearing and supported by the Mayor as evidenced by his execution of the Community Host Agreement.
 - k. At a neighborhood community meeting, Saugus residents expressed strong support for a Bianchi pizza restaurant to occupy the entire site. Such support for a popular restaurant that likely will see much greater traffic than the prior restaurant use undercuts any concern relative to traffic and congestion.
 - l. The proposed use will be less intrusive than the restaurant/bar use previously conducted on site.
 - m. The prior use had no mitigation plans to address parking and traffic issues.
 - n. The proposed use is consistent with the will of the Massachusetts Legislature, the voters of the Commonwealth of Massachusetts and the voters of the City of Lynn who approved recreational cannabis sales.
 - o. There was limited opposition to the proposed use at the City Council hearing as only one Saugus resident appeared to personally speak in opposition along with special counsel engaged by the Town.
 - p. The applicant has conducted due diligence to ensure that all parking for the use will occur within the boundaries of the City of Lynn.
12. The City Council specifically finds that all of the land required for the operation of the Establishment lies within the City of Lynn, and that no use of land owned by the Petitioner that lies within the Town of Saugus is required to comply with applicable provisions of the Zoning Ordinance of the City of Lynn or to satisfy the criteria for the special permit herein granted.

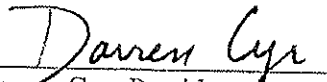
Be advised that any party in interest or other person receiving this Notice of Decision wishing to appeal this decision shall do so pursuant to the provisions of General Laws Chapter 40A, Section 17.

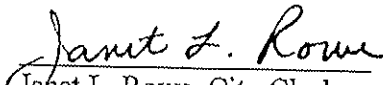
Any such appeal must be filed within twenty (20) days after decision is filed in the City Clerk. No variances or special permit, or any extension, modifications, or renewal thereof, shall take

effect until a copy the decision bearing the certification of the city or town clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that if such appeal has been filed, that it has been dismissed or denied and it is a variance or special permit which has been approved by reason of the failure of the permit granting authority or special permit granting authority to act thereon within the time prescribed and no appeal has been filed and that the grant of the application or petition resulting from such failure to act has become final or that if an appeal has been filed, that it has been dismissed or denied is recorded in the registry of deeds for the county and district in which the land is located and indexed and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the owner or applicant.

CITY COUNCIL OF CITY OF LYNN

ATTEST:


Darren Cyr, President


Janet L. Rowe, City Clerk

Dated: April 9, 2019

Appeal Date: April 29, 2019

SETTLEMENT AGREEMENT

This Settlement Agreement is entered into by the Town of Saugus, 298 Central Street, Suite 8, Saugus, MA 01906, Massachusetts Green Retail, Inc., 20 Heaths Court, Unit 107, Lynn, MA 01905 ("MGR"), and the City Council of the City of Lynn, 3 City Hall Square, Lynn, MA 01901 (together, the "Parties") on this 3rd day of April 2020.

WHEREAS, the City Council issued a special permit to MGR under the Lynn Zoning Ordinance for a recreational marijuana dispensary (the "Dispensary") at 829A Boston Street, Lynn, MA (the "Site"),

WHEREAS, Saugus, acting by and through its Board of Selectmen and its Building Commissioner, appealed that special permit, *see Town of Saugus v. Lynn City Council and Massachusetts Green Retail, Inc.*, Case No. 19 MISC 000204 (DRR) (Land Court) (the "Litigation"),

WHEREAS, approximately half of the parking lot on the Site, a small corner of the building, and approximately one-third of the deck attached to the building are in Saugus,

WHEREAS, the Dispensary is a prohibited use in Saugus under the Saugus Zoning Bylaw,

WHEREAS, the Parties engaged in mediation on December 5, 2019, and

WHEREAS, the Parties want to settle the Litigation and resolve all current disputes regarding the special permit and the dispensary,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. [Intentionally omitted.]
2. No activities related to the Dispensary – including without limitation consumption of marijuana products, parking, and access/egress – shall occur in Saugus. MGR will take the following measures, along with any others that may be required to ensure compliance with this requirement:
 - a. It will stripe the parking lot along the entire Lynn-Saugus border.
 - b. It will post conspicuous signs prohibiting Dispensary customers, employees, delivery drivers, and others from parking or driving in Saugus.
 - c. It will use a stickering system to ensure that anyone who parks in the Saugus part of the parking lot will not be allowed to enter the Dispensary.

- d. It will have a security agent in a high-visibility vest stationed in the parking lot whenever the Dispensary is open, to manage traffic and use best efforts to prevent vehicles from driving into or out of the parking lot via the right of way off Hamilton Street described in Par. 3.
- e. It will have 24-7 surveillance of the parking lot from inside the Dispensary, with two-way communication with the security agent whenever the Dispensary is open.

3. MGR will install a barrier along the eastern border of the Site shown on the North Shore Survey Corporation survey dated March 8, 2019 attached to this Agreement, except at the right of way shown on that survey, to prevent motorized vehicles at the Site from crossing onto or using the adjacent property except at that right of way. The Parties will agree on the design of that barrier. MGR needs not install such a barrier wherever one is installed and maintained by another person.

4. No customer or employee of the Dispensary may use any part of the deck.

5. MGR shall build out and operate in the building in such a way that the Dispensary does not occupy any interior space in Saugus.

6. If Saugus approves recreational marijuana in the zoning district in which the Site is located in the future, Paragraphs 2, 4 and 5 of this Agreement will terminate, subject to any permit or approval required for a dispensary in that district.

7. [Intentionally omitted.]

8. The Parties will dismiss the Litigation with prejudice and without costs within seven days of the full execution of this Agreement.

9. Saugus shall not appeal any reconfiguration of the parking on the Site in Lynn, as long as any reconfigured parking and travel is limited to Lynn as described above. Saugus also shall not appeal any other permit or approval issued by the City of Lynn for the Dispensary as it is currently approved. Saugus retains all its rights regarding any permit or approval required from Saugus or any of its boards or commissions, and it retains all its rights regarding any material change in the Dispensary or amendment of the special permit.

10. [Intentionally omitted.]

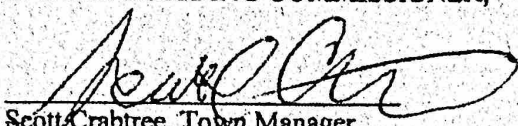
11. None of the Parties will disparage any other Party regarding the subject matter of the Litigation.

12. To view the effectiveness of the measures described in Paragraph 2, Saugus zoning or other officials may enter the parking lot at the Site, in Saugus or Lynn, at any reasonable times.

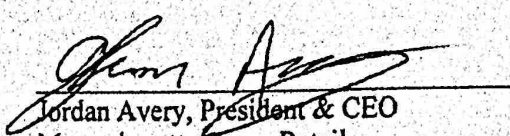
13. MGR acknowledges that, if it materially breaches this agreement, Saugus will presumptively be entitled to appropriate injunctive relief.

14. This Agreement shall be binding on MGR and its successors and assigns.

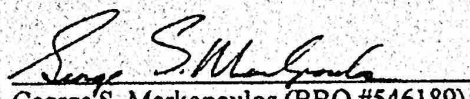
TOWN OF SAUGUS,
SAUGUS BUILDING COMMISSIONER,


Scott Crabtree, Town Manager
Town of Saugus

MASSACHUSETTS GREEN RETAIL,


Jordan Avery, President & CEO
Massachusetts Green Retail

CITY OF LYNN
LYNN CITY COUNCIL
By their attorney,


George S. Markopoulos (BBO #546189)
City Solicitor
City of Lynn
Law Department
3 City Hall Square, Room 406
Lynn, MA 01901
(781) 586-6843
law@lynnma.gov

Dated: April 8, 2020

Massachusetts Green Retail, Inc

Plan for Positive Impact

Massachusetts Green Retail, Inc. (the “**Company**”) is proposing to site a Marijuana Establishment in Lynn, MA an area that has been identified by the Commission as an area of disproportionate impact (the “**Target Areas**”). Accordingly, the Company intends to focus its efforts on the Target Areas and on Massachusetts Residents who have, or have parents or spouses who have, past drug convictions..

During its first year of operations, the Company will implement the following goals, programs and measurements pursuant to this Plan for Positive Impact (the “**Positive Impact Plan**”).

Goals:

The Company’s goals for this Positive Impact Plan are as follows:

1. Hire, in a legal and non-discriminatory manner, at least 25% of its employees from Target Areas, and/or Massachusetts residents who have, or have parents or spouses who have, past drug convictions; and
2. Provide educational programs and informational sessions geared towards individuals from the Target Areas and/or Massachusetts Residents who have, or have parents or spouses who have, past drug convictions that are interested in the cannabis industry, with specific focuses on marijuana retailers and entrepreneurship, at least twice a year. Such educational events will specifically include, but not be limited to, information on licensing workshops (i.e. guidance on filing applications with the Commission), preparation of standard operating policies and procedures, Massachusetts cannabis market overview, and METRC best practices.

Programs:

In an effort to reach the abovementioned goals, the Company shall implement the following practices and programs:

1. In an effort to ensure that the Company has the opportunity to interview, and hire, individuals from the Target Areas or Massachusetts residents who have past drug convictions it shall post monthly notices for at least three (3) months during the hiring process at the municipal offices of the Target Areas and in newspapers of general circulation in the Target Areas, including but not limited to, the Lynn Daily Item, these notices will state, among other things, that the Company is specifically looking for Massachusetts residents who are 21 years or older and either (i) live in a Target Area or another area of disproportionate impact as defined by the Commission; or (ii) have past drug convictions, for employment.

Such residency, or prior drug conviction status, will be a positive factor in hiring decisions, but this does not prevent the Company from hiring the most qualified candidates and complying with all employment laws and other legal requirements.

Massachusetts Green Retail, Inc

2. In an effort to ensure that the Company provides opportunities for individuals from the Target Areas and/or Massachusetts residents who have past drug convictions to attend its educational events the Company shall post weekly notices at least two (2) weeks prior to hosting said educational programs or informational sessions in newspapers of general circulation in the Target Areas including but not limited to, the Lynn Daily Item, and these notices will state, among other things, that the Company is specifically looking for Massachusetts residents who are 21 years or older and either (i) live in a Target Area or another area of disproportionate impact as defined by the Commission; or (ii) have past drug convictions to attend these events.

The Company respectfully submits that it will comply with the advertising, branding, marketing and sponsorship practices as outlined in 935 CMR 500.105(4). The abovementioned notices will not include any Company advertisements, marketing materials or branding. To the extent the Commission deems necessary, notices and event programming materials will be made available to the Commission for review and inspection prior to publishing.

Annual Review:

Each year, the Company will review the following criteria in an effort to measure the success of its Positive Impact Plan.

1. Identify the number of individuals hired who (i) came from Target Areas, or other areas of disproportionate impact as defined by the Commission; or (ii) have past drug convictions;
2. Identify the number of educational events or informational sessions it holds and attendance at the same.

The Company affirmatively states that it: (1) 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; (2) 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; and (3) the Company will be required to document progress or success of this plan, in its entirety, annually upon renewal of its provisional license.

BYLAWS
OF
MASSACHUSETTS GREEN RETAIL, INC.

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MASSACHUSETTS GREEN RETAIL, INC.

Bylaws

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BYLAWS
OF
MASSACHUSETTS GREEN RETAIL, INC.

ARTICLE I
SHAREHOLDERS

Section 1. Annual Meeting. The Corporation shall hold an annual meeting of shareholders at a time fixed by the Board of Directors (the "Board"). The purposes for which the annual meeting is to be held, in addition to those prescribed by the Articles of Organization (the "Articles"), shall be for electing directors and for such other purposes as shall be specified in the notice for the meeting, and only business within such purposes may be conducted at the meeting. In the event an annual meeting is not held at the time fixed in accordance with these Bylaws or the time for an annual meeting is not fixed in accordance with these Bylaws to be held within thirteen (13) months after the last annual meeting was held, the Corporation may designate a special meeting held thereafter as a special meeting in lieu of the annual meeting, and the meeting shall have all of the effect of an annual meeting.

Section 2. Special Meetings. Special meetings of the shareholders may be called by the President or by the Directors, and shall be called by the Secretary, or in case of the death, absence, incapacity, or refusal of the Secretary, by another officer, if the holders of at least twenty percent (20%) or such lesser percentage as the Articles permit, of all the votes entitled to be cast on any issue to be considered at the proposed special meeting sign, date, and deliver to the Secretary one or more written demands for the meeting describing the purpose for which it is to be held. Only business within the purpose or purposes described in the meeting notice may be conducted at a special shareholders' meeting.

Section 3. Place of Meetings. All meetings of shareholders shall be held at the principal office of the Corporation unless a different place is specified in the notice of the meeting or the meeting is held solely by means of remote communication in accordance with Section 11 of this Article.

Section 4. Requirement of Notice. A written notice of the date, time, and place of each annual and special shareholders' meeting describing the purposes of the meeting shall be given to shareholders entitled to vote at the meeting (and, to the extent required by law or the Articles, to shareholders not entitled to vote at the meeting) no fewer than seven (7) nor more than sixty (60) days before the meeting date. If an annual or special meeting of shareholders is adjourned to a different date, time, or place, notice need not be given of the new date, time, or place if the new date, time, or place, if any, is announced at the meeting before adjournment. If a new record date for the adjourned meeting is fixed, however, notice of the adjourned meeting shall be given under this Section to persons who are shareholders as of the new record date. All notices to shareholders shall conform to the requirements of Article III.

Section 5. Waiver of Notice. A shareholder may waive any notice required by law, the Articles, or these Bylaws before or after the date and time stated in the notice. The waiver shall be in writing, be signed by the shareholder entitled to the notice, and be delivered to the Corporation for inclusion with the records of the meeting. A shareholder's attendance at a meeting: (a) waives objection to lack of notice or defective notice of the meeting, unless the shareholder at the beginning of the meeting objects to holding the meeting or transacting business at the meeting; and (b) waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the shareholder objects to considering the matter when it is presented.

Section 6. Quorum.

(a) Unless otherwise provided by law, or in the Articles, these Bylaws, or a resolution of the Directors requiring satisfaction of a greater quorum requirement for any voting group, a majority of the votes entitled to be cast on the matter by a voting group constitutes a quorum of that voting group for action on that matter. As used in these Bylaws, a "voting group" includes all shares of one or more classes or series that, under the Articles or the Massachusetts Business Corporation Act, as in effect from time to time (the "MBCA"), are entitled to vote and to be counted together collectively on a matter at a meeting of shareholders.

(b) A share once represented for any purpose at a meeting is deemed present for quorum purposes for the remainder of the meeting and for any adjournment of that meeting unless (1) the shareholder attends solely to object to lack of notice, defective notice or the conduct of the meeting on other grounds and does not vote the shares or otherwise consent that they are to be deemed present, or (2) in the case of an adjournment, a new record date is or shall be set for that adjourned meeting.

Section 7. Voting and Proxies. Unless the Articles provide otherwise, each outstanding share, regardless of class, is entitled to one (1) vote on each matter voted on at a shareholders' meeting. A shareholder may vote his or her shares in person or may appoint a proxy to vote or otherwise act for him or her by signing an appointment form, either personally or by his or her attorney-in-fact. An appointment of a proxy is effective when received by the Secretary or other officer or agent authorized to tabulate votes. Unless otherwise provided in the appointment form, an appointment is valid for a period of eleven (11) months from the date the shareholder signed the form or, if it is undated, from the date of its receipt by the officer or agent. An appointment of a proxy is revocable by the shareholder unless the appointment form conspicuously states that it is irrevocable and the appointment is coupled with an interest, as defined in the MBCA. An appointment made irrevocable is revoked when the interest with which it is coupled is extinguished. The death or incapacity of the shareholder appointing a proxy shall not affect the right of the Corporation to accept the proxy's authority unless notice of the death or incapacity is received by the Secretary or other officer or agent authorized to tabulate votes before the proxy exercises his or her authority under the appointment. A transferee for value of shares subject to an irrevocable appointment may revoke the appointment if he or she did not know of its existence when he or she acquired the shares and the existence of the irrevocable appointment was not noted conspicuously on the certificate representing the shares or on the information statement for shares without certificates. Subject to the provisions of Section 7.24 of the MBCA and to any express limitation on the proxy's authority appearing on the face of the appointment form, the Corporation is entitled to accept the proxy's vote or other action as that of the shareholder making the appointment.

Section 8. Action at Meeting. If a quorum of a voting group exists, favorable action on a matter, other than the election of Directors, is taken by a voting group if the votes cast within the group favoring the action exceed the votes cast opposing the action, unless a greater number of affirmative votes is required by law, or the Articles, these Bylaws, or a resolution of the Board requiring receipt of a greater affirmative vote of the shareholders, including more separate voting groups. Directors are elected by a plurality of the votes cast by the shares entitled to vote in the election at a meeting at which a quorum is present. No ballot shall be required for such election unless requested by a shareholder present or represented at the meeting and entitled to vote in the election.

Section 9. Action Without Meeting by Written Consent.

(a) Action taken at a shareholders' meeting may be taken without a meeting if the action is taken by the lesser of: (1) by all shareholders entitled to vote on the action; or (2) to the extent permitted by the Articles, by shareholders having not less than the minimum number of votes necessary to take the action at a meeting at which all shareholders entitled to vote on the action are present and voting. The action shall be evidenced by one or more written consents that describe the action taken, are signed by shareholders having the requisite votes, bear the date of the signatures of such shareholders, and are delivered to the Corporation for inclusion with the records of meetings within sixty (60) days of the earliest dated consent delivered to the

Corporation as required by this Section. A consent signed under this Section has the effect of a vote at a meeting.

(b) If action is to be taken pursuant to the consent of voting shareholders without a meeting, the Corporation, at least seven (7) days before the action pursuant to the consent is taken, shall give notice, which complies in form with the requirements of Article III, of the action (1) to nonvoting shareholders in any case where such notice would be required by law if the action were to be taken pursuant to a vote by voting shareholders at a meeting, and (2) if the action is to be taken pursuant to the consent of less than all the shareholders entitled to vote on the matter, to all shareholders entitled to vote who did not consent to the action. The notice shall contain, or be accompanied by, the same material that would have been required by law to be sent to shareholders in or with the notice of a meeting at which the action would have been submitted to the shareholders for approval.

Section 10. Record Date. The Board may fix the record date in order to determine the shareholders entitled to notice of a shareholders' meeting, to demand a special meeting, to vote, or to take any other action. If a record date for a specific action is not fixed by the Board, and is not supplied by law, the record date shall be the close of business either on the day before the first notice is sent to shareholders, or, if no notice is sent, on the day before the meeting or, in the case of action without a meeting by written consent, the date the first shareholder signs the consent. A record date fixed under this Section may not be more than seventy (70) days before the meeting or action requiring a determination of shareholders. A determination of shareholders entitled to notice of or to vote at a shareholders' meeting is effective for any adjournment of the meeting unless the Board fixes a new record date, which it shall do if the meeting is adjourned to a date more than one hundred twenty (120) days after the date fixed for the original meeting.

Section 11. Meetings by Remote Communications. If authorized by the Board: any annual or special meeting of shareholders need not be held at any place but may instead be held solely by means of remote communication; and subject to such guidelines and procedures as the Board may adopt, shareholders and proxyholders not physically present at a meeting of shareholders may, by means of remote communications: (a) participate in a meeting of shareholders; and (b) be deemed present in person and vote at a meeting of shareholders whether such meeting is to be held at a designated place or solely by means of remote communication, provided that: (1) the Corporation shall implement reasonable measures to verify that each person deemed present and permitted to vote at the meeting by means of remote communication is a shareholder or proxyholder; (2) the Corporation shall implement reasonable measures to provide such shareholders and proxyholders a reasonable opportunity to participate in the meeting and to vote on matters submitted to the shareholders, including an opportunity to read or hear the proceedings of the meeting substantially concurrently with such proceedings; and (3) if any shareholder or proxyholder votes or takes other action at the meeting by means of remote communication, a record of such vote or other action shall be maintained by the Corporation.

Section 12. Form of Shareholder Action.

(a) Any vote, consent, waiver, proxy appointment, or other action by a shareholder or by the proxy or other agent of any shareholder shall be considered given in writing, dated and signed, if, in lieu of any other means permitted by law, it consists of an electronic transmission that sets forth or is delivered with information from which the Corporation can determine (i) that the electronic transmission was transmitted by the shareholder, proxy, or agent, or by a person authorized to act for the shareholder, proxy, or agent; and (ii) the date on which such shareholder, proxy, agent, or authorized person transmitted the electronic transmission. The date on which the electronic transmission is transmitted shall be considered to be the date on which it was signed. The electronic transmission shall be considered received by the Corporation if it has been sent to any address specified by the Corporation for the purpose or, if no address has been specified, to the principal office of the Corporation, addressed to the Secretary or other officer or agent having custody of the records of proceedings of shareholders.

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(b) Any copy, facsimile, or other reliable reproduction of a vote, consent, waiver, proxy appointment, or other action by a shareholder or by the proxy or other agent of any shareholder may be substituted or used in lieu of the original writing for any purpose for which the original writing could be used, but the copy, facsimile or other reproduction shall be a complete reproduction of the entire original writing.

Section 13. Shareholders List for Meeting.

(a) After fixing a record date for a shareholders' meeting, the Corporation shall prepare an alphabetical list of the names of all its shareholders who are entitled to notice of the meeting. The list shall be arranged by voting group, and within each voting group by class or series of shares, and show the address of and number of shares held by each shareholder, but need not include an electronic mail address or other electronic contact information for any shareholder.

(b) The shareholders list shall be available for inspection by any shareholder, beginning two (2) business days after notice is given of the meeting for which the list was prepared and continuing through the meeting: (1) at the Corporation's principal office or at a place identified in the meeting notice in the city where the meeting will be held; or (2) on a reasonably accessible electronic network, provided that the information required to gain access to such list is provided with the notice of the meeting. If the meeting is to be held solely by means of remote communication, the list shall be made available on an electronic network.

(c) A shareholder, his or her agent or attorney is entitled on written demand to inspect and, subject to the requirements of Section 2(c) of Article VI of these Bylaws, to copy the list, during regular business hours and at his or her expense, during the period it is available for inspection.

(d) The Corporation shall make the shareholders list available at the meeting, and any shareholder or his or her agent or attorney is entitled to inspect the list at any time during the meeting or any adjournment.

ARTICLE II DIRECTORS

Section 1. Powers. All corporate power shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of, its Board.

Section 2. Number and Election. The Board shall consist of one or more individuals. Initially, the authorized number of Directors who shall comprise the whole Board shall be one (1). Thereafter, the stockholders at the annual meeting shall determine the number of Directors, and the number of directors may be increased or decreased at any time or from time to time by the stockholders. The Directors shall be elected at the annual meeting of the stockholders, except as provided in these bylaws. Directors need not be stockholders.

Section 3. Vacancies. In the event of a vacancy on the Board, the remaining Directors, except as otherwise provided by law, may exercise the powers of the full Board until the vacancy is filled.

Section 4. Change in Size of the Board of Directors. The number of Directors may be fixed or changed from time to time by the shareholders.

Section 5. Tenure. The terms of all Directors shall expire at the next annual shareholders' meeting following their election. A decrease in the number of Directors does not shorten an incumbent Director's term. The term of a Director elected to fill a vacancy shall expire at the next shareholders' meeting at which Directors are elected. Despite the expiration of a Director's term, he or she shall continue to serve until his or her successor is elected and qualified or until there is a decrease in the number of Directors.

Section 6. Resignation. A Director may resign at any time by delivering written notice of resignation to the Board. A resignation is effective when the notice is delivered unless the notice specifies a later effective date.

Section 7. Removal. Unless otherwise restricted by the Articles, any director or the entire Board may be removed, with or without cause, by the holders of a majority of the stock issued and outstanding and entitled to vote at an election of directors. No director resigning and no director removed shall have any right to receive compensation as such director for any period following his resignation or removal, except where a right to receive compensation shall be expressly provided in a duly authorized written agreement with the corporation, or any right to damages on account of such removal, whether his compensation be by the month or by the year or otherwise; unless in the case of a resignation, the directors, or in the case of removal, the body acting on the removal, shall in their or its discretion provide for compensation.

Section 8. Regular Meetings. Regular meetings of the Board may be held at such times and places as shall from time to time be fixed by the Board without notice of the date, time, place, or purpose of the meeting.

Section 9. Special Meetings. Special meetings of the Board may be called by the President, by the Secretary, by any two (2) Directors, or by one (1) Director in the event that there is only one Director.

Section 10. Notice. Special meetings of the Board held via remote communication must be preceded by at least two (2) days' notice of the date, time, and place of the meeting; all other special meetings of the Board must be preceded by at least ten (10) days' notice of the date, time, and place of the meeting. The notice need not describe the purpose of the special meeting. All notices to directors shall conform to the requirements of Article III. Notice of a meeting need not be given to any director if a written waiver of notice, executed by him before or after the meeting, is filed with the records of the meeting, or to any director who attends the meeting without protesting prior thereto or at its commencement the lack of notice to him. Neither notice of a meeting nor a waiver of a notice need specify the purposes of the meeting.

Section 11. Waiver of Notice. A Director may waive any notice before or after the date and time of the meeting. The waiver shall be in writing, signed by the Director entitled to the notice, or in the form of an electronic transmission by the Director to the Corporation, and filed with the minutes or corporate records. A Director's attendance at or participation in a meeting waives any required notice to him or her of the meeting unless the Director at the beginning of the meeting, or promptly upon his or her arrival, objects to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to action taken at the meeting.

Section 12. Quorum. A quorum of the Board consists of a majority of the Directors then in office, provided always that any number of Directors (whether one or more and whether or not constituting a quorum) constituting a majority of Directors present at any meeting or at any adjourned meeting may make any reasonable adjournment thereof. A quorum shall not in any case be less than a majority of the total number of Directors constituting the whole board.

Section 13. Action at Meeting. If a quorum is present when a vote is taken, the affirmative vote of a majority of Directors present is the act of the Board. A Director who is present at a meeting of the Board or a committee of the Board when corporate action is taken is considered to have assented to the action taken unless: (a) he or she objects at the beginning of the meeting, or promptly upon his or her arrival, to holding it or transacting business at the meeting; (b) his or her dissent or abstention from the action taken is entered in the minutes of the meeting; or (c) he or she delivers written notice of his or her dissent or abstention to the presiding officer of the meeting before its adjournment or to the Corporation immediately after adjournment of the meeting. The right of dissent or abstention is not available to a Director who votes in favor of the action taken.

Section 14. Action Without Meeting. Any action required or permitted to be taken by the Directors may be taken without a meeting if the action is taken by the unanimous consent of the members of the Board, or such lesser percentage as the Articles permit. The action must be evidenced by one or more consents describing the action taken, in writing, signed by each Director, or delivered to the Corporation by electronic transmission, to the address specified by the Corporation for the purpose or, if no address has been specified, to the principal office of the Corporation, addressed to the Secretary or other officer or agent having custody of the records of proceedings of Directors, and included in the minutes or filed with the corporate records reflecting the action taken. Action taken under this Section is effective when the last Director signs or delivers the consent, unless the consent specifies a different effective date. A consent signed or delivered under this Section has the effect of a meeting vote and may be described as such in any document.

Section 15. Electronic Conference Meetings. The Board may permit any or all Directors to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all Directors participating may simultaneously hear each other during the meeting. A Director participating in a meeting by these means is considered to be present in person at the meeting.

Section 16. Committees. The Board may create one or more committees and appoint members of the Board to serve on them. Each committee may have one or more members, who serve at the pleasure of the Board. The creation of a committee and appointment of members to it must be approved by a majority of all the Directors in office when the action is taken. Article III and Sections 10 through 15 of this Article shall apply to committees and their members. To the extent specified by the Board, each committee may exercise the authority of the Board. A committee may not, however: (a) authorize distributions; (b) approve or propose to shareholders action that the MBCA requires be approved by shareholders; (c) change the number of the Board, remove Directors from office or fill vacancies on the Board; (d) amend the Articles; (e) adopt, amend or repeal Bylaws; or (f) authorize or approve reacquisition of shares, except according to a formula or method prescribed by the Board. The creation of, delegation of authority to, or action by a committee does not alone constitute compliance by a Director with the standards of conduct described in Section 17 of this Article.

Section 17. Standard of Conduct for Directors.

(a) A Director shall discharge his or her duties as a Director, including his or her duties as a member of a committee: (1) in good faith; (2) with the care that a person in a like position would reasonably believe appropriate under similar circumstances; and (3) in a manner the Director reasonably believes to be in the best interests of the Corporation. In determining what the Director reasonably believes to be in the best interests of the Corporation, a Director may consider the interests of the Corporation's employees, suppliers, creditors and customers, the economy of the state, the region and the nation, community and societal considerations, and the long-term and short-term interests of the Corporation and its shareholders, including the possibility that these interests may be best served by the continued independence of the Corporation.

(b) In discharging his or her duties, a Director who does not have knowledge that makes reliance unwarranted is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by: (1) one or more officers or employees of the Corporation whom the Director reasonably believes to be reliable and competent with respect to the information, opinions, reports or statements presented; (2) legal counsel, public accountants, or other persons retained by the Corporation, as to matters involving skills or expertise the Director reasonably believes are matters (i) within the particular person's professional or expert competence or (ii) as to which the particular person merits confidence; or (3) a committee of the Board of which the Director is not a member if the Director reasonably believes the committee merits confidence.

(c) A Director is not liable for any action taken as a Director, or any failure to take any action, if he or she performed the duties of his or her office in compliance with this Section.

Section 18. Conflict of Interest.

(a) A conflict of interest transaction is a transaction with the Corporation in which a Director of the Corporation has a material direct or indirect interest. A conflict of interest transaction is not voidable by the Corporation solely because of the Director's interest in the transaction if any one of the following is true:

- (1) the material facts of the transaction and the Director's interest were disclosed or known to the Board or a committee of the Board and the Board or committee authorized, approved, or ratified the transaction;
- (2) the material facts of the transaction and the Director's interest were disclosed or known to the shareholders entitled to vote and they authorized, approved, or ratified the transaction; or
- (3) the transaction was fair to the Corporation.

(b) For purposes of this Section, and without limiting the interests that may create conflict of interest transactions, a Director of the Corporation has an indirect interest in a transaction if: (1) another entity in which he or she has a material financial interest or in which he or she is a general partner is a party to the transaction; or (2) another entity of which he or she is a director, officer, or trustee or in which he or she holds another position is a party to the transaction and the transaction is or should be considered by the Board.

(c) For purposes of clause (1) of subsection (a), a conflict of interest transaction is authorized, approved, or ratified if it receives the affirmative vote of a majority of the Directors on the Board (or on the committee) who have no direct or indirect interest in the transaction, but a transaction may not be authorized, approved, or ratified under this Section by a single Director. If a majority of the Directors who have no direct or indirect interest in the transaction vote to authorize, approve, or ratify the transaction, a quorum is present for the purpose of taking action under this Section. The presence of, or a vote cast by, a Director with a direct or indirect interest in the transaction does not affect the validity of any action taken under clause (1) of subsection (a) if the transaction is otherwise authorized, approved, or ratified as provided in that subsection.

(d) For purposes of clause (2) of subsection (a), a conflict of interest transaction is authorized, approved or ratified if it receives the vote of a majority of the shares entitled to be counted under this subsection. Shares owned by or voted under the control of a Director who has a direct or indirect interest in the transaction, and shares owned by or voted under the control of an entity described in clause (1) of subsection (b), may not be counted in a vote of shareholders to determine whether to authorize, approve, or ratify a conflict of interest transaction under clause (2) of subsection (a). The vote of those shares, however, is counted in determining whether the transaction is approved under other Sections of these Bylaws. A majority of the shares, whether or not present, that are entitled to be counted in a vote on the transaction under this subsection constitutes a quorum for the purpose of taking action under this Section.

Section 19. Loans to Directors. The Corporation may not lend money to, or guarantee the obligation of a Director of the Corporation or any Affiliate thereof, unless: (a) the specific loan or guarantee is approved by a majority of the votes represented by the outstanding voting shares of each class, voting separately, except the votes of shares owned by or voted under the control of the benefited Director. The fact that a loan or guarantee is made in violation of this Section shall not affect the borrower's liability on the loan.

**ARTICLE III
MANNER OF NOTICE**

All notices hereunder shall conform to the following requirements:

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(a) Notice shall be in writing unless oral notice is reasonable under the circumstances. Notice by electronic transmission is written notice.

(b) Notice may be communicated in person; by telephone, voice mail, telegraph, electronic transmission or other electronic means; by mail; or by messenger or delivery service. If these forms of personal notice are impracticable, notice may be communicated by a newspaper of general circulation in the area where published; or by radio, television, or other form of public broadcast communication.

(c) Written notice, other than notice by electronic transmission, if in a comprehensible form, is effective upon deposit in the United States mail, if mailed postpaid and correctly addressed to the shareholder's address shown in the Corporation's current record of shareholders.

(d) Written notice by electronic transmission, if in comprehensible form, is effective: (1) if by facsimile telecommunication, when directed to a number furnished by the shareholder for the purpose; (2) if by electronic mail, when directed to an electronic mail address furnished by the shareholder for the purpose; (3) if by a posting on an electronic network together with separate notice to the shareholder of such specific posting, directed to an electronic mail address furnished by the shareholder for the purpose, upon the later of (i) such posting and (ii) the giving of such separate notice; and (4) if by any other form of electronic transmission, when directed to the shareholder in such manner as the shareholder shall have specified to the Corporation. An affidavit of the Secretary or an Assistant Secretary of the Corporation, the transfer agent or other agent of the Corporation that the notice has been given by a form of electronic transmission shall, in the absence of fraud, be prima facie evidence of the facts stated therein.

(e) Except as provided in subsection (c), written notice, other than notice by electronic transmission, if in a comprehensible form, is effective at the earliest of the following: (1) when received; (2) five (5) days after its deposit in the United States mail, if mailed postpaid and correctly addressed; (3) on the date shown on the return receipt, if sent by registered or certified mail, return receipt requested; or if sent by messenger or delivery service, on the date shown on the return receipt signed by or on behalf of the addressee; or (4) on the date of publication if notice by publication is permitted.

(f) Oral notice is effective when communicated if communicated in a comprehensible manner.

ARTICLE IV OFFICERS

Section 1. Enumeration. The Corporation shall have a President, a Treasurer, a Secretary and such other officers as may be appointed by the Board from time to time in accordance with these Bylaws. The Board may appoint one of its members to the office of Chairman of the Board and from time to time define the powers and duties of that office notwithstanding any other provisions of these Bylaws.

Section 2. Appointment. The officers shall be appointed by the Board. A duly appointed officer may appoint one or more officers or assistant officers if authorized by the Board. Each officer has the authority and shall perform the duties set forth in these Bylaws or, to the extent consistent with these Bylaws, the duties prescribed by the Board or by direction of an officer authorized by the Board to prescribe the duties of other officers.

Section 3. Qualification. The same individual may simultaneously hold more than one office in the Corporation.

Section 4. Tenure. Officers shall hold office until the first meeting of the Directors following the next annual meeting of shareholders after their appointment and until their respective successors are duly appointed, unless a shorter or longer term is specified in the vote appointing them.

Section 5. Resignation. An officer may resign at any time by delivering notice of the resignation to the Corporation. A resignation is effective when the notice is delivered unless the notice specifies a later effective date. If a resignation is made effective at a later date and the Corporation accepts the future effective date, the Board may fill the pending vacancy before the effective date if the Board provides that the successor shall not take office until the effective date. An officer's resignation shall not affect the Corporation's contract rights, if any, with the officer.

Section 6. Removal. The Board may remove any officer at any time with or without cause. The appointment of an officer shall not itself create contract rights. An officer's removal shall not affect the officer's contract rights, if any, with the Corporation.

Section 7. President. The President when present shall preside at all meetings of the shareholders and, if there is no Chairman of the Board, of the Directors. He or she shall be the chief executive officer of the Corporation except as the Board may otherwise provide. The President shall perform such duties and have such powers additional to the foregoing as the Directors shall designate.

Section 8. Treasurer. The Treasurer shall, subject to the direction of the Directors, have general charge of the financial affairs of the Corporation and shall cause to be kept accurate books of accounts. He or she shall have custody of all funds, securities, and valuable documents of the Corporation, except as the Directors may otherwise provide. The Treasurer shall perform such duties and have such powers additional to the foregoing as the Directors may designate.

Section 9. Secretary. The Secretary shall have responsibility for preparing minutes of the Directors' and shareholders' meetings and for authenticating records of the Corporation. The Secretary shall perform such duties and have such powers additional to the foregoing as the Directors shall designate.

Section 10. Standards Of Conduct For Officers. An officer shall discharge his or her duties: (a) in good faith; (b) with the care that a person in a like position would reasonably exercise under similar circumstances; and (c) in a manner the officer reasonably believes to be in the best interests of the Corporation. In discharging his or her duties, an officer, who does not have knowledge that makes reliance unwarranted, is entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, if prepared or presented by: (1) one or more officers or employees of the Corporation whom the officer reasonably believes to be reliable and competent with respect to the information, opinions, reports or statements presented; or (2) legal counsel, public accountants, or other persons retained by the Corporation as to matters involving skills or expertise the officer reasonably believes are matters (i) within the particular person's professional or expert competence or (ii) as to which the particular person merits confidence. An officer shall not be liable to the Corporation or its shareholders for any decision to take or not to take any action taken, or any failure to take any action, as an officer, if the duties of the officer are performed in compliance with this Section.

ARTICLE V PROVISIONS RELATING TO SHARES

Section 1. Issuance and Consideration. The Board may issue the number of shares of each class or series authorized by the Articles. The Board may authorize shares to be issued for consideration consisting of any tangible or intangible property or benefit to the Corporation, including cash, promissory notes, services performed, contracts for services to be performed, or other securities of the Corporation. Before the Corporation issues shares, the Board shall determine that the consideration received or to be received for shares

to be issued is adequate. The Board shall determine the terms upon which the rights, options or warrants for the purchase of shares or other securities of the Corporation are issued and the terms, including the consideration, for which the shares or other securities are to be issued. Notwithstanding the foregoing or anything contained in this Agreement to the contrary, no additional shares of any class or series that disproportionately dilutes the rights of any existing class or series may be issued without the approval of at least a majority of the adversely impacted class.

Section 2. Share Certificates. If shares are represented by certificates, at a minimum each share certificate shall state on its face: (a) the name of the Corporation and that it is organized under the laws of the Commonwealth of Massachusetts; (b) the name of the person to whom issued; and (c) the number and class of shares and the designation of the series, if any, the certificate represents. If different classes of shares or different series within a class are authorized, then the variations in rights, preferences and limitations applicable to each class and series, and the authority of the Board to determine variations for any future class or series, must be summarized on the front or back of each certificate. Alternatively, each certificate may state conspicuously on its front or back that the Corporation will furnish the shareholder this information on request in writing and without charge. Each share certificate shall be signed, either manually or in facsimile, by the President or a Vice President and by the Treasurer or an Assistant Treasurer, or any two officers designated by the Board, and shall bear the corporate seal or its facsimile. If the person who signed, either manually or in facsimile, a share certificate no longer holds office when the certificate is issued, the certificate shall be nevertheless valid.

Section 3. Uncertificated Shares. The Board may authorize the issue of some or all of the shares of any or all of the Corporation's classes or series without certificates. The authorization shall not affect shares already represented by certificates until they are surrendered to the Corporation. Within a reasonable time after the issue or transfer of shares without certificates, the Corporation shall send the shareholder a written statement of the information required by the MBCA to be on certificates.

Section 4. Record and Beneficial Owners. The Corporation shall be entitled to treat as the shareholder the person in whose name shares are registered in the records of the Corporation or, if the Board has established a procedure by which the beneficial owner of shares that are registered in the name of a nominee will be recognized by the Corporation as a shareholder, the beneficial owner of shares to the extent of the rights granted by a nominee certificate on file with the Corporation.

Section 5. Lost or Destroyed Certificates. The Board of the Corporation may, subject to Massachusetts General Laws, Chapter 106, Section 8-405, determine the conditions upon which a new share certificate may be issued in place of any certificate alleged to have been lost, destroyed or wrongfully taken. The Board may, in its discretion, require the owner of such share certificate, or his or her legal representative, to give a bond, sufficient in its opinion, with or without surety, to indemnify the Corporation against any loss or claim which may arise by reason of the issue of the new certificate.

ARTICLE VI CORPORATE RECORDS

Section 1. Records to be Kept.

(a) The Corporation shall keep as permanent records minutes of all meetings of its shareholders and Board, a record of all actions taken by the shareholders or Board without a meeting, and a record of all actions taken by a committee of the Board in place of the Board on behalf of the Corporation. The Corporation shall maintain appropriate accounting records. The Corporation or its agent shall maintain a record of its shareholders, in a form that permits preparation of a list of the names and addresses of all shareholders, in alphabetical order by class of shares showing the number and class of shares held by each. The Corporation

shall maintain its records in written form or in another form capable of conversion into written form within a reasonable time.

(b) The Corporation shall keep within the Commonwealth of Massachusetts a copy of the following records at its principal office or an office of its transfer agent or of its Secretary or Assistant Secretary or of its registered agent:

- (1) its Articles or Restated Articles and all amendments to them currently in effect;
- (2) its Bylaws or restated Bylaws and all amendments to them currently in effect;
- (3) resolutions adopted by its Board creating one or more classes or series of shares, and fixing their relative rights, preferences, and limitations, if shares issued pursuant to those resolutions are outstanding;
- (4) the minutes of all shareholders' meetings, and records of all action taken by shareholders without a meeting, for the past three years;
- (5) all written communications to shareholders generally within the past three years, including the financial statements furnished under Section 16.20 of the MBCA for the past three years;
- (6) a list of the names and business addresses of its current Directors and officers; and
- (7) its most recent annual report delivered to the Massachusetts Secretary of State.

Section 2. Inspection of Records by Shareholders.

(a) A shareholder is entitled to inspect and copy, during regular business hours at the office where they are maintained pursuant to Section 1(b) of this Article, copies of any of the records of the Corporation described in said Section if he or she gives the Corporation written notice of his or her demand at least five (5) business days before the date on which he or she wishes to inspect and copy.

(b) A shareholder is entitled to inspect and copy, during regular business hours at a reasonable location specified by the Corporation, any of the following records of the Corporation if the shareholder meets the requirements of subsection (c) and gives the Corporation written notice of his or her demand at least five (5) business days before the date on which he or she wishes to inspect and copy:

- (1) excerpts from minutes reflecting action taken at any meeting of the Board, records of any action of a committee of the Board while acting in place of the Board on behalf of the Corporation, minutes of any meeting of the shareholders, and records of action taken by the shareholders or Board without a meeting, to the extent not subject to inspection under subsection (a) of this Section;
- (2) accounting records of the Corporation, but if the financial statements of the Corporation are audited by a certified public accountant, inspection shall be limited to the financial statements and the supporting schedules reasonably necessary to verify any line item on those statements; and
- (3) the record of shareholders described in Section 1(a) of this Article.

(c) A shareholder may inspect and copy the records described in subsection (b) only if:

- (1) his or her demand is made in good faith and for a proper purpose;
- (2) he or she describes with reasonable particularity his or her purpose and the records he or she desires to inspect;
- (3) the records are directly connected with his or her purpose; and
- (4) the Corporation shall not have determined in good faith that disclosure of the records sought would adversely affect the Corporation in the conduct of its business.

(d) For purposes of this Section, "shareholder" includes a beneficial owner whose shares are held in a voting trust or by a nominee on his or her behalf.

Section 3. Scope of Inspection Right.

(a) A shareholder's agent or attorney has the same inspection and copying rights as the shareholder represented.

(b) The Corporation may, if reasonable, satisfy the right of a shareholder to copy records under Section 2 of this Article by furnishing to the shareholder copies by photocopy or other means chosen by the Corporation including copies furnished through an electronic transmission.

(c) The Corporation may impose a reasonable charge, covering the costs of labor, material, transmission and delivery, for copies of any documents provided to the shareholder. The charge may not exceed the estimated cost of production, reproduction, transmission or delivery of the records.

(d) The Corporation may comply at its expense, with a shareholder's demand to inspect the record of shareholders under Section 2(b)(3) of this Article by providing the shareholder with a list of shareholders that was compiled no earlier than the date of the shareholder's demand.

(e) The Corporation may impose reasonable restrictions on the use or distribution of records by the demanding shareholder.

Section 4. Inspection of Records by Directors. A Director is entitled to inspect and copy the books, records and documents of the Corporation at any reasonable time to the extent reasonably related to the performance of the Director's duties as a Director, including duties as a member of a committee, but not for any other purpose or in any manner that would violate any duty to the Corporation.

**ARTICLE VII
FISCAL YEAR**

The fiscal year of the Corporation shall be the year ending with December 31 in each year.

**ARTICLE VIII
ARTICLES OF ORGANIZATION**

These Bylaws are subject to the Articles. In the event of a conflict between these Bylaws and the Articles, the terms of the Articles will control. In these Bylaws, references to the Articles and Bylaws mean the provisions of the Articles and Bylaws as are from time to time in effect.

**ARTICLE IX
AMENDMENTS**

(a) The power to make, amend or repeal these Bylaws shall be in the shareholders. If authorized by the Articles, the Board may also make, amend or repeal these Bylaws in whole or in part, except with respect to any provision thereof which by virtue of an express provision in the MBCA, the Articles, or these Bylaws, requires action by the shareholders.

(b) Not later than the time of giving notice of the meeting of shareholders next following the making, amending or repealing by the Board of any Bylaw, notice stating the substance of the action taken by the Board shall be given to all shareholders entitled to vote on amending the Bylaws. Any action taken by the Board with respect to the Bylaws may be amended or repealed by the shareholders.

(c) Approval of an amendment to the Bylaws that changes or deletes a quorum or voting requirement for action by shareholders must satisfy both the applicable quorum and voting requirements for action by shareholders with respect to amendment of these Bylaws and also the particular quorum and voting requirements sought to be changed or deleted.

(d) A Bylaw dealing with quorum or voting requirements for shareholders, including additional voting groups, may not be adopted, amended or repealed by the Board.

(e) A Bylaw that fixes a greater or lesser quorum requirement for action by the Board, or a greater voting requirement, than provided for by the MBCA may be amended or repealed by the shareholders, or by the Board if authorized pursuant to subsection (a).

(f) If the Board is authorized to amend the Bylaws, approval by the Board of an amendment to the Bylaws that changes or deletes a quorum or voting requirement for action by the Board must satisfy both the applicable quorum and voting requirements for action by the Board with respect to amendment of the Bylaws, and also the particular quorum and voting requirements sought to be changed or deleted.

ADOPTED BY VOTE OF THE SHAREHOLDERS, on 8/13, 2020:

ATTEST:

x [Signature]
NAME: Jordan T Avery
TITLE: President / CEO

[Signature] mb
[Signature]
[Signature]



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: 001360159

ARTICLE I

The exact name of the corporation is:

MASSACHUSETTS GREEN RETAIL, 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>	
CWP	\$0.01000	1,000,000	\$10,000.00	1,000,000

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:

SHAREHOLDER APPROVAL

ARTICLE VI

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

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: JORDAN TYLER AVERY
No. and Street: 20 HEATHS CT
UNIT 107
City or Town: LYNN State: MA Zip: 01905 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	JORDAN TYLER AVERY	20 HEATHS CT UNIT 107 LYNN, MA 01905 USA
TREASURER	JORDAN TYLER AVERY	20 HEATHS CT UNIT 107 LYNN, MA 01905 USA
SECRETARY	JORDAN TYLER AVERY	20 HEATHS CT UNIT 107 LYNN, MA 01905 USA
DIRECTOR	JORDAN TYLER AVERY	20 HEATHS CT UNIT 107 LYNN, MA 01905 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:

OPENING AND OPERATING RETAIL STORES WITHIN MA

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

No. and Street: 20 HEATHS CT
UNIT 107
City or Town: LYNN State: MA Zip: 01905 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: 20 HEATHS CT
UNIT 107

City or Town: LYNN State: MA Zip: 01905 Country: USA

which is

☐ its principal office

☐ an office of its transfer agent

☐ an office of its secretary/assistant secretary

☒ its registered office

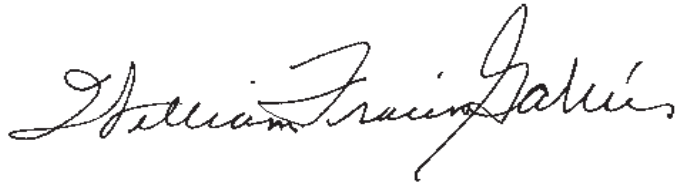
Signed this 24 Day of December, 2018 at 9:35:05 AM by the incorporator(s). (*If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.*)

JORDAN TYLER AVERY

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:

December 24, 2018 09:34 AM

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

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

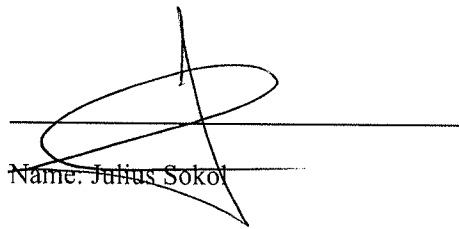
Certification of No Employees

In accordance with Section 935 CMR 500.101(1)(c)(4) of the Massachusetts Code of Regulations, and in support of the application of Massachusetts Green Retail, Inc. (the "**Applicant**"), the undersigned, Julius Sokol, hereby confirms and certifies to the Cannabis Control Commission (the "**CCC**") that:

1. At the present time, the Applicant has no employees in connection with its proposed Marijuana Retail Establishment (the "**Marijuana Establishment**");

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge believe it is true, correct and complete, and I further declare that I have authority to sign this document.

Dated as of March 8, 2021



Name: Julius Sokol



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



JORDAN AVERY
20 HEATHS CT APT 107
LYNN MA 01905-2653

Why did I receive this notice?

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

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

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

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

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

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

Edward W. Coyle, Jr., Chief
Collections Bureau

Use the confirmation code below to print another copy of this letter or to review your submission.
Confirmation Code: fg49w9



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

mass.gov/dor

Letter ID: L2100519744
Notice Date: April 8, 2021
Case ID: 0-001-127-470



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



MASSACHUSETTS GREEN RETAIL INC 0
28 ATLANTIC AVE
MARBLEHEAD MA 01945-3287

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, MASSACHUSETTS GREEN RETAIL INC 0 is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

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

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

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 9:00 a.m. to 4:00 p.m..

Visit us online!

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

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

Edward W. Coyle, Jr., Chief
Collections Bureau



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

William Francis Galvin
Secretary of the
Commonwealth

Date: March 12, 2021

To Whom It May Concern :

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

MASSACHUSETTS GREEN RETAIL, INC.

is a domestic corporation organized on **December 24, 2018** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

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

Secretary of the Commonwealth

Certificate Number: 21030369930

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

Processed by: NMa



MASSACHUSETTS GREEN RETAIL, INC.

829A Boston St

Lynn, MA 01905

Business Plan

1. OVERVIEW & OBJECTIVE

Massachusetts Green Retail Inc. is an adult use retail marijuana applicant in the City of Lynn, Massachusetts.

Massachusetts Green Retail Inc. "MGR" is committed to dispensing consistent, high-quality, independently-tested, adult-use marijuana and marijuana products in Lynn and through-out the Commonwealth of Massachusetts.

MGR will dispense a variety of marijuana strains, extractions, and Marijuana Infused Products ("MIPS") in accordance with M.G.L. Ch. 94G and the Cannabis Control Commission's (Commission) Regulations at 935 CMR 500.000 et seq.

The ownership group of Mass Green Retail are all local North Shore residents, with CEO Jordan Avery born and raised in Lynn, Massachusetts. Mr. Avery will have a direct and an active role in the community of Lynn and the business operations at "MGR". One of the main goals of MGR is hiring local and bringing more jobs to the community of Lynn. Sales at the MGR facility will also provide tax revenue through the currently executed Host Community Agreement.

I. MANAGEMENT TEAM

Jordan Avery:

Chief Executive Officer

Jordan may be young in years but make no confusion Mr. Avery brings years of diverse experience to Mass Green Retail in executive management, public relations, logistics, training, emergency management, security, executive protection, Law Enforcement & a wealth of Cannabis industry experience. One day from protecting and coordinating logistics for celebrities, politicians & royal families to assisting planning large events or starting a new business. However, he is known to get the job done right. Jordan was a vital part of Lynn MA first Medical Cannabis Dispensary and later the cities first recreational Marijuana Dispensary. Jordan was the Director of Security & HR for Apotcha, Inc. Since then, Mr. Avery has been successfully granted a special permit to operate his own recreational marijuana dispensary. Jordan has sat on numerous boards and commissions and is currently the Chairman of a rather large condo association trust. Academy award winner Actor Louis Gossit Jr. once even said about Mr. Avery talents "He is a keeper".

Matthew Gateman

Chief Financial Officer and Chief Operations Officer

Growing up in the hospitality industry Mr. Gateman has held every job in a restaurant since he was 16 years old. Mr. Gateman graduated from University of Massachusetts with a Bachelor of Science in Economics. After briefly working for Merrill Lynch as a Wealth Manager, he decided to enter back into the hospitality industry. Becoming a manager at Venu, Icon and Cure nightclubs

in Boston, Matthew was responsible for a staff of over 125+, ranging from waitresses, bartenders, bar backs, security, and managers. While working at the nightclub Matthew became an investor and managing partner in 4 different establishments. Continuing to work in the hospitality sector he also took the time to become a Licensed Real Estate Salesperson in the Commonwealth of Massachusetts. Working for Lokos Realty & Asset management, along with renting and selling properties, Mr. Gateman become involved with property management. He currently manages over 150 individual residential and commercial tenants across the North Shore of Massachusetts.

William Gateman
Co-Founder and Adviser

Mr. Gateman graduated from Boston University with a degree in Hotel and Restaurant Management in 1985. Mr. Gateman started out in the business working every job available in the industry (waiter, bartender, cook, manager) and eventually owner. Mr. Gateman has been involved for the last 20 years as an owner of various Restaurants, Bars, Nightclubs and Banquet facilities. His early days in the industry shaped William's current role. Mr. Gateman presently owns and operates over 9 hospitality businesses with gross revenues in excess of \$40 million dollars. Since 1990 he has also been involved in managing and owning real estate. Mr. Gateman also owns commercial and residential property, with a portfolio exceeding \$33 million dollars across over a dozen properties.

Julius Sokol
Co-Founder and Adviser

Julius Sokol is the Founder and Manager of the Boston based investment firm, Sokol Enterprises LLC. A lifelong North Shore resident and a graduate of St. John's Prep, Mr. Sokol earned his bachelor's degree in Economics from Brandeis University. Mr. Sokol went on to attend the University of San Diego School of Law where he was a member of the International Law Journal and published several articles while still a student. Upon graduating and passing the bar Mr. Sokol was hired to manage the prestigious multi-generational litigation law firm of Sheff Law Offices, P.C. Mr. Sokol left Sheff Law Offices in 2014 to focus full time on Sokol Enterprises LLC and its subsidiaries. Sokol Enterprises currently owns and manages hundreds of real estate units, restaurants, bars, and clubs in the Boston and North Shore area. His holdings encompass retail, commercial, mixed-use and residential property in Boston, Lynn, Marblehead, Chelsea and Salem.

II. Location and Background

MGR will site its retail location at 829A Boston Street Lynn, MA 01905. Situated directly on the serene Saugus River, this retail dispensary will be one of the most unique locations in Massachusetts. MGR is uniquely positioned to serve both the Lynn, MA and Saugus, MA as it straddles both jurisdictions.

Lynn Massachusetts is the 9th largest City in Massachusetts with a population around 94,000. In the 1600s Lynn was a center for shoemaking which led to an early growth in the city. By the 20th Century, Lynn was the world leader in production of shoes having over 200 factories. Along with shoemaking, the electric industry became a big part of Lynn, containing the 2 original General Electric plants. Since the early 2000s many of these historic industrial buildings and mills have resulted in new construction and development. Developers, restauraners and artists have invested time and money into reconstructing downtown.

III. Community Impact

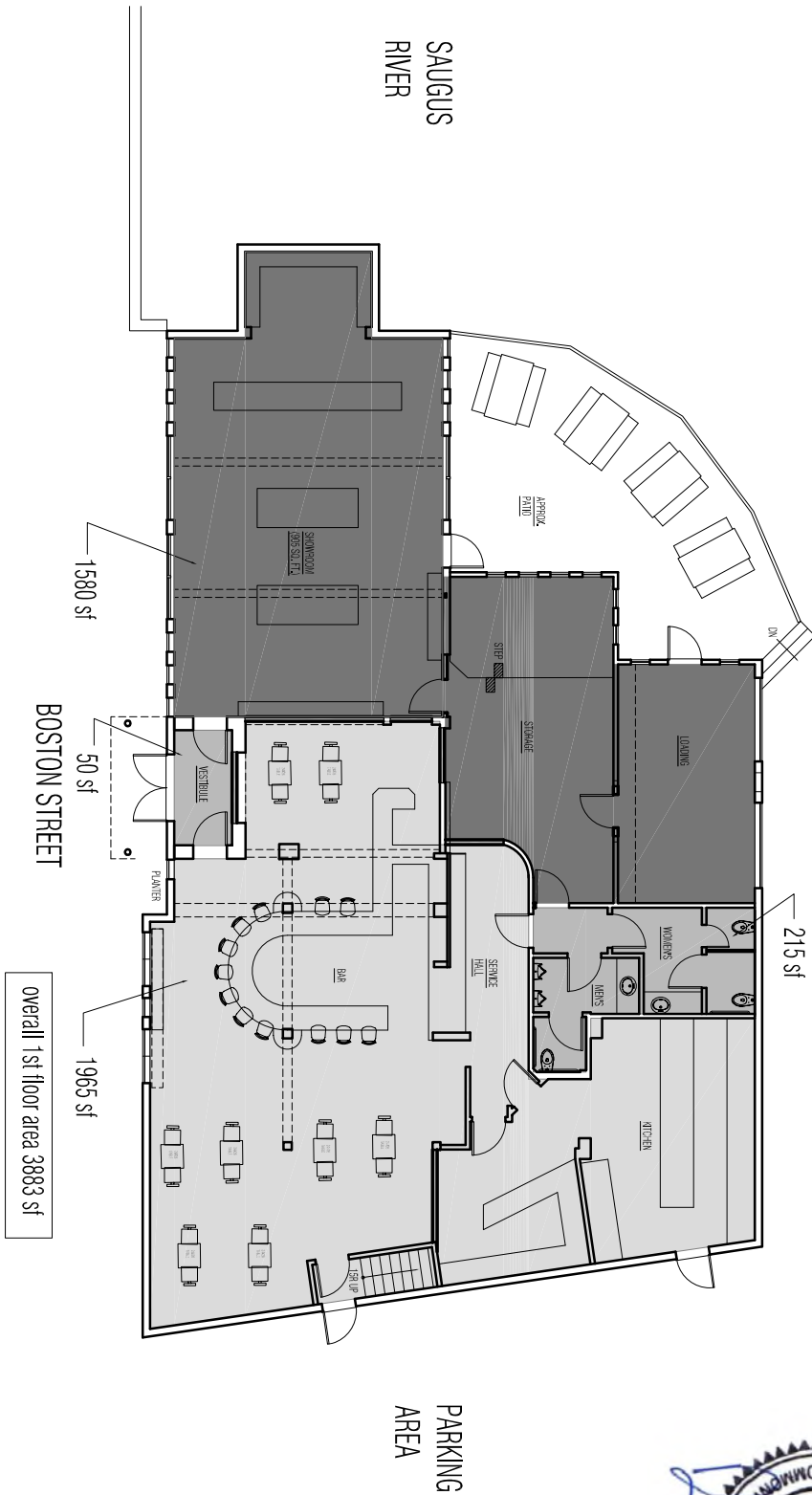
Our Community is the backbone of the success of MGR. We will take great pride in hiring a diverse background of local employees that will be professionally trained in order to best enlighten and encourage future customers on which product will benefit them. MGR also pledges to be actively involved in the Lynn Community and local charities. We plan on being a great neighbor to the Saugus River, local businesses and contribute fundraising, donating and assisting people in the community. The Lynn YMCA, Lynn Boys and Girls Club, Lynn Tech, and a number of substance abuse clinics are organizations we hope to positively impact during our time in the Lynn Community.

IV. Employees

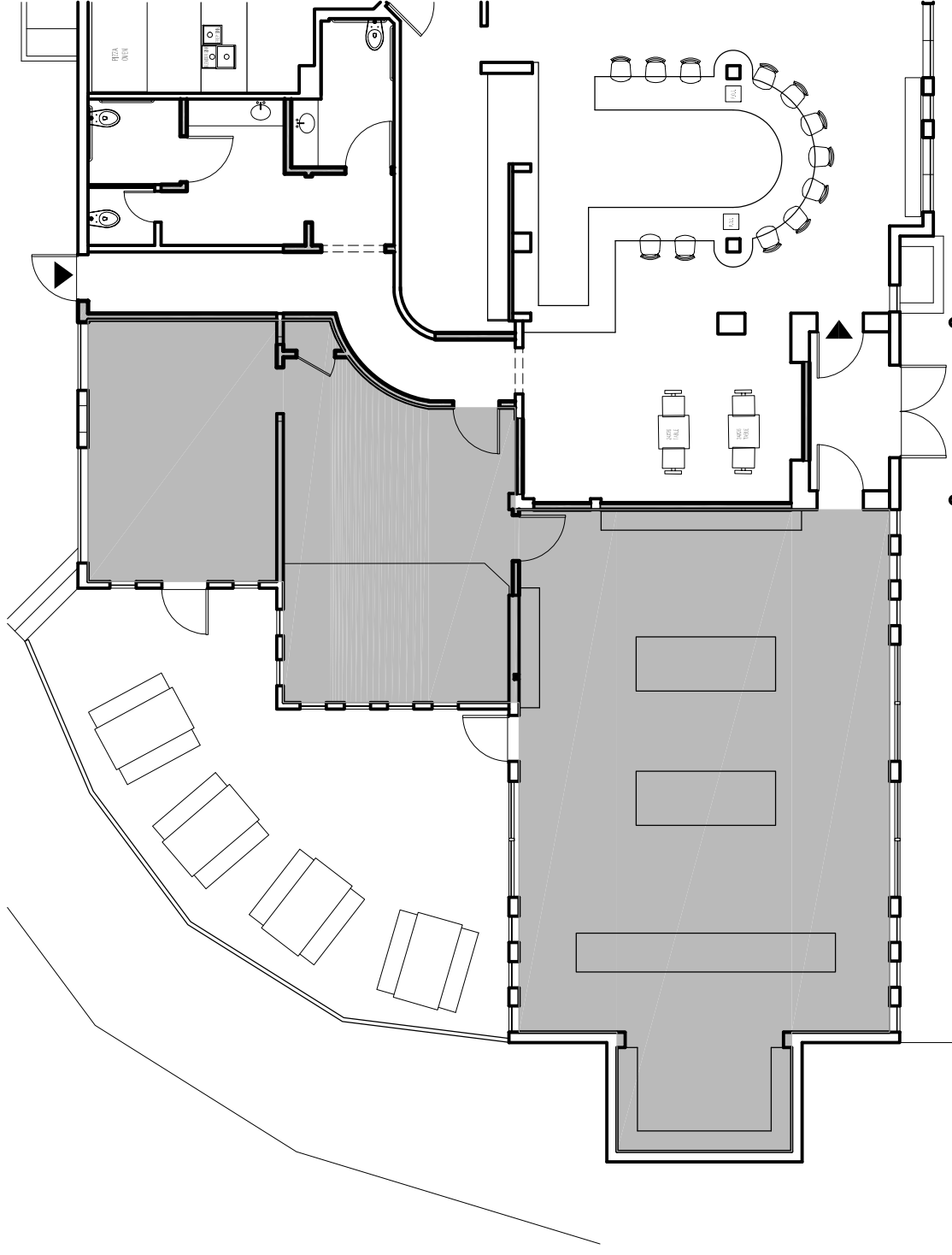
MGR plans to hire 10-15 full time employees to fill 2 daily working shifts. In order to accurately reflect the diverse make-up of the Lynn community, MGR intends to target local individuals, women, and people of color as priorities in our Hiring Program. All staff members from counter workers, security guards, management, accounting, and back of house employees will partake in diversity and operations training programs. Employees will receive on-going training during the course of their employment.

V. Plan for Obtaining Liability insurance

Mass Green Retail, Inc (“MGR”) has obtained general liability insurance coverage for its RMD activities through FTC Insurance Group Inc and will maintain general liability insurance coverage for its adult-use activities for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, except as provided in 935 CMR 500,105 (10)(b) or otherwise approved by the Commission. The deductible for each policy shall be no higher than \$5,000 per occurrence.



829 Boston Street, Lynn
Proposed Plans
3/32" = 1'-0"



829 Boston Street, Lynn
Retail Space
3/32" = 1'-0"

VII. Operational Time-Line

January 2021 – Submit CCC Applications for Licensure

February 2021 – Hire contractors to begin renovation of retail dispensary

June 2021 – Complete facility construction and development

July 2021- Final CCC approval of site

August 2021 – Commence Hiring and Operations

September 2021 – Grand Opening of Massachusetts Green Retail, Inc.

VIII. Revenue Projections

Service Area Population (City of Lynn (94,299) and City of Saugus (28,361)	122,660
% of Adult Use Patients Through 2021	12.00%
Potential MMJ patients	14,719
Targeted Market Share	12.50%
Market Share Patients	1,840
Average Estimated Daily Consumption Flower (Grams)	0.1
Total Annual Consumption (Grams)	67,156
Total Annual Consumption (Pounds)	148
Average Retail Price Per Gram, Flower	\$15
Average Estimated Daily Consumption Processed Products (Grams)	0.02
Total Annual Consumption Secondary Products (Grams)	107,450
Total Annual Consumption Secondary Products (Pounds)	237
Average Retail Price Per Gram, Secondary Products	\$60
Gross Potential Retail Revenue	\$7,454,355

Service Area Population (City of Lynn (94,299) and City of Saugus (28,361)	122,660
% of MMJ Patients Maturing Medical Market (thru 2018)	15.00%
Potential MMJ patients	18,399
Targeted Market Share	12.50%
Market Share Patients	2,300
Estimated Daily Consumption Flower (Grams)	0.1
Total Annual Consumption (Grams)	83,945
Total Annual Consumption (Pounds)	185
Average Retail Price Per Gram, Flower	\$12
Estimated Daily Consumption Secondary Products (Grams)	0.035
Total Annual Consumption Secondary Products (Grams)	235,047
Total Annual Consumption Secondary Products (Pounds)	519
Average Retail Price Per Gram, Secondary Products	\$60
Gross Potential Retail Revenue	\$15,110,179

Service Area Population (City of Lynn (94,299) and City of Saugus (28,361)	122,660
% of MMJ Patients Mature Medical Market (2019 & beyond)	18.00%
Potential MMJ patients	22,079
Targeted Market Share	20.00%
Market Share Patients	4,416
Estimated Daily Consumption Flower (Grams)	0.5
Total Annual Consumption (Grams)	805,876
Total Annual Consumption (Pounds)	1,779
Average Retail Price Per Gram, Flower	\$9
Estimated Daily Consumption Secondary Products (Grams)	0.05
Total Annual Consumption Secondary Products (Grams)	402,938
Total Annual Consumption Secondary Products (Pounds)	889
Average Retail Price Per Gram, Secondary Products	\$50
Gross Potential Retail Revenue	\$27,399,791

IX. Construction Budget

Soft Costs

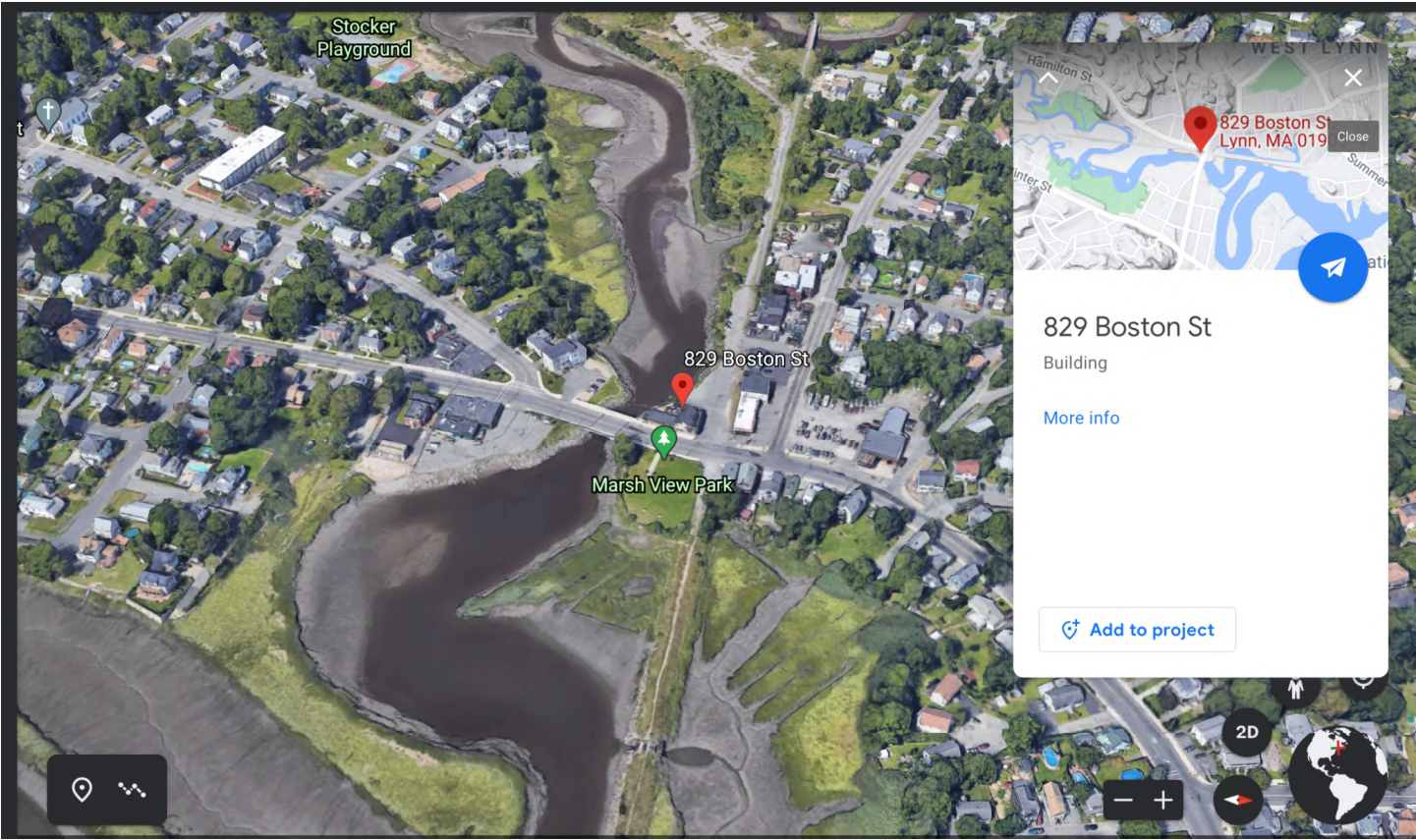
Rent Vacancy	\$	85,000.00
NNN Expenses	\$	12,000.00
Design/Architectural Plans	\$	14,000.00
Permits	\$	3,500.00
PM Oversight/Overhead	\$	52,000.00

Hard Costs

Framing	\$	4,500.00
Electric/AV Rough	\$	12,000.00
Electric/AV Final	\$	12,000.00
HVAC Rough	\$	10,000.00
HVAC Final	\$	10,000.00
Insulation	\$	9,500.00
Sprinkler Fit-out	\$	22,000.00
Plumbing Rough	\$	12,000.00
Plumbing Final	\$	12,000.00
Blueboard & Plaster	\$	8,500.00
Paint	\$	6,000.00
Finish Flooring	\$	14,000.00
Trim/Millwork	\$	10,000.00
Vault/Storage/Breakroom Buildout	\$	50,000.00
Post-Construction Cleaning	\$	1,500.00
Signage/TVs/Audio Video	\$	30,000.00
Display Cases	\$	30,000.00
Total	\$	420,500.00



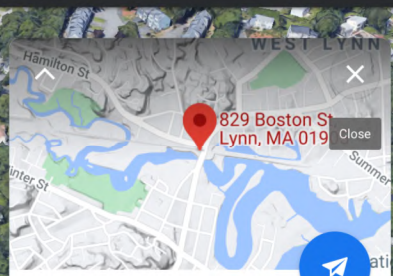




Stocker
Playground

829 Boston St

Marsh View Park



829 Boston St

Building

[More info](#)

[Add to project](#)

Massachusetts Green Retail, Inc

Plan for Obtaining Liability Insurance

Massachusetts Green Retail, Inc. (the “**Company**”) will work with an insurance broker licensed in the Commonwealth of Massachusetts to obtain insurance that meets or exceeds the requirements set forth in 935 CMR 500.105 (10).

Pursuant to 935 CMR 500.105(10) the Company shall obtain and maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, or such amount as otherwise approved by the Commission. The deductible for each policy shall be no higher than \$5,000 per occurrence.

Pursuant to 935 CMR 500.105(10)(b) if the Company is unable to obtain minimum liability insurance coverage as required by 935 CMR 500.105(10)(a) the Company will place in escrow (the “**Liability Insurance Escrow Account**”) a sum of no less than Two Hundred and Fifty Thousand and 00/100 (\$250,000.00) or such other amount approved by the Commission, to be expended for coverage of liabilities. If the Company is unable to obtain minimum liability insurance coverage as required by 935 CMR 500.105(10)(a) the Company will properly document such inability through written records that will be retained in accordance with the Company’s *Record Retention Policy* (incorporated herein by reference). If the Liability Insurance Escrow Account is used to cover such liabilities, it will be replenished within ten (10) business days of such expenditure.

The Company will submit reports documenting compliance with 935 CMR 500.105(10) in a manner and form determined by the Commission pursuant to 935 CMR 500.000: *Adult Use of Marijuana*.

This policy may also be referred to by the Company as the “**Liability Insurance Policy**”.

Massachusetts Green Retail, Inc

Separating Recreational from Medical Operations

This policy is not applicable. Massachusetts Green Retail, Inc. (the “**Company**”) is only applying for a Marijuana Retailer license at this location.

This policy may also be referred to by the Company as the “**Policy for Separating Recreational from Medical Operations**”.

Massachusetts Green Retail, Inc

Restricting Access to Age 21 and Older

Massachusetts Green Retail, Inc. (the “**Company**”) shall require that all Marijuana Establishment Agents, Visitors and Consumers of marijuana for adult use (each as defined in 935 CMR 500.002) are 21 years of age or older. The Company will positively identify individuals seeking access to the premises of the Marijuana Establishment, or to whom marijuana or marijuana products are being transported pursuant to 935 CMR 500.105(14) (if applicable) to limit access solely to individuals 21 years of age or older.

Pursuant to 935 CMR 500.140, the Company shall immediately inspect an individual’s proof of identification and determine that the individual is 21 years of age or older upon entry to the Marijuana Establishment. The Company shall also inspect an individual’s proof of identification at the point of sale and determine that the individual is 21 years of age or older.

The identification shall contain a name, photograph, and date of birth, and shall be limited to one of the following:

1. A driver’s license;
2. A government issued-identification card;
3. A military identification card; or
4. A passport.

This policy may also be referred to by the Company as the “**Policy to Restrict Access to Persons Age 21 and Older**”.

Massachusetts Green Retail, Inc

Quality Control and Testing for Contaminants

Testing of Marijuana

Massachusetts Green Retail, Inc. (the “**Company**”) shall not sell or otherwise market for adult use any marijuana product, including marijuana, that has not first been tested by an Independent Testing Laboratory, except as allowed under 935 CMR 500.000: *Adult Use of Marijuana*.

The Company is not proposing to cultivate or produce its own products at this time. The Company intends to obtain all of its products from other duly licensed Marijuana Establishments.

The Company shall ensure that all marijuana and marijuana products sold at its Marijuana Establishment have been tested by an Independent Testing Laboratory that tests the marijuana products in compliance with the protocol(s) established in accordance with M.G.L. 94G § 15 and in a form and manner determined by the Commission including, but not limited to, *Protocol for Sampling and Analysis of Finished Marijuana and Marijuana Products for Marijuana Establishments, Medical Marijuana Treatment Centers and Co-located Marijuana Operations*. Testing of the Company’s environmental media (*e.g.*, soils, solid growing media, and water) shall be performed in compliance with the *Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries* published by the Commission, as applicable.

The Company shall ensure that all marijuana and marijuana products have been tested for the cannabinoid profile and for contaminants as specified and required by the Commission, including but not limited to mold, mildew, heavy metals, plant-growth regulators, and the presence of pesticides not approved for use on marijuana by the Massachusetts Department of Agricultural Resources. In addition to these contaminant tests, final ready-to-sell Marijuana Vaporizer Products shall be screened for heavy metals and Vitamin E Acetate (VEA) in accordance with the relevant provisions of the *Protocol for Sampling and Analysis of Finished Marijuana and Marijuana Products for Marijuana Establishments, Medical Marijuana Treatment Centers and Co-located Marijuana Operations*.

The Company shall notify the Commission within seventy-two (72) hours of receipt in writing, of any laboratory testing results indicating that the marijuana or marijuana products contaminant levels are above acceptable limits established in the protocols identified in 935 CMR 500.160(1) that contamination cannot be remediated, and must be disposed of. The notification from the Company shall describe a proposed plan of action for both the destruction of the contaminated production batch within seventy-two (72) hours, and the assessment of the source of contamination and shall contain any information regarding contamination as specified by the Commission, or immediately upon request by the Commission. The Company shall ensure that notification comes from both the Marijuana Establishment and the Independent Testing Laboratory, separately and directly.

The Company shall maintain the results of all testing for no less than one year. Any marijuana or marijuana products with testing dates in excess of one year shall be deemed expired and may not be dispensed, sold, transferred or otherwise conveyed until retested.

Massachusetts Green Retail, Inc

All transportation of marijuana to and from Independent Testing Laboratories providing marijuana testing services shall comply with the Company's *Transportation Policy* and 935 CMR 500.105(13).

All excess marijuana shall be disposed of in compliance with the Company's *Waste Disposal Policy* and 935 CMR 500.105(12), either by the Independent Testing Laboratory returning excess marijuana to the source Marijuana Establishment for disposal or by the Independent Testing Laboratory disposing of it directly.

Single-servings of Marijuana Products tested for potency in accordance with 935 CMR 500.150(4)(a) shall be subject to a potency variance of no greater than plus/minus ten percent (+/- 10%).

If the Company receives notice that the marijuana or marijuana products it has submitted for testing has failed any test for contaminants, it shall either: (1) re-analyze without remediation; (2) take steps remediate the identified contaminants; or (3) dispose of the marijuana or marijuana product and in any event, all actions shall comply with 935 CMR 500.160(13).

Handling of Marijuana

The Company shall handle and process marijuana and marijuana products in a safe and sanitary manner. The Company shall implement the following policies (as applicable to its Marijuana Retail License):

- (a) To the extent applicable the Company shall process the leaves and flowers of the female marijuana plant only, which shall be:
 - 1. Well cured and generally free of seeds and stems;
 - 2. Free of dirt, sand, debris, and other foreign matter;
 - 3. Free of contamination by mold, rot, other fungus, pests and bacterial diseases and satisfying the sanitation requirements in 105 CMR 500.000: *Good Manufacturing Practices for Food*, and if applicable, 105 CMR 590.000: *State Sanitary Code Chapter X: Minimum Sanitation Standards for Food Establishments*;
 - 4. Prepared and handled on food-grade stainless steel tables with no contact with the Company's marijuana establishment agents' bare hands; and
 - 5. Packaged in a secure area.
- (b) The Company shall comply with the following sanitary requirements:
 - 1. Any marijuana establishment agent whose job includes contact with marijuana or non-edible marijuana products, including cultivation, production, or packaging shall

Massachusetts Green Retail, Inc

comply with the requirements for food handlers specified in 105 CMR 300.000: *Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements*;

2. Any marijuana establishment agent working in direct contact with preparation of marijuana or non-edible marijuana products shall conform to sanitary practices while on duty, including:
 - i. Maintaining adequate personal cleanliness; and
 - ii. Washing hands thoroughly in an adequate hand-washing area before starting work, and at any other time when hands may have become soiled or contaminated.
3. The Company shall supply adequate and convenient hand-washing facilities furnished with running water at a suitable temperature. Hand-washing facilities shall be located in the Marijuana Establishment in production areas and where good sanitary practices require employees to wash and sanitize their hands, and shall provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices;
4. The Company shall supply sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations;
5. Litter and waste shall be properly removed, disposed of so as to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. The operating systems for waste disposal shall be maintained in an adequate manner pursuant to 935 CMR 500.105(12);
6. Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately kept clean and in good repair;
7. The Company shall ensure that there will be adequate safety lighting in all processing and storage areas, as well as areas where equipment or utensils are cleaned;
8. Buildings, fixtures, and other physical facilities shall be maintained in a sanitary condition;
9. All contact surfaces, including utensils and equipment, shall be maintained in a clean and sanitary condition. Such surfaces shall be cleaned and sanitized as frequently as necessary to protect against contamination, using a sanitizing agent registered by the US Environmental Protection Agency (EPA), in accordance with labeled instructions. Equipment and utensils shall be so designed and of such material and workmanship as to be adequately cleanable;
10. All toxic items shall be identified, held, and stored in a manner that protects against contamination of marijuana products. Toxic items shall not be stored in an area

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containing products used in the cultivation of marijuana. The Commission may require a Marijuana Establishment to demonstrate the intended and actual use of any toxic items found on the premises;

11. The Company's water supply shall be sufficient for necessary operations. Any private water source shall be capable of providing a safe, potable, and adequate supply of water to meet the Marijuana Establishment's needs;
 12. Plumbing shall be of adequate size and design, and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the Marijuana Establishment. Plumbing shall properly convey sewage and liquid disposable waste from the Marijuana Establishment. There shall be no cross-connections between the potable and waste water lines;
 13. The Company shall provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair;
 14. Products that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of these microorganisms; and
 15. Storage and transportation of finished products shall be under conditions that will protect them against physical, chemical, and microbial contamination as well as against deterioration of finished products or their containers.
 16. All vehicles and transportation equipment used in the transportation of marijuana products or edibles requiring temperature control for safety shall be designed, maintained, and equipped as necessary to provide adequate temperature control to prevent the marijuana products or edibles from becoming unsafe during transportation, consistent with applicable requirements pursuant to 21 CFR 1.908(c).
- (c) The Company shall comply with sanitary requirements. All edible products shall be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 590.000: *State Sanitary Code Chapter X: Minimum Sanitation Standards for Food Establishments*.

This policy may also be referred to by the Company as the “**Quality Control and Testing Policy**”.

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Personnel Policies Including Background Checks

Massachusetts Green Retail, Inc. (the “**Company**”) shall implement the following Personnel Policies and Background Check policies:

- (1) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the *Security Policy*, which policy shall be incorporated herein by reference, specifically employee security policies, including personal safety and crime prevention techniques;
- (2) The Company shall develop a staffing plan and staffing records in compliance with 935 CMR 500.105(9)(d);
- (3) The Company shall develop emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
- (4) It shall be a policy of the Company that the workplace shall be alcohol, smoke and drug-free;
- (5) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the *Record Retention* and *Financial Record Maintenance and Retention* policies, which policies shall be incorporated herein by reference, specifically regarding the maintenance of confidential information and other records required to be maintained confidentially;
- (6) The Company shall immediately dismiss any Marijuana Establishment agent who has:
 - a. Diverted marijuana, which shall be reported to law enforcement authorities and to the Commission;
 - b. Engaged in unsafe practices with regard to operation of the Marijuana Establishment, which shall be reported to the Commission; or
 - c. 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 Other Jurisdictions (as that term is defined in 935 CMR 500.002).
- (7) The Company shall make a list of all board members and Executives (as that term is defined in 935 CMR 500.002) of the Marijuana Establishment, and members of the licensee (if any), available upon request by any individual. The Company may make this list available on its website.
- (8) The Company shall develop 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), as set forth in its *Security Policy*.

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- (9) The Company shall apply for registration for all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 500.002), managers, and volunteers. All such individuals shall:
- a. be 21 years of age or older;
 - b. not have been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of Other Jurisdictions (as that term is defined in 935 CMR 500.002); and
 - c. be determined suitable for registration consistent with the provisions of 935 CMR 500.800 and 935 CMR 500.801 or 935 CMR 500.802.
- (10) An application for registration of a marijuana establishment agent shall include:
- a. the full name, date of birth, and address of the individual;
 - b. all aliases used previously or currently in use by the individual, including maiden name, if any;
 - c. a copy of the applicant's driver's license, government-issued identification card, liquor purchase identification card issued pursuant to M.G.L. c. 138, § 34B, or other verifiable identity document acceptable to the Commission;
 - d. an attestation that the individual will not engage in the diversion of marijuana products;
 - e. written acknowledgment by the applicant of any limitations on his or her authorization to cultivate, harvest, prepare, package, possess, transport, and dispense marijuana in the Commonwealth;
 - f. background information, including, as applicable:
 - 1. a description and the relevant dates of any criminal action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 500.002), whether for a felony or misdemeanor and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts;
 - 2. a description and the relevant dates of any civil or administrative action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 500.002) relating to any professional or occupational or fraudulent practices;

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3. a description and relevant dates of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction;
 4. a description and relevant dates of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 500.002) with regard to any professional license or registration held by the applicant;
- (b) a nonrefundable application fee paid by the Marijuana Establishment with which the marijuana establishment agent will be associated; and
- (c) any other information required by the Commission.
- (11) An Executives (as that term is defined in 935 CMR 500.002) of the Company registered with the Department of Criminal Justice Information Systems (“DCJIS”) pursuant to 803 CMR 2.04: *iCORI Registration*, shall submit to the Commission a Criminal Offender Record Information (“CORI”) report and any other background check information required by the Commission for each individual for whom the Company seeks a marijuana establishment agent registration, obtained within 30 calendar days prior to submission.
- a. The CORI report obtained by the Company shall provide information authorized under Required Access Level 2 pursuant to 803 CMR 2.05(3)(a)2.
 - b. The Company’s collection, storage, dissemination and usage of any CORI report or background check information obtained for marijuana establishment agent registrations shall comply with 803 CMR 2.00: *Criminal Offender Record Information (CORI)*.
- (12) The Company shall notify the Commission no more than one (1) business day after a marijuana establishment agent ceases to be associated with the Company. The subject agent’s registration shall be immediately void when the agent is no longer associated with the Company.
- (13) The Company shall require that all agents renew their registration cards annually from the date of issue, subject to a determination by the Commission that the agent continues to be suitable for registration.
- (14) After obtaining a registration card for a marijuana establishment agent, the Company shall notify the Commission, in a form and manner determined by the Commission, as soon as possible, but in any event, within five (5) business days of any changes to the information that the Marijuana Establishment was previously required to submit to the Commission or after discovery that a registration card has been lost or stolen.

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- (15) The Company's agents shall carry their registration card at all times while in possession of marijuana products, including at all times while at the Marijuana Establishment or while transporting marijuana products.
- (16) Should any of the Company's agents be affiliated with multiple Marijuana Establishments the Company shall ensure that such agents are registered as a marijuana establishment agent by each Marijuana Establishment and shall be issued a registration card for each establishment.
- (17) The Company shall maintain, and keep up to date, an employee handbook that employees will be given copies of at the start of their employment and will be required to attest that they have read and received the same, covering a wide range of topics, including but not limited to: (1) Employee benefits; (2) Vacation and sick time; (3) Work schedules; (4) Confidentiality standards; (5) Criminal background check standards (6) Security and limited access areas; (7) Employee identification and facility access; (8) Personal safety and crime prevention techniques; (9) Alcohol, drug, and smoke-free workplace; and (10) Grounds for discipline and termination. Each Employee shall be required to review the handbook and attest to their understanding and receipt of the same. The Company will review its employee handbook periodically and communicate any changes to its employees.

Personnel Record Keeping

The Company shall maintain the following 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 marijuana establishment agent. Such records shall be maintained for at least 12 months after termination of the individual's affiliation with the Marijuana Establishment 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;

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- f. A record of any disciplinary action taken; and
 - g. Notice of completed responsible vendor and eight (8) hour related duty training.
- 3. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
 - 4. Personnel policies and procedures; and
 - 5. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 500.029, 935 CMR 500.030, and 803 CMR 2.00: *Criminal Offender Record Information (CORI)*.

The Company's aforementioned Personnel Records shall be available for inspection by the Commission, on request. All records shall be maintained in accordance with generally accepted accounting principles.

Following closure of the Company's Marijuana Establishment, all records shall be kept for at least two (2) years at the Company's expense, in a form and location acceptable to the Commission.

Staffing Plan

Executive Level:

- CEO;
- CFO; and
- COO.

Management Level:

- Sales Manager; and
- Security Manager.

Staff Level

- Up to fifteen (15) Staff Level Sales Representatives;

Consultant Level

- Attorney / Compliance Officer;
- Human Resources Provider; and
- Up to five (5) Security Officers.

This policy may also be referred to by the Company as the “**Personnel and Background Check Policy**”.

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Record Keeping Procedures

Massachusetts Green Retail, Inc. (the “**Company**”) shall keep and maintain records of the Marijuana Establishment in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all records required in any section of 935 CMR 500.000: *Adult Use of Marijuana*, in addition to the following:

- (a) Written operating procedures as required by 935 CMR 500.105(1);
- (b) Inventory records as required by 935 CMR 500.105(8);
- (c) Seed-to-sale SOR electronic tracking system records for all marijuana products as required by 935 CMR 500.105(8)(e);
- (d) Personnel records as described in the Company’s *Personnel and Background Check Policy*, which policy shall be incorporated herein by reference, and as follows:
 - a. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
 - b. A personnel record for each marijuana establishment agent. Such records shall be maintained for at least 12 months after termination of the individual’s affiliation with the Marijuana Establishment and shall include, at a minimum, the following:
 - i. All materials submitted to the Commission pursuant to 935 CMR 500.030(2);
 - ii. Documentation of verification of references;
 - iii. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
 - iv. 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;
 - v. Documentation of periodic performance evaluations;
 - vi. A record of any disciplinary action taken; and
 - vii. Notice of completed responsible vendor training program and in-house training.

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- c. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
 - d. Personnel policies and procedures, including at a minimum, the following: (a) code of ethics; (b) whistleblower policy; and (c) a policy which notifies persons with disabilities of their rights under <https://www.mass.gov/service-details/about-employment-rights> or a comparable link, and includes provisions prohibiting discrimination and providing reasonable accommodations; and
 - e. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 500.029, 935 CMR 500.030, and 803 CMR 2.00: *Criminal Offender Record Information (CORI)*;
- (e) Business records as described in the Company's *Financial Record Maintenance and Retention Policy*, which shall include manual or computerized records of the following: (1) assets and liabilities; (2) monetary transactions; (3) books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers; (4) sales records including the quantity, form, and cost of marijuana products; and (5) salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the marijuana establishment, if any; and
- (f) Waste disposal records as required under 935 CMR 500.105(12), including but not limited to, a written or electronic record of the date, the type and quantity of marijuana, marijuana products or waste disposed or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two (2) Marijuana Establishment Agents present during the disposal or other handling, with their signatures. The Company shall keep these records for at least three (3) years. This period shall automatically be extended for the duration of any disciplinary action and may be extended by an order of the Commission.

All Confidential Information (as that term is defined in 935 CMR 500.002) shall be maintained confidentially including secured or protected storage (whether electronically or in hard copy), and accessible only to the minimum number of specifically authorized employees essential for efficient operation and retention of such records. In any event, the Company shall be authorized to disclose such confidential information as may be required by law.

Following closure of a Marijuana Establishment, the Company shall keep all records for at least two (2) years at the Company's expense and in a form and location acceptable to the Commission. It shall be a policy of the company that any and all records subject to any disciplinary action shall be retained for the duration of such action, or as otherwise extended by order of the Commission.

This policy may also be referred to by the Company as the “**Record Retention Policy**”.

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Maintaining of Financial Records

Massachusetts Green Retail, Inc. (the “**Company**”) shall keep and maintain records of the Marijuana Establishment in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all financial records required in any section of 935 CMR 500.000: *Adult Use of Marijuana*, and business records, in accordance with 935 CMR 500.105(e), which shall include manual or computerized records of:

1. Assets and liabilities;
2. Monetary transactions;
3. Books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
4. Sales records including the quantity, form, and cost of marijuana products; and
5. Salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the marijuana establishment, if any.

Furthermore, consistent with the Company’s *Dispensing Policy*, the Company shall implement the following policies for Recording Sales

- (a) The Company shall utilize a point-of-sale (“**POS**”) system approved by the Commission, in consultation with the Massachusetts Department of Revenue (“**DOR**”).
- (b) The Company may also utilize a sales recording module approved by the DOR.
- (c) The Company shall not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
- (d) The Company shall 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. The Company shall maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If the Company 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 shall immediately disclose the information to the Commission;
 - ii. it shall cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and

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- iii. take such other action directed by the Commission to comply with 935 CMR 500.105.
- (e) The Company shall comply with 830 CMR 62C.25.1: *Record Retention and DOR Directive 16-1* regarding recordkeeping requirements.
- (f) The Company shall adopt separate accounting practices at the POS for marijuana and marijuana product sales, and non-marijuana sales.
- (g) The Company shall allow the Commission and the DOR audit and examine the POS system used by a retailer in order to ensure compliance with Massachusetts tax laws and 935 CMR 500.000: *Adult Use of Marijuana*;

Following closure of a Marijuana Establishment, the Company shall keep all records for at least two years at the Company's expense and in a form and location acceptable to the Commission.

This policy may also be referred to by the Company as the “**Financial Record Maintenance and Retention Policy**”.

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Employee Qualifications and Training

Massachusetts Green Retail, Inc. (the “**Company**”) shall ensure that all marijuana establishment agents complete minimum training requirements prior to performing job functions.

Agents responsible for tracking and entering product into the Seed-to-sale SOR must receive training in a form and manner determined by the Commission.

Company Training Policies shall be as follows:

1. At a minimum, Company employees shall receive a total of eight (8) hours of training annually, which shall include a minimum of four (4) hours of Responsible Vendor Training (“**RVT**”) program courses established pursuant to 935 CMR 500.105(2)(b). Basic, on-the-job training, provided by the Company in the ordinary course of business, may be counted toward the eight (8) hour total training requirement.
2. Administrative employees that do not handle or sell marijuana are exempt from the four (4) hour RVT training requirement, but may take a RVT program as part of fulfilling the eight (8) hour training requirement.
3. Training shall be tailored to the roles and responsibilities of the job function of each employee.
4. RVT training may be conducted by the Company or by a third-party vendor
5. All agents that are involved in the handling and sale of marijuana for adult use at the time of licensure or renewal of licensure, as applicable, shall have attended and successfully completed a responsible vendor training program, which shall include the Basic Core Curriculum (as that term is defined in 935 CMR 500.000 *et. seq.*).
6. Once the Company is designated as a “responsible vendor” all new employees involved in the handling and sale of marijuana for adult use shall successfully complete the Basic Core Curriculum training program within ninety (90) days of hire.
7. It shall be a policy of the Company that after initial successful completion of a responsible vendor program, each owner, manager, and employee involved in the handling and sale of marijuana for adult use shall successfully complete the program once every year thereafter to maintain designation as a “responsible vendor.”
8. Administrative employees who do not handle or sell marijuana may take the responsible vendor training program on a voluntary basis.
9. The Company shall maintain records of compliance with all training requirements for four (4) years and make them available to inspection by the Commission and any other applicable licensing authority on request during normal business hours.

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The Company shall ensure that the Basic Core Curriculum program offered to its employees includes the following:

- (a) Marijuana's effect on the human body, including:
 - a. Scientifically based evidence on the physical and mental health effects based on the type of marijuana product;
 - b. The amount of time to feel impairment;
 - c. Visible signs of impairment; and
 - d. Recognizing the signs of impairment.
- (b) Diversion prevention and prevention of sales to minors, including best practices;
- (c) Compliance with all tracking requirements; and
- (d) Acceptable forms of identification. Training shall include:
 - a. How to check identification;
 - b. Spotting and confiscating fraudulent identification;
 - c. Patient registration cards currently and validly issued by the Commission;
 - d. Common mistakes made in verification; and
 - e. Prohibited purchases and practices, including purchases by persons under the age of 21 in violation of M.G.L. c. 94G.
- (e) Other key state laws and rules affecting owners, managers, and employees, which shall include:
 - a. Conduct of marijuana establishment agents;
 - b. Permitting inspections by state and local licensing and enforcement authorities;
 - c. Local and state licensing and enforcement;
 - d. Incident and notification requirements;
 - e. Administrative, civil, and criminal liability;
 - f. Health and safety standards, including waste disposal

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- g. Patrons prohibited from bringing marijuana and marijuana products onto licensed premises;
- h. Permitted hours of sale;
- i. Licensee responsibilities for activities occurring within licensed premises;
- j. Maintenance of records, including confidentiality and privacy; and
- k. Any other areas of training determined by the Commission to be included in a responsible vendor training program.

The Company shall also ensure that all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 500.002), managers, and volunteers shall:

- (a) be 21 years of age or older;
- (b) not have been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority; and
- (c) be determined suitable for registration consistent with the provisions of 935 CMR 500.800 and 500.802.

This policy may also be referred to by the Company as the “**Employee Qualification and Training Policy**”.

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Energy Compliance Plan

Massachusetts Green Retail, Inc. (the “**Company**”) shall meet all applicable environmental laws, regulations, permits and other applicable approvals, including, but not limited to, those related to water quality and quantity, wastewater, solid and hazardous waste management and air pollution control, including prevention of odor and noise pursuant to 310 CMR 7:00: *Air Pollution Control*. The Company will use additional best management practices as determined by the Commission in consultation with the working group established under St. 2017, c. 55 78(b) or applicable departments or divisions of the Executive Office of Energy and Environmental Affairs (the “EOEEA”) to reduce energy and water usage, engage in energy conservation and mitigate other environmental impacts, including but not limited to:

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

The Company shall provide energy and water usage reporting to the Commission in a form determined by the Commission, including but not limited to, guidance documents for Best Management Practices for Water Use approved by the Commission on April 4, 2019. The Company shall submit, in connection with its license renewal application, a report of its cultivation energy and water usage over the twelve (12) month period prior to renewing its licensure. If minimum standards or best management practices are not established by the time of an application for initial licensure, the Company will satisfy such standards or best management practices as a condition of license renewal, in addition to any terms and conditions of any environmental permit regulating the licensed activity.

Additionally, the Company shall, at a minimum, be subject to the following energy efficiency and equipment standards:

- (a) The building envelope for the Facility shall meet minimum Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: *State Building Code*), International Energy Conservation Code (IECC) Section C402 or The American Society of Heating, Refrigerating and Air-conditioning Engineers (ASHRAE) Chapters 5.4 and 5.5 as applied or incorporated by reference in 780 CMR: *State Building Code*, except that because this facility will be built using an existing building, the Company may demonstrate

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compliance by showing that the envelope insulation complies with code minimum standards for Type Factory Industrial F-1, as may be further defined by guidance issued by the Commission.

- (b) If the Company is unable to generate 80% of its total annual on-site energy use for all fuels (expressed on a MWh basis) from onsite or renewable generating sources, renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½, then it shall ensure that its Horticulture Lighting Power Density does not exceed 35 watts per square foot.
- (c) The Company shall provide third-party safety certification by an OSHA NRTL or SCC-recognized body, which shall certify that products meet a set of safety requirements and standards deemed applicable to horticultural lighting products by that safety organization as well as certification from a licensed Massachusetts Mechanical Engineer that the HVAC and dehumidification systems meet Massachusetts building code as specified in this 935 CMR 501.120(12)(c) and that such systems have been evaluated and sized for the anticipated loads of the facility (as applicable).
- (d) If the Company is unable to generate 80% of its the total annual on-site energy use for all fuels (expressed on a MWh basis) from an onsite clean or renewable generating source, renewable thermal generation, as provided in M.G.L. c. 25A § 11F and 11F½, the Heating Ventilation and Air Condition (HVAC) and dehumidification systems shall meet Massachusetts Building Code requirements and all Massachusetts amendments (780 CMR: State Building Code), IECC Section C.403 or ASHRAE Chapter 6 as applied or incorporated by reference in (780 CMR: *State Building Code*).
- (e) Employees and visitors shall be required to wear eye protection near operating horticultural lighting equipment.
- (f) Prior to final licensure, the Company shall demonstrate compliance with 935 CMR 500.120(11) and 935 CMR 500.105(15) by submitting an energy compliance letter prepared by a licensed Massachusetts Professional Engineer, Registered Architect or a Certified Energy Auditor or Manager (as certified by the Association of Energy Engineers) with supporting documentation, together with submission of building plans pursuant to 935 CMR 500.103.

This policy may also be referred to by the Company as the “**Energy Compliance Policy**”.

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Diversity Plan

Massachusetts Green Retail, Inc. (the “**Company**”) understands and appreciates the importance of diversity and as such is committed to actively working to ensure a diverse work place is created in the Company. In fact, the CEO and Co-Owner of the Company, Jordan Avery, is an African-American minority and an approved Social Equity candidate by the Commission.

It is a policy of the Company to promote equity among people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, veterans, persons with disabilities, and L.G.B.T.Q. + in the operation of the Marijuana Establishment. To the extent permissible by law, the Company will make jobs available to people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, veterans, persons with disabilities, and L.G.B.T.Q. +, but this does not prevent the Company from hiring the most qualified candidates and complying with all employment laws and other legal requirements.

To this end, the Company will deploy a plan for enhancing diversity and equity within the organization through a number of various outreach efforts. Specifically, as it relates to its own internal practices, the Company will implement the following policies in connection with its diversity plan:

Goals:

- The Company endeavors to provide job opportunities to minorities, women, veterans, people with disabilities, and L.G.B.T.Q. +. The Company shall seek parity in its work force based on the American Community Survey (ACS) 2010 U.S. Census. **Workforce availability statistics for the Total Civilian Labor Force in Massachusetts is as follows: Women 49.2% and Minorities 25.2%¹.** Moreover, the Company aims to hire employees as follows:
 - 35% Women.
 - 25% Minorities.
 - 25% Non-Binary and L.G.B.T.Q.+ individuals.
 - 5% Veterans.
 - 3% Individuals over the age of 55.
 - 2% Individuals with disabilities.
- It shall be a goal of the Company to offer **100% of the Company’s opportunities for advancement** to management and executive positions internally, thereby providing opportunities to its diverse workforce, to the extent its workforce has been filled by diverse individuals, for advancement.
- It shall be a goal of the Company to ensure that 100% of its employees receive **training on diversity and sensitivity.**

¹ <https://www.mass.gov/files/2017-08/census-2010-workforce-availability.pdf>

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Programs:

To the extent reasonably practicable, the Company shall implement the following programs:

- In an effort to ensure it has the opportunity to interview, and hire a diverse staff, the Company will post monthly notices for three (3) months during the hiring process for any of its Marijuana Establishments in newspapers of general circulation such as the Lynn Daily Item, and post a notice at the municipal offices in Lynn for three (3) months during the hiring process. The aforementioned notices will state that the Company is specifically looking for women, minorities, or persons with disabilities to work for the Company. The Company also intends to advertise its job openings through MassHires.
- In an effort to ensure the Company meets its goal of offering advancement to management and executive positions internally, the Company shall offer 100% of the Company's opportunities for advancement internally, as follows:
 - By providing opportunities to its diverse workforce, to the extent its workforce has been filled by diverse individuals including minorities, women, veterans, people with disabilities, and L.G.B.T.Q. +, for advancement;
 - The Company targets hiring and advancing individuals consistent with the Total Civilian Labor Force for Massachusetts are as follows: Women 48.8%, Minorities 20.7%, Persons with Disabilities 12%, and Veterans 7%.
 - Similar to the above, during the time of the Company's need for management and executive positions, the Company will first communicate this internally, and then will post notices during the hiring process in newspapers of general circulation.
- As described above, it is a goal of the Company to seek parity in its workforce. Accordingly, the Company shall form a diversity and equity committee to monitor the Company's progress towards meeting those goals. This committee will meet quarterly to review and assess the Company's hires and hiring practices. Meeting Minutes will be provided to the Commission on request and for the Company's annual license renewal application.
- The Company shall require that 100% of its employees receive education on diversity, implicit biases and sensitivity within the first ninety (90) days of employment and once annually thereafter.

Measurements:

Massachusetts Green Retail, Inc

To the extent reasonably practicable and as allowed by law, the Company shall implement the following measurements:

Pursuant to 935 CMR 500.103(4)(a) the Company's diversity and equality committee shall prepare an annual report identifying the Company's efforts to encourage diversity in the work place, in compliance with 935 CMR 500.101(1)(c)(8)(k) and this Diversity Policy. Specifically, said report shall identify the demographics of its employee population including but not limited to identifying the gender, race, sexual orientation and disabled status of its employees without identifying the employee specifically and to the extent each employee is willing to share such information.

Additionally, this report will include the following metrics:

- a. Number of individuals from the target demographic groups who were hired and retained after the issuance of a license, and this number will be assessed from the total number of individuals hired to ensure that 50% of all individuals hired fall within the target demographic groups;
- b. Number of promotions for people falling into the target demographics since initial licensure and number of promotions offered;
- c. Number of jobs created since initial licensure;
- d. Number of job postings in publications with supporting documentation; and
- e. Number and subject matter of internal trainings held on diversity, implicit biases and equality and the number of employees in attendance.

The Company affirmatively states that: (1) it 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; (2) 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 and (3) the Company will be required to document progress or success of this plan, in its entirety, annually upon renewal of its provisional license.

This policy may also be referred to by the Company as the "**Diversity Plan**".