Massachusetts Cannabis Control Commission

Marijuana Microbusiness

General Information:

License Number: MB282225

Original Issued Date: 08/23/2021

Issued Date: 08/23/2021

Expiration Date: 08/23/2022

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Richards Flowers LLC

Phone Number: 413-652-5321

Email Address: alan@asilverweb.com

Business Address 1: 296 Irving Street

Business Address 2:

Business City: Framingham

Business State: MA

Business Zip Code: 01702

Mailing Address 1: 5 Nadine Road

Mailing Address 2:

Mailing City: Framingham

Mailing State: MA

Mailing Zip Code: 01701

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PRIORITY APPLICANT

Priority Applicant: no

Priority Applicant Type: Not a Priority Applicant

Economic Empowerment Applicant Certification Number:

RMD Priority Certification Number:

RMD INFORMATION

Name of RMD:

Department of Public Health RMD Registration Number:

Operational and Registration Status:

To your knowledge, is the existing RMD certificate of registration in good standing?:

If no, describe the circumstances below:

PERSONS WITH DIRECT OR INDIRECT AUTHORITY

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 100

Percentage Of Control: 100

Role: Owner / Partner

Other Role:

First Name: Alan **Last Name:** Silverman **Suffix:**

Gender: Male **User Defined Gender:**

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French)

Specify Race or Ethnicity:

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

No records found

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

Individual Contributing Capital 1

First Name: Alan **Last Name:** Silverman **Suffix:**

Types of Capital: Monetary/ Equity **Other Type of Capital:** **Total Value of the Capital Provided:** $145000 **Percentage of Initial Capital:** 100

Capital Attestation: Yes

CAPITAL RESOURCES - ENTITIES

No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

No records found

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Cultivation Environment: Indoor **Establishment Activities:** Cultivating

Establishment Address 1: 296 Irving Street

Establishment Address 2:

Establishment City: Framingham **Establishment Zip Code:** 01702

Approximate square footage of the Establishment: 3000 **How many abutters does this property have?:** 10

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

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	Signed HCA Certification Form.pdf	pdf	601c52c84cfbf7366ef3d191	02/04/2021
Plan to Remain Compliant with Local Zoning	richards.flowers-framingham-296.Irving.st-local.compliance.plan-1.9.21.docx.pdf	pdf	601c530b65c0d035fcc4c0ee	02/04/2021
Community Outreach Meeting Documentation	COM packet Richards Flowers 2-4-2021.pdf	pdf	602404494dba6f360b67f387	02/10/2021

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

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Richards Flowers - Positive Impact Plan (1).pdf	pdf	602aecebeabbc336a11f7e86	02/15/2021
Other	NEVA letter for Richards Flowers.pdf	pdf	602aed331c95e43696ccef71	02/15/2021

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner **Other Role:**

First Name: Alan **Last Name:** Silverman **Suffix:**

RMD Association: Not associated with an RMD

Background Question: no

ENTITY BACKGROUND CHECK INFORMATION

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Department of Revenue - Certificate of Good standing	Richards Flowers Certif of Good Standing DUA.pdf	pdf	601c56ac4cfbf7366ef3d1be	02/04/2021
Bylaws	ByLaws.pdf	pdf	601c56c6fade7a35e9f2de91	02/04/2021
Articles of Organization	Articles-Of-Incorporation.pdf	pdf	601c56defade7a35e9f2de95	02/04/2021
Secretary of Commonwealth - Certificate of Good Standing	Cert-Organization-SecState2021.jpg	jpeg	602aed774dba6f360b680344	02/15/2021
Department of Revenue - Certificate of Good standing	Cert_Good_Standing-final-17Feb2021.pdf	pdf	602d74ae84d16335f0225c33	02/17/2021

No documents uploaded

Massachusetts Business Identification Number: 001380494

Doing-Business-As Name:

DBA Registration City:

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	Richards Flowers - Plan to Obtain Liability Insurance (1).pdf	pdf	602407c36902113684c6eb83	02/10/2021
Proposed Timeline	Proposed Timeline - Richards Flowers.pdf	pdf	602aeabcd44ed235c8c47e1b	02/15/2021
Business Plan	Richards Flowers updated Business Plan.pdf	pdf	602aec59604cbb3616710282	02/15/2021

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Restricting Access to age 21 and older	Restricting Access to age 21 and older (1).pdf	pdf	601c5aca1c95e43696cccfb1	02/04/2021
Prevention of diversion	Prevention of Diversion.pdf	pdf	601c5b794dba6f360b67e349	02/04/2021
Transportation of marijuana	Transportation of Marijuana.pdf	pdf	601c5c1865c0d035fcc4c148	02/04/2021
Storage of marijuana	Storage.pdf	pdf	601c5c701c95e43696cccfc1	02/04/2021
Quality control and testing	Quality Control and Testing.pdf	pdf	601c5d1e6902113684c6daa9	02/04/2021
Qualifications and training	Qualifications and Training.pdf	pdf	601c5e8165c0d035fcc4c157	02/04/2021
Personnel policies including background checks	Personnel Policies Including Background Checks.pdf	pdf	601c5f2572b5633675942a0d	02/04/2021
Maintaining of financial records	Maintaining of Financial Records.pdf	pdf	601c5f8d6d809f35defba752	02/04/2021
Safety Plan for Manufacturing	Safety Plan - Richards Flowers - Product Manufacturing.pdf	pdf	601c80a4fade7a35e9f2df78	02/04/2021
Inventory procedures	Inventory Procedures - Richards Flowers.pdf	pdf	602408c110e86b36bb8964bc	02/10/2021
Record Keeping procedures	Record Keeping Procedures - Richards Flowers.pdf	pdf	60240902fade7a35e9f2ef31	02/10/2021
Energy Compliance Plan	Richards Flowers LLC - Energy Compliance Plan.pdf	pdf	60240b39d44ed235c8c46f18	02/10/2021
Security plan	Security Plan - Richards Flowers.pdf	pdf	60240bc81c95e43696cce0a8	02/10/2021
Plan to Obtain Marijuana	Plan for Obtaining Marijuana or Marijuana Products- Richards Flowers.pdf	pdf	60240c1f4dba6f360b67f3d0	02/10/2021
Types of products	Types of Products Manufactured - Richards Flowers - Product Manufacturing (1).pdf	pdf	602ae6a9d44ed235c8c47e03	02/15/2021
Production methods	Method used to produce products - Richards Flowers - Product Manufacturing (1).pdf	pdf	602ae8bbeabbc336a11f7e74	02/15/2021
Policies and procedures for cultivating	Policies and Procedures for Cultivating - Richards Flowers - Cultivation (1).pdf	pdf	602ae93deabbc336a11f7e7a	02/15/2021
Sample of unique identifying marks for branding	Richards Flowers Sample of Unique marks for branding.pdf	pdf	6037bddc7fa14107d4032bd4	02/25/2021
Diversity plan	Richards Flowers - Diversity Plan (3).pdf	pdf	6037befcffb50c07eaffa2f2	02/25/2021

ATTESTATIONS

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

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

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

I Agree

Notifcation:

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

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

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

ADDITIONAL INFORMATION NOTIFICATION

Notification:

COMPLIANCE WITH POSITIVE IMPACT PLAN

No records found

COMPLIANCE WITH DIVERSITY PLAN

No records found

PRODUCT MANUFACTURER SPECIFIC REQUIREMENTS

No records found

HOURS OF OPERATION

Monday From: 7:00 PM	Monday To: 7:00 AM
Tuesday From: 7:00 PM	Tuesday To: 7:00 AM
Wednesday From: 7:00 PM	Wednesday To: 7:00 AM
Thursday From: 7:00 PM	Thursday To: 7:00 AM
Friday From: 7:00 PM	Friday To: 7:00 AM
Saturday From: 7:00 PM	Saturday To: 7:00 AM
Sunday From: 7:00 PM	Sunday To: 7:00 AM

Cannabis Control Commission
COMMONWEALTH OF MASSACHUSETTS

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:

   Richards Flowers, LLC

2. Name of applicant's authorized representative:

   Alan R. Silverman

3. Signature of applicant's authorized representative:

   Alan R. Silverman
   Alan R. Silverman (Dec 17, 2020 10:12 EST)

4. Name of municipality:

   FRAMINGHAM

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

   THATCHER W. KEZER, III

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

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

tKezer@framinghamma.gov

8. Host community agreement execution date:

12/21/2020

Richards Flowers, LLC

Adult Use Marijuana Establishment; Microbusiness; Cultivation and Product Manufacturing
296 Irving Street, Framingham, Mass.
Assessor ID 135-04-9062-000

Plan to Remain Compliant with Local Codes, Ordinances and Bylaws

Richards Flowers, LLC, (the Applicant), is seeking a marijuana establishment permit for a Marijuana Microbusiness for both cultivation and product manufacturing at 296 Irving Street in the City of Framingham and the site is located within the City's General Manufacturing (M) zoning district and is allowed as of right with minor site plan review by the City's Planning Board.

The Applicant shall duly apply-for and comply-with the bylaw provisions and requirements and all applicable conditions that may be imposed by the Planning Board during the site plan review process. The Applicant's site meets the distancing/setback requirements from playgrounds, schools, etc., set forth in the City's ordinance and the CCC statutes and regulations. The Applicant has reviewed the submission requirements for site plan review and the applicable criteria/findings, all of which are consistent with the 935 CMR 500, and can and will meet all such requirements and obtain and maintain its permits as required.

The site consists of approximately one-half acre with a single, rectangular, commercial building with frontage/access along Irving Street and the Applicant shall be utilizing floor space within the existing building structure with no new construction or excavation to the site.

The time frame for obtaining minor site plan review from Planning Board is as follows: Upon formal filing with town clerk and Planning Board, approximately 21 days for publishing and posting of public notice of hearing date; anticipation of one hearing to be accomplished within 65 days following filing; approximately 14 days for board's writing of final decision and filing of decision with city clerk for 20-day appeal period. Total time-frame is approximately 120 days for the site plan review. A building permit with professional engineering stamped/signed plans will be submitted for application for building permit and the building dept. has 30 days to issue upon confirmation that submitted construction filings/plans comply with building code. After construction, a certificate of use/occupancy will be required prior to commencing operations, which typically takes 15 to 30 days to obtain.

END OF COMPLIANCE PLAN

Cannabis Control Commission
COMMONWEALTH OF MASSACHUSETTS

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): 2-4-2021

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: 1-20-2021

    b. Name of publication: The Daily News

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: 2-19-2021

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: 2-19-2021

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:

Richards Flowers, LLC

Name of applicant's authorized representative:

Alan Silverman

Signature of applicant's authorized representative:

Alan Silverman

05.02.2021

CITY OF FRAMINGHAM

OFFICE OF THE MAYOR

Dr. Yvonne M. Spicer
Mayor

Thatcher W. Kezer III
Chief Operating Officer

508-532-5401
mayor@framinghamma.gov
www.framinghamma.gov

MEMORIAL BUILDING
150 Concord Street, Room 121
Framingham, MA 01702

December 2, 2020

Kristina Beacom
Practice Manager
The Mensing Group LLC
via emai: kristina@mensigngroup.com

Kristina,

This letter is confirmation giving permission to Richard's Flowers LLC to conduct a Community Outreach Meeting in a virtual format.

Please send notice to my attention of your meeting and an attendance roster following the meeting. Please let me know if you have any questions on this matter.

Sincerely,

Thatcher W. Kezer III
Chief Operating Officer

Richards Flowers LLC

Framingham Community Outreach Meeting held on 02.04.2021

Number of attendees: 3

Richards Flowers LLC

Link to Community Outreach Meeting held 2-4-2021

https://youtu.be/YDYXm1lzsUI

Legal Notices Legal Notices

296 IRVING ST
LEGAL NOTICE
Richard's Flowers Notice

Notice is hereby given that a Community Outreach Meeting for a proposed Tier 1 Cultivator and Product Manufacturer Microbusiness is scheduled for Thursday, February 4, 2021 at 7:30 p.m. In light of COVID-19, the meeting will be held virtually. The meeting can be joined via Zoom at https://zoom.us/j/99043273485 or by dialing (929) 205-6099 and entering Meeting ID 990 432 73485.

The proposed Tier 1 Cultivator and Product Manufacturer Microbusiness is anticipated to be located at 296 Irving Street, Framingham, MA 01702-7359. There will be an opportunity for the public to ask questions.

AD# 13936830
MWDN 1/20/21

PB/31 FLAGG DRIVE
LEGAL NOTICE
FRAMINGHAM PLANNING BOARD
NOTICE OF PUBLIC HEARING –
31 FLAGG DRIVE
APPLICATION OF CITY OF
FRAMINGHAM SCHOOL DISTRICT

Pursuant to MGL, c 40A, Section 3 and Article 20: Regulations Governing Applications for Site Plan Review for Dover Amendment Uses, the Framingham Planning Board will hold a public hearing on Thursday February 4th, 2021 at 7:00 p.m. in the Ablondi Room, Memorial Building, located at 150 Concord Street, Framingham, Massachusetts. In the event that the Memorial Building is inaccessible due to the current COVID-19 pandemic, the hearing will be held remotely via Zoom dependent on Memorial Building accessibility. The public hearing will be held to consider the application for a Limited Site Plan Review under the Dover Amendment. The applicant is proposing the installation of solar canopy structures in the parking lot. The property is zoned Single Family Residence (R-1) and listed as Framingham Assessor's Parcel ID: 102/82/8137/000. The application and plan submittal is available for review in the Planning Board Office, Room B14 of the Memorial Building and available online at www.framinghamma.gov on the Planning Board Webpage. The legal notice can be found in the MetroWest Daily Newspaper and on the Massachusetts Newspaper Publishers Association's (MNPA) website.

Kristina Johnson, Chair
Framingham Planning Board

AD#13936028
MWDN 1/20, 1/27/21

IFB
LEGAL NOTICE
INVITATION FOR BIDS
UNIFORM CLEANING SERVICES & OTHER

Pursuant to Chapter 30B of the Massachusetts General Laws, the City of Marlborough by its Police Department, is seeking sealed bids from qualified vendors to provide professional cleaning services for the Police Department to include but not limited to uniforms, other clothing used for police duties and blankets, on an as needed basis. The contract term will be up to 5 years commencing July 1, 2021. Bids documents may be obtained as of **10:00 AM on January 20, 2021**, from the Procurement Office website by registering and downloading the proposal documents at https://www.marlborough-ma.gov/bids and bids will be accepted at the **City Hall 140 Main Street, Marlborough, MA 01752 until February 4, 2021 at 10:00 AM** at which time the bids will be publicly opened and read aloud. Changes to receipt of bids subject to COVID-19 protocols in effect at the time of bid submission as notified by Addendum issued prior to date and time set for receipt of bids. Questions concerning this Bid must be submitted in writing to Captain Paul Valianti c/o Chief Procurement Officer via email to bsleeper@marlborough-ma.gov **before 10:00 AM on February 1, 2021.** In accordance with the provisions of applicable statutes, laws, rules, regulations, and ordinances, the City of Marlborough does not discriminate in employment or the provision of services and all qualified contractors will receive consideration without regard to race, age, color, religious creed, gender, handicap, sexual orientation, veteran's status or national origin. The City of Marlborough reserves the right to accept or reject any or all bids, in whole or in part, or to cancel this Invitation for Bids, if the City determines that cancellation or rejection services the best interests of the City. This legal notice shall also be posted on the Massachusetts Newspaper Publishers Association's (MNPA) website (masspublicnotices.org).

David Giorgi
Chief of Police
1/20/21

AD# 13936821
MWDN 1/20/21

TAVARES
LEGAL NOTICE
Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Middlesex Probate and Family Court
208 Cambridge Street
Cambridge, MA 02141
(617) 768-5800
Docket No. MI20P5890EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Jose L. Tavares
Also known as: Jose Lordelo Tavares

Date of Death: 06/23/2020

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Margaret Curley** of **Boylston 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: **Margaret Curley** of **Boylston MA** be appointed as Personal Representative of said estate to serve **With 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 02/10/2021.

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. Maureen H Monks, First Justice of this Court.

Date: January 13, 2021

Tara E. DeCristofaro
Register of Probate

AD#13936568
MWDN 1/20/21

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86 BISHOP DRIVE, UNIT NO. 86
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Claire A. Schultz, John S. Schultz, Sr. to Fleet National Bank, dated November 13, 2003 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 41905, Page 217 of which mortgage the undersigned is the present holder, by assignment from:

Bank of America, N.A., successor by merger to Fleet National Bank to MEB Loan Trust III, recorded on September 11, 2019, in Book No. 73262, at Page 20

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 PM on February 10, 2021, on the mortgaged premises located at 86 Bishop Drive, Unit No. 86, Bishop Gardens Condominium, Framingham, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
THAT CERTAIN PIECE OF PARCEL OF LAND, AND THE BUILDINGS AND IMPROVEMENTS THEREON,
IN THE TOWN OF FRAMINGHAM
COUNTY OF MIDDLESEX
AND STATE OF MASSACHUSETTS
AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN BOOK 12294, PAGE 308

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 12294, Page 308.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand ($5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

MEB LOAN TRUST III
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
19118

AD#13934206
MWDN 1/13, 1/20, 1/27/21

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684 ADAMS ST. HOLLISTON
LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Matteo D'Anello to Fairfield Mortgage Corporation, dated September 12, 1996 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 26674, Page 147 of which mortgage the undersigned is the present holder, by assignment from:

Norwest Bank Minnesota, National Association as Trustee to The Chase Bank Manhattan Bank, as Trustee, recorded on November 28, 1997, in Book No. 27919, at Page 451

Fairfield Mortgage Corporation to Norwest Bank Minnesota, National Association, as Trustee, recorded on November 28, 1997, in Book No. 27919, at Page 450

The Chase Manhattan Bank, as Trustee for Access Financial Mortgage Loan Trust 1996-4 Under the Pooling and Servicing Agreement dated as of November 1, 1996 by and among Access Financial Lending Corp. as seller and Master Servicer, Access Financial Receivables Corp. as Transferor and The Chase Manhattan Bank, as Trustee to J.P. Morgan Chase Bank, as Trustee, in trust for the Holders of Truman Mortgage Loan Trust 2002-1, Asset Backed Certificates Series 2002-1, recorded on December 31, 2008, in Book No. 52033, at Page 286

J.P. Morgan Chase Bank, as Trustee, in trust for the Holders of Truman Mortgage Loan Trust 2002-1, Asset Backed Certificates Series 2002-1 to The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee in trust for the Holders of Truman Mortgage Loan Trust 2002-1, Asset Backed Certificates, 2002-1, recorded on March 21, 2017, in Book No. 69034, at Page 95

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 AM on February 17, 2021, on the mortgaged premises located at 684 Adams Street, Holliston, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
The Land in Holliston, Middlesex County, Massachusetts, with the buildings thereon, described as Lot 3, Adams Street, Holliston, as shown on a plan entitled "Plan of Land, Holliston, Mass., to be conveyed to Land Bank Trust" dated Dec. 22, 1977, drawn by Connerstone, Inc., and recorded with the Middlesex District Registry of Deeds in Book 13415, Page 103. Said premises are more particularly bounded and described as follows: Northeasterly by Adams Street, two hundred twenty five (225.00) feet; Northwesterly by Lot 4, three hundred three and 69/100 (303.69) feet; Southwesterly by land now or formerly of Leo A. Couto, et ux, two hundred sixty eight and 49/100 (268.49) fee; and Southeasterly by Lot 2, three hundred fifty seven and 63/100 (357.63) feet, all as shown on said plan. for title see deed recorded in book 24226 at page 582.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 24226, Page 582.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand ($10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

THE BANK OF NEW YORK MELLON TRUST COMPANY, NA, FKA THE BANK OF NEW YORK TRUST COMPANY, NA, AS SUCCESSOR TO JPMORGAN CHASE BANK, NA, AS TRUSTEE, IN TRUST FOR THE HOLDERS OF TRUMAN MORTGAGE LOAN TRUST 2002-1, ASSET-BACKED CERTIFICATES, SERIES 2002-1
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
14114

AD# 13936300
MWDN 1/20, 1/27, 2/3/21

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FIRE

From Page A1

The home at 623 Winter St. is owned by Allan and Ronda Levine. The home still had a sign on it with the name on which "Levine" was written.

Allan Levine owned and operated American Courier, which used 623 Winter St. as an address.

According to the Holliston Town Clerk's Office, the Levines had a permit to run a kennel in the home. The permit allowed "10 plus" dogs, meaning they could have had as many as 22 in the home. The Town Clerk's Office said the permit indicated there were 19 dogs in the home as of 2020.

The state Fire Marshal's Office said all of the 15 to 20 dogs believed to be in the home died in the fire.

A couple escaped, but one person raced back inside the burning and smoke-filled home to try and save some of the dogs. The man and woman were taken to a hospital, where the woman was pronounced dead.

The deputy fire chief said many of the animals could not be saved. He said there were at least 20 animals in the home.

State Fire Marshal's Office spokeswoman Jennifer Mieth said the fire remains under investigation and the cause is not known.

The fire is being jointly investigated by the Holliston Fire and Police departments and State Police assigned to the Office of the State Fire Marshal, according to a spokeswoman for the state Fire Marshal's Office.

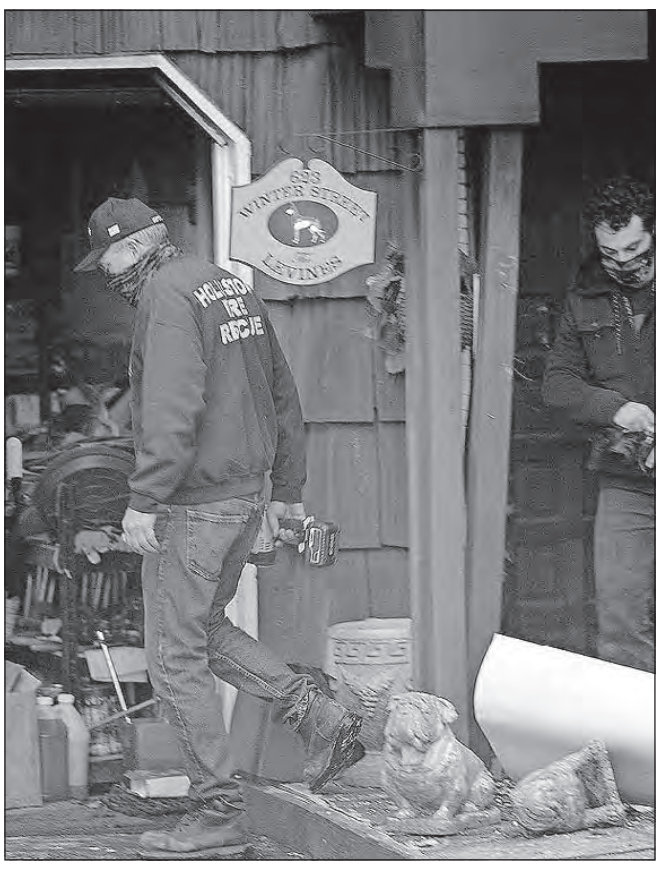
Built in 1971, the four-bedroom, two-bath home was last assessed at $431,900, according to Holliston property records.

Information from WCVB was used in this report.

Norman Miller can be reached at 508-626-3823 or nmiller@wickedlocal.com. For up-to-date crime news, follow Norman Miller on Twitter @Norman_MillerMW or on Facebook at facebook.com/NormanMillerCrime.

Ashland Animal Control assisted at the scene of Wednesday's early morning fire on Winter Street in Holliston. [WCVB]

A couple escaped, but one person raced back inside the burning and smoke-filled home to try and save some of the dogs. The man and woman were taken to a hospital, where the woman was pronounced dead.



Fire officials and emergency workers at 623 Winter St., in Holliston on Wednesday morning, Jan. 19, 2021, following an overnight fire that killed a woman and as many as 20 animals. [DAILY NEWS AND WICKED LOCAL STAFF PHOTO/ ART ILLMAN]

IANNI

From Page A1

She described the organization as "a civil-rights organization that peacefully protests the leftist cabal taking over this country."

Benoit Thiell, a neighbor of Ianni's in Natick, described her Tuesday as a "domestic terrorist."

"I'm surprised it took this long" for Ianni to be arrested," he said, adding that he supports freedom of expression, but not when there is "an attempt to bully the democratic process."

Thiell's wife, Susan Thiell, said: "I'm glad she was arrested, but I don't necessarily think she's a bad person."

The Thiells said they occasionally had pleasant conversations when Ianni passed their house while walking her dog. But the couple felt signs in Ianni's yard that showed support for Trump were a sore spot.

"It antagonized us with those yard signs," Susan Thiell said. "She entered the Capitol, and I'm glad she was arrested for that."

As for whether Ianni should be removed from her elected Natick Town Meeting representative position, Susan Thiell said, "I don't want her representing me, but it's probably more nuanced than that."

Natick's town charter prohibits the recall of Town Meeting members.

Massachusetts General Laws Chapter 279, Section 30, states: "If a convict sentenced by a court of the commonwealth or of the United States to imprisonment in the state prison or by a court of the United States to a federal penitentiary for a felony holds an office under the constitution or laws of the commonwealth at the time of sentence, it shall be vacated from the time of sentence.

"If the judgment against him is reversed upon writ of error, he shall be restored to his office with all its rights and emoluments; but, if pardoned, he shall not by reason thereof be restored, unless it is so expressly ordered by the terms of the pardon."

It wasn't immediately clear whether the law applies to elected town representatives.

Natick resident Ben Jackson wants Ianni removed from her position. His online petition calling for such action received 538 signatures.

"It's a great first step," Jackson said of Ianni's arrest. "But it can't be the end. She's still a member of Town Meeting, and we have to find a way to make that change. In the meantime, there have to be consequences for her actions.

"If (Ianni) cared about Natick, she would resign (from Town Meeting) today."

Town officials received numerous calls and emails not only calling for Ianni's removal, but also concerns that she may have contracted COVID-19 in Washington and brought it back to Natick.

Ianni was seen without a face mask on a bus in a photo that was tweeted by Super Happy Fun America. In that photo, Ianni was with Sahady, who was also not wearing a mask. The pair were also not wearing masks inside the Capitol, as seen in the Agence-France photograph.

Natick Public Health Director Jim White told the Daily News Tuesday afternoon that his staff was made aware of Ianni's trip to Washington, and that Ianni "complied with this department."

"From our end, the situation has been rectified," White said.

Privacy laws prevent Natick health officials from disclosing specifics about Ianni. White said Ianni was the only Natick resident his department is aware of that traveled to Washington for the protest.

"What (Ianni) had to do from my end, she did. She complied with this department," White said.

Henry Schwan is a multimedia journalist for the Daily News. He can be reached at hschwan@wickedlocal.com or 508-626-3964. Follow him on Twitter @henrymetrowest.

Supporters of President Donald Trump, including Natick Town Meeting member Sue Ianni, in blue jacket, protest inside the U.S. Capitol on Jan. 6, 2021, in Washington, D.C. Demonstrators breached security and entered the Capitol as Congress debated the 2020 presidential election Electoral Vote certification. [ROBERTO SCHMIDT, AFP VIA GETTY IMAGES]

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COHEN

From Page A1

detective, arson investigator and crime scene technician. He recently requested to return to patrol, Gibbons said.

"He was the kind of guy who came into a room and everyone knew who he was," said Gibbons. "He had a great work ethic. He was very methodical. He would get everything done that you needed to be done."

Single and without children, Cohen's greatest love was being a police officer.

"His love was his job," said Gibbons. "His greatest joy was coming to work every day."

Outside of work, Cohen loved Halloween. He decorated his house for weeks and it was on a registered list of homes to visit every year. He hired actors to perform in his yard.

"I can't describe the love he had for Halloween," said Gibbons. "It's the kind of house everyone had to see. One year, he bought this old bread truck and he parked it at his house and called it the 'Butcher Mobile.' Around Christmas time, it became the "Grinch Mobile.' There are still skeletons on his roof, but they're dressed as Santa."

Gibbons said Cohen died of some sort of medical incident. The exact cause is yet to be determined. Information about Cohen's services have not been finalized.

"I was really shocked when I heard it happened," said Gibbons. "I can't tell you how many friends have reached out to me since people have started hearing about it."

Norman Miller can be reached at 508-626-3823 or nmiller@wickedlocal.com. For up-to-date crime news, follow Norman Miller on Twitter @Norman_MillerMW or on Facebook at facebook.com/NormanMillerCrime.

ATTACHMENT B

THE MENSING GROUP LLC
Massachusetts Cannabis Advisors
Local Permitting | State Licensing | Business Advising

January 19, 2021

To whom it may concern:

Notice is hereby given that a Community Outreach Meeting for a proposed Tier 1 Cultivator and Product Manufacturer Microbusiness is scheduled for Thursday, February 4, 2021 at 7:30 p.m. In light of COVID-19, the meeting will be held virtually as follows:

Join Zoom Meeting: https://zoom.us/j/99043273485

Meeting ID: 990 432 73485

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

The proposed Tier 1 Cultivator and Product Manufacturer Microbusiness is anticipated to be located at 296 Irving Street, Framingham, MA 01702-7359. There will be an opportunity for the public to ask questions.

Sincerely, on behalf of Richards Flowers,

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

		CITY OF FRAMINGI	PLANNING BOARD	150 CONCORD ST.,	FRAMINGHAM	MA 01702	
		CITY OF FRAMINGI	MAYOR'S OFFICE	150 CONCORD ST.	FRAMINGHAM	MA 01702	
		CITY OF FRAMINGI	CITY CLERK	150 CONCORD ST.,	FRAMINGHAM	MA 01702	
		CITY OF FRAMINGI	CITY SOLICITOR	372 UNION AVE.	FRAMINGHAM	MA 01702	

ATTACHMENT C

THE MENSING GROUP LLC
Massachusetts Cannabis Advisors
Local Permitting | State Licensing | Business Advising

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

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135-04-847					FRAMINGHAM	MA	01702
135-04-906					FRAMINGHAM	MA	01702
136-15-011					JACKSONVILLE	FL	32202
141-03-789					FRAMINGHAM	MA	01702
142-12-166					FRAMINGHAM	MA	01702
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POSITIVE IMPACT PLAN

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

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

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

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

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

Goal #1:
Provide financial support to New England Veterans Alliance ("NEVA") because it is an entity that offers support, education and/or job training to Massachusetts residents disproportionately impacted by the War on Drugs, including past or present residents of areas of disproportionate impact as defined by the CCC, Massachusetts residents who have past drug convictions, and/or Massachusetts residents who have parents or spouses who have past drug convictions.

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

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

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

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

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

Goal #2:
On an annual basis, cover the costs/fees associated with obtaining an expungement of the criminal record for one (1) individual a year that is past or present residents of ADI's who has a cannabis-related felony(ies).

Program:
Richards Flowers will Commit $1,000 per calendar year to our Company Cannabis Expungement Program ("CEP") that will provide financial assistance for legal/filing fees for one individual from an area of disproportionate impact attempting to expunge cannabis criminal charges from their record. Richards Flowers will identify an attorney to help individuals with completing the necessary expungement paperwork. Richards Flowers will publish the application for the CEP on its website. Individuals will be able to apply for the Program on-line. The first individual that meets the following criteria will be eligible for participation in the program:

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

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

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

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

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

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

Signed under the pains and penalties of perjury, I, Alan R. Silverman, an authorized representative of Richards Flowers, LLC certify that Richards Flowers, LLC does not currently have employees and is therefore unable to register with the Massachusetts Department of Unemployment Assistance to obtain a Certificate of Good Standing or Compliance.

Alan R Silverman

Signature of Agent

Date 1/6/2021

Name: Alan R Silverman

Title: Owner/CEO

Entity: Richards Flowers, LLC

Bylaws
of
Richards Flowers, LLC

ARTICLE I
SHAREHOLDERS

Section 1. Annual Meeting.
An annual meeting shall be held once each calendar year for the purpose of electing directors and for the transaction of other business as may properly come before the meeting. The annual meeting shall be held at the time and place designated by the Board of Directors from time to time.

Section 2. Special Meetings
Special meetings of the shareholders may be requested by the President, the Board of Directors, or the holders of a majority of the outstanding voting shares.

Section 3. Notice
Written notice of all shareholder meetings, whether regular or special meetings shall be provided under this section or as otherwise required by law. The Notice shall state the place, date, and hour of meeting, and if for a special meeting, the purpose of the meeting. Such notice shall be mailed to all shareholders of record at the address shown on the corporate books, at least 10 days prior to the meeting. Such notice shall be deemed effective when deposited in ordinary U.S. Mail, properly addressed with postage prepaid.

Section 4. Place of Meeting
Shareholders meetings shall be held at the corporations principal place of business unless otherwise stated in the notice. Participation by means of remote communication shall be subject to such guidelines and procedures as the Board of Directors adopts. Shareholders participating in a shareholders meeting by means of remote communication shall be deemed present and may vote at such a meeting if the corporation has implemented reasonable measures to verify that each person participating remotely is a shareholder and provide such shareholders a reasonable opportunity to participate in the meeting and to vote on matters submitted to the shareholders, including an opportunity to communicate, and to read or hear the proceedings of the meeting, substantial concurrent with such proceedings.

Section 5. Quorum
A majority of the outstanding voting shares, whether represented in person or by proxy, shall constitute a quorum at a shareholders meeting. In absence of a quorum, a majority of the represented shares may adjourn the meeting to another tie without further notice. If a quorum is represented at an adjourned meeting, any bueinsss may be transacted that might have been transacted at the meeting as originally scheduled. She shareholders present at a meeting represented by a quorum may continue to transact business until adjournment, even if the withdrawal of some shareholders results in representation of less than a quorum.

ARTICLE II
DIRECTORS

Section 1. Number of Directors
The corporation shall be managed by a Board of Directors consisting of 2 directors.

Section 2. Election and Term of Office
The directors shall be elected at the annual shareholders meeting. Each director shall serve a term of 2 years, or until a successor has been elected and qualified.

Section 3. Quorum
A majority of directors shall constitute a quorum.

Section 4. Adverse Interest
In the determination of a quorum of the directors, or in voting, the disclosed adverse interest of a director shall not disqualify the director or invalidate his or her vote.

Section 5. Regular meeting
An annual meeting shall be held, without notice, immediately following and at the same place as the annual meeting of the shareholders. The Board of Directors may provide, by resolution, for additional regular meetings without notice other than the notice provided by the resolution.

Section 6. Special Meeting
special meetings may be requested by the President, Vice-President, Secretary, or any two directors by providing five days written notice by ordinary U.S. Mail, effective when mailed. Minutes of the meeting shall be sent to the Board of Directors within two weeks after the meeting.

Section 7. Procedures
the vote of a majority of the directors present at a properly called meeting at which a quorum is present shall be the acct of the board of Directors, unless the vote of a greater number is required by law or by these bylaws for a particular resolution. Ad director of the corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless their dissent shall be entered I the minutes of the meeting. The Board shall keep written minutes of its proceedings in its permanent records.
If authorized by the governing body, any requirement of a written ballot shall be satisfied by a ballot submitted by electronic transmission, provided that any such electronic transmission must either set for the be submitted with information from which it can be determined that the electronic transmission was authorized by the member of proxy holder.

Section 8. Removal / Vacancies
a director shall be subject to removal, with or without cause, at a meeting of the shareholders called for that purpose. Any vacancy that occurs on the Board of directors, whether by death, resignation, removal or any other cause, may be filled by the remaining directors. A director elected to fill a vacancy shall serve the remaining term of his or her predecessor, or until a successor has been elected and qualified.

Section 9. Resignation
Any director may resign effective upon giving written notice to the chairperson of the board, the

president, the secretary or the Board of Directors of the corporation, unless the notice specifies a later time for the effectiveness of such resignation. If the resignation is effective at a future time, a successor may be elected to take office when the resignation becomes effective.

Section 10. Committees
To the extent permitted by law, the Board of Directors may appoint from its members a committee or committees, temporary or permanent, and designate the duties, powers and authorities of such committees.

ARTICLE III
OFFICERS

Section 1. Number of Officers
The officers of the corporation shall be a President, a Treasurer, and a Secretary
President/Chairman. The President shall be the chief executive officer and shall preside at all meetings of the Board of Directors and its Executive Committee, if such a committee is created by the Board.
Secretary. The Secretary shall give notice of all meetings of the Board of Directors and Executive Committee, if any, shall keep an accurate list of the directors, and shall have the authority to certify an records, or copies of records, as the official records of the corporation. The Secretary shall maintain the minutes of the Board of Directors meeting and all committee meetings.
Treasurer/CFO. The Treasurer shall be responsible for conducting the financial affairs of the corporation and directed and authorized by the Board o Directors and Executive Committee, if any, and shall make reports of the corporations finances as required, but no less often than at teach meeting of the Board of Directors and Executive Committee.

Section 2. Election and Term of Office
The officers shall be elected annually by the Board of Directors at the first meeting of the Board of Directors, immediately following the annual meeting of she shareholders. Each officer shall serve a one year term or until a successor has been elected and qualified.

Section 3. Removal or Vacancy
The Board of Directors shall have the power to remove an officer or agent of the corporation. Any vacancy that occurs for any reason may be filled by the board of Directors.

ARTICLE IV
CORPORATE SEAL, EXECUTION OF INSTRUMENTS

The corporation shall not have a corporate seal. All instruments that are executed on behalf of the corporation which are acknowledged and which affect an dinterest in real estate shall be executed by the President or any Vice President and the Secretary or Treasurer. All other instruments executed by the corporation including a release of mortgage or lien, may be executed by the President or any Vice President. Notwithstanding the preceding provisions of this section any written instrument may be executed by any officer or agent that are specifically designated by resolution of the Board of Directors.

ARTICLE V
INDEMNIFICATION

Any director or officer who is involved in litigation by reason of his or her position as a director or officer of this corporation shall be indemnified and held harmless by the corporation to the fullest extent authorized by law as it now exists or may subsequently be amended (but, in the case of any amendment, only to the extent that such amendment permits the corporation to provide broader indemnification rights).

ARTICLE VII
STOCK CERTIFICATES

The corporation may issue shares of the corporation's stock without certificates. Within a reasonable time after the issue or transfer of shares without certificates, the corporation shall send the shareholder a written statement of the information that is required by law to be on the certificates. Upon written request ot the corporate secretary by a holder of such shares, the secretary shall provide a certificate in the form prescribed by the directors.

ARTICLE VIII
DISSOLUTION

The corporation may be dissolved only with authorization of its Board of Directors given at a special meeting called for that purpose, and with the subsequent approval by no less than two/thirds vote of the member.

Certification

Alan Silverman, Secretary of Richards Flowers, LLC hereby certifies that the foregoing is a true and correct copy of the bylaws of the above named corporation, duly adopted by the initial Board of Directors on March 19, 2020.

Alan Silverman, Secretary

The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: $100.00

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

Restated Certificate of Organization
(General Laws, Chapter)

Identification Number: 001380494

The date of filing of the original certificate of organization: 4/25/2019

1. The exact name of the limited liability company is: RICHARDS FLOWERS, LLC
and if changed, the name under which it was originally organized:

2a. Location of its principal office:
No. and Street: 5 NADINE ROAD
City or Town: FRAMINGHAM State: MA Zip: 01701 Country: USA

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

No. and Street: 5 NADINE ROAD
City or Town: FRAMINGHAM State: MA Zip: 01701 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
APPLYING FOR A CULTIVATION LICENSE WITH THE CANNABIS CONTROL COMMISSION.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:
Name: ALAN R SILVERMAN
No. and Street: 5 NADINE ROAD
City or Town: FRAMINGHAM State: MA Zip: 01701 Country: USA

I, ALAN R SILVERMAN 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	ALAN R SILVERMAN	5 NADINE ROAD FRAMINGHAM, MA 01701 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	Address (no PO Box)

	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code
SOC SIGNATORY	ALAN R SILVERMAN	5 NADINE ROAD FRAMINGHAM, MA 01701 USA
SOC SIGNATORY	ALAN R SILVERMAN	5 NADINE ROAD FRAMINGHAM, MA 01701 USA

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

Title	**Individual Name** First, Middle, Last, Suffix	**Address** (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	ALAN R SILVERMAN	5 NADINE ROAD FRAMINGHAM, MA 01701 USA

9. Additional matters:
THE ONLY CHANGE BEING MADE IS THE GENERAL CHARACTER OF BUSINESS, FOR CLARIFICATION PURPOSES.

10. Describe any amendments to be effected by the restated certificate, and if none, include a statement to that affect:
THE ONLY CHANGE BEING MADE IS THE GENERAL CHARACTER OF BUSINESS, FOR CLARIFICATION PURPOSES.

11. The restated certificate shall be effective when filed unless a later effective date is specified:

SIGNED UNDER THE PENALTIES OF PERJURY, this 20 Day of September, 2019,
ALAN R SILVERMAN **, Signature of Applicant.**

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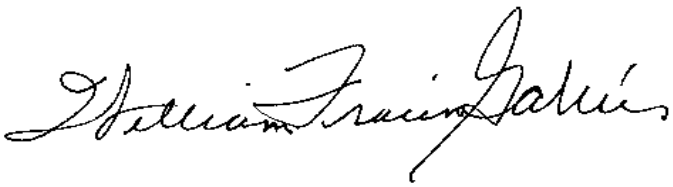
All Rights Reserved

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:

September 20, 2019 12:10 PM



WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

January 6, 2021

TO WHOM IT MAY CONCERN:

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

RICHARDS FLOWERS, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **April 25, 2019.**

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

I also certify that the names of all managers listed in the most recent filing are: **ALAN R SILVERMAN**

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

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

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

William Francis Galvin

Secretary of the Commonwealth

Processed By:sam

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

mass.gov/dor

Letter ID: L1045515584
Notice Date: February 17, 2021
Case ID: 0-001-099-845

CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

RICHARDS FLOWERS LLC
5 NADINE RD # FRAMINGHAM
FRAMINGHAM MA 01701-7602

Why did I receive this notice?

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

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

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

What if I have questions?

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

Visit us online!

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

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

Edward W. Coyle, Jr., Chief
Collections Bureau

PLAN TO OBTAIN LIABILITY INSURANCE

Richards Flowers LLC ("Richards Flowers" or the "Company") will work with an insurance broker licensed in the Commonwealth of Massachusetts to obtain insurance that meets or exceeds the requirements set forth in 935 CMR 500.105 (10).

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

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

Richards Flowers will submit reports documenting compliance with 935 CMR 500.105(10) in a manner and form determined by the Commission pursuant to 935 CMR 500.000.

Richards Flowers, LLC

Business Plan

October 2019

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Executive Summary

Company Name

Richards Flowers, LLC

Facility Location

296 Irving Street
Framingham, MA 01702

Mission

The mission of Richards Flowers, LLC (hereinafter "Richards Flowers") is to operate a microbusiness cultivation facility that supplies high-quality cannabis products to licensed dispensaries and manufacturers throughout Massachusetts.

Goals

- Establish a trusted and recognizable brand
- Set industry standards for product quality
- Serve as a model to regulatory authorities
- Stimulate local economy by employing resident staff and vendors

Business Objectives

- Obtain a microbusiness cultivation license through the Massachusetts Cannabis Control Commission
- Develop a trusted and recognizable product
- Review and understand the market opportunity associated with cannabis in Massachusetts
- Establish a strong network of partnerships
- Stimulate the local economy by employing local staff and vendors

The Company

Richards Flowers, LLC, a Massachusetts Corporation (ID #: 001380494), is a family-owned cannabis cultivation company seeking a microbusiness cultivation license from the Cannabis Control Commission (hereinafter, "CCC") in order to operate a 3,000 sq. ft. hydroponics cultivation facility in Framingham, Massachusetts. Richards Flowers is owned by Alan Silverman, a Framingham local, who is eager to bring the restorative and economic benefits associated with this blossoming market to his hometown.

Richards Flowers aims to introduce our high-quality cannabis to the market by April of 2020 and estimates earning $720,000.00 in revenue during our first year.

The Team at Richards Flowers is a unique, diverse group of qualified professionals with decades of experience in the cannabis industry, finance world and corporate realm. Our dedicated and talented team takes enormous pride in cultivating top notch flower and we are set on leading the evolution of Massachusetts' cannabis industry with quality product and total compliance.

Alan Silverman

Chief Executive Officer

Alan Silverman, BA Environmental Science and MA Teaching with Technology, is a true pioneer of the cannabis industry. He grew up in Framingham before joining the United States Marine Corps then moving to the West Coast in the early 90's. During his time in California, Alan worked alongside many distinct activists and politicians while promoting California's Prop 215 which legalized the medicinal use of marijuana. In addition to establishing an accomplished network, Alan was able to learn the skills and study the operations

of many master growers, ultimately becoming one himself. Alan has continued researching and mastering his own grow system in order to yield the highest quality product. Alan's undeniable passion for the cannabis industry, his dedication to ensuring top quality product, and the enormous sense of pride he has in what he creates is what makes him unique.

Alan is a United States Marine Corp veteran who continues to serve and protect his community today through philanthropic contributions. Alan finds joy and meaning in giving back to his hometown and promoting the well-being of the residents of Framingham. Alan is a Friend of the Framingham Public Library, a supporter of the Framingham Police Association and a benefactor of the Irving Street Pocket Park, as well as animal rescue organizations and food banks.

Products & Services

Richards Flowers will cultivate 2 strains of superior cannabis using a hydroponics growth system, to provide a year-round supply of premium cannabis to retail shops and manufacturers, throughout Massachusetts. Our dedicated team will hand-process our product to ensure a steady and uniform supply.
Richards Flowers will cultivate one Sativa dominant strain to be sold as flower.
The qualities of **Sativa** strains include:

- relieves anxiety
- relieves depression
- energetic and uplifting
- increases focus and creativity
- cerebral effects

Richards Flowers will cultivate one Indica dominant strain to be sold for oil extraction.
The qualities of **Indica** strains include:

- increased mental relaxation
- decreased nausea
- decreased acute pain
- increased appetite
- muscle relaxation

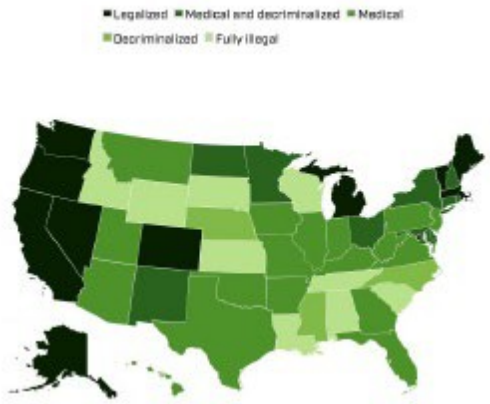
Retail Shops and Manufacturers

Richards Flowers has an established network within the Massachusetts' cannabis market and is currently in negotiations with three licensed vendors to sell our products.

Market Analysis

National Market

According to a recent poll by the Pew Research Center, public support for legalizing marijuana is on the rise.



In 1969, only 12% of Americans were in favor of a regulated market.

In 2000, that number rose to 31%, and, today, 62% of American voters, including 74% of millennials, support the end of cannabis prohibition.

Though, the U.S. Federal Government still classifies cannabis as a Schedule I Controlled Substance, they have taken a more hands-off approach to marijuana regulation at the state level.

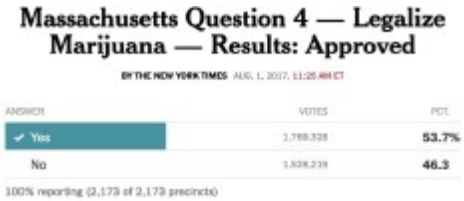
Today, 33 states have legalized medical marijuana, with 11 (and the District of Columbia) of these states also legalizing recreational adult-use. These States include:

Alaska	Illinois	Nevada
California	Maine	Oregon
Colorado	Massachusetts	Vermont
D.C.	Michigan	Washington

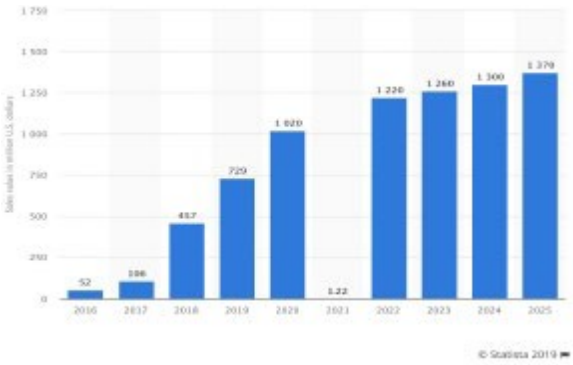
According to Wall Street estimates, the U.S. projects as the largest cannabis market in the world. Sales are set to more than quintuple from the $8 billion recorded in 2018 to an estimated $41 billion by 2025.

Massachusetts Market

On November 8, 2016, 1.7 million Massachusetts' voters approved Question 4, the ballot initiative that would end marijuana prohibition for recreational adult-use. Cannabis sales began on November 20, 2018, when two licensed retail shops opened their doors to customers. The CCC reported that these shops generated $2.2 million worth of marijuana sales in the first 5 days of operation, and $9.3 million during the first month.



In Colorado, the most established and regulated adult-use market in the United States, cannabis sales per resident averaged $272/yr, in 2018. Projecting that figure onto Massachusetts' 6.9 million person population, and considering the fact that Massachusetts has nearly a million more residents, with an increased earning value 8.45%, forecasts the Massachusetts' market will generate upwards of $1.37 billion in 2025.



As of today, the CCC has issued 28 retail licenses and 17 product manufacturing licenses, all of which are supplied by 17 cultivation facilities.

In 2017, cultivators in Colorado harvested 340.7 metric tons of cannabis flowers, with demand totaling 301.7 metric tons. Comparing the 1.3 million Coloradoans who voted in favor of cannabis legalization and the 1.7 million Massachusetts' residents who supported the initiative, it can be estimated that supply figures will need to reflect those represented in the Colorado market, which evidences a need for more quality licensed cultivators in Massachusetts to ensure supply meets demand.

Framingham Market

The Framingham City Council has limited the number of retail shop licenses issued to six, and, as of October 2019, six companies are in talks with the City and working towards opening their doors for business. There is currently one testing lab located in Framingham and no licensed cultivators.

Financial Summary

Start Up Funding

Richards Flowers is a privately funded venture with a startup operating budget of $400,000.00.

Sales Forecast

Cultivation is anticipated to start in April of 2020 and sales are expected to begin that June. With top quality cannabis in high demand in the Massachusetts' market and our established network of wholesale buyers, Richards Flowers expects to be unloading our product at full capacity and full price immediately upon commencement of business.

Sales forecast for the first 3 years:

	1M	2M	3M	4M	5M	6M	7M	8M	9M	10M	11M	12M
Yr1	-	-	-	72k	72k	72k	72k	72k	72k	72k	72k	72k
Yr2	72k	72k	72k	80k	80k	100k	100k	100k	100k	120k	120k	120k
Yr3	140k	140k	140k	140k	140k	140k	140k	140k	140k	140k	140k	140k

Initial Start-Up Expense Summary

The chart below itemizes the initial start-up expenses that will be incurred prior to our official launch date.

Expense

Rent (3 mo.)	$12,000.00
Build-Out	$173,000.00
Equipment	$38,800.00
Security	$55,000.00
Legal	$5,000.00
Misc.	$10,000.00

Total: $293,800.00

Direct and Operating Expenses Breakdown

Direct Costs: The chart below itemizes and estimates the direct costs associated with the production of Richards Flowers cannabis products for our first year of operation.

DIRECT COSTS	1st Year (2020)	2nd Year (2021)	3rd Year (2022)
Electricity	$5,000.00	$8,200.00	$11,600.00
Water	$3,300.00	$5,500.00	$7,700.00
Nutrients	$1,500.00	$1,900.00	$2,700.00
Packaging	$1,500.00	$1,900.00	$2,700.00
Lab Testing	$2,000.00	$3,300.00	$4,600.00
Labor	$250,000.00	$300,000.00	$350,000.00
Total:	**$263,300.00**	**$320,800.00**	**$379,300.00**

Operating Expenses: The chart below itemizes and estimates our operating expenses which are incurred by carrying out our day-to-day activities, but are not directly associated with the production of Richards Flowers cannabis.

	1st Year(2020)	2nd Year(2021)	3rd Year(2022)
License/Legal Fees	---	$750.00	$750.00
Marketing	---	$1,000.00	$1,000.00
Insurance	$16,500.00	$18,000.00	$18,000.00
Rent	$40,000.00 (10 mo.)	$51,000.00	$54,000.00
Maintenance/Repair	$17,500.00	$18,000.00	$19,500.00
Equipment	---	$15,000.00	$15,000.00
Software	$2,750.00	$3,000.00	$3,000.00
Security	----	$5,000.00	$5,000.00
Total:	**$76,750.00**	**$111,750.00**	**$116,250.00**

Profit & Loss Statement

The chart below projects estimated figures that represent the revenues, costs and expenses Richards Flowers will incur during our first three years of operation. We anticipate that our expenses will exceed our sales within our first year but we plan to rely on our start up budget of $400,000.00 to cover the difference before achieving sustained profitability in our second year.

	1st Year (2020)	2nd Year(2021)	3rd Year(2022)
Revenue	$720,000.00	$1,190,000.00	$1,680,000.00
Costs of Goods Sold	$263,300.00	$320,800.00	$379,300.00
Gross Profit	$456,700.00	$869,200.00	$1,300,700.00
% of Revenue	63%	73%	77%
Expenses	$366,550.00	$111,750.00	$116,250.00
Operating Income	$90,150.00	$757,450.00	$1,184,450.00
Excise Tax (17%)	$122,400.00	$202,300.00	$285,600.00
Net Income	**-$32,250.00**	**$555,150.00**	**$898,850.00**

Cash Flow Forecast

The cash flow forecast below breakdowns Richards Flowers' expected receivables versus payables for our first three years of operation. This chart provides an overview of how much cash we expected to have on hand at the end of each year.

	1st Year (2020)	2nd Year (2021)	3rd Year (2022)
Start Balance	$400,000.00	$490,150.00	$1,247,600.00
Cash Inflow	$720,000.00	$1,190,000.00	$1,680,000.00
Cash Outflow	$629,850.00	$432,550.00	$495,550.00
Net Cash	$90,150.00	$757,450.00	$1,184,450.00
Closing Balance	$490,150.00	$1,247,600.00	$2,432,050.00

Marketing & Strategy

Obstacles

The marketing of cannabis and related products is governed by strict rules and regulations as it is still considered a Schedule I drug under Federal law and legislators want to avoid encouraging the use by minors. All major online media platforms, including Google, Facebook and Twitter all have policies that prohibit the marketing of “illegal drugs”. Richards Flowers will adhere to all guidelines and will not market in any way that jeopardizes the public health, welfare or safety of the general public or promote use to anyone under the age of 21.

Marketing Plan

Richards Flowers understands the importance of developing a collaborative relationship with the people and businesses of Framingham, and we plan to promote our products and establish our brand directly, using two fundamental marketing principles: event marketing, relationship marketing and online presence.

Event Marketing	**Relationship Marketing**
Conventions	Strong, long-term customer relationship
Trade shows/ Expos	Word-of-mouth promotion
Networking	Networking
Workshops	Meet retail shop owners and manufacturers
Speaker Series	

Operating Policies & Procedures

Premises

Richards Flowers has executed 5 year lease in a property located at 296 Irving Street, Framingham, Massachusetts.
The lease terms authorize the premises to be used for the cultivation of cannabis and all acts authorized under a microbusiness cannabis cultivation license.

Design Objectives

The indoor cultivation facility will be built in the rear unit of a 7,000 sq.ft. existing building. Roughly 3,000 sq.ft. of the premises will be occupied by Richards Flowers and 2,000 sq.ft will be used for flowering canopy, with room for expansion. It will be designed to maximize cannabis output, minimize energy usage, and optimize profits. Site design will consist of the following:

- Heating and cooling systems to maintain temperatures and humidity that optimize growth
- Water collection systems to reuse water, reduce waste and minimize impact on local water treatment facilities and infrastructure
- Intelligent lighting systems to replicate the sunlight spectrum and light deprivation mechanisms
- Air filtration and circulation systems to control heat buildup from lighting systems and eliminate exhaust odors
- Evaluation of the preferred irrigation system, which may be drip irrigation, hydroponic flood benches, or trough benches
- Irrigation system designed in conjunction with a nutrient management system to maximize the production yield of the cannabis plants

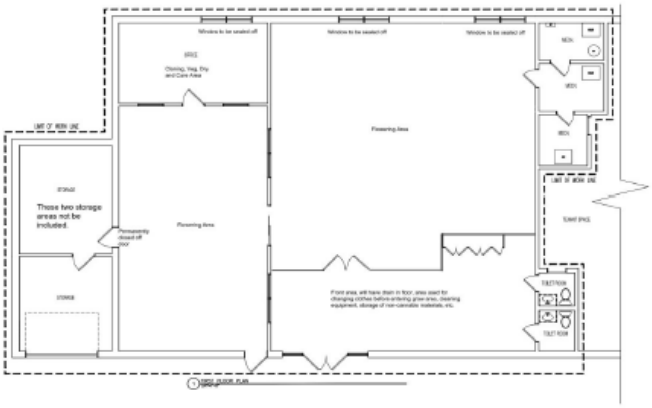
- Controlled environment management by room designed to maintain the specific nutrients, lights, air circulation, humidity, and temperature requirements for the different growing chambers.

Projected Floor Plan

The design of our cultivation facility will allow us to mitigate Massachusetts' climate by having full control over grow conditions, in order to produce a consistent, high quality product year round. Our facility will include:

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

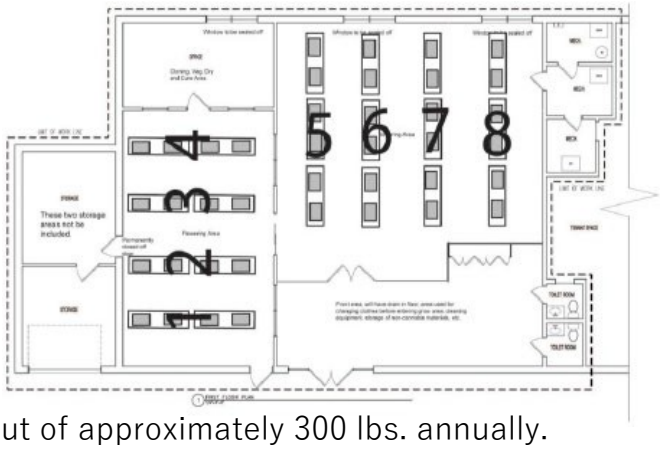
The image to the right displays the drafted floor plan.



Phases of Production:

- Germination/ Rooting Clones : 2 weeks
- Vegetation : 2 weeks
- Flowering : 60 days
- Drying & Curing: 30 days
- Time to Market: 120 days

Richards Flowers will use 4x8 hydroponics tables and footprints and paired LED lights to produce each weekly production batch of cannabis. See the image to the right. Each week we will root a new batch of roughly 75 clones, for a total of 8 batches, consisting of about 400 plants in various stages of the grow process, at any time. Once fully operating we estimate a yield of 6 lbs. of flower per week, totaling a gross output of approximately 300 lbs. annually.



Conservatively estimating wholesale prices in the Massachusetts' market at $3,000.00/per lb., Richards Flowers determines an annual yield of cannabis flower valuing $900,000.00, after the first year.

Hours of Operation

Richards Flowers will operate seven days a week. Lights will be powered on to facility growth between the hours of 8pm-8am. Staff, vendors and authorized government employees will be allowed onto the premises for business purposes. No other visitors will be permitted at any time without prior approval of management.

Security

Richards Flowers is committed to protecting the safety of our staff, consumers, the general public, and plants, and we are determined to implement security measures that will deter and prevent unauthorized entrance onto our premises, diversion and theft. Our entire premises will be monitored with commercial grade, time and date stamped, 24-hour surveillance cameras that will be accessible to the Framingham Police Department.

Security plan has been drafted and is available with drawings and layouts.

External Security

- Outside perimeter sufficiently lit to facility surveillance
- Commercial grade security equipment installed to alarm the perimeter, including all entry and exit points and windows
- Video cameras installed in all points of entry and exit and in parking lot
- A silent duress alarm installed to notify local law enforcement
- Video cameras to run for 24 hours and shall provide date and time stamps
- Video camera shall be installed in all areas that may contain cannabis product
- No Loitering signs will be placed around premises

Internal Security

- All persons entering the premises must show Identification
- All persons on premises must wear ID tag (staff and vendor)
- Limit Access Areas will be labeled with “Do Not Enter” sign
- All cannabis products are to be stored in locked area, out of plain site
- All production equipment will be in locked areas
- All Limited Access Areas are be secured with electronic lock

Diversion Prevention

Richards Flowers has a zero-tolerance policy and any employee who engages in diversion or theft, in any form, will be automatically terminated, immediately escorted from the premises and Commission and law enforcement officials notified.

Storage

All finished cannabis products will be kept in a fireproof safe located in a secured limited office. The storage area will be equipped with adequate lighting, ventilation, temperature, humidity, space, and equipment to maintain the quality of the product. The area is to be maintained in an orderly organized fashion, free of any and all pests, rodents or insects. Cannabis that is outdated, damaged, deteriorated, mislabeled, or contaminate will be stored in an area separate from the finished products ready for wholesale.

Inventory

METRC, a real-time inventory software, will be used to track all marijuana products though every stage of the process: seed-to-sale. All products, including seeds, clones, and plants will be tagged and tracked. This management software will also be utilized to record sales, purchases and inventory.

Richards Flowers will develop controls and procedures to govern monthly inventory rundowns, in addition to comprehensive yearly, internal audits that will take place on the day after the date of the previous comprehensive inventory.

The record of each inventory finding shall include:

- Names
- Signatures
- Titles of those who conducted the inventory

Richards Flowers intends to utilize METRC as a means of ensuring governmental compliance and to track business milestones and progress.

Quality Control Procedure

Richards Flower is committed to cultivating high-quality cannabis. We have a professional relationship with MCR Laboratory, a cannabis testing facility located in Framingham, which we will continue. MCR Laboratory will conduct safety screenings and provide potency profiles on our products.

In the event Richards Flowers receives laboratory results that indicate contaminant levels above acceptable limits, we will do as follows:

- Notify the CCC within 72 hours
- Ensure the laboratory notifies the CCC
- Tell the CCC how we plant destroy the contaminated batch
- Provide an assessment of the source of contamination
- Dispose the production batch

Richards Flowers will electronically store all laboratory testing records for no less than one year.

Disposal

All recyclables and waste will be stored, secured, and managed in accordance with all applicable state and federal requirements. Waste will be ground and mixed with organic clay pellets that will render the marijuana unusable for its original purpose. Once destroyed, the compost will be brought to a solid waste disposal facility that holds a valid permit issued by the Department of Environmental Protection.

Destruction Requirements:

- Two employees must witness destruction

- Records of destruction must include:
    - Names and signatures of witnesses
    - Amount of marijuana destroyed
    - Location of destruction
    - Time and Date of destruction
- Keep records for 3 years

Sustainability

Richards Flowers will adopt the best management practices as determined by the Commission and work with an energy consultant to reduce our environmental impact. Richards Flowers will focus on conservation efforts in regards to, energy consumption required for lighting, energy consumption for climate control, water consumption, and waste management.
Richards Flowers has been in communication a renewable energy provider in order to create an environmentally friend operation and derive the economic benefits associated.

Record Keeping Procedures
Richards Flower will maintain all records clearly and accurately utilizing a software system for at least 3 years. We will keep records of the following:

- Written Operating Procedures
- Inventory Records
- Sale-to-seed tracking records
- Personnel Records (ie. job descriptions, termination reports)
- Business Records (ie. assets, liabilities, transactions)
- Waste disposal record

Diversity Plan
Richards Flowers believes in the power of community and intends to recruit and hire qualified persons from the community into all job classifications without regard to race,

color, religion, national origin, sex, gender identity or expression, pregnancy, sexual orientation, age, disability, or military status.

Smoke/ Alcohol Free Workplace

Richards Flowers has a commitment to provide a safe, quality-oriented and productive workplace. Alcohol and drug use on the premises pose a threat to the safety and quality of our product, and to the security of the company's equipment and facilities.

Management Policies & Procedures

Hiring Process

Richards Flowers intends to hire a staff of qualified, knowledgeable and passionate local residents. Every applicant will be required to fill out an application providing personal information and a list of references. All new employees will be registered as Marijuana Establishment Agents and will be trained for a 3 month period before being authorized to work independently. Within 90 days of hiring, all new employees will attend and successfully complete a responsible vendor program to be designated a "responsible vendor." Each year employees will be required to complete 8 hours of ongoing training.

Employee Policies & Procedures

Richards Flowers will provide each employee with a comprehensive handbook providing information to guide employees' conduct. The manual will include information on:

- Philosophy and Mission
- Products & Services
- Compensation guidelines and company benefits
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy
- Safety/Security policies and guidelines
- Emergency Procedures
- Drug and Alcohol policy
- Anti-Discrimination Policy
- Anti-Harassment Policy

Staff Structure

Richards Flowers plans to hire a staff of up to 5 people in the first year of operations. Once cashflow begins, more employees will be hired as needs develop. The initial staff will include:

- 1 maintenance/facilities manager
- 1 lead grower
- 1 assistant grower
- 1 business manager

Community Impact

Irving Street Pocket Park Development

Alan Silverman, the owner of Richards Flowers, believes in the power of the healthy community and the benefits of togetherness. As an original contributor to the Irving Street Pocket Park, Alan would like to see the park continue to grow as a space for Framingham residents to play, exercise and socialize.

On behalf of Richards Flowers, Alan intends to offer a contribution from the revenue generated from cannabis sales to the Irving Street Pocket Park to be put towards the development of a dog park on the premises, or any other purpose deemed appropriate by the committee responsible for developing and maintaining the park.

Local Hiring

Richards Flowers intends to create a staff of qualified and passionate local Framingham residents. We also plan to sell our products to local manufacturers and retail shops as they emerge in the market. Additionally, we intend to use MCR Labs as our testing facility which is a Framingham based corporation. We are a company built on community and we plan to better Framingham by stimulating the economy.

RESTRICTING ACCESS TO AGE 21 OR OLDER

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

A. COMPLIANCE WITH 935 CMR 500.105(1)(p)
The Company incorporates and adopts herein by reference, all of the provisions for the prevention of diversion outlined in the Company's Standard Operating Procedure for the Prevention of Diversion. The provisions detailed in the Company's Standard Operating Procedure for the Prevention of Diversion apply to the prevention of diversion of marijuana and marijuana infused products to all minors and all individuals under the age of twenty-one (21).

B. SPECIFIC PROVISIONS FOR RESTRICTING ACCESS TO AGE 21 AND OLDER
As stated above, the Company incorporates herein, all provisions for the prevention of diversion of marijuana and marijuana infused product to individuals under the age of twenty-one (21) as detailed in the Company's Standard Operating Procedure for the Prevention of Diversion. Specific provisions regarding restricting access to individuals age twenty-one (21) and older include the following:

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

QUALITY CONTROL AND TESTING

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

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

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

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

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

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

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

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

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

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

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

QUALIFICATIONS AND TRAINING

Richards Flowers or the "Company" shall, pursuant to 935 CMR 500.105(2)(a), ensure that all marijuana establishment agents complete the minimum training requirements prior to performing job functions. Marijuana establishment agents will receive a total of eight hours of training that will be tailored to the role and responsibilities of the designated job function at Richards Flowers. At a minimum, marijuana establishment agents shall receive a total of eight hours of on-going training annually. New marijuana establishment agents will receive employee orientation prior to beginning work with Richards Flowers. Each department manager will provide orientation for agents assigned to their department. Orientation will include a summary overview of all the training modules.

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

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

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

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

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

PERSONNEL POLICIES INCLUDING BACKGROUND CHECKS

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

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

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

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

1. Diverted marijuana, which shall be reported to law enforcement officials and to the Commission;
2. Engaged in unsafe practices with regard to operation of the Marijuana Establishment, which shall be reported to the Commission; or

3. Been convicted or entered a guilty plea, plea of nolo contendere, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of any other jurisdiction.

(m) A list of all board members and executives of a Marijuana Establishment, and members, if any, of the licensee shall be made available upon request by any individual. 935 CMR 500.105(1)
(n) Requirement may be fulfilled by placing this information on the Marijuana Establishment's website.
(n) Policies and procedures for the handling of cash on Marijuana Establishment premises including, but not limited to, storage, collection frequency, and transport to financial institution(s), to be available upon inspection.
(o) Policies and procedures to prevent the diversion of marijuana to individuals younger than 21 years old.
(p) Policies and procedures for energy efficiency and conservation that shall include:

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

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

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

In accordance with 935 CMR 500.105(9), General Operational Requirements for Marijuana Establishments, Recordkeeping, Richards Flowers's personnel records will be available for inspection by the Commission, upon request. Richards Flowers's records shall be maintained in accordance with

generally accepted accounting principles. Written records that are required and are subject to inspection include, but are not necessarily limited to, all records required in any section of 935 CMR 500.000, in addition to the following:

The following Richards Flowers personnel records:

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

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

MAINTAINING OF FINANCIAL RECORDS

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

Furthermore, Richards Flowers will implement the following policies for Recording Sales:

(a) Richards Flowers will utilize a point-of-sale system approved by the Commission, in consultation with the Massachusetts Department of Revenue ("DOR").
(b) Richards Flowers may also utilize a sales recording module approved by the DOR.
(c) Richards Flowers will not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
(d) Richards Flowers 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. Richards Flowers will maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If Richards Flowers determines that software has been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data:
    i. it will immediately disclose the information to the Commission;
    ii. it will cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and
    iii. take such other action directed by the Commission to comply with 935 CMR 500.105.
(e) Richards Flowers will comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements.
(f) Richards Flowers will adopt separate accounting practices at the point-of-sale for marijuana and marijuana product sales, and non-marijuana sales.
(g) Richards Flowers will allow the Commission and the DOR to audit and examine the point-of-sale system used by a cultivator in order to ensure compliance with Massachusetts tax laws and 935 CMR 500.120.

Following the closure of Richards Flowers, all records will be kept for at least two years, at Richards Flowers' sole expense, and in a form and location acceptable to the Commission, in accordance with 935 CMR 500.105(9)(g). Richards Flowers shall keep financial records for a minimum of three years from the date of the filed tax return, in accordance with 830 CMR 62C.25.1(7) and 935 CMR 500.120(12).

RECORD KEEPING PROCEDURES

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

Personnel records will also be maintained, in accordance with 935 CMR 500.105(9)(d), including but not limited to job descriptions and/or employment contracts each employee, organizational charts, staffing plans, periodic performance evaluations, verification of references, employment contracts, documentation of all required training, including training regarding privacy and confidentiality agreements and the signed statement confirming the date, time and place that training was received, record of disciplinary action, notice of completed responsible vendor training and eight-hour duty training, personnel policies and procedures, and background checks obtained in accordance with 935 CMR 500.030. Personnel records will be maintained for at least 12 months after termination of the individual's affiliation with Richards Flowers, in accordance with 935 CMR 500.105(9)(d)(2). Additionally, business records will be maintained in accordance with 935 CMR 500.104(9)(e) as well as waste disposal records pursuant to 935 CMR 500.105(9)(f), as required under 935 CMR 500.105(12).

VISITOR LOG

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

REAL-TIME INVENTORY RECORDS

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

MANIFESTS

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

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

INCIDENT REPORTS

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

Richards Flowers shall, within ten calendar days, provide notice to the Commission of any incident described in 935 CMR 500.110(9)(a) by submitting an incident report in the form and manner determined by the Commission which details the circumstances of the event, any corrective action taken, and confirmation that the appropriate law enforcement authorities were notified. Richards Flowers shall maintain all documentation relating to an incident for not less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities upon request.

TRANSPORTATION LOGS

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

SECURITY AUDITS

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

CONFIDENTIAL RECORDS

Richards Flowers LLC

Richards Flowers will ensure that all confidential information, including but not limited to employee personnel records, financial reports, inventory records and manifests, business plans, and other documents are kept safeguarded and private, in accordance with 935 CMR 500.105(1)(l). All confidential hard copy records will be stored in lockable filing cabinets within the Director of Compliance's Office. No keys or passwords will be left in locks, doors, in unrestricted access areas, unattended, or otherwise left accessible to anyone other than the responsible authorized personnel. All confidential electronic files will be safeguarded by a protected network and password protections, as appropriate and required by the Commission. All hard copy confidential records will be shredded when no longer needed.

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

Energy Compliance Plan

Richards Flowers LLC ("Richards Flowers" or the "Company") will work with our architect and engineer to identify and as many energy saving strategies as possible. In addition, Richards Flowers will implement, as much as is feasible, the following energy saving strategies:

- Increasing or adding insulation, specifically ceiling upgraded to R-38 insulation.
- Installing 'smart' thermostats to identify periods where heating/cooling loads can be reduced
- Installing LED lighting
- Ensuring that the restrooms use low flow toilets and sinks.
- Coordinating with the HVAC contractor to identify any energy saving opportunities.
- Evaluating the efficacy of switching the kitchen(s) in the space to on-demand hot water heaters
- Installing Photovoltaic panels and solar water heaters
- Increase daylight into work areas
- Minimize night work
- Source raw materials from suppliers that also implement energy saving measures, to the extent such materials are commercially available and the cost is feasible

In the future, any replacements or upgrades of heating/cooling, lighting, plumbing will include energy efficiency as part of its criteria for evaluation.

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

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

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

As part of our written operating procedures we will conduct an annual energy audit and request

regular meetings with our municipal utilities to identify energy efficiency programs, incentives, opportunities, and areas for Richards Flowers to optimize its energy usage.

Richards Flowers is committed to considering how to optimally use energy early in the facility design process and continually assess new opportunities for reduced energy usage and costs. Richards Flowers will use best management practices to reduce energy and water usage, engage in energy consideration, and mitigate other environmental impacts.

Richards Flowers will use approximately 7:00 p.m. to 7:00 a.m. as the primary light period in order to reduce demand on the electric grid and take advantage of cool night temperatures to reduce the need for Air Conditioning.

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

DIVERSITY PLAN

Richards Flowers LLC ("Richards Flowers" or the "Company") is committed to actively promoting diversity, inclusion, and cultural competency, by implementing programmatic and operational procedures and policies that will help to make Richards Flowers a leader and champion of diversity, both locally and throughout the broader Massachusetts cannabis industry.

Town Specific Data - According to DataUSA, the Town of Framingham has a population of 71,649. The 5 largest ethnic groups in Framingham are White (Non-Hispanic) 64.8%, Asian (Non-Hispanic) 8.29%, White (Hispanic) 6.6%, Other (Hispanic) 6.6% and Black or African American (Non-Hispanic) 6.13%. The population is 48.6% Men and 51.4% Women.

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

Goal One: Achieve at least 25% of our staffing needs from people of color, particularly Black, African American, 25% Hispanic, Latinx, and Indigenous people, 25% women, and 25% Veterans.

Programs to Achieve Diversity Goal One:

- Provide on-site interactive workshops, twice a year at Richards Flowers' Establishment at a date and time determined by Richards Flowers management. These workshops would cover such topics as the prevention of sexual harassment, racial and cultural diversity, and methods of fostering an inclusive work atmosphere.
- Establish clearly written policies regarding diversity and a zero-tolerance policy for discrimination and/or sexual harassment, which shall be incorporated into our employee handbook.
- Increase diversity of the make-up of our staff by actively seeking out people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, Veterans, persons with disabilities, and LGBTQ+ individuals, both through in-house hiring initiatives and participation in online diversity job boards and in-person job fairs at least once a year and as frequently as needed as staffing needs dictate. In particular, the following diversity job boards will be utilized:
    - Diversity.com
    - WorkplaceDiversity.com
    - Professional Diversity Network
    - Beyond.com

Measurements:

- *Qualitative Metrics*: Perform annual evaluation of inclusion/diversity initiatives to ensure diversity is one of Richards Flowers's strengths and remains a primary focus. This may include anonymous employee surveys or other private submission opportunities so that we can attempt to avoid any sort of reluctance for our employees to inform management how we are truly doing in pursuit of our diversity plan goals. The results of the surveys shall be compared to prior years' results to allow Richards Flowers to adjust our programs in the event that our goals are not being achieved.

- *Quantitative Metrics*: We will strive to achieve at least 25% of our staffing needs from people of color, particularly Black, African American, 25% Hispanic, Latinx, and Indigenous people, 25% women, and 25% Veterans. The personnel files shall be evaluated on a semi-annual basis to determine how many employees are people of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people, women, or Veterans that occupy positions within the company and that number shall be divided by Richards Flowers' total staffing at its facility to determine the percentage achieved.

Is our goal objectively reasonable?
Richards Flowers' goal of hiring minorities to comprise 25% of our staffing needs from people of color, particularly Black, African American, 25% Hispanic, Latinx, and Indigenous people, 25%women, and 25% Veterans at our Establishment is objectively reasonable because of the facts (the demographics listed in the paragraph above) and our ability to advertise job positions quarterly in several of the following publications: *Professional Diversity Network, Diversity Jobs, Beyond.com.*

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

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

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