



Massachusetts Cannabis Control Commission

Medical Marijuana Treatment Center

General Information:

License Number: RMD3770
Original Issued Date: 01/26/2023
Issued Date: 01/26/2023
Expiration Date: 01/26/2024

ABOUT THE MEDICAL MARIJUANA TREATMENT CENTER

Business Legal Name: Grass Appeal LLC

Phone Number: 954-350-1300 Email Address: areivictor@yahoo.com

Business Address 1: 79 River Road Business Address 2:

Business City: Uxbridge Business State: MA Business Zip Code: 01569

Mailing Address 1: 79 River Road Mailing Address 2:

Mailing City: Uxbridge Mailing State: MA Mailing Zip Code: 01569

CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Not a DBE

PERSONS HAVING DIRECT OR INDIRECT CONTROL

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 100 Percentage Of Control: 100

Role: Owner Other Role:

First Name: Hao Last Name: Li Suffix:

Gender: Male User Defined Gender:

What is this person's race or ethnicity?: Asian (Chinese, Filipino, Asian Indian, Vietnamese, Korean, Japanese)

Specify Race or Ethnicity:

Person with Direct or Indirect Authority 2

Percentage Of Ownership: Percentage Of Control:

Role: Executive Other Role:

First Name: Andrew Last Name: Gold Suffix:

Gender: Male User Defined Gender:

What is this person's race or ethnicity?: Decline to Answer

Specify Race or Ethnicity:

ENTITIES HAVING DIRECT OR INDIRECT CONTROL

No records found

CAPITAL RESOURCES - INDIVIDUALS

Individual Contributing Capital 1

First Name: Hao

Last Name: Li

Suffix:

Types of Capital: Land, Buildings Other Type of Capital: Total Value of the Capital Provided: \$2842000 Percentage of Initial Capital: 99

Capital Attestation: Yes

CAPITAL RESOURCES DOCUMENTATION - INDIVIDUALS

Amounts and Sources of Capital Documentation:

Document Category	Document Name	Type	ID	Upload Date
Other Financial Institution Document	Capital Resource Contribution of Hao Li(11009740.1).pdf	pdf	62fa9cca1e960b000900935a	08/15/2022
Other Financial Institution Document	GrassAppeal_FundsAffidavit.pdf	pdf	62fa9cf61e960b00090093d4	08/15/2022
Other Financial Institution Document	MA Corporations Search Entity Summary - River Road Properties Group LLC.pdf	pdf	62fa9d341e960b0009009460	08/15/2022
Other Financial Institution Document	Deed for 79 River Road.pdf	pdf	62ff9125d239e20007d6dcde	08/19/2022

CAPITAL RESOURCES - ENTITIES

Entity Contributing Capital 1

Entity Legal Name: Grass Appeal LLC

Entity DBA: Blackstone Valley Cannabis

Email: areivictor@yahoo.com

Phone: 954-350-1300

Address 1: 79 River Road

Address 2:

City: Uxbridge

State: MA

Zip Code: 01569

Country: USA

Types of Capital: Monetary/Equity Other Type of Capital: Total Value of Capital Provided: \$33759.81 Percentage of Initial Capital: 1

Capital Attestation: Yes

CAPITAL RESOURCES DOCUMENTATION - ENTITY

Amounts and Sources of Capital Documentation:

Document Category	Document Name	Type	ID	Upload Date
Existence of Capital Verification	GrassAppeal_RecentBankStatement.pdf	pdf	62360db9e938dd07a5f55102	03/19/2022
Funds Certification	GrassAppeal_FundsAffidavit.pdf	pdf	62360dc96670b20768e813db	03/19/2022
Funds Certification	GrassAppeal_dba_BVC_TownApproval.pdf	pdf	6244c27253957f00086f3267	03/30/2022

BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Hao

Last Name: Li

Suffix:

Marijuana Establishment Name: Grass Appeal LLC Business Type: Marijuana Retailer

Marijuana Establishment City: Uxbridge

Marijuana Establishment State: MA

Individual 2

First Name: Hao

Last Name: Li

Suffix:

Marijuana Establishment Name: Grass Appeal LLC Business Type: Marijuana Cultivator

Marijuana Establishment City: Uxbridge Marijuana Establishment State: MA

Individual 3

First Name: Hao Last Name: Li Suffix:

Marijuana Establishment Name: Grass Appeal LLC (formerly Baked Bean LLC) Business Type: Marijuana Product Manufacture

Marijuana Establishment City: Uxbridge Marijuana Establishment State: MA

PROPERTY DETAILS

Cultivation Address 1: 79 River Road

Cultivation Address 2:

Cultivation City: Uxbridge

Cultivation Zip Code: 01569

Approximate square footage of the Cultivation: 10000

How many abutters does this Cultivation property have?:

14

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

Cultivation Tier: Tier 03: 10,001 to 20,000 sq. ft

Cultivation Environment: Indoor

MARIJUANA PRODUCTION PROPERTY DETAILS

Production Address 1: 79 River Road

Production Address 2:

Production City: Uxbridge

Production Zip Code: 01569

Approximate square footage of the Production: 3000

How many abutters this production property have?: 14

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

MARIJUANA DISPENSING PROPERTY DETAILS

Retail Address 1: 79 River Road

Retail Address 2:

Retail City: Uxbridge

Retail Zip code: 01569

Approximate square footage of the Retail: 4000

How many abutters this Retail property have?: 14

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

HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Community Outreach Meeting Documentation	GrassAppeal_VCOM_Attestation.pdf	pdf	623614f211f5a30789d9cc39	03/19/2022
Community Outreach Meeting Documentation	BVC_VCOM_MUNICIPAL_APPROVAL.pdf	pdf	6244c3c1c91bef000950811f	03/30/2022
Community Outreach Meeting Documentation	GrassAppeal_MMTC_VCOM_Presentation.pdf	pdf	6244c3d453957f00086f37a5	03/30/2022
Certification of Host Community Agreement	HCA Certification Form.pdf	pdf	6244c3e253957f00086f37de	03/30/2022
Plan to Remain Compliant with Local Zoning	MTC Plan to Remain Compliant with Local Zoning.pdf	pdf	6244c3efc91bef000950814d	03/30/2022

PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Plan for Positive Impact	RFI 2 Revised MTC Positive Impact Plan.pdf	pdf	62ac8f075871d10008918fc8	06/17/2022
Plan for Positive Impact	Q1 2022 LPP Donation Receipt - May 18 2022 - 8-43 AM.pdf	pdf	62d81b3dfad13900085ff3c7	07/20/2022

INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Owner / Partner Other Role:

First Name: Hao Last Name: Li

Individual Background Information 2

Role: Executive / Officer Other Role:

First Name: Andrew Last Name: Gold

ENTITY BACKGROUND CHECK INFORMATION

Entity Background Check Information 1

Role: Other (specify) Other Role: Applicant

Entity Legal Name: Grass Appeal LLC Entity DBA: Blackstone Valley Cannabis

Entity Description: Applicant for MMTC License

Phone: 954-350-1300 Email: areivictor@yahoo.com

Primary Business Address 1: 79 River Road

Primary Business Address 2:

Primary Business City: Uxbridge Primary Business State: MA

Principal Business Zip Code:

Principal Business Country:

01569

USA

Additional Information:

MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Operating Agreement	GrassAppeal_OperatingAgreement.pdf	pdf	623616ff9ca34b074e7a3c50	03/19/2022
Operating Agreement	MA Corporations Search Entity Summary.pdf	pdf	6236170a2882b60773c212b2	03/19/2022
Department of Revenue - Certificate of Good standing	GrassAppeal_DUA-CoGS.pdf	pdf	6236171709efaa0768b94095	03/19/2022
Articles of Organization	Grass Appeal Certificate of Amendment.pdf	pdf	62361759177b010789381a5d	03/19/2022
Secretary of Commonwealth - Certificate of Good Standing	Grass Appeal SOC Certificate of Good Standing.pdf	pdf	6241ec5053957f00086b5096	03/28/2022
Department of Revenue - Certificate of Good standing	GrassAppeal_MDOR_CoGS.pdf	pdf	6244c46ec91bef0009508219	03/30/2022
Articles of Organization	GrassAppeal_dba_BVC_TownApproval.pdf	pdf	6244c481c91bef0009508233	03/30/2022

No documents uploaded

Massachusetts Business Identification Number: 001346988

Doing-Business-As Name: Blackstone Valley Cannabis

DBA Registration City: Uxbridge

BUSINESS PLAN

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	MTC Plan to Obtain Liability Insurance.pdf	pdf	6241ec6953957f00086b50d9	03/28/2022
Proposed Timeline	MTC Proposed Timeline.pdf	pdf	6244c4c2c91bef00095082ad	03/30/2022
Business Plan	MTC Business Plan.pdf	pdf	6244c51cc91bef00095082d7	03/30/2022

OPERATING POLICIES AND PROCEDURES

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Description of the types and forms of products manufactured	MTC Types and Forms of Products to be Manufactured.pdf	pdf	6241ecc0c91bef00094c95f7	03/28/2022
Method used to produce products	MTC Methods Used to Produce Products.pdf	pdf	6241ecd7c91bef00094c9638	03/28/2022
Samples of unique identifying marks used for branding	MTC Sample of Unique Identifying Mark.pdf	pdf	6241ecfec91bef00094c96d7	03/28/2022
Policies and Procedures for cultivating.	MTC Cultivation Policy.pdf	pdf	6241ed06c91bef00094c9773	03/28/2022
Security plan	MTC Security Plan.pdf	pdf	6241ed1353957f00086b52a2	03/28/2022
Prevention of diversion	MTC Prevention of Diversion.pdf	pdf	6241ed2353957f00086b534e	03/28/2022
Storage of marijuana	MTC Storage and Waste of Marijuana.pdf	pdf	6241ed2ec91bef00094c97f0	03/28/2022
Transportation of marijuana	MTC Transportation Policy.pdf	pdf	6241ed38c91bef00094c9816	03/28/2022
Inventory procedures	MTC Inventory Procedures.pdf	pdf	6241ed4053957f00086b5469	03/28/2022
Quality control and testing	MTC Quality Control and Testing.pdf	pdf	6241ed4bc91bef00094c9897	03/28/2022
Personnel policies including background checks	MTC Personnel Policies Including Background Checks.pdf	pdf	6241edb3c91bef00094c99c8	03/28/2022
Record Keeping procedures	MTC Records Keeping.pdf	pdf	6241edc053957f00086b559e	03/28/2022
Maintaining of financial records	MTC Financial record keeping.pdf	pdf	6241edd253957f00086b55f8	03/28/2022
Energy compliance plan	MTC Energy Compliance Plan.pdf	pdf	6241ee0bc91bef00094c9adc	03/28/2022
Qualifications and training	MTC Employee Qualifications and Training.pdf	pdf	6241ee19c91bef00094c9af0	03/28/2022
Dispensing procedures	MTC Medical Dispensing.pdf	pdf	6244c55653957f00086f39c5	03/30/2022
Reduced or Free Cost Program for Financial Hardship	MTC Financial Hardship Narrative.pdf	pdf	6244c586c91bef0009508304	03/30/2022
Home Delivery Policies	MTC Delivery Plan.pdf	pdf	62680e95560e3c00088095ac	04/26/2022
Method used to produce products	MTC Safety Plan.pdf	pdf	62680ec1560e3c0008809633	04/26/2022
Diversity plan	RFI 1 Revised MTC Diversity Plan.pdf	pdf	62680ecf4d83ec000a36b6dc	04/26/2022

Do you intend to perform home deliveries?: Unknown

ATTESTATIONS

I certify that no additional entities or individuals meeting the requirement set forth in 935 CMR 501.101(1) have been omitted by the applicant from any Medical Marijuana Treatment Center 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 Persons or Entities Having Direct or Indirect Control over the Medical Marijuana Treatment Center and a list of all persons or entities contributing initial capital to operate the Medical Marijuana Treatment Center 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 Medical Marijuana Treatment Center 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.:

I certify that all information contained within this application is true and accurate. I understand and acknowledge that applicants and licensees are required to update information that has changed.: I Agree

CULTIVATION HOURS OF OPERATION

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

PRODUCTION HOURS OF OPERATION

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

DISPENSING HOURS OF OPERATION

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

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:
- a. The type(s) of ME or MTC to be located at the proposed address;
 - b. Information adequate to demonstrate that the location will be maintained securely;
 - c. Steps to be taken by the ME or MTC to prevent diversion to minors;
 - d. A plan by the ME or MTC to positively impact the community; and
 - e. Information adequate to demonstrate that the location will not constitute a nuisance as defined by law.

8. Community members were permitted to ask questions and receive answers from representatives of the ME or MTC.



Name of applicant:

Grass Appeal LLC d/b/a Blackstone Valley Cannabis

Name of applicant's authorized representative:

Andrew Gold

Signature of applicant's authorized representative:

Andrew Gold



Rep. Muradian supports \$55M budget to fund COVID-19 testing and school masks

State Representative David Muradian (R-Grafton) recently supported a \$55 million supplemental budget that provides funding for expanded COVID-19 testing and the distribution of masks for public school districts, while also setting a date for the 2022 state primary election.

Representative Muradian said the spending proposal earmarks \$25 million to help establish and expand COVID-19 testing sites across Massachusetts and to purchase tests. Funding will be made available for on-site testing locations such as

community health centers, urgent care centers and non-profit organizations, which will be required to provide walk-up appointments.

The supplemental budget also establishes the 2022 state primary date for Tuesday, September 6th. This authorization is needed to ensure that Massachusetts is in compliance with the federal Uniformed and Overseas Citizens Absentee Voting Act, which requires absentee ballots to be mailed to qualifying military and overseas voters who apply for a ballot at least 45 days before the

November 8 state election.

House Bill 4340 also temporarily extends certain pandemic emergency provisions that had expired in December. According to Representative Muradian, municipalities will be allowed to continue holding remote public meetings until July 15, 2022 to help mitigate the transmission of the coronavirus, and remote notarization using electronic video conferencing will continue to be

authorized through the same date.

House Bill 4340 contains an additional provision allowing certain retired state, county and municipal employees to continue working during the pandemic as a consultant or an independent contractor without impacting their pension. This provision does not apply to individuals who were retired under a general or special disability law.

Virtual Community Outreach Meeting Notice

Notice is hereby given that a Virtual Community Outreach Meeting for a proposed Marijuana Treatment Center is scheduled for March 17th, 2022 at 6PM EST. This Community Outreach Meeting will be held in accordance with all regulatory requirements under 935 CMR 500.000 and in accordance with amended requirements found in the Cannabis Control Commission's Administrative Order effective April 27th, 2020 concerning Virtual Web-Based Community Outreach Meeting guidelines.

The proposed Medical Treatment Center is anticipated to be located at 79 River Road, Uxbridge, MA 01569.

There will be an opportunity for the public to ask questions in advance and during the meeting. This meeting notice will be posted on our company website 24 hours prior to the meeting.

To submit questions in advance, please email info@bvcannabis.com with the subject line "MTC VCOM Meeting Question"

This meeting can be attended using a telephone, smart-device, and computer, however in order to visualize the presentation materials, an attendee

will need to use a computer or smart-device with a screen. Please ensure you have the most recent version of Zoom installed on your device. Closed Captioning is provided through the Zoom platform when attending via computer or smart-device.

Instructions on how to participate are as follows:
Topic: BVC - Virtual Community Outreach Meeting
Time: Mar 17, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us06web.zoom.us/j/86498525278>
Meeting ID: 864 9852 5278
One tap mobile
+16465588656,,86498525278# US (New York)
+13017158592,,86498525278# US (Washington DC)
Dial by your location

+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 720 707 2699 US (Denver)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 864 9852 5278



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2. St. Patrick's Day
3. March Madness
4. Official start of Spring
5. Free grinder when you mention this ad.

(Limit one per customer, while supplies last)

79 River Road in Uxbridge, MA

bvcannabis.com



Please Consume Responsibly. This product has not been analyzed or approved by the Food and Drug Administration (FDA). There is limited information on the side effects of using this product, and there may be associated health risks. Marijuana use during pregnancy and breast-feeding may pose potential harms. It is against the law to drive or operate machinery when under the influence of this product. KEEP THIS PRODUCT AWAY FROM CHILDREN. There may be health risks associated with consumption of this product. Marijuana can impair concentration, coordination, and judgment. The impairment effects of edible marijuana may be delayed by two hours or more. In case of accidental ingestion, contact poison control hotline 1-800-222-1222 or 9-1-1. This product may be illegal outside of MA.



ATTACHMENT B

Re: Virtual Community Outreach Meeting Notice

REC'D UXB TOWN CLERK
2022 FEB 22 PM 12:42

Notice is hereby given that a Virtual Community Outreach Meeting for a proposed Marijuana Treatment Center is scheduled for March 17th, 2022 at 6PM EST. This Community Outreach Meeting will be held in accordance with all regulatory requirements under 935 CMR 500.000 and in accordance with amended requirements found in the Cannabis Control Commission's Administrative Order effective April 27th, 2020 concerning Virtual Web-Based Community Outreach Meeting guidelines.

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To submit questions in advance, please email info@bvcannabis.com with the subject line **"MTC VCOM Meeting Question"**

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Instructions on how to participate are as follows:

Topic: BVC - Virtual Community Outreach Meeting
Time: Mar 17, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86498525278>

Meeting ID: 864 9852 5278

One tap mobile

+16465588656,,86498525278# US (New York)

+13017158592,,86498525278# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 864 9852 5278



ATTACHMENT C

Re: Virtual Community Outreach Meeting Notice

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Join Zoom Meeting

<https://us06web.zoom.us/j/86498525278>

Meeting ID: 864 9852 5278

One tap mobile

+16465588656,,86498525278# US (New York)

+13017158592,,86498525278# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 864 9852 5278

7021 1970 0000 7010 5277

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For delivery information, visit our website at www.usps.com®.

Uxbridge MA 01569

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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City, State, ZIP+4®
Uxbridge MA 01569

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Uxbridge MA 01569

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here: FEB 23 2022

Street and Apt. No., or PO Box No.
501 Quaker Hwy
City, State, ZIP+4®
Uxbridge MA 01569 2220

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7010 5291

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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Street and Apt. No., or PO Box No.
PO Box 838
City, State, ZIP+4®
Attleboro MA 02703-0838

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7010 5307

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South Portland ME 04106

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here: FEB 23 2022

Street and Apt. No., or PO Box No.
48 Cloyster Rd.
City, State, ZIP+4®
South Portland ME 04106

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7010 5314

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Hartford CT 06144

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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Street and Apt. No., or PO Box No.
PO Box 270
City, State, ZIP+4®
Hartford CT 06141-0270

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7021 1970 0000 7010 5321

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Uxbridge MA 01569

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here: FEB 23 2022

Street and Apt. No., or PO Box No.
51 Murphy's Way
City, State, ZIP+4®
Uxbridge MA 01569

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Uxbridge, MA 01569

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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Street and Apt. No., or PO Box No.
 PO Box 390
 City, State, ZIP+4®
 Uxbridge MA 01569 0390

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Uxbridge, MA 01569

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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Street and Apt. No., or PO Box No.
 PO Box 249
 City, State, ZIP+4®
 Uxbridge MA 01569

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Uxbridge, MA 01569

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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Street and Apt. No., or PO Box No.
 551 Quaker Hwy
 City, State, ZIP+4®
 Uxbridge MA 01569

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Uxbridge, MA 01569

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

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Street and Apt. No., or PO Box No.
 544 Quaker Hwy
 City, State, ZIP+4®
 Uxbridge MA 01569

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For delivery information, visit our website at www.usps.com®.

Federalburg, MD 21632

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here
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Street and Apt. No., or PO Box No.
 PO Box 280
 City, State, ZIP+4®
 Federalburg MD 21632-0280

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Uxbridge, MA 01569

OFFICIAL USE

Certified Mail Fee	\$3.75	0569
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here
 FEB 23 2022

Street and Apt. No., or PO Box No.
 147 Hilda St
 City, State, ZIP+4®
 Uxbridge MA 01569

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7010 5338

U.S. Postal Service™
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Grafton MA 01512

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee \$ per fee rate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.58
Total Postage and Fees	\$7.38



Street and Apt. No., or PO Box No.
 SZ Stonewall DR
 City, State, ZIP+4®
 Grafton MA 01569



Andrew Gold <andrew@bvcannabis.com>

Request for Virtual Community Outreach Meeting Approval

Steven Sette <ssette@uxbridge-ma.gov>

Mon, Feb 21, 2022 at 12:55 PM

To: "andrew@bvcannabis.com" <andrew@bvcannabis.com>

Good Afternoon Andrew,

This is to provide you with the permission that you need to hold your Community Outreach Meeting on 3/17.

Good Luck with your meeting.

Regards,

Steven Sette

Town Manager-Uxbridge

From: Andrew Gold <andrew@bvcannabis.com>

Sent: Monday, February 21, 2022 10:36 AM

To: Steven Sette <ssette@uxbridge-ma.gov>

Subject: Request for Virtual Community Outreach Meeting Approval

Good morning Steve,

Hope you are having a wonderful holiday weekend.

As required by the CCC, we must obtain written approval from the community to host a Virtual Community Outreach Meeting in anticipation of executing our Medical Treatment Center Host Community Agreement.

Here are details on the administrative order approving virtual meetings for reference.

BVC will provide required notices to all local offices, abutters, and post notice in the Uxbridge Times for March 1st.

We intend to virtually host the meeting over zoom on 03/17 @ 6PM EST.

Please provide written consent of our intentions at your earliest convenience.

As always, our team is extremely grateful for your continued support and is available to answer any questions that may arise from our efforts.

All the best,



Andrew Gold | MBA

Vice President | BVC

860-944-6172 | andrew@bvcannabis.com

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Blackstone Valley Cannabis

**Virtual Community Outreach Meeting
March.17.2022 6:00 pm**



EXECUTIVE SUMMARY

- Grass Appeal LLC dba Blackstone Valley Cannabis (**BVC**) holds a final adult-use cannabis retail license and provisional cultivation and manufacturing licenses at 79 River Road in Uxbridge MA. The company was founded in 2018 and purchased by the current ownership in 2020. BVC will cultivate, package and retail cannabis products for the adult-use markets. BVC retail license currently purchases finished cannabis products from approved and CCC licensed sellers in MA while finishing the build out of cultivation and manufacturing.
- In addition to the licenses BVC is already pursuing, BVC has decided to seek a Medical Marijuana Treatment Center (MTC) license. This license allows for the operator to acquire, cultivate, possess, process, transport, sell, distribute, deliver, dispense or administer marijuana to registered qualifying patients or their personal caregivers for medical use.
- **Our mission is to create quality products at a reasonable price, while developing a company that employees are proud to work for and customers are proud to purchase from. We want to be a positive addition to both Uxbridge and the MA cannabis landscape.** We are proud of our ties to the Blackstone Valley and we hope to share the spirit of innovation with legal adult consumers throughout MA.





Facility



SECURELY MAINTAINED LOCATION

IMPLEMENTATION

Blackstone Valley Cannabis will Utilize commercial grade equipment throughout its facility to maintain an adequate security system. This system will be designed to avoid diversion, theft, or loss of marijuana and marijuana products and are established in accordance with the requirements under 935 CMR 500.110 and will involve a complete system of cameras, alarms, safes, vaults and controlled access points. Additionally, we will have video storage access available to local authorities at all times.

SECURITY STANDARDS

BVC will implement security measures to deter and prevent unauthorized access to its facility and to internal areas containing marijuana and/or marijuana products, and to provide a safe environment for employees, visitors and the community. The company intends to share the security plan and procedures with local law enforcement authorities and fire services, updating both parties if the plan or procedures are modified in a material way.

REPORTING

The security system will undergo an annual security audit and BVC will notify law enforcement and the CCC of any breaches of security immediately.



PREVENTING DIVERSION

- This site will be a Retail, MTC and Cultivation Facility.
- The cultivation license reserves the right to cancel contracts with retail facilities that sell to minors.
- Require all employees and agents to adhere to our policies and procedures set out to prevent diversion, theft or loss of marijuana.
- Development of chain of custody policies and procedures approved by the state.
- Daily product delivery using unmarked vehicles and randomized routes.
- Utilization of appropriate packaging and labeling.
- Storage of Marijuana in compliance with 935 CMR 500.105(11).



COMMUNITY ENGAGEMENT

- Job Creation
- Enhanced Security
- Environmental Restoration
- Community Engagement
- Host Community Agreement
- Charitable Contributions
- Educational Seminars



- Handle and process marijuana in a safe and sanitary manner;
- Properly remove litter and waste;
- Minimize development odor;
- Minimize potential for waste attraction and harboring pests.





Thank you!

Info@bvcannabis.com

www.bvcannabis.com



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:

Grass Appeal LLC d/b/a Blackstone Valley Cannabis

2. Name of applicant’s authorized representative:

Andrew Gold

3. Signature of applicant’s authorized representative:

Andrew Gold

4. Name of municipality:

Uxbridge

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

Steven A. Sette



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



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

ssette@uxbridge-ma.gov

8. Host community agreement execution date:

3/28/2022



Grass Appeal LLC

Plan to Remain Compliant with Local Zoning

Grass Appeal LLC dba Blackstone Valley Cannabis (the “Company”), is proposing to develop and operate a MTC at 79 River Road in Uxbridge, MA, the site of its current adult-use marijuana dispensing (final license), product manufacturing (provisional license) and cultivation (provisional license) facility. This site is located in an Industrial B (“IB”) Zoning District within the town of Uxbridge, which Zoning District authorizes MTCs as of right, subject only to the execution of a host community agreement with the town. The Company and the town executed an HCA authorizing the Company’s MTC operation in March of 2022

The Company has discussed its MTC facility with town officials and has entered into a host community agreement with the town. The Company plans to continue to work with officials from the town of Uxbridge to ensure the operations will have a positive impact on the community and will work diligently to obtain all necessary approvals and permitting.

In accordance with 935 CMR 501.110(3), the proposed MTC will not be closer than 500 feet from the nearest School Entrance. The buffer zone distance of 500 feet shall be measured in a straight line from the geometric center of the MTC Entrance to the geometric center of the nearest School Entrance unless there is an Impassable Barrier within those 500 feet; in these cases, the buffer zone distance shall be measured along the center of the shortest publicly-accessible pedestrian travel path from the geometric center of the MTC Entrance to the geometric center of the nearest School Entrance.

The Company hereby submits that it will continue to comply with all local and state requirements and its CEO and owner, Hao Li, will be responsible for ongoing compliance with local and state rules and regulations.

Grass Appeal

Positive Impact Plan

Grass Appeal LLC dba Blackstone Valley Cannabis (the “Company”) aims to be a leader in the effort to create a fair industry that is active in rectifying the damage from the war on drugs. The Company is under new management since 03/2020, we are now a LGBTQ+ and Person of Color owned business. We believe that at the core of operating a cannabis business is supporting a good, fair, and conscious cannabis industry in Massachusetts, regionally, and federally. The Company is planning to operate its MTC within the same footprint as its licensed adult-use dispensing (final license), cultivation (provisional license) and product manufacturing (provisional license) facility located at 79 River Road in Uxbridge, MA.

Goals

1. Increase the number of disproportionately impacted individuals working in the Commonwealth’s cannabis industry.
2. Provide regular funding to a recognized non-profit whose mission is to benefit disproportionately harmed people.

The Company understands that the CCC will annually evaluate the Company’s progress toward achieving these goals during the license renewal process.

Programs

1. The Company will give a firm hiring preference to disproportionately impacted individuals and aim to hire a workforce that is **at least 35% comprised of disproportionately impacted individuals**. The Company will advertise employment opportunities online and through print media outlets in areas of disproportionate impact including nearby Worcester,¹ Southbridge and/or Spencer. All job postings will specifically acknowledge the Company’s hiring preference for disproportionately impacted individuals.
2. The Company will fundraise for Last Prisoner Project through the organizations “Roll it Up For Justice” program. The Last Prisoner Project was founded in 2019 out of the belief that no one should remain incarcerated for cannabis offenses and endeavors to free every last prisoner of the unjust war on drugs. Through advertising for the Last Prisoner Project and soliciting donations at its dispensary, the Company aims to collect at least \$500 per month. Funds will be distributed on a quarterly basis and the Company pledges to **provide at least \$5,000 per year to Last Prisoner Project**. Please see the attached Exhibit A for evidence of Last Prisoner Project’s willingness to work with the Company.

Measurement

1. We will keep a record of all applications and interviews and track how many applications, interviews and new hires involve disproportionately impacted individuals.

¹ Grass Appeal acknowledges that only certain census tracts of the City of Worcester qualify as Areas of Disproportionate Impact. Those census tracts are as follows: 730200, 730500, 731002, 731203, 731204, 731300, 731400, 731500, 731700, 731800, 732302, 732400, 732700 and 733000.

2. We will conduct an annual review of how many staff members are from areas of disproportionate impact or are otherwise disproportionately impacted as defined by the CCC to ensure that the Company is meeting its staffing target.
3. We will keep a record of all the funds donated to Last Prisoner Project through the "Roll it Up For Justice" program.

The Company affirmatively states that it: (1) has confirmed that the abovementioned nonprofit has (or will) accepted donations from the Company; (2) acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 501.105(4), which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every MTC; (3) any actions taken, or programs instituted, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws; and (4) the Company will be required to document progress or success of this plan, in its entirety, annually upon renewal of this license.

Thank you for your support!

May 4, 2022

Blackstone Valley Cannabis
909 Beacon St Apt 6
Boston, MA 02215-3705

Dear Blackstone Valley Cannabis,

Thank you so much for the very generous \$742.65 to the Last Prisoner Project through our Roll it up for Justice program.

LPP has been working around the clock to provide assistance and advocate for release for our incarcerated community. Your donation helps us with our release efforts through our re-entry program which provides grants to our returning citizens, assists with commissary support funds, and our micro grants to the families of incarcerated individuals.

We will continue to keep fighting until the last cannabis prisoner is free, and all incarcerated community members are protected and treated with dignity. We could not do this work without your support.

Now that we have brought cannabis out of the shadows and into the light, we need to make sure we don't leave any of our siblings behind. Not a single one.

With Gratitude,

Karen Fromel
Last Prisoner Project

WWW.LASTPRISONERPROJECT.ORG



1312 17TH STREET SUITE 640
DENVER, CO 80202

OFFICIAL DONATION RECEIPT

For Income Tax Purposes

Last Prisoner Project
1312 17th Street, Suite 640
Denver, CO 80202

Federal ID# 83-4502829

RECEIPT DATE

5/4/2022

CHECK DATE

4/8/2022

CHECK NUMBER

995247

DONATED BY

Blackstone Valley Cannabis
909 Beacon St Apt 6
Boston, MA 02215-3705

AMOUNT

\$742.65

AUTHORIZED SIGNATURE

Sarah Gersten, Executive Director

TAX DEDUCTIBILITY

We are a 501(c)3 tax-exempt organization and your donation is tax-deductible within the guidelines of U.S. law. Please consult your tax advisor or visit the IRS website at <http://www.irs.gov> if you have any tax related questions. To claim a donation as a deduction on your U.S. taxes, please keep your donation receipt as your official record. No goods or services were provided in exchange for your donation.

Grass Appeal LLC

OPERATING AGREEMENT

A Massachusetts Limited Liability Company

THIS OPERATING AGREEMENT of Grass Appeal LLC (the “**Company**”) is made effective as of the day of by and between Hao Li as the Manager of the Company (the “**Manager**”), and the person executing this agreement as the sole member of the Company (the “**Member**”).

NOW THEREFORE the Member, the Manager and the Company agree as follows:

ARTICLE 1 - DEFINED TERMS

Section 1.1 **Definitions.** In addition to the terms defined elsewhere in this Agreement, the terms defined in this Article shall, for the purposes of this Agreement, have the meanings herein specified.

(a) “**Act**” means the Massachusetts Limited Liability Company Act, as the same may be amended from time to time (M.G.L. c. 156C).

(b) “**Certificate**” means the Certificate of Organization of the Company and any and all amendments thereto and restatements thereof filed on behalf of the Company pursuant to the Act.

(c) “**Code**” means the United States Internal Revenue Code of 1986, as amended from time to time, or any corresponding Federal tax statute enacted after the date of this Agreement.

(d) “**Person**” includes any individual, corporation, association, partnership (general or limited), joint venture, trust, estate, limited liability company, or other legal entity or organization.

(e) “**Profits**” or “**Losses**” means, for each fiscal year, an amount equal to the Company’s taxable income or loss for such fiscal year, determined in accordance with Section 703, 704 and 705 of the Code (but including in taxable income or loss, for this purpose, all items of income, gain, loss or deduction required to be stated separately pursuant to Section 703(a)(1) of the Code), with such adjustments as are required by the Code or are deemed necessary or desirable by the Manager.

(f) “**Regulations**” means the income tax regulations, including temporary regulations, promulgated under the Code, as such regulations may be amended from time to time (including corresponding provisions of succeeding regulations).

ARTICLE 2 - FORMATION AND TERM

Section 2.1 **Formation.** The Member and the Company agree to form the Company as a limited liability company pursuant to the provisions of the Act, and agree that the rights, duties and liabilities of the Members shall be as provided in the Act, except as otherwise provided herein. The Manager shall execute, deliver and file the Certificate and any and all amendments thereto and restatements thereof.

Section 2.2 **Term.** The term of the Company shall commence on the date the Certificate is filed with the Massachusetts Secretary of State’s Office, and shall continue until the Company is dissolved in accordance with the provisions of this Agreement and the Act.

Section 2.3 **Registered Agent and Office.** The Company’s registered agent and office shall be Hao Li 504 Quaker Highway Uxbridge, MA 01569. At any time, the Manager may designate another

registered agent and/or registered office.

Section 2.4 Principal Place of Business. The principal place of business of the Company shall be located at 79 River Rd, Uxbridge, MA 01569. At any time, the Manager may change the location of the Company's principal place of business.

Section 2.5 Purpose. The purpose of the Company shall be to engage in the cultivation, transportation and distribution of cannabis, and to engage in any all business in which a Massachusetts limited liability company is authorized to engage.

ARTICLE 3 - MEMBER

Section 3.1 Powers of Member. No Member shall have any power with regard to the management of the Company except pursuant to the express terms of this Agreement.

Section 3.2 Distributions. Distributions to the Member shall be made as, if and when the Manager determine(s) that such distributions are appropriate in his/her/their sole discretion.

ARTICLE 4 - CAPITAL ACCOUNTS, CONTRIBUTIONS AND ALLOCATIONS

Section 4.1 Capital Accounts. A Capital Account shall be established and maintained for the Member. The Capital Account of the Member shall be maintained in accordance with Code Section 704(b) and the regulations issued thereunder. The Member has made a Capital Contribution to the Company and shall have initial Capital Account balances equal to the amount of his/her/its Capital Contribution.

Section 4.2 Profits and Losses. Profits and losses shall be allocated in a manner complying with the requirements of Code Sections 704, 705 and 706 and the Treasury Regulations thereunder.

Section 4.3 Member's Interest. The Member has no interest in specific Company property, unless and until distributed to such Member.

Section 4.4 Status of Capital Contributions. The Member shall not be required to lend any funds or make Capital Contributions to the Company or to make any additional Capital Contributions to the Company.

ARTICLE 5 - MANAGEMENT

Section 5.1 Management of the Company. The Company shall be managed exclusively by the Manager. The Manager shall have full, sole and exclusive and complete discretion, right, power, and authority to manage, control and make all decisions affecting the business and affairs of the Company and to do or cause to be done any and all acts, at the expense of the Company on the terms provided herein, deemed by the Manager to be necessary or appropriate to effectuate the business, purposes and objectives of the Company as set forth in this Agreement. The Manager, with the consent of the Member, may amend this Agreement. A Manager may resign by giving at least five (5) days written notice to all of the Members. A Manager may be removed by the Member by an instrument in writing.

Section 5.2. Limitation of Liability. Except to the extent that the Massachusetts General Laws prohibits the elimination or limitation of liability of Manager for breaches of fiduciary duty, no Manager shall be personally liable to the Company or its Member for monetary damages for any breach of fiduciary duty as a Manager, officer or agent of the Company, notwithstanding any provision of law imposing such liability. No amendment to or repeal of this provision shall apply to or have any effect on the liability or alleged liability of any Manager for or with respect to any acts or omissions occurring prior to such amendment.

Section 5.3 Indemnification. The Company shall, to the fullest extent permitted by law, indemnify any Manager made, or threatened to be made, a party to an action or proceeding, whether

criminal, civil, administrative or investigative, by reason of being a Manager, officer or agent of the Company or any predecessor entity, provided, however, that the Company shall indemnify any such director or officer in connection with a proceeding initiated by such Manager, officer or agent only if such proceeding was authorized by the Members of the Company.

(a) The indemnification provided for in this Section 5.3 shall: (i) not be deemed exclusive of any other rights to which those indemnified may be entitled under this Agreement or any other agreement or vote of members or disinterested managers or otherwise, both as to action in their official capacities and as to action in another capacity while holding such office, (ii) continue as to a person who has ceased to be a Manager, officer or agent of the Company, and (iii) inure to the benefit of the heirs, executors and administrators of a person who has ceased to be a Manager, officer or agent of the Company. The Company's obligation to provide indemnification under this Section 5.3 shall be offset to the extent of any other source of indemnification or any otherwise applicable insurance coverage under a policy maintained by the Company or any other person.

(b) Expenses incurred by a Manager, officer or agent of the Company of the Company in defending a civil or criminal action, suit or proceeding by reason of the fact that he or she is or was a Manager, officer or agent of the Company shall be paid by the Company in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of such Manager, officer or agent of the Company to repay such amount if it shall ultimately be determined that applicable law requires that he or she not be indemnified by the Company. Notwithstanding the foregoing, the Company shall not be required to advance such expenses to a Manager, officer or agent of the Company who is a party to an action, suit or proceeding brought by the Company that alleges willful misappropriation of corporate assets, disclosure of confidential information or any other willful and deliberate breach by such Manager, officer or agent of the Company of his or her duty to the Company or its members.

(c) The foregoing provisions of this Section 5.3 shall be deemed to be a contract between the Company and each Manager, officer or agent who serves in such capacity at any time while this Agreement is in effect, and any repeal or modification thereof shall not affect any rights or obligations then existing with respect to any state of facts then or theretofore existing or any action, suit or proceeding theretofore or thereafter brought based in whole or in part upon any such state of facts.

Section 5.4 Reliance by Third Parties, Apparently Authority. Any person dealing with the Company may rely on a certificate signed by the Manager as to any of the following: (i) the identity of the Members and Manager hereunder; (ii) the existence or nonexistence of any fact or facts which constitute conditions precedent to acts by the Manager or the Members or are in any other manner germane to the affairs of this Company; (iii) whether a specified Person is authorized to execute and deliver any instrument or document of the Company; (iv) the authenticity of any copy of this Agreement and amendments thereto; or (v) any act or failure to act by the Company or as to any other matter whatsoever involving the Company or any Member or Manager.

ARTICLE 6 - BOOKS AND RECORDS

Section 6.1 Books and Records. At all times during the continuance of the Company, the Company shall maintain at its registered office and principal place of business all records and materials the Company is required to maintain at such location under the Act.


ARTICLE 7 - DISSOLUTION, LIQUIDATION AND TERMINATION

Section 7.1 Events Causing Dissolution. The Company shall be dissolved and its affairs shall be wound up upon the occurrence of any of the following events: (a) upon the election of the Member; (b) the entry of a decree of judicial dissolution under the Act; or (d) the sale or disposition of all or substantially all of the property of the Company.

Section 7.2 Liquidation. Upon dissolution of the Company, the Manager shall carry out the winding up of the Company and shall immediately commence to wind up the Company's affairs; provided, however, that a reasonable time shall be allowed for the orderly liquidation of the assets of the Company and the satisfaction of liabilities to creditors so as to enable the Members to minimize the normal losses attendant upon a liquidation. The Company shall terminate when all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company, have been distributed to the Members in the manner provided for in this Article and the Certificate has been cancelled in the manner required by the Act.


IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective as of the date first above written.

SOLE MEMBER:



Hao Li

MANAGER:



Hao Li

Corporations Division

Business Entity Summary

ID Number: 001346988

[Request certificate](#)[New search](#)

Summary for: GRASS APPEAL LLC

The exact name of the Domestic Limited Liability Company (LLC): GRASS APPEAL LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 001346988		
Date of Organization in Massachusetts: 09-20-2018		
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address):		
Address: 79 RIVER ROAD		
City or town, State, Zip code, Country: UXBRIDGE, MA 02569 USA		
The name and address of the Resident Agent:		
Name: HAO LI		
Address: 79 RIVER ROAD		
City or town, State, Zip code, Country: UXBRIDGE, MA 01569 USA		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	HAO LI	79 RIVER ROAD UXBRIDGE, MA 01569 USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
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	Address
REAL PROPERTY	HAO LI	79 RIVER ROAD UXBRIDGE, MA 01569 USA

Consent **Confidential Data** **Merger Allowed** **Manufacturing**

View filings for this business entity:

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Cancellation

[View filings](#)

Comments or notes associated with this business entity:

[New search](#)



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

Charles D. Baker
GOVERNOR

Karyn E. Polito
LT. GOVERNOR



389606222

Rosalin Acosta
SECRETARY

Richard A. Jeffers
DIRECTOR

Grass Appeal LLC
Attn: Hao Li
79 RIVER ROAD
UXBRIDGE, MA 01569

EAN: 22158345
March 12, 2022

Certificate Id:57058

The Department of Unemployment Assistance certifies that as of 3/12/2022 ,Grass Appeal 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



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$100.00

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

Certificate of Amendment

(General Laws, Chapter)

Identification Number: 001346988

The date of filing of the original certificate of organization: 9/20/2018

1.a. Exact name of the limited liability company: GRASS APPEAL LLC

1.b. The exact name of the limited liability company as amended, is: GRASS APPEAL LLC

2a. Location of its principal office:

No. and Street: 79 RIVER ROAD
 City or Town: UXBRIDGE State: MA Zip: 01569 Country: USA

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

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: HAO LI
 No. and Street: 79 RIVER ROAD
 City or Town: UXBRIDGE State: MA Zip: 01569 Country: USA

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	HAO LI	79 RIVER ROAD UXBRIDGE, MA 01569 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

	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code
REAL PROPERTY	HAO LI	79 RIVER ROAD UXBRIDGE, MA 01569 USA

9. Additional matters:

10. State the amendments to the certificate:

LOCATION OF ITS PRINCIPAL OFFICE THE NAME AND BUSINESS ADDRESS OF EACH MANAGER THE NAME AND BUSINESS ADDRESS OF THE PERSON(S) AUTHORIZED TO EXECUTE, AC KNOWLEDGE, DELIVER AND RECORD ANY RECORDABLE INSTRUMENT PURPORTING TO A FFECT AN INTEREST IN REAL PROPERTY

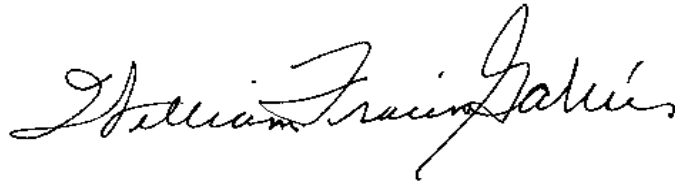
11. The amendment certificate shall be effective when filed unless a later effective date is specified:

**SIGNED UNDER THE PENALTIES OF PERJURY, this 15 Day of September, 2020,
HAO LI , Signature of Authorized Signatory.**

THE COMMONWEALTH OF MASSACHUSETTS

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

September 15, 2020 07:47 AM

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

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



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

William Francis Galvin
Secretary of the
Commonwealth

March 22, 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

GRASS APPEAL LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **September 20, 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: **HAO LI**

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

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



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



William Francis Galvin
Secretary of the Commonwealth
Corporations Division
One Ashburton Place, 17th Floor
Boston, Massachusetts 02108-1512



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Stephen Lawrence Bartlett
Foley Hoag LLP
155 Seaport Boulevard
Boston MA 02210



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CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



GRASS APPEAL LLC
79 RIVER ROAD
UXBRIDGE MA 01569

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, GRASS APPEAL 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, Town of Uxbridge
BUSINESS CERTIFICATE

Date.....10-8-20.....

* **New Business** or ** Renewal or **Re-instated (circle one)

In conformity with the provision of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of

Business Name Cross Appeal DBA Blackstone Valley Cannabis State I.D. # 001346988

is conducted at 79 River Rd

Mailing address 79 River Rd Zip Code 01569

Type of business Cannabis Retail Phone No. 617-721-3222

PRINT FULL NAME(S)

HOME MAILING ADDRESS (Including Zip Code)

1. Cara Crabb Burnham

12 Genesee Cir Milford MA 01757

2. [Signature]

.....

3.
(signature)

.....
(signature)

The following section may only be completed by a Notary Public.
Instruction to Notary: Affix seal on the right side of the Notary Section.

The Commonwealth of Massachusetts

Worcester SS.

Date.....

Personally appeared before me the above-named.....

and made oath that the foregoing statement is true.

A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

Businesses may be required to obtain permits, licenses or approval from other town departments or even the State.

TOWN CLERK OFFICE USE ONLY

Business Certificate expires.....10-7-24.....

.....Ward M. Corner.....
Town Clerk/Assistant Signature

TOWN OF UXBRIDGE SEAL

YOU ARE ADVISED THAT HOLDING THIS CERTIFICATE DOES NOT EXEMPT YOU FROM OBTAINING ANY OTHER LICENSE, PERMIT, OR APPROVAL REQUIRED TO OPERATE THIS BUSINESS.

Application for Employer Identification Number: 1-800-829-1040

Plan to Obtain Liability Insurance

In accordance with 935 CMR 501.105(10) Grass Appeal LLC (“GA”) dba Blackstone Valley Cannabis is in the process of obtaining quotes from Cannasure Insurance Services and Foundation Insurance Agency to maintain general liability insurance coverage for no less than \$1,000,000 per occurrence and \$2,000,000 in aggregate annually and product liability coverage for no less than \$1,000,000 per occurrence & \$2,000,000 in aggregate annually.

The policy deductible will be no higher than \$5,000 per occurrence. GA will consider additional coverage based on availability & cost-benefit analysis.

If adequate coverage is unavailable at a reasonable rate, GA will place in escrow at least \$250,000 to be expended for liabilities coverage. Any withdrawal from such escrow will be replenished within 10 business days. GA will keep reports documenting compliance with 935 CMR 501.105(10).

Grass Appeal LLC

dba: Blackstone Valley Cannabis

Executive Summary

Grass Appeal LLC dba Blackstone Valley Cannabis (BVC) holds a final adult-use cannabis retail license and provisional cultivation and manufacturing licenses at 79 River Road in Uxbridge MA. The company was founded in 2018 and purchased by the current ownership in 2020. BVC will cultivate, package and retail cannabis products for the adult-use and medical markets. BVC retail license currently purchases finished cannabis products from approved and CCC licensed sellers in MA while finishing the build out of cultivation and manufacturing.

In addition to the licenses BVC is already pursuing, BVC has decided to seek a Medical Marijuana Treatment Center (MTC) license. This license allows for the operator to acquire, cultivate, possess, process, transport, sell, distribute, deliver, dispense or administer marijuana to registered qualifying patients or their personal caregivers for medical use.

Our mission is to create quality products at a reasonable price, while developing a company that employees are proud to work for and customers are proud to purchase from. We want to be a positive addition to both Uxbridge and the MA cannabis landscape. We are proud of our ties to the Blackstone Valley and we hope to share the spirit of innovation with legal adult consumers throughout MA.

Management Team

Hao Li (Owner)

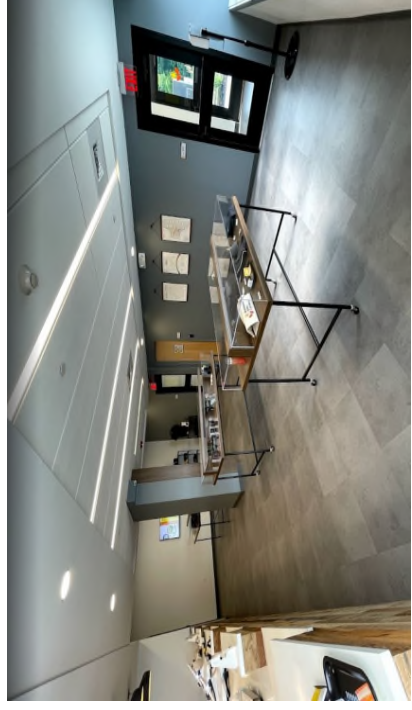
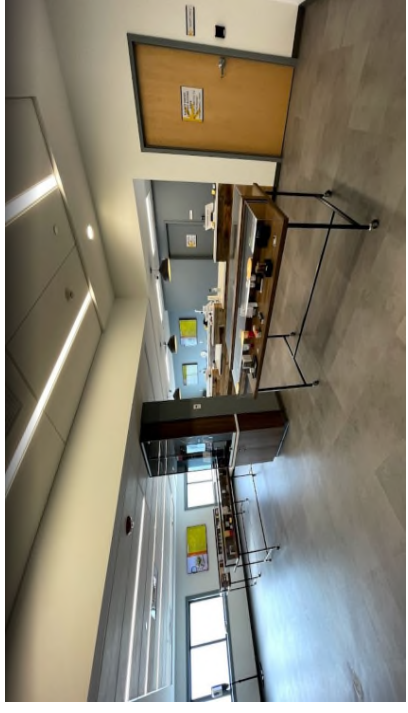
Hao Li is the President of ABI Group, which includes ABI Health Care Agency, ABI FI Corp, AE3 Pharmacy, Chifu Senior Center, BioYouth, American Modern Realty, American Real Estate Institute, and American Institute of Science and Technology. He has been the CEO of the company for over 15 years, and he manages over 12,000 employees in New York City, which include people of varying diverse backgrounds.

Andrew Gold (CEO)

Chris has over 8 years of experience in manufacturing and engineering leadership as well as 2 years of experience in Project Management. Chris holds a bachelor's degree in Mechanical Engineering and an MBA

Chris Rees (COO)

Current Facility



Cultivation Process

- **Grow**
 - Marijuana plants are grown from clippings of “Mother” plants
 - A sophisticated and integrated “smart” environment system is utilized to provide the perfect conditions throughout the life cycle of the plant
 - Employees monitor the plants daily, making adjustments as needed
- **Harvest**
 - Once mature, plants are harvested and weighed for inventory tracking
- **Dry**
 - Harvested plants are sent to the dry room where they lose a majority of their moisture
- **Trim**
 - Dried flowers are trimmed of all their excess material and then weighed and determined how they will be processed

Manufacturing Process

- **Extraction**
 - Lower quality flower and trim materials are ground up for extraction
 - Ground plant material is sent through a CO2 extraction process where its oils are collected and the remaining solids are then discarded
 - Extracted oils go through a distillation and purification process before becoming distillate
- **Kitchen/Cartridges**
 - Distillate is mixed together with other edible ingredients to create gummies of various flavors
 - Distillate is also added directly to vape cartridges for consumption as a vapor
- **Packaging**
 - Higher quality whole flowers that have been trimmed and manicured are packaged in individual containers based on weight and readied to be sold
 - Higher quality flower is ground and then packed in to pre-rolled joints for smoking
 - Gummies and vape carts are packaged and readied to be sold

Timeline

- Currently purchasing products by others on the wholesale market and selling them to customers under the adult-use license in the Dispensary
- Construction of manufacturing and cultivation space is underway with an estimated completion of mid-July 2022
- Post Provisional License Inspection and Final License administration estimated for Fall of 2022
- Commence Operations estimated for Late 2022/Early 2023
- MTC Final License approval anticipated for Q1 2023

3 year Pro Forma

Grass Appeal LLC	April 2023	April 2024	April 2025
Revenue			
Retail Sales	\$1,300,000.00	\$1,400,000.00	\$1,500,000.00
Medical Sales	\$10,000.00	\$280,000.00	\$450,000.00
Wholesale	\$55,000.00	\$1,200,000.00	\$2,800,000.00
Total Revenue from Sales	\$1,365,000.00	\$2,880,000.00	\$4,750,000.00
HCA Community Agreement (Retail 3%)			
HCA Community Agreement (Medical 1.75%)	-\$39,000.00	-\$42,000.00	-\$45,000.00
	-\$175.00	-\$4,900.00	-\$7,875.00
Total Revenue	\$1,325,825.00	\$2,833,100.00	\$4,697,125.00
Cost of Goods Sold			
Total COGS	-\$689,429.00	-\$1,473,212.00	-\$2,442,505.00
Gross Profit	\$636,396.00	\$1,359,888.00	\$2,254,620.00
Operating Expenses			
SG&A	-\$400,000.00	-\$900,000.00	-\$1,300,000.00
Marketing	-\$10,000.00	-\$50,000.00	-\$80,000.00
Total Operating Expenses	-\$410,000.00	-\$950,000.00	-\$1,380,000.00
EBITA	\$226,396.00	\$409,888.00	\$874,620.00
Taxes (42%)	-\$95,086.32	-\$172,152.96	-\$367,340.40
Net Income	\$131,309.68	\$237,735.04	\$507,279.60

Marketing

- Develop relationships with cultivation companies, prioritizing SE and EE businesses.
- Formalize relationships with retail and wholesale operators, prioritizing SE and EE businesses.
- Develop a purchasing and sale team that will ensure we are complying with our impact plan goals.
- Earn a reputation in the local cannabis industry that our business is prioritizing the SE and EE businesses, the general cannabis community as well as our own team by joining membership based local and national non-profit organizations.
- We will design a website for clients and wholesale/retailers to reach us
- We will develop sales force training and point of sale marketing materials for our retail partners.
- We will launch and manage social media accounts within the regulations of the CCC.
- We may also participate in virtual or in person business conferences, conventions and events.
- We may also develop content for industry magazines and journals.

Security

Implementation

Blackstone Valley Cannabis will Utilize commercial grade equipment throughout its facility to maintain an adequate security system. This system will be designed to avoid diversion, theft, or loss of marijuana and marijuana products and are established in accordance with the requirements under 935 CMR 500.110 and will involve a complete system of cameras, alarms, safes, vaults and controlled access points. Additionally, we will have video storage access available to local authorities at all times.

Security Standards

BVC will implement security measures to deter and prevent unauthorized access to its facility and to internal areas containing marijuana and/or marijuana products, and to provide a safe environment for employees, visitors and the community. The company intends to share the security plan and procedures with local law enforcement authorities and fire services, updating both parties if the plan or procedures are modified in a material way.

Reporting

The security system will undergo an annual security audit and BVC will notify law enforcement and the CCC of any breaches of security immediately.

Community Protection

- This is both a retail and Cultivation Facility.
- The cultivation license reserves the right to cancel contracts with retail facilities that sell to minors.
- Require all employees and agents to adhere to our policies and procedures set out to prevent diversion, theft or loss of marijuana.
- Development of chain of custody policies and procedures approved by the state.
- Daily product delivery using unmarked vehicles and randomized routes.
- Utilization of appropriate packaging and labeling.
- Storage of Marijuana in compliance with 935 CMR 500.105(11).



Community Engagement



- Job Creation
- Enhanced Security
- Environmental Restoration
- Community Engagement
- Host Community Agreement
- Charitable Contributions
- Educational Seminars
- Nuisance Abatement
 - Handle and process marijuana in a safe and sanitary manner;
 - Properly remove litter and waste;
 - Minimize development odor;
 - Minimize potential for waste attraction and harboring pests.

Contact

Thank you

Grass Appeal LLC

Hao Li

917-478-2278

HAO LI

Hao Li is the President of ABI Group, which includes ABI Health Care Agency, ABI FI Corp, AE3 Pharmacy, Chifu Senior Center, BioYouth, American Modern Realty, American Real Estate Institute, and American Institute of Science and Technology. He has been the CEO of the company for over 15 years, and he manages over 12,000 employees in New York City, which include people of varying diverse backgrounds. Hao brings with his management expertise in many industries including health care, pharmacy, senior adult centers, real estate development, health care research, and education. He also worked for New York Stock Exchange and Lucent Technology Bell Lab, where he gained extensive experience in Finance and IT.

Hao holds a Master of Science in Telecommunication Networks from NYU, and also had a lot of academic achievement when he studied his undergraduate in China, including First Prize in 1999 National Electronic Design Contest and First Prize in 1998 National Mathematics Contest in Modeling.

Grass Appeal LLC

Quality Control and Testing for Contaminants

Testing of Marijuana

Grass Appeal LLC dba Blackstone Valley Cannabis (the “Company”) shall not sell or otherwise market for medical use any marijuana product, including marijuana, that has not first been tested by an Independent Testing Laboratory, except as allowed under 935 CMR 501.000: Medical Use of Marijuana.

In accordance with 935 CMR 501.120(6), the Company shall provide documentation of compliance or lack thereof, as the case may be, with the testing requirements of 935 CMR 501.160.

The Company shall engage an Independent Testing Laboratory to test its marijuana products in compliance with the protocol(s) established in accordance with M.G.L. 94G § 15 and in a form and manner determined by the Commission including, but not limited to, Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-infused Products. Testing of the Company’s environmental media (e.g., soils, solid growing media, and water) shall be performed in compliance with the Protocol for Sampling and Analysis of Environmental Media for Massachusetts Registered Medical Marijuana Dispensaries published by the Commission.

The Company shall test for the cannabinoid profile and for contaminants as specified and required by the Commission, including but not limited to mold, mildew, heavy metals, plant-growth regulators, and the presence of pesticides not approved for use on marijuana by the Massachusetts Department of Agricultural Resources.

Pursuant to 935 CMR 501.160(20), the Company shall notify the Commission within seventy-two (72) hours of receipt in writing, of any laboratory testing results indicating that the marijuana or marijuana products contaminant levels are above acceptable limits established in the protocols identified in 935 CMR 501.160(1) that contamination cannot be remediated, and must be disposed of. The notification from the Company shall describe a proposed plan of action for both the destruction of the contaminated production batch within seventy-two (72) hours, and the assessment of the source of contamination and shall contain any information regarding contamination as specified by the Commission, or immediately upon request by the Commission. The Company shall ensure that notification comes from both the MTC and the Independent Testing Laboratory, separately and directly.

The Company shall maintain the results of all testing for no less than one year. Any marijuana or marijuana products with testing dates in excess of one year shall be deemed expired and may not be dispensed, sold, transferred or otherwise conveyed until retested.

All transportation of marijuana to and from Independent Testing Laboratories providing marijuana testing services shall comply with the Company’s Transportation Policy and 935 CMR 501.105(13).

All excess marijuana shall be disposed of in compliance with the Company’s Waste Disposal Policy and 935 CMR 501.105(12), either by the Independent Testing Laboratory returning excess marijuana to the source MTC for disposal or by the Independent Testing Laboratory disposing of it directly.

The seeds are not subject to these testing requirements. Clones are subject to these testing

requirements, but are exempt from testing for metals.

Marijuana and Marijuana Products submitted for retesting prior to remediation must be submitted to an Independent Testing Laboratory other than the laboratory which provided the initial failed result. Marijuana submitted for retesting after documented remediation may be submitted to the same Independent Testing Laboratory that produced the initial failed testing result prior to remediation

Handling of Marijuana

The Company shall handle and process marijuana and marijuana products in a safe and sanitary manner. The Company shall implement the following policies:

(a) Pursuant to 935 CMR 501.105(3), the Company shall process the leaves and flowers of the female marijuana plant only, which shall 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, pests and bacterial diseases and satisfying the sanitation requirements in 105 CMR 500.000: Good Manufacturing Practices for Food, and if applicable, 105 CMR 590.000: State Sanitary Code Chapter X: Minimum Sanitation Standards for Food Establishments;
4. Prepared and handled on food-grade stainless steel tables with no contact with the Company's MTC agents' bare hands; and
5. Packaged in a secure area.

(b) The Company shall comply with the following sanitary requirements:

1. Any MTC agent whose job includes contact with marijuana or non-edible marijuana products, including cultivation, production, or packaging shall comply with the requirements for food handlers specified in 105 CMR 300.000: Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements;
2. Any MTC agent working in direct contact with preparation of marijuana or non-edible marijuana products shall conform to sanitary practices while on duty, pursuant to 935 CMR 501.105(3), including:
 - i. Maintaining adequate personal cleanliness; and
 - ii. 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.
3. The Company shall supply adequate and convenient hand-washing facilities furnished with running water at a suitable temperature. Hand-washing facilities shall be located in the MTC in production areas and where good sanitary practices require employees to wash and sanitize their hands, and shall provide effective hand cleaning and sanitizing preparations and sanitary towel service or suitable drying devices, pursuant to 935 CMR 501.105(3);
4. The Company shall supply sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of sanitary operations, pursuant to 935 CMR 501.105(3)(b);
5. Litter and waste shall 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 shall be maintained in an adequate manner pursuant to 935 CMR 501.105(12);
6. Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately kept clean and in good repair, pursuant to 935 CMR 501.105(3)(b);
 7. The Company shall ensure that there will be adequate safety lighting in all processing and storage areas, as well as areas where equipment or utensils are cleaned;
 8. Buildings, fixtures, and other physical facilities shall be maintained in a sanitary condition;
 9. All contact surfaces, including utensils and equipment, shall be maintained in a clean and sanitary condition, pursuant to 935 CMR 501.105(3). Such surfaces shall 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 shall be so designed and of such material and workmanship as to be adequately cleanable;
 10. All toxic items shall be identified, held, and stored in a manner that protects against contamination of marijuana products, pursuant to 935 CMR 501.105(3)(b). Toxic items shall not be stored in an area containing products used in the cultivation of marijuana. The Commission may require a MTC to demonstrate the intended and actual use of any toxic items found on the premises;
 11. The Company's water supply shall be sufficient for necessary operations, pursuant to 935 CMR 501.105(3). Any private water source shall be capable of providing a safe, potable, and adequate supply of water to meet the MTC's needs;
 12. Plumbing shall be of adequate size and design, and adequately installed and maintained to carry sufficient quantities of water to required locations throughout the MTC, pursuant to 935 CMR 501.105(3). Plumbing shall properly convey sewage and liquid disposable waste from the MTC. There shall be no cross-connections between the potable and wastewater lines;
 13. The Company shall provide its employees with adequate, readily accessible toilet facilities that are maintained in a sanitary condition and in good repair, pursuant to 935 CMR 501.105(3);
 14. Products that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of these microorganisms; and
 15. Storage and transportation of finished products shall be under conditions that will protect them against physical, chemical, and microbial contamination as well as against deterioration of finished products or their containers, pursuant to 935 CMR 501.105(3).
 16. All vehicles and transportation equipment used in the transportation of marijuana products or edibles requiring temperature control for safety must be designed, maintained, and equipped as necessary to provide adequate temperature control to prevent the marijuana products or edibles from becoming unsafe during transportation, consistent with applicable requirements pursuant to 21 CFR

1.908(c).

- (c) The Company shall comply with sanitary requirements. All edible products shall be prepared, handled, and stored in compliance with the sanitation requirements in 105 CMR 590.000: State Sanitary Code Chapter X: Minimum Sanitation Standards for Food Establishments.

This policy may also be referred to by the Company as the “Quality Control and Testing Policy.”

Grass Appeal LLC

Personnel Policies Including Background Checks

Grass Appeal LLC dba Blackstone Valley Cannabis (the "Company") shall implement the following Personnel Policies and Background Check policies:

- (1) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the Security Policy, which policy shall be incorporated herein by reference, specifically employee security policies, including personal safety and crime prevention techniques;
- (2) The Company shall develop a staffing plan and staffing records in compliance with 935 CMR 501.105(9)(d);
- (3) The Company shall develop emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
- (4) It shall be a policy of the Company that the workplace shall be alcohol, smoke and drug free, pursuant to 935 CMR 501.105(1);
- (5) The Company shall require that all personnel strictly adhere to, and comply with, all aspects of the Record Retention and Financial Record Maintenance and Retention policies, which policies shall be incorporated herein by reference, specifically regarding the maintenance of confidential information and other records required to be maintained confidentially;
- (6) Pursuant to 935 CMR 501.105(1), the Company shall immediately dismiss any MTC agent who has:
 - a. Diverted marijuana, which shall be reported to law enforcement authorities and to the Commission;
 - b. Engaged in unsafe practices with regard to operation of the MTC, which shall be reported to the Commission; or
 - c. Been convicted or entered a guilty plea, plea of nolo contendere, or admission to sufficient facts of a felony drug offense involving distribution to a minor in the Commonwealth, or a like violation of the laws of Other Jurisdictions (as that term is defined in 935 CMR 501.002).
- (7) The Company shall make a list of all board members and Executives (as that term is defined in 935 CMR 501.002) of the MTC, and members of the licensee (if any), available upon request by any individual. The Company may make this list available on its website.
- (8) The Company shall develop policies and procedures for the handling of cash on the MTC premises including but not limited to storage, collection frequency, and transport to financial institution(s), as set forth in its Security Policy.
- (9) The Company shall apply for registration for all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 501.002), managers, and volunteers. All such individuals shall:
 - (a) be 21 years of age or older;

- (b) 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 Other Jurisdictions (as that term is defined in 935 CMR 501.002); and
- (c) be determined suitable for registration consistent with the provisions of 935 CMR 501.800 and 935 CMR 501.801 or 935 CMR 501.802.

(10) An application for registration of a MTC agent shall include:

- (a) the full name, date of birth, and address of the individual;
- (b) all aliases used previously or currently in use by the individual, including maiden name, if any;
- (c) a copy of the applicant's driver's license, government-issued identification card, liquor purchase identification card issued pursuant to M.G.L. c. 138, § 34B, or other verifiable identity document acceptable to the Commission;
- (d) an attestation that the individual will not engage in the diversion of marijuana products;
- (e) written acknowledgment by the applicant of any limitations on his or her authorization to cultivate, harvest, prepare, package, possess, transport, and dispense marijuana in the Commonwealth;
- (f) background information, including, as applicable:
 - 1. a description and the relevant dates of any criminal action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 501.002), whether for a felony or misdemeanor and which resulted in conviction, or guilty plea, or plea of nolo contendere, or admission of sufficient facts;
 - 2. a description and the relevant dates of any civil or administrative action under the laws of the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 501.002) relating to any professional or occupational or fraudulent practices;
 - 3. 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;
 - 4. a description and relevant dates of any past discipline by, or a pending disciplinary action or unresolved complaint by, the Commonwealth, or Other Jurisdiction (as that term is defined in 935 CMR 501.002) with regard to any professional license or registration held by the applicant;
- (g) a nonrefundable application fee paid by the MTC with which the MTC agent will be associated; and
- (h) any other information required by the Commission.

(11) An Executives (as that term is defined in 935 CMR 501.002) of the Company registered with the Department of Criminal Justice Information Systems ("DCJIS") pursuant to 803

CMR 2.04: iCORI Registration, shall submit to the Commission a Criminal Offender Record Information ("CORI") report and any other background check information required by the Commission for each individual for whom the Company seeks a MTC agent registration, obtained within 30 calendar days prior to submission.

- a. The CORI report obtained by the Company shall provide information authorized under Required Access Level 2 pursuant to 803 CMR 2.05(3)(a)2.
- b. The Company's collection, storage, dissemination and usage of any CORI report or background check information obtained for MTC agent registrations shall comply with 803 CMR 2.00: Criminal Offender Record Information (CORI).

(12) The Company shall notify the Commission no more than one (1) business day after a MTC agent ceases to be associated with the Company. The subject agent's registration shall be immediately void when the agent is no longer associated with the Company.

(13) The Company shall require that all agents renew their registration cards annually from the date of issue, subject to a determination by the Commission that the agent continues to be suitable for registration.

(14) After obtaining a registration card for a MTC agent, the Company shall notify the Commission, in a form and manner determined by the Commission, as soon as possible, but in any event, within five (5) business days of any changes to the information that the establishment was previously required to submit to the Commission or after discovery that a registration card has been lost or stolen.

(15) The Company's agents shall carry their registration card at all times while in possession of marijuana products, including at all times while at the MTC or while transporting marijuana products.

(16) Should any of the Company's agents be affiliated with multiple MTCs and/or Marijuana Establishments the Company shall ensure that such agents are registered as a MTC/marijuana establishment agent by each MTC/Marijuana Establishment and shall be issued a registration card for each establishment.

(17) The Company shall maintain, and keep up to date, an employee handbook that employees will be given copies of at the start of their employment and will be required to attest that they have read and received the same, covering a wide range of topics, including but not limited to: (1) Employee benefits; (2) Vacation and sick time; (3) Work schedules; (4) Confidentiality standards; (5) Criminal background check standards (6) Security and limited access areas; (7) Employee identification and facility access; (8) Personal safety and crime prevention techniques; (9) Alcohol, drug, and smoke-free workplace; and (10) Grounds for discipline and termination. Each Employee shall be required to review the handbook and attest to their understanding and receipt of the same. The Company will review its employee handbook periodically and communicate any changes to its employees.

Personnel Record Keeping

The Company shall maintain the following Personnel Records:

1. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
2. A personnel record for each MTC agent. Such records shall be maintained for at least 12 months after termination of the individual's affiliation with the MTC and shall include, at a minimum, the following:

- a. All materials submitted to the Commission pursuant to 935 CMR 501.030(2);
 - b. Documentation of verification of references;
 - c. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
 - d. Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
 - e. Documentation of periodic performance evaluations;
 - f. A record of any disciplinary action taken; and
 - g. Notice of completed responsible vendor and eight (8) hour related duty training.
3. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
 4. Personnel policies and procedures; and
 5. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 501.029, 935 CMR 501.030, and 803 CMR 2.00: Criminal Offender Record Information (CORI).

The Company's aforementioned Personnel Records shall be available for inspection by the Commission, on request. All records shall be maintained in accordance with generally accepted accounting principles. In the unlikely event of a closure of the Company's MTC, all records shall be kept for at least two (2) years at the Company's expense, in a form and location acceptable to the Commission.

Staffing Plan:

Executive Level:

- CEO;
- CFO; and
- COO.

Management Level:

- Sales Manager;
- Cultivation Manager; and
- Security Manager.

Staff Level

- Up to fifteen (15) Staff Level Sales Representatives;
- Up to ten (10) Staff Level Cultivation Associates

Consultant Level

- Attorney / Compliance Officer;
- Human Resources Provider; and
- Up to five (5) Security Officers.

This policy may also be referred to by the Company as the “Personnel and Background Check Policy.”

Grass Appeal LLC

Record Keeping Procedures

Grass Appeal LLC dba Blackstone Valley Cannabis (the “Company”) shall keep and maintain records of the MTC in accordance with generally accepted accounting principles, pursuant to 935 CMR 501.105(9). Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all records required in any section of 935 CMR 501.000: Medical Use of Marijuana, in addition to the following:

- (a) Written operating procedures as required by 935 CMR 501.105(1);
- (b) Inventory records as required by 935 CMR 501.105(8);
- (c) Seed-to-sale tracking records for all marijuana products as required by 935 CMR 501.105(8)(e);
- (d) Personnel records, pursuant to 935 CMR 501.105(9) and as described in the Company’s Personnel and Background Check Policy, which policy shall be incorporated herein by reference, and as follows:
 - a. Job descriptions for each employee and volunteer position, as well as organizational charts consistent with the job descriptions;
 - b. A personnel record for each MTC agent. Such records shall be maintained for at least 12 months after termination of the individual’s affiliation with the MTC and shall include, at a minimum, the following:
 - i. All materials submitted to the Commission pursuant to 935 CMR 501.030(2);
 - ii. Documentation of verification of references;
 - iii. The job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
 - iv. Documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
 - v. Documentation of periodic performance evaluations;
 - vi. A record of any disciplinary action taken; and
 - vii. Notice of completed responsible vendor and eight (8) hour related duty training.
 - c. A staffing plan that will demonstrate accessible business hours and safe cultivation conditions (as applicable);
 - d. Personnel policies and procedures; and

- e. All background check reports obtained in accordance with M.G.L. c. 6 § 172, 935 CMR 501.029, 935 CMR 501.030, and 803 CMR 2.00: Criminal Offender Record Information (CORI);
- (e) Business records, pursuant to 935 CMR 501.105(9) and as described in the Company's Financial Record Maintenance and Retention Policy, which shall include manual or computerized records of the following: (1) assets and liabilities; (2) monetary transactions; (3) books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers; (4) sales records including the quantity, form, and cost of marijuana products; and (5) salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the MTC, if any; and
- (f) Waste disposal records as required under 935 CMR 501.105(12), including but not limited to, a written or electronic record of the date, the type and quantity of marijuana, marijuana products or waste disposed or handled, the manner of disposal or other handling, the location of disposal or other handling, and the names of the two (2) MTC Agents present during the disposal or other handling, with their signatures. The Company shall keep these records for at least three (3) years. This period shall automatically be extended for the duration of any enforcement action and may be extended by an order of the Commission.

All Confidential Information (as that term is defined in 935 CMR 501.002 shall be maintained confidentially including secured or protected storage (whether electronically or in hard copy), and accessible only to the minimum number of specifically authorized employees essential for efficient operation and retention of such records. In any event, the Company shall be authorized to disclose such confidential information as may be required by law.

Following closure of a MTC, the Company shall keep all records for at least two (2) years at the Company's expense and in a form and location acceptable to the Commission.

It shall be a policy of the company that any and all records subject to any enforcement action shall be retained for the duration of such action, or as otherwise extended by order of the Commission.

This policy may also be referred to by the Company as the "Record Retention Policy".

Grass Appeal LLC

Maintaining of Financial Records

Grass Appeal LLC dba Blackstone Valley Cannabis (the “Company”) shall keep and maintain records of the MTC in accordance with generally accepted accounting principles. Such records shall be available for inspection by the Commission, upon request and shall include, but not be limited to, all financial records required in any section of 935 CMR 501.000: Medical Use of Marijuana, and business records, in accordance with 935 CMR 501.105(9)(e), which shall include manual or computerized records of:

1. Assets and liabilities;
2. Monetary transactions;
3. Books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices, and vouchers;
4. Sales records including the quantity, form, and cost of marijuana products; and
5. Salary and wages paid to each employee, or stipend, executive compensation, bonus, benefit, or item of value paid to any persons having direct or indirect control over the MTC, if any.

Furthermore, consistent with the Company’s Dispensing Policy, the Company shall implement the following policies for Recording Sales

- (a) The Company shall utilize a point-of-sale (“POS”) system approved by the Commission, in consultation with the Massachusetts Department of Revenue (“DOR”).
- (b) The Company may also utilize a sales recording module approved by the DOR.
- (c) The Company shall not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances, pursuant to 935 CMR 501.140(6)(c).
- (d) The Company shall 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, pursuant to 935 CMR 501.140(6)(d). The Company shall maintain records that it has performed the monthly analysis and produce it upon request to the Commission, pursuant to 935 CMR 501.140(6). If the Company determines that software has been installed for the purpose of manipulation or alteration of sales data or other methods have been utilized to manipulate or alter sales data, pursuant to 935 CMR 501.140:
 - i. it shall immediately disclose the information to the Commission;
 - ii. it shall cooperate with the Commission in any investigation regarding manipulation or alteration of sales data; and
 - iii. take such other action directed by the Commission to comply with 935 CMR 501.105.
- (e) The Company shall comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements, pursuant to 935 CMR 501.140(6).

- (f) The Company shall adopt separate accounting practices at the POS for marijuana and marijuana product sales, and non-marijuana sales, pursuant to 935 CMR 501.140(6)(f).
- (g) The Company shall allow the Commission and the DOR audit and examine the POS system used by a retailer in order to ensure compliance with Massachusetts tax laws and 935 CMR 501.000: Medical Use of Marijuana;

In the unlikely event of a closure of the MTC, the Company shall keep all records for at least two years at the Company's expense and in a form and location acceptable to the Commission.

This policy may also be referred to by the Company as the "Financial Record Maintenance and Retention Policy".

Energy Compliance Plan

Grass Appeal LLC (“GA”) dba Blackstone Valley Cannabis is committed to building an organizational philosophy rooted in operational sustainability demonstrated through prudent management and standard operating procedures focused on adopting industry best practices for minimizing the carbon footprint associated with a Marijuana Establishment/MTC.

In order to be compliant with the Energy and Environment Compiled Guidance published in January of 2020, GA will perform the following duties;

Identification and implementation of potential energy-use reduction opportunities;

- The Chief Operating Officer (“COO”) will be responsible for monitoring monthly energy consumption through auditing utility reports provided by utility providers as well as monitoring operational tools installed to manage energy consumption. The COO will make necessary adjustments to operations based on energy usage data as needed.
- During facility upgrades, renovations, or expansions, the COO will incorporate researching best practices in all areas of the guidance to minimize energy consumption for future ongoing operations
- When equipment fails and/or needs to be replaced, the COO will seek to source equipment which utilizes the optimal energy efficient solution for the identified need.
- All energy-use reduction programs will be implemented and continuously improved upon through strict standard operating procedures and an internal energy and waste audit.

Consideration of opportunities for renewable energy generation, including, where applicable, submission of building plans showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable;

- Considerations for renewable energy resources are initially made based on the existing conditions of the property and continuously evaluated annually during an internal energy audit procedure. During the design and development phase of the project, GA will contract licensed engineers to evaluate opportunities for renewable energy generation and strategic placement of energy generators if deemed necessary. If not, documentation of why opportunities were not pursued will be recorded by the subject matter expert and approved by the COO.

- The COO will evaluate all utilities for the most effective and appropriate supply decisions for the proposed establishment. As part of the annual internal energy and waste audit, the COO will evaluate whether renewable energy sources are more prudent and effective means of consumption.
- As part of any facility upgrades, renovations, or expansions, as well as part of any failed or needing replaced equipment, the COO will evaluate all alternative energy opportunities as a prerequisite during the design and development phases of the proposed project prior to selection of solution. In tandem with a subject matter expert, the COO will determine the most appropriate path forward.

Strategies to reduce electric demand (such as lighting schedules, active load management, and energy storage); and

- During the design and development phase, GA's senior leadership will work closely with a licensed electrical engineer to implement and install energy efficient tools and resources to monitor and optimize energy loads throughout operations.
- Through ongoing operations, the COO will audit the utility reports for consumption swings outside of acceptable variances described in the standard operating procedure for the annual audit
- During GA's annual internal energy and waste audit, existing and non-existing active load/demand management and energy storage opportunities will be considered and evaluated for suitability on a case-by-case basis based on criteria deemed essential by a licensed subject matter expert.

Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25, § 21, or through municipal lighting plants.

- During the design and development phase, GA's senior leadership will engage a licensed engineering firm to perform an analysis of available energy efficiency programs offered pursuant to M.G.L. c. 25, § 21, or through municipal lighting plants.
- Upon the establishment of all utility accounts, GA's senior leadership will request notifications from service providers on incentives and opportunities to ensure awareness of current campaigns.
- During GA's annual internal energy and waste audit, the COO will engage and subject matter experts most knowledgeable (utility account representatives, vendors, independent audit firms) of available energy efficiency programs offered to evaluate the suitability of engaging such offers in accordance with the energy compliance guidelines set forth by the Commission.

Additional Requirements for Medical Marijuana Treatment Centers

- During the design and development phase, GA's senior leadership in collaboration with licensed engineers and subject matter experts will select operational cultivation equipment aligned with the organization's commitment to sustainability. All electrical, mechanical, plumbing, waste disposal, and fire suppression equipment will be evaluated based on compliance with the energy guidance issued by the Commission.
- After selection of specific energy-using equipment, standard operating procedures will be developed, maintained, and continuously improved upon. This documentation will cover how each particular item of equipment is tested, calibrated, maintained, and re-tested to ensure proper operational functionality.
- The COO will perform annual performance tests on all major energy-using equipment including, but not limited to, horticultural lighting, HVAC systems, and dehumidification systems.

Grass Appeal LLC

Employee Qualifications and Training

Grass Appeal LLC dba Blackstone Valley Cannabis (the “Company”) shall ensure that all MTC agents complete training prior to performing job functions. Training shall be tailored to the roles and responsibilities of the job function of each MTC agent, and at a minimum shall include a three (3) hour Responsible Vendor Program under 935 CMR 501.105(2)(b). Agents responsible for tracking and entering product into the Seed-to-sale SOR must receive training in a form and manner determined by the Commission. It shall be a policy of the Company that all marijuana agents and staff shall receive and participate in, a minimum of, eight (8) hours of ongoing training annually, pursuant to 935 CMR 501.105(2)(a). Employees shall be trained on job-specific duties prior to performing job functions, pursuant to 935 CMR 501.105(2). All employees and registered agents will be 21 years of age or older, pursuant to 935 CMR 501.030

Company Training Policies shall be as follows:

1. All owners, managers and employees of the Company that are involved in the handling and sale of marijuana for adult use at the time of licensure or renewal of licensure, as applicable, shall attend and successfully complete a responsible vendor training program.
2. Once the Company is designated as a “responsible vendor” all new employees involved in the handling and sale of marijuana for adult use shall successfully complete a responsible vendor training program within ninety (90) days of hire.
3. It shall be a policy of the Company that after initial successful completion of a responsible vendor program, each owner, manager, and employee involved in the handling and sale of marijuana for adult use shall successfully complete the program once every year thereafter to maintain designation as a “responsible vendor.”
4. Administrative employees who do not handle or sell marijuana may take the responsible vendor training program on a voluntary basis.
5. The Company shall maintain records of responsible vendor training program compliance for four (4) years and make them available to inspection by the Commission and any other applicable licensing authority on request during normal business hours, pursuant to 935 CMR 501.105(2).

The Company shall ensure that such responsible vendor training programs core curriculum include the following:

- (a) Discussion concerning marijuana’s effect on the human body. Training shall include:
 - a. Scientifically based evidence on the physical and mental health effects based on the type of marijuana product;
 - b. The amount of time to feel impairment;
 - c. Visible signs of impairment; and
 - d. Recognizing the signs of impairment.

- (b) Diversion prevention and prevention of sales to minors, including best practices;

- (c) Compliance with all tracking requirements; and
- (d) Acceptable forms of identification. Training shall include:
 - a. How to check identification;
 - b. Spotting false identification;
 - c. Patient registration cards formerly and validly issued by the DPH or currently and validly issued by the Commission;
 - d. Provisions for confiscating fraudulent identifications; and
 - e. Common mistakes made in verification.
- (e) Other key state laws and rules affecting owners, managers, and employees, which shall include:
 - a. Local and state licensing and enforcement;
 - b. Incident and notification requirements;
 - c. Administrative and criminal liability;
 - d. License sanctions;
 - e. Waste disposal;
 - f. Health and safety standards;
 - g. Patrons prohibited from bringing marijuana onto licensed premises;
 - h. Permitted hours of sale;
 - i. Conduct of the MTC;
 - j. Permitting inspections by state and local licensing and enforcement authorities;
 - k. Licensee responsibilities for activities occurring within licensed premises;
 - l. Maintenance of records;
 - m. Privacy issues; and
 - n. Prohibited purchases and practices.
- (f) Any other areas of training determined by the Commission to be included in a responsible vendor training program.

The Company shall also ensure that all of its board members, directors, employees, Executives (as that term is defined in 935 CMR 501.002), managers, and volunteers shall:

- (a) be 21 years of age or older;
- (b) 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
- (c) be determined suitable for registration consistent with the provisions of 935 CMR 501.800 and 501.802.

This policy may also be referred to by the Company as the "Employee Qualification and Training Policy".

Grass Appeal LLC

Discounts for Patients with Financial Hardship

Grass Appeal LLC plans to provide free and reduced cost marijuana on a sliding scale to patients with verified documented financial hardship.

To be considered for the program, patients must be residents of the dispensary's county or an adjacent county and must complete a Medical Use of Marijuana Patient Registration Form used to determine patient eligibility using standards established by the Cannabis Control Commission.

The following guidelines will be used to make this determination: (A) Is the patient a recipient of MassHealth? If yes, 1 point. (B) Is the patient a recipient of Supplemental Security Income? If yes, 1 point. (C) Is the patient's annual gross household income less than 150% of the federal poverty level for the current year? If yes, 2 points. If No, is the patient's annual gross household income between 151% and 300% of the federal poverty level for the current year? If yes, 1 point. Any single patient is eligible for up to a total of 4 points.

We have established the following schedule as the baseline for discount:

4 points = 30% discount
3 points = 20% discount
2 points = 15% discount
1 point = 10% discount

Based on commitments to both meeting the needs of our patients with these demonstrated financial hardships and to preventing the diversion of discounted medicine, we will limit the volume of medicine that can be obtained at a discount to 1 oz. per month. Special consideration will be given to each patient's medication schedule and preferred method of consumption.

Grass Appeal LLC

Diversity Plan

Grass Appeal LLC dba Blackstone Valley Cannabis (the “**Company**”) is currently one hundred percent (100%) owned by members of the LGBTQ+ community and as such understands and appreciates the importance of diversity and as such is committed to actively working to ensure a diverse workplace is created in the Company.

It is a policy of the Company to promote equity among minorities, women, veterans, and people with disabilities and L.G.B.T.Q. +, in the operation of the MTC. To the extent permissible by law, the Company will make jobs available to minorities, women, veterans, people with disabilities, and i.e. L.G.B.T.Q. +, but this does not prevent the Company from hiring the most qualified candidates and complying with all employment laws and other legal requirements. To this end, the Company will deploy a plan for enhancing diversity and equity within the organization through a number of various outreach efforts.

Specifically, as it relates to its own internal practices, the Company will implement the following policies in connection with its diversity plan:

Goals:

- (1) The Company endeavors to provide job opportunities to minorities, women, veterans, people with disabilities, and L.G.B.T.Q. +. As the Company hires new employees, it shall be a goal of the Company to increase the number of individuals employed by the Company that fall within the aforementioned target demographics by **10% of the number of jobs added, or a minimum of 1 job**, whichever is greater. Further breakdown of this 10% would be 2% minorities, 2% women, 2% veterans, 2% people with disabilities, and 2% L.G.B.T.Q. +.
- (2) It shall be a goal of the Company to offer **advancement to management and executive positions internally**, thereby providing opportunities to its diverse workforce, to the extent its workforce has been filled by diverse individuals, for advancement.
- (3) The Company shall seek parity in its work force based on the American Community Survey (ACS) 2010 U.S. Census. **Workforce availability statistics for the Total Civilian Labor Force for Massachusetts are as follows: Women 48.8%, Minorities 20.7%, Persons with Disabilities 12%, and Veterans 7%**^{1, 1} <https://www.mass.gov/files/2017-08/census-2010-workforce-availability.pdf>
- (4) It shall be a goal of the Company to offer access to external cannabis workforce training and cannabis educational programs available online and at local educational facilities.

Programs:

To the extent reasonably practicable, the Company shall implement the following programs:

- In an effort to ensure it has the opportunity to interview, and hire a diverse staff, the Company will post **monthly notices** for **three (3) months** during the hiring process for any of its Marijuana Establishments and MTCs in newspapers of general circulation such as the **Worcester Telegram and Gazette** and post a notice at the municipal offices in **Worcester** for **three (3) months** during the hiring process. The aforementioned notices will state that the Company is specifically looking for women, minorities, or persons with disabilities to work for the Company.

- In an effort to ensure the Company meets its goal of offering advancement to management and executive positions internally, the Company shall offer **100% of the Company's opportunities for** advancement internally for 60 days before it considers external applicants.
- As described above, it is a goal of the Company to seek parity in its workforce. Accordingly, the Company shall form a diversity and equity committee to monitor the Company's progress towards meeting those goals. This committee will meet **quarterly** to review and assess the Company's hires and hiring practices and review internal staff surveys to assess the company culture. **Meeting Minutes** will be provided to the Commission on request and for the Company's annual license renewal application.
- The Company shall require that employees receive education on diversity, implicit biases and sensitivity within the **first ninety (90) days of employment and once annually thereafter.**
- The Company shall invest in an internal scholarship fund that will allow staff and management to apply for funding to attend cannabis educational events, networking events, and certification courses.

Measurements:

To the extent reasonably practicable and as allowed by law, the Company shall implement the following measurements:

- a. Pursuant to 935 CMR 501.103(4)(a) the Company's diversity and equality committee shall prepare an annual report identifying the Company's efforts to encourage diversity in the workplace, in compliance with 935 CMR 501.101(1)(c)(7)(k) and this Diversity Policy. Specifically, said report shall identify the demographics of its employee population including but not limited to identifying the gender, race, and sexual orientation and disabled status of its employees without identifying the employee specifically and to the extent each employee is willing to share such information.

Additionally, this report will include the following metrics:

- i. Number of individuals from the target demographic groups who were hired and retained after the issuance of a license;
- ii. Number of promotions for people falling into the target demographics since initial licensure and number of promotions offered;
- iii. Number of jobs created since initial licensure;
- iv. Number of job postings in publications with supporting documentation; and
- v. Number and subject matter of internal trainings held on diversity, implicit biases and sensitivity and the number of employees in attendance.

The Company affirmatively states that: (1) it acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 501.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every MTC; (2) any actions taken, or programs instituted, will not violate the Commission's regulations with respect to limitations on ownership or control or other applicable state laws and (3) the Company will be required to document progress or success of this plan, in its entirety, annually upon renewal of this license.

This policy may also be referred to by the Company as the “**Diversity Plan.**”