



Massachusetts Cannabis Control Commission

Marijuana Retailer

General Information:

License Number: MR284576
Original Issued Date: 07/19/2022
Issued Date: 07/19/2022
Expiration Date: 07/19/2023

ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Pure Oasis LLC

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

Business Address 1: 85 Devonshire Street

Business Address 2:

Business City: Boston

Business State: MA

Business Zip Code: 02210

Mailing Address 1: 398 Columbus Ave, Suite 148

Mailing Address 2: Suite 148

Mailing City: Boston

Mailing State: MA

Mailing Zip Code: 02116

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PRIORITY APPLICANT

Priority Applicant: yes

Priority Applicant Type: Economic Empowerment Priority

Economic Empowerment Applicant Certification Number: EE201868

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: 60

Percentage Of Control:

60

Role: Owner / Partner

Other Role:

First Name: Kobie	Last Name: Evans	Suffix:
Gender: Male	User Defined Gender:	
What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)		
Specify Race or Ethnicity:		
Person with Direct or Indirect Authority 2		
Percentage Of Ownership: 40	Percentage Of Control: 40	
Role: Owner / Partner	Other Role:	
First Name: Kevin	Last Name: Hart	Suffix:
Gender: Male	User Defined Gender:	
What is this person's race or ethnicity?: Black or African American (of African Descent, African American, Nigerian, Jamaican, Ethiopian, Haitian, Somali)		
Specify Race or Ethnicity:		

ENTITIES 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: Kobie	Last Name: Evans	Suffix:
Marijuana Establishment Name: Pure Oasis	Business Type: Marijuana Retailer	
Marijuana Establishment City: Boston	Marijuana Establishment State: MA	

Individual 2

First Name: Kevin	Last Name: Hart	Suffix:
Marijuana Establishment Name: Pure Oasis	Business Type: Marijuana Retailer	
Marijuana Establishment City: Boston	Marijuana Establishment State: MA	

MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 85 Devonshire Street	
Establishment Address 2:	
Establishment City: Boston	Establishment Zip Code: 02210
Approximate square footage of the establishment: 7000	How many abutters does this property have?: 200
Have all property abutters been notified of the intent to open a Marijuana Establishment at this address?: Yes	

HOST COMMUNITY INFORMATION

Date generated: 08/01/2022

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	Scanned, Pure Oasis 85 Devon HCA Certification.pdf	pdf	622a0c330d00f5077626cbfc	03/10/2022
Community Outreach Meeting Documentation	04.09.20_Form_COM_Attestation-merged.pdf	pdf	623b73650eb4740009f96604	03/23/2022
Community Outreach Meeting Documentation	Pure Oasis Outreach Documentation.pdf	pdf	624c31e5c91bef0009561f79	04/05/2022
Plan to Remain Compliant with Local Zoning	Plan to Remain Compliant with Local Zoning.pdf	pdf	625464665e562200081df31b	04/11/2022

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

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	Application Sections - Impact (1).pdf	pdf	625464805e562200081df3a1	04/11/2022

ADDITIONAL INFORMATION NOTIFICATION

Notification:

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

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

Individual Background Information 2

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

ENTITY BACKGROUND CHECK INFORMATION

No records found

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Articles of Organization	CorpSearchViewPDF.pdf	pdf	621cdb89e449f407967d8903	02/28/2022
Bylaws	Executed_OA.pdf	pdf	622f8f439ca34b074e7a1cfe	03/14/2022
Department of Revenue - Certificate of Good standing	ViewFile.pdf	pdf	62362d7a7641f907553ee17c	03/19/2022

Secretary of Commonwealth - Certificate of Good Standing	MassGoodStanding.pdf	pdf	62362d8b17ef97077a76c14e	03/19/2022
Department of Revenue - Certificate of Good standing	OpenFileDialog.pdf	pdf	62371a1594e88000098517b9	03/20/2022

No documents uploaded

Massachusetts Business Identification Number: 001320739

Doing-Business-As Name:

DBA Registration City: Not Applicable

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Business Plan	Business Plan 2022.pdf	pdf	621cdba711f5a30789d95eaf	02/28/2022
Plan for Liability Insurance	Insurance.pdf	pdf	621cdbb14dd71307b79cb179	02/28/2022
Proposed Timeline	Application Sections - Time Line.pdf	pdf	62371b082ff0a70007d330e9	03/20/2022

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Qualifications and training	Application Sections - Qualifications and training.pdf	pdf	621cdc0c09efaa0768b8d1f4	02/28/2022
Maintaining of financial records	Application Sections -Maintaining of financial records.pdf	pdf	621cdc2b2882b60773c1a429	02/28/2022
Record Keeping procedures	Application Sections - Record Keeping.pdf	pdf	621cdc364dd71307b79cb17f	02/28/2022
Personnel policies including background checks	Application Sections - Personnel policies.pdf	pdf	621cdc490d00f5077626912c	02/28/2022
Dispensing procedures	Application Sections - Dispensing Procedures.pdf	pdf	621cdc590d00f50776269130	02/28/2022
Quality control and testing	Application Sections - Quality Control and Testing.pdf	pdf	621cdc69e449f407967d8913	02/28/2022
Inventory procedures	Application Sections -Inventory.pdf	pdf	621cdc8811f5a30789d95ec4	02/28/2022
Storage of marijuana	Application Sections - Storage.pdf	pdf	621cdca06670b20768e7a617	02/28/2022
Prevention of diversion	Application Sections - Prevention of Diversion.pdf	pdf	621cdcb40034de07b0945158	02/28/2022
Restricting Access to age 21 and older	Application Sections - 21 or Older.pdf	pdf	621cdcd47641f907553e7291	02/28/2022
Plan for obtaining marijuana or marijuana products	Procurement.pdf	pdf	621cdced9ca34b074e79cce1	02/28/2022
Transportation of marijuana	Application Sections - Transportation.pdf	pdf	62371d1f2ff0a70007d3314a	03/20/2022
Energy Compliance Plan	Application Sections - Energy.pdf	pdf	62371f4d94e8800009851879	03/20/2022
Security plan	Application Sections - Security.pdf	pdf	6237207094e88000098518b9	03/20/2022
Diversity plan	Application Sections - Diversity2.pdf	pdf	6272bf534d83ec000a412c5b	05/04/2022

MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

ATTESTATIONS

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

Commission.: I Agree

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

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

I Agree

Notification:

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

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

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

ADDITIONAL INFORMATION NOTIFICATION

Notification:

COMPLIANCE WITH POSITIVE IMPACT PLAN

No records found

COMPLIANCE WITH DIVERSITY PLAN

No records found

HOURS OF OPERATION

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

Host Community Agreement Certification Form

Instructions

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

Certification

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

1. Name of applicant:

Pure Oasis, Kobie Evans

2. Name of applicant’s authorized representative:

Alexis Tkachuk, Esq.

3. Signature of applicant’s authorized representative:

Alexis Tkachuk

4. Name of municipality:

City of Boston

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

Jasmin Winn, Manager of the Boston Cannabis Board



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

Jasmin Winn

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

Jasmin.winn@boston.gov

8. Host community agreement execution date:

1/25/22



Community Outreach Meeting Attestation Form

Instructions

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

Attestation

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

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



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

a. Date of publication:

b. Name of publication:

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

a. Date notice filed:

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

a. Date notice(s) mailed:

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

Name of applicant's authorized representative:

Signature of applicant's authorized representative:



ATTACHMENT A

CLASSIFIED

classifiedads@bostonherald.com
(617) 423-4545

Monday - Friday
8:00 A.M. - 5:00 P.M.

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trucks wanted
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508-577-0073

CARS WANTED

**WANTED
'JUNK CARS'**

Junk Cars
Wanted
Between \$100
and \$5000 and
up. Extra for
Honda,
Toyota, and
Nissan
781-462-8282

CARS WANTED

Junk Cars Wanted
We pay Top Dollar
Cash on the spot
508-685-0389

We pay cash
for Junk Cars
No keys, no tires,
no problem. Call
(617)676-7009

PROFESSIONAL

Kaleidoscope Capital LP,
Boston, MA. Quantitative
Research Analyst. As a
member of the investment
team, ensure investment
data feeds and onboard
new data sets from various
asset classes and time
frames (intra-day,
daily, monthly). Qualified
applicants please submit
resume to david.berry@
kidscape.com. Ref. Job
Number 10.

Changing Careers? Start
here! Check out additional
employment listings at
bostonherald/classified/
jobfind.com
in partnership with monster.
To reach the Boston Herald
Classified Advertising
Department, call
617-423-4545.

PROFESSIONAL

Lead DevOp Engineer. FT
in Framingham, MA. Build
and maintain an automat-
ed, reliable, predictable,
and transparent software
delivery pipeline. You will
own the production envi-
ronment and delivery of
all Definitive Healthcare
products. Work directly
with agile Application De-
velopment teams to pro-
vide daily support aligned
with a model of Continu-
ous Delivery. Bachelor in
Electronic or Computer
Engineering and five years
progressive experience
in Software Development
AND/OR Build and Release
in Java, .NET environment
required. Mail CV to HR,
Definitive Healthcare, LLC,
550 Cochituate Rd., Fram-
ingham, MA 01701. No
phone calls please.

SELL YOUR STUFF
Got stuff to sell? Let
us help! Rub your
merchandise for sale or
pet ad in the Boston Herald
Marketplace for as low
as \$42 for 14 days. Call
617-423-4545 to place an
ad today.

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rental ad in the Boston
Herald, starting at just
\$44 for 10 days including
a listing on bostonherald/
homefind.com.

PROFESSIONAL

Scientific Editor sought
by Elsevier Inc in Cam-
bridge, MA to evaluate
scientific research in
topic areas relevant to the
journal, Min of Masters or
equiv in Organic Chem-
istry or rlted + 1 yr exp
in job offered or post-
doctoral organic chem
research exp reqd. FE re-
ports to Elsevier office in
Cambridge, MA but may
telecommute from any
location within US. Mail
resume to Toiya Hayward,
1100 Alderman Dr., Al-
pharetta, GA 30005

Senior Software Developer,
Boston, MA: Technical/
Software Development;
software design & devel-
opment tasks; developing
code & reviewing code
that less experienced de-
velopers have produced.
Req. B.S. Comp. Sci. Req. 4
yrs. Exp. as a Ruby on Rails
developer, incl. exp. in: (1)
Design, develop, & maint.
of software syst. using
Ruby on Rails, AngularJS
frameworks, & other rel-
evant libraries; (2) Mgmt.
of MySQL databases that
support the data layer of
the systems; (3) Respon-
sible for software delivery cycle
for application features,
drafting solutions to re-
quested features & pre-
sented tradeoffs to the
stakeholders; & building
the features; (4) Deploy-
ment of software to dif-
ferent servers; & environ-
& (5) Mgmt. of tech. debt
& promotion of code im-
provements. Req. dem-
onstrated prof. building &
maintaining complex sys-
tems using the following
software & technologies:
Ruby; Ruby on Rails; SQL;
Linux; OS X; AngularJS;
Javascript; MySQL; Redis;
; JQuery; OAuth; ; spec;
caybara; phantomJS;
CircleCI; ham; cancan; webmock; Capistrano; CoffeeScript; Devise Subdo-
main SSO; Resque-mailer;
Resque-scheduler; Simple-
Form; Her ORM; PaperTrail;
JWT Token. Annkissam,
LLC, 38 Chauncy Street,
10th Floor, Boston, MA
02111. To apply, send letter
of application & resume via
email to hr@hhaexchange.com.

USR Parent, Inc. - Fram-
ingham, MA. Sr. Analyst
Financial II. Analyze Actual
Sales & Margin vs Forecast
& budget for 90+ depart-
ments across 1100 stores
& share info w/ US Retail
team. Send resume to:
StaplesTalentAcquisition@
staples.com
Ref. 202197702536PG

Wayland Public Schools
seeks F/T Mandarin Chi-
nese Teacher & Chinese
Exchange Coordinator to
train high school students
in the vocabulary, gram-
mar, reading and writing
of the Mandarin Chinese
language; arrange, oversee
& deliver all aspects of
the Chinese Exchange Pro-
gram; and other related du-
ties. Reqs. incl. MS Teach-
ing (Secondary Ed) + MA
teaching license, fluency
(reading and writing) in
Mandarin Chinese and re-
lated experience. Reply to:
P. Graham, Wayland Public
Schools, 41 Cochituate
Road, Wayland, MA 01778.

TraceLink, Inc. seeks a
Product Manager, UX Data
Products in N. Reading, MA
to create an informa-
tion driven user naviga-
tion experience & build
analytical data products.
Reqs: MS (or equiv.) in C.S.,
Bus./Data Analytics, or rel
field +3 yrs exp. perform-
ing product management
involving visualization of
data for relevant web/
mobile apps. Requires int'l/
domestic travel. May tele-
commute. No visa spon-
sorship available. Send
resume to: achichoine@
tracelink.com.

Very busy shop, minimum
5 years experience, start
immediately. Great Pay.
617-825-1545

TECHNICAL

Senior Software Engineer -
Backend Platforms, Med-
ford, MA: Work with a team
to build client facing Open
API to provide roadside
assistance to everything
from connected vehicles
to insurance apps. Help de-
velop the models, business
logic, and GraphQL API layer
to provide a highly avail-
able and scalable platform
to run the company's road-
side assistance market-
place [Hardware/Software
telephonic services]. Re-
sumes to code Keri Pajer,
Job Code SE-BP, Agero Ad-
ministrative Service Corp.,
400 River's Edge Dr., Med-
ford, MA 02155.

GENERAL

Alnylam US, Inc. in Cam-
bridge, MA seeks Scientist,
Stability, Analytical Devel-
opment to design stability
studies. Reqs: MS+2 or
BS+5 yrs exp. To apply
mail resume to Attn: Rita
Couto, 300 Third Street,
Cambridge, MA 02142;
Ref. Job Title & Job Code:
000046.

Data Architect for Bright
Horizons in Newton, MA
to deliver data architecture
design & solutions for criti-
cal projects. Reqs: B.S. (or
for, equiv.) in IT, CS, Eng.,
or related field, +5 yrs exp.
in a data management role.
Exp. must incl. 5 yrs exp.
designing & building ETL
solutions using the follow-
ing: SQL, SSIS, Informatica,
Data Stage & Data Migrator.
Apply online at:
https://www.brighthorizons.com/
careers.

Paving company seeking:
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Call 781-643-9766

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end Agile release process.
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in C.S., C.E., or related field,
+3 yrs software develop-
ment exp. Exp. must incl. 3
yrs Agile exp. & managing
various release activities.
Apply online at: https://
www.brighthorizons.com/
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Product Manager, UX Data
Products in N. Reading, MA
to create an informa-
tion driven user naviga-
tion experience & build
analytical data products.
Reqs: MS (or equiv.) in C.S.,
Bus./Data Analytics, or rel
field +3 yrs exp. perform-
ing product management
involving visualization of
data for relevant web/
mobile apps. Requires int'l/
domestic travel. May tele-
commute. No visa spon-
sorship available. Send
resume to: achichoine@
tracelink.com.

Very busy shop, minimum
5 years experience, start
immediately. Great Pay.
617-825-1545

APT RENTALS

DORCHESTER 2BR, LR,
DR New Paint/Floors. No
smoking. Section 8 OK,
\$2000 617-838-8385

Dorchester Spacious 3
bdrm 2nd fl apt, large
eat-in kitchen, \$2000. 617-
642-6860 781-632-2706

DORCHESTER Adams St.-
4bdrm, No pets, near T,
SEC 8 OK, 857-891-3654

Room for Rent
Walk to Harvard Sq. All
utilities included. Shared
closet and bath
\$600
617-818-5056

APT RENTALS

Roxbury/Dorchester 3-5
bdms \$2500-\$3000
water+utilities not incl
avail Oct 15 617-997-9883

ROOMS FOR RENT

Sober Housing.
\$100 per week. \$200
to move in. 3 prepared
meals per day.
w/ negative covid test
Large rooms.
Single rooms
available.
Includes meals, wifi,
and cable. Free gym
access.
On site meetings.
Woburn and Billerica
Winthrop by the
ocean
Assistant managers
and cooks wanted
617-645-7062

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LEGAL NOTICES

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

Application Name: Pure Oasis
Application Address: 85 Devonshire Street,
Boston MA 02109
License Type: Retail Recreational Cannabis
Dispensary

**Join virtually at the WebEx Event link be-
low - this is NOT an in person meeting:**

Proposal: this is an application by Alexis
Tkachuk as Pure Oasis for a Recreational
Cannabis Establishment to be operated at
the address of 83-89 DEVONSHIRE ST BOS-
TON MA 02108 - the scheduled date for the
meeting will be on October 20th, 2021 at
6:00 PM via the Webex Meeting Forum.

Date: Wednesday, October 20th, 2021
Time: 6:00PM
Event Link: https://bit.ly/3mbHRQ3
Event password: Devonshire
Dial-in Number: +1-408-418-9388
Access Code: 2335 152 0909

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:**
John Romano,
North End, Waterfront, West End Liaison,
Mayor's Office of Neighborhood Services,
(617) 635-4987 | john.romano@boston.gov

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

Oct 6

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LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE

Notice is hereby given that the Mayor's Of-
fice of Consumer Affairs and Licensing has
received the following application:

**To maintain and operate non-live enter-
tainment consisting of audio devices and
speakers on the outdoor patio until 2:00
a.m.**

At: 50 Lovejoy Wharf, Boston, MA 02114
Known as: **Alcove**
The applicant is: **South of Hixbridge, LLC**
Manager of record is: **Thomas Schlesinger-
Guidelli**

A public hearing on this application will be
held via virtual conference on Zoom, on
Thursday, November 4, 2021, at 2:00 p.m.

Zoom:https://us02web.zoom.us/j/820756
193867pwd=Ogt0TzZ0SjRWRmIGd1TjY2TB
acW9xdz09 **Meeting ID:** 820 7561 9386 •
Passcode: 123456 • **Dial In Phone Number:**
(646) 876- 9923

Anyone wishing to speak on this matter is
invited to attend the hearing. Interpretation
Services in Spanish, Mandarin, Cantonese,
Vietnamese, Haitian Creole, Cape Verdean
Creole and American Sign Language may
be available upon request if the request is
made two weeks prior to the public hearing.
Call 617-635-4165 to request an interpreter.
Written comments may be made prior to the
hearing by writing to:

Kathleen Joyce, Esq., Executive Director
Mayor's Office of Consumer Affairs and
Licensing
Room 809, Boston City Hall, Boston, MA
02201
Telephone (617) 635-4165 |
Email MOCAL@boston.gov

Oct 6

LEGAL NOTICES

NOTICE OF PUBLIC MEETING

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

Application Name: Pure Oasis
Application Address: 85 Devonshire Street,
Boston MA 02109
License Type: Retail Recreational Cannabis
Dispensary

**Join virtually at the WebEx Event link be-
low - this is NOT an in person meeting:**

Proposal: this is an application by Alexis
Tkachuk as Pure Oasis for a Recreational
Cannabis Establishment to be operated at
the address of 83-89 DEVONSHIRE ST BOS-
TON MA 02108 - the scheduled date for the
meeting will be on October 20th, 2021 at
6:00 PM via the Webex Meeting Forum.

Date: Wednesday, October 20th, 2021
Time: 6:00PM
Event Link: https://bit.ly/3mbHRQ3
Event password: Devonshire
Dial-in Number: +1-408-418-9388
Access Code: 2335 152 0909

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:**
John Romano,
North End, Waterfront, West End Liaison,
Mayor's Office of Neighborhood Services,
(617) 635-4987 | john.romano@boston.gov

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

Oct 6

MARKETPLACE

MUSICAL INSTRUMENTS

Top \$\$ Paid

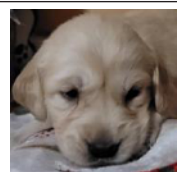
We Buy ALL Musical In-
struments - Guitars, Saxes,
etc. We travel & Pick-Up.
Cash on the spot!

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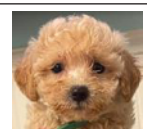
PETS

German Shepherd Pups
AKC M/F 1st shots, Hip &
Health Guaranteed Ready
Now \$1300
(978)249-3724

Golden Doodle Puppies, 1st
shot, health guaranteed,
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Golden Retriever pups,
raised with kids and cats,
vet chk, \$2000, delivery
available 207-327-2166



Maltipoo 2 female pups -
vet checked, Health cer-
tificate, health guarantee,
\$1600
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\$1600 603-498-6221

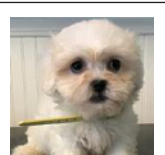
Check out
bostonherald.com for
the latest breaking news,
columnists, blogs and more!
To reach the Boston Herald
Classified Advertising
Department, call
617-423-4545.

PETS



Puggle Puppies, Vet check,
Family Raised, Health guar-
antee, \$750-\$900 http://
www.puppiesR4sale.com
603-498-6221

standard poodle puppies
1st shot, health guaran-
teed, party colors, black &
white \$1400
508-944-3871



Teddy Bear Puppies
1M - vet checked, health
certificate, health guar-
antee, http://www.pup-
piesR4sale.com, \$1400
603-498-6221



Yorkie-poo, Vet check, Fam-
ily Raised, Health guarantee,
\$800-\$1400 http://www.
puppiesR4sale.com
603-498-6221

WANTED TO BUY

Costume Jewelry Wanted
Necklaces, Earrings,
Bracelets & Rings
Also Buying Gold & Silver
\$\$\$CASH PAID\$\$\$
617-888-5991

WANTED TO BUY

CASH FOR RECORD ALBUMS

Wanted: 33

Ips, & 45s

George

617-633-2682

**Collecting items from the
Cranberry Industry**
Early Photographs, Real
photo postcards, Box
labels, Box and Barrel
Stencils, Log Books,
Correspondence, Painting,
Letterheads, Ephemera
Call Peter (508)294-5007

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WANTED
Pre-1999 Rock, Bands,
Country, C.
HARLEY DAVIDSON
T-SHIRTS
\$\$\$CASH PAID\$\$\$
617-888-5991

GOLF BALLS WANTED
NEW OR USED Top Prices!
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HOME IMPROVEMENT

**Yard Drainage Basement
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Brilliant Basement
Waterproofing, LLC
lic#19867
860-625-5703.
www.brightbasement
waterproofing.com

PERSONAL SERVICES

Caring Companions
assisting the elderly and
disabled in their private
homes (774)-606-7078

ATTACHMENT B

NOTICE OF PUBLIC MEETING

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

Application Name: Pure Oasis

Application Address: 85 Devonshire Street, Boston MA 02018

License Type: Retail Recreational Cannabis Dispensary



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

Proposal: this is an application by Alexis Tkachuk as Pure Oasis for a Recreational Cannabis Establishment to be operated at the address of 83-89 DEVONSHIRE ST BOSTON MA 02108 - the scheduled date for the meeting will be on October 20th, 2021 at 6:00 PM via the Webex Meeting Forum.

Date: Wednesday, October 20th, 2021

Time: 6:00PM

Event Link: <https://bit.ly/3mbHRQ3>

Event password: Devonshire

Dial-in Number: +1-408-418-9388

Access Code: 2335 152 0909

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:

John Romano

North End, Waterfront, West End Liaison

Mayor's Office of Neighborhood Services

(617) 635-4987 | john.romano@boston.gov

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

ATTACHMENT C



USPS Generated

Note to Mailer: Your electronic postage statement has been submitted to the USPS *PostalOne!* system on Oct 04, 2021 01:49 PM

The labels and electronic mailing information associated to this form, **must** match the physical mailing being presented to the USPS® with this form.

Postage Statement ID: 449646666
Post Office of Permit: Boston, MA 02205-9651
Mailing Group ID: 327760530
Account Holder: MURDOCK MAILING CO
Account Number: 9000020169
Permit Holder: MURDOCK MAILING CO
Permit Type and Number: PI 59949
Mail Agent: MURDOCK MAILING CO.,INC.
Mail Owner Name: MURDOCK MAILING CO.,INC.
Mail Owner's Permit Type and Number:
CRID: 6060240
Customer Reference ID:
Mail Class and Price Eligibility: First-Class Mail
Processing Category: Letters (may include postcards)
Single Piece Weight Declared by Mailer: 0.0250 lbs, (0.40 oz)
Total Mail Pieces Declared by Mailer: 38 pcs.
Total Weight Declared by Mailer: 0.9500 lbs.
Single Piece Weight Determined by USPS: 0.0250 lbs.
Total Mail Pieces Determined by USPS: 38 pcs.
Total Weight Determined by USPS: 0.9500 lbs.
Part B Subtotal Postage: \$ 20.1400
Extra Services: \$ 142.5000
Total Postage Amount: \$ 162.64
Total Postage Due: \$ 162.64

Handling Unit:

1' MM Trays	2' MM Trays	2' EMM Trays	Flat Trays	Sacks	Pallets	Other
1						

Important: Please bring your mailing by October 11, 2021 .

Post Office Of Mailing

BMEU BOSTON
25 DORCHESTER AVE RM 4025B
BOSTON, MA 022050016

Hours

Mon, Tue, Wed, Thu, Fri	9:00 AM - 6:30 PM
Sat	9:00 AM - 1:00 PM
Sun	Closed

Note:

*This mailing may be subject to additional verification at the time of acceptance.
Please click on the link if you want to use **PW** to generate plant load documents and enter mail through eInduction

**Murdock Mailing
Company, Inc.**
65 Sprague Street Fl 2E
Boston, MA 02136
(617)361-5959
info@murdockmail.com



Estimate 4480

ADDRESS Kobie Evans	DATE 10/01/2021	TOTAL \$263.20	
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ACTIVITY	QTY	RATE	AMOUNT
Certified Letter Mailing Abutters Mailing 85 Devonshire			
Downloads file, print letter, fold insert into # 10 envelope 2 pt match	38	2.25	85.50
First Class Postage	38	0.58	22.04
Certified postage	38	3.75	142.50
Administrative fee (Postage Only) if paid by Credit Card			13.16
Payment required in advance			

This estimate is based on the specifications provided.
A final price will be determined after a sight review of
the job.

TOTAL	\$263.20
--------------	-----------------

THANK YOU.

Accepted By

Accepted Date

Pure Oasis
Host Community Information
(Community Outreach Documentation-Virtual Meeting)

1. Link to Community Meeting:

<https://www.youtube.com/watch?v=CK-Ti9jL9go&list=PL6leKQc7VCfbkfGGBFbgWC7GfGCMclXoL&index=55>

2. Number of attendees: 10

PURE OASIS
PLAN TO REMAIN COMPLIANT WITH LOCAL ZONING

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

Pure Oasis went before the Boston Zoning board on March 8th 2022 and was granted approval for its Devonshire Street location. This approval does not need to be renewed and no further actions are needed.

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

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

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

Plan to Positively Impact Areas of Disproportionate Impact

Goals

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

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

Programs

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

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

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

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

Measurements

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

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

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

Acknowledgements

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



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

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

Special Filing Instructions

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001320739

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

2a. Location of its principal office:

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

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

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

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

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

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

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

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

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

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

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

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

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

9. Additional matters:

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

THE COMMONWEALTH OF MASSACHUSETTS

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

April 02, 2018 04:25 PM

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

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

LIMITED LIABILITY COMPANY OPERATING AGREEMENT
PURE OASIS LLC

A Member-Managed Limited Liability Company

OPERATING AGREEMENT

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

SECTION 1

THE LIMITED LIABILITY COMPANY

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

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

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

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

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

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

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

SECTION 2

CAPITAL CONTRIBUTIONS

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

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

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

SECTION 3

ALLOCATION OF PROFITS AND LOSSES; DISTRIBUTIONS

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

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

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

SECTION 4

INDEMNIFICATION

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

SECTION 5

POWERS AND DUTIES OF MANAGERS

5.1 *Management of Company.*

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

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

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

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

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

SECTION 6

SALARIES, REIMBURSEMENT, AND PAYMENT OF EXPENSES

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

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

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

SECTION 7

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

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

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

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

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

SECTION 8

TRANSFER OF MEMBERSHIP INTEREST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 9

DISSOLUTION AND WINDING UP OF THE COMPANY

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

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

9.1.2 The agreement of all of the Members;

9.1.3 By operation of law; or

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

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

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

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

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

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

SECTION 10

GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

MEMBERS:


Kobie Evans

3/3/2018
Date


Kevin Hart



3/3/2018
Date

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

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

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

Authorized by Member(s) to provide Member Listing

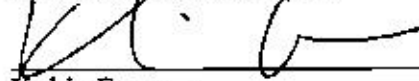
 <u>Kobie Evans</u>	<u>3/3/2018</u> Date
 <u>Kevin Hart</u>	<u>3/3/2018</u> Date

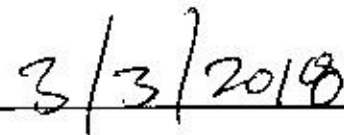
Listing of Capital Contributions - Schedule 2
LIMITED LIABILITY COMPANY OPERATING AGREEMENT
FOR PURE OASIS L.L.C.
CAPITAL CONTRIBUTIONS

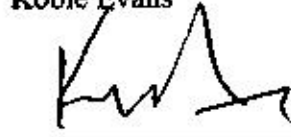
Pursuant to ARTICLE 2, the Members' initial contribution to the Company capital is stated to be \$100. The description and each individual portion of this initial contribution is as follows:

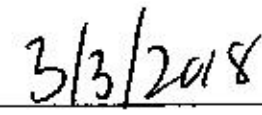
NAME	CONTRIBUTION	% OWNERSHIP
Kobie Evans	\$100	60%
Kevin Hart	\$100	40%

SIGNED AND AGREED


Kobie Evans


Date


Kevin Hart


Date


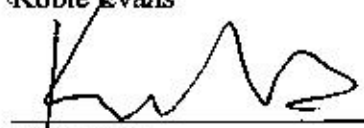
Listing of Valuation of Members Interest - Schedule 3
LIMITED LIABILITY COMPANY OPERATING AGREEMENT
FOR PURE OASIS L.L.C.

VALUATION OF MEMBERS INTEREST

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

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

SIGNED AND AGREED

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



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

mass.gov/dor

Letter ID: L0731598528
Notice Date: March 14, 2022
Case ID: 0-001-440-280



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



PURE OASIS LLC
398 COLUMBUS AVE STE 148
BOSTON MA 02116-6008

Why did I receive this notice?

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

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

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

What if I have questions?

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

Visit us online!

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

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

Edward W. Coyle, Jr., Chief
Collections Bureau



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

William Francis Galvin
Secretary of the
Commonwealth

March 14, 2022

TO WHOM IT MAY CONCERN:

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

PURE OASIS LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **April 2, 2018.**

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: **KOBIE EVANS, KEVIN HART**

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

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



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



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF UNEMPLOYMENT ASSISTANCE

Charles D. Baker
GOVERNOR

Karyn E. Polito
LT. GOVERNOR



389558032

Rosalin Acosta
SECRETARY

Richard A. Jeffers
DIRECTOR

Pure Oasis LLC
398 COLUMBUS AVE SUITE 148
BOSTON, MA 02116

EAN: 22158402
March 14, 2022

Certificate Id:57028

The Department of Unemployment Assistance certifies that as of 3/11/2022 ,Pure Oasis LLC is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Richard A. Jeffers, Director

Department of Unemployment Assistance



Business Plan



Business Plan and Operations: Table of Contents

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Executive Summary

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

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

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

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

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

Our Mission Statement

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

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

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

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

Management Team

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

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

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

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

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

Operations Overview

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

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

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

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

Products:

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

Training and Policies

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

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

Sales and Marketing

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

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

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

Community Involvement

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

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

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

Keys to Success

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

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

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

Financials

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

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

Appendix A







Plan for Obtaining Insurance

Pure Oasis will obtain and maintain general liability insurance in compliance with 935 CMR 500.105(10). Coverage will be for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually and product liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate, annually, except as provided in 935 CMR 500.105(10)(b) or otherwise approved by the Commission. The deductible for each policy shall be no higher than \$5,000 per occurrence.

Qualifications and Training

Pure Oasis employees will be at least be 21 years of age or older and not have been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority and be determined suitable consistent with the provisions of 935 CMR 500.800 and 500.802.

Pure Oasis will ensure that all cannabis establishment agents complete training prior to performing job functions. Training will match the roles and responsibilities of the job function of each establishment agent, and at a minimum; training will include a Responsible Vendor Program under 935 CMR 500.105(2)(b). Staff will receive at least eight hours of on-going training annually.

All new employees involved in the handling and sale of cannabis for adult use will successfully complete a responsible vendor program within 90 days of hire.

Every owner, manager, and employee involved in the handling and sale of cannabis for adult use will successfully complete the program once every year thereafter to maintain designation as a “responsible vendor.”

Administrative employees who do not handle or sell cannabis may take the “responsible vendor” program on a voluntary basis.

Pure Oasis will maintain records of responsible vendor training program compliance for four years and make them available to inspection by the Commission and any other applicable licensing authority upon request during normal business hours.

All Pure Oasis employees will receive extensive training prior to commencing work in any Pure Oasis registered dispensary. Registered employees will be required to read and agree to comply with the company Employee Handbook, Standard Operating Procedures (SOP’s), and other materials Pure Oasis deems necessary prior to commencing work in any Pure Oasis facilities. Pure Oasis will fully prepare facility staff on all aspects of the business before operations are commenced.

Training for our employees will be all-encompassing as well as ongoing. Employees will be well versed with all rules and regulations set forth by the Commission so that they have a general understanding of the laws and regulation with which that they must comply. Our employees will be up to date with our latest SOP's regarding all areas of operations such as products, dispensing, regulatory compliance, regulations, dispensing, seed-to-sale tracking , security, diversion prevention, identifying underage users comply with internal and external requirements, code of conduct, emergency protocols, incident reporting, security protocols health and safety protocols and transportation.

Maintenance of Financial Records

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

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

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

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

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

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

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

Record Keeping

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

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

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

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

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

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

Personnel policies including background checks

Pure Oasis will implements standard best practices in our human resource policies and procedures. We place heightened level of scrutiny on employees given the compliance environment and particularities of the cannabis industry. Every potential employee is carefully pre-screened for compliance with all rules and regulations prior to hiring. Once onboard, our staff is provided with an employee handbook containing information about policies and procedures of the organization as well as benefits and opportunities available to employees. The Handbook contains all company personnel policies including but not limited to: Company policies: rules of conduct, dress code, alcohol and drug abuse discipline, confidentiality conflict of interest, ethics whistle blower, discrimination and harassment, reasonable accommodation, zero tolerance, prohibition of retaliation emergency procedures, work hours attendance and time off, performance evaluations injuries, and termination. Leave Policies, holidays, vacation, personal and sick days, maternity/paternity, military leave and jury duty. Benefits: insurance. HIPAA, COBRA. Worker's compensation and unemployment compensation. We maintains personnel records for all employees including, job descriptions verification documents including CORI and other background check information, training records performance evaluation and any disciplinary actions. Employee records are confidential

Pure Oasis will utilize an Employee Handbook/manual that is compliant with all Massachusetts labor laws and will be utilized at all facilities. All registered employees will be required to read the Employee Handbook prior to commencing work in any Pure Oasis registered dispensary facility. The Employee Handbook will outline various company policies that must be followed. The handbook will also explain all Human Resources (HR) functions, employee benefits, and other company programs and policies.

Workplace Policies - Prior to the deployment of any operations, Pure Oasis will develop and implement multiple workplace policies including an Employee Handbook, Drug and Alcohol Free Workplace Policy, Personal Hygiene Policy, and Code of Conduct. All Pure Oasis registered employees will be required to adhere to all policies and programs while employed for Pure Oasis.

Employee Handbook - Pure Oasis will develop and implement an Employee Handbook that will highlight the policies and procedures that employees will need to adhere to while working for Pure Oasis. All employees will be required to read and sign the Employee Handbook prior to commencing work in any Pure Oasis location.

Drug and Alcohol Free Workplace Policy - Pure Oasis will develop and implement a Drug and Alcohol Free Workplace Policy that will highlight the policies and procedures that employees will need to adhere to while working in any Pure Oasis facility. All employees will be required to read and sign the Drug and Alcohol Free Workplace Policy prior to commencing work in any Pure Oasis location.

Personal Hygiene Policy - Pure Oasis will develop and implement a Personal Hygiene Policy that will highlight the personal hygiene policies and procedures that employees will need to adhere to while working for Pure Oasis. All employees will be required to read and sign the Personal Hygiene Policy prior to commencing work in any Pure Oasis location.

Code of Conduct - Pure Oasis will develop and implement a Code of Conduct that will highlight the policies and procedures relating to employee conduct and ethics that will need to adhere to while working for Pure Oasis. All employees will be required to read and sign the Code of Conduct prior to commencing work in any Pure Oasis location.

Education and Training - All Pure Oasis employees will receive extensive training prior to commencing work. Training and education will be ongoing and all-encompassing, covering regulatory compliance, seed-to-sale tracking, point-of-sale training, dispensing, security protocols and diversion prevention, health and safety protocols, sanitation, transportation, Commission rules & regulations, SOP's regarding products, Identifying underage users, code of conduct, emergency protocols, incident reporting.

Training will include an extensive hands-on approach and the use of Standard Operating Procedures (SOP's) and various other materials and methods as deemed appropriate.

Background Screening

Pure Oasis will apply for registration for all of its employees. Employees must be 21 years of age or older, not been convicted of an offense in the Commonwealth involving the distribution of controlled substances to minors, or a like violation of the laws of another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority; and be determined suitable for registration consistent with the provisions of 935 CMR 500.800 and 500.802.

Employees will submit the full name, date of birth, and address of the individual, all aliases used previously or currently in use by the individual, including maiden name, if any, a copy of the applicant's driver's license, government-issued identification card, liquor purchase identification card, or other verifiable identity document acceptable to the Commission, an attestation that the individual will not engage in the diversion of cannabis products, written acknowledgment by the applicant of any limitations on his or her authorization to cultivate, harvest, prepare, package, possess, transport, and dispense cannabis in the Commonwealth.

Employees will also submit:

- A description and the relevant dates of any criminal action under the laws of the Commonwealth, or another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority, whether for a felony or misdemeanor and which resulted in conviction, or guilty plea, or plea of no contest, or admission of sufficient facts.
- A description and the relevant dates of any civil or administrative action under the laws of the Commonwealth, another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority relating to any professional or occupational or fraudulent practices.
- A description and relevant dates of any past or pending denial, suspension, or revocation of a license or registration, or the denial of a renewal of a license or registration, for any type of business or profession, by any federal, state, or local government, or any foreign jurisdiction.

- A description and relevant dates of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or a like action or complaint by another state, the United States or foreign jurisdiction, or a military, territorial, or Native American tribal authority with regard to any professional license or registration held by the applicant.

All background check reports will be obtained in accordance with 935 CMR 500.030.

Quality Control and Testing

No marijuana or marijuana product will be sold or marketed for adult use that is not tested by Independent Testing Laboratories and deemed to comply with the standards required under 935 CMR 500.160, except as allowed under 935 CMR 500.000.

Pure Oasis will have a written policy for responding to laboratory results that indicate contaminant levels are above acceptable limits established by the Commission. Any such policy will include notifying the Commission within 72 hours of any laboratory testing results indicating that the contamination cannot be remediated and disposing of the product. The notification from Pure Oasis will describe a proposed plan of action for both the destruction of the contaminated product and the assessment of the source of contamination. Pure Oasis will maintain the results of all testing for no less than one year.

Pure Oasis will process cannabis in a safe and sanitary manner. We will process the leaves and flowers of the female cannabis plant only, which will be:

1. Well cured and generally free of seeds and stems;
2. Free of dirt, sand, debris, and other foreign matter;
3. Free of contamination by mold, rot, other fungus, and bacterial diseases;
4. Prepared and handled on food-grade stainless steel tables; and
5. Packaged in a secure area.

We will comply with the following sanitary requirements:

- Any agent whose job includes contact with cannabis or nonedible cannabis products, including cultivation, production, or packaging, is subject to the requirements for food handlers specified in 105 CMR 300.000: Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements
- Any agent working in direct contact with preparation of cannabis or nonedible cannabis products will conform to sanitary practices while on duty, including:
 - Maintaining adequate personal cleanliness; and

- Washing hands thoroughly in an adequate hand-washing area before starting work, and at any other time when hands may have become soiled or contaminated.
- Hand-washing facilities will be adequate and convenient and will be furnished with running water at a suitable temperature. Hand-washing facilities will be located in production areas and where good sanitary practices require employees to wash and sanitize their hands, and will provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices
- There will be sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations
- Litter and waste will be properly removed, disposed of so as to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. The operating systems for waste disposal will be maintained in an adequate manner pursuant to 935 CMR 500.105(12)
- Floors, walls, and ceilings will be constructed in such a manner that they may be adequately kept clean and in good repair
- Buildings, fixtures, and other physical facilities will be maintained in a sanitary condition
- All contact surfaces, including utensils and equipment, will be maintained in a clean and sanitary condition. Such surfaces will be cleaned and sanitized as frequently as necessary to protect against contamination, using a sanitizing agent registered by the US Environmental Protection Agency (EPA), in accordance with labeled instructions. Equipment and utensils will be so designed and of such material and workmanship as to be adequately cleanable
- All toxic items will be identified, held, and stored in a manner that protects against contamination of cannabis products
- The water supply will be sufficient for necessary operations. Any private water source will be capable of providing a safe, potable, and adequate supply of water to meet the Cannabis Establishment's needs
- Plumbing will be of adequate size and design, and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the Cannabis Establishment. Plumbing will properly convey sewage and liquid disposable waste from the Cannabis Establishment. There will be no cross-connections between the potable and waste water lines

- We will provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair
- Storage and transportation of finished products will be under conditions that will protect them against physical, chemical, and microbial contamination as well as against deterioration of finished products or their containers

All edible products will be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 590.000: Minimum Sanitation Standards for Food Establishments.

Testing - No cannabis product, including cannabis, may be sold or otherwise marketed for adult use that is not capable of being tested by Independent Testing Laboratories, except as allowed under 935 CMR 500.000.

Restricting Access to age 21 and older

Pure Oasis will ensure that dispensary agents only allow individuals who are over 21 with a valid ID on the premises.

Upon entry, a Pure Oasis agent will immediately inspect the individual's identification, which will contain a name, photograph and date of birth and will be limited to: a driver's license; a government issued identification card; a military identification card; or a passport; limiting access to the dispensary only to those individuals whom are 21 years of age or older. We will use SmartID scanners to make sure ID's are valid and that the information is accurate, in realtime.

Energy Compliance Plan

Pure Oasis, LLC (“Pure Oasis”), is currently exploring potential energy-use reduction opportunities such as natural lighting and energy efficiency measures and a plan for implementation of such opportunities. Pure Oasis will update this plan as necessary and will further provide relevant documentation to the Commission during Architectural Review and during inspections processes.

Potential Energy-Use Reduction Opportunities

Pure Oasis is considering the following potential opportunities for energy-use reduction and plans for implementation of such opportunities.

1. Natural Lighting;
2. Energy efficient exterior wall construction, which may include batt insulation, continuous rigid insulation, and air and vapor barriers; and
3. Plumbing fixtures that are Water Sense rated for reduced water consumption.

As the need and opportunity for facility upgrades and maintenance arise in the future and the company becomes cash flow positive, Pure Oasis will continue to evaluate energy-use reduction opportunities.

Renewable Energy Generation Opportunities

Pure Oasis is in the process of considering opportunities for renewable energy generation (including wind and solar options). Pure Oasis’s preliminary examination of renewable energy generation has determined that the upfront costs of such options are too expensive at this time, although Pure Oasis may reconsider at a future date. Pure Oasis will also consult with its architects and engineers when designing the facility to determine the building’s capacity for renewable energy options (e.g. whether or not the roof can support the weight of solar panels).

Nevertheless, our team is dedicated to consistently strive for sustainability and emissions reduction.

Strategies to Reduce Electric Demand

Pure Oasis is considering the following strategies to reduce electric demand:

1. Exterior and interior glazing on windows such that maximum natural daylight can enter the building without compromising security, reducing the reliance on artificial light during daytime hours;
2. Lighting fixtures that are energy efficient and used with Energy Star rated bulbs; and
3. Room lighting and switching will have occupancy sensors to reduce electrical consumption when rooms are unoccupied.

As the need and opportunity for facility upgrades and maintenance arise in the future and the company becomes cash flow positive, Pure Oasis will continue to evaluate strategies to reduce electric demand.

Opportunities for Engagement with Energy Efficiency Programs

Pure Oasis also plans on engaging with energy efficiency programs offered by Mass Save and the Massachusetts Clean Energy Center and will coordinate with municipal officials to identify other potential energy saving programs and initiatives. Pure Oasis will also coordinate with its utility companies to explore any energy efficiency options available to Pure Oasis.

Diversity Plan

Goals

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

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

- a. 60% Minorities
 - b. 50% Women
 - c. 20% Veterans
 - d. 10% People with disabilities
 - e. 20% Individuals whom self-identify as LGBTQ+
2. To promote Equity of the following groups of individuals providing goods and services to Pure Oasis
 - a. Minorities
 - b. Women
 - c. Veterans
 - d. People with disabilities
 - e. Individuals whom self-identify as LGBTQ+

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

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

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

Programs

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

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

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

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

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

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

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

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

Metrics

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

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

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

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

Pure Oasis will adhere to the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices.

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