



# Massachusetts Cannabis Control Commission

## Marijuana Retailer

### General Information:

License Number: MR282984  
Original Issued Date: 03/12/2021  
Issued Date: 05/12/2022  
Expiration Date: 06/12/2023

## ABOUT THE MARIJUANA ESTABLISHMENT

Business Legal Name: Noble Manna Inc.

Phone Number: 774-277-0466 Email Address: bspinney@noblemanna.com

Business Address 1: 47 Milford Street Business Address 2:

Business City: Mendon Business State: MA Business Zip Code: 01756

Mailing Address 1: 110 Turnpike Road, Suite 114 Mailing Address 2:

Mailing City: Westborough Mailing State: MA Mailing Zip Code: 01581

## CERTIFIED DISADVANTAGED BUSINESS ENTERPRISES (DBES)

Certified Disadvantaged Business Enterprises (DBEs): Veteran-Owned Business

## PRIORITY APPLICANT

Priority Applicant: no

Priority Applicant Type: Not a Priority Applicant

Economic Empowerment Applicant Certification Number:

RMD Priority Certification Number:

## RMD INFORMATION

Name of RMD:

Department of Public Health RMD Registration Number:

Operational and Registration Status:

To your knowledge, is the existing RMD certificate of registration in good standing?:

If no, describe the circumstances below:

## PERSONS WITH DIRECT OR INDIRECT AUTHORITY

Person with Direct or Indirect Authority 1

Percentage Of Ownership: 90.1 Percentage Of Control: 90.1

Role: Owner / Partner Other Role:

First Name: Bruce Last Name: Spinney Suffix: III

Gender: Male User Defined Gender:

Date generated: 05/01/2023

Page: 1 of 6

What is this person's race or ethnicity?: White (German, Irish, English, Italian, Polish, French), Some Other Race or Ethnicity

Specify Race or Ethnicity: Portuguese

#### ENTITIES WITH DIRECT OR INDIRECT AUTHORITY

Entity with Direct or Indirect Authority 1

Percentage of Control: 9.9                      Percentage of Ownership: 9.9

Entity Legal Name: Cannapreneur Partners, LLC                      Entity DBA:                      DBA City:

Entity Description: Limited Liability Corporation

Foreign Subsidiary Narrative:

Entity Phone:                      Entity Email:                      Entity Website: cannapreneurpartners.com

Entity Address 1:                      Entity Address 2:

Entity City:                      Entity State:                      Entity Zip Code:

Entity Mailing Address 1:                      Entity Mailing Address 2:

Entity Mailing City:                      Entity Mailing State:                      Entity Mailing Zip Code:

Relationship Description: Cannapreneur Partners, LLC is providing the Establishment with a loan and retail expertise.

#### CLOSE ASSOCIATES AND MEMBERS

No records found

#### CAPITAL RESOURCES - INDIVIDUALS

No records found

#### CAPITAL RESOURCES - ENTITIES

Entity Contributing Capital 1

Entity Legal Name: Cannapreneur Partners                      Entity DBA:

Email:                      Phone:                      Address 2: Suite 114

todsullivan@cannapreneurpartners.com                      774-696-1706

Address 1: 110 Turnpike Road                      Address 2: Suite 114

City: Westborough                      State: MA                      Zip Code: 01581

Types of Capital: Monetary/Equity                      Other Type of                      Total Value of Capital Provided:                      Percentage of Initial Capital:

Capital:                      \$1200000                      100

Capital Attestation: Yes

#### BUSINESS INTERESTS IN OTHER STATES OR COUNTRIES

No records found

#### DISCLOSURE OF INDIVIDUAL INTERESTS

Individual 1

First Name: Bruce                      Last Name: Spinney                      Suffix:

Marijuana Establishment Name: Discern'd Cannabis Purveyors, Inc.                      Business Type: Marijuana Retailer

Marijuana Establishment City: Grafton                      Marijuana Establishment State: MA

#### MARIJUANA ESTABLISHMENT PROPERTY DETAILS

Establishment Address 1: 47 Milford Street

Establishment Address 2:

Establishment City: Mendon                      Establishment Zip Code: 01756

Approximate square footage of the establishment: 2500                      How many abutters does this property have?:

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

#### HOST COMMUNITY INFORMATION

Host Community Documentation:

Document Category	Document Name	Type	ID	Upload Date
Certification of Host Community Agreement	Cert form_mendon.pdf	pdf	5fb2c0ba08242707d4a791a9	11/16/2020
Plan to Remain Compliant with Local Zoning	Noble Manna - Plan to Remain Compliant (1) (2).pdf	pdf	5fb2c3d057d9d707ee4d9ae7	11/16/2020
Community Outreach Meeting Documentation	Noble Manna Mendon Community Outreach Meeting packet completeD 12-1-2020.pdf	pdf	5fc69e1e87f4c7077b60f747	12/01/2020

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

#### PLAN FOR POSITIVE IMPACT

Plan to Positively Impact Areas of Disproportionate Impact:

Document Category	Document Name	Type	ID	Upload Date
Other	NEVA letter for Noble Manna Mendon.pdf	pdf	5fb2c47ba75869080486d51f	11/16/2020
Plan for Positive Impact	REVISED- Positive Impact Plan 12-1-2020 (2).pdf	pdf	5fc69eb55ea0dd0748179f2c	12/01/2020

#### ADDITIONAL INFORMATION NOTIFICATION

Notification:

#### INDIVIDUAL BACKGROUND INFORMATION

Individual Background Information 1

Role: Other Role:  
 First Name: Bruce Last Name: Spinney Suffix: III  
 RMD Association: RMD Owner  
 Background Question: yes

#### ENTITY BACKGROUND CHECK INFORMATION

Entity Background Check Information 1

Role: Investor/Contributor Other Role:  
 Entity Legal Name: Cannapreneur Partners, LLC Entity DBA:  
 Entity Description: Limited Liability Corporation  
 Phone: 774-696-1706 Email: toddsullivan@cannapreneurpartners.com  
 Primary Business Address 1: 110 Turnpike Road Primary Business Address 2: Suite 114  
 Primary Business City: Westborough Primary Business State: MA Principal Business Zip Code: 01581  
 Additional Information:

#### MASSACHUSETTS BUSINESS REGISTRATION

Required Business Documentation:

Document Category	Document Name	Type	ID	Upload Date
Bylaws	Noble Manna Bylaws.pdf	pdf	5fa191bb75aac308359abf6d	11/03/2020
Secretary of Commonwealth - Certificate of Good Standing	goodstandingNoblemanna.pdf	pdf	5fa191bf3bf49c082a42548a	11/03/2020
Department of Revenue - Certificate of Good standing	DOR Certif of Good Standing Noble Manna.pdf	pdf	5fb2c4e80daeb60847fad65d	11/16/2020
Department of Revenue - Certificate of Good standing	Dept of Unemployment Attestation.pdf	pdf	5fb2c5f65b823307b79b81e3	11/16/2020
Articles of Organization	Noble Manna Articles of incorporation bw.pdf	pdf	5fc55b6a91587f078718db28	11/30/2020

Certificates of Good Standing:

Document Category	Document Name	Type	ID	Upload Date
Secretary of Commonwealth - Certificate of Good Standing	2022-01-11 Noble Manna Inc. - Statement on Certificates of Good Standing.pdf	pdf	61dded9df2351e085f7212f4	01/11/2022
Secretary of Commonwealth - Certificate of Good Standing	2022-01-11 Noble Manna Inc. - Certificate of Good Standing (SOC).pdf	pdf	62046c18d04772090d5a5c76	02/09/2022
Department of Revenue - Certificate of Good standing	2022-02-04 Noble Manna Inc. - Certificate of Good Standing (DOR).pdf	pdf	62046c18ea0b000858e8cab5	02/09/2022

Massachusetts Business Identification Number: 001404454

Doing-Business-As Name: Joint Operations

DBA Registration City: Mendon

**BUSINESS PLAN**

Business Plan Documentation:

Document Category	Document Name	Type	ID	Upload Date
Plan for Liability Insurance	Letter_of_Intent_to_Bind_Coverage_-_NOBLE_MANNA,_INC. (1).pdf	pdf	5fa191e50daeb60847fab2bf	11/03/2020
Business Plan	Business Plan updated and correct.pdf	pdf	5fb6b4826e60eb07f57f4477	11/19/2020
Proposed Timeline	2022-03-15 Noble Manna Inc. - Updated Proposed Timeline.pdf	pdf	62310a2be449f407967de223	03/15/2022

**OPERATING POLICIES AND PROCEDURES**

Policies and Procedures Documentation:

Document Category	Document Name	Type	ID	Upload Date
Security plan	Noble Manna - Security Plan updated (1).pdf	pdf	5fa1928e08242707d4a76cc7	11/03/2020
Plan for obtaining marijuana or marijuana products	Noble Manna - Plan for Obtaining Marijuana and Marijuana Products (1).pdf	pdf	5fa19291df85ec07dfb880af	11/03/2020
Storage of marijuana	Noble Manna - Storage of Marijuana (1).pdf	pdf	5fa192abd9cf9f07cd943e67	11/03/2020
Transportation of marijuana	Noble Manna - Transportation of Marijuana	pdf	5fa192acedc7d60856d96544	11/03/2020

	(1).pdf				
Personnel policies including background checks	Noble Manna - Personnel Policies Including Background Checks (1).pdf	pdf	5fa192ae08242707d4a76ccb	11/03/2020	
Dispensing procedures	Noble Manna - Dispensing Procedures (1).pdf	pdf	5fa192afdf85ec07dfb880b3	11/03/2020	
Prevention of diversion	Noble Manna - Prevention of Diversion (1).pdf	pdf	5fa192fda75869080486b094	11/03/2020	
Inventory procedures	Noble Manna - Inventory Procedures (1).pdf	pdf	5fa192fe7083620840285435	11/03/2020	
Quality control and testing	Noble Manna - Quality Control and Testing (1).pdf	pdf	5fa192fe0daeb60847fab2c5	11/03/2020	
Record Keeping procedures	Noble Manna - Record Keeping Procedures (1).pdf	pdf	5fa192ffdfcf9f07cd943e6d	11/03/2020	
Qualifications and training	Noble Manna - Qualifications and Training (1).pdf	pdf	5fa19300edc7d60856d96548	11/03/2020	
Maintaining of financial records	Noble Manna - Maintaining of Financial Records (1).pdf	pdf	5fa1930a3bf49c082a425492	11/03/2020	
Energy Compliance Plan	Noble Manna Energy Compliance Plan - Retail.pdf	pdf	5fb2c71308242707d4a791ea	11/16/2020	
Restricting Access to age 21 and older	Noble Manna - Restricting Access to age 21 and older - revised.pdf	pdf	5fc55a8dfda1250795582ee6	11/30/2020	
Diversity plan	2022-04-08 Noble Manna Inc. - Updated Diversity Plan.pdf	pdf	625095d45e562200081bf706	04/08/2022	

#### MARIJUANA RETAILER SPECIFIC REQUIREMENTS

No documents uploaded

No documents uploaded

#### ATTESTATIONS

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

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

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

Notification: I Understand

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 Agree

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 Agree

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

#### ADDITIONAL INFORMATION NOTIFICATION

**Notification:**

**COMPLIANCE WITH POSITIVE IMPACT PLAN**

Progress or Success Goal 1

Description of Progress or Success: See attached.

**COMPLIANCE WITH DIVERSITY PLAN**

Diversity Progress or Success 1

Description of Progress or Success: See attached.

**HOURS OF OPERATION**

Monday From: 9:00 AM	Monday To: 9:00 PM
Tuesday From: 9:00 AM	Tuesday To: 9:00 PM
Wednesday From: 9:00 AM	Wednesday To: 9:00 PM
Thursday From: 9:00 AM	Thursday To: 9:00 PM
Friday From: 9:00 AM	Friday To: 9:00 PM
Saturday From: 9:00 AM	Saturday To: 9:00 PM
Sunday From: 9:00 AM	Sunday To: 9:00 PM

# Host Community Agreement Certification Form

## Instructions

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

## Certification

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

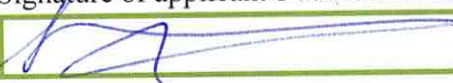
1. Name of applicant:

Noble Manna INC

2. Name of applicant's authorized representative:

Bruce Spincey

3. Signature of applicant's authorized representative:



4. Name of municipality:

Town of Mendon

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

Kimberly Newman



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

Kimberly Newman

Digitally signed by Kimberly Newman  
Date: 2020.10.27 10:09:31 -04'00'

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).*):

KNewman@mendonma.gov

8. Host community agreement execution date:

12/11/19





**Plan to Remain Compliant with Local Zoning**

**Zoning By-Law Section 6.03; Mendon Planning Board for Special Permit for a Marijuana Retailer and Zoning District.**

The Noble Manna, Inc. (“Noble Manna”) proposed Licensed Marijuana Establishment meets the Town of Mendon’s definition of Marijuana Retailer, in Mendon’s Zoning By-law.

A Marijuana Retailer is defined as “An entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.” Noble Manna meets this definition.

A Marijuana Establishment is defined as “A marijuana cultivator, marijuana testing facility, marijuana research facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business” in the town of Mendon’s By-law. Noble Manna meets this definition.

The proposed location of the marijuana retail establishment, Noble Manna, is located at 47 Milford Street, Mendon, within the General Business zoning district (GB). The subject site is located within the required zoning district allowed by the special permit granting authority from the Mendon Planning Board which a special permit will be duly submitted, obtained and maintained by Noble Manna.

The time frame for Noble Manna obtaining this special permit is as follows: Approximately thirty (30) days for applicant to prepare their application; approximately thirty (30) days for publishing and posting of public notice of hearing date (a public hearing must be heard by the Planning Board after the application has been filed approximately within sixty-five (65) days in accordance with MGL 40A, §9). The first publication is not to be less than fourteen (14) days before the day of the hearing and by posting such notice in a conspicuous place in the Town Hall for a period of no less than fourteen (14) days of such hearing and by mailing it to “Parties in Interest” as provided in M.G.L. c. 40A, §11. The Planning Board, within ten (10) days after receipt of the application for a Special Permit shall transmit the copies over to the designated agencies in the Town. Approximately thirty (30) days for final decision (decision must be rendered within ninety (90) days by MGL 40A, §9.); following filing of final decision within ninety (90) days with the Planning Board, there is a statutory twenty (20) day appeal period. Total timeframe is approximately 150 days.

The following special permit granting criteria shall be met per special permit granting provisions for a Marijuana Retailer.

The site is located within an General Business zoning district (GB) as Noble Manna holds site control at 47 Milford Street and, according to the by-law, this zone and by virtue thereof this location, is suitable to minimize the adverse impacts of the marijuana retailer on adjacent properties, residential neighborhoods, schools, playgrounds, and other

## Noble Manna Inc.

locations where minors congregate by regulating the siting, design placement, security and removal of the marijuana retailer.

### Physical and Locational Requirements:

- a. All aspects of the marijuana retailer must take place at a fixed location within a fully enclosed building and shall not be visible from the exterior of the premises. Noble Manna shall comply with this with this requirement as it is utilizing an existing building and will renovate as needed to ensure compliance.
- b. No use covered within the Mendon Town By-laws; shall the marijuana retailer be allowed to have a freestanding accessory sign in the Town. Noble Manna shall comply with the foregoing at this location.
- c. Said uses shall additionally not be located within 500 feet from the nearest school providing education for grades K-12. The distances specified above shall measure by straight line from the nearest corner of the building on which the proposed said use is to be located, to the nearest boundary line to the nearest property line of the school. Noble Manna Shall comply with this regulation.
- d. Except during the transportation, marijuana or marijuana products held at any marijuana establishment or medical marijuana facility in the Town of Mendon, shall be located within a secure indoor facility. Noble Manna shall comply as the existing building is to be refurbished and is large enough for secured interior storage.
- e. No use covered within Section 6.03 of the Mendon town by-law shall the marijuana retailer be allowed to disseminate or offer to disseminate marijuana products or products advertising to minors or to allow minors to view displays or linger on the premises, except for medical marijuana treatment centers. Noble Manna shall comply with this regulation.

Application: As required under Section 1.06 of this Zoning By-Law, the general criteria for an application for a Special Permit shall be submitted to the Planning Board and shall include:

- a. Compliance – The licensed marijuana establishment shall be in compliance with all provisions and requirements of this by-law and abide by its general intent and purpose. Noble Manna shall comply with this requirement.
- b. Site Plan – Eight copies of a detailed site plan shall be submitted in accordance to the criteria set out in Section 1.06 (b) of the Provisions for Applying for a Special Permit. Whereby the site plan will be prepared and have a seal of the Engineer or Architect. It will include: (i) Compliance with the requirements for parking, lot size, frontage, yards, and heights and coverage of buildings and all other provisions of this by-law; (ii) convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements; (iii) adequacy of arrangement and the number of parking and loading spaces in relation to the proposed use of the

Noble Manna Inc.

premises; (iv) provisions for off-street loading and unloading of vehicles incidental to the servicing of the buildings, and related uses on the lot or tract; (v) arrangement and appearances of the proposed buildings, structures, signs, screening and landscaping; (vi) adequacy of methods for waste disposal, surface and subsurface drainage and lighting; (vii) protection of adjoining premises and the general neighborhood from any detrimental use of the lot or tract. A public hearing must be held by the Board of Appeals within sixty-five (65) days after the application is filed with the Town Clerk. Noble Manna understands the requirements for a Site Plan and shall comply with all the foregoing and will be seeking engineering firms to assist with site plan preparations.

- c. An updated abutters list from the Board of Assessors will be included along with the special permit application. Noble Manna will comply.
- d. Evidence that the applicant has site control and the right to use the site for a licensed marijuana establishment in the form of a deed, valid lease, or purchase and sale agreement or a notarized statement from the property owner certifying the applicant has firm site control. Noble Manna shall comply.

Site Plan Review Criteria in granting a Special Permit for a licensed marijuana establishment, in addition to the general criteria for issuance of a Special Permit as set forth in Section 4.02 of this Zoning By-Law, the Planning Board shall find the following criteria are met.

- a. Site Plan – In addition to the foregoing site plan requirements, the site plan will also include upon the request of the Planning Board, at the expense of the applicant, additional plans, studies, reports and documentation necessary to review and analyze the project impacts and compliance with the performance criteria set forth within this by-law. Any plans required within this section, shall be prepared by qualified professionals, including a registered professional engineer and, where required by state law, a registered architect, and/or registered landscape architect. Further, the site plan will be drawn to scale of one inch equaling twenty feet (1"= 20') and will include the following: (i) Name of the project, property address, assessor's map and lot number, North arrow, datum, scale of the plan, lot lines, and zoning district boundaries; (ii) names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan. If the applicant is not the owner, a notarized statement authorizing the applicant to act on the owner's behalf and disclosing the applicant's interest shall be submitted; (iii) all existing and proposed lot lines, easements, rights-of-way (including area in acres or square feet), and other encumbrances; (iv) all minimum dimensional requirements in the underlying district and setback distance; (v) the location, dimensions, and uses of all existing and proposed buildings and structures on the property, including height and floor areas; (vi) The location and width of all existing and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, and paths. (vii) information on the location, size and type of existing and proposed parking, loading, storage, onsite snow storage, and service areas; parking calculations based on the requirements of Section 2.03 of the Mendon Zoning By-Laws, Provision of Parking; (viii) traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on site and within 100 feet of the site; (ix) the location, height, intensity, and bulb type (e.g. fluorescent, sodium,

Noble Manna Inc.

incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown; (x) the location, height, size, materials, content, and design of all proposed signage; (xi) indicate areas where ground removal or filling is proposed and give its approximate volume in cubic yards; (xii) Information on the location, size and capacity of existing and proposed utility systems, including: sewage or septic system; water supply system; telephone, cable and electrical systems; and storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, end walls, hydrants, manholes and drainage swales. The Planning Board may also request soil logs, percolation tests and storm runoff calculations for large or environmentally sensitive developments. Location, type and screening details for all waste disposal containers shall also be shown. A landscape plan showing the limits of work, existing natural land features, trees, forest cover and water sources and all proposed changes to these features, including size and type of plant material. Noble Manna understands the foregoing requirements and shall comply with the regulations.

- b. Prevention of Pollution – Plans to prevent pollution of surface or groundwater, erosion of soil, both during and after construction, excessive runoff, excessive raising or lowering of the water table and flooding of properties, and any other information necessary to determine compliance with the Town of Mendon By-Laws, chapter XXVI, Storm water management by-law. Noble Manna shall comply.
- c. Development Impact Assessment – For large developments, exceeding 10,000 square feet of gross floor area or requiring more than 15 parking spaces, or for smaller developments located in high density areas, the Planning Board may also require a development impact assessment which shall include the following:
  - i. Traffic Impact Assessment: The assessment shall document existing traffic conditions in the vicinity of the proposed project, describe the volume and effect of projected traffic generated by the proposed project and identify measures proposed to mitigate any adverse impacts on traffic. The assessment shall include at a minimum: (a.) Existing traffic conditions; average daily and peak hour volumes, average and peak speeds, sight distance, accident data and levels of service (LOS) of intersections and streets likely to be affected by the proposed development. (b.) projected impact of proposed development: project peak hour and daily traffic generated by the proposed project on roads and ways in the vicinity of the development; sight lines at the intersections, driveways and streets; existing and proposed traffic controls in the vicinity of the proposed development. (c.) the projected traffic flow pattern, including vehicular movements at all streets and intersections likely to be affected by the project. (d.) The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. (e.) Traffic assessment data shall be no more than 2 years earlier than the Submission date unless, in the Planning Board’s determination, an updated study is required due to substantial development in the area. Noble Manna understands and shall comply.

Noble Manna Inc.

- ii. Environmental Impact Assessment: Describe the impacts of the proposed project with respect to on- site and off-site environmental quality. This assessment shall include at a minimum: (a.) Description and evaluation of potential quality of air, surface water and groundwater adjacent to or directly affected by the proposed development; on-site or off-site flooding, erosion and/or sedimentation resulting from alterations to the project site, including grading changes and increases in impervious areas; on-site or off-site hazards, radiological emissions or other hazardous materials; adverse impacts on temperature and wind conditions on the site and adjacent properties; impacts on solar access of adjacent properties; and off-site noise or light impacts. (b.) Soil logs, percolation tests and storm runoff calculations. (c.) Evaluation of the adequacy of existing or proposed systems and services for water supply and disposal of liquid and solid wastes. (d.) Description of proposed measures for mitigation of any potential adverse impacts identified above. Noble Manna understands and shall comply.
  - iii. Fiscal Impact Assessment: Describe the fiscal and economic impacts of the proposed project to the Town. This assessment shall include at a minimum: (a.) Projections of costs arising from increased demands on public services and infrastructure. (b.) Projections of the impacts from increased tax revenue, employment (construction and permanent), and value of the public infrastructure to be provided. (c.) Projections of the impacts of the proposed development on the values of adjoining properties. (d.) Five-year projections of Town revenues and costs resulting from the proposed development. Noble Manna understands and shall comply.
  - iv. Community Impact Assessment: Describe the proposed project's consistency and compatibility with the surrounding neighborhood, the character of the Town, and existing local and regional plans; the assessment shall include at a minimum: (a.) Evaluation of the relation of the proposed new or altered structure to the surrounding community in terms of character and intensity of the use (e.g., scale, materials, colors, setbacks, roof and cornice lines and other major design elements); and the location and configuration of proposed structures, parking areas and open space with respect to neighboring properties. (b.) Identification of impacts on significant historical properties, and districts or areas of archaeological resources (if any) in the vicinity of the proposed development. (c.) Evaluation of the proposed project's compatibility with existing local and regional plans. (d.) In large developments with buildings over 10,000 sq ft or for smaller developments in dense areas also include a development impact assessment to determine applicability of LID to site. Noble Manna understands and shall comply.
- d. Nuisances – The project shall not create any undue disturbance to the abutting properties or neighbors including excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, or glare. Without limitation, the following standards shall apply: no fire and explosion hazards shall exist such as to produce dangerous exposure to adjacent property; no objectionable odors shall be observable beyond the property line to a greater degree than those generally existing in the community; no noxious, toxic or corrosive fumes or

Noble Manna Inc.

gases shall be emitted; no residue of dust or smoke shall be detectable beyond the property line; no dangerous radiation shall be detectable at the property line; no persistent noise shall be detectable beyond the property line in excess of the average level of street and traffic noise generally heard at the point of observation, and no noise below such level shall be objectionable with respect to intermittence, beat frequency or shrillness; and no inherent or recurrently generated vibration shall be perceptible beyond the property line. The Planning Board may exempt temporary construction activities required for the proposed project from the above criteria. Noble Manna understands the foregoing requirements and will abide by the regulations.

- e. Exterior Lighting – shall be designed and installed in the following manner: (a.) General lighting: light fixtures shall be shielded so that light is directed onto the parking area and directed away from adjacent property and traffic. Lighting plans shall be designed to maintain safe light levels while avoiding off-site lighting and night sky pollution. Site lighting photometric plans shall be submitted that document light levels as measured at ground level. (b.) Fixture Style: the design and style of fixtures shall be reviewed and approved by the Planning Board. Design, color, shape, style, and materials shall match or complement the style and materials of the buildings served. (c.) Exterior Lighting: shall be on a time-clock or photo-sensor system and shall be set so that lights are on no earlier than one hour before the start of business and turned off no later than one hour after close-of business, unless needed for safety or security purposes as specifically demonstrated by the applicant to the satisfaction of the Planning Board, in which case the lighting shall be reduced to the minimum level necessary. (d.) Lighting Requirements: The lighting system shall provide not less than one foot-candle overall average illumination with a minimum of .5 foot-candle on the parking surface, except lots in business zones, which may provide not less than 0.75 foot-candles overall average illumination. Higher minimum standards may be required in response to unique circumstances as determined by the Planning Board. Noble Manna understands and shall maintain compliance with the Mendon town by-laws.
- f. Utility Lines – Electric, telephone, and other utility lines shall be placed underground where physically and environmentally feasible. Noble Manna shall comply.
- g. Storage - Exposed storage areas, exposed machinery installations, service areas, loading areas, utility equipment, and similar accessory areas and structures shall be designed with such setbacks, screen plantings, or other screening methods, to prevent their being a hazard or being incongruous with the existing or contemplated environment and surrounding properties. Noble Manna shall comply.
- h. Landscape Preservation – The landscape shall be preserved in its natural state, insofar as practicable by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed areas. Where tree coverage does not exist or has been removed, new planting may be required. Noble Manna shall comply.

Other Laws Remain Applicable

Noble Manna Inc.

1. Municipal charge Lien – If any fine remains unpaid after six (6) months from its due date, it shall become a municipal charge lien pursuant to M.G.L. c. 40, §58. If the bill(s) remain unpaid when the assessors are preparing a real estate tax list and warrant to the committee under M.G.L. c. 59, §53, the Board or officer in charge of the collection of the municipal fee or charge shall certify that such charge or fee to the assessors, who shall add such to the tax bill on the property to which it relates and commit it with their warrant to the Tax Collector as part of such tax bill. Noble Manna understands and shall comply.
2. The Board of Selectmen shall negotiate and execute a Host Community Agreement (HCA) with the proposed marijuana establishment. Noble Manna understands this regulation and shall comply.

# 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): 10/19/2020
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:

Noble Manna INC

Name of applicant's authorized representative:

Bruce Spincy III

Signature of applicant's authorized representative:



# South African coffin-maker saw COVID-19 at work and at home

By Cara Anna  
The Associated Press

JOHANNESBURG — The coffin-maker knew death too well. The boxes were stacked in his echoing workshop like the prows of ships waiting for passengers. COVID-19 was turning his business upside down.

Then it moved into his home.

Casey Pillay's wife was a midwife, delivering babies for coronavirus-positive mothers in Johannesburg, the epicenter of the pandemic in South Africa — once fifth in the world in number of cases — and on the continent.

That she would be infected, they knew, was a matter of time.

When she fell ill during the country's surge in cases, she retreated to the main bedroom. Pillay withdrew to a bedroom next door. Scared, he barely slept, managing a few hours before dawn as his wife wrestled with some of the worst days of her life.

"I'd literally been eggshells listening to what she was going through," Pillay said Tuesday. "I would grieve every now and then, fully kitted up, just to check vitals, whether she needed oxygen. When she recovered, we sat down and had a chat. She was really scared because at one stage



A worker constructs coffins at Enzo Wood Designs, in Johannesburg. (AP PHOTO/THEMA HADEBE)

she thought she was gonna die."

It was a blessing in disguise, he said, to see someone with COVID-19 recover after so much exposure to death through his work.

Pillay, a manager at the coffin-making business, said about 10 colleagues also were infected. All are now OK. Their survival reflects the relatively low death toll from COVID-19 in South Africa, and in Africa in general, as the continent appears to defy dire predictions that the virus would cause massive numbers of deaths.

Life has edged back toward normal after a surge in infections in South Africa in June and July that threatened to overwhelm public hospitals.

Africa that the country's terrible rate of vehicle deaths plummeted. And alcohol sales were banned, "so you weren't having people fighting, murdering each other," Pillay said. "Unfortunately, our whole business thrives on people dying."

As the lockdown eased step by step and people were "not being disciplined" and going around without masks, the number of virus deaths increased. Now, a sense of normalcy is returning.

But COVID-19 changed everything. The price of basic materials shot up as "every Tom, Dick and Harry became an essential provider," Pillay said. Suddenly, a box of gloves was changing hands five times, with everyone taking a cut. What once cost 80 rand (\$4.70) became 200 rand (\$11.70) or 220 rand (\$13).

Pillay scrambled to keep his workshop open and safe as orders rolled in. "The unfortunate part is, you've got so many workers and machines and can only do so much a day," he said. The workshop bustles with people carrying raw wood, sanding it and attaching polished handles.

And the entire nature of mourning in South Africa changed. The government said COVID-19 burials should happen right away instead of waiting for the usual weekend

funerals.

"You had undertakers who now needed boxes on Monday, Tuesday, Wednesday," Pillay said.

A body now had to fit into three body bags, then the coffin, and "go straight into the grave."

With the number of people limited at funerals and graveyards, "people went for the cheapest boxes," Pillay said. In normal times, even the poorest of the poor in South Africa "want to do the best, a kind of show-off thing, a bragging right for them" with quality coffins for their loved ones.

Now, there is little time to appreciate it, and few people to impress. Sometimes, mourners could only park on the side of the road and watch the vehicle carrying the body drive by.

Pillay believes that the beginning of the Southern Hemisphere's summer, along with South Africans' relative youth and the perceived resilience of immune systems, will help his countrymen survive the next wave of infections that health experts are expecting.

Again, it's when, not if. Pillay already is watching cases rise again in Britain, in Spain.

"Yes, it's imminent," he said. "Definitely."

## Legal Notices

FRANKLIN/CC/225 PLAIN ST.

LEGAL NOTICE  
Town of Franklin  
Conservation Commission

Pursuant to Massachusetts General Laws Ch. 151, s. 40 (The Wetlands Act) Franklin Conservation Commission will hold a Remote Public Hearing on Thursday, October 15, 2020 at 7:01 PM on a Request for an Amended Order of Conditions filed by Jeffrey Kane, with L.A.L. Engineering Group on behalf of Paul Gemmano for the construction of a single-family home within the 200 ft. riparian zone to the Charles River and within 100' of an isolated vegetated wetlands.

The project is located at 225 Plain St., Parcel ID: 211-039-000.

The hearing will provide an open forum for the discussion. This meeting will be done remotely via the "ZOOM" platform. Residents can visit the Town Website (Franklinma.gov) and click on the Town Calendar for up to date information on how to access the meeting.

To access the records and files for this project, please email [jdellmore@franklinma.gov](mailto:jdellmore@franklinma.gov)

Any person or organization so wishing will be afforded an opportunity to be heard. The hearing location is accessible to persons with physical disabilities. If you require a translator or accommodations for a hearing impairment, contact the Conservation Department at the Municipal Building or by calling (508) 520-4929 or emailing [jdellmore@franklinma.gov](mailto:jdellmore@franklinma.gov)

Bill Batchelor  
Chairman

AD#13917017  
MDN 10/5/20

HYNES ESTATE

LEGAL NOTICE  
Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Worcester Probate and Family Court  
225 Main Street  
Worcester, MA 01608  
(508) 831-2200  
Docket No. W020P2606EA  
INFORMAL PROBATE  
PUBLICATION NOTICE

Estate of: Margaret Hynes

Date of Death: July 25, 2020

To all persons interested in the above captioned estate, by Petition of Petitioner Mary P. Herrmann of Hopedale MA a Will has been admitted to informal probate.

Mary P. Herrmann of Hopedale MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

AD#13916804  
MDN 10/5/20

MENDON/47 MILFORD ST  
LEGAL NOTICE

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for October 19, 2020 at 6PM EST on a Microsoft Teams meeting at the following link:

[mendonma.gov/teams/47-milford](https://teams.microsoft.com/join/mendonma/gov/teams/47-milford)  
(347) 467-1434 Toll Free Dial In  
Conference ID: 159 421 476#

The proposed Marijuana Retailer is anticipated to be located at 47 Milford St, Mendon, Ma. There will be an opportunity for the public to ask questions.

AD# 13917042  
MDN 10/5/20

## WESTON

From Page 6

### HOW MEDICARE ADVANTAGE IS DIFFERENT

Medicare Part C is Medicare Advantage. Rather than add to the other parts of Medicare, however, Medicare Advantage plans replace them. Insurers that offer Medicare Advantage are required to provide all the benefits of Part A and Part B, and most plans include Part D drug coverage as well. In addition, the plans typically cover certain expenses that Medicare doesn't, such as hearing, vision and dental care.

Most Medicare Advantage enrollees in 2020 paid no additional premiums for their coverage, other than their regular Part B premiums, according to the Kaiser Family Foundation, a health research group.

### HOW MEDICARE ADVANTAGE MANAGES COSTS

Medicare Advantage plans are similar to employer-provided group health insurance: To be covered, you typically must choose health care providers in the insurance company's network. The network may be relatively narrow if the plan is a health maintenance organization (HMO) or somewhat broader if it's a preferred provider organization (PPO). You may need preapproval for certain types of care or referrals to see specialists. If you go out of network, your costs may not be covered or may not apply to your out-of-pocket limits. Even if your doctor is "in network" now, that could change and you might not get much notice.

Also, Medicare Advantage plans are typically regional. If you move out of the area or travel

to other states, you may not be covered.

The devil's in the details, and Medicare Advantage plans have many, many details. The average Medicare beneficiary has access to 28 Medicare Advantage options, with varying networks, coverage, deductibles, copays and co-insurance, according to the Kaiser Family Foundation. In general, though, Medicare Advantage costs less upfront and potentially more overall if you need lots of medical care. Many Medigap plans have higher upfront costs but cover most if not all of your expenses when you need care.

If you want to switch from one Medicare Advantage plan to another, you can do so during annual enrollment periods. But if you want to switch from Medicare Advantage to traditional Medicare, you often won't have guaranteed issue or a Medigap policy. That means the insurer may charge you more, exclude preexisting conditions for a time or not issue you a policy at all.

That doesn't mean Medicare Advantage plans are a poor choice — just a complicated one, says Tatiana Fassioux, a training specialist with California Health Advocates, a Medicare advocacy nonprofit. She recommends people contact their state health insurance assistance program, which can provide free, unbiased one-on-one counseling. Links to these programs can be found by visiting the SHIP National Technical Assistance Center.

"People should not rely exclusively on television commercials," Fassioux warns. "That's when people get stuck and sometimes make the wrong decision."

Liz Weston is a columnist at NerdWallet, a certified financial planner and author of "Your Credit Score." Email: [lweston@nerdwallet.com](mailto:lweston@nerdwallet.com). Twitter: @lweston.

## Pope: Market capitalism has failed in pandemic, needs reform

By Nicole Winfield  
The Associated Press

ROME — Pope Francis says the coronavirus pandemic has proven that the "magic theories" of market capitalism have failed and that the world needs a new type of politics that promotes dialogue and solidarity and rejects war at all costs.

Francis on Sunday laid out his vision for a post-COVID world by writing the core elements of his social teachings into a new encyclical aimed at inspiring a revived sense of the human family. "Fratelli Tutti" (Brothers All) was released on the feast day of his namesake, the peace-loving St. Francis of Assisi.

The document draws its inspiration from the teachings of St. Francis and the pope's previous preaching on the injustices of the global economy and its destruction of the planet and pairs them with his call for greater human solidarity to confront the "dark clouds over a closed world."

In the encyclical, Francis rejected even the Catholic Church's own doctrine justifying war as a means of legitimate defense, saying it had been too broadly applied over centuries and was no longer viable.

"It's very difficult nowadays to invoke the rational criteria elaborated in earlier centuries to speak of the possibility of a 'just war,'" Francis wrote in the most controversial new element of the encyclical.

Francis had started writing the encyclical, the third of his pontificate, before the coronavirus struck and its bleak diagnosis of a human family falling apart goes far beyond the problems posed by the outbreak. He said the pandemic, however, had confirmed his belief that current political and economic institutions must be reformed to address the legitimate needs of the people most harmed by the coronavirus.

"Aside from the differing ways that various countries responded to the crisis, their inability to work together



Pope Francis waves during the Angelus noon prayer delivered from his studio window overlooking St. Peter's Square, Sunday at the Vatican. (GREGORIO BORGIA/THE ASSOCIATED PRESS)

became quite evident," Francis wrote. "Anyone who thinks that the only lesson to be learned was the need to improve what we were already doing, or to refine existing systems and regulations, is denying reality."

He cited the grave loss of millions of jobs as a result of the virus as evidence of the need for politicians to listen to popular movements, unions and marginalized groups and to craft more just social and economic policies.

"The fragility of world systems in the face of the pandemic has demonstrated that not everything can be resolved by market freedom," he wrote. "It is imperative to have a proactive economic policy directed at 'promoting an economy that favors productive diversity and business creativity' and makes it possible for jobs to be created, and not cut."

He denounced populist politics that seek to demonize and isolate, and called for a "cultured encounter" that promotes dialogue, solidarity and a sincere effort at working for the common good.

As an outgrowth of that, Francis rejected the concept of an absolute right to property for individuals, stressing instead the "social purpose" and common good that must come from sharing the earth's resources. He repeated his criticism of the "perverse" global economic system, which he said consistently keeps the poor on the margins while enriching the few — an argument he

## BANKING

From Page 6

need updating to use a newer version of the app. Go to your phone's app marketplace (e.g., Apple App Store or Google Play Store), search for your bank's app and see if there's an option to update.

— GET TECHNICAL SUPPORT FROM YOUR BANK. For help, reach out to your bank's customer service representatives by phone, email or chat, if available.

— USE YOUR DESKTOP

LOG IN OR VISIT A BRANCH OR ATM. If your app isn't working, you may still be able to log in on a desktop computer. If your bank has physical branches, you should be able to get in-person service, although COVID-19 precautions may mean that hours are limited or appointments are required. If you're trying to deposit a check or check your balance, you can use an ATM, as long as your bank offers use of a network.

Chanelle Bessette is a writer at NerdWallet. Email: [cbessette@nerdwallet.com](mailto:cbessette@nerdwallet.com). Twitter: @cbessette.

DILBERT • BY SCOTT ADAMS



# Libya to resume oil production at largest field amid talks

By Samy Magdy  
The Associated Press

CAIRO — Libya's national oil company announced Sunday it was resuming production at the country's largest oil field as rival officials from eastern and western Libya began peace talks, part of preliminary negotiations ahead of a U.N.-brokered dialogue set to take place next month.

The National Oil Corporation said it lifted force majeure, a legal maneuver that lets a company get out of its contracts because of extraordinary circumstances, at the southwestern Sharara oil field. The corporation said the move came after it reached "an honor agreement" with forces loyal to military commander Khalifa Hifter to end "all obstructions" at the field.

The corporation's announcement comes three weeks after Hifter, who was behind a year-long military attempt to capture the capital, Tripoli, announced an end to a blockade of the nation's vital oil fields.

The Sept. 18 breakthrough was the result of a so-called "Libyan-Libyan dialogue" led by Ahmed Magdy, the deputy Tripoli government's thirteenth prime minister, seeking to

create a new mechanism to distribute the country's petrodollars more equitably.

Libya's oil production had reached at least 1.2 million barrels a day before powerful eastern tribes loyal to Hifter first seized control of the oil facilities in January, including the Sharara field, to protest what he said was the inequitable distribution of revenues.

In total, the oil blockade has deprived the corporation of nearly \$10 billion in revenue and led to nationwide fuel shortages.

Libya's prized light crude has long featured in the North African country's civil war, with rival militias and foreign powers jostling for control of Africa's largest oil reserves.

Libya was plunged into chaos when a NATO-backed popular uprising in 2011 toppled longtime dictator Moammar Gadhafi, who was later killed. The country has since split between rival administrations based in the capital Tripoli and the eastern city of Benghazi, each backed by armed groups and rival foreign governments.

Meanwhile, representatives of the Benghazi-based House of Representatives and Tripoli-based High Council of State started on Sunday a three-day-long U.N.-facilitated

talks in the Egyptian capital, Cairo, with U.N. support mission in Libya said.

The mission said the delegations are expected to discuss "legal and constitutional options which may be put forward to the Libyan Political Dialogue Forum."

Egypt's intelligence chief, Abbas Kamel, kicked off Sunday's talks, saying the time had come for its neighbor Libya to establish peace and agree on "a constitution that defines powers and responsibilities, and leads to presidential and parliamentary elections," according to Egypt's state-run MENA news agency. Egypt views the instability in Libya as a national security threat and has backed Hifter in his rivalry against the Turkish-backed government in Tripoli.

The first face-to-face meeting of the upcoming political forum is slated to take place in Tunisia in November, following preparatory virtual meetings starting Oct. 26, the mission said.

The forum aims to "generate consensus on a unified governance framework and arrangements that will lead to the holding of national elections in the shortest possible timeframe," the U.N. mission said.

## BLOOM

From Page 6b

instrument, but the music would not be as beautiful without his/her planning and leadership.

In closing, delegation is easy for some, difficult for many, ultimately

impossible for others. To you, the reader of this column and to the person my friend Bob is coaching, know yourself. If delegation is easy for you, consider yourself fortunate. If delegation is difficult for you, it will become more natural with practice and experience. To those who find it impossible, you may never feel totally comfortable

in a managerial role. Until next time, work hard, work smart, manage well and continue to build your professional brand.

*Eric P. Bloom, of Hopkinton, is executive director of IT Management and Leadership Institute in Hopkinton. He can be reached at www.itimstitute.org.*

## STABILITY

From Page 6b

a certified financial planner and certified financial therapist near Charlotte, North Carolina.

On the money side, stability is straightforward. "You have a budget, you know where you're going, and you know how much you should be saving to meet your bigger goals," Coombs says. "What's a little harder is more the state of mind," Coombs says. This financial peace of mind is subjective and looks different from one person to the next.

Do some self-reflection to pin down what stability means for you. Maybe you don't want to feel anxious when you check your bank balance, or you hope to save enough for retirement so you won't have to worry about the future. Whatever your focus, feeling stable means you won't have to constantly worry about money.

If you find yourself overwhelmed because the pandemic has destabilized your finances, follow the advice of Tara Tussing Unverzagt, a Torrance, California, certified financial planner and financial therapist. She advises people to think through the worst that could happen rather than avoiding the topic out of fear.

"This often helps people open up a way to reframe the situation from, 'There's no way out of this,' to 'I have some choices — this isn't my preferred path, but I can move forward with this,'" Tussing Unverzagt says.

Once you've defined what personal financial stability means to you, you can build a sense of control through proactive money management.

## KNOCK OFF MONEY TASKS ONE AT A TIME

You can probably rattle off half a dozen serious issues to worry about right now. But how many of them can you do anything about?

Rather than hand-wringing and doom-scrolling through social media when you feel anxious, focus on actions you can take. Namely, work to improve your financial basics. — GET A GRASP ON SPENDING: Pin down a budget, if you haven't already. The 50/30/20 budget is an easy tool for this. Half of your take-home pay goes to necessities, like housing, groceries and utilities. Then, 30% of your budget takes care of wants, like takeout from your favorite restaurant or home decor to spice up your pandemic shelter. Lastly, 20% of your income goes to debt payments and savings.

If you find that your debt payments or housing costs eat up more than the allotted percentage, you could increase financial peace of mind by getting them back in line. That might mean concentrating on paying down debt or looking for less expensive housing. Tackling one or two big expenses does more for your budget than canceling a handful of streaming services.

— LOOK INTO REFINANCING DEBT: With interest rates at record lows, see if you can refinance your debt, like your student loans or mortgage, to get a lower interest rate. Note that that's been generally only refinancing private student loans, because if you refinance federal loans you will give up important options such as access to income-driven repayment plans.

But in general, paying less in interest will make your debt more affordable and

free up cash in your budget. Note that you'll generally need a steady income and a healthy credit score to qualify for the best rates.

— BUILD YOUR EMERGENCY FUND: Increasing your savings helps you cover an unexpected expense, like your car breaking down. "People should focus on creating a safety net, which is the emergency fund," says Jovan Johnson, a certified financial planner in Decatur, Georgia. Start with a goal of \$500 to \$1,000, which is enough to insulate you from common emergencies, then keep building over the long haul.

"A rule of thumb is three to six months of nondiscretionary expenses, and I like to include maximum out-of-pocket health care expenses in that," Johnson says.

— STICK WITH STEADY RETIREMENT SAVINGS: The stock market will go up, and down, then back up again. It's best to be a steady investor. Make regular contributions to your 401(k) or IRA every month or every pay period to smooth out fluctuations in the cost of investments.

You can take further steps to ride out market volatility by rebalancing your 401(k) or other retirement and investment accounts, says Daniel Granucci, a certified financial planner in Sandy Hook, Connecticut.

"By doing systematic rebalancing, historically that's been proven to minimize risk in times of distress and can add to your long-term returns," Granucci says.

Sean Pyles is a writer at NerdWallet. Email: spyles@nerdwallet.com. Twitter: @SeanPyles.

## Legal Notices

MEDWAY/RFPS

LEGAL NOTICE  
MEDWAY PUBLIC SCHOOLS  
MEDWAY, MASSACHUSETTS 02053

### REQUEST FOR PROPOSALS

THE PROVISION OF COVID 19 SURVEILLANCE POOL AND REFLEX TESTING SERVICES FOR STUDENTS AND STAFF IN MEDWAY PUBLIC SCHOOLS

October 12, 2020

Pursuant to Chapter 30B of the Massachusetts General Laws (M.G.L. c. 30B), the Town of Medway, (Medway Public Schools) 45 Holliston Street, Medway, MA 02053 ("the Town") invites the submission of sealed bids for firm/contractor/persons for the provision of COVID 19 testing services for students in the Town of Medway (Medway Public Schools).

The Invitation for Bids (IFB) may be obtained from the Business Office, 45 Holliston Street, Medway, MA 02053, by emailing [dalcand@medwayps.org](mailto:dalcand@medwayps.org) between 8:00 A.M. and 4:30 P.M. local time, Monday through Friday, beginning on October 12th, 2020.

No Pre-Bid Conference will be held.

Submitted Proposals shall consist of two parts: a sealed Price Proposal and a sealed Non-Price Proposal to be submitted in separately sealed envelopes clearly marked with the following information on the front of the respective envelopes: Price Proposals to be marked: "Price Proposal for RFP Medway Public Schools - COVID 19 Testing"; Non-Price Proposals to be marked: "Non-Price Proposal for RFP Medway Public Schools - COVID 19 Testing"; The Price Proposal and the Non-Price Proposal shall be enclosed together in a sealed outer envelope marked "RFP: Medway Public Schools: Sealed Proposal for the Provision of COVID 19 Surveillance Pool and Reflex Testing Services for Students and Staff of the Medway Public Schools - Proposal", which shall be addressed to Medway Public Schools, ATTN: Director of Finance, Business Office, 45 Holliston Street, Medway, MA 02053. Proposer's name, address and contact phone number shall be clearly visible from the outside of the sealed envelopes. Proposals will be received until 11:00 A.M. local time, October 28, 2020, at the District Business Office at 45 Holliston Street, Medway, MA.

Proposal opening will be held immediately thereafter, virtually, at the following address:

Join Zoom Meeting  
<https://medwaypublicschools.org/zoom.us/j/92258096543?pwd=ZGhYVktVZm9kZlR1c0pRb1R1Qz09>

Meeting ID: 825 800 5943  
Passcode: 018318  
One tap mobile  
+14733412532, +12528096543, ..., 018318 (US (Atlanta))  
+16485189606, +12528096543, ..., 018318 (US (New York))

Dial by your location  
+1 470 341 2532 (US (Atlanta))  
+1 648 518 8006 (US (New York))  
+1 929 205 8099 (US (New York))  
+1 281 581 0333 (US (Philadelphia))  
Meeting ID: 825 800 5943  
Passcode: 018318 Find your local number: <https://medwaypublicschools.org/zoom.us/j/92258096543>

No in person attendance will be allowed due to the COVID 19 pandemic emergency. Proposal opening will be held immediately thereafter, virtually, at the following address:

Join Zoom Meeting <https://zoom.us/j/92258096543> Meeting ID: 922 281 8322 One tap mobile: +13017158592, 9222818322 US (Germanatown) +13122667799, 9222818322 US (Chicago) Dial by your location: +1 301 715 8592 US (Germanatown) +1 312 826 8790 US (Chicago) +1 929 205 8099 US (New York) +1 252 215 8782 US (Tampa) +1 348 248 7798 US (Houston) +1 669 900 8833 US (San Jose) Meeting ID: 922 281 8322 Find your local number: <https://zoom.us/j/92258096543>

No in person attendance will be allowed due to the COVID 19 pandemic emergency.

MPS reserves the right to accept or reject any or all proposals if it is in its best interest to do so.

AD#13918622  
MDN 10/12/20

### MENDON/47 MILFORD ST LEGAL NOTICE

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for October 19, 2020 at 6PM EST on a Microsoft Teams meeting at the following link:

[mendonma.gov/teams/47-milford](https://teams.microsoft.com/join/mendonma.gov/teams/47-milford)  
(347) 467-1434 Toll Free Dial In  
Conference ID: 159 421 476#

The proposed Marijuana Retailer is anticipated to be located at 47 Milford St, Mendon, MA. There will be an opportunity for the public to ask questions.

AD#13918108  
MDN 10/5, 10/12/20

To Place A Legal Ad Call Mary (781) 433-7902

## Legal Notices

105 STONE RIDGE RD.  
LEGAL NOTICE



THE COMMONWEALTH OF MASSACHUSETTS  
LAND COURT  
DEPARTMENT OF THE TRIAL COURT  
20 MA 001561  
ORDER OF NOTICE

To: Sharon K. Bowles and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3801 (et seq.) JPMorgan Chase Bank, N.A., claiming to have an interest in a Mortgage covering real property in Franklin, numbered 105 Stone Ridge Road, Unit 105, The Stone Ridge East Condominium, given by Sharon K. Bowles to JPMorgan Chase Bank, N.A., dated August 24, 2007, and registered at the Norfolk County Registry District of the Norfolk County Registry District of the title number C189-223, as marked by a certain mortgage instrument of record dated December 1, 2013, and registered with the Norfolk County Registry District of the Land Court as Document No. 1299480 as noted on Certificate of Title No. C189-223 heretofore filed with this court a complaint for determination of Defendants' Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before November 9, 2020 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper, Clerk Justice of the Court on September 25, 2020.  
Recorder: Deborah J. Patterson  
Attorney: AD#13917246  
MDN 10/12/20

### BRADY JR ESTATE LEGAL NOTICE

Commonwealth of Massachusetts  
The Trial Court  
Norfolk Probate and Family Court  
35 Shawmut Road  
Canton, MA 02021  
(781) 830-1200

Docket No. N018P2065EA

### INFORMAL PROBATE PUBLICATION NOTICE

Estate of: William F. Brady, Jr.

Date of Death: May 22, 2020

To all persons interested in the above-captioned estate, by Petition of Petitioner William F. Brady, III of Franklin MA a Will has been admitted to informal probate.

William F. Brady, III of Franklin MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

AD# 13918614  
MDN 10/12/20

Whether you're looking for the right job or looking to fill a job  
**Jobs**  
will get the job done.  
[wickedlocaljobs.com](http://wickedlocaljobs.com)

## DILBERT • BY SCOTT ADAMS



**RECEIVED**

**By Ellen Agro at 2:35 pm, Oct 07, 2020**

Attachment  
B

October 1, 2020

Dear Resident or Property Owner,

On behalf of Noble Manna INC., we are inviting you to a Community Outreach Meeting as outlined in the below public notice.

**PUBLIC NOTICE:**

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for Monday, October 19<sup>th</sup> at 6PM EST of a Microsoft Teams meeting at the following link:

[mendonma.gov/teams/47-milford](https://mendonma.gov/teams/47-milford)

+1 347-467-1434 United States, New York City (Toll)

Conference ID: 159 421 476#

The proposed Marijuana Retailer is anticipated to be located at 47 Milford St, Mendon, Ma. There will be an opportunity for the public to ask questions.

We appreciate your participation.

Noble Manna INC.

47 Milford St

Mendon MA, 01756

October 1, 2020

# Attachment C

Dear Resident or Property Owner,

On behalf of Noble Manna INC., we are inviting you to a Community Outreach Meeting as outlined in the below public notice.

## **PUBLIC NOTICE:**

Notice is hereby given that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for Monday, October 19<sup>th</sup> at 6PM EST of a Microsoft Teams meeting at the following link:

[mendonma.gov/teams/47-milford](https://mendonma.gov/teams/47-milford)

+1 347-467-1434 United States, New York City (Toll)

Conference ID: 159 421 476#

The proposed Marijuana Retailer is anticipated to be located at 47 Milford St, Mendon, Ma. There will be an opportunity for the public to ask questions.

We appreciate your participation.

Noble Manna INC.

47 Milford St

Mendon MA, 01756

	Name	Address	City	State	Zip
1			Mendon	MA	1756
2			Milford	MA	1757
3			Mendon	MA	01756-0108
4			Mendon	MA	1756
5			Mendon	MA	1756
6			Mendon		
7			Mendon	MA	1756
8			Mendon	MA	1756
9			Mendon	MA	1756
10			Sutton	MA	1590
11			Waltham	MA	02451-2286
12			Mendon	MA	1756
13			Framingham	MA	1701
14			Waltham	MA	02451-2286
15			Attleboro	MA	2703
16			Mendon	MA	1756

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
9-177-55-0

[Redacted]  
MENDON, MA 01756



9590 9402 5950 0062 1807 94

Article Number (Transfer from service label)  
7019 2970 0002 0230 2859

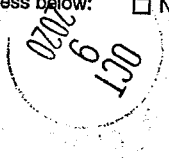
Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
[Handwritten Signature]

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery (0)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

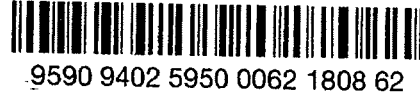
Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
9-177-39-0

[Redacted]  
MILFORD, MA 01757



9590 9402 5950 0062 1808 62

Article Number (Transfer from service label)  
7019 2970 0002 0230 2941

Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee  
[Redacted Signature]

B. Received by (Printed Name) C. Date of Delivery  
[Redacted Name] 10-8-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery (0)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt



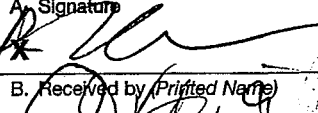
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 6-177-61-0

[Redacted]  
MENDON, MA 01756-0108



2. Article Number (Transfer from service label)  
7019 2970 0002 0227 3623

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) [Redacted]

C. Date of Delivery 9/20/20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Signature Mail	
<input type="checkbox"/> Mail Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

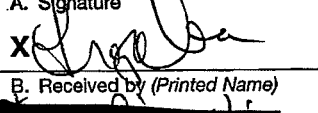
1. Article Addressed to: 9-177-36-0

[Redacted]  
20 MAIN STREET  
MENDON, MA 01756



2. Article Number (Transfer from service label)  
7019 2970 0002 0230 2811

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) [Redacted]

C. Date of Delivery 10-8-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Signature Mail	
<input type="checkbox"/> Mail Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 9-177-47-0

[Redacted]  
MENDON, MA 01756



9590 9402 5950 0062 1808 48

2. Article Number (Transfer from service label)  
7019 2970 0002 0230 2903

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
X [Signature]

B. Received by (Printed Name) C. Date of Delivery  
[Redacted] 10/13/2020

D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |

Mail Restricted Delivery (00)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 6-177-59-G

[Redacted]  
MENDON, MA 01756



9590 9402 5950 0062 1807 56

2. Article Number (Transfer from service label)  
7019 2970 0002 0227 3630

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
X [Signature]

B. Received by (Printed Name) C. Date of Delivery  
[Redacted] 10/14/20

D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |

Mail Restricted Delivery (00)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9-177-50-0

MENDON, MA 01756



9590 9402 5950 0062 1808 24

2. Article Number (Transfer from service label)

7019 2970 0002 0230 2880

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-8-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

30)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9-177-56-0

MENDON, MA 01756



9590 9402 5950 0062 1819 75

2. Article Number (Transfer from service label)

7019 2970 0002 0230 2842

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-8-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over 300)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 9-177-44-0

**MENDON, MA 01756**



9590 9402 5950 0062 1808 31

2. Article Number (Transfer from service label)  
7019 2970 0002 0230 2910

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
X [Redacted Signature]

B. Received by (Printed Name) C. Date of Delivery  
[Redacted Name] 10-8-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| Mail   |   |
| Mail Restricted Delivery   |   |
- (over \$500)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 9-119-32-0

**MENDON, MA 01756**



9590 9402 5950 0062 1809 23

2. Article Number (Transfer from service label)  
7019 2970 0002 0230 2972

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
X [Redacted Signature]

B. Received by (Printed Name) C. Date of Delivery  
[Redacted Name] 10-8-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| Mail   |   |
| Mail Restricted Delivery   |   |
- (00)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to: 9-177-49-0

[Redacted]  
SUTTON, MA 01590



9590 9402 5950 0062 1808 55

Article Number (Transfer from service label)  
7019 2970 0002 0230 2897

S Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
[Signature] 0079

B. Received by (Printed Name) C. Date of Delivery  
[Redacted] 10/8

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
Mail Restricted Delivery (over \$500)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
Print your name and address on the reverse so that we can return the card to you.  
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to: 9-177-43-0

[Redacted]  
WALTHAM, MA 02451-2286



9590 9402 5950 0062 1808 86

Article Number (Transfer from service label)  
7019 2970 0002 0230 2927

S Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
[Redacted]

B. Received by (Printed Name) C. Date of Delivery  
[Redacted]

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery  
Mail Restricted Delivery (over \$500)

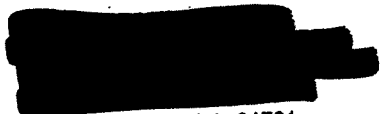
Domestic Return Receipt

007-9 2000

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

9-177-36-S



FRAMINGHAM, MA 01701



9590 9402 5950 0062 1809 16

2. Article Number (Transfer from service label)

7019 2970 0002 0230 2958

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 [Redacted]  Addressee

B. Received by (Printed Name) [Redacted] C. Date of Delivery 10/8/20

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

Mail Restricted Delivery (00)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9-139-22-0



WALTHAM, MA 02451-2286



9590 9402 5950 0062 1807 01

2. Article Number (Transfer from service label)

7019 2970 0002 0230 2965

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 [Redacted]  Addressee

B. Received by (Printed Name) [Redacted] C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

Mail Restricted Delivery (00)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9-177-53-0

ATTLEBORO, MA 02703



9590 9402 5950 0062 1808 17

2. Article Number (Transfer from service label)

7019 2970 0002 0230 2873

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X [Redacted Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Redacted Name]

C. Date of Delivery

10-9-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

9-119-22-0

MENDON, MA 01756



9590 9402 5950 0062 1807 70

2. Article Number (Transfer from service label)

7019 2970 0002 0227 3616

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X [Redacted Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Redacted Name]

C. Date of Delivery

10-13-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

### **Municipal Outreach Documentation**

As of the time of this resubmission, Noble Manna Inc. has received the attached response from the Town of Mendon. Noble Manna Inc. has not received any other response but will provide any additional response as received. The outreach sent to the town in connection with this renewal application on January 11, 2022 is additionally attached below.





Quinn Heath <quinn@mensinggroup.com>

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## Noble Manna, Inc. - Request in Connection with Cannabis License Renewal Application

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Ellen Agro <EAgro@mendonma.gov>  
To: Quinn Heath <quinn@mensinggroup.com>

Tue, Jan 11, 2022 at 3:41 PM

Received, thank you

*Ellen Agro, CMMC*

Mendon Town Clerk

Chief Elections Officer

Records Access Officer

Notary Public/Justice of the Peace

ZBA Admin

20 Main St

[Mendon, MA 01756](#)

(508) 473-1085

[eagro@mendonma.gov](mailto:eagro@mendonma.gov)

[www.mendonma.gov](http://www.mendonma.gov)

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**From:** Quinn Heath <[quinn@mensinggroup.com](mailto:quinn@mensinggroup.com)>

**Sent:** Tuesday, January 11, 2022 3:36 PM

**To:** Town Clerk <[townclerk@mendonma.gov](mailto:townclerk@mendonma.gov)>

**Subject:** Noble Manna, Inc. - Request in Connection with Cannabis License Renewal Application

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

[Quoted text hidden]

January 11, 2022

Ellen Agro, Town Clerk  
20 Main St.  
Mendon, MA 01756  
United States

*Sent by Email*

Dear Town Clerk Agro:

Please be advised that as a condition for Noble Manna, Inc.'s state cannabis license renewal application, the Cannabis Control Commission is requiring Noble Manna, Inc. submit documentation that it has requested from its Host Community the records of any cost to the Host Community, whether anticipated or actual, resulting from the licensee's operation within its borders, and any response received from the Host Community in connection with such request.

Accordingly, please accept this correspondence as Noble Manna, Inc.'s formal request to Mendon to request the records of any cost to the Host Community, whether anticipated or actual, resulting from Noble Manna, Inc.'s operation within the borders of Mendon. Please note that a copy of this correspondence along with any response received, or barring receipt of any response, an attestation to that effect, shall be submitted to the Cannabis Control Commission.

Note that M.G.L. c. 94G, § 3(d) requires that any cost to the town imposed by the operation of a Marijuana Establishment be documented and considered a public record as defined by M.G.L. c. 4, § 7, cl. 26.

Sincerely,

Noble Manna, Inc.

## **POSITIVE IMPACT PLAN**

In an effort to promote and encourage full participation in the regulated cannabis industry by individuals from communities disproportionately harmed by marijuana prohibition and enforcement and to support one of the Commission's priorities of having an ongoing positive impact on communities, Noble Manna, Inc. ("Noble Manna" or "the Company") has created the following Positive Impact Plan.

Noble Manna's Positive Impact Plan is an effort to respond to evidence which demonstrates that certain populations have been disproportionately impacted by high rates of arrest and incarceration for marijuana and other drug crimes as a result of state and federal drug policy. Criminalization has had long-term ill effects, not only on the individuals arrested and incarcerated, but on their families and communities.

The Commission has identified certain Areas of Disproportionate Impact ("ADIs") that were disproportionately harmed in the past by marijuana prohibition and enforcement as evidenced by their having historically high rates of arrest, conviction and incarceration related to marijuana crimes. Our Positive Impact Plan is focused on the following groups:

1. Past or present residents of areas of disproportionate impact as defined by the Cannabis Control Commission ("CCC").
2. Massachusetts residents who have past drug convictions.
3. Massachusetts residents who have parents or spouses who have past drug convictions.

Noble Manna will implement the following goals, programs and measurements pursuant to this Positive Impact Plan.

### Goal #1:

Provide financial support to New England Veterans Alliance ("NEVA") because it is an entity that offers support, education and/or job training to Massachusetts residents disproportionately impacted by the War on Drugs, including past or present residents of areas of disproportionate impact as defined by the CCC, Massachusetts residents who have past drug convictions, and/or Massachusetts residents who have parents or spouses who have past drug convictions.

### Program:

Donate a total of \$5,000.00 annually to New England Veterans Alliance. The donation to be made to New England Veterans Alliance is intended to enhance its ability to cultivate veterans through alternative therapeutic programs. NEVA does important work in New England and across the country to improve veterans' lives, and building community for veterans. NEVA offers support, education and/or job training to Massachusetts residents disproportionately

impacted by the War on Drugs. Specifically, this donation will go towards two programming areas:

1. The Veterans Cultivation Program (VCP) which supports veterans in learning how to cultivate cannabis. The goal of VCP is to help educate the veteran community, to encourage self sustainability through cultivation therapy, and to alleviate the financial burden on veterans while providing a purpose and connection to the local communities and
2. Peer support groups for veterans across New England, specifically those veterans located in areas of disproportionate impact (ADI) and/or have had past drug convictions.

#### Measurement and Accountability:

At the end of each year, Noble Manna will conduct an analysis and create a report on the amounts and percentages of donations and other financial support that the Noble Manna has given to the program outlined above. Noble Manna will continue to assess the viability and impact of financial donations made, and annually review donation goals amounts. NEVA will be able to produce documentation that the individuals participating in their programs have had past drug convictions and are from an area of disproportionate impact.

NEVA will provide an annual report to Noble Manna, summarizing the use of the funds, as well as the disproportionately impacted communities the programs have worked with, and whether the individuals participating in the programs have had past drug convictions. NEVA will provide a copy to the Cannabis Control Commission upon request.

#### Goal #2:

On an annual basis, cover the costs/fees associated with obtaining an expungement of the criminal record for up to 5 individuals that are past or present residents of ADI's who have cannabis-related felonies.

#### Program:

Noble Manna will Commit \$2,500 a year to our Cannabis Expungement Program ("CEP") that will provide financial assistance for legal/filing fees for up to 5 individuals from areas of disproportionate impact attempting to expunge cannabis criminal charges from their record. Noble Manna will identify an attorney to volunteer their time to help individuals with completing the necessary expungement paperwork.

#### Measurement and Accountability:

Noble Manna will use qualitative and quantitative measurement metrics in measuring the results of its program and upon renewal will demonstrate that the CEP led to measurable success of our goal. The metric to be used in determining whether the goals were met will be to produce the total number of individuals Noble Manna has assisted with funding expungements per year and

indicate the specific ADI where that individual resides or has resided. In addition, Noble Manna will produce documentation that criminal records of individuals in the CEP have had their records expunged.

Noble Manna acknowledges and is aware, and will adhere to, the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of every Marijuana Establishment.

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

Noble Manna expressly understands that the progress or success of this plan will be required to be demonstrated upon each annual license renewal period in conformity with 935 CMR 500.101(1) and (2).

**BY-LAWS OF  
NOBLE MANNA, INC.**

ARTICLE I  
Stockholders

Section 1. Annual Meeting

The annual meeting of stockholders shall be held on the third Thursday in September each year (or if that be a legal holiday in the place where the meeting is to be held, on the next succeeding full business day) at the hour fixed by the Directors or the President and stated in the notice of the meeting. The purposes for which the annual meeting is to be held, in addition to those prescribed by law, by the Articles of Organization, or by these By-laws, may be specified by the Directors or the president. If no annual meeting is held in accordance with the foregoing provisions a special meeting may be held in lieu thereof, and any action taken at such meeting shall have the same force and effect as if taken at the annual meeting.

Section 2. Special Meetings.

Special meetings of the stockholders may be called by the President or by the Directors, and shall be called by the Clerk, or in case of the death, absence, incapacity or refusal of the Clerk, by any other officer, upon written application of one or more stockholders who are entitled to vote at the meeting and who hold at least one-tenth part interest of the capital stock entitled to vote at the meeting stating the time, place and purposes of the meeting. No call of a special meeting of the stockholders shall be required if such notice of the meeting shall have been waived in writing by every stockholder entitled to notice thereof, or by his attorney thereunto authorized.

Section 3. Place of Meeting.

All meetings of the stockholders shall be held at the principal office of the corporation in the Commonwealth of Massachusetts, unless a different place within said state or, if permitted by the Articles of Organization, elsewhere within the United States is designated by the President, or by a majority of the Directors. Any adjourned session of any meeting of the stockholders shall be held at such place within said state, or, if permitted by the Articles of Organization, elsewhere within the United States as designated in the vote of adjournment.

Section 4. Notice of Meetings.

A written notice of the place, date and hour of all meetings of stockholders stating the purposes of the meeting shall be given at least seven (7) days before the meeting to each stockholder entitled to vote thereat and to each stockholder who is otherwise entitled by law, the Articles of Organization, or by these By-laws to such notice, by leaving such notice with him or at his residence or usual place of business, or by mailing it, postage prepaid, and addressed to such stockholder at his address as it appears in the records of the corporation. Such notice shall be given by the Clerk, or in case of the death, absence, incapacity or refusal of the Clerk, by any other officer or by a person designated either by the Clerk, by the person or persons calling the meeting or by the Board of Directors. Whenever notice of a meeting is required to be given a stockholder under any provision of law, or the Articles of Organization, or of these By-laws, a written waiver thereof, executed before or after the meeting by such stockholder or his attorney thereunto authorized, and filed with the records of the meeting shall be deemed equivalent to such notice.

## Section 5. Quorum.

At any meeting of the stockholders, a quorum for the transaction of business shall consist of a majority in interest of all stock issued and outstanding and entitled to vote at the meeting; except that if two or more classes or series of stock are entitled to vote on any matter as separate classes or series, then in the case of each such class or series a quorum for that matter shall consist of a majority in interest of all stock of that class or series issued and outstanding; and except when a larger quorum is required by law, by the Articles of Organization or by these By-laws. Stock owned directly or indirectly by the corporation, if any shall not be deemed outstanding for this purpose. Any meeting may be adjourned from time to time by a majority of the votes properly cast upon the question, whether or not a quorum is present and the meeting may be held as adjourned without further notice.

## Section 6. Voting.

Each stockholder shall have one vote for each share of stock entitled to vote held by him of record according to the records of the corporation and a proportionate vote for a fractional share, unless otherwise provided by the Articles of Organization. The corporation shall not, directly or indirectly vote any share of its own stock.

## Section 7. Action by Consent

Any action which is required to be or may be taken at any annual or special meeting of stockholders of the Corporation, may be taken without a meeting, without prior notice and without a vote if consents in writing, setting forth the action so taken, shall have been signed by the holders of the outstanding stock having not less than the minimum number of votes that would be necessary to authorize or to take such action at a meeting at which all shares entitled to vote thereon were present and voted; provided, however, that prompt notice of the taking of the corporate action without a meeting and by less than unanimous written consent shall be given to those stockholders who have not consented in writing.

## Section 8. Proxies.

Stockholders entitled to vote may vote either in person or by written proxy dated not more than six months before the meeting named therein, which proxies shall be filed with the Clerk or other person responsible to record the proceedings of the meeting before being voted. Unless otherwise specifically limited by their terms, such proxies shall entitle the holders thereof to vote at any adjournment of such meeting but shall not be valid after the final adjournment of such meeting. A proxy with respect to stock held in the name of two or more persons shall be valid if executed by any one of them, unless at or prior to exercise of the proxy the corporation receives a specific written notice to the contrary from any one of them. A proxy purporting to be executed by or on behalf of a stockholder shall be deemed valid unless challenged at or prior to its exercise and the burden of proving invalidity shall rest on the challenger.

## Section 9. Action at Meeting

When a quorum is present, the action of the stockholders on any matter properly brought before such meeting shall be decided by the holders of a majority of the stock present or represented and entitled to vote and voting on such matter, except where a different vote is required by law, the Articles of Organization or these by-laws. Any election by stockholders shall be determined by a plurality of the votes cast by the stockholders entitled to vote at the election. No ballot shall be required for such election unless requested by a stockholder present or represented at the meeting and entitled to vote in the election.

## ARTICLE II Directors

### Section 1. Powers.

The business of the corporation shall be managed by a Board of Directors who shall have and may exercise all the powers of the corporation except as otherwise reserved to the stockholders by law, by the Articles of Organization or by these By-laws. In the event of a vacancy in the Board of Directors, the remaining Directors, except as otherwise provided by law, may exercise the powers of the full Board until the vacancy is filled.

### Section 2. Enumeration and Election.

The Board of Directors shall consist of not less than one director. The stockholders shall have the power to determine the size of the Board of Directors without being subject to the requirements of G.L. c. 156D, Section 8.03. The stockholders shall select the size of the Board of Directors by majority vote of the issued shares. At the time of incorporation, the board shall consist of one director, and this number need not be increased based on the number of stockholders. The directors shall be chosen at the annual meeting of the stockholders by such stockholders as have the right to vote thereon. No director need be a stockholder and may exercise all or any of its powers.

### Section 3. Vacancies.

Any vacancy at any time existing in the Board may be filled by the Board at any meeting. The stockholders having voting power may at a special meeting called at least in part for the purpose, choose a successor to a director whose office is vacant and the person so chosen shall displace any successor chosen by the directors.

### Section 4. Enlargement of the Board.

The number of the Board of Directors may be increased and one or more additional directors elected at any special meeting of the stockholders, called at least in part for the purpose, or by the directors, by vote of a majority of the directors then in office.



## Section 5. Tenure.

Except as otherwise provided by law, by the Articles of Organization or by these By-laws, directors shall hold office until the next annual meeting of stockholders and thereafter until their successors are chosen and qualified. Any director may resign by delivering his written resignation to the corporation at its principal office or to the President or Clerk. Such resignation shall be effective upon receipt unless it is specified to be effective at some other time or upon the happening of some other event.

## Section 6. Regular Meetings.

Regular meetings of the Board of Directors may be held at such times and places within or without the Commonwealth of Massachusetts as the Board of Directors may fix from time to time, and, when so fixed, no notice thereof need be given, provided that any Director who is absent when such times and places are fixed shall be given notice of the fixing of such time and places. The first meeting of the Board of Directors following the annual meeting of the stockholders may be held without notice immediately after and at the same place as the annual meeting of the stockholders or the special meeting held in lieu thereof. If in any year a meeting of the Board of Directors is not held at such time and place, any action to be taken may be taken at any later meeting of the Board of Directors with the same force and effect as if held or transacted at such meeting.

## Section 7. Special Meetings.

Special meetings of the Directors may be held at any time and at any place designated in the call of the meeting when called by the President or the Treasurer or by one or more Directors, reasonable notice thereof being given to each Director by the Clerk, or by the officer or the Director or one of the Directors calling the meeting.

## Section 8. Notice.

It shall be reasonable and sufficient notice to a Director to send notice by mail at least forty-eight hours or by email at least twenty-four hours before the meeting addressed to him at his usual or last known business or residence address or to give notice to him in person or by telephone at least twenty-four hours before the meeting. Notice of a meeting need not be given to any Director if a written waiver of notice, executed by him before or after the meeting, is filed with the records of the meeting or to any Director who attends the meeting without protesting prior thereto or at its commencement the lack of notice to him. A notice or a waiver of notice need not specify the purposes of the meeting.

## Section 9. Quorum.

At any meeting of the Directors a quorum for any election or for the consideration of any question shall consist of a majority of the Directors then in office. Whether or not a quorum is present any meeting may be adjourned from time to time by a majority of the votes properly cast upon the question, and the meeting may be held as adjourned without further notice. When a quorum is present at any meeting the votes of a majority of the Directors present shall be requisite and sufficient for election to any office and shall decide any question brought before such meeting except in any case where a larger vote is required by law, by the Articles of Organization or by these By-Laws.

## Section 10. Action by Consent.

Any action required or permitted to be taken at any meeting of the Directors may be taken without a meeting if all the Directors consent to the action in writing and the written consents are filed with the records of the meetings of the Directors. Such consent shall be treated for all purposes as a vote of the Directors at a meeting.

Any action which is required to be or may be taken at any annual or special meeting of directors of the Corporation, may be taken without a meeting, without prior notice and without a vote if consents in writing, setting forth the action so taken, shall have been signed by not less than the minimum number of votes that would be necessary to authorize or to stake such action at a meeting at which all directors were present and votes; provided however, that prompt notice of the taking of corporation action without a meeting and by less than unanimous written consent shall be given to those directors who have not consented in writing.

## Section 11. Committees.

The Board of Directors, by vote of a majority of the Directors then in office, may elect from its membership an Executive Committee or other committees and may delegate thereof some or all of its powers except those which by law, by the Articles of Organization or by these By-Laws, they are prohibited from delegating. Except as the Board of Directors may otherwise determine, any such committee may make rules for the conduct of its business, but unless otherwise provided by the Board of Directors or in such rules, its business shall be conducted so far as possible in the same manner as is provided by these By-Laws for the Board of Directors. All members of such committees shall hold such offices at the pleasure of the Board of Directors. The Board of Directors may abolish any such committee at any time. Any committee to which the Board of Directors delegates any of its powers or duties shall keep records of its meetings and shall upon request report its action to the Board of Directors. The Board of Directors shall have power to rescind any action of any committee, but no such rescission shall have retroactive effect.

## ARTICLE III Officers and Agents

### Section 1. Enumeration; Qualification.

The officers of the corporation shall be a President, a Vice-President, a Treasurer, a Clerk, and such other officers, if any as the incorporators at their initial meeting, or the Directors from time to time, may in their discretion elect or appoint. The corporation may also have such agents, if any, as the incorporators at their initial meeting or the Directors from time to time may in their discretion appoint. Any officer may be but none need be a Director or stockholder. The Clerk shall be a resident of the Commonwealth of Massachusetts unless the corporation has a resident agent appointed for the purpose of service of process. Any two or more offices may be held by the same person. Any officer may be required by the Directors to give bond for the faithful performance of his duties to the corporation in such amount and with such sureties as the Directors may determine. The premiums for such bonds may be paid by the corporation.

## Section 2. Powers.

Subject to law, to the Articles of Organization and to the other provisions of these By-Laws, each officer shall have, in addition to the duties and powers herein set forth, such duties and powers as are commonly incident to his office and such duties and powers as the Directors may from time to time designate.

## Section 3. Tenure.

Except as otherwise provided by law or by the Articles of Organization or by these By-Laws, the President, Vice President, Treasurer and Clerk shall hold office until the first meeting of the Directors following the next annual meeting of the stockholders and until their respective successors are chosen and qualified, and each other officer shall hold office until the first meeting of the Directors following the next annual meeting of the stockholders and until their respective successors are chosen and qualified, unless a different period shall have been specified by the terms of his election or appointment, or in each case until he sooner dies, resigns, is removed or becomes disqualified. Each agent shall retain his authority at the pleasure of the Directors.

## Section 4. Election.

The President, Vice-President, Treasurer, and Clerk shall be elected annually by the Directors at their first meeting following the annual meeting of stockholders, or the special meeting held in lieu thereof. Other officers may be chosen by the Directors at such meeting or at any other meeting.

## Section 5. President.

The President, when present, shall preside at all meetings of the stockholders and of the Directors. It shall be his duty and he shall have the power to see that all orders and resolutions of the Directors are carried into effect. The President, as soon as reasonably possible after the close of each fiscal year, shall submit to the Directors a report of the operations of the corporation for such year and a statement of its affairs and shall, from time to time, report to the Directors all matters within his knowledge which the interests of the corporation may require to be brought to its notice. The president shall perform such duties and have such powers additional to the foregoing as the Directors shall designate.

## Section 6. Vice President.

In the absence or disability of the President, his powers and duties shall be performed by the Vice President, if only one, or if more than one, by the one designated for the purpose by the Directors. Each Vice president shall have such other powers and perform such other duties as the Directors shall from time to time designate.

## Section 7. Treasurer.

The Treasurer shall keep full and accurate accounts of receipt and disbursements in books belonging to the corporation and shall deposit all monies and other valuable effects in the name and to the credit of the corporation in such depositories as shall be designated by the Directors, or, in the absence of such designation, in such depositories as he shall from time to time deem proper. He shall disburse the funds of the corporation as shall be ordered by the Directors, taking proper

vouchers for such disbursements. He shall promptly render to the president and to the Directors such statements of his transactions and accounts as the president and Directors respectively may from time to time require. The Treasurer shall perform such duties and have such powers additional to the foregoing as the Directors may designate.

#### Section 8. Assistant Treasurer.

In the absence or disability of the Treasurer, his powers and duties shall be performed by the Assistant Treasurer, if only one, or, if more than one, by the one designated for the purpose by the Directors. Each Assistant Treasurer shall have such other powers and perform such other duties as the Directors shall, from time to time designate.

#### Section 9. Clerk.

The Clerk shall record in books kept for the purpose all votes and proceedings of the stockholders and if there be no Secretary or Assistant Secretary of the Directors at their meetings. Unless the Directors shall appoint a transfer agent and/or registrar or other officer or officers for the purpose, the Clerk shall be charged with the duty of keeping or causing to be kept accurate records of all stock outstanding stock certificates issued and stock transfers; and, subject to such other or different rules as shall be adopted from time to time by the Directors, such records may be kept solely in the stock certificate books. The Clerk shall perform such duties and have such powers additional to the foregoing as the Directors shall designate.

#### Section 10. Assistant Clerks.

In the absence of the Clerk from any meeting of the stockholders, or, if there be no Secretary or Assistant Secretary from any meeting of the Directors, the Assistant Clerk, if one be elected, or, if there be more than one, the one designated for the purpose by the Directors, otherwise a Temporary Clerk designated by the person presiding at the meeting shall perform the duties of the Clerk. Each Assistant Clerk shall have such other powers and perform such other duties as the Directors may from time to time designate.

#### Section 11. Secretary and Assistant Secretaries.

If a Secretary is elected, he shall keep a record of the meetings of the Directors and in his absence, an Assistant Secretary if one be elected, or if there be more than one, the one designated for the purpose by the Directors, otherwise a Temporary Secretary designated by the person presiding at the meeting, shall perform the duties of the Secretary. Each Assistant Secretary shall have such other powers and perform such other duties as the Directors may from time to time, designate.

### ARTICLE IV Resignations, Removals and Vacancies

#### Section 1. Resignations.

Any directors or officer may resign at any time by delivering his resignation in writing to the President or the Clerk or to a meeting of the Directors. Such resignation shall take effect at such time as is specified therein, or if no such time is so specified then upon delivery thereof.

## Section 2. Removals.

Directors, including Directors elected by the Directors to fill vacancies in the Board may be removed with or without assignment of cause by vote of the holders of the majority of the shares entitled to vote in the election of Directors, provided that the Directors of a class elected by a particular class of stockholders may be removed only by the vote of the holders of a majority of the shares of the particular class of stockholders entitled to vote for the election of such Directors.

The Directors may by vote of a majority of the Directors then in office remove any Director for cause. The Directors may remove any officer from office with or without assignment of cause by vote of a majority of the Directors then in office. If cause is assigned for removal of any Director or officer, such Director or officer may be removed only after a reasonable notice and opportunity to be heard before the body proposing to remove him. The Directors may terminate or modify the authority of any agent or employee.

Except as the Directors may otherwise determine, no Director or officer who resigns or is removed shall have any right to any compensation as such Director or officer for any period following his resignation or removal, or any right to damages on account of such removal whether his compensation be by the month or by the year or otherwise, provided, however, that the foregoing provision shall not prevent such Director or officer from obtaining damages for breach of any contract of employment legally binding upon the corporation.

## Section 3. Vacancies.

Any vacancy in the Board of Directors, including a vacancy resulting from an enlargement of the Board, may be filled by vote of a majority of the Directors then in office, or, in the absence of such election by the Directors, by the stockholders at a meeting called for the purpose; provided, however, that any vacancy resulting from action by the stockholders may be filled by the stockholders at the same meeting at which such action was taken by them.

If the office of any officer becomes vacant, the Directors may elect or appoint a successor by the vote of a majority of the Directors present at the meeting at which such election or appointment is made.

Each such successor shall hold office for the unexpired term of his predecessor and until his successor shall be elected or appointed and qualified, or until he sooner dies, resigns, is removed or becomes disqualified.

## ARTICLE V

### Indemnification of Directors and Others

The corporation shall, to the extent legally permissible, indemnify any person serving or who has served as a Director or officer of the corporation, or at its request as a Director, Trustee, Officer, Employee or other Agent of any organization in which the corporation owns shares or of which it is a creditor against all liabilities and expenses, including amounts paid in satisfaction of judgments, in compromise or as fines and penalties, and counsel fees, reasonably incurred by him in connection with the defense or disposition of any action, suit or other proceeding, whether civil or criminal, in which he may be involved or with which he may be threatened, while serving or thereafter, by reason of his being or having been such a Director, Officer, Trustee, Employee or Agent, except with respect to any matter as to which he shall have been adjudicated in any

proceeding not to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation; provided, however, that as to any matter disposed of by a compromise payment by such Director, Officer, Trustee, Employee or Agent, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expenses shall be provided unless:

(a) such compromise shall be approved as in the best interests of the corporation after notice that it involves such indemnification:

(i) by a disinterested majority of the directors then in office; or

(ii) by the holders of a majority of the outstanding stock at the time entitled to vote for Directors, voting as a single class, exclusive of any stock owned by any interested Director or officer; or

(b) in the absence of action by disinterested directors or stockholders, there has been obtained at the request of a majority of the Directors then in office an opinion in writing of independent legal counsel to the effect that such Director or officer appears to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation.

Expenses including counsel fees, reasonably incurred by any such Director, Officer, Trustee, Employee or Agent in connection with the defense or disposition of any such action, suit or other proceeding may be paid from time to time by the corporation in advance of the final disposition thereof upon receipt of an undertaking by such individual to repay the amounts so paid to the corporation if it is ultimately determined that indemnification for such expenses is not authorized under this section. The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any such Director, Officer, Trustee, Employee or Agent may be entitled. Nothing contained in this Article shall affect any rights to indemnification to which corporate personnel other than such Directors, Officers, Trustees, Employees or Agents may be entitled by contract or otherwise under law. As used in this Article, the terms "Director", "Officer", "Trustee", "Employee" and "Agent" include their respective heirs, executors and administrators, and an "interested" Director, Officer, Trustee, Employee or Agent is one against whom in such capacity the proceedings in question or other proceedings on the same or similar grounds is then pending.

## ARTICLE VI

### Provision Relating to Capital Stock

#### Section 1. Certificates of Stock.

Each stockholder shall be entitled to a certificate or certificates representing in the aggregate the shares owned by him and certifying the number and class thereof, which shall be in such form as the Directors shall adopt. Each certificate of stock shall be signed by the President or a Vice-President and by the Treasurer or an Assistant Treasurer, but when a certificate is countersigned by a transfer agent or a registrar, other than a Director, officer or employee of the corporation, such signatures may be facsimile signature in case of any officer who has signed or whose facsimile signature has been placed on such certificate shall have ceased to be such officer before such certificate is issued, it may be issued by the corporation with the same effect as if he were such officer at the time of its issue. Every certificate for shares of stock which are subject to any restriction on transfer pursuant to the Articles of Organization, the By-Laws, or any agreement to which the corporation is a party shall have the restriction noted conspicuously on the certificate and shall also

set forth on the face or back either the full text of the restriction or a statement of the existence of such restriction and a statement that the corporation will furnish a copy of the holder of such certificate upon written request and without charge. Every certificate issued when the corporation is authorized to issue more than one class or series of stock shall set forth on its face or back either the full text of the preferences, powers, qualifications and rights or a statement that the corporation will furnish a copy thereof to the holder of such certificate upon written request and without charge.

## Section 2. Equitable Interests Not Recognized.

The corporation shall be entitled to treat the holder of record of any share or shares of stock as the holder in fact thereof, and shall not be bound to recognize any equitable or other claim to or interest in such share or shares on the part of any other person except as may be otherwise expressly provided by law. It shall be the duty of each shareholder to notify the corporation of his post office address.

## Section 3. Issue of Authorized Unissued Capital Stock.

Any unissued capital stock from time to time authorized under the Articles of Organization may be issued by vote of the Directors. No such stock shall be issued unless the cash, so far as due, or the property services or expenses for which it was authorized to be issued, has been actually received or incurred by or conveyed or rendered to, the corporation, or is in its possession as surplus.

## Section 4. Transfers.

Subject to the restriction, if any imposed by the Articles of Organization, these By-Laws, or any agreement to which the corporation is a party, shares of stock shall be transferred on the books of the corporation only by the surrender to the corporation or its transfer agent of the certificate representing such shares properly endorsed or accompanied by a written assignment of such shares or by a written power of attorney to sell, assign, or transfer stamps affixed, and with such proof that the endorsement, assignment or power of attorney is genuine and effective as the corporation or its transfer agent may reasonably require.

## Section 5. Lost, Mutilated, or Destroyed Certificates.

Except as otherwise provided by law, the Board of Directors may determine the conditions upon which a new certificate of stock may be issued in place of any certificate alleged to have been lost, mutilated or destroyed. It may in its discretion require the owner of a lost, mutilated or destroyed certificate, or his legal representative, to give a bond, sufficient in its opinion, with or without surety to indemnify the corporation against any loss or claim which may arise by reason of the issue of a certificate in place of such lost, mutilated or destroyed stock certificate.

## Section 6. Transfer Agent and Registrar.

The Board of Directors may appoint a transfer agent or a registrar or both for its capital stock or any class or series thereof and require all certificates for such stock to bear the signature or facsimile thereof of any such transfer agent or registrar.

## Section 7. Setting Record Date and Closing Transfer Records.

The Board of Directors may fix in advance a time not more than sixty (60) days before (a) the date of any meeting of the stockholders or (b) the date for the payment of any dividend or the making of any distribution to stockholders or (c) the last day on which the consent or dissent of stockholders may be effectively expressed for any purpose, as the record date for determining the stockholders having the right to notice and to vote at such meeting or the right to receive such dividend or distribution, or the right to give such consent or dissent. If a record date is set, only stockholders of record on the date shall have such right notwithstanding any transfer of stock on the records of the corporation after the record date. Without fixing such record date, the Board of Directors may close the transfer records of the corporation for all or any part of such sixty-day period.

If no record date is fixed and the transfer books are not closed, then the record date for determining stockholders having the right to notice of or to vote at a meeting of stockholders shall be at the close of business on the next day preceding the day on which notice is given, and the record date for determining stockholders for any other purpose shall be at the close of business on the day on which the Board of Directors acts with respect thereto.

## ARTICLE VII Inspection of Records

Books, accounts, documents and records of the corporation shall be open to inspection by any Director at all times during the usual hours of business. The original, or attested copies, of the Articles of Organization, By-Laws, and records of all meetings of the incorporators and stockholders, and the stock and transfer records, which shall contain the names of all stockholders and the record address and the amount of stock held by each, shall be kept in the Commonwealth of Massachusetts at the principal office of the corporation, or at an office of its transfer agent or of the Clerk. Said copies and records need not all be kept in the same office. They shall be available at all reasonable times to the inspection of any stockholder for any proper purpose, but not to secure a list of stockholders for the purpose of selling said list or copies thereof or of using the same for a purpose other than in the interest of the applicant, as a stockholder, relative to the affairs of the corporation.

## ARTICLE VIII Execution of Papers

All deeds, leases, transfers, contracts, bonds, notes, releases, checks, drafts, and other obligations authorized to be executed on behalf of the corporation shall be signed by the President or the Treasurer except as the Directors may generally or in particular cases otherwise determine.

## ARTICLE IX Voting of Securities

Except as the Directors may generally or in particular cases otherwise specify, the president or the Treasurer may on behalf of the corporation vote or take any other action with respect to shares of stock or beneficial interest of any other corporation or of any association, trust or firm, of which any securities are held by this corporation, and may appoint any person or persons to act as proxy or attorney-in-fact for the corporation with or without power of substitution, at any meeting thereof.



ARTICLE X  
Checks, Notes, Drafts and Other Instruments

Checks, notes, drafts and other instruments for the payment of money drawn or endorsed in the name of the corporation may be signed by any officer or officers or person or persons authorized by the Directors to sign the same. No officer or persons shall sign any such instrument as aforesaid unless authorized by the Directors to do so.

ARTICLE XI  
Seal

The seal of the corporation shall be circular in form, being its name, the "Commonwealth of Massachusetts", and the year of its incorporation. The Treasurer shall have custody of the seal and may affix it (as may any other officer if authorized by the Directors) to any instrument requiring the corporate seal.

ARTICLE XII  
Fiscal Year

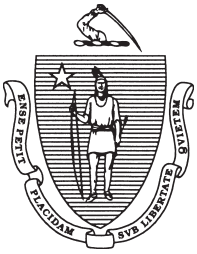
The fiscal year of the corporation shall in each year end on December 31st.

ARTICLE XIII  
Evidence of Authority

A certificate by the Clerk or Secretary or an Assistant or Temporary Clerk or Secretary as to any matter relative to the Articles of Organization, By-Laws, records of the proceedings of the incorporators, stockholders, Board of Directors, or any committee of the Board of Directors, or stock and transfer records or as to any action taken by any person or persons as an officer or agent of the corporation, shall as to all persons who rely thereon in good faith be conclusive evidence of the matters so certified.

ARTICLE XIV  
Amendments

These By-Laws may be amended or repealed in whole or in part by the affirmative vote of the holders of a majority of the shares of each class of the capital stock at the time outstanding and entitled to vote at any annual or special meeting of the stockholders, provided that notice or the substance of the proposed amendment is stated in the notice of such meeting. If authorized by the Articles of Organization, the Directors may make, amend or repeal the By-Laws, in whole or in part, except with respect to any provision thereof which by law, the Articles of Organization or the By-Laws requires action by the stockholders. Not later than the time of giving notice of the meeting of stockholders next following the making, amending or repealing by the Directors of any By-Law, notice thereof stating the substance of such change shall be given to all stockholders entitled to vote on amending the By-Laws. No change in the date fixed in these By-Laws for the annual meeting of stockholders may be made within sixty (60) days before the date fixed in these By-Laws and in case of any change in such date, notice thereof shall be given to each stockholder in person or by letter mailed to his last known post office address at least twenty days before the new date fixed for such meeting. Any By-Law adopted, amended or repealed by the Directors may be repealed, amended or reinstated by the stockholders entitled to vote on amending the By-Laws.



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

William Francis Galvin  
Secretary of the  
Commonwealth

Date: October 08, 2020

To Whom It May Concern :

I hereby certify that according to the records of this office,  
**NOBLE MANNA, INC.**

is a domestic corporation organized on **October 01, 2019** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



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

Certificate Number: 20100177880

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: Bod



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

mass.gov/dor

Letter ID: L0644279872  
Notice Date: October 27, 2020  
Case ID: 0-000-594-838



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## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

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NOBLE MANNA INC.  
1093 MAIN ST  
HOLDEN MA 01520-1219



### *Why did I receive this notice?*

The Commissioner of Revenue certifies that, as of the date of this certificate, NOBLE MANNA INC. 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, 8:30 a.m. to 4:30 p.m..

### *Visit us online!*

Visit [mass.gov/dor](http://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

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Edward W. Coyle, Jr., Chief  
Collections Bureau

**Certificate of Good Standing or Compliance from the Massachusetts  
Department of Unemployment Assistance Attestation Form**

Signed under the pains and penalties of perjury, I, BRUCE SPINNEY, an authorized representative of NOBLE MANNA, INC. certify that NOBLE MANNA, INC. does not currently have employees and is therefore unable to register with the Massachusetts Department of Unemployment Assistance to obtain a Certificate of Good Standing or Compliance.



Signature of Agent

Date: Nov 13 2020

Name: Bruce Spinney

Title: President

Entity: Noble Manna Inc



**The Commonwealth of Massachusetts  
William Francis Galvin**

Minimum Fee: \$250.00

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

**Articles of Organization**

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001404454

**ARTICLE I**

The exact name of the corporation is:

NOBLE MANNA, INC.

**ARTICLE II**

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

A) TO SUBMIT APPLICATIONS WITH ALL APPLICABLE THE REGULATORY AGENCIES TO OBTAIN AUTHORIZATION, AND UPON APPROVAL, TO CONDUCT BUSINESS AS A MARIJUANA ESTABLISHMENT, TO THE EXTENT PERMITTED AND OTHERWISE IN ACCORDANCE WITH MASSACHUSETTS LAW. THE CORPORATION WILL NOT ENGAGE IN ANY ACTIVITY REQUIRING AUTHORIZATION, APPROVAL AND ENDORSEMENT OF THE MASSACHUSETTS CANNABIS CONTROL COMMISSION UNTIL SUCH AUTHORIZATION, APPROVAL AND ENDORSEMENT HAS BEEN RECEIVED; AND, (B) TO CARRY ON ANY BUSINESS OR OTHER ACTIVITY WHICH MAY BE LAWFULLY CONDUCTED BY A CORPORATION ORGANIZED UNDER THE BUSINESS CORPORATION LAW OF THE COMMONWEALTH OF MASSACHUSETTS, WHETHER OR NOT RELATED TO THOSE REFERRED TO IN SUBPARAGRAPH (A) ABOVE.

**ARTICLE III**

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding Num of Shares
		Num of Shares	Total Par Value	
CNP	\$0.00000	275,000	\$0.00	1,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

**ARTICLE IV**

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other

class of which shares are outstanding and of each series then established within any class.

NOT APPLICABLE.

#### ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

(A) THE CORPORATION SHALL HAVE THE RIGHT OF FIRST REFUSAL UPON ALL SALES, TRANSFERS, ASSIGNMENTS, PLEDGES OR OTHER DISPOSITIONS OF STOCK IN THE CORPORATION. THE TRANSFERRING STOCKHOLDER SHALL NOTIFY THE PRESIDENT OF THE CORPORATION OF THE TERMS AND CONDITIONS OF THE PROPOSED TRANSACTION IN WRITING, WHO SHALL THEN NOTIFY THE BOARD OF DIRECTORS IN WRITING OF THE SAME. THE BOARD OF DIRECTORS SHALL HAVE THE RIGHT TO ASSUME THE TRANSACTION ON THE SAME TERMS AS THE PURCHASER BY PROVIDING THE TRANSFERRING STOCKHOLDER WRITTEN NOTICE WITHIN FOURTEEN (14) DAYS. THE PRECEDING PARAGRAPH SHALL NOT APPLY TO TRANSFERS TO THE STOCKHOLDER'S FAMILY AND/OR TRUST AND BUSINESS ENTITIES SETUP BY THE STOCKHOLDER FOR ESTATE PLANNING PURPOSES. COUNSEL TO THE CORPORATION SHALL HAVE SOLE DISCRETION TO DETERMINE WHETHER A TRANSFER IS FOR ESTATE PLANNING PURPOSES. (B) THE STOCKHOLDERS ACKNOWLEDGE THAT THE STOCKS IN THE CORPORATION ("SECURITIES") HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 ("THE ACT"). THEREFORE, THE STOCKHOLDERS AGREE THAT THEY CANNOT OFFER, SELL, PLEDGE, ASSIGN OR OTHERWISE TRANSFER THEIR INTEREST IN THE SECURITIES UNLESS EITHER: (I) A REGISTRATION STATEMENT WITH RESPECT THERETO IS EFFECTIVE UNDER THE ACT AND ANY APPLICABLE STATE SECURITIES LAWS; OR, (II) THE CORPORATION RECEIVES AN OPINION OF COUNSEL TO THE HOLDER OF SUCH SECURITIES, WHICH COUNSEL AND OPINION ARE REASONABLY SATISFACTORY TO THE CORPORATION, THAT SUCH SECURITIES MAY BE OFFERED, SOLD, PLEDGED, ASSIGNED OR TRANSFERRED IN THE MANNER CONTEMPLATED WITHOUT AN EFFECTIVE REGISTRATION STATEMENT UNDER THE ACT OR APPLICABLE STATE SECURITIES LAWS.

#### ARTICLE VI

Other lawful provisions, and if there are no provisions, this article may be left blank.

OTHER LAWFUL PROVISIONS FOR THE CONDUCT AND REGULATION OF THE BUSINESS AND AFFAIRS OF THE CORPORATION, FOR ITS VOLUNTARY DISSOLUTION, OR FOR LIMITING, DEFINING OR REGULATING THE POWERS OF THE CORPORATION, OR ITS DIRECTORS OR STOCKHOLDERS OR ANY CLASS OF STOCKHOLDERS: (A) THE DIRECTORS MAY MAKE, AMEND OR REPEAL THE BYLAWS IN WHOLE OR IN PART, EXCEPT WITH RESPECT TO ANY PROVISIONS THEREOF WHICH BYLAW OR BYLAWS REQUIRES ACTION BY THE STOCKHOLDERS. (B) MEETINGS OF THE STOCKHOLDERS MAY BE HELD ANYWHERE IN THE UNITED STATES; (C) THE CORPORATION MAY BE A PARTNER IN ANY BUSINESS ENTERPRISE IT WOULD HAVE THE POWER TO CONDUCT BY ITSELF; (D) THE DIRECTORS SHALL HAVE THE POWER TO FIX FROM TIME TO TIME THEIR COMPENSATION. NO PERSON SHALL BE DISQUALIFIED FROM HOLDING ANY OFFICE BY REASON OF ANY INTEREST. IN THE ABSENCE OF FRAUD, ANY DIRECTOR, OFFICER OR STOCKHOLDER OF THIS CORPORATION INDIVIDUALLY OR ANY INDIVIDUAL HAVING ANY INTEREST IN ANY CONCERN WHICH IS A STOCKHOLDER OF THIS CORPORATION, OR ANY CONCERN IN WHICH ANY SUCH DIRECTORS, OFFICERS, STOCKHOLDERS OR INDIVIDUALS HAVE ANY INTEREST, MAY BE A PART TO, OR MAY BE PECUNIARILY OR OTHERWISE INTERESTED IN, ANY CONTRACT, TRANSACTION OR ANY OTHER ACT OF THIS CORPORATION; AND (1) SUCH CONTRACT, TRANSACTION OR ACT SHALL NOT BE IN ANY WAY INVALIDATED OR OTHERWISE AFFECTED BY THAT FACT; (2) NO SUCH DIRECTOR, OFFICER, STOCKHOLDER OR INDIVIDUAL SHALL BE LIABLE TO ACCOUNT TO THIS CORPORATION FOR ANY PROFIT OR BENEFIT REALIZED THROUGH ANY SUCH CONTRACT, TRANSACTION OR ACT; (3) ANY SUCH DIRECTOR OF THIS CORPORATION MAY BE COUNTED

D IN DETERMINING THE EXISTENCE OF A QUORUM AT ANY MEETING OF THE DIRECTORS OR OF ANY COMMITTEE THEREOF WHICH SHALL AUTHORIZE ANY SUCH CONTRACT, TRANSACTION OR ACT, AND MAY VOTE TO AUTHORIZE THE SAME. THE TERM "INTEREST" INCLUDING PERSONAL INTEREST AND INTEREST AS A DIRECTOR, OFFICER, STOCKHOLDER, TRUSTEE, MEMBER OR BENEFICIARY OF ANY CONCERN; THE TERM "CONCERN" MEANING ANY CORPORATION, ASSOCIATION, TRUST, PARTNERSHIP, FIRM, PERSON OR OTHER ENTITY OTHER THAN THIS CORPORATION. (E) THE STOCKHOLDERS SHALL HAVE THE POWER TO DETERMINE THE SIZE OF THE BOARD OF DIRECTORS WITHOUT BEING SUBJECT TO THE REQUIREMENTS OF G.L. C. 156D, SECTION 8.03. THE STOCKHOLDERS SHALL SELECT THE SIZE OF THE BOARD OF DIRECTORS BY MAJORITY VOTE OF THE ISSUED SHARES. AT THE TIME OF INCORPORATION, THE BOARD SHALL CONSIST OF ONE DIRECTOR, AND THIS NUMBER NEED NOT BE INCREASED BASED ON THE NUMBER OF STOCKHOLDERS.

**Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.**

**ARTICLE VII**

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th day* after the articles are received for filing.

**Later Effective Date: Time:**

**ARTICLE VIII**

The information contained in Article VIII is not a permanent part of the Articles of Organization.

**a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:**

Name: MATTHEW J PELOQUIN, ESQ.  
 No. and Street: 1093 MAIN STREET  
 City or Town: HOLDEN State: MA Zip: 01520 Country: USA

**c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	BRUCE W. SPINNEY III	71 POTTER HILL ROAD GRAFTON, MA 01519 USA
TREASURER	BRUCE W. SPINNEY III	71 POTTER HILL ROAD GRAFTON, MA 01519 USA
SECRETARY	BRUCE W. SPINNEY III	71 POTTER HILL ROAD GRAFTON, MA 01519 USA
DIRECTOR	BRUCE W. SPINNEY III	71 POTTER HILL ROAD GRAFTON, MA 01519 USA

**d. The fiscal year end (i.e., tax year) of the corporation:**  
 December

e. A brief description of the type of business in which the corporation intends to engage:

TO APPLY FOR MARIJUANA LICENSE

f. The street address (*post office boxes are not acceptable*) of the principal office of the corporation:

No. and Street: 1093 MAIN STREET  
City or Town: HOLDEN State: MA Zip: 01520 Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (*post office boxes are not acceptable*):

No. and Street: 1093 MAIN STREET  
1093 MAIN ST., C/O BENNETT & FORTS,  
P.C.  
City or Town: HOLDEN State: MA Zip: 01520 Country: USA

which is

its principal office

an office of its transfer agent

an office of its secretary/assistant secretary

its registered office

Signed this **1 Day of October, 2019 at 11:06:33 AM** by the incorporator(s). (*If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.*)

MATTHEW J. PELOQUIN

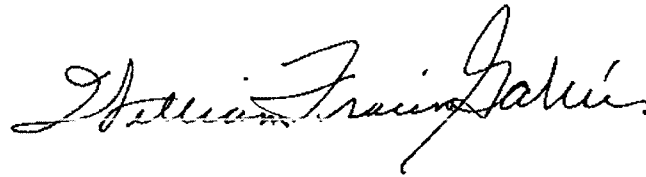


THE COMMONWEALTH OF MASSACHUSETTS

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:

October 01, 2019 11:05 AM

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

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



72 River Park Street Needham MA 02494 617-500-1824

Cannabis Control Commission  
Union Station,  
2 Washington Square,  
Worcester, MA 01604

RE: NOBLE MANNA, INC.

Please be informed that the above referenced applicant has made formal application through our general brokerage for general liability and product liability insurance with minimum limits of \$1,000,000 per occurrence, and \$2,000,000 annual aggregate, and application for additional excess liability limits. In accordance with 935 CMR 500.101(1); 935 CMR 500.105(10), the deductible for each policy can be no higher than \$5,000 per occurrence. The below underwriters have received this application and are expecting to provide proposals within the coming weeks. NOBLE MANNA, INC. has purchased a bond through our brokerage with a bond limit in compliance with the Commission's request. We look forward to providing liability coverage to NOBLE MANNA, INC. as soon as a bindable proposal is available.

Quadscore Insurance Services  
Cannasure Insurance Services, Inc.  
Next Wave Insurance Services LLC  
Canopius US Insurance Company  
United Specialty Insurance Company

Best Regards,

*James Boynton*

James Boynton  
Managing Broker  
MA Insurance License #1842496

# **Noble Manna Inc.**

**Business Plan**  
**October 19, 2020**

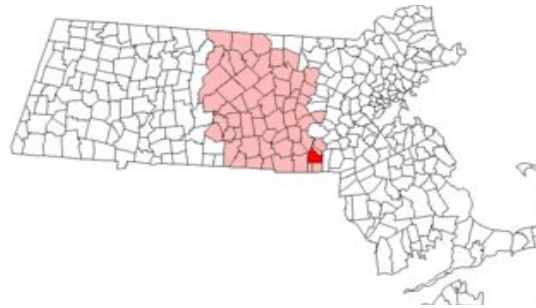
## **Executive Summary**

### **Company Name**

Noble Manna, Inc.

### **Location**

47 Milford Street  
Mendon, MA 01756



### **Mission Statement**

Our mission is to establish ourselves as a respected brand in the Massachusetts cannabis industry by providing high quality and consistent marijuana products to our customers.

### **The Company**

Noble Manna, Inc. (hereinafter, “Noble Manna”), a Massachusetts Corporation (License #MRN 282984), is seeking a retail marijuana establishment license from the Cannabis Control Commission (“CCC”) to operate a retail shop located at 47 Milford Street, Mendon, Massachusetts.

The Board of Directors at Noble Manna is an experienced and determined group with a diverse professional background and a shared enthusiasm for the economic and holistic benefits of cannabis. Together we have created the concept for a unique retail experience that offers high quality marijuana products, an engaging and well informed staff, and a streamlined process.

### **Board of Directors**

#### *Bruce Spinney III*

A Marine Corps veteran, Bruce embarked on his first deployment just a few weeks after graduating from highschool. While in the service Bruce’s technical schooling was focused on precision measurement, including calibration, maintenance and quality control of all the instruments used to fix aircraft subsystems. Later, Bruce earned his B.S. in Management Studies from U of Maryland Asian Division, the Pacific theater of operations based in Japan. While enrolled Bruce also studied Management Systems, Medicine, and Immunology and Organic/Biochemistry. After being discharged from the service, Bruce worked as an engineer for Verizon before owning and operating several Taylor Rental stores and a linen business.

Bruce has years of valuable experience in the service industry, a set of unparalleled technical skills, and the drive and knowhow to succeed in a competitive environment. Promoting the holistic and natural benefits of marijuana, and working to destigmatize it in the eyes of society are part of Bruce’s mission. As

a Veteran, he plans to provide as much education and opportunity to the fellow men and women who served our country.

Bruce is a lifelong Massachusetts resident. He currently lives in Grafton, MA with his wife and three children.

## **Products & Services**

### **Inventory Items**

Noble Manna will offer customers a variety of cannabis products and accessories, including, but not limited to, the following:

- Flower (Sativa & Indica strains)
- Hash, Wax, Shatter
- Edibles
- Topicals
- Pipes
- Grinders
- Papers
- CBD products

### **License Requirement**

Noble Manna will only contract and purchase marijuana products from properly licensed cultivators, manufacturers, and local craft producers. Prior to being sold or otherwise marketed, Noble Manna will ensure that all marijuana products purchased for resale have been screened and approved by a licensed testing laboratory, in accordance with the by laws and regulations of all governing bodies.

### **Product Quality, Testing and Assurances**

Noble Manna will require that cultivators, manufacturers, and local craft producers present laboratory testing documentation evidencing that all cannabis products have been tested and approved by an independent testing laboratory.

### **Required Product Labeling**

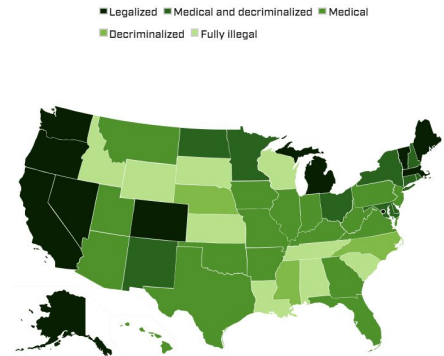
Noble Manna is committed to preventing the use of marijuana products by any persons under the age of 21 years old. Prior to being sold or otherwise marketed, Noble Manna will examine all marijuana products to ensure the packaging is properly labeled and marked with the requisite user warnings.



## Market Analysis

### **National Market**

Since the 1960's the public's support for legalizing marijuana has steadily inclined. In 1969, only 12% of Americans were in favor of a regulated market; by the year 2000, that number rose to 31%. As of 2020, nearly 66% of American voters, including 74% of millennials, support a legalized and regulated market.



Though marijuana is still illegal at the Federal level, states have been given the autonomy to implement governing laws of their own. As of today, eleven (11) states and the District of Columbia have legalized recreational marijuana, and 33 states, in addition to the District of Columbia have legalized marijuana for medicinal purposes.

### **Massachusetts Market**

On November 8, 2016, Massachusetts' voters approved Question 4, the ballot initiative that would end marijuana prohibition for recreational adult-use. Cannabis sales began on November 20, 2018. Within the first week, recreational marijuana sales reached \$2.2 million.

After just six (6) full months of operations, aggregate marijuana sales within the state approached \$140 million. By the end of 2019, Massachusetts generated more \$420 million in recreational marijuana sales.

## Financial Summary

See Appendix A.

## Marketing & Strategy

### **Marketing Plan**

Noble Manna will use various social media platforms to promote our brand and keep customers up to date on our operations.



## **Obstacles**

Noble Manna will comply with the respective media platforms Community Guidelines, in addition to the bylaws and regulations of the CCC. Noble Manna will refrain from posting the following:

- Anything that references prices
- Anything that references sale
- Anything regarding products or services
- Our menu or inventory
- Links to our online store or anything that directs to cannabis sales
- Images of cannabis, cannabis products or paraphernalia

## **Operating Policies & Procedures**

### **Location**

Noble Manna will operate a 2,500 sq.ft. retail marijuana shop in Mendon, MA. The shop will be structured in compliance with all relevant bylaws and regulations, including the Americans with Disabilities Act. The design and built-out will provide for an efficient and streamlined retail experience. The design of the location will include a lobby area and check-in desk, a retail floor and a series of limited access areas that will be used to store inventory, cash, surveillance and records.

### **Hours of Operation**

Join Operations will be open for customers 7 days a week with varying hours throughout the week.

<b>Day</b>	<b>Hours</b>
Mon-Thurs	10am-10pm
Fri-Sat	10am-11pm
Sun	10am-8pm

## **Customer Experience**

### ***In-store***

All customers will be greeted at the entrance by a member of our security staff and required to show a valid, government issued ID. Our security staff will examine and scan the ID for verification. Only individuals over the age of 21 will be authorized to enter into the shop.

Upon entering the retail floor, customers will be directed into a line until the next sales representative is available to take their order.

In accordance with the CCC's bylaws and regulations, Noble Manna will not sell more than 1 ounce of marijuana or 5 grams of marijuana concentrate to a single consumer per transaction.

### ***Online***

Customers will be able to pre-order our products online through our website. Once the order is ready for pick up, customers will receive a "ready notification" via text/email alert. When retrieving the pre-ordered products, the customer will be directed into the "Order Ahead" line. In order for the order to be relinquished, the customers will be required to show a valid ID and the confirmation alert in order to enter the store to retrieve their items.

## **Recording Sales**

Noble Manna will utilize a point-of-sale (POS) system to record sales and track inventory. Every 30 days Noble Manna will conduct an analysis of the software systems and equipment to ensure proper functionality and accurate recording.

## **Security**

The safety and security of our employees, consumers, community, and products are paramount. Noble Manna will implement security measures that will deter and prevent diversion, theft and unauthorized entrance by intruders. Both the interior and exterior of the building will be equipped with commercial grade, time and date stamped, 24-hour surveillance cameras.

### **External**

- Outside perimeter sufficiently lit to facility surveillance
- Commercial grade security equipment installed to alarm the perimeter, including all entry and exit points and windows
- Video cameras installed in all points of entry and exit and in parking lot
- A silent duress alarm installed to notify local law enforcement
- Video cameras to run for 24 hours and shall provide date and time stamps
- Video camera shall be installed in all areas that may contain cannabis product
- No Loitering signs will be placed around premises



### **Internal**

- All persons entering the premises must show Identification
- All persons on premises must wear ID tag (staff and vendor)
- Limit Access Areas will be labeled with “Do Not Enter” sign
- All cannabis products are to be stored in locked area, out of plain site
- All production equipment will be in locked areas
- All Limited Access Areas are to be secured with electronic lock

### **Storage**

All marijuana products will be kept in a fireproof safe located in a clearly marked “limited access area” within the building. The storage area will be equipped with adequate lighting, ventilation, temperature, humidity, space, and equipment to maintain the quality of the product. The area is to be maintained in an orderly organized fashion, free of any and all pests, rodents or insects.

### **Inventory**

An inventory software system will be utilized to track all marijuana products purchased, sold, returned, or otherwise. The system will assign a unique-plant identification, a unique-batch identification number and a barcode to monitor the transfer and development of the cannabis product.

Noble Manna will implement monthly inventory audits, in addition to annual comprehensive internal audits. Inventory reports will include the following information:

- The names of those who conducted the audit
- Their signatures
- Their titles
- Their findings

### **Disposal**

Products that are improperly packaged or labeled, or do not meet the CCC’s prescribed quality standards shall be deemed “defective” and immediately removed from sales. Defective products are to be disposed of in a secure, locked safe. Noble Manna will immediately notify the wholesale supplier and CCC of the defective product and promptly return the product to the originating wholesaler for destruction.

The disposal process must be done by a minimum of two employees. A record of the disposal must be documented. The record must include the names and signature of each employee involved in the disposal process, the date, and the weight of products disposed.

All waste will be mixed with bleach to render it useless for its original purpose. A properly authorized waste hauling company will be contracted to dispose of all final waste products.

### **Record Keeping Procedures**

Noble Manna will electronically maintain all records for at least 3 years. Records must be maintained for the following:

- Written Operating Procedure
- Inventory Records
- Seed-to-Sale tracking records
- Personnel Records (ie. job descriptions, termination reports)
- Business records (ie. assets, liabilities, transactions)

### **Non-Discrimination Policy**

Noble Manna is an equal opportunity employer. We will not discriminate on the basis of race, color, religion, gender, gender expression, age, national origin, disability, marital status, sexual orientation, or military status, in any of its activities or operations. Our discriminate policy pertains to the hiring, firing, contracting vendors and laborers, We are committed to providing an inclusive workplace for all members of our staff, customers and vendors.

### **Smoke/Alcohol Free Workplace**

The use of drugs and/or alcohol while on location or working within the scope of their employment is absolutely prohibited. Any employee who violates this policy will be immediately terminated and removed from the premises. Local Law Enforcement agencies will be notified, if necessary, given the situation.

## **Management Policies & Procedures**

### **Hiring Procedure**

Noble Manna plans to hire a staff of knowledgeable and engaging staff composed of local residents. The application process will require potential employees to fill out an application and provide a list of references. Upon an interview and clean reference check, the qualified person will begin the onboarding and training process. Within the first 3 months of hiring, all new employees must successfully complete a responsible vendor program.

**Staff Structure**

Noble Manna staff will consist of:

- Board of Directors
- Manager
- Assistant Manager
- Three (3) Senior Associates
- 15-20 “budtenders” or sales representatives,
- Three (3) security guards

**Community Impact**

Noble Manna is owned by a Marine Corps veteran who plans to use this business as an opportunity to create more resources for fellow military personnel and their families through financial support and scholarships.

## Appendix A

<b>Cash Flow Forecast - 3 Year Outlook</b>					
<b>Year:</b>	<b>Pre-Start</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>Totals</b>
<b>Receipts</b>					
Revenue (Dispensary Phase 1)		11,793,600	12,619,152	13,502,493	<b>37,915,245</b>
COGS		(5,307,120)	(5,678,618)	(6,076,122)	<b>(17,061,860)</b>
					<b>0</b>
<b>Total Receipts</b>	<b>0</b>	<b>6,486,480</b>	<b>6,940,534</b>	<b>7,426,371</b>	<b>20,853,385</b>
<b>Payments</b>					
Total Payroll		1,415,232	1,514,298	1,620,299	<b>4,549,829</b>
Federal Taxes		1,362,161	1,457,512	1,559,538	<b>4,379,211</b>
State Taxes		128,000	161,600	173,600	<b>463,200</b>
Host Agreement		353,808	378,575	405,075	<b>1,137,457</b>
Property Taxes		22,000	22,000	22,000	<b>66,000</b>
Utilities		11,190	11,190	11,190	<b>33,570</b>
Repairs and maintenance		39,900	39,900	39,900	<b>119,700</b>
Insurance		116,000	116,000	116,000	<b>348,000</b>
Marketing/promotion		112,000	112,000	112,000	<b>336,000</b>
Administrative(Banking and Books)		324,324	347,027	371,319	<b>1,042,669</b>
Loan repayments		360,000	360,000	360,000	<b>1,080,000</b>
					<b>0</b>
<b>Total Payments</b>	<b>0</b>	<b>4,244,615</b>	<b>4,520,102</b>	<b>4,790,920</b>	<b>13,555,637</b>
<b>Cashflow Surplus/Deficit (-)</b>	<b>0</b>	<b>2,241,865</b>	<b>2,420,432</b>	<b>2,635,451</b>	<b>7,297,748</b>
Loan Repayment					
<b>Opening Cash Balance</b>	<b>0</b>	<b>0</b>	<b>2,241,865</b>	<b>4,662,297</b>	
<b>Closing Cash Balance</b>	<b>0</b>	<b>2,241,865</b>	<b>4,662,297</b>	<b>7,297,748</b>	


## Noble Manna Inc.

### **PERSONNEL POLICIES INCLUDING BACKGROUND CHECKS**

Noble Manna Inc. (“Noble Manna” or the “Company”) has drafted and instituted these personnel policies to provide equal opportunity in all areas of employment, including hiring, recruitment, training and development, promotions, transfers, layoff, termination, compensation, benefits, social and recreational programs, and all other conditions and privileges of employment, in accordance with applicable federal, state, and local laws. Noble Manna shall make reasonable accommodations for qualified individuals with demonstrated physical or cognitive disabilities, in accordance with all applicable laws. In accordance with 935 CMR 500.101(2)(e)(8)(h), Noble Manna is providing these personnel policies, including background check policies, for its Marijuana Establishment that will be located in Mendon, MA.

Management is primarily responsible for seeing that equal employment opportunity policies are implemented, but all members of the staff share the responsibility for ensuring that, by their personal actions, the policies are effective and apply uniformly to everyone. Any employee, including managers, that Noble Manna determines to be involved in discriminatory practices are subject to disciplinary action and may be terminated. Noble Manna strives to maintain a work environment that is free from discrimination, intimidation, hostility, or other offenses that might interfere with work performance. In keeping with this desire, we will not tolerate any unlawful harassment of employees by anyone, including any manager, co-worker, vendor or clients.

In accordance with 935 CMR 500.105 (1), General Operational Requirements for Marijuana Establishments, Written Operating Procedures, as a Marijuana Establishment, Noble Manna has and follows a set of detailed written operating procedures for each location. Noble Manna has developed and will follow a set of such operating procedures for each facility. Noble Manna’s operating procedures shall include, but are not necessarily limited to the following:

- (a) Security measures in compliance with 935 CMR 500.110;
- (b) Employee security policies, including personal safety and crime prevention techniques;
- (c) A description of the Marijuana Establishment’s hours of operation and after-hours contact information, which shall be provided to the Commission, made available to law enforcement officials upon request, and updated pursuant to 935 CMR 500.000.
- (d) Storage of marijuana in compliance with 935 CMR 500.105(11);
- (e) Description of the various strains of marijuana to be cultivated, processed or sold, as applicable, and the form(s) in which marijuana will be sold;
- (f) Procedures to ensure accurate record-keeping, including inventory protocols in compliance with 935 CMR 500.105(8) and (9);
- (g) Plans for quality control, including product testing for contaminants in compliance with 935 CMR 500.160;
- (h) A staffing plan and staffing records in compliance with 935 CMR 500.105(9);
- (i) Emergency procedures, including a disaster plan with procedures to be followed in case of fire or other emergencies;
- (j) Alcohol, smoke, and drug-free workplace policies;
- (k) A plan describing how confidential information will be maintained;
- (l) A policy for the immediate dismissal of any marijuana establishment agent who has:
  - 1. Diverted marijuana, which shall be reported to law enforcement officials and to the Commission;

## Noble Manna Inc.

2. Engaged in unsafe practices with regard to operation of the Marijuana Establishment, which shall be reported to the Commission; or
3. 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 another state, the United States or a foreign jurisdiction, or a military, territorial, or Native American tribal authority.

(m) A list of all board members and executives of a Marijuana Establishment, and members, if any, of the licensee must be made available upon request by any individual. 935 CMR 500.105(1) (m) requirement may be fulfilled by placing this information on the Marijuana Establishment's website.

(n) Policies and procedures for the handling of cash on Marijuana Establishment premises including but not limited to storage, collection frequency, and transport to financial institution(s).

(o) Policies and procedures to prevent the diversion of marijuana to individuals younger than 21 years old.

(p) Policies and procedures for energy efficiency and conservation that shall include:

1. Identification of potential energy use reduction opportunities (including but not limited to natural lighting, heat recovery ventilation and energy efficiency measures), and a plan for implementation of such opportunities;
2. 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;
3. Strategies to reduce electric demand (such as lighting schedules, active load management and energy storage); and
4. Engagement with energy efficiency programs offered pursuant to M.G.L. c. 25, § 21, or through municipal lighting plants.

In accordance with 935 CMR 500.105(2), all of Noble Manna's current owners, managers and employees that are involved in the handling and sale of marijuana will successfully complete Responsible Vendor Training Program, and once designated a "responsible vendor" require all new employees involved in handling and sale of marijuana to complete this program within 90 days of hire. This program shall then be completed annually and those not selling or handling marijuana may participate voluntarily. Noble Manna shall maintain records of responsible vendor training compliance, pursuant to 935 CMR 500.105(2)(b). Responsible vendor training shall include: discussion concerning marijuana effect on the human body; diversion prevention; compliance with tracking requirements; identifying acceptable forms of ID, including medical patient cards; and key state and local laws.

All employees of Noble Manna will be duly registered as marijuana establishment agents and have to complete a background check in accordance with 935 CMR 500.030(1). All marijuana establishment agents will complete a training course administered by Noble Manna and complete a Responsible Vendor Program in compliance with 935 CMR 500.105(2)(b). Employees will be required to receive a minimum of eight hours of on-going training annually pursuant to 935 CMR 500.105(2)(a).

In accordance with 935 CMR 500.105 (9), General Operational Requirements for Marijuana Establishments, Record Keeping, Noble Manna's personnel records will be available for inspection by the Commission, upon request. Noble Manna's records shall be maintained in accordance with generally

## Noble Manna Inc.

accepted accounting principles. Written records that are required and are subject to inspection include, but are not necessarily limited to, all records required in any section of 935 CMR 500.000, in addition to the following:

The following Noble Manna 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 of Noble Manna's marijuana establishment agents. Such records shall be maintained for at least 12 months after termination of the individual's affiliation with Noble Manna and shall include, at a minimum, the following:
  - a. all materials submitted to the Commission pursuant to 935 CMR 500.030(2);
  - b. documentation of verification of references;
  - c. the job description or employment contract that includes duties, authority, responsibilities, qualifications, and supervision
  - d. documentation of all required training, including training regarding privacy and confidentiality requirements, and the signed statement of the individual indicating the date, time, and place he or she received said training and the topics discussed, including the name and title of presenters;
  - e. documentation of periodic performance evaluations;
  - f. a record of any disciplinary action taken; and
  - g. notice of completed responsible vendor and eight-hour related duty training.
3. A staffing plan that will demonstrate accessible business hours and safe conditions;
4. Personnel policies and procedures; and
5. All background check reports obtained in accordance with 935 CMR 500.030.

Following closure of a Marijuana Establishment, all records must be kept for at least two years at the expense of the Marijuana Establishment and in a form and location acceptable to the Commission. Noble Manna understands that in the event that Noble Manna were to close, all records will be kept for at least two years at the expense of Noble Manna.

## Noble Manna Inc.

### **QUALITY CONTROL AND TESTING**

Pursuant to 935 CMR 500.160, Noble Manna Inc. (“Noble Manna” or “the Company”) will not sell or market any marijuana product that has not been tested by licensed Independent Testing Laboratories. Testing of marijuana products shall be performed by an Independent Testing Laboratory in compliance with the Protocol for Sampling and Analysis of Finished Medical Marijuana Products and Marijuana-infused Products, as amended in November 2016 and published by the Massachusetts Department of Public Health. Every marijuana product sold will have a set of specifications which define acceptable quality limits for cannabinoid profile, residual solvents, metals, bacteria, and pesticides.

Noble Manna shall implement a written policy for responding to laboratory results that indicate contaminant levels that are above acceptable levels established in DPH protocols identified in 935 CMR 500.160(1) and subsequent notification to the Commission of such results. Results of any tests will be maintained by Noble Manna for at least one year. All transportation of marijuana to or from testing facilities shall comply with 935 CMR 500.105(13) and any marijuana product returned to Noble Manna by the testing facility will be disposed of in accordance with 935 CMR 500.105(12). Noble Manna shall never sell or market adult use marijuana products that have not first been tested by an Independent Testing Laboratory and deemed to comply with the standards required under 935 CMR 500.160.

Noble Manna’s policies include requirements for handling of marijuana, pursuant to 935 CMR 500.105(3), including sanitary measures that include, but are not limited to: hand washing stations; sufficient space for storage of materials; removal of waste; clean floors, walls and ceilings; sanitary building fixtures; sufficient water supply and plumbing; and storage facilities that prevent contamination. All Noble Manna staff will be trained and ensure that marijuana and marijuana products are handled with the appropriate food handling and sanitation standards. Noble Manna will ensure the proper equipment and storage materials, including adequate and convenient hand washing facilities; food-grade stainless steel tables; and temperature- and humidity- control storage units, refrigerators, and freezers.

Noble Manna’s Director of Compliance will provide quality control oversight over all marijuana products purchased from wholesale suppliers and sold to licensed adult-use cannabis retail establishments within the Commonwealth of Massachusetts. All Noble Manna staff will immediately notify the Director of Compliance of any actual or potential quality control issues, including marijuana product quality, facility cleanliness/sterility, tool equipment functionality, and storage conditions. All issues with marijuana products or the facility will be investigated and immediately rectified by the Director of Compliance, including measures taken, if necessary, to contain and dispose of unsafe products. The Director of Compliance will closely monitor product quality and consistency, and ensure expired products are removed and disposed.

All Noble Manna staff will receive relevant quality assurance training and provide quality assurance screening of marijuana flower, to ensure it is well cured and free of seeds, stems, dirt, and contamination, as specified in 935 CMR 500.105(3)(a), and meets the highest quality standards. All staff will wear gloves when handling marijuana and marijuana products, and exercise frequent hand washing and personal cleanliness, as specified in 935 CMR 500.105(2). Marijuana products will be processed in a secure access area of Noble Manna.

Noble Manna management and inventory staff will continuously monitor quality assurance of marijuana products and processes, and prevent and/or mitigate any deficiencies, contamination, or other issues



## Noble Manna Inc.

which could harm product safety.

Any spoiled, contaminated, dirty, spilled, or returned marijuana products are considered marijuana waste and will follow Noble Manna procedures for marijuana waste disposal, in accordance with 935 CMR 500.105(12). Marijuana waste will be regularly collected and stored in the secure-access, locked inventory vault.

Pursuant to 935 CMR 500.105(11)(a)-(e), Noble Manna shall provide adequate lighting, ventilation, temperature, humidity, space and equipment, in accordance with applicable provisions of 935 CMR 500.105 and 500.110. Noble Manna will have a separate area for storage of marijuana that is outdated, damaged, deteriorated, mislabeled, or contaminated, or whose containers or packaging have been opened or breached, unless such products are destroyed. Noble Manna storage areas will be kept in a clean and orderly condition, free from infestations by insects, rodents, birds and any other type of pest. The Noble Manna storage areas will be maintained in accordance with the security requirements of 935 CMR 500.110.

All testing results will be maintained by Noble Manna for no less than one year in accordance with 935 CMR 500.160(3).

Pursuant to 935 CMR 500.160(9), no marijuana product shall be sold or marketed for sale that has not first been tested and deemed to comply with the Independent Testing Laboratory standards.

## Noble Manna Inc.

### **RECORD KEEPING PROCEDURES**

Noble Manna Inc. (“Noble Manna” or the “Company”) records shall be available to the Cannabis Control Commission (“CCC”) upon request pursuant to 935 CMR 500.105(9). Noble Manna shall maintain records in accordance with generally accepted accounting principles. All written records required in any section of 935 CMR 500.000 are subject to inspection, in addition to written operating procedures as required by 935 CMR 500.105(1), inventory records as required by 935 CMR 500.105(8) and seed-to-sale tracking records for all marijuana products are required by 935 CMR 500.105(8)(e).

Personnel records will also be maintained, in accordance with 935 CMR 500.105(9)(d), including but not limited to job descriptions and/or employment contracts each employee, organizational charts, staffing plans, periodic performance evaluations, verification of references, employment contracts, documentation of all required training, including training regarding privacy and confidentiality agreements and the signed statement confirming the date, time and place that training was received, record of disciplinary action, notice of completed responsible vendor training and eight-hour duty training, personnel policies and procedures, and background checks obtained in accordance with 935 CMR 500.030. Personnel records will be maintained for at least 12 months after termination of the individual’s affiliation with Noble Manna, in accordance with 935 CMR 500.105(9)(d)(2). Additionally, business records will be maintained in accordance with 935 CMR 500.105(9)(e) as well as waste disposal records pursuant to 935 CMR 500.105(9)(f), as required under 935 CMR 500.105(12).

### **VISITOR LOG**

Noble Manna will maintain a visitor log that documents all authorized visitors to the facility, including outside vendors, contractors, and visitors, in accordance with 935 CMR 500.110(4)(e). All visitors must show proper identification and be logged in and out; that log shall be available for inspection by the Commission at all times.

### **REAL-TIME INVENTORY RECORDS**

Noble Manna will maintain real-time inventory records, including at minimum, an inventory of all marijuana and marijuana products received from wholesalers, ready for sale to wholesale customers, and all damaged, defective, expired, or contaminated marijuana and marijuana products awaiting disposal, in accordance with 935 CMR 500.105(8). Real-time inventory records may be accessed via METRC, the Commonwealth’s seed-to-sale tracking software of record. Noble Manna will continuously maintain hard copy documentation of all inventory records. The record of each inventory shall include, at a minimum, the date of inventory, a summary of inventory findings, and the names, signatures, and titles of the individuals who conducted the inventory.

### **MANIFESTS**

Noble Manna will maintain records of all manifests for no less than one year and make them available to the Commission upon request, in accordance with 935 CMR 500.105(f). Manifests will include, at a minimum, the originating Licensed Marijuana Establishment Agent’s (LME) name, address, and registration number; the names and registration number of the marijuana establishment agent who transported the marijuana products; the names and registration number of the marijuana establishment agent who prepared the manifest; the destination LME name, address, and registration number; a description of marijuana products being transported, including the weight and form or type of product; the mileage of the transporting vehicle at departure from origination LME and the mileage upon arrival at

## Noble Manna Inc.

the destination LME, as well as the mileage upon returning to the originating LME; the date and time of departure from the originating LME and arrival at destination LME; a signature line for the marijuana establishment agent who receives the marijuana; the weight and inventory before departure and upon receipt; the date and time that the transported products were re-weighted and re-inventoried; and the vehicle make, model, and license plate number. Noble Manna will maintain records of all manifests.

### INCIDENT REPORTS

Noble Manna will maintain incident reporting records notifying appropriate law enforcement authorities and the Commission about any breach of security immediately, and in no instance, more than 24 hours following the discovery of the breach, in accordance with 935 CMR 500.110(7). Incident reporting notification shall occur, but not be limited to, during the following occasions: discovery of discrepancies identified during inventory; diversion, theft, or loss of any marijuana product; any criminal action involving or occurring on or in the Marijuana Establishment premises; and suspicious act involving the sale, cultivation, distribution, processing or production of marijuana by any person; unauthorized destruction of marijuana; any loss or unauthorized alteration of records relating to marijuana; an alarm activation or other event that requires response by public safety personnel or security personnel privately engaged by the Marijuana Establishment; the failure of any security alarm due to a loss of electrical power or mechanical malfunction that is expected to last more than eight hours; or any other breach of security.

Noble Manna shall, within ten calendar days, provide notice to the Commission of any incident described in 935 CMR 500.110(7)(a) by submitting an incident report in the form and manner determined by the Commission which details the circumstances of the event, any corrective action taken, and confirmation that the appropriate law enforcement authorities were notified. Noble Manna shall maintain all documentation relating to an incident for not less than one year or the duration of an open investigation, whichever is longer, and made available to the Commission and law enforcement authorities upon request.

### TRANSPORTATION LOGS

In the event that Noble Manna operates its own vehicle to transport marijuana products, it will maintain a transportation log of all destinations traveled, trip dates and times, starting and ending mileage of each trip, and any emergency stops, including the reason for the stop, duration, location, and any activities of personnel exiting the vehicle, as required by 935 CMR 500.115(13). Noble Manna shall retain all transportation logs for no less than a year and make them available to the Commission upon request.

### SECURITY AUDITS

Noble Manna will, on an annual basis, obtain at its own expense, a security system audit by a vendor approved by the Commission, in accordance with 935 CMR 500.110(8). A report of the audit will be submitted, in a form and manner determined by the Commission, no later than 30 calendar days after the audit is conducted. If the audit identifies concerns related to Noble Manna's security system, Noble Manna will also submit a plan to mitigate those concerns within ten business days of submitting the audit.

### CONFIDENTIAL RECORDS

Noble Manna will ensure that all confidential information, including but not limited to employee personnel records, financial reports, inventory records and manifests, business plans, and other documents are kept safeguarded and private, in accordance with 935 CMR 500.105(1)(k). All confidential hard copy records will be stored in lockable filing cabinets within the Director of

## Noble Manna Inc.

Compliance's Office. No keys or passwords will be left in locks, doors, in unrestricted access areas, unattended, or otherwise left accessible to anyone other than the responsible authorized personnel. All confidential electronic files will be safeguarded by a protected network and password protections, as appropriate and required by the Commission. All hard copy confidential records will be shredded when no longer needed.

Following the closure of the Marijuana Establishment, all records will be kept for at least two years at Noble Manna's sole expense and in a form and location acceptable to the Commission, pursuant to 935 CMR 500.105(9)(g).

## Noble Manna Inc.

### **QUALIFICATIONS AND TRAINING**

Noble Manna Inc. (“Noble Manna” or the “Company”) shall, pursuant to 935 CMR 500.105(2)(a), ensure that all marijuana establishment agents complete training prior to performing job functions. Training will be tailored to the role and responsibilities of the job function. Marijuana Establishment agents will be trained for one week before acting as an agent. At a minimum, staff shall receive eight hours of on-going training annually. New marijuana establishment agents will receive employee orientation prior to beginning work with Noble Manna. Each department manager will provide orientation for agents assigned to their department. Orientation will include a summary overview of all the training modules.

In accordance with 935 CMR 500.105(2)(b), all current owners, managers and employees of Noble Manna that are involved in the handling and sale of marijuana will successfully complete Responsible Vendor Training Program, and once designated a “responsible vendor” require all new employees involved in handling and sale of marijuana to complete this program within 90 days of hire. This program shall then be completed annually and those not selling or handling marijuana may participate voluntarily. Noble Manna shall maintain records of responsible vendor training compliance, pursuant to 935 CMR 500.105(2)(b). Responsible vendor training shall include: discussion concerning marijuana’s effects on the human body; diversion prevention; compliance with seed-to-sale tracking requirements; identifying acceptable forms of ID demonstrating the age of majority (21+); and key state and local laws.

All of Noble Manna’s employees will be registered as marijuana establishment agents, in accordance with 935 CMR 500.030. All Noble Manna employees will be duly registered as marijuana establishment agents and have to complete a background check in accordance with 935 CMR 500.030(1). All registered agents of Noble Manna shall meet suitability standards of 935 CMR 500.800.

Training will be recorded and retained in the marijuana establishment agents’ files. Noble Manna shall retain all training records for four (4) years as required by 935 CMR 500.105(s). All marijuana establishment agents will have continuous quality training and a minimum of 8 hours annual on-going training.

## Noble Manna Inc.

### **MAINTAINING OF FINANCIAL RECORDS**

Noble Manna Inc. (“Noble Manna” or the “Company”) policy is to maintain financial records in accordance with 935 CMR 500.105(9)(e). The records will include manual or computerized records of assets and liabilities, monetary transactions; books of accounts, which shall include journals, ledgers, and supporting documents, agreements, checks, invoices and vouchers; sales records including the quantity, form, and cost of marijuana products; and salary and wages paid to each employee, stipends paid to each board member, and any executive compensation, bonus, benefit, or item of value paid to any individual affiliated with a Marijuana Establishment, including members of the non-profit corporation.

Furthermore, Noble Manna will implement the following policies for Recording Sales:

- (a) Noble Manna will utilize a point-of-sale (“POS”) system approved by the Commission, in consultation with the Massachusetts Department of Revenue (“DOR”).
- (b) Noble Manna may also utilize a sales recording module approved by the DOR.
- (c) Noble Manna will not utilize any software or other methods to manipulate or alter sales data at any time or under any circumstances.
- (d) Noble Manna will conduct a monthly analysis of its equipment and sales data to determine that no software has been installed that could be utilized to manipulate or alter sales data and that no other methodology has been employed to manipulate or alter sales data. Noble Manna will maintain records that it has performed the monthly analysis and produce it upon request to the Commission. If Noble Manna 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:
  - i. it will immediately disclose the information to the Commission;
  - ii. it will 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 500.105.
- (e) Noble Manna will comply with 830 CMR 62C.25.1: Record Retention and DOR Directive 16-1 regarding recordkeeping requirements.
- (f) Noble Manna will adopt separate accounting practices at the POS for marijuana and marijuana product sales, and non-marijuana sales.
- (g) Noble Manna will 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 500.000.

Following the closure of Noble Manna, all records will be kept for at least two years, at Noble Manna’s sole expense, and in a form and location acceptable to the Commission, in accordance with 935 CMR 500.105(9)(g). Noble Manna shall keep financial records for a minimum of three years from the date of the filed tax return, in accordance with 830 CMR 62C.25.1(7) and 935 CMR 500.140(6)(e).

## **Energy Compliance Plan**

Noble Manna, Inc. (“Noble Manna”) will work with our architect and engineer to identify and as many energy saving strategies as possible. In addition, Noble Manna will implement, as much as is feasible, the following energy saving strategies:

- Increasing or adding insulation.
- Installing ‘smart’ thermostats to identify periods where heating/cooling loads can be reduced
- Installing LED lighting
- Ensuring that the restrooms use low flow toilets and sinks.
- Coordinating with the HVAC contractor to identify any energy saving opportunities.
- Evaluating the efficacy of switching the kitchen(s) in the space to on-demand hot water heaters.

In the future, any replacements or upgrades of heating/cooling, lighting, plumbing, and retail equipment (for example, POS stations) will include energy efficiency as part of its criteria for evaluation.

Noble Manna will investigate rooftop solar arrays to generate electricity, and rooftop solar hot water to provide both hot water and heat for the space.

Noble Manna acknowledges that if a Provisional License is issued, Noble Manna, at the Architectural Review stage, will submit further information to demonstrate actual consideration of energy reduction opportunities, use of renewable energy and renewable energy generation, including a list of opportunities that were considered and information that demonstrates actual engagement with energy efficiency programs and any financial incentives received. This information will include whether opportunities are being implemented, will be implemented at a later date, or are not planned to be implemented.

Noble Manna will also include a summary of information that was considered to make the decision (i.e. costs, available incentives, and bill savings). Noble Manna will engage in either a Mass Save audit or coordinate with our local municipal electric company to conduct an audit, which will be included in the summary.

As part of our written operating procedures we will conduct an annual energy audit and request regular meetings with our municipal utilities to identify energy efficiency programs, incentives, opportunities, and areas for Noble Manna to optimize its energy usage.

Noble Manna is committed to considering how to optimally use energy early in the facility design process and continually assess new opportunities for reduced energy usage and costs.

Noble Manna, Inc.

Noble Manna will use best management practices to reduce energy and water usage, engage in energy consideration, and mitigate other environmental impacts.

Noble Manna will meet all applicable environmental laws and regulations; receive permits and other applicable approvals, including those related to water quality and solid and hazardous waste management, as a requirement of obtaining a final license.



Noble Manna Inc.

**RESTRICTING ACCESS TO AGE 21 OR OLDER**

Noble Manna Inc. (“Noble Manna” or “the Company”) is a Marijuana Establishment as defined by 935 CMR 500.002. The Company sets forth the following policies and procedures for restricting access to marijuana and marijuana infused products to individuals over the age of twenty-one (21) pursuant to the Cannabis Control Commission’s (the “Commission”) regulations at 935 CMR 500.105(1)(p). This regulation states that written operating procedures for the Company shall include “[p]olicies and procedures to prevent the diversion of marijuana to individuals younger than 21 years old.”

A. COMPLIANCE WITH 935 CMR 500.105(1)(p)

The Company incorporates and adopts herein by reference, all of the provisions for the prevention of diversion outlined in the Company’s Standard Operating Procedure for the Prevention of Diversion. The provisions detailed in the Company’s Standard Operating Procedure for the Prevention of Diversion apply to the prevention of diversion of marijuana and marijuana infused products to all minors and all individuals under the age of twenty-one (21).

B. SPECIFIC PROVISIONS FOR RESTRICTING ACCESS TO AGE 21 AND OLDER

As stated above, the Company incorporates herein, all provisions for the prevention of diversion of marijuana and marijuana infused product to individuals under the age of twenty-one (21) as detailed in the Company’s Standard Operating Procedure for the Prevention of Diversion. Specific provisions regarding restricting access to individuals age twenty-one (21) and older include the following:

1. The Company will only employ marijuana establishment agents, as defined by the Commission’s definitions at 935 CMR 500.002, who are at least twenty-one (21) years old.
2. Pursuant to 935 CMR 500.050(5), the Company will only allow consumers enter the Marijuana Retail Establishment that are 21 years of age or older unless the establishment is co-located with a Medical Marijuana Treatment Center.
3. The Company will only allow visitors, age twenty-one (21) or older, at the Company’s facilities. The Company defines visitors in accordance with the Commission’s definitions at 935 CMR 500.002. The Company will designate an authorized agent to check the identification of all visitors entering the Company’s facilities and entry shall only be granted to those aged twenty-one (21) or older. Acceptable forms of currently valid identification include:
  - a. A motor vehicle license;
  - b. A liquor purchase identification card;
  - c. A government-issued identification card;
  - d. A government-issued passport; and
  - e. A United States-issued military identification card.

Noble Manna Inc.

**DIVERSITY PLAN**

Noble Manna Inc. (“Noble Manna” or the “Company”) is committed to actively promoting diversity, inclusion, and cultural competency, by implementing programmatic and operational procedures and policies that will help to make Noble Manna a leader and champion of diversity, both in the Town of Mendon and throughout the broader Massachusetts cannabis industry.

Town Specific Data - The Town of Mendon, as of the 2010 U.S. Census had 5,839 people, which was a 10.5% increase from 2000. The town consists of 50.1% Males and 49.9% Females. The racial composition of the town is 96.4% White alone, 1.3% Hispanic, 1.0% Asian alone, .9% two or more races, 0.3% Black alone, 0.08% Other race alone, 0.03% American Indian alone and 0.03% Native Hawaiian and Other Pacific Islander alone.

Noble Manna’s commitment to diversity is reflected in the following Goals, which shall be pursued through the Programs outlined herein, and the progress of which shall be judged by the Measurements/ Metrics as stated below, and adjusted as needed if necessary:

**Goal One: Achieve at least the below goals for our Establishment’s staffing needs:**

- Veterans - 10%
- People with disabilities - 10%
- LGBTQ+ individuals - 10%
- Women - 10%
- People of color, particularly Black, African American, Hispanic, Latinx, and Indigenous people - 10%

**Programs to Achieve Diversity Goal One:**

- Increase diversity of the make-up of our staff by actively seeking out members of the groups listed above, both through in-house hiring initiatives and participation in online diversity job boards and in-person job fairs at least once a year and as frequently as needed as staffing needs dictate.

**Measurements and Measurements Applicable to Diversity Goal One:**

- *Qualitative Metrics:* Perform annual evaluation of inclusion/diversity initiatives to ensure diversity is one of Noble Manna’s strengths and remains a primary focus. This may include anonymous employee surveys or other private submission opportunities so that we can attempt to avoid any sort of reluctance for our employees to inform management how we are truly doing in pursuit of our diversity plan goals. The results of the surveys shall be compared to prior years’ results to allow Noble Manna to adjust our programs in the event that our goals are not being achieved.
- *Quantitative Metrics:* We will strive to achieve at least the listed goals above for our staffing needs from members of the groups listed above. The personnel files shall be evaluated on an annual basis to determine how many employees are members of the above groups that occupy positions within the company and that number shall be divided by Noble Manna’s total staffing at its Mendon facility to determine the percentage achieved.

Goal Two: Enhance workforce diversity by contracting with diverse businesses. Noble Manna shall strive to employ at least the following percentages of its contractors, subcontractors, and suppliers from the following groups specified in the paragraph below:

Minority Business Enterprise -	5%
Women Business Enterprise -	5%
Veteran Business Enterprise -	5%
LGBT Business Enterprise -	5%
Disability-Owned Business Enterprise -	5%

**Programs to Achieve Diversity Goal Two:** Noble Manna will make good faith efforts to employ contractors, subcontractors, and suppliers who are listed in the Commonwealth of Massachusetts Directory of Certified Businesses as being a business from the categories above, with particular consideration given to businesses classified as Disadvantaged Business Enterprises.

Noble Manna will seek to have diversity across the listed demographic groups and measure those against the primary ownership of all of our contracted partners. We will strive to not limit our contractual relationships to a single disadvantaged business entity (“DBE”) category and will instead seek a variety of qualifying businesses to contract with and will judge the mix of those relationships.

**Measurements and Metrics Applicable to Diversity Goal Two:** Noble Manna shall maintain a list of active contractors, subcontractors, and suppliers and compare that list annually to the Massachusetts Directory of Certified Businesses to determine progress towards the goals listed above.

**Noble Manna’s goals are objectively reasonable.**

Noble Manna’s goal for our staffing needs at our location in Mendon is objectively reasonable because of the facts (the demographics listed in the paragraph above) and our ability to advertise job positions quarterly in several of the following publications: *The Metrowest Daily News*, online job boards to be identified by Noble Manna management.

**Additional Disclosures by Noble Manna**

Noble Manna acknowledges that the progress or success of our plan will be documented upon renewal (one year from provisional licensure, and each year thereafter).

Noble Manna will adhere to the requirements set forth in 935 CMR 500.105(4) which provides the permitted and prohibited advertising, branding, marketing, and sponsorship practices of Marijuana Establishments.

Noble Manna acknowledges that 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.