

CURALEAF MASSACHUSETTS, INC.

MR281263

ESTABLISHMENT OVERVIEW

1. Name and address of the Marijuana Establishment:

Curaleaf Massachusetts, Inc.
425 Main Street, Oxford, MA 01540

2. Type of final license sought (if cultivation, its tier level and outside/inside operation):

Retail

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

- a. Cultivation – Tier 11/Indoor (90,001-100,000 sq. ft) (Provisional License: Webster);
- b. Product Manufacturer (Provisional License: Webster);
- c. Retail (Application Submitted: Provincetown);
- d. Retail (Application Submitted: Ware);
- e. MTC (Commenced Operations: Dispensing in Oxford); and
- f. MTC (Commenced Operations: Dispensing in Hanover).

LICENSING OVERVIEW

- 4. The licensee was approved for provisional licensure for the above-mentioned license type(s) on October 18, 2018.
- 5. The licensee has paid all applicable license fees.
- 6. No new information has been reported to Commission staff regarding the organizational structure of the entity since the issuance of the provisional license.
- 7. No new information has been discovered by Commission staff regarding the suitability of the licensee or the individuals and entities previously disclosed since the issuance of the provisional license.

Final License Executive Summary 1



INSPECTION OVERVIEW

8. Commission staff inspected the licensee's facility on the following date(s): March 21, 2019 and August 29, 2019.
9. The licensee's facility was inspected by Commission staff and found to be in full compliance with the requirements listed in 935 CMR 500.105 through 935 CMR 500.160 as applicable.
10. No evidence was discovered during the inspection(s) that indicated the Marijuana Establishment was not in compliance with all applicable state laws and local bylaws or ordinances.
11. Specific information from Commission staff's inspection is highlighted below:

- a. Security

Enforcement staff verified that all security-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:

- i. The security of all entrances and exits;
- ii. Visitor procedures;
- iii. Limited access areas;
- iv. Verification of a primary and back-up security company;
- v. Presence of perimeter and duress alarms; and
- vi. All cameras complied with Commission requirements.

- b. Inventory and Storage

Enforcement staff verified that all inventory-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:

- i. Secure storage of marijuana and marijuana products;
- ii. Sanitation and pest control measures; and
- iii. Inventory controls and procedures.

- c. Retail Operation

Enforcement staff verified that all retail-related requirements were in full compliance with Commission regulations. Some of the requirements verified include the following:

- i. Verification of identifications for access;
- ii. Layout of the sales floor;
- iii. Availability and contents of adult-use consumer education materials;
- iv. Appropriate patient consultation area (co-location); and
- v. Plan to ensure 35% of its inventory is preserved for patients (co-location).



d. Transportation

The licensee performs transportation operations from its cultivation and product manufacturing facility in Webster.

RECOMMENDATION

Commission staff recommend final licensure with the following conditions:

1. The licensee may possess and otherwise acquire marijuana, but shall not dispense, sell, or otherwise transport marijuana to other Marijuana Establishments, or to consumers, until upon inspection, receiving permission from the Commission to commence full operations;
2. The licensee is subject to inspection to ascertain compliance with Commission regulations;
3. The licensee remains suitable for licensure;
4. The licensee shall cooperate with and provide information to Commission staff.
5. Licensure is subject to notification to the Commission of any update to written operations plans required by 935 CMR 500.105 (1) prior to the issuance of a commencement of operations and that Commission staff be given adequate opportunity to review said plans at the business location or the location where any such plans are maintained in the normal course of business; and
6. Prior to receiving permission to commence operations, the licensee shall demonstrate to Commission staff their conformity with 935 CMR 500.140(7) specifically relating to the ability of a registered patient to use either the adult- or medical-use line of a sales floor and shall not be limited to only the medical-use line.

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

As part of the approval of final licensure, the Commission authorizes staff to take all necessary actions to review compliance with the above-referenced conditions and to approve the commencement of operations.

