



Massachusetts Cannabis Control Commission

Marijuana Courier

General Information:

License Number: DO100170
Original Issued Date: 01/12/2023
Issued Date: 01/12/2023
Expiration Date: 01/12/2024

MARIJUANA COURIER PRE-CERTIFICATION NUMBER

Marijuana Courier Pre-Certification Number:

ABOUT THE MARIJUANA COURIER LICENSEE

Business Legal Name: Pure Oasis LLC

Phone Number: 617-792-5644
Email Address: kobie@mypureoasis.com

Business Address 1: 430 Blue Hill Ave
Business City: Boston
Business State: MA
Business Zip Code: 02121

Business Address 2:
Mailing Address 1: 398 Columbus Ave
Mailing City: Boston
Mailing State: MA
Mailing Zip Code: 02116

Mailing Address 2: Suite 148
Mailing Zip Code: 02116

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PERSONS HAVING DIRECT OR INDIRECT CONTROL

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 60
Percentage Of Control: 60

Role: Manager
Other Role:

First Name: Kobie
Last Name: Evans
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:

Person with Direct or Indirect Authority 2

Percentage Of Ownership: 40
Percentage Of Control: 40

Role: Manager
Other Role:

First Name: Kevin
Last Name: Hart
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 HAVING DIRECT OR INDIRECT CONTROL

No records found

CAPITAL RESOURCES - INDIVIDUALS

No records found

CAPITAL RESOURCES - ENTITIES

No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Kobie

Last Name: Evans

Suffix:

Marijuana Establishment Name: Pure Oasis

Business Type: Marijuana Retailer

Marijuana Establishment City: Boston

Marijuana Establishment State: MA

Individual 2

First Name: Kevin

Last Name: Hart

Suffix:

Marijuana Establishment Name: Pure Oasis

Business Type: Marijuana Retailer

Marijuana Establishment City: Boston

Marijuana Establishment State: MA

MARIJUANA COURIER LICENSEE PROPERTY DETAILS

Establishment Address 1: 430 Blue Hill Ave

Establishment Address 2:

Establishment City: Boston

Establishment Zip Code: 02121

Approximate square footage of the establishment: 3000

How many abutters does this property have?: 80

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

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	HCA Cert Pure Oasis.pdf	pdf	62c5c98cf750650008c206e4	07/06/2022
Plan to Remain Compliant with Local Zoning	Plan to Remain Compliant with Local Zoning Final.pdf	pdf	62c5ca1b9ff11700082b9367	07/06/2022
Community Outreach Meeting Documentation	A Delivery.pdf	pdf	62c5d1d29ff11700082bb2dd	07/06/2022
Community Outreach Meeting Documentation	B Delivery.pdf	pdf	62c5d1f89ff11700082bb3db	07/06/2022
Community Outreach Meeting Documentation	430 Blue Hill Ave..pdf	pdf	62dab2f8fad1390008635ec9	07/22/2022
Community Outreach Meeting	Pure Oasis.pdf	pdf	62db014dfad1390008640486	07/22/2022

Documentation					
Community Outreach Meeting Documentation	04.09.20_Form_COM_Attestation Delivery.pdf	pdf	62fd31966b64fa00075df845	08/17/2022	
Community Outreach Meeting Documentation	General-Waiver-Request-Form.pdf	pdf	62fd34611e960b000903fd39	08/17/2022	
Community Outreach Meeting Documentation	C 1 Delivery.png	png	62ffdfbe44fa35000ad0dfa2	08/19/2022	
Community Outreach Meeting Documentation	C 2 Delivery.png	png	62ffdfc0d239e20007d7cb0d	08/19/2022	
Community Outreach Meeting Documentation	C 3 Delivery.png	png	62ffdfc144fa35000ad0dfb6	08/19/2022	
Community Outreach Meeting Documentation	C 4 Delivery.png	png	62ffdfc3d239e20007d7cb21	08/19/2022	
Community Outreach Meeting Documentation	C 5 Delivery.png	png	62ffdfc444fa35000ad0dfca	08/19/2022	

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	Application Sections - Impact (1).pdf	pdf	628fda153bea2b0008c9e172	05/26/2022

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Manager	Other Role:
First Name: Kobie	Last Name: Evans Suffix:
RMD Association: Not associated with an RMD	
Background Question: no	

Individual Background Information 2

Role: Manager	Other Role:
First Name: Kevin	Last Name: Hart Suffix:
RMD Association: Not associated with an RMD	
Background Question: no	

ENTITY BACKGROUND CHECK INFORMATION

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Certificates of Good Standing:

Document Category	Document Name	Type	ID	Upload Date
No Employee/DUA Certification Attestation	DUI Letter of Good Standing.pdf	pdf	62c5cd3d9ff11700082b9c5c	07/06/2022

Department of Revenue - Certificate of Good standing	ViewFile.pdf	pdf	62dab04ec4bff60009288704	07/22/2022
Secretary of Commonwealth - Certificate of Good Standing	Comm Good standing.pdf	pdf	62dab04ffad1390008635924	07/22/2022

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Bylaws	Executed_OA.pdf	pdf	62c5cb669ff11700082b96a5	07/06/2022
Articles of Organization	CorpSearchViewPDF.pdf	pdf	62c5cbc5f750650008c20af5	07/06/2022

Massachusetts Business Identification Number: 001320739

Doing-Business-As Name:

DBA Registration City:

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	Master Business Plan 2022.pdf	pdf	62028289e95b8c0888817d3f	02/08/2022
Plan for Liability Insurance	Delivery Insurance.docx (1).pdf	pdf	620a50b38d09e508d611897a	02/14/2022
Proposed Timeline	Proposed Timeline Delivery.pdf	pdf	637e3713a0fd020008c49064	11/23/2022

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Prevention of diversion	Application Sections - Prevention of Diversion.pdf	pdf	6202849fdc96b108e551af3e	02/08/2022
Storage of marijuana	Application Sections - Storage.pdf	pdf	620284afa828d708f0512878	02/08/2022
Inventory procedures	Application Sections -Inventory.pdf	pdf	620284c5ea5b88086e7722a6	02/08/2022
Quality control and testing procedures	Application Sections - Quality Control and Testing.pdf	pdf	620284d55099080851f38c60	02/08/2022
Record-keeping procedures	Application Sections - Record Keeping.pdf	pdf	620284ffea5b88086e7722aa	02/08/2022
Maintenance of financial records	Application Sections -Maintaining of financial records.pdf	pdf	6202850cd04772090d5a5192	02/08/2022
Energy Compliance Plan	Application Sections - Energy Effecient policies.pdf	pdf	620aae40ea0b000858e8de10	02/14/2022
Delivery procedures (pursuant to 935 CMR 500.145)	Application Sections - Delivery Plan Delivery.pdf	pdf	620aaf32e95b8c0888819c24	02/14/2022
Security plan	Application Sections - Security Plan Delivery.pdf	pdf	620ab004d04772090d5a70a4	02/14/2022
Transportation of marijuana	Application Sections - Transportation Delivery.pdf	pdf	620ab085ea5b88086e774132	02/14/2022
Personnel policies	Application Sections - Personnel	pdf	620ab10335cb3e08f7221f1d	02/14/2022

	Delivery.pdf			
Qualifications and training	Application Sections - Training Plan Delivery.pdf	pdf	620ab1adea0b000858e8de2e	02/14/2022
Diversity plan	Application Sections - Diversity2.pdf	pdf	62dab3e9fad139000863617e	07/22/2022

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

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.:

AGREEMENTS WITH MARIJUANA RETAILERS

No records found

MARIJUANA RETAILER AGREEMENT DOCUMENTATION

No documents uploaded

AGREEMENTS WITH THIRD-PARTY TECHNOLOGY PLATFORM PROVIDER

No records found

THIRD-PARTY TECHNOLOGY PLATFORM PROVIDER DOCUMENTATION
No documents uploaded

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:

Pure Oasis LLC

2. Name of applicant’s authorized representative:

Attorney Alexis Tkachuk

3. Signature of applicant’s authorized representative:

Alexis Tkachuk

4. Name of municipality:

City of Boston

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

Jasmin Winn



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

Jasmin Winn

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).*):

Jasmin.winn@boston.gov

8. Host community agreement execution date:

6/29/22



PURE OASIS
PLAN TO REMAIN COMPLIANT WITH LOCAL ZONING

Pure Oasis, LLC (“Pure Oasis”) will remain compliant at all times with the local zoning requirements set forth in Boston’s Zoning Bylaws. A Special Permit is not needed. Boston requires all Retail Cannabis Establishments to go before the Zoning Board of Appeals for zoning approval.

In compliance with 935 CMR 500.110(3), the property is not located within 500 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.

The Establishment will secure all necessary building permits, sign offs and final Certificates for Occupancy. Once the Certificates for Occupancy is issued it does not need to be renewed.

The Establishment will meet regularly with Boston’s Zoning Board to ensure that we are compliant with all Zoning Ordinances going forward.

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain Mortgage, July 17, 2018 (the "Mortgage") given by Allen & Handy Investment LLC (the "Mortgagor") to Stonington Capital LLC (the "Mortgagee"), and recorded with the Suffolk County Registry of Deeds in Book 59902, Page 67, of which Mortgage the undersigned is the present holder, and for breach of the conditions of said Mortgage, and for the purpose of foreclosing, the same shall be sold at Public Auction at **11:00 AM May 18, 2022** (the "Sale"), at 84 Esmond Street, Dorchester, Massachusetts 02121, all and singular the premises described in said Mortgage ("Mortgaged Premises"), to wit:

The Land in that part of Boston called Dorchester, Suffolk County, Massachusetts, with the buildings thereon numbered 84 Esmond Street, and being Lot numbered 11 on a plan made by Charles E.C. Breck, July 1896, recorded with the Suffolk Deeds, Book 2377, Page 11, said Lot 11 being portions of Lots 11 and 12 as shown on a plan made by Whitman and Breck, recorded with Suffolk Deeds, Book 1291, Page 105, and bounded and described as follows:

Westerly by Esmond Street, Fifty (50) feet;

Northerly by Lot numbered 10 on a first-mentioned plan, one hundred and twenty-five (125) feet;

Easterly by land of persons unknown, fifty (50) feet; and

Southerly by Lot numbered 12 on said first-mentioned plan, one hundred twenty-five (125) feet.

Containing 6,250 square feet of land, more or less.

Being the same parcel conveyed to mortgagor by deed dated July 28, 2017 and recorded in the Suffolk County Registry of Deeds at Book 58368, Page 23. See also Fiduciary/Quitclaim Deed dated March 2, 2021 and recorded with the Suffolk County Registry of Deeds at Book 66844, Page 295.

TERMS OF SALE:

Said Mortgaged Premises will be sold subject to and/or with the benefit of any and all rights, rights of way, restrictions, easements, orders of conditions, environmental liens or restrictions, covenants, liens or claims in the nature of liens, improvements, public assessments, agreements and any other matters of record which have priority over the Mortgage being foreclosed, if any there be.

Said Mortgaged Premises will be sold subject to any unpaid real estate taxes, municipal or other public liens or taxes, water and sewer assessments and liens, other municipal assessments or liens or existing encumbrances of record, and tax title takings, if any there be, which take precedence over the Mortgage above described whether or not reference to such restrictions, easements, improvements, liens, or encumbrances is made in the deed.

Said Mortgaged Premises will also be sold subject to all tenancies or occupation by persons on the Mortgaged Premises now and at the time of said auction, which tenancies or occupation are subject to said Mortgage and to all rights or claims in personal property now located on the Mortgaged Premises belonging to said tenants or occupants, and also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. The Mortgaged Premises will also be sold subject to the right of redemption of the United States of America, if any there be.

The highest bidder shall be required to deposit FIFTEEN THOUSAND DOLLARS (\$15,000.00) by cashier's, bank treasurer's, or certified check, payable to *Wise & Jack, LLC* (cash or personal check will not be accepted) at the time and place of the Sale. Such deposit shall be shown to the auctioneer prior to the commencement of bidding in order for a person to be entitled to bid. Such deposit shall be increased to an amount equal to ten percent (10%) of the highest bid of the Sale, which amount shall be paid within seven (7) calendar days of the date of the Sale.

The balance of the purchase price shall be paid within thirty (30) days after the Sale at the offices of the Mortgagee's attorney, *Wise & Jack, LLC*, 85 Speen Street, Suite 202, Framingham, MA 01701. Said balance of the purchase price shall be paid to the Mortgagee by federal funds wire transfer which funds shall be deposited in escrow with the attorney for the Mortgagee, with time being of the essence. A foreclosure deed for the Mortgaged Premises shall be provided to purchaser for recording upon the payment in full of the said balance of the purchase price.

The highest bidder shall be required to sign a Memorandum of Sale containing the above terms and any other terms announced at the Sale. The deposit paid at the time of the Sale and thereafter as provided herein by the highest bidder shall be forfeited if the highest bidder does not comply strictly with the terms and obligations of this Notice of Sale and/or the Memorandum of Sale. In the event the successful highest bidder at the Sale shall default in purchasing the Mortgaged Premises according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the Sale, the Mortgagee reserves the right to assume the highest bid, or sell the Mortgaged Premises by foreclosure deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, *Wise & Jack, LLC*, the amount of the required deposits as set forth herein within three (3) business days after written notice of default of the previous highest bidder, and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice. In the event the highest bidder defaults under this Notice of Sale and/or the Memorandum of Sale and the Mortgagee sells the Mortgaged Premises to the second highest bidder, the Mortgagee may, at its option, assume the second highest bid should the second highest bidder fail to fulfill its obligations under this Notice of Sale and/or the Memorandum of Sale. No such assumption of the highest or second highest bid or sale of the Mortgaged Premises by the Mortgagee to such second highest bidder shall relieve the highest or second highest bidder, as applicable, from its obligations under this Notice of Sale and/or the Memorandum of Sale nor operate as a waiver by the Mortgagee of its rights and remedies against the highest or second highest bidder as the case may be.

The Mortgagee reserves the right to credit bid at the Sale and to postpone the Sale to a later date by public proclamation at the time and date appointed for the Sale and to further postpone at any adjourned Sale date by public proclamation at the time and date appointed for the adjourned Sale date. The Mortgagee further reserves the right to change terms of the Sale at the Sale or to add additional terms and to qualify some or all bidders.

In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE SALE.

Stonington Capital LLC
Present holder of said Mortgage,

By its attorneys, *Wise & Jack, LLC*

Cody A. Zane, Esq.
Wise & Jack, LLC
85 Speen Street, Suite 202
Framingham, MA 01701
Tel: (508)-500-4300
April 20 27 May 4 2022

#NY0046196

BOSTON Herald
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**THE BEST SPORTS
COVERAGE IN BOSTON**

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

April 27th, 2022
Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108
(617) 854-1000

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by MassHousing.

REQUEST FOR RELEASE OF FUNDS: On or about May 12th, the Massachusetts Housing Finance Agency (MassHousing) will submit a request to the U.S. Department of Housing and Urban Development for the release of funds under the FHA Multifamily Housing Finance Agency Risk-Sharing Program under Section 542 (c) of the Housing and Community Development Act of 1992 (12 U.S.C. 1707 note), as amended (see MHPDRA sec. 307 (b) (4) to undertake a project known as Jefferson Park Federal in Cambridge, MA.

The purpose of this action is to provide permanent financing for a 280 dwelling unit transaction. Total development costs for this transaction are estimated at approximately \$218,353,537 of which up to approximately \$87,573,000 is proposed to be financed by MassHousing. The project is located at 1 Jackson Place in Cambridge, MA.

FINDING OF NO SIGNIFICANT IMPACT: MassHousing has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at MassHousing at One Beacon Street in Boston where the ERR may be examined or copied weekdays 9 A.M. to 4 P.M.

PUBLIC COMMENTS ON FINDING: Any individual, group or Agency disagreeing with this determination or wishing to comment on the project may submit written comments to Alexander Bross. All comments received before 12 May 2022 will be considered by MassHousing prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION: MassHousing certifies to HUD that Chrystal Kornegay in her capacity as Executive Director, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows MassHousing to use program funds.

OBJECTION TO RELEASE OF FUNDS: HUD will accept objections to its release of funds and MassHousing's certification for a period of seven days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of MassHousing; (b) the MassHousing has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR 58 before approval of a release of funds by HUD; or another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Director of Housing, HUD, Thomas P. O'Neill Building, 10 Causeway Street, Boston, MA 02222-1092. Potential Objectors should contact HUD to verify the actual last day of the objection period. Chrystal Kornegay, Executive Director

Apr 27

#NY0047382

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40 and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4, the Boston Conservation Commission will hold a public hearing on **Wednesday, May 4, 2022 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat. **This meeting will be held virtually.** You can participate in the meeting by going to <https://zoom.us/j/6864582044> or calling 1-929-205-6099 and enter Meeting ID 686 458 2044 #.

Request for a Determination of Applicability from Tighe & Bond, Inc. on behalf of Boston Gas Company d/b/a National Grid for the proposed replacement of existing gas mains located within Baker St, West Roxbury, MA

For the Commission,

Nicholas Moreno, Executive Director

#NY0047310

Apr 27

**SELL YOUR
STUFF!**

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617.423.4545

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CITATION ON PETITION FOR FORMAL ADJUDICATION

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021
(781) 830-1200

Docket No. NO22P0824EA
Estate of: Pauline Rita Watson Date of Death: 11/04/2021

To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Thomas J Nicholas of Charlestown MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: Thomas J Nicholas of Charlestown MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 05/11/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Patricia Gorman, First Justice of this Court.

Date: April 07, 2022

Colleen M Brierley, Register of Probate

Apr 27

#NY0047014

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY BOSTON, MA 02116-3974

Solenoid valve and Pulsar Installation Systemwide

The Massachusetts Bay Transportation Authority is commencing the procurement process for the following:

RFP#54-22: The Massachusetts Bay Transportation Authority ("MBTA" or "Authority") seeks the installation of Solenoid valves and Pulsars at the bus garages systemwide

Bidders will be required to comply with all applicable Equal Employment Opportunity Laws and Regulations, DBE Laws and Regulations, Buy America (U.S. Content) and other regulations as required. Bidders will be required to certify that they are not on the Comptroller General's List of Ineligible Contractors.

Bid Documents, Specifications, and other pertinent information obtained April 27, 2022, at 5:00 PM on COMMBUYS Bid BD-20-1206-40000-40000-74324. Bids are submitted on the form(s) provided and/or stipulated in the Request for Proposal (RFP#54-22). Pre-bid virtual meeting 5/4/2022, 11:00 AM; RSVP to jdelalla@mbta.com by 5/3/2022 Bid Opening scheduled for May 24, 2022, 2:00 PM on COMMBUYS. Initial bid opening posted on COMMBUYS.

The Authority reserves the right to reject any or all Bids, or any part thereof.

Apr 27

#NY0047269

Notice is hereby given that a Virtual Community Outreach Meeting for a proposed Cannabis Establishment is scheduled for Wednesday, May 11, 2022, at 6:00PM. The proposed Cannabis Delivery Operator License is anticipated to be located at 430 Blue Hill Avenue, Dorchester, MA 02121. The Virtual Community Outreach Meeting will be available at the following link.

Event Link: <https://us06web.zoom.us/j/88139379956>
Meeting ID: 881 3937 9956

There will be an opportunity for the public to raise comments, questions, and concerns.

If you any questions or comments about this proposal, please contact:
Jeysaun Gant Roxbury Liaison
Mayor's Office of Neighborhood Services
(617) 635-3296 | jeysaun.gant@boston.gov

#NY0047344

04/27/2022

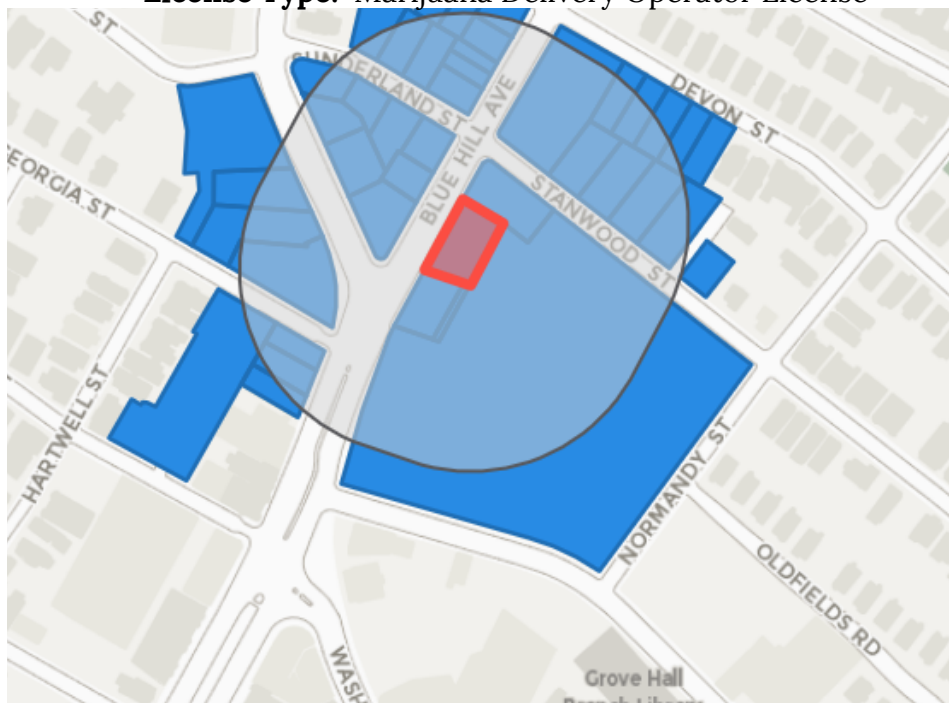
NOTICE OF PUBLIC MEETING

Notice is hereby given that a Community Meeting for a Proposed Cannabis Establishment is scheduled for:

Application Name: Pure Oasis LLC.

Application Address: 430 Blue Hill Ave

License Type: Marijuana Delivery Operator License



Join virtually at the Zoom Event link below - this is NOT an in person meeting:

Proposal: This is an application by Kevin Hart, Pure Oasis LLC. to seek a Marijuana Delivery Operator License- the scheduled date for the meeting will be on May 11th, 2022 at 6 PM via Zoom Meeting Forum.

Date: Monday, May 11th, 2022

Time: 6:00PM

Event Link: <https://us06web.zoom.us/j/88139379956>

Meeting ID: 881 3937 9956

There will be an opportunity for the public to raise comments, questions, and concerns.

If you any questions or comments about this proposal, please contact:

Jeysaun Gant

Roxbury Liaison

Mayor's Office of Neighborhood Services

(617) 635-3296 | jeysaun.gant@boston.gov

Please note, the City does not represent the owner(s)/developer(s)/attorney(s)/applicant(s).. The purpose of this notice is to notify area abutters to this project proposal. This flyer has been dropped off by the proponents per the city's request.

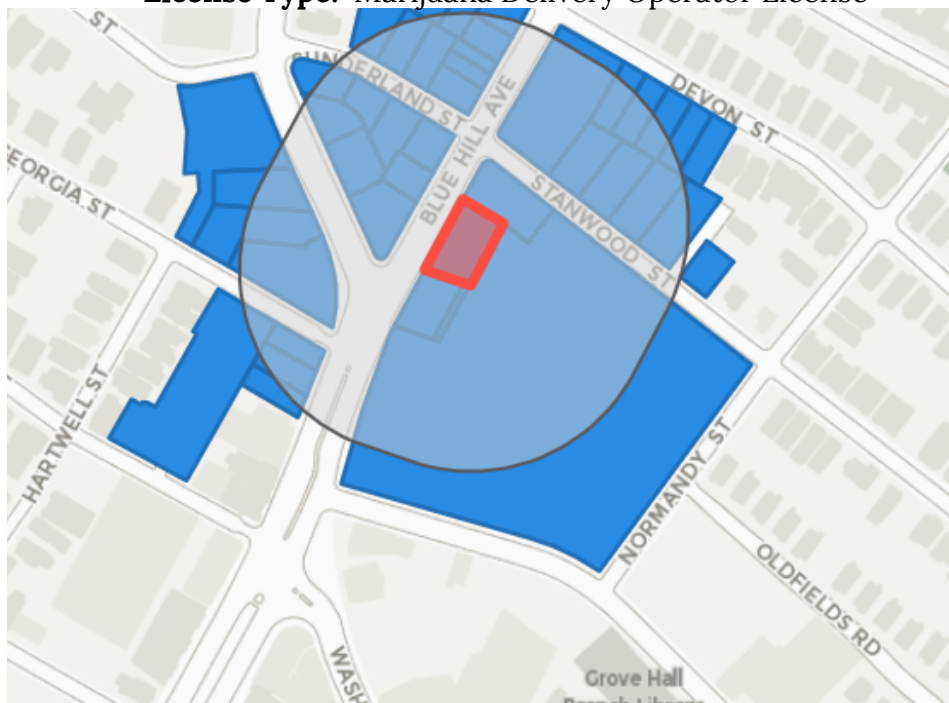
NOTICE OF PUBLIC MEETING

Notice is hereby given that a Community Meeting for a Proposed Cannabis Establishment is scheduled for:

Application Name: Pure Oasis LLC.

Application Address: 430 Blue Hill Ave

License Type: Marijuana Delivery Operator License



Join virtually at the Zoom Event link below - this is NOT an in person meeting:

Proposal: This is an application by Kevin Hart, Pure Oasis LLC. to seek a Marijuana Delivery Operator License- the scheduled date for the meeting will be on May 11th, 2022 at 6 PM via Zoom Meeting Forum.

Date: Monday, May 11th, 2022

Time: 6:00PM

Event Link: <https://us06web.zoom.us/j/88139379956>

Meeting ID: 881 3937 9956

There will be an opportunity for the public to raise comments, questions, and concerns.

If you any questions or comments about this proposal, please contact:

Jeysaun Gant

Roxbury Liaison

Mayor's Office of Neighborhood Services

(617) 635-3296 | jeysaun.gant@boston.gov

Please note, the City does not represent the owner(s)/developer(s)/attorney(s)/applicant(s).. The purpose of this notice is to notify area abutters to this project proposal. This flyer has been dropped off by the proponents per the city's request.

Pure Oasis

Host Community Information

1. The City of Boston facilitated the Community Outreach Meeting. In doing so, they are only having these meeting Virtually. I have uploaded a copy of the Flyer that they generated.
2. Approximately 6 people attended the Community Outreach Meeting
3. A link to the meeting is forthcoming

Community Outreach Meeting Attestation Form

Instructions

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

Attestation

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

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



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

a. Date of publication:

b. Name of publication:

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

a. Date notice filed:

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

a. Date notice(s) mailed:

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

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

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



Name of applicant:

Name of applicant's authorized representative:

Signature of applicant's authorized representative:



General Waiver Request Form

Instructions

Under 935 CMR 500.850 and 501.850, an individual, entity, applicant, or licensee (Requestor) may request from the Cannabis Control Commission (Commission) a waiver from compliance with certain adult- and/or medical-use cannabis regulations. This form shall be used for general waiver requests. **Please note, Alternative Security Provisions (ASP) pursuant to 935 CMR 500.110(2) and/or 501.110(2) must be submitted using the ASP Request Form.**

Only one requirement may be the subject of each waiver request form submitted to the Commission; in other words, the Requestor must submit a new form for each individual waiver request. However, if the Requestor is requesting a waiver from a requirement that applies to them under both the adult- and medical-use cannabis regulations, and the requirement is the same, the Requestor may use one form and state the relevant provisions. Similarly, the Commission will accept one waiver request form from a Requestor who is seeking to waive the same requirement for multiple licenses.

The Requestor must submit written documentation for the Commission to evaluate the waiver request. Documentation must specifically state the regulation(s) for which the Requestor is seeking the waiver, the reason(s) why the waiver is needed, and how: (i) compliance with the requirement would cause undue hardship to the Requestor; (ii) any alternative compensating features, if applicable; (iii) the waiver will not pose a risk to the health, safety, or welfare of the public or patients; and (iv) that approval of the waiver would not constitute a waiver of any requirements under state law. Additional documentation may be submitted along with the requestform if it directly addresses the requirement to be waived.

All requests must be filled out electronically and signed. If the Requestor is an entity, the form must be signed by an individual who has authority to act on behalf of the entity (“Requestor’s Representative”). Once the Commission receives signed documentation pertaining to the waiver request, staff will evaluate the request.

Please note: Due to the Commission's need to give serious consideration to requests to



waive regulatory requirements, considerable time may be needed for the Commission to complete its due diligence review. The Requestor or the Requestor's Representative will be notified once the Commission has completed its evaluation and made its determination.

Review

If the Requestor is a Medical Marijuana Treatment Center (“MTC”), Marijuana Establishment (“ME”), or Colocated Marijuana Operation (“CMO”), that is requesting to waive a security-related requirement, the Commission must notify the host community’s Chief Law Enforcement Officer of the request and give a 30-day period for the officer to respond. The Commission will consider the Chief Law Enforcement Officer’s opinion, but it will not be the single determinative factor in the agency’s decision.

Failure of the Requestor or its Representative to fully complete this form may result in denial of the waiver request. When completing the form below, the Requestor should use additional documents and/or pages if needed and reference addendum appropriately. Once complete, this waiver request form and all supplemental documentation should be combined into a single PDF document and emailed to Licensing@CCCMass.com.

I. Requestor Information

1. Requestor’s name *(if an entity, please state the legal name of the entity)*:

2. Requestor’s status:

- Applicant (MTC, ME, CMO)
- Licensee (MTC, ME, CMO)
- Registered Agent Applicant (ME, MTC, CMO)
- Registered Agent (ME, MTC, CMO)
- Qualifying Patient
- Personal Caregiver
- Certifying Healthcare Provider
- Caregiving Institution
- Institutional Caregiver
- Other—please specify:

3. Requestor’s application/license/registration number(s) *(if applicable)*:



4. Requestor's contact information (*address, phone number, and email address*):

5. Authorized Representative's name, relationship to Requestor, and contact information (*if applicable*):

II. Waiver Request Information

6. List the specific regulation(s) and associated regulatory cite(s) to be waived:



7. List the reason(s) why this regulatory requirement would cause undue hardship and should be waived:

8. List the alternative policies, procedures, steps, or features that will be utilized in lieu of the requirement if the waiver request is granted (*if applicable*):

9. In the opinion of the Requestor or its representative, if the Commission waives this regulatory requirement, will the waiving of this requirement pose a risk to the health or safety of consumers, patients, or the public (*please check one of the boxes below*)?

- Yes
- No



10. Please explain the reasons why the waiving of the requirement will not pose a risk to the health or safety of consumers, patients, or the public:

11. In the opinion of the Requestor or its Representative, is the requirement for which a waiver is sought a statutory requirement (please check one of the boxes and include any notations in the section below)?

- Yes
- No



By signing this document, I affirm that all the information provided above is true and accurate. I understand that compliance with all requirements listed in 935 CMR 500.000 and 501.000 (*where applicable*) is required unless otherwise notified by the Commission.

Incomplete submissions may not be processed. Failure of the Requestor or its Representative to fully complete this form may result in therequest being administratively closed.

Signed under pains and penalties of perjury:

Requestor or Requestor's Representative printed name:

Requestor or Requestor's Representative signature:

Date of request:



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Apr 29, 2022

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Plan to Positively Impact Areas of Disproportionate Impact

Goals

Pure Oasis is locally owned, socially conscious, and committed to addressing the needs of underserved communities through activism. In order for Pure Oasis LLC (“Pure Oasis”) to positively impact Massachusetts residents who have past drug convictions, Pure Oasis has established the following goals:

- Hosting or participating in three (3) CORI sealing seminars per year for Massachusetts residents who have past drug convictions;
- Hiring Massachusetts residents who have past drug convictions¹ such that at least 20% of Pure Oasis’s staff is comprised of such individuals.

Programs

In order to effectuate its stated goals, Pure Oasis has developed the following programs:

- Pure Oasis will host or participate in three (3) CORI sealing seminars per year
 - a. Seminars will be advertised via Pure Oasis’s social media accounts (Facebook, Instagram, Twitter, and LinkedIn).
 - b. Each seminar will be able to accommodate no fewer than ten (10) participants.
 - c. Seminars may be held electronically.
 - d. Seminars will be provided at no costs to participants.
- Pure Oasis will engage in active employment outreach efforts for Massachusetts residents with past drug convictions.
 - a. Pure Oasis will post job advertisements (as positions become available, but not less than annually) with job boards that are intended to target individuals with past drug convictions, such as 70MillionJobs.com.

¹ Such individuals will otherwise be eligible to be registered as an agent with Pure Oasis. Pure Oasis will also ensure that any hiring practices instituted with respect to Massachusetts residents who have past drug convictions are done in accordance with “Ban the Box” standards.

- b. Participants in Pure Oasis's CORI sealing seminars will be referred to any open positions at Pure Oasis and encouraged to apply.

Measurements

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

- Documenting all CORI sealing seminars held, including social media advertisements and the number of participants.
- Documenting advertisements placed with job boards that are intended to target individuals with past drug convictions.
- Completing a comprehensive staffing analysis that includes the percentage of employees who have past drug convictions.

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

Acknowledgements

- Pure Oasis will adhere to the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment.
- Any actions taken, or programs instituted, by Pure Oasis will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws.

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT
PURE OASIS LLC**

A Member-Managed Limited Liability Company

OPERATING AGREEMENT

THIS OPERATING AGREEMENT is made and entered into effective March 1st, 2018, by and among: Kobie Evans & Kevin Hart (collectively referred to in this agreement as the "Members").

SECTION 1

THE LIMITED LIABILITY COMPANY

1.1 *Formation.* Effective March 1st 2018, the Members form a limited liability company under the name PURE OASIS, L.L.C. (the "Company") on the terms and conditions in this Operating Agreement (the "Agreement") and pursuant to the Limited Liability Company Act of the State of Massachusetts (the "Act"). The Members agree to file with the appropriate agency within the State of Massachusetts charged with processing and maintaining such records all documentation required for the formation of the Company. The rights and obligations of the parties are as provided in the Act except as otherwise expressly provided in this Agreement.

1.2 *Name.* The business of the Company will be conducted under the name PURE OASIS L.L.C., or such other name upon which the Members may unanimously may agree.

1.3 *Purpose.* The purpose of the Company is to engage in any lawful act or activity for which a Limited Liability Company may be formed within the State of Massachusetts.

1.4 *Office.* The Company will maintain its principal business office within the State of Massachusetts at the following address: 398 Columbus Ave Suite 148 Boston MA 02116.

1.5 *Term.* The term of the Company commences on March 1, 2018 and shall continue perpetually unless sooner terminated as provided in this Agreement.

1.6 *Names and Addresses of Members.* The Members' names and addresses are attached as Schedule 1 to this Agreement.

1.7 *Admission of Additional Members.* Except as otherwise expressly provided in this Agreement, no additional members may be admitted to the Company through issuance by the company of a new interest in the Company without the prior unanimous written consent of the Members.

SECTION 2

CAPITAL CONTRIBUTIONS

2.1 *Initial Contributions.* The Members initially shall contribute to the Company capital as described in Schedule 2 attached to this Agreement.

2.2 *Additional Contributions.* No Member shall be obligated to make any additional contribution to the Company's capital without the prior unanimous written consent of the Members.

2.3 *No Interest on Capital Contributions.* Members are not entitled to interest or other compensation for or on account of their capital contributions to the Company except to the extent, if any, expressly provided in this Agreement.

SECTION 3

ALLOCATION OF PROFITS AND LOSSES; DISTRIBUTIONS

3.1 *Profits/Losses.* For financial accounting and tax purposes, the Company's net profits or net losses shall be determined on an annual basis and shall be allocated to the Members in proportion to each Member's relative capital interest in the Company as set forth in Schedule 2 as amended from time to time in accordance with U.S. Department of the Treasury Regulation 1.704-1.

3.2 *Distributions.* The Members shall determine and distribute available funds annually or at more frequent intervals as they see fit. Available funds, as referred to herein, shall mean the net cash of the Company available after appropriate provision for expenses and liabilities, as determined by the Managers. Distributions in liquidation of the Company or in liquidation of a Member's interest shall be made in accordance with the positive capital account balances pursuant to U.S. Department of the Treasury Regulation 1.704.1(b)(2)(ii)(b)(2). To the extent a Member shall have a negative capital account balance, there shall be a qualified income offset, as set forth in U.S. Department of the Treasury Regulation 1.704.1(b)(2)(ii)(d).

3.3 *No Right to Demand Return of Capital.* No Member has any right to any return of capital or other distribution except as expressly provided in this Agreement. No Member has any drawing account in the Company.

SECTION 4

INDEMNIFICATION

The Company shall indemnify any person who was or is a party defendant or is threatened to be made a party defendant, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he is or was a Member of the Company, Manager, employee or agent of the Company, or is or was serving at the request of the Company, against expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with such action, suit or proceeding if the Members determine that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action proceeding, has no reasonable cause to believe his/her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of "no lo Contendere" or its equivalent, shall not in itself create a presumption that the person did or did not act in good faith and in a manner which he reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was lawful

SECTION 5

POWERS AND DUTIES OF MANAGERS

5.1 *Management of Company.*

5.1.1 The Members, within the authority granted by the Act and the terms of this Agreement shall have the complete power and authority to manage and operate the Company and make all decisions affecting its business and affairs.

5.1.2 Except as otherwise provided in this Agreement, all decisions and documents relating to the management and operation of the Company shall be made and executed by a Majority in Interest of the Members.

5.1.3 Third parties dealing with the Company shall be entitled to rely conclusively upon the power and authority of a Majority in Interest of the Members to manage and operate the business and affairs of the Company.

5.2 *Decisions by Members.* Whenever in this Agreement reference is made to the decision, consent, approval, judgment, or action of the Members, unless otherwise expressly provided in this Agreement, such decision, consent, approval, judgment, or action shall mean a Majority of the Members.

5.3 *Withdrawal by a Member.* A Member has no power to withdraw from the Company, except as otherwise provided in Section 8.

SECTION 6

SALARIES, REIMBURSEMENT, AND PAYMENT OF EXPENSES

6.1 *Organization Expenses.* All expenses incurred in connection with organization of the Company will be paid by the Company.

6.2 *Salary.* No salary will be paid to a Member for the performance of his or her duties under this Agreement unless the salary has been approved in writing by a Majority of the Members.

6.3 *Legal and Accounting Services.* The Company may obtain legal and accounting services to the extent reasonably necessary for the conduct of the Company's business.

SECTION 7

BOOKS OF ACCOUNT, ACCOUNTING REPORTS, TAX RETURNS, FISCAL YEAR, BANKING

7.1 *Method of Accounting.* The Company will use the method of accounting previously determined by the Members for financial reporting and tax purposes.

7.2 *Fiscal Year; Taxable Year.* The fiscal year and the taxable year of the Company is the calendar year.

7.3 *Capital Accounts.* The Company will maintain a Capital Account for each Member on a cumulative basis in accordance with federal income tax accounting principles.

7.4 *Banking.* All funds of the Company will be deposited in a separate bank account or in an account or accounts of a savings and loan association in the name of the Company as determined by a Majority of the Members. Company funds will be invested or deposited with an institution, the accounts or deposits of which are insured or guaranteed by an agency of the United States government.

SECTION 8

TRANSFER OF MEMBERSHIP INTEREST

8.1 *Sale or Encumbrance Prohibited.* Except as otherwise permitted in this Agreement, no Member may voluntarily or involuntarily transfer, sell, convey, encumber, pledge, assign, or otherwise dispose of (collectively, "Transfer") an interest in the Company without the prior

written consent of a majority of the other non-transferring Members determined on a per capita basis.

8.2 *Right of First Refusal.* Notwithstanding Section 8.1, a Member may transfer all or any part of the Member's interest in the Company (the "Interest") as follows:

8.2.1 The Member desiring to transfer his or her Interest first must provide written notice (the "Notice") to the other Members, specifying the price and terms on which the Member is prepared to sell the Interest (the "Offer").

8.2.2 For a period of 30 days after receipt of the Notice, the Members may acquire all, but not less than all, of the Interest at the price and under the terms specified in the Offer. If the other Members desiring to acquire the Interest cannot agree among themselves on the allocation of the Interest among them, the allocation will be proportional to the Ownership Interests of those Members desiring to acquire the Interest.

8.2.3 Closing of the sale of the Interest will occur as stated in the Offer; provided, however, that the closing will not be less than 45 days after expiration of the 30-day notice period.

8.2.4 If the other Members fail or refuse to notify the transferring Member of their desire to acquire all of the Interest proposed to be transferred within the 30-day period following receipt of the Notice, then the Members will be deemed to have waived their right to acquire the Interest on the terms described in the Offer, and the transferring Member may sell and convey the Interest consistent with the Offer to any other person or entity; provided, however, that notwithstanding anything in Section 8.2 to the contrary, should the sale to a third person be at a price or on terms that are more favorable to the purchaser than stated in the Offer, then the transferring Member must reoffer the sale of the Interest to the remaining Members at that other price or other terms; provided, further, that if the sale to a third person is not closed within six months after the expiration of the 30-day period describe above, then the provisions of Section 8.2 will again apply to the Interest proposed to be sold or conveyed.

8.2.5 Notwithstanding the foregoing provisions of Section 8.2, should the sole remaining Member be entitled to and elect to acquire all the Interests of the other Members of the Company in accordance with the provisions of Section 8.2, the acquiring Member may assign the right to acquire the Interests to a spouse, lineal descendent, or an affiliated entity if the assignment is reasonably believed to be necessary to continue the existence of the Company as a limited liability company.

8.3 *Substituted Parties.* Any transfer in which the Transferee becomes a fully substituted Member is not permitted unless and until:

(1) The transferor and assignee execute and deliver to the Company the documents and instruments of conveyance necessary or appropriate in the opinion of counsel to the Company to effect the transfer and to confirm the agreement of the permitted assignee to be bound by the provisions of this Agreement; and

(2) The transferor furnishes to the Company an opinion of counsel, satisfactory to the Company, that the transfer will not cause the Company to terminate for federal income tax purposes or that any termination is not adverse to the Company or the other Members.

8.4 *Death, Incompetency, or Bankruptcy of Member.* On the death, adjudicated incompetence, or bankruptcy of a Member, unless the Company exercises its rights under Section 8.5, the successor in interest to the Member (whether an estate, bankruptcy trustee, or otherwise) will

receive only the economic right to receive distributions whenever made by the Company and the Member's allocable share of taxable income, gain, loss, deduction, and credit (the "Economic Rights") unless and until a majority of the other Members determined on a per capita basis admit the transferee as a fully substituted Member in accordance with the provisions of Section 8.3.

8.4.1 Any transfer of Economic Rights pursuant to Section 8.4 will not include any right to participate in management of the Company, including any right to vote, consent to, and will not include any right to information on the Company or its operations or financial condition. Following any transfer of only the Economic Rights of a Member's Interest in the Company, the transferring Member's power and right to vote or consent to any matter submitted to the Members will be eliminated, and the Ownership Interests of the remaining Members, for purposes only of such votes, consents, and participation in management, will be proportionately increased until such time, if any, as the transferee of the Economic Rights becomes a fully substituted Member.

8.5 *Death Buy Out.* Notwithstanding the foregoing provision of Section 8, the Members covenant and agree that on the death of any Member, the Company, at its option, by providing written notice to the estate of the deceased Member within 180 days of the death of the Member, may purchase, acquire, and redeem the Interest of the deceased Member in the Company pursuant to the provision of Section 8.5.

8.5.1 The value of each Member's Interest in the Company will be determined on the date this Agreement is signed, and the value will be endorsed on Schedule 3 attached and made a part of this Agreement. The value of each Member's Interest will be redetermined unanimously by the Members annually, unless the Members unanimously decide to redetermine those values more frequently. The Members will use their best efforts to endorse those values on Schedule 3. The purchase price for a decedent Member's interest conclusively is the value last determined before the death of such Member; provided, however, that if the latest valuation is more than two years before the death of the deceased Member, the provisions of Section 8.5.2 will apply in determining the value of the Member's Interest in the Company.

8.5.2 If the Members have failed to value the deceased Member's Interest within the prior two-year period, the value of each Member's Interest in the Company on the date of death, in the first instance, will be determined by mutual agreement of the surviving Members and the personal representative of the estate of the deceased Member. If the parties cannot reach an agreement on the value within 30 days after the appointment of the personal representative of the deceased Member, then the surviving Members and the personal representative each must select a qualified appraiser within the next succeeding 30 days. The appraisers so selected must attempt to determine the value of the Company Interest owned by the decedent at the time of death based solely on their appraisal of the total value of the Company's assets and the amount the decedent would have received had the assets of the Company been sold at that time for an amount equal to their fair market value and the proceeds (after payment of all Company obligations) were distributed in the manner contemplated in Section 8. The appraisal may not consider and discount for the sale of a minority Interest in the Company. In the event the appraisers cannot agree on the value within 30 days after being selected, the two appraisers must, within 30 days, select a third appraiser. The value of the Interest of the decedent in the Company and the purchase price of it will be the average of the two appraisals nearest in amount to one another. That amount will be final and binding on all parties and their respective successors, assigns, and representatives. The costs and expenses of the third appraiser and any costs and expenses of the

appraiser retained but not paid for by the estate of the deceased Member will be offset against the purchase price paid for the deceased Member's Interest in the Company.

8.5.3 Closing of the sale of the deceased Member's Interest in the Company will be held at the office of the Company on a date designated by the Company, not be later than 90 days after agreement with the personal representative of the deceased Member's estate on the fair market value of the deceased Member's Interest in the Company; provided, however, that if the purchase price are determined by appraisals as set forth in Section 8.5.2, the closing will be 30 days after the final appraisal and purchase price are determined. If no personal representative has been appointed within 60 days after the deceased Member's death, the surviving Members have the right to apply for and have a personal representative appointed.

8.5.4 At closing, the Company will pay the purchase price for the deceased Member's Interest in the Company. If the purchase price is less than \$1,000.00, the purchase price will be paid in cash; if the purchase price is \$1,000.00 or more, the purchase price will be paid as follows:

(1) \$1,000.00 in cash, bank cashier's check, or certified funds;

(2) The balance of the purchase price by the Company executing and delivering its promissory note for the balance, with interest at the prime interest rate stated by primary banking institution utilized by the Company, its successors and assigns, at the time of the deceased Member's death. Interest will be payable monthly, with the principal sum being due and payable in three equal annual installments. The promissory note will be unsecured and will contain provisions that the principal sum may be paid in whole or in part at any time, without penalty.

8.5.5 At the closing, the deceased Member's estate or personal representative must assign to the Company all of the deceased Member's Interest in the Company free and clear of all liens, claims, and encumbrances, and, at the request of the Company, the estate or personal representative must execute all other instruments as may reasonably be necessary to vest in the Company all of the deceased Member's right, title, and interest in the Company and its assets. If either the Company or the deceased Member's estate or personal representative fails or refuses to execute any instrument required by this Agreement, the other party is hereby granted the irrevocable power of attorney which, it is agreed, is coupled with an interest, to execute and deliver on behalf of the failing or refusing party all instruments required to be executed and delivered by the failing or refusing party.

8.5.6 On completion of the purchase of the deceased Member's Interest in the Company, the Ownership Interests of the remaining Members will increase proportionately to their then-existing Ownership Interests.

SECTION 9

DISSOLUTION AND WINDING UP OF THE COMPANY

9.1 *Dissolution.* The Company will be dissolved on the happening of any of the following events:

9.1.1 Sale, transfer, or other disposition of all or substantially all of the property of the Company;

9.1.2 The agreement of all of the Members;

9.1.3 By operation of law; or

9.1.4 The death, incompetence, expulsion, or bankruptcy of a Member, or the occurrence of any event that terminates the continued membership of a Member in the Company, unless there are

then remaining at least the minimum number of Members required by law and all of the remaining Members, within 120 days after the date of the event, elect to continue the business of the Company.

9.2 *Winding Up.* On the dissolution of the Company (if the Company is not continued), the Members must take full account of the Company's assets and liabilities, and the assets will be liquidated as promptly as is consistent with obtaining their fair value, and the proceeds, to the extent sufficient to pay the Company's obligations with respect to the liquidation, will be applied and distributed, after any gain or loss realized in connection with the liquidation has been allocated in accordance with Section 3 of this Agreement, and the Members' Capital Accounts have been adjusted to reflect the allocation and all other transactions through the date of the distribution, in the following order:

9.2.1 To payment and discharge of the expenses of liquidation and of all the Company's debts and liabilities to persons or organizations other than Members;

9.2.2 To the payment and discharge of any Company debts and liabilities owed to Members; and

9.2.3 To Members in the amount of their respective adjusted Capital Account balances on the date of distribution; provided, however, that any then-outstanding Default Advances (with interest and costs of collection) first must be repaid from distributions otherwise allocable to the Defaulting Member pursuant to Section 9.2.3.

SECTION 10

GENERAL PROVISIONS

10.1 *Amendments.* Amendments to this Agreement may be proposed by any Member. A proposed amendment will be adopted and become effective as an amendment only on the written approval of all of the Members.

10.2 *Governing Law.* This Agreement and the rights and obligations of the parties under it are governed by and interpreted in accordance with the laws of the State of Massachusetts (without regard to principles of conflicts of law).

10.3 *Entire Agreement; Modification.* This Agreement constitutes the entire understanding and agreement between the Members with respect to the subject matter of this Agreement. No agreements, understandings, restrictions, representations, or warranties exist between or among the members other than those in this Agreement or referred to or provided for in this Agreement. No modification or amendment of any provision of this Agreement will be binding on any Member unless in writing and signed by all the Members.

10.4 *Attorney Fees.* In the event of any suit or action to enforce or interpret any provision of this Agreement (or that is based on this Agreement), each of the parties hereto hereby irrevocably waives any and all right to trial by Jury in any legal proceeding arising out of or related to this agreement or the transactions contemplated hereby. The prevailing party is entitled to recover, in addition to other costs, reasonable attorney fees in connection with the suit, action, or arbitration, and in any appeals. The determination of who is the prevailing party and the amount of reasonable attorney fees to be paid to the prevailing party will be decided by the court or courts, including any appellate courts, in which the matter is tried, heard, or decided.

10.5 *Further Effect.* The parties agree to execute other documents reasonably necessary to further effect and evidence the terms of this Agreement, as long as the terms and provisions of the other documents are fully consistent with the terms of this Agreement.


10.6 *Severability.* If any term or provision of this Agreement is held to be void or unenforceable, that term or provision will be severed from this Agreement, the balance of the Agreement will survive, and the balance of this Agreement will be reasonably construed to carry out the intent of the parties as evidenced by the terms of this Agreement.

10.7 *Captions.* The captions used in this Agreement are for the convenience of the parties only and will not be interpreted to enlarge, contract, or alter the terms and provisions of this Agreement.

10.8 *Notices.* All notices required to be given by this Agreement will be in writing or via email and will be effective when actually delivered or, if mailed, when deposited as certified mail, postage prepaid, directed to the addresses first shown above for each Member or to such other address as a Member may specify by notice given in conformance with these provisions to the other Members.

IN WITNESS WHEREOF, the parties to this Agreement execute this Operating Agreement as of the date and year first above written.


MEMBERS:



Kobie Evans

3/3/2018

Date



Kevin Hart

3/3/2018



Date

Listing of Members - Schedule 1
LIMITED LIABILITY COMPANY OPERATING AGREEMENT
FOR PURE OASIS L.L.C.
LISTING OF MEMBERS

As of the 1st day of March 2018 the following is a list of Members of the Company:

NAME	ADDRESS
<u>Kobie Evans</u>	<u>398 Columbus Ave Suite 148</u> <u>Boston MA 02116</u>
<u>Kevin Hart</u>	<u>16 Jane Street</u> <u>Randolph MA 02368</u>

Authorized by Member(s) to provide Member Listing

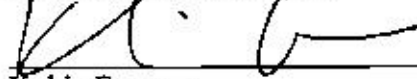
<u></u>	<u>3/3/2018</u>
Kobie Evans	Date
<u></u>	<u>3/3/2018</u>
Kevin Hart	Date

Listing of Capital Contributions - Schedule 2
LIMITED LIABILITY COMPANY OPERATING AGREEMENT
FOR PURE OASIS L.L.C.
CAPITAL CONTRIBUTIONS

Pursuant to ARTICLE 2, the Members' initial contribution to the Company capital is stated to be \$100. The description and each individual portion of this initial contribution is as follows:

NAME	CONTRIBUTION	% OWNERSHIP
Kobie Evans	\$100	60%
Kevin Hart	\$100	40%

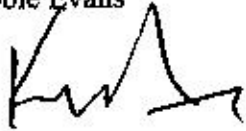
SIGNED AND AGREED



Kobie Evans

Date

3/3/2018



Kevin Hart

Date

3/3/2018



Listing of Valuation of Members Interest - Schedule 3
LIMITED LIABILITY COMPANY OPERATING AGREEMENT
FOR PURE OASIS L.L.C.

VALUATION OF MEMBERS INTEREST

Pursuant to ARTICLE 8, the value of each Member's interest in the Company is endorsed as follows:

NAME	VALUATION ENDORSEMENT
Kobie Evans	\$100
Kevin Hart	\$100

SIGNED AND AGREED

 Kobie Evans	Date <u>3/3/2018</u>
 Kevin Hart	Date <u>3/3/2018</u>



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$500.00

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

Special Filing Instructions

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001320739

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

2a. Location of its principal office:

No. and Street: 398 COLUMBUS AVE, SUITE 148
City or Town: BOSTON State: MA Zip: 02116 Country: USA

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

No. and Street: 398 COLUMBUS AVE, SUITE 148
City or Town: BOSTON State: MA Zip: 02116 Country: USA

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

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: KOBIE EVANS
No. and Street: 398 COLUMBUS AVE, SUITE 148
City or Town: BOSTON State: MA Zip: 02116 Country: USA

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

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	KOBIE EVANS	398 COLUMBUS AVE, SUITE 148 BOSTON, MA 02116 USA
MANAGER	KEVIN HART	16 JANE STREET RANDOLPH, MA 02368 USA

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	KOBIE EVANS	398 COLUMBUS AVE, SUITE 148 BOSTON, MA 02116 USA

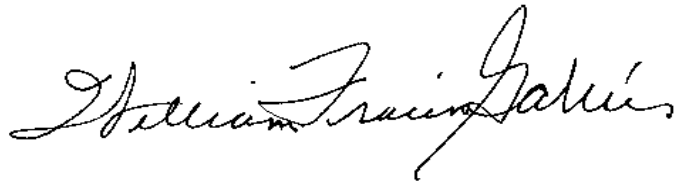
9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 2 Day of April, 2018,
KOBIE EVANS
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

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

April 02, 2018 04:25 PM

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

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Business Plan and Operations: Table of Contents

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Management Team	3
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Training and Policies	5
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Executive Summary

Pure Oasis LLC is a Retailer of Recreational Cannabis for Adult Use only. As a company, it is our mission to deliver consumers a broad range of Cannabis products of the utmost highest quality to be responsibly enjoyed.

As a service company, Pure Oasis LLC is understanding of the fact that people who consume Cannabis have different needs. To suit their needs, we will provide a wide range of products. We will employ knowledgeable cannabis experts to help our consumers make a conscious, informed purchase that will ultimately suit their way of life.

As a company servicing the community, we are committed to creating safe, attainable access to cannabis products, establishing longstanding relationships with our consumers and we are most proud of the high standards we have - right from the training of our employees to our customer assistance team.

Pure Oasis LLC, has formed a well-equipped management team from the ground up. Our team consists of talented people with invaluable experience and skills that will assist with the growth of the company, such as experience in Business implementation and Business Start-Up procedures.

Pure Oasis LLC's mission is to be compliant with both local and state licensing regulations, as a business, Pure Oasis LLC understands that this is critically important. To assist with creating a compliant environment, Pure Oasis LLC will employ only the most experienced consultants to help with the creation of standard operating procedures (SOPs) for our retail locations and also to ensuring that our workforce is highly skilled.

Our Mission Statement

It is our mission to open (3) high quality, professionally run, licensed Recreational cannabis dispensary in and around Boston. We endeavor to create a quality, five-star cannabis dispensary that provides safe and convenient access to not only marijuana but also a vast range of flower, concentrates and cannabis-based products. We have made it our mission to hire and train our staff to be knowledgeable and professional. It is also our mission to provide products of the utmost highest quality to consumers.

At Pure Oasis LLC, the distribution of marijuana will be for adults only. We will ensure this with the development and implementation of policies and procedures which will assist us with eliminating access of marijuana to those individuals under the age of 21. These policies and procedures will help to ensure that consumers over the age of 21 feel accepted at our dispensaries and at the same time, no product is diverted to anyone under the legal age of 21.

Part of our Mission is to improve the lives of people and areas that have been devastated by the War on Drugs by providing jobs, investment and hope.

We strive to provide a positive model of local investment and sow seeds of economic empowerment by operating a successful, local business in a fast-growing industry and to make Boston a better, more equitable city.

Management Team

Our highly qualified team brings extensive entrepreneurial, operational, financial, Human Resources and legal expertise to the table—as well as a serious commitment to Boston’s most underserved communities.

Kobie Evans is a Boston-based entrepreneur. For the past 15 years he has owned and operated a successful real estate business. Kobie has extensive business experience; working in the accounting field for fortune 500 companies. Kobie is passionate about business and has a strong commitment to his community. Kobie regularly volunteers for several local non-profits in an effort to better the community which he serves.

Kevin T. Hart is a seasoned healthcare administrator responsible for overseeing the operations of four hospital divisions exceeding 50,000 patient visits annually and more than 30 million dollars in gross patient service revenue. He has an MBA from Suffolk University.

Our team knows how to locate, launch, operate and sustain businesses at different scales successfully. We know Boston's neighborhoods and have a shared interest in giving back; we are committed to hiring local, training and supporting staff and investing in underserved communities. We offer our collective experience, energy, capital and sense of purpose to this opportunity.

While our professional and civic experience illustrates our capacity for launching a successful business, it is our personal experience that drives us.

Operations Overview

Pure Oasis LLC will operate (3) retail locations, delivery and a Cultivation Facility. We have a lease agreement for a retail location in the Dorchester, Brighton and Downtown Boston.

We have an ongoing operation in Dorchester, an HCA for our location in Downtown and an HCA for our Grow Facility in Dighton, MA.

These dispensaries will be blended into their surroundings, to ensure our customers feel comfortable and safe when shopping, allowing us to build longstanding relationships.

We will aim to hire as many residents as possible; this will help to integrate Pure Oasis LLC into the communities. We will do this by posting advertisements locally and encouraging local people to apply for these jobs. Full-time employees will enjoy a benefits package, as well as a generous livable wage. We recognize that the some communities in which we are looking to establish retail locations have traffic congestion problems, to help reduce these traffic problems we will create an incentive program for consumers that visit our dispensary in off-peak business hours.

Products:

The products which Pure Oasis LLC will be providing include, Flowers (High CBD Flower, Indica Flowers, Sativa Flowers and Hybrids), Concentrates (Tinctures and Oils), Topicals (Ointments, Lotions, Salves and Balms), sublingual products, Marijuana Infused Products (MIPs) such as edibles (baked goods, Drinks and candies) beverages and a wide variety of administering tools (Vaporizers, prefilled e-cartridges Water Pipes and Rolling Papers).

Training and Policies

Training materials will be created by the Operations Manager (OM) of Pure Oasis LLC. These include all posted signs, flyers and any spoken script. The OM will be responsible for the training of staff in relation to company policies and procedures, giving them the skills to reduce and report violations of any of our policies and procedures.

We aim to cultivate opportunities for individuals who have been marginalized and disenfranchised—providing jobs and legitimacy, overturning stereotypes and developing skills and confidence. Our vision is a high quality, well designed, well-run business that delivers economic empowerment as it sells a quality product.

Sales and Marketing

Precise statistics regarding the number of Recreational customers in Massachusetts are unavailable as the state of Massachusetts does not mandate that Recreational cannabis customers register with the state. However, we estimate – based on statistical data derived from Colorado and Arizona – that we can expect at least 325 customers a day and the average regular Recreational cannabis user will spend approximately \$35 per visit.

Pure Oasis LLC is committed to providing the highest quality products to our consumers. To make this possible, we have established a plan to ensure we provide the highest quality training for our staff, hire qualified people, procure quality products which we test before selling and provide high-quality Customer Service.

Pure Oasis LLC will make sure every individual batch of cannabis product we offer is laboratory tested and these results will be available for our consumers to read. Including information on the levels of Tetrahydrocannabinol (THC), Cannabidiol (CBD) and any pathogens or contaminants found in the Cannabis, along with the method of how the products were made. This testing will conform to the requirements of the Cannabis Control Commission (CCC). Testing each batch will ensure that we know what our cannabis products were made with and how they were produced.

Community Involvement

Pure Oasis LLC is committed to working with existing businesses and professional neighbors to become an accountable member of local business and social communities. As a business, upon opening, we will join the major business associations and take part in local. Our Operations Manager will ensure the relationships with neighboring businesses are maintained. The Operations Manager of Pure Oasis LLC will provide the nearby companies with the Operations Manager's contact information so that they can contact him/her to report anything, including violations of our policies and procedures to which they will also have access. As a company, Pure Oasis LLC also aims to maintain a healthy relationship with the local authorities.

Pure Oasis LLC will work towards helping to identify the issues affecting both business and social groups. Pure Oasis LLC will become involved in the community in an appropriate way in each of the communities our stores are located, such as creating a plan that will be able to reduce traffic congestion around our dispensaries.

We aim to cultivate opportunities for individuals who have been marginalized and disenfranchised—providing jobs and legitimacy, overturning stereotypes and developing skills and confidence. Our vision is a high quality, well designed, well-run business that delivers economic empowerment as it sells a quality product.

Keys to Success

At Pure Oasis LLC, our management team believes that having high standards is one of the Keys to Success. The management team aims to create and prolong our business by having high standards and solid, stable business practices, these include:

- The development of robust relationships with state regulatory agencies, this will help to ensure that we are a compliant business on all levels of practice.
- Having sufficient financial backing and funding.
- Working with the most professional accounting and services.
- Working with charitable organizations for outreach to help the underserved communities.
- Highest quality inventory control that is not only vaulted but has sufficient security.
- High employment standards that not only meet our local and state guidelines but are also ethical.
- Our staff will be effectively trained and managed to ensure the comprehensive prosperity of Pure Oasis LLC as well as the maintenance of a protected and conformable environment.

- Employees will have ongoing training and education to ensure that our company is providing the most up-to-date information to our consumers, this is a critical element relating to the success of Pure Oasis LLC.
- Full-time staff will have incentives, including a benefits package and livable wage rate.
- Product standards are of extreme importance, we have quality control standards, testing requisites and follow product labeling practices to educate the customer on all products we provide (including; the strength of products and the methods the grower used).
- The retail locations will be considered to lessen the impact the dispensary has on the community, e.g., rewards program, for customers who visit in off-peak hours and the maintenance of a facility that always puts the customer first.
- The use of both the standard operating procedures and the proposed business plan will guide the management group with the training of staff and any hiring decisions that need to be made.

Financials

The funding for initial and ongoing operations has been precisely planned to cover all stages adequately. As with any new business, the planning of financial support is one of the most important keys to success. Thus, Pure Oasis LLC has created strong partnerships with both organizations and individuals who can fund the initial capital needs and boost revenue for the growth of Pure Oasis LLC.

GROVE HALL						
INCOME STATEMENT						
Year		1	2	3	4	5
Gross Revenue		6,125,000	6,125,000	6,125,000	6,125,000	6,125,000
Cost of Goods Sold	52.4%	(3,208,333)	(3,208,333)	(3,208,333)	(3,208,333)	(3,208,333)
Revenue after COGS		2,916,667	2,916,667	2,916,667	2,916,667	2,916,667
<u>Direct Expenses</u>						
Operations Manager1		-	40,000	41,200	42,436	43,709
Manager Payroll		91,000.00	92,820.00	94,676.40	97,517	100,442
Employee Payroll		468,000.00	477,360.00	486,907.20	501,514	516,560
Cleaning, Maintenance Expense		5,500	5,500	5,500	5,500	5,500
Total Direct Expenses		564,500	615,680	628,284	646,967	666,211
<u>General and Administrative Expense</u>						
Annual Rent		120,000	123,600	127,308	131,127	135,061
Legal/Compliance		30,000	30,000	30,000	30,000	30,000
Accounting		18,000	18,000	18,000	18,000	18,000
Utilities, Phone, Internet		18,000	18,000	18,000	18,000	18,000
Insurance Expense		7,500	7,500	7,500	7,500	7,500
Information Technology		12,000	12,000	12,000	12,000	12,000
Security Expense		5,000	5,000	5,000	5,000	5,000
Misc.		25,000	25,750	26,523	27,318	28,138
Total General and Administrative		235,500	239,850	244,331	248,945	253,699
EBITDA		2,116,667	2,061,137	2,044,053	2,020,754	1,996,757
<u>Taxes</u>						
Income Tax (IRS 280E) @ 21%		(612,500.00)	(612,500)	(612,500)	(612,500)	(612,500)
Mass Sales Tax @ 8%		(233,333)	(233,333)	(233,333)	(233,333)	(233,333)
		(845,833)	(845,833)	(845,833)	(845,833)	(845,833)
Total Expenses		1,645,833	1,701,363	1,718,447	1,741,746	1,765,743
Net Income		1,270,833	1,215,303	1,198,219	1,174,921	1,150,923

Appendix A







Plan for Obtaining Insurance

Pure Oasis will obtain and maintain general liability and product liability insurance coverage of no less than \$1 million per occurrence and \$2 million in aggregate annually. The deductible for each policy can be no higher than \$5,000 per occurrence. Vehicles used for delivery by Pure Oasis shall carry liability insurance in an amount not less than \$1,000,000 combined single limit. 935 CMR 500.145(4); 935 CMR 500.101(2); 935 CMR 500.105(10)

Record Keeping

Records will be stored and made available upon request for inspection by the Commission. The records will be maintained in accordance with generally accepted accounting principles.

These records will consist of inventory reports, security logs, incident reports, accounting, personnel policies, all personnel records, including salaries, staffing plans, audit, compliance procedures, inventory control tracking, background check reports, waste tracking. Our agents will track every step in the sales cycle, all activities will be fully auditable and will be made available for inspection upon request. Pure Oasis will also have available written operating procedures, Seed-to-sale tracking records for all marijuana and marijuana products, sales records.

Pure Oasis will utilize Metrc™ the Commission approved seed to sale software. Metrc™ is a comprehensive inventory control and tracking system that generates records relating to products and inventory, it also allows for real time record keeping. This system chronicles every step of the sales cycle and all activity is fully auditable. This information will be made available to the Commission upon request.

Written operating procedures will be maintained as required by 935 CMR 500.105(1), Inventory records will be maintained as required by 935 CMR 500.105(8), Seed-to-sale tracking records for all marijuana products will be maintained as required by 935 CMR 500.105(8)(e).

Business records which will include, Assets and liabilities, monetary transactions, all journals and ledgers, supporting documents, agreements, checks, invoices, and vouchers will be stored and made available upon request for inspection by the Commission.

Following closure of a Marijuana Establishment, all records will be kept for at least two years in a form and location acceptable to the Commission.

Maintenance of Financial Records

Pure Oasis will comply with 830 CMR 62C.25.1 and Department of Revenue Directive 16-1 regarding maintaining financial records.

Business records, including but not limited to manual or computerized records of: Assets and liabilities, Monetary transactions, Books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers; Sales records including the quantity, form, and cost of marijuana products; and Salary and wages paid to each employee, stipend paid to each board member, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a Marijuana Establishment, including members of the nonprofit corporation, if any.

We will refrain from retail from utilizing software or other methods to manipulate or alter sales data.

Pure Oasis will conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. We will maintain records that it has performed the monthly analysis and produce it upon request to the Commission.

If we determine that software has been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data we will immediately disclose the information to the Commission.

Pure Oasis will cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and take such other action directed by the Commission to comply with 935 CMR 500.105.

We will adopt separate accounting practices at the point-of-sale for marijuana and marijuana product sales, and non-marijuana sales.

Personnel Policies

Pure Oasis will maintain a personnel record for each Marijuana Establishment Agent. Such records shall be maintained for at least 12 months after termination 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; 935 CMR 500.105(9)

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; 935 CMR 500.105(9)

Documentation of periodic performance evaluations; and a record of any disciplinary action taken; 935 CMR 500.105(9)

Notice of completed Responsible Vendor Training Program and in-house training for Marijuana Establishment Agents required under 935 CMR 500.105(2). 935 CMR 500.105(9)

Pure Oasis will maintain a staffing plan that will demonstrate accessible business hours and safe cultivation conditions; 935 CMR 500.105(9)

Personnel policies and procedures, including, at a minimum, the following:

- a. Code of ethics;
- b. Whistle-blower 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; 935 CMR 500.105(9)

- d. A staffing plan and records in compliance with 935 CMR 500.105(9). 935 CMR 500.105(1)
- e. A plan describing how confidential information will be maintained. 935 CMR 500.105(1)
- f. A policy for the immediate dismissal of any agent who has diverted marijuana, engaged in unsafe practices, or been convicted or entered a guilty plea for a felony charge of distribution of a drug to a minor. 935 CMR 500.105(1)

Diversity Plan

Goals

1. To promote Equity of the following groups of individuals working at Pure Oasis.
 - a. Minorities
 - b. Women
 - c. Veterans
 - d. People with disabilities
 - e. Individuals whom self-identify as LGBTQ+

We will promote equity by hiring so our staff is comprised by the following percentages.

- a. 60% Minorities
 - b. 50% Women
 - c. 20% Veterans
 - d. 10% People with disabilities
 - e. 20% Individuals whom self-identify as LGBTQ+

2. To promote Equity of the following groups of individuals providing goods and services to Pure Oasis
 - a. Minorities
 - b. Women
 - c. Veterans
 - d. People with disabilities
 - e. Individuals whom self-identify as LGBTQ+

We will promote equity by selecting vendors so that our suppliers are comprised of the following percentages.

- a. 50% Minorities
- b. 50% Women
- c. 20% Veterans
- d. 10% People with disabilities
- e. 10% Individuals whom self-identify as LGBTQ+

We will work diligently to provide everyone with the tools and opportunities they need to be successful free of judgement or restriction.

Programs

We will work continuously to recruit prospective employees who fall into the above mentioned groups. We will achieve this by advertising employment opportunities in diverse publications such as the Bay State Banner and/or other channels that focus on the individuals from the above mentioned groups.

We will hold quarterly job fairs with a focus on attracting individuals falling into the above mentioned groups.

We will create an ongoing promotion process that utilizes equity principles for current employees.

We will offer ongoing incentives to current employees for referrals in order to increase and maintain diversity and inclusion standards.

We will provide ongoing training and or mentorship programs for individuals falling into the above mentioned groups in order to promote their entry into the marijuana industry.

We will seek out and establish relationships with organizations such as EON that are focused on diversity and inclusion. EON produces Cannabis focused job fairs which would be ideal for recruiting. Pure Oasis does not intend to donate time, goods, services, or monies to EON.

We will create a management training program to cultivate staff for leadership positions.

We will work with the Massachusetts Supplier Diversity Office to identify certified companies that are owned by individual from the previously mentioned groups.

Metrics

Pure Oasis will track data associated with our goals and programs, and on a quarterly basis we will assess such data and make adjustments as needed in order to make sure overall goals are being achieved is association of our annual Renewal.

We will track the number of individuals from the above-referenced demographic groups who are hired, retained and promoted as managers as well as the who we contract with for goods and services, after the issuance of a license.

- We will track and maintain retention rates after the issuance of a license.
- We will track and maintain the number of promotions for people falling into the above-listed demographics since initial licensure.

- We will track and maintain the number of positions created since initial licensure. With a goal of at least 50% of all positions filled by people women and 50% of all positions filled by people falling into the balance of above-listed demographics
- We will track and maintain data regarding the number of postings in diverse publications or general publications with supporting documentation.
- We will track and maintain data relating to training and or mentorship programs for individuals falling into the above mentioned category.
- We will track and maintain data relating to hiring for management positions for individuals falling into the above mentioned category.
- We will track and maintain data relating to contracting We will track and maintain data relating to hiring for management positions for individuals falling into the above mentioned category.
- companies falling into the above mentioned category.

Pure Oasis 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.

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