

LDE HOLDINGS, LLC

MPN281436

BACKGROUND & APPLICATION OF INTENT REVIEW

1. Name and address of the proposed Marijuana Establishment:

LDE Holdings, LLC
6 Thatcher Lane, Wareham, MA 02571

2. Type of license sought (if cultivation, its tier level and outside/inside operation) and information regarding the application submission:

Product Manufacturer

The application was reopened more than four (4) times for additional information.

3. The applicant is a licensee or applicant for other Marijuana Establishment and/or Medical Marijuana Treatment Center license(s):

| Type | Status | Location |
|-------------------------------|---------------------|----------|
| Cultivation – Tier 2 / Indoor | Provisional License | Wareham |
| Retail | Provisional License | Wareham |

4. List of all required individuals and their business roles in the Marijuana Establishment:

| Individual | Role |
|-----------------|-----------------|
| Jesse Pitts | Owner / Partner |
| Carl Giannone | Owner / Partner |
| Billie Giannone | Owner / Partner |
| Lei Feng | Owner / Partner |

5. List of all required entities and their roles in the Marijuana Establishment:

| Entity | Role |
|-----------------|----------|
| Toria Group LLC | Investor |

6. Applicant's priority status:

Provisional License Executive Summary 1



General Applicant

- 7. The applicant and municipality executed a Host Community Agreement on June 21, 2018.
- 8. The applicant conducted a community outreach meeting on April 26, 2018 and provided documentation demonstrating compliance with Commission regulations.
- 9. The Commission received a municipal response from the municipality November 4, 2019 stating the applicant was in compliance with all local ordinances and bylaws.
- 10. The applicant proposed the following goals for its Positive Impact Plan:

| # | Goal |
|---|---|
| 1 | Hire 25% of individuals who reside in an area of disproportionate impact. |
| 2 | Donate \$500 to six (6) local charities. |
| 3 | Host two career fairs (one each in Wareham and New Bedford). |
| 4 | Host two career seminars (one each in Wareham and New Bedford). |

SUITABILITY REVIEW

- 11. There were disclosures of any past civil or criminal actions, occupational license issues, or marijuana-related business interests in other jurisdictions. These disclosures did not raise suitability issues.
- 12. There were no concerns arising from background checks on the individuals or entities associated with the application.

MANAGEMENT AND OPERATIONS REVIEW

- 13. The applicant states that it can be operational within eight (8) months of receiving the provisional license.
- 14. The applicant’s proposed hours of operation are the following:

Monday – Sunday: 6:00 a.m. – 10:00 p.m.
- 15. The applicant submitted all applicable and required summaries of plans, policies, and procedures for the operation of the proposed establishment. The summaries were determined to be substantially compliant with the Commission’s regulations.
- 16. The applicant proposed the following goals for its Diversity Plan:

| # | Goal |
|---|------|
|---|------|



| | |
|---|---|
| 1 | Employ a workforce that is at least 40% composed of minorities, women, veterans, people with disabilities and LGBTQIA+ individuals. |
| 2 | Host two career fairs (one each in Wareham and New Bedford). |
| 3 | Perform at least one staff survey to solicit feedback from employees for increasing diversity and inclusion within the company. |
| 4 | Confirm that all managers have completed CTG's "Diversity & Sensitivity in the Workplace for Supervisors" module. |

17. Summary of cultivation plan (if applicable):

Not Applicable.

18. Summary of products to be produced and/or sold (if applicable):

| # | Product |
|----|--|
| 1 | Concentrates |
| 2 | Oils |
| 3 | Shatter |
| 4 | Waxes |
| 5 | Live Resin |
| 6 | Terpene Profiles |
| 7 | High Terpene Full Spectrum Extract |
| 8 | High Cannabinoid Full Spectrum Extract |
| 9 | Distillate |
| 10 | Isolates |
| 11 | Vapor Cartridges |
| 12 | Tinctures |
| 13 | Capsules |
| 14 | Cooking Oils |
| 15 | Topical Salves |

19. Plan for obtaining marijuana or marijuana products (if applicable):

Not applicable.

RECOMMENDATION

Commission staff recommend provisional licensure with the following conditions:

1. Final license is subject to inspection to ascertain compliance with Commission regulations;
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws;
3. The applicant shall cooperate with and provide information to Commission staff; and



4. Provisional licensure is subject to the payment of the appropriate license fee.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.

