



Massachusetts Cannabis Control Commission

Marijuana Retailer

General Information:

License Number: MR285127
Original Issued Date: 01/30/2026
Issued Date: 01/30/2026
Expiration Date: 01/30/2027

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Suite 420 Wellness LLC

Phone Number: 508-901-9120
Email Address: suite420wellness@gmail.com

Business Address 1: 1295-1297 RIVER STREET	Business Address 2:
Business City: Hyde Park	Business State: MA
	Business Zip Code: 02136
Mailing Address 1: 1295-1297 RIVER STREET	Mailing Address 2:
Mailing City: Hyde Park	Mailing State: MA
	Mailing Zip Code: 02136

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: Geneise

Last Name: Israel

Suffix:

Gender: Female

User Defined Gender: Female

What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)

Specify Race or Ethnicity:

ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

No records found

CLOSE ASSOCIATES AND MEMBERS

No records found

CAPITAL RESOURCES - INDIVIDUALS

No records found

CAPITAL RESOURCES - ENTITIES

No records found

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Geneise

Last Name: Israel

Suffix:

Marijuana Establishment Name: Suite 420 Wellness

Business Type: Marijuana Product Manufacture

Marijuana Establishment City: Boston

Marijuana Establishment State: MA

Individual 2

First Name: Geneise

Last Name: Israel

Suffix:

Marijuana Establishment Name: Suite 420 Wellness

Business Type: Other

Marijuana Establishment City: Boston

Marijuana Establishment State: MA

Individual 3

First Name: Geneise

Last Name: Israel

Suffix:

Marijuana Establishment Name: Oasis of Tranquility, Inc.

Business Type: Other

Marijuana Establishment City: Boston

Marijuana Establishment State: MA

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 1295-1297 River St Hyde Park

Establishment Address 2:

Establishment City: Boston

Establishment Zip Code: 02136

Approximate square footage of the establishment: 3600

How many abutters does this property have?: 30

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

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
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Certification of Host Community Agreement	Suite 420 HCA Certification.pdf	pdf	65c3e68cf8aae3000974af96	02/07/2024
Community Outreach Meeting Documentation	HP Bulletin Jan.pdf	pdf	6802c0642c28cfcb2868c9ca	04/18/2025
Executed HCA	Suite 420 Wellness, LLC 2025 HCA (signed).pdf	pdf	68c2eb0a6248b2e3247e6444	09/11/2025
Community Outreach Meeting Documentation	04.09.20_Form_COM_Attestation (1).pdf	pdf	68c2ecd1566b140b4e070636	09/11/2025
Plan to Remain Compliant with Local Zoning	Plan to reman compliant with Local Zoning - {Suite 420} - (9.10.25).pdf	pdf	68c2ed34566b140b4e07098c	09/11/2025
Community Outreach Meeting Documentation	Virtual Outreach Meeting Response CCC.pdf	pdf	68c33eb9566b140b4e07dfad	09/11/2025
Community Outreach Meeting Documentation	community outreach proof - {Suite 420} - (2025).pdf	pdf	68d442be366765b777afff40	09/24/2025
Community Outreach Meeting Documentation	community outreach proof 2 - {Suite 420} - (2025)_Part3.pdf	pdf	68d443eb5c55e822b0312f06	09/24/2025
Community Outreach Meeting Documentation	community outreach proof 2 - {Suite 420} - (2025)_Part1.pdf	pdf	68d4451d366765b777b00781	09/24/2025
Community Outreach Meeting Documentation	community outreach proof 2 - {Suite 420} - (2025)_Part2.pdf	pdf	68d4455c5c55e822b0313309	09/24/2025

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.: \$

POSITIVE IMPACT PLAN

Positive Impact Plan:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Positive Impact Plan - {Suite 420} - (9.30.25).pdf	pdf	68dc44b35c55e822b03835e5	09/30/2025

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner

Other Role:

First Name: Geneise

Last Name: Israel Suffix:

RMD Association: Not associated with an RMD

Background Question: yes

ENTITY BACKGROUND CHECK INFORMATION

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Articles of Organization	Suite 420 articles of	pdf	680146f93b8f2e45c6f28a4b	04/17/2025

	organization.pdf			
Department of Unemployment Assistance - Certificate of Good standing	No DUA Cert Attestation - {Suite 420} - (9.3.25).pdf	pdf	68c2f524566b140b4e071b35	09/11/2025
Department of Revenue - Certificate of Good standing	Cert of GS DOR - {Suite 420} - (9.16.25).pdf	pdf	68cb1c56566b140b4e0df4b2	09/17/2025
Secretary of Commonwealth - Certificate of Good Standing	Cert of GS SOC - {Suite 420} - (9.10.25).pdf	pdf	68d171e790e436d7429e077e	09/22/2025
Bylaws	Bylaws - {Suite 420} - (2025).pdf	pdf	68d1727790e436d7429e0846	09/22/2025

No documents uploaded

Massachusetts Business Identification Number: 001606914

Doing-Business-As Name: Suite 420 Wellness

DBA Registration City: Not Applicable

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	Plan To obtain Insurance.pdf	pdf	65b8a27858452f0008a3a6b8	01/30/2024
Business Plan	Business Plan.pdf	pdf	65da3f06233187000802eeef	02/24/2024
Operating Agreement or Articles of Incorporation	Suite 420 articles of organization.pdf	pdf	680147303b8f2e45c6f28abc	04/17/2025
Operating Agreement or Articles of Incorporation	Suite_420_Wellness_Operating_Agreement.pdf	pdf	680147353b8f2e45c6f28ad0	04/17/2025
Capitalization Table	Cap Table - {Suite 420} - (9.3.25).pdf	pdf	68c307c4566b140b4e074d33	09/11/2025
Proposed Timeline	Proposed Timeline - {Suite 420} - (2025).pdf	pdf	68c30870566b140b4e074f99	09/11/2025

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for obtaining marijuana or marijuana products	Plan to Obtain Marijuana.pdf	pdf	65b8a29558452f0008a3a6f1	01/30/2024
Restricting Access to age 21 and older	Restricted Access Under 21.pdf	pdf	65b8a2a47252ab000882d55c	01/30/2024
Security plan	Security Plan.pdf	pdf	65b8a33558452f0008a3a71a	01/30/2024
Storage of marijuana	Storage.pdf	pdf	65b8a33f7252ab000882d582	01/30/2024
Inventory procedures	Inventory Procedures.pdf	pdf	65b8a37358452f0008a3a735	01/30/2024
Maintaining of financial records	Maintenance of Financial Records Plan.pdf	pdf	65b8a39058452f0008a3a749	01/30/2024
Dispensing procedures	Dispensing Procedures.pdf	pdf	65b8a3947252ab000882d59c	01/30/2024
Diversity plan	Diversity Plan.pdf	pdf	65b8a39c7252ab000882d5b0	01/30/2024
Energy Compliance Plan	Energy Compliance Plan.pdf	pdf	65b8a3a158452f0008a3a75d	01/30/2024
Prevention of diversion	Prevention of Diversion.pdf	pdf	65b8a3c37252ab000882d5ca	01/30/2024

Personnel policies including background checks	Personnel-Employee Staffing.pdf	pdf	65b8a3d67252ab000882d5de	01/30/2024
Qualifications and training	Qualifications and Intended Training for Agents.pdf	pdf	65b8a3fb7252ab000882d60c	01/30/2024
Quality control and testing	Quality Control Testing Procedures.pdf	pdf	65b8a40058452f0008a3a7a5	01/30/2024
Transportation of marijuana	Transportation Plan.pdf	pdf	65b8a41758452f0008a3a7cd	01/30/2024
Record Keeping procedures	Record Keeping.pdf	pdf	65b8a58f58452f0008a3a818	01/30/2024
Plan for obtaining marijuana or marijuana products	New Landlord Attestation (Signed).pdf	pdf	6802c2262c28cfcb2868cb75	04/18/2025

MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

ATTESTATIONS

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

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

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

Notification:

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

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

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

ADDITIONAL INFORMATION NOTIFICATION

Notification:

COMPLIANCE WITH POSITIVE IMPACT PLAN - PRE FEBRUARY 27, 2024

No records found

COMPLIANCE WITH DIVERSITY PLAN

No records found

HOURS OF OPERATION

Monday From: 10:00 AM Monday To: 10:00 PM

Tuesday From: 10:00 AM Tuesday To: 10:00 PM

Wednesday From: 10:00 AM Wednesday To: 10:00 PM

Thursday From: 10:00 AM	Thursday To: 10:00 PM
Friday From: 10:00 AM	Friday To: 10:00 PM
Saturday From: 10:00 AM	Saturday To: 10:00 PM
Sunday From: 10:00 AM	Sunday To: 10:00 PM

Host Community Agreement Certification Form

Instructions

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

Certification

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

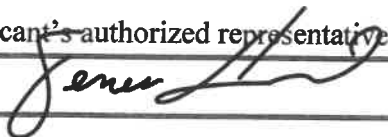
1. Name of applicant:

Suite 420 Wellness

2. Name of applicant's authorized representative:

Geneise Israel

3. Signature of applicant's authorized representative:



4. Name of municipality:

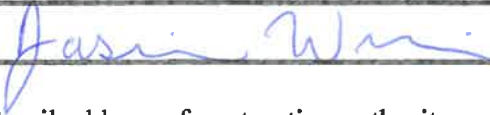
Boston

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

Jasmin Winn



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).*):

cannabisboard@boston.gov

8. Host community agreement execution date:

August 25, 2023



Rozzie Squares + Streets continued from page 1

"I thought we squashed the development bug there years ago?" wrote Daniela Thomas in the chat.

Some residents said they would like to see an indoor playground or tot lot in the Square, and that that could be incorporated into a Taft Parking Lot redevelopment.

Michoud actually asked residents at one point to remain civil to each other in the chat and refrain from personal attacks.

Tony's Meat Market representative Deborah DeBenedictis said the CBPD and the city in general should reconsider its current trend towards new developments with no parking. She said much of the Square's business comes from outside the district and from more elderly residents who cannot walk to the shops. She said the Taft Hill parking lot is a key to this.

"When a business says, 'it's not just density, it's more than that. We do actually have to allow for customers to come in and we have customers who, for whatever reason, have to drive in. If we want to get income from outside our community, which is important to our economics, we need to allow them to come in,'" she said. "We don't mean to necessarily say we can't have low-income housing; we can have low-income housing, multi-family

buildings but we do also need to say, 'If you want to take over the parking lot, great, but let's also ensure that we have parking in there and something to put it together.'"

Michoud said that this is only something they're looking at (again) and it's not even in the planning stages. "By no means is that recommendation in the plan a done deal," she said. "Nothing is proposed and nothing has started yet. Where we would start in that process is working with our Streets Cabinet to evaluate the current utilization of the parking lot, as the last time it was studied was the COVID-19 pandemic and it's a different world now. We want to evaluate that current use. We would also work with our real estate team in the Planning Department and evaluate what sort of development and land uses, including parking, would be viable to develop on that lot."

She added the process would include a long public process before going forward. DeBenedictis wrote in the chat that she felt denser neighborhood residents tend to do more online shopping, detracting from the local businesses rather than increasing the market for them. She provided no examples for this, however.

One resident, Judy Kummer, said she moved to Roslindale because of its

single-family housing and she doesn't want to see that removed. "I found a single-family home and it just felt remarkable," she said. "I was also impressed that Washington Street had all these single-floor businesses, and it felt like a neighborhood, like a place where I could go into my bank and know the tellers, sort of like something out of Sesame Street. These are the people in my neighborhood. Lower density, I think, is key to that."

Resident Matt Lawlor said he is in support of the rezoning effort, as it would be a step in the right direction to help solve the housing crisis. "Upzoning in Roslindale Square is not going to solve the housing emergency, but it has to be part of our response to it, because otherwise we're not doing our part," he said.

Prayer to the Blessed Virgin

(Never known to fail!)

Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.

—M.D.A.

Miracle Prayer

Dear Sacred Heart of Jesus, I have asked You for many favours. But I plead for this one. (mention favour). Take it, place it in your open broken Heart. And when the eternal Father sees it, covered with the mantle of his most precious Blood, He cannot refuse it. For then it is your prayer, not mine. Dear Sacred Heart of Jesus, I place my trust in thee. Amen.

Say three times for three days, promise publication and favour will be granted.

—M.D.A.



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NEW LOCATION: 51 Morgan Drive Unit 5 (off Vanderbilt Ave) Norwood, MA

NOTICE OF PUBLIC MEETING

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

Application Name: Suite 420 Wellness
Application Address: 1295-1297 RIVER ST
HYDE PARK MA 02136
License Type: Retail, Manufacturing and Wholesale Delivery

Join in person this is an in person meeting.

Proposal: This is an application by Geneise Israel to comply with CCC second meeting for Cannabis Business by the name of **Suite 420 Wellness** located at **1295-1297 RIVER ST.**

The scheduled date for the meeting will be on **January 31, 2025 at 6pm**

There will be an opportunity for the public to see the location. If you have any questions or comments about this proposal, please contact: Geneise Israel 857.971.0138 suite420wellness@gmail.com

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

CITY of BOSTON



Neighborhood Services

Attention Service Providers

Contractors, Landscapers, Painters, Plumbers, Electricians, Masons, etc.

Advertise your business in the
Bulletin Newspaper Community Service Directory

Your ad will be seen in:
West Roxbury, Roslindale,
Hyde Park, Jamaica Plain,
Allston and Brighton

The best deal in town!
Only \$446
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Ask about the option to advertise
in the Norwood Record Newspaper
for an additional cost.

Contact Susan Yandell
to start your ad!
susan@bulletinnewspapers.com
617-361-8400

Community Service Directory

AUTO INSURANCE BETH INSURANCE GROUP COMMERCIAL & PERSONAL LORIE Insurance Group LLC Insurance & Financial Services 617-881-8400	CONSTRUCTION J. Fahy Painting Interior and Exterior 617-319-4709	GENERAL CONTRACTORS J. Fahy Painting Interior and Exterior 617-319-4709	ROOFING J. Fahy Painting Interior and Exterior 617-319-4709
LANDSCAPING Cappy & Sons Landscaping 617-323-7500	PAINTING J. Fahy Painting Interior and Exterior 617-319-4709	PLASTERING Giles Plastering & Drywall 617-478-7933	ROOFING J. Fahy Painting Interior and Exterior 617-319-4709
MOVIES J. Fahy Painting Interior and Exterior 617-319-4709	PAINTING J. Fahy Painting Interior and Exterior 617-319-4709	PLASTERING Giles Plastering & Drywall 617-478-7933	ROOFING J. Fahy Painting Interior and Exterior 617-319-4709
PAINTING/PLASTERING Giles Plastering & Drywall 617-478-7933	PAINTING J. Fahy Painting Interior and Exterior 617-319-4709	PLASTERING Giles Plastering & Drywall 617-478-7933	ROOFING J. Fahy Painting Interior and Exterior 617-319-4709
ROOF REPAIRS J. Fahy Painting Interior and Exterior 617-319-4709	PAINTING J. Fahy Painting Interior and Exterior 617-319-4709	PLASTERING Giles Plastering & Drywall 617-478-7933	ROOFING J. Fahy Painting Interior and Exterior 617-319-4709
STUMP GRINDING J. Fahy Painting Interior and Exterior 617-319-4709	PAINTING J. Fahy Painting Interior and Exterior 617-319-4709	PLASTERING Giles Plastering & Drywall 617-478-7933	ROOFING J. Fahy Painting Interior and Exterior 617-319-4709
STUMP GRINDING J. Fahy Painting Interior and Exterior 617-319-4709	PAINTING J. Fahy Painting Interior and Exterior 617-319-4709	PLASTERING Giles Plastering & Drywall 617-478-7933	ROOFING J. Fahy Painting Interior and Exterior 617-319-4709

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):

1/31/25
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:

1/16/25

b. Name of publication:

Hyde Park

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:

1/13/25

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:

1/21/25

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



Name of applicant:

Geneise Israel

Name of applicant's authorized representative:

Geneise Israel

Signature of applicant's authorized representative:

Geneise Israel



Suite 420 Wellness – Plan to Remain Compliant with Local Zoning

Suite 420 Wellness, LLC will remain fully compliant with all applicable local zoning and permitting requirements established by the City of Boston in connection with its proposed Marijuana Establishment at 1295-1297 River Street, Hyde Park, MA 02136.

Zoning Compliance:

The proposed location is situated within a Business Retail (Local) District, where Marijuana Retail Establishments are allowed by special permit in accordance with Article 8 and Article 33 of the Boston Zoning Code. Suite 420 Wellness has reviewed the relevant zoning ordinances and confirms that the intended use aligns with local zoning requirements. Additionally, the site complies with 935 CMR 500.110(3), as it is not located within 500 feet of any K-12 public or private school.

Local Permitting & Licensing Requirements:

Suite 420 Wellness will apply for and obtain all necessary local permits, including:

- Zoning Board of Appeal (ZBA) special permit
- Certificate of Occupancy
- Building and Use Permits
- Any additional permits as required by the Inspectional Services Department (ISD), Boston Planning & Development Agency (BPDA), or other municipal bodies.

Host Community Agreement (HCA):

Suite 420 Wellness has executed a Host Community Agreement with the City of Boston, which outlines ongoing community obligations and commitments. We will continue to comply with all terms in the HCA and maintain an open dialogue with municipal officials.

Ongoing Compliance Steps:

Suite 420 Wellness is committed to:

- Attending all required public hearings and meetings with city departments.
- Maintaining full compliance with state and local regulations for design, construction, safety, operations, and security.
- Cooperating with all inspections and monitoring by local and state officials.
- Retaining legal and zoning counsel as needed to ensure continued compliance throughout development and operations.

Suite 420 Wellness remains committed to operating transparently and lawfully within the community and will continue to work closely with city officials and the public to maintain full regulatory compliance at every stage.



Ezra Parzybok <ezra@blueskiescan.com>

Outreach meeting "in person"?

2 messages

Ezra Parzybok <ezra@blueskiescan.com>
To: CCC Licensing <licensing@cccmass.com>

Mon, Aug 18, 2025 at 4:18 PM

As the CCC 'ended virtual-only Community Outreach Meetings' (COMs) in 2023, but the Boston Cannabis Board requires virtual-only meetings, if an applicant is applying based in Boston, are they to perform one outreach meeting for the City of Boston and one in person outreach meeting for the CCC?

I did not find regulations in 935 CMR 500 requiring COMs to be "in person" (please provide regs, if so.)

As there is a minimum of 3 public hearings for Boston applicants, would the CCC consider allowing the Boston Cannabis Board required Virtual Community Outreach Meeting (that is conducted in the City of Boston) to be a compliant COM for the purposes of Provisional licensing? It would ease an unnecessary burden for small and Equity businesses.

Thanks,

-Ezra Parzybok

C: 413-539-3059
90 Conz St. #219
Northampton, MA 01060
www.blueskiescan.com
Blue Skies Unlimited LLC

The contents of this email are for informational purposes only and do not constitute medical, financial, or legal advice

CCC Licensing <licensing@cccmass.com>
To: Ezra Parzybok <ezra@blueskiescan.com>, CCC Licensing <licensing@cccmass.com>

Mon, Aug 18, 2025 at 4:24 PM

Hi Ezra,

Thank you for your email.

Applicants can conduct their Community Outreach Meetings virtually now.

Have a great day!



Jaime Wakefield, CCCP

Licensing Analyst

Pronouns: She, Her, Hers

Cannabis Control Commission

Union Station



2 Washington Square

Worcester, MA 01604

licensing@cccmass.com

www.MassCannabisControl.com



Considering applying for a Marijuana Establishment or Medical Marijuana Treatment Center license? This is a great place to start: [Guidance on Licensure](#).

Please consider all email communications sent to or received by the Cannabis Control Commission (Commission) to be a matter of public record. Commission emails may be disclosed in response to a request made pursuant to the Public Records Law, G. L. c. 66, §10 and G. L. c. 4, § 7, cl. 26, or in response to other compulsory legal process.

[Quoted text hidden]

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Join us at this in person meeting:

Proposal This is an application by Geneise Israel to change the occupancy to a Cannabis Business by the name of Suite



Screens...bat.jpg



Cecily Graham Jan 16

to me, ZbapublicInput, S... ▾



Yes, I approve.

Thank you,
Cecily

Cecily L. Graham

Hyde Park Liaison

Office of Neighborhood Services

Mayor Michelle Wu

[1 City Hall Square, Boston MA 02201](#)

cecily.graham2@boston.gov

[Show quoted text](#)



Geneise Israel Jan 16

to Cecily, ZbapublicInput, ... ▾



Reply all





Suite 420 Wellness Community Meeting

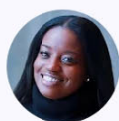


Inbox



Geneise Israel  Jan 11

Hello All, I would like to complete my application and confirm a community meeting for January



Cecily Graham Jan 16

Yes, I approve. Thank you, Cecily Cecily L. Graham Hyde Park Liaison Office of



Geneise Israel Jan 16

to Cecily, ZbapublicInput,... 



Thank you!

[Show quoted text](#)



Reply all





Geneise Israel Jan 11



to ZbapublicInput, Sean, ... ^

From Geneise Israel • suite420wellness@gmail.com

To ZbapublicInput@boston.gov

Sean Coleman • sean@colemanandgomes.com

Jasmin Winn • jasmin.winn@boston.gov

Shekia Scott • shekia.scott@boston.gov

Nicholas Gomes • nick@colemanandgomes.com

Cecily Graham • cecily.graham2@boston.gov

Conor Newman • conor.newman@boston.gov

Date Jan 11, 2025, 9:22 AM

[View security details](#)

Hello All,

I would like to complete my application and confirm a community meeting for January 31, 2025 at 6pm to be held at 1295-1297 River St Hyde Park MA 02136 on site.

Can we please confirm my application for a Community Outreach Meeting for a proposed Cannabis Establishment: This is an application by Geneise Israel for a Cannabis Business to be operated at the address of 1295-1297 RIVER ST HYDE PARK MA, 02136. The name of the proposed business is Suite 420 Wellness, seeking a Retail, Manufacturing and Wholesale Delivery license. The scheduled date for the in person meeting will be on January 31, 2025 at 6pm. To be held at 1295-1297 River St Hyde Park MA 02136



Reply all





Screenshot_20250111_09150...



205 KB



NOTICE OF PUBLIC MEETING

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

Application Name: Suite 420 Wellness

Application Address: 1295-1297 RIVER ST HYDE PARK MA 02136

License Type: Retail, Manufacturing and Wholesale Delivery



Join us at this in person meeting:

Proposal: This is an application by Geneise Israel to change the occupancy to a Cannabis Business by the name of Suite 420 Wellness located at 1295-1297 RIVER ST. The scheduled date for the meeting will be on January 31, 2025 in person on site

Date: January 31, 2025

Time: 6PM

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

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

Cecily L. Graham

Hyde Park Liaison

Office of Neighborhood Services

Mayor Michelle Wu

1 City Hall Square, Boston MA 02201

cecily.graham2@boston.gov





Hello Happy New Year Year!

I hope you are doing well. I wanted to reach out to update you all on the progress and invite you to an in person meeting for Suite 420 Wellness!

This is an opportunity to see the full location now the bridge is open.

It is January 31 at 6pm at location. Please email me with any questions.

Geneise Israel

Suite420wellness@gmail.com

**NOTICE OF PUBLIC MEETING**
Notice is hereby given that a Community Meeting for a Proposed Cannabis Establishment is scheduled for:

Application Name: Suite 420 Wellness
Application Address: 1295-1297 RIVER ST HYDE PARK MA 02136
License Type: Retail, Manufacturing and Wholesale Delivery



 Cannabis Fl...023 (1).pdf  



Reply





Geneise Israel  Jan 11

Hello I was curios about other businesses still having virtual meetings. It seems Greenline and



Jasmin Winn Jan 13

to me ▾



Hi Geneise

Once you update the notice you want to send it to public notice at publicnotice@boston.gov. Please reach out if you have any additional questions.

Best,
Jasmin

[Show quoted text](#)

--
Jasmin Winn

Cannabis Board Manager | [Boston Cannabis Board](#) |
617•635•2330 | [1 City Hall Square, Room 809, Boston, MA 02201](#)

CITY of BOSTON

SIGN UP FOR PERIODIC UPDATES FROM THE BOSTON CANNABIS BOARD [HERE](#)



Reply



**Geneise Israel** Jan 13

to Jasmin ▾



Do I need to wait until Public Notices area tells me it was received (with a stamp) before sending to newspaper publication?

I have to send today to make January 16th post and be compliant for January 31 meeting 14 days

[Show quoted text](#)**Jasmin Winn** Jan 13

to me ▾



No you don't have to wait. They usually respond within an hour. If you don't hear back from them I would reach back out.

[Show quoted text](#)

Ok, thank you
for your help.

Ok, thanks for
the
clarification.

Ok, thanks for
the update.



Reply



**Jasmin Winn** 12/18/2024

to me, Shekia, Sean, Nich... ^



From Jasmin Winn • jasmin.winn@boston.gov
To Geneise Israel • suite420wellness@gmail.com
Cc Shekia Scott • shekia.scott@boston.gov
Sean Coleman • sean@colemanandgomes.com
Nicholas Gomes • nick@colemanandgomes.com
Cecily Graham • cecily.graham2@boston.gov
Conor Newman • conor.newman@boston.gov

Date Dec 18, 2024, 3:10 PM



Standard encryption (TLS).

[View security details](#)

Hi All

To clarify this meeting is an exact replica of your community meeting that was held by ONS. Only difference now is that this meeting needs to be held in person as the administrative order that allowed for virtual meetings expired per CCC. So the same steps should be followed as your first community meeting. This meeting is held by you, the applicant ONS/ Neighborhood association are not required to help facilitate this 2nd meeting.

Please give me a call if you are still unclear 617-635-2665.

Best,
Jasmin

[Show quoted text](#)

▼ Reply all





Progress for Suite 420 Wellness and Public Meeting Notice

[Add label](#)

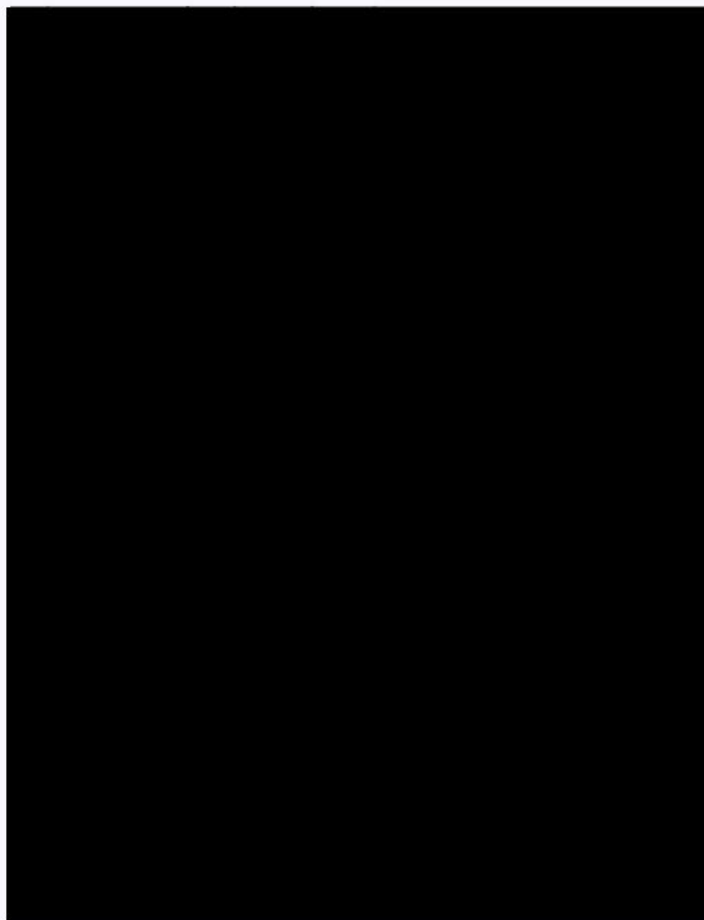
Geneise Israel Jan 13

to bcc: Tsimpson, Hyde, ... ^



From Geneise Israel • suite420wellness@gmail.com

Bcc



Date Jan 13, 2025, 11:56 AM

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Street and Apt. No., or PO Box No. 1228 Hyde Park Ave

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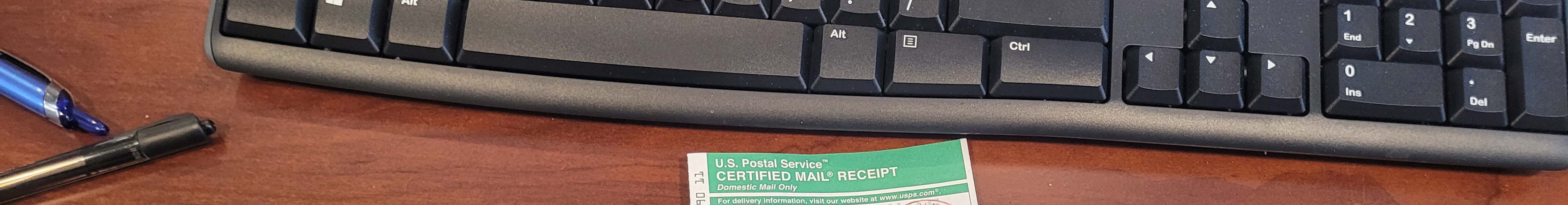
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Galaxy Note20 5G

Suite 420 Wellness –Plan to Positively Impact Disproportionately Harmed People

1. General Commitment:

Suite 420 Wellness, LLC is committed to promoting equity and economic empowerment in communities disproportionately harmed by marijuana prohibition and enforcement. In alignment with the Cannabis Control Commission's (CCC) mission and 935 CMR 500.105(4), Suite 420 Wellness has developed this Positive Impact Plan to focus on supporting:

- Individuals who reside in areas of disproportionate impact (as defined by the CCC);
- Economic Empowerment Priority Applicants;
- Social Equity Program participants;
- Massachusetts residents with past drug convictions; and
- Massachusetts residents who have immediate family members with drug convictions.

2. Compliance Statement:

Suite 420 Wellness will implement this Positive Impact Plan in compliance with all applicable laws, regulations, and Commission guidance, including marketing and employment regulations. Progress will be reviewed and reported at each license renewal, beginning one year from provisional licensure.

3. Goals and Programs:

I. Employment of Individuals from Areas of Disproportionate Impact (Boston)

Suite 420 Wellness aims to create meaningful economic opportunities by ensuring that at **least 30%** of all employees hired annually will be individuals who reside in Areas of Disproportionate Impact, with a specific focus on Boston (**Census Tracts: 81800, 81900, 82000**)

- Job opportunities will be advertised in **Boston-specific channels**, including:
 - The **Boston Globe**
 - Local community centers
 - Nonprofit organizations focused on workforce development in Boston
 - The City of Boston's Office of Workforce Development
- Suite 420 Wellness will maintain detailed records to track hiring outcomes and evaluate progress toward this goal.

II. Contracting with Vendors from Areas of Disproportionate Impact (Boston)

Suite 420 Wellness will work to engage at least **three (3)** third-party vendors annually who operate in areas of disproportionate impact, again with a preference for those based in **Boston (Census Tracts: 81800, 81900, 82000)**.

- Vendors will be identified through:
 - Local directories (e.g., Boston Chamber of Commerce, Black Economic Council of Massachusetts)
 - Referrals from nonprofit and community-based organizations
 - Online research specific to the Boston area
- If Suite 420 Wellness is unable to meet this goal through existing relationships, advertisements will be placed in the **Boston Globe** to solicit vendors from qualifying communities.

III. Employment of Individuals Directly or Indirectly Impacted by Drug Convictions

Suite 420 Wellness commits to ensuring that at least 10% of all employees hired annually will be individuals who either:

- Have a past drug conviction; or
- Are immediate family members of someone with a past drug conviction.
- These opportunities will be advertised through Boston-area reentry programs, community nonprofits, and the **Boston Globe**, if needed.
- Data will be collected and reviewed to measure success against this benchmark.

4. **Tracking and Metrics:**

Suite 420 Wellness will conduct **quarterly reviews** to track progress toward its goals and will document efforts annually for license renewal. Metrics will include:

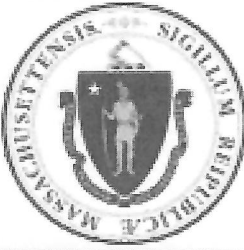
- Number of employees hired from areas of disproportionate impact;
- Number of vendors engaged from qualifying areas;
- Number of employees hired who are directly or indirectly affected by drug convictions;
- Number and type of Boston-based job and vendor outreach efforts;
- Quantitative and qualitative reporting on the effectiveness of outreach and hiring programs.

5. **Summary:**

Suite 420 Wellness is committed to supporting and uplifting individuals and communities disproportionately impacted by the War on Drugs, especially in **Boston (Census Tracts: 81800, 81900, 82000)**. As part of this commitment, the company has established clear percentage-based hiring goals: 30% of employees will be from Boston Areas of Disproportionate Impact, and 10% will be individuals directly or indirectly impacted by drug convictions. These goals ensure measurable impact and compliance with the Commission's guidance.

Compliance:

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



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

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

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001606914

1. The exact name of the limited liability company is: SUITE 420 WELLNESS LLC

2a. Location of its principal office:

No. and Street: 15 WALNUT STREET
 City or Town: STOUGHTON State: MA Zip: 02072 Country: USA

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

No. and Street: 15 WALNUT STREET
 City or Town: STOUGHTON State: MA Zip: 02072 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:
ALTERNATIVE WELLNESS

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: GENEISE ISRAEL
 No. and Street: 15 WALNUT STREET
 City or Town: STOUGHTON State: MA Zip: 02072 Country: USA

I, GENEISE ISRAEL 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	GENEISE ISRAEL	15 WALNUT STREET STOUGHTON, MA 02072 USA

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

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

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	GENEISE ISRAEL	15 WALNUT STREET STOUGHTON, MA 02072 USA

9. Additional matters:

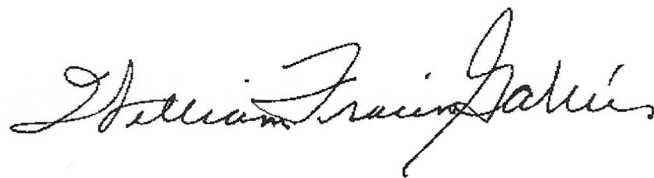
SIGNED UNDER THE PENALTIES OF PERJURY, this 16 Day of September, 2022,
GENEISE ISRAEL

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

THE COMMONWEALTH OF MASSACHUSETTS

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

September 16, 2022 08:53 AM

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

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



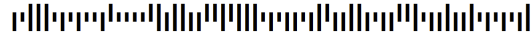
Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L0625036384
Notice Date: September 16, 2025
Case ID: 0-003-060-700



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



SUITE 420 WELLNESS
15 WALNUT ST
STOUGHTON MA 02072-2919

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, SUITE 420 WELLNESS 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, Monday through Friday, 9:00 a.m. to 4:00 p.m.

Visit us online!

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

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

Edward W. Coyle, Jr., Chief
Collections Bureau



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

William Francis Galvin
Secretary of the
Commonwealth

September 10, 2025

TO WHOM IT MAY CONCERN:

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

SUITE 420 WELLNESS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **September 16, 2022.**

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:
GENEISE ISRAEL

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

I also certify that the names of all persons authorized to act with respect to real property listed in the most recent filing are: **GENEISE ISRAEL**



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: AG

QC by: JD

Suite 420 Wellness

Bylaws

ARTICLE I OFFICES

Section 1. The principal office of this corporation shall be in the Commonwealth of Massachusetts.

Section 2. The corporation may also have offices at such other places both within and without the Commonwealth of Massachusetts as the Board of Directors may from time to time determine or the business of the corporation may require.

ARTICLE II MEETINGS OF STOCKHOLDERS

Section 1. All annual meetings of the stockholders shall be held at the registered office of the corporation or at such other place within or without the Commonwealth of Massachusetts as the directors shall determine. Special meetings of the stockholders may be held at such time and place within or without the Commonwealth as shall be stated in the notice of the meeting, or in a duly executed waiver of notice thereof.

Section 2. Annual meetings of the stockholders, commencing with the year 2019, shall be held in May of each year as may be set by the Board of Directors from time to time, at which the stockholders shall elect by vote a Board of Directors and transact such other business as may properly be brought before the meeting. Meetings may be held by telephonic conference call provided all stockholders are present telephonically or have expressly declined to participate.

Section 3. Special meetings of the stockholders, for any purpose or purposes, unless otherwise prescribed by statute or by the Articles of Organization, may be called by the President or the Secretary by resolution of the Board of Directors or at the request in writing of stockholders owning a majority in amount of the entire capital stock of the corporation issued and outstanding and entitled to vote. Such a request shall state the purpose of the proposed meeting.

Section 4. Notices of meetings shall be in writing and signed by the President or the Secretary or by such other person or persons as the directors shall designate. Such notices shall state the purpose or purposes for which the meeting is called and the time and the place, which

maybe within or without the Commonwealth, where it is to be held. A copy of such notice shall be either delivered personally to or shall be mailed, postage prepaid, to each stockholder of record entitled to vote at such meeting not less than ten nor more than sixty days before such meeting. If mailed, it shall be directed to a stockholder at his address as it appears upon the records of the corporation and upon such mailing of any such notice, the service thereof shall be complete and the time of the notice shall begin to run from the date upon which such notice is deposited in the mail for transmission to such stockholder. Personal delivery of any such notice to any officer of a corporation or association, or to any member of a partnership shall constitute delivery of such notice to such corporation, association or partnership. In the event of the transfer of stock after delivery of such notice of and prior to the holding of the meeting it shall not be necessary to deliver or mail notice of the meeting to the transferee.

Section 5. Business transacted at any special meeting of stockholders shall be limited to the purposes stated in the notice.

Section 6. The holders of a majority of the stock, issued and outstanding and entitled to vote thereat, present in person or represented by proxy, shall constitute a quorum at all meetings of the stockholders for the transaction of business except as otherwise provided by statute or by the Articles of Organization. If, however, such quorum shall not be present or represented at any meeting of the stockholders, the stockholders entitled to vote thereat, present in person or represented by proxy, shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified.

Section 7. When a quorum is present or represented at any meeting, the vote of the holders of a majority of the stock having voting power present in person or represented by proxy shall be sufficient to elect directors or to decide any question brought before such meeting, unless the question is one upon which by express provision of the statutes or of the Articles of Organization, a different vote is required in which case such express provision shall govern and control the decision of such question.

Section 8. Each stockholder of record of the corporation shall be entitled at each meeting of stockholders to one vote for each share of stock standing in his name on the books of the corporation. Upon the demand of any stockholder, the vote for directors and the vote upon any question before the meeting shall be by ballot.

Section 9. At any meeting of the stockholders any stockholder may be represented and vote by a proxy or proxies appointed by an instrument in writing. In the event that any such instrument in writing shall designate two or more persons to act as proxies, a majority of such persons present at the meeting, or, if only one shall be present, then that one shall have and may exercise all of the powers conferred by such written instrument upon all of the persons so designated unless the instrument shall otherwise provide. No proxy or power of attorney to vote shall be used to vote at a meeting of the stockholders unless it shall have been filed with the secretary of the meeting when required by the inspectors of election. All questions regarding the qualification of voters, the validity of proxies and the acceptance or rejection of votes shall be

decided by the inspectors of election who shall be appointed by the Board of Directors, or if not so appointed, then by the presiding officer of the meeting.

Section 10. Any action which may be taken by the vote of the stockholders at a meeting may be taken without a meeting if authorized by the written consent of stockholders holding at least a majority of the voting power, unless the provisions of the statutes or of the Articles of Organization require a greater proportion of voting power to authorize such action in which case such greater proportion of written consents shall be required.

ARTICLE III DIRECTORS

Section 1. The business of the corporation shall be managed by its Board of Directors which may exercise all such powers of the corporation and do all such lawful acts and things as are not by statute or by the Articles of Organization or by these Bylaws directed or required to be exercised or done by the stockholders.

Section 2. The number of directors which shall constitute the whole board shall initially be one (1). The number of directors may from time to time be increased or decreased to not less than one nor more than seven (7) by action of the Board of Directors. The directors shall be elected at the annual meeting of the stockholders and except as provided in Section 2 of this Article, each director elected shall hold office until his successor is elected and qualified. Directors need not be stockholders.

Section 3. Vacancies in the Board of Directors including those caused by an increase in the number of Directors, may be filled by a majority of the remaining directors, though less than a quorum, or by a sole remaining director, and each director so elected shall hold office until his successor is elected at an annual or a special meeting of the stockholders. The holders of a two-thirds of the outstanding shares of stock entitled to vote may at any time peremptorily terminate the term of office of all or any of the directors by vote at a meeting called for such purpose or by a written statement filed with the secretary or, in his absence, with any other officer. Such removal shall be effective immediately, even if successors are not elected simultaneously and the vacancies on the Board of Directors resulting therefrom shall be filled only by the stockholders.

A vacancy or vacancies in the Board of Directors shall be deemed to exist in case of the death, resignation or removal of any directors, or if the authorized number of directors be increased, or if the stockholders fail at any annual or special meeting of stockholders at which any director or directors are elected to elect the full authorized number of directors to be voted for at that meeting.

The stockholders may elect a director or directors at any time to fill any vacancy or vacancies not filled by the directors. If the Board of Directors accepts the resignation of a director tendered to take effect at a future time, the Board or the stockholders shall have power to elect a successor to take office when the resignation is to become effective.

No reduction of the authorized number of directors shall have the effect of removing any director prior to the expiration of his term of office.

ARTICLE IV MEETINGS OF THE BOARD OF DIRECTORS

Section 1. Regular meetings of the Board of Directors shall be held at any place within or without the Commonwealth or by written consent of all members of the Board. In the absence of such designation regular meetings shall be held at the registered office of the corporation. Special meetings of the Board may be held either at a place so designated or at the registered office.

Section 2. The first meeting of each newly elected Board of Directors shall be held immediately following the adjournment of the meeting of stockholders and at the place thereof. No notice of such meeting shall be necessary to the directors in order legally to constitute the meeting, provided a quorum be present. In the event such meeting is not so held, the meeting may be held at such time and place as shall be specified in a notice given as hereinafter provided for special meetings of the Board of Directors.

Section 3. Regular meetings of the Board of Directors may be held without call or notice at such time and at such place as shall from time to time be fixed and determined by the Board of Directors.

Section 4. Special meetings of the board of Directors may be called by the President. Written notice of the time and place of special meetings shall be delivered personally to each director, or sent to each director by mail or by other form of written communication, charges prepaid, addressed to him at his address as it is shown upon the records or is not readily ascertainable, at the place in which the meetings of the Directors are regularly held. In case such notice is mailed or telegraphed, it shall be deposited in the United States mail at least forty-eight (48) hours prior to the time of the holding of the meeting. In case such notice is delivered as above provided, it shall be so delivered at least twenty-four (24) hours prior to the time of the holding of the meeting. Such mailing, telegraphing or delivery as above provided shall be due, legal and personal notice to such director.

Section 5. Notice of the time and place of holding an adjourned meeting need not be given to the absent directors if the time and place be fixed at the meeting adjourned.

Section 6. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum be present, and if, either before or after the meeting, each of the directors not present signs a written waiver of notice, or a consent to holding such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 7. A majority of the authorized number of directors shall be necessary to constitute a quorum for the transaction of business, except to adjourn as hereinafter provided. Every act or

decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the Board of Directors, unless a greater number be required by law, or by the Articles of Organization. Any action of a majority, although not at a regularly called meeting, and the record thereof, if assented to in writing by all of the other members of the Board shall be as valid and effective in all respects as if passed by the Board in regular meeting.

Section 8. A quorum of the directors may adjourn any directors meeting to meet again at a stated day and hour; provided, however, that in the absence of a quorum, a majority of the directors present at any directors meeting, either regular or special, may adjourn from time to time until the time fixed for the next regular meeting of the Board.

ARTICLE V COMMITTEES OF DIRECTORS

Section 1. The Board of Directors may, by resolution adopted by a majority of the whole Board, designate one or more committees of the Board of Directors, each committee to consist of two or more of the directors of the corporation which, to the extent provided in the resolution, shall have and may exercise the power of the Board of Directors in the management of the business and affairs of the corporation and may have power to authorize the seal of the corporation to be affixed to all papers which may require it. Such committee or committees shall have such name or names as may be determined from time to time by the Board of Directors. The members of any such committee present at any meeting and not disqualified from voting may, whether or not they constitute a quorum, unanimously appoint another member of the Board of Directors to act at the meeting in the place of any absent or disqualified member. At meetings of such committees, a majority of the members or alternate members shall constitute a quorum for the transaction of business, and the act of a majority of the members or alternate members at any meeting at which there is a quorum shall be the act of the committee.

Section 2. The committees shall keep regular minutes of their proceedings and report the same to the Board of Directors.

Section 3. Any action required or permitted to be taken at any meeting of the Board of Directors or of any committee thereof may be taken without a meeting if a written consent thereto is signed by all members of the Board of Directors or of such committee, as the case may be, and such written consent is filed with the minutes of proceedings of the Board or committee.

ARTICLE VI COMPENSATION OF DIRECTORS

Section 1. The directors may be paid their expenses of attendance at each meeting of the Board of Directors and may be paid a fixed sum for attendance at each meeting of the Board of Directors or a stated salary as director. No such payment shall preclude any director from serving the corporation in any other capacity and receiving compensation therefor. Members of special or standing committees may be allowed like reimbursement and compensation for attending committee meetings.

ARTICLE VII NOTICES

Section 1. Notices to directors and stockholders shall be in writing and delivered personally or mailed to the directors or stockholders at their addresses appearing on the books of the corporation. Notice by mail shall be deemed to be given at the time when the same shall be mailed. Notice to directors may also be given by telegram.

Section 2. Whenever all parties entitled to vote at any meeting, whether of directors or stockholders, consent, either by a writing on the records of the meeting or filed with the secretary, or by presence at such meeting and oral consent entered on the minutes, or by taking part in the deliberations at such meeting without objection, the doings of such meeting shall be as valid as if had at a meeting regularly called and noticed, and at such meeting any business may be transacted which is not excepted from the written consent or to the consideration of which no objection for want of notice is made at the time, and if any meeting be irregular for want of notice or of such consent, provided a quorum was present at such meeting, the proceedings of said meeting may be ratified and approved and rendered likewise valid and the irregularity or defect therein waived by a writing signed by all parties having the right to vote at such meeting; and such consent or approval of stockholders may be by proxy or attorney, but all such proxies and powers of attorney must be in writing.

Section 3. Whenever any notice whatever is required to be given under the provisions of the statutes, of the Articles of Organization or of these Bylaws, a waiver thereof in writing, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent thereto.

ARTICLE VIII OFFICERS

Section 1. The officers of the corporation shall be chosen by the Board of Directors and shall be a President, a Secretary and a Treasurer. Any person may hold two or more offices.

Section 2. The salaries and compensation of all officers of the corporation shall be fixed by the Board of Directors.

Section 3. The officers of the corporation shall hold office at the pleasure of the Board of Directors. Any officer elected or appointed by the Board of Directors may be removed at any time by the Board of Directors. Any vacancy occurring in any office of the corporation by death, resignation, removal or otherwise shall be filled by the Board of Directors.

Section 4. The President shall be the chief executive officer of the corporation and shall have active management of the business of the corporation. He shall execute on behalf of the corporation all instruments requiring such execution except to the extent the signing and execution thereof shall be expressly designated by the Board of Directors to some other officer or agent of the corporation.

Section 5. The Secretary shall act under the direction of the President. subject to the direction of the President he shall attend all meetings of the Board of Directors and all meetings of the stockholders and record the proceedings. He shall perform like duties for the standing committees when required. He shall give, or cause to be given, notice of all meetings of the stockholders and special meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the President or the Board of Directors.

Section 6. The Treasurer shall act under the direction of the President. Subject to the direction of the President he shall have custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all monies and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors. He shall disburse the funds of the corporation as may be ordered by the President or the Board of Directors, taking proper vouchers for such disbursements, and shall render to the President and the Board of Directors, at its regular meetings, or when the Board of Directors so requires, an account of all his transactions as Treasurer and of the financial condition of the corporation.

Section 7. If required by the Board of Directors, he shall give the corporation a bond in such sum and with such surety or sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of his office and for the restoration to the corporation, in case of his death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the corporation.

ARTICLE IX CERTIFICATES OF STOCK

Section 1. Every stockholder shall be entitled to have a certificate signed by the President and the Treasurer, certifying the number of shares owned by him in the corporation. If the corporation shall be authorized to issue more than one class of stock or more than one series of any class, the designations, preferences and relative, participating, optional or other special rights of the various classes of stock or series thereof and the qualifications, limitations or restrictions of such rights, shall be set forth in full or summarized on the face or back of the certificate which the corporation shall issue to represent such stock.

Section 2. If a certificate is signed (a) by a transfer agent other than the corporation or its employees or (b) by a registrar other than the corporation or its employees, the signatures of the officers of the corporation may be facsimiles. In case any officer who has signed or whose facsimile signature has been placed upon a certificate shall cease to be such officer before such certificate is issued, such certificate may be issued with the same effect as though the person had not ceased to be such officer. The seal of the corporation, or a facsimile thereof, may, but need not be, affixed to certificates of stock.

Section 3. The Board of Directors may direct a new certificate or certificates to be issued in place of any certificate or certificates therefore issued by the corporation alleged to have been lost or destroyed upon the making of an affidavit of that fact by the person claiming the certificate of stock to be lost or destroyed. When authorizing such issue of a new certificate or certificates, the Board of Directors may, in its discretion and as a condition precedent to the issuance thereof, require the owner of such lost or destroyed certificate or certificates, or his legal representative, to advertise the same in such manner as it shall require and/or give the corporation a bond in such sum as it may direct as indemnity against any claim that may be made against the corporation with respect to the certificate alleged to have been lost or destroyed.

Section 4. Upon surrender to the corporation or the transfer agent of the corporation of a certificate for share duly endorsed or accompanied by proper evidence of succession, assignment or authority to transfer, it shall be the duty of the corporation, if it is satisfied that all provisions of the laws and regulations applicable to the corporation regarding transfer and ownership of shares have been complied with, to issue a new certificate to the person entitled thereto, cancel the old certificate and record the transaction upon its books.

Section 5. The Board of Directors may fix in advance a date not exceeding sixty (60) days nor less than ten (10) days preceding the date of any meeting of stockholders, or the date for the payment of any dividend, or the date for the allotment of rights, or the date when any change or conversion or exchange of capital stock shall go into effect, or a date in connection with obtaining the consent of stockholders for any purpose, as a record date for the determination of the stockholders entitled to notice of and to vote at any such meeting, and any adjournment thereof, or entitled to receive payment of any such dividend, or to give such consent, and in such case, such stockholders, and only such stockholders as shall be stockholders of record on the date so fixed, shall be entitled to notice of and to vote at such meeting, or any adjournment thereof, or to receive payment of such dividend, or to receive such allotment of rights, or to exercise such rights, or to give such consent, as the case may be, notwithstanding any transfer of any stock on the books of the corporation after any such record date fixed as aforesaid.

Section 6. The corporation shall be entitled to recognize the person registered on its books as the owner of shares to be the exclusive owner for all purposes including voting and dividends, and the corporation shall not be bound to recognize any equitable or other claim to or interest in such share or shares on the part of any other person, whether or not it shall have express or other notice thereof, except as otherwise provided by the laws of Massachusetts.

ARTICLE X GENERAL PROVISIONS

Section 1. Dividends upon the capital stock of the corporation, subject to the provisions of the Articles of Organization, if any, may be declared by the Board of Directors at any regular or special meeting, pursuant to law. Dividends may be paid in cash, in property or in shares of the capital stock, subject to the provisions of the Articles of Organization.

Section 2. Before payment of any dividend, there may be set aside out of any funds of the corporation available for dividends such sum or sums as the directors from time to time, in their

absolute discretion, think proper as a reserve or reserves to meet contingencies, or for equalizing dividends or for repairing or maintaining any property of the corporation or for such other purpose as the directors shall think conducive to the interest of the corporation, and the directors may modify or abolish any such reserve in the manner in which it was created.

Section 3. All checks or demands for money and notes of the corporation shall be signed by such officer or officers or such other person or persons as the Board of Directors may from time to time designate.

Section 4. The fiscal year of the corporation shall end March 31 of each year unless fixed otherwise by resolution of the Board of Directors.

Section 5. The corporation may or may not have a corporate seal, as may from time to time be determined by resolution of the Board of Directors. If a corporate seal is adopted, it shall have inscribed thereon the name of the corporation and the words "Corporate Seal" and "Massachusetts." The seal may be used by causing it or a facsimile thereof to be impressed or affixed or in any manner reproduced.

ARTICLE XI INDEMNIFICATION

Every person who was or is a party or is threatened to be made a party to or is involved in any action, suitor proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he or a person of whom he is the legal representative is or was a director or officer of the corporation or is or was serving at the request of the corporation or for its benefit as a director or officer of another corporation, or as its representative in a partnership, joint venture, trust or other enterprise, shall be indemnified and held harmless to the fullest extent legally permissible under the law of the Commonwealth of Massachusetts from time to time against all expenses, liability and loss (including attorneys' fees, judgments, fines and amounts paid or to be paid in settlement) reasonably incurred or suffered by him in connection therewith. The expenses of officers and directors incurred in defending a civil or criminal action, suit or proceeding must be paid by the corporation as they are incurred and in advance of the final disposition of the action, suit or proceeding upon receipt of an undertaking by or on behalf of the director or officer to repay the amount if it is ultimately determined by a court of competent jurisdiction that he is not entitled to be indemnified by the corporation. Such right of indemnification shall be a contract right which may be enforced in any manner desired by such person. Such right of indemnification shall not be exclusive of any other right which such directors, officers or representatives may have or hereafter acquire and, without limiting the generality of such statement, they shall be entitled to their respective rights of indemnification under any bylaw, agreement, vote of stockholders, provision of law or otherwise, as well as their rights under this Article.

The Board of Directors may cause the corporation to purchase and maintain insurance on behalf of any person who is or was a director or officer of the corporation or is or was serving at the request of the corporation as a director or officer of another corporation, or as its representative in a partnership, joint venture, trust or other enterprise against any liability asserted against such

person and incurred in any such capacity or arising out of such status, whether or not the corporation would have the power to indemnify such person.

The Board of Directors may from time to time adopt further Bylaws with respect to indemnification and may amend these and such Bylaws to provide at all times the fullest indemnification permitted by the law of the Commonwealth of Massachusetts.

ARTICLE XII AMENDMENTS

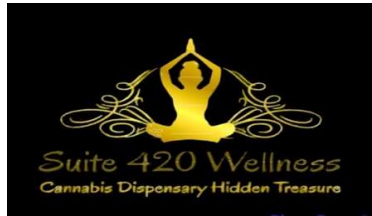
Section 1. The Bylaws may be amended by a majority vote of all the stock issued and outstanding and entitled to vote at any annual or special meeting of the stockholders, provided notice of intention to amend shall have been contained in the notice of the meeting.

Section 2. The Board of Directors by a majority vote of the whole Board at any meeting may amend these bylaws, including Bylaws adopted by the stockholders, but the stockholders may from time to time specify particular provisions of the Bylaws which shall not be amended by the Board of Directors.

###

APPROVED AND ADOPTED
May 1, 2025.

Geneise Israel
Geneise Israel, Owner



SUITE 420 WELLNESS

Plan to Obtain Insurance

Liability Insurance

Suite 420 Wellness shall obtain sufficient liability insurance to at least meet the minimum requirements under the regulations. Suite 420 Wellness will obtain, once licensed, a policy that shall include general liability and product liability insurance coverage of no less than \$1 million per occurrence and \$2 million in aggregate annually. The deductible for each policy shall be no higher than \$5,000 per occurrence. We are actively seeking insurance from several insurance companies including James River Insurance and Kaplansky Insurance who are currently processing our requests for coverage so that we are covered when we become licensed.



SUITE 420 WELLNESS

1295-1297 River St Hyde Park, MA 02136

Business Plan for a Prospective Retail Marijuana Establishment

under 935 CMR 500.000 d/b/a Suite 420 Wellness

Cannabis Control Commission Application

I. Who We Are:

Suite 420 Wellness, is a prospective cannabis company seeking permitting and licensure from the City of Boston and the Massachusetts Cannabis Control Commission (“CCC”) to make retail sales to consumers 21+ at its location of 1295-1297 River St Hyde Park, MA 02136 . The location of 1295-1297 River St Hyde Park meets the State buffer zone distance from any school requirement for licensure under 935 CMR 500.110(3), and meets local zoning because it is designated as “Manufacturing District” which allows for the proposed use.

Suite 420 Wellness seeks a Host Community Agreement from the City of Boston to apply to the CCC to become licensed Marijuana Retailer. The project is expected to provide the City with new economic benefit directly from taxes, utilities, community impact, and indirectly with employing a local workforce and other local businesses and vendors. Our mission is to sell top quality marijuana and marijuana products of the highest quality. Our proposal and investment of technology, equipment, intellectual property, and processes are a prominent growth to the commerce of the City of Boston. Suite 420 Wellness’s products are independently tested by third-party CCC licensed establishments to ensure safety for our clients’ health and quality standards are met. We utilize multi-level security measures to ensure there are no direct threats of health or safety to our employees and guests and no threats to our product from diversion. Our commitment to safely and efficiently providing consumers with quality cannabis products increases our standing with the CCC and City, customer good will, and benefits the communities we serve. Odor control measures are utilized throughout the facility to capture, filter, and exhaust treated air to reduce and eliminate odor concerns.

Suite 420 Wellness consists of executives, managers, and employees with experience in business operations and seek to work with industry professionals to create a trusted cannabis company. Suite 420 Wellness’s ownership have a common goal of providing positive economic and community impact to Boston with this new cannabis industry.

II. Our Standards of Success:

- Sell a high-quality product exceeding standards for safety while meeting market demands and regulatory compliance.
- Become a Boston community partner beyond traditional taxes and fees, but to also connect and be a part of the community as a trusted and reliable partner providing time and resources to important local causes.
- Build public trust in maintaining our commitment to security, sanitation, safety, odor control, corporate responsibility, and business operation.
- Educate employees, business associates, consumers, and the public on our products to ensure the responsible and safe consumption of marijuana as well as the prevention of diversion to minors and illicit markets.
- Grow our sustainable business model in a scalable and efficient manner to obtain the market share and growth required to remain competitive.
- Promote our company and products in compliance with all laws to reduce the stigma associated with marijuana.
- Meet our internal audits for business performance, regulatory compliance, and statistical reporting for CCC metrics such as positive impact, diversity, energy efficiency, community involvement, and leadership responsibility.
- Exceed all expectations of the City and State in business operations and community partnership.

III. Location: 1295-1297 River St Hyde Park, MA 02136

Suite 420 Wellness has site control authorization to seek permitting and licensing of the proposed use from the owner of the property. The area of the property we seek to develop is the vacant rear area of the lot suitable for construction of an approximately 4,000 square feet building for retail sales. Suite 420 Wellness will fully construct a building specific for the technologically advanced operation including designs for access and operation, security, electric, utilities, HVAC, odor and environmental controls, safety equipment, waste disposal, and all other required building code and regulatory improvements.

Suite 420 Wellness chose the Hyde Park location for its suitable proximity to similar retail businesses, large size for parking and access availability, and a trusted host municipality. The location meets the City and State regulation for licensed Marijuana Establishments under G.L. c. 94G, §5(b)(3).

IV. Description of Proposed On-Site Activities and Policies:

All proposed activity at the Marijuana Establishment shall be in compliance with all regulations promulgated by the CCC, as amended, and ordinances, bylaws, and laws of the Commonwealth of Massachusetts and the City of Boston. Suite 420 Wellness shall only commence operations and operate upon obtaining all approvals required by the City of Boston and obtaining valid licenses issued by the CCC, copies of which, with any renewal or investigation thereof. Suite 420 Wellness shall maintain regulatory compliance through the performance of operations in accordance to its City and State approved policies, procedures, and plans. The plans are incorporated herein, but produced as Exhibits as follows:

1. Security Plan; (pending approval of Boston PD);
2. Emergency Response Plan; (pending approval of Boston PD and FD);
3. Plan to Remain Compliant with Local Zoning;
4. Proposed Timeline;
5. Plan for Obtaining Liability Insurance;
6. Positive Impact Plan;
7. Restricting Access to age 21 and older;
8. Prevention of Diversion;
9. Storage of Marijuana;
10. Transportation of Marijuana;
11. Inventory procedures;
12. Quality control and testing procedures;
13. Dispensing procedures;
14. Personnel policies including background checks;
15. Record Keeping procedures;
16. Maintaining of financial records;
17. Diversity plan;
18. Qualifications and training; and
19. Energy Compliance Plan.

Suite 420 Wellness's essential function is to efficiently sell marijuana and marijuana products to 21+ consumers in accordance to the CCC's regulations. Suite 420 Wellness shall operate its operation with constant secure monitoring. Suite 420 Wellness is expected to hire a local workforce of upwards of 30+ employees.

Suite 420 Wellness's operations are designed to be efficiently productive in our industry while

protecting and promoting the health, safety, and general welfare of the residents of Boston. Our policies, plans, and active management of the business will negate adverse effects of the proposed use and any such effect will not outweigh its beneficial impact to the City and the community. Suite 420 Wellness's proposal is a tremendous opportunity for beneficial impact of financial relief and a responsible corporate partner for the City and its community. The positive economic impact to the communities of the Commonwealth that license marijuana establishments is undeniable with the CCC reporting over Five Billion Dollars in gross sales since November 1, 2018.

The character and nature of the geographic location of the property on Hyde Park Avenue compels the growth of diverse businesses like Suite 420 Wellness with its proposed new use. Our proposed use is an extension of the existing cluster of retail businesses nearby and is a welcomed new industry addition. Suite 420 Wellness will create employment opportunities for the local economy and be an active community partner to the City, its residents and also other businesses and non-profits. The geographic diversity of our location in relation to existing retail establishments is a mutually beneficial symbiotic relationship within Boston's local regional green economy and is a shining example to municipalities of reasonable and efficient cannabis zoning.

Suite 420 Wellness's likelihood of success is built upon a strong foundation of its ownership, management, and staff as they hold the right amount of experience, capital, and commitment to succeed in this new industry. Suite 420 Wellness reduces any adverse effect associated with its use by taking specific measures through trained and experienced staff, security, sanitation, climate control, and attention to the sensitive cultivation process. With a solid building plan and ownership team, Suite 420 Wellness, is in a position to quickly construct an advanced cannabis facility and be operational without delay. The potential economic and fiscal impact on City services will be kept minimal because of its rigorous standards and strength in regulatory compliance.

V. Executives:

Suite 420 Wellness is owned and operated by Geneise Israel. Graduate of Northeastern University and Local Realtor with over 2 decades experience. Geneise has been certified as Boston Equity and Social Equity Status with the Cannabis Control Commission and the City of Boston. Geneise has gone through extensive training with the Cannabis Control Commission as a Social Equity Program Applicant.

She has completed numerous cannabis education programs and has received accolades for her work in the industry: • Cultivate Launch Program -Accelerator at Cultivate Cannabis Company •Social Equity 2nd Cohort -Massachusetts Cannabis Control Commission Social Equity Program.

Geneise has been in the Cannabis Industry as a Founding Business Entrepreneur for almost 3 years. She has assisted multiple Massachusetts Cannabis Businesses in finding and securing their Business locations and she is listed on the Massachusetts Cannabis Control Commission.

SUITE 420 WELLNESS

Restricted Access to Individuals Under 21

The Company shall restrict access to the marijuana establishment as follows:

1. All employees and registered agents must be 21 years of age or older. 935 CMR 500.029 or 500.030.
2. All consumers entering a Marijuana Retailer must be 21 years of age or older unless the establishment is co-located with a Medical Marijuana Treatment Center. 935 CMR 500.050(5)

SUITE 420 WELLNESS
MAINTAINING FINANCIAL RECORDS

1. General: Suite 420 Wellness will ensure that there is a locked office for the purpose of keeping its business records, which shall include Suite 420 Wellness's financial records, for inspection by the Cannabis Control Commission ("CCC") upon request.
2. Maintenance: Suite 420 Wellness will ensure that all records of the Marijuana Establishment shall be maintained in a secure location within the facility and in accordance with generally accepted accounting principles.
3. Confidentiality: Suite 420 Wellness will ensure that all records are kept in a locked area within a secured location inside the facility, not accessible to the public or easily accessible to unauthorized individuals. Access to confidential records shall be limited to only those reasonably necessary for the operation of the business.
4. Closure: Upon the closure of Suite 420 Wellness, all records will be kept for at least two years at Suite 420 Wellness's own expense in a form and location acceptable to the CCC.
5. Accounting and Auditing: All of Suite 420 Wellness's financial records shall be reviewed by an accountant or other tax professional for accuracy. Independent audits on the financial records shall be conducted annually.
6. Financial Records: All financial records of Suite 420 Wellness shall be kept as required by 935 CMR 500.000, including, but not limited to:
 - (a) Seed-to-sale tracking records for all marijuana products as required by 935 CMR 500.105(8)(e);
 - (b) Sales receipts for all license types;
 - (c) Bank statements;
 - (d) Employee payroll;
 - (e) Tax returns;
 - (f) Balance statements;
 - (g) Loan agreements;
 - (h) Assets and Liabilities;
 - (i) Monetary Transactions;
 - (j) Books of Accounts;
 - (k) Sale records;
 - (l) Salary and wages paid to each employee. 935 CMR 500.105(9).
7. Software:
 - a. The Company is prohibited from utilizing software or other methods to manipulate or alter sales data. 935 CMR 500.140(6)
 - b. The Company shall conduct a monthly analysis of equipment to determine that no software has been installed that could be utilized to manipulate or alter sales data. 935 CMR 500.140(6)
 - c. The Company shall maintain records that it has performed the monthly analysis. 935 CMR 500.140(6)

- d. If the Company determines that software or other methods have been installed or utilized to manipulate or alter sales data, it shall immediately disclose the information to the Commission, cooperate in any investigation, and take such other action as directed by the Commission. 935 CMR 500.140
- e. The Company shall comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements. 935 CMR 500.140(6)
- f. The Company shall adopt separate accounting practices at the point-of-sale for marijuana and non- marijuana sales. 935 CMR 500.140(6)
- g. If the Company is co-located, it shall maintain and provide to the Commission on a biannual basis accurate sales data during the six months immediately preceding this application for the purpose of ensuring an adequate supply of marijuana and marijuana products under 935 CMR 500.140(10). 935 CMR 500.140(6)

SUITE 420 WELLNESS'S DIVERSITY PLAN

General: SUITE 420 WELLNESS, ("the Company") is committed to a diverse and inclusive workforce in the operation of its cannabis establishment. The Company's diversity plan was created to enrich our community members and level the playing field for all individuals, especially after years of oppression, discrimination, and inequality faced by minorities in society and the workforce. The Company strives to promote equity among minorities, women, veterans, people with disabilities, and LGBTQ+ (hereinafter "equitable demographic group"). The Company intends to promote equity by providing the equitable demographic group of individuals with tools and opportunities they need to achieve social and economic self-sustainability. Our Company is seeking to create an inclusive work environment welcoming to members of the equitable demographic group. Our diversity will make our Company stronger and improve our ability to empower our community.

Compliance: The Company shall adhere to all laws in fulfilling its diversity plan, including, but not limited 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. This plan, and all actions taken by the Company, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws. The progress or success of this plan will be demonstrated upon each license renewal period, commencing one year from provisional licensure.

1. **Plan Goals:** The equitable demographic group this diversity plan seeks to benefit shall be specifically defined in our goals:

I. Increasing the number of individuals from the equitable demographic group working in the Company.

The Company shall hire, at a minimum, one person of each category of the equitable demographic group being one woman, one individual that is a racial minority, one member of the LGBTQ+ community, one military veteran and one individual with a physical or mental disability. The individuals will be made a written offer of employment or shall already be on the Company's active roster of active workforce within the first year of being licensed for operations.

II. Increasing the number of individuals from the equitable demographic contracting with the Company as Third Party Vendors and Independent Contractors.

The Company will source 10% of its independent contractors and third party vendors from the demographic groups as follows: (2%) minorities, (2%) women, (2%) veterans, (2%) people with disabilities, and (2%) LGBTQ+.

2. Programs to achieve Goals:

I. Increasing the number of individuals from the equitable demographic group working in the Company.

Program 1 for Goal 1: Direct hiring and prioritization of hiring employees from the equitable demographic group with targeted advertisement in the community.

The Company intends to increase the workforce of individuals of the equitable demographic group by offering any future offers of employment in the Company in a non-discriminatory manner. The Company intends to increase its future workforce of individuals of the equitable demographic group by publicizing future public offerings as needed, but no less than one per year, with a focus of interest for persons of the equitable demographic group in the local newspaper in our area being the Boston Globe Newspaper and on indeed.com. The Company will prioritize offers of employment to individuals from the equitable demographic group. Recruiting efforts and interviews will increase in intensity if the diversity plan is not met, being hiring at a minimum, one woman, one individual that is a racial minority, one member of the LGBTQ+ community, one military veteran and one individual with a physical or mental disability.

Program 2 for Goal 1: Hosting informational sessions to attract employees from the equitable demographic group with targeted advertisement in the community.

The Company seeks to increase the opportunities for individuals from the equitable demographic group to enter the adult-use cannabis industry. The Company will provide informational sessions to 10-25 persons per session to learn about employment opportunities at its facility and will be conducted at a suitable location in Boston depending on the demand at least once a year. The informational session events will be published in the local Boston Newspaper and marketed to individuals in the equitable demographic group specifically in the publication- “we are specifically looking for women, minorities, veterans, LGBTQ+, and persons with disabilities to join us.”

II. Increasing the number of individuals from the equitable demographic group contracting with the Company as Third Party Vendors and Independent Contractors.

Program 1 for Goal 2: Direct hiring and prioritization of hiring third party vendors and independent contractors from the equitable demographic group.

The Company is not currently in operation and has not secured contracts with any third-party vendors or independent contractors. The Company intends on recruiting third party vendors and independent contractors from the equitable demographic in accordance with this program upon licensure.

The Company seeks to partner with as many individuals from the equitable demographic group that can contract with the Company to render services and products. The Company seeks to prioritize individuals and companies from this equitable group until the goal is met.

The Company utilizes a non-discriminatory hiring practice for third party vendors and hire third-party vendors from the demographic groups comprising at least 10% of the Company's overall annual independent contractor or third-party service contracting. The Company will source 10% of independent contractors and third-party vendors from the demographic groups as follows: (2%) minorities, (2%) women, (2%) veterans, (2%) people with disabilities, and (2%) LGBTQ+. The Company shall meet this goal by directly hiring those individuals and their companies.

The Company will publicize future public offerings of independent contractors and third party vendors as needed, but no less than one per year, with a focus of interest for persons of the equitable demographic group in the local newspaper in our area being the Boston Globe Newspaper and on indeed.com. The Company will search the Cannabis Control Commission's database of veteran- owned, minority-owned, and women-owned marijuana establishments to secure a marijuana products supply chain comprised of 10% of its independent contractors and third-party vendors from the demographic groups as follows: (2%) minorities, (2%) women,

(2%) veterans, (2%) people with disabilities, and (2%) LGBTQ+. The Company will search the database of the Massachusetts Supplier Diversity Office to identify ancillary non-marijuana businesses from the equitable demographic group to meet the goal of 10% of its independent contractors and third-party vendors being from the demographic groups as follows: (2%) minorities, (2%) women, (2%) veterans, (2%) people with disabilities, and (2%) LGBTQ+. The Company will prioritize offers for third party vendors and independent contractors from the equitable demographic group until the goal is met. Recruiting efforts and interviews will intensify if the diversity plan's goals, such as hiring at least one person from each category of the equitable demographic group, are not met.

3. Reconciliation of Plan Success through Metrics:

I. Increasing the number of individuals from the equitable demographic group working in the Company.

Goal 1 Metrics:

The Company will reconcile the success of its diversity plan by performing quarterly reviews of Company statistics, third-party publications, and personnel reports relative to all actions taken to reach the identified goals. The progress or success of this plan will be demonstrated upon each license renewal period, commencing one year from provisional licensure. In an effort to fully understand the impact of the Company's diversity success, quality reporting from employees involved in effectuating the diversity plan will be

reviewed and recommendations implemented. The Metrics of the Company's success for goal 1 shall be:

1. the amount of individuals from the equitable demographic who are hired, retained and promoted;
2. the number of new positions created for individuals from the equitable demographic group;
3. the number of related goal postings in diverse publications and general publications;
4. the number of informational sessions held to attract new employees;
5. the number of informational sessions attendees; and
6. the number of employees hired from either a direct hire, a newspaper publication, or an informational session.

Goal 2 Metrics:

The Company will reconcile the success of its diversity plan by performing quarterly reviews of Company statistics, third-party publications, and independent contractor/third party vendor contracts relative to all actions taken to reach the identified goals. The progress or success of this plan will be demonstrated upon each license renewal period, commencing one year from provisional licensure. To fully understand the impact of the Company's diversity success, quality reporting from independent contractors and third-party vendors involved in effectuating the diversity plan will be reviewed and recommendations implemented. The Metrics of the Company's success for goal 2 shall be:

1. the amount of individuals from the equitable demographic who are hired as an independent contractor or third party vendor;
2. the number of related goal postings in diverse publications and general publications to find contractors from the equitable demographic group;
3. the source of finding the independent contractor and third party vendors from the equitable demographic group whether it is a direct hire, or whether they responded to a newspaper publication, or an informational session.

SUITE 420 WELLNESS

ENERGY COMPLIANCE PLAN

1. General. The Company shall follow this energy compliance plan to identify potential energy-use reduction opportunities, consider opportunities for renewable energy generation, strategize to reduce electric demand, and engage with energy efficiency programs offered pursuant to M.G.L. c. 25 § 21.

2. Energy Consumption Monitoring. The Company shall identify potential energy-use reduction opportunities, like natural lighting and energy-efficient measures, and plan for their implementation through energy consumption monitoring. The Company shall review the proposed energy consumption of its project and adjust operations based on energy-usage data collected. The facility upgrades, renovations, and future expansions shall be analyzed for energy saving opportunities. All energy saving opportunities shall be analyzed when equipment fails and needs to be replaced.

3. Renewable Energy Generation. The Company shall consider all opportunities for renewable energy generation and include such energy generators into its building and site plan. The Company seeks to use energy generators including electric vehicles, solar panels, wind turbines, and renewable thermal to reduce and stabilize its energy costs.

The Company will evaluate and make energy supply decisions based on the needs of the operation as it progresses and make decisions to promote renewable options when possible. Renewable and alternative energy opportunities will be implemented when facilities are selected, upgraded, improved, or expanded.

The Company will consider all available incentives and bill savings including programs which can help offset costs of renewable and alternative energy installation, such as:

- Massachusetts Department of Energy Resources' Solar Massachusetts Renewable Target (SMART) (<http://masmartsolar.com/>);
- Renewable Portfolio Standard (<https://www.mass.gov/guides/rps-class-i-and-class-ii-statement-of-qualification-application>); and
- Alternative Portfolio Standard (<https://www.mass.gov/guides/aps-renewable-thermal-statement-of-qualification-application>; <https://www.mass.gov/guides/apply-to-the-aps-chp-flywheel-storage-and-fuel-cells>).

4. Reducing electric demand. The Company shall implement strategies to reduce its electric demand. Energy demand will be monitored monthly, and adjustments made based on the data. The Company will reduce electric demand with lighting schedules, active load management, energy storage, and electric vehicles.

5. Mass Save. The Company shall engage with all Mass Save programs for energy

efficiency offered under M.G.L. c. 25, § 21. The Company shall seek energy efficiency and demand reduction measures through lighting, heating ventilation and air conditioning, vehicle selection, and other equipment. The Company shall regularly reach out to Mass Save vendors to learn of new financial incentives, opportunities, rebates, and other audit reports are available.

6. Transport and Delivery Specific. The Company shall use electric vehicles and alternative fuels such as biodiesel and natural gas to reduce carbon emissions and increase our energy security. Our intent is to have a fleet comprised entirely of electric or hybrid technologies, and we will regularly evaluate alternative fuel vehicle options. Energy and water conservation strategies shall be employed at the physical facility for transportation and delivery (e.g. garage, dispatch) should also be included. We seek to install an outdoor shelter for our fleet parking with solar panels on the shelter roof.

SUITE 420 WELLNESS

PERSONNEL AND EMPLOYEE STAFFING SUMMARY

1. General: Suite 420 Wellness, a Massachusetts cannabis company sows the seeds of innovation by focusing on the local community and consumers to promote positive growth in our local economy while ensuring consistent access to safe premium marijuana. Suite 420 Wellness is committed to quality, responsibility, and sustainability. Our three primary ideals permeate our employee staffing plan and add a unique dimension to our ability to grow as a company. Suite 420 Wellness's values are built upon a foundation of social responsibility to our clients and local communities. Our commitment is demonstrated by our plan to operate locally, hire employees from our local communities with diverse backgrounds, without regard for race, disability, gender, or status, and manage our employees with respect and due care in accordance with all laws.

2. Quality, Responsibility, and Sustainability: Suite 420 Wellness's fundamental commitment to our clients and community begins with the creation of a pure and safe product. Our employees will be trained in our policies and procedures to ensure that our quality is never compromised; so that we may fulfill our obligations to the public and greater community at large. Our future employees will be provided with at least one week of in-house training with a mentor specific to their job description. Our employees will be required to meet all training specifications as created by the Cannabis Control Commission and as set forth by Suite 420 Wellness in its Employee Continuing Training Program, audit and monitoring of employee performances.

3. Qualifications: Suite 420 Wellness's hiring practices are focused on obtaining and maintaining a skilled and diverse workforce. Our policies include seeking to hire over 50% of our employees from the local community and other areas which were disproportionately impacted by the prior criminalization of cannabis, veteran incentive hiring, affirmative action, equal employment opportunity, as well as a zero-tolerance policy for violence, discrimination, sexual harassment, and stalking; a drug-free workplace, and compliance with the Americans with Disabilities Act and Family Medical Leave Act. Suite 420 Wellness intends to create an inclusive work environment welcoming and respectful of all people based on merit regardless of race, creed, color, national origin, disability, gender, age, sexuality, and orientation. Our diversity will make our company stronger and improve our ability to empower our community.

4. Employment Positions: Suite 420 Wellness will have the following positions:

I. Security: Security will ensure that all of our products are safe from seed to consumer, including the consumer's egress from our premises. The security division will include building security, internal and external loss prevention investigations, and security for our products, employees, clients, and patients. Our focus will be on ensuring safe access to our products as well as ensuring that no product is diverted to unintended individuals and/or for illegal uses. Security will be the first line of defense to stop the diversion of marijuana to individuals younger than 21 years of age through their verification of an individual's identification prior to that individual's admission and entry into a secured area for the retail purchase of secured products

II. Cannabis Consultant: A cannabis consultant provides retail assistance to customers to ensure the informed purchase of marijuana or marijuana products to fit the unique needs of the client. The cannabis consultant will be focused on providing information and advising clients so they obtain the safest and best experience through our various products and methods of consumption.

III. Cultivator: A cultivator harnesses our technology, equipment and nature to create and process only the highest quality marijuana flowers.

IV. Manufacturer: A manufacturer transforms the marijuana flower into various marijuana products including concentrates, edible infusions, oils, creams and topical ointments.

V. Manager: A manager oversees the various operations of the establishment and employees. This position designed to assist in promoting our company in the cannabis industry through operational management, research, community outreach, and regulatory compliance to ensure the company is always evolving to meet the needs of our community in a responsible manner.

VI. Executives: The executive of the company is Geneise Israel. The executive shall operate and manage the company while fulfilling numerous positions within the company. Sean Coleman, Esq. and Nicholas A. Gomes, Esq. shall act as the company's compliance officers.

5. Alcohol, smoke, and drug-free workplace: Suite 420 Wellness shall not allow alcohol, smoking or drug use on its property. Such unauthorized use by an employee shall make that employee subject to the termination of their employment.

6. Records: Employee records shall be kept orderly, maintained in a secure location, and managed in accordance with Suite 420 Wellness's record policy.

7. Termination: Any employee who either violates their employee contract or a provision of Suite 420 Wellness's policies and procedures shall be subject to immediate suspension if it is determined that their actions, or continued employment, will be detrimental to the company or the public good. Actions justifying immediate termination and due notice to the Cannabis Control Commission include:

- I. Diverting marijuana or marijuana products;
 - II. Engaging in unsafe practices with regard to operation of the company; and
 - III. Any conviction or guilty plea, plea of *nolo contendere*, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of another state, the United States or a foreign jurisdiction, or a military, territorial, or Native American tribal authority.
8. Cash: Employees shall use due care and reason to ensure the safe handling of cash at the establishment. Sales will be limited to small quantities of products to prevent an influx of cash in an unsafe manner. Cash will be maintained in three locations during the hours of operation: a cash register, a cash drawer drop with vault access, and a central vault. The cash register will

start with \$200.00 at the opening of each shift and be limited to \$1,200.00 at any given time. Transfers of \$1,000.00 at a time will be made from the register to the cash drawer drop.

Transfers from the cash drawer drop to the central vault will be done on a regular basis as needed. All funds shall be transferred from the establishment to a financial institution on a regular secure basis as needed. The transfers for the cash drawer drop and to a financial institution will be done on a random schedule by a trained security team to prevent diversion and theft. Random, unmarked, and secure vehicles as well as potential escort from Boston Police Department will be utilized to prevent detection.

9. Training: Employees will undergo quarterly industry trainings that are required of a registered agent.

SUITE 420 WELLNESS

QUALIFICATIONS AND INTENDED TRAININGS FOR AGENTS

1. Positions for Employment:

Chief Executive Officer – Geneise Israel

Qualifications: Responsible for providing business direction as well as creating, communicating, and effectuating the organization's vision and mission – i.e., leading the development and implementation of the overall organizational strategy, fixing prices, signing business deals, recruitment, payment of salaries, signing checks and documents on behalf of the company, and evaluating the success of the organization.

Chief Commercial Officer – ?

Qualifications: Responsible for processing orders as well as ordering, selling, and controlling all inventory, meeting other licensed facilities representatives and coordinates with third-party providers (vendors), controlling the sales floor inventory, supervising the entire sales staff and workforce, and handling any other duty as assigned by the CEO.

Chief Financial Officer – ?

Qualifications: Responsible for overseeing the financial actions of the company including, but not limited to, tracking cash flow, financial planning, analyzing the company's financial performance, and proposing courses of action.

Chief Operating Officer – ?

Qualifications: Responsible for managing the daily activities of the company including, but not limited to, recruiting, training, and managing staff.

Compliance Officers- Sean Coleman, Esq. and Nicholas A. Gomes, Esq.

Qualifications: The compliance officers will be responsible for ensuring that proper procedures are in place and followed to ensure compliance with all applicable laws and regulations. They will be responsible for thoroughly understanding compliance laws and regulations, as well as providing adequate communication to managers and employees about such laws and regulations.

Information Technologist - ?

Qualifications: Responsible for managing the organization's website, handling the e-commerce aspect of the business, installing and maintaining computer software and hardware for the organization, as well as managing logistics and supply chain software, Web servers, e-commerce software and POS (point of sale) systems,

managing the organization's CCTV, and handling any other technological and IT related duties.

COVID-19 Manager

Qualifications: Responsible for cleaning the store facility at all times, ensuring that high sanitation standards are met in the facility, with proper hand sanitization stations cleaning both the interior and exterior of the property, including high contact areas such as handles, and completing any other duty as assigned by the CEO.

2. Agent Training:

All employees and agents of Suite 420 Wellness must perform training prior to performing job functions. Training shall be tailored to the roles and responsibilities of the job function the employee/agent is expected to perform. In addition to specific job function training, all employees/agents shall be required to take a Responsible Vendor Program under 935 CMR 500.105(2)(b). All employee/agents shall be required to receive at least eight hours of on-going training each year.

3. Responsible Vendor Training Program:

Upon licensure or renewal of licensure, as applicable, all current owners, managers, and employees of Suite 420 Wellness that are involved in the handling and sale of marijuana shall attend and successfully complete a responsible vendor program and maintain Suite 420 Wellness's status as a "responsible vendor." Suite 420 Wellness shall select a Commission approved Responsible Vendor Training Program for its Responsible Vendor Training. All owners, managers, and employees involved in the handling and sale of marijuana shall successfully complete the responsible vendor program once a year thereafter. All new employees involved in the handling and sale of marijuana shall be required to successfully complete a responsible vendor program within ninety days of hire. Suite 420 Wellness shall offer the responsible vendor program to administrative employees to take on a voluntary basis. All records of responsible vendor training program compliance, including test results, shall be kept for four years and be made available for inspection by the Cannabis Control Commission and any other applicable licensing authority upon request during normal business hours.

SUITE 420 WELLNESS

QUALITY CONTROL AND TESTING PROCEDURES

- 1) General: No cannabis product, including cannabis itself, will be sold or otherwise marketed for adult use by Suite 420 Wellness, that is not capable of being tested by Independent Testing Laboratories, except as allowed under 935 CMR 500.000. Testing of marijuana products shall be performed by an Independent Testing Laboratory in compliance with the *Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-infused Products*, as amended in November, 2016, published by the DPH. Testing of environmental media (e.g., soils, solid growing media, and water) shall be performed in compliance with the *Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries* published by the DPH.
- 2) Adverse Laboratory Results: Suite 420 Wellness shall immediately respond to laboratory results that indicate contaminant levels above acceptable limits established in the DPH protocols identified in 935 CMR 500.160(1), including the notification of the Cannabis Control Commission within 72 hours of any laboratory testing results indicating that the contamination cannot be remediated and disposing of the production batch. The notification must be from both Suite 420 Wellness and the Independent Testing Laboratory, separately and directly. Suite 420 Wellness notification must describe a proposed plan of action for both the destruction of the contaminated product and the assessment of the source of contamination. Records of such testing shall be maintained for one year. All transportation of cannabis to and from Independent Testing Laboratories providing cannabis testing services shall comply with 935 CMR 500.105(13). All storage of cannabis at a laboratory providing cannabis testing services shall comply with 935 CMR 500.105(11). All excess cannabis must be disposed in compliance with 935 CMR 500.105(12), either by the Independent Testing Laboratory returning excess cannabis to the source Marijuana Establishment for disposal or by the Independent Testing Laboratory disposing of it directly. No cannabis product shall be sold or otherwise marketed for adult use that has not first been tested by an Independent Testing Laboratory and deemed to comply with the standards required under 935 CMR 500.160.
- 3) Ensuring that only the leaves and flowers of the female marijuana plant are processed in a safe and sanitary manner as prescribed below:
 - Well cured and generally free of seeds and stems;
 - Free of dirt, sand, debris, and other foreign matter;
 - Free of contamination by mold, rot, other fungus, and bacterial diseases;
 - Prepared and handled on food-grade stainless steel tables; and,
 - Packaged in a secure area. 935 CMR 500.105(3) (required for cultivators, product manufacturers, microbusiness, and craft marijuana cooperatives).

- 4) All agents whose job includes contact with marijuana are subject to the requirements for food handlers specified in 105 CMR 300.000.
- 5) Any agent working in direct contact with marijuana shall conform to sanitary practices while on duty, including:
 - Maintaining adequate personal cleanliness; and,
 - Washing hands appropriately. *935 CMR 500.105(3).*
- 6) Hand-washing facilities shall be located in production areas and where good sanitary practices require employees to wash and sanitize their hands. *935 CMR 500.105(3).*
- 7) There shall be sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations. *935 CMR 500.105(3).*
- 8) Litter and waste shall be properly removed so as to minimize the development of odor and the potential for the waste attracting and harboring pests. *935 CMR 500.105(12). 935 CMR 500.105(3).*
- 9) Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately kept clean and in good repair. *935 CMR 500.105(3).*
- 10) All contact surfaces, shall be maintained, cleaned, and sanitized as frequently as necessary to protect against contamination. *935 CMR 500.105(3).*
- 11) All toxic items shall be identified, held, and stored in a manner that protects against the contamination of marijuana. *935 CMR 500.105(3).*
- 12) Water supply shall be sufficient for necessary operations. *935 CMR 500.105(3).*
- 13) Plumbing shall be of adequate size and design and maintained to carry sufficient quantities of water to required locations throughout the establishment. *935 CMR 500.105(3).*
- 14) The establishment shall provide its employees with adequate, readily accessible toilet facilities. *935 CMR 500.105(3).*
- 15) Storage, delivery, and transportation of finished products shall be under conditions that will protect them against physical, chemical, and microbial contamination. *935 CMR 500.105(3).*

SUITE 420 WELLNESS

RECORD KEEPING

1. **General**: Suite 420 Wellness shall maintain an office for the purpose of keeping its business records for inspection by the Cannabis Control Commission (“CCC”) upon request.
2. **Maintenance**: The records of the Marijuana Establishment shall be maintained in a secure location within the facility and in accordance with generally accepted accounting principles.
3. **Confidentiality**: All records shall be kept in a locked area within a secured location within the facility not accessible to the public nor easily accessible to an unauthorized individual. Access to confidential records shall be limited to only those reasonably necessary for the operation of the business.
4. **Closure**: Upon Suite 420 Wellness’s closure, all records will be kept for at least two years at Suite 420 Wellness’s own expense in a form and location acceptable to the CCC.
5. **Required Records**: All records shall be kept as required by 935 CMR 500.000, including, but not limited to:
 - (a) Written operating procedures as required by 935 CMR 500.105(1);
 - (b) Inventory records as required by 935 CMR 500.105(8);
 - (c) Seed-to-sale tracking records for all marijuana products as required by 935 CMR 500.105(8)(e);
 - (d) A staffing plan that will demonstrate accessible business hours and safe cultivation conditions;
 - (e) Personnel policies and procedures;
 - (f) Waste disposal records as required under 935 CMR 500.105(12);
 - (g) Business records, which shall 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, stipend paid to each board member, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a Marijuana Establishment, including members of the nonprofit corporation, if any.
 - (h) The following personnel records:
 1. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
 2. A personnel record for each marijuana establishment agent. Such records shall be maintained for at least 12 months after termination of the individual’s affiliation with

the Marijuana Establishment and shall include, at a minimum, the following:

- a. all materials submitted to the Commission pursuant to 935 CMR 500.030(2);
 - b. documentation of verification of references;
 - c. the job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision;
 - d. documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
 - e. documentation of periodic performance evaluations;
 - f. a record of any disciplinary action taken; and,
 - g. notice of completed responsible vendor and eight-hour related duty training.
3. All background check reports obtained in accordance with 935 CMR 500.030.