

ALCHEMY CANNABIS, INC.
TRUE CANNABIS, INC.
VEGA CANNABIS, INC.
VYBZ, INC.

HEATH COMMUNITY OUTREACH MEETING

NOVEMBER 29, 2021

WHO WE ARE

- Alchemy Cannabis, Inc., True Cannabis, Inc., Vega Cannabis, Inc., and Vybz Cannabis, Inc. (the “Companies”) are committed to cultivating consistent, high-quality marijuana in the Commonwealth of Massachusetts.
- The Companies will produce a variety of marijuana strains in accordance with M.G.L. Ch. 94G and the Massachusetts Cannabis Control Commission’s (“Commission”) Regulations at 935 CMR 500.000 et seq.
- Each of the Companies has assembled a Management Team with a combined experience that includes engineering, construction, business operations and management, marketing, communication, marijuana facility design, security, and cultivation and processing operations.
- The Companies endeavors to operate an adult-use Marijuana Cultivation and Product Manufacturing Facility at 11 Bellor Road in Heath for the cultivation and product manufacturing of adult-use marijuana. No marijuana retail sales or on-site consumption will occur at the proposed facility.

CANNABIS CONTROL COMMISSION ADULT-USE MARIJUANA ESTABLISHMENT APPLICATION PROCESS

- In April 2018, the Commission began accepting applications for adult-use marijuana establishment license types.
- All applicants must submit to the Commission a complete application. As part of the Application of Intent submission, applicants are required to engage with the local community prior to filing the application.
- Once the Commission notifies an applicant that the submitted application is considered complete, the Commission will grant or deny a provisional license within 90 days.
- The provisional licensee's architectural plans must then be approved by the Commission to enable the applicant to begin construction or renovation of the facility.
- The Commission will then conduct a series of on-site inspections before issuing the applicant a final license, which is followed by further inspections before commencing sales.



THE PROPOSED MARIJUANA ESTABLISHMENT

- The Companies are proposing to locate a Marijuana Cultivation and Product Manufacturing Facility at 11 Bellor Road in Heath for the cultivation and product manufacturing of adult-use marijuana. No marijuana retail sales or on-site consumption will occur at the proposed facility.
- The proposed location consists of approximately 54 acres of land, and the Companies intend to renovate the existing building structure located on the parcel for use as a cultivation and product manufacturing facility.
- The property lies in the Agricultural and Forestry District which allows for Marijuana Cultivation and Product Manufacturing.



CULTIVATION & PRODUCT MANUFACTURING OPERATIONS

- The Companies marijuana and marijuana products will be tested by a licensed Independent Testing Laboratory for cannabinoid content and biological and chemical contaminants prior to sale.
- The environmental media (soils, solid growing media and water) used for cultivation will also be tested for contaminants by an Independent Testing Laboratory
- The Companies will also satisfy the minimum energy efficiency and equipment standards established by the Commission to reduce energy and water usage and mitigate environmental impacts.
- All edible marijuana products will be prepared, handled, and stored in accordance with the sanitation requirements in 105 CMR 500.000: Good Manufacturing Practices for Food, and with the requirements for food handlers specified in 105 CMR 300.000: Reportable Diseases, Surveillance, and Isolation and Quarantine Requirements.
- All marijuana flower will be packaged and labeled in compliance with the Commission's regulations
- The Companies will not produce edibles in the shape of a human, animal, or fruit, or sporting-equipment item, including artistic, caricature, or cartoon renderings.

PROPOSED TIMELINE

- Legal Interest in the Property Obtained
 - Obtain Host Community Agreement
 - Community Outreach Meeting
 - Submit Application to Commission
 - 90 Days After Submission - Receive Provisional License from Commission
 - 105 Days After Submission - Submit Architectural Review to Commission
 - 120 Days After Submission - Approval of Architectural Review
 - 125 Days After Submission - Begin Facility Build Out
 - 170 Days After Submission - Finish Facility Build Out
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- 185 Days After Submission - Receive Certificate of Occupancy
 - 190 Days After Submission - Request Post-Provisional License Inspection
 - 210 Days After Submission - Post-Provisional License Inspection of Facility
 - 255 Days After Submission - Receive Final License from Commission
 - 260 Days After Submission - Request Post-Final License Inspection
 - 275 Days After Submission - Post-Final License Inspection
 - 290 Days After Submission - Receive Commence Operations from Commission
 - 294 Days After Submission - Begin Sales to Consumers

PREVENTING DIVERSION

- The Companies will institute a policy for the immediate dismissal of any Marijuana Establishment Agent who has diverted Marijuana, which shall be reported to Law Enforcement Authorities and to the Commission.
- The Companies will not engage in any marketing, advertising, or branding practices that are targeted to, deemed to appeal to, or portray minors under 21 years of age.
- The Companies will not hire any individuals who are under the age of 21 or who have been convicted of distribution of controlled substances to minors.
- Any marketing, advertising, and branding materials for public viewing will include, inter alia, a warning stating, **“For use only by adults 21 years of age or older. Keep out of the reach of children.”**
- The Companies websites will require all online visitors to verify they are 21 years of age or older prior to accessing the website.
- All visitors to the facility must be 21 years of age or older

PREVENTING NUISANCE

Our success as a cannabis operator is predicated upon our commitment to work with the surrounding community in such a way that we are viewed and operate as good business neighbors. Video and live surveillance will be made available to law enforcement officers and the Commission. Furthermore, video and live surveillance will be maintained to ensure that the establishment does not create nuisance conditions in the parking area, sidewalk, street, and area surrounding the premises and adjacent properties. No cannabis or cannabis products will be visible from the exterior of the site.

The following behaviors will not be permitted on site:

- Any disturbance of the peace
- Public consumption of cannabis
- Illegal drug activity under state or local law
- Littering
- Loitering or pedestrian / vehicular traffic
- Illegal parking or violations of state and local traffic laws
- Queuing of patrons or other obstructions of the public or private way

The Companies will work diligently and in good faith with Heath to address any nuisance concerns brought to its attention by members of the community.

SECURITY

- The Companies will contract with a professional security and alarm company to design, implement, and monitor a comprehensive security plan to ensure that the facility is a safe and secure environment for employees, customers and the local community
- The exterior of the facility and the surrounding area will be sufficiently lit, and foliage will be minimized to ensure clear visibility of the area at all times
- Only registered agents and other lawful visitors (e.g. contractors, vendors) will be authorized to access to the facility, and a visitor log will be maintained in perpetuity
- All agents and visitors will be required to visibly display an ID badge, and the Companies will maintain a current list of individuals with access
- The Companies will have security personnel on-site during business hours
- The Companies state-of-the-art security system will consist of a perimeter alarm as well as duress, panic, or hold-up alarms connected to local law enforcement for efficient notification and response in the event of a security threat
- The system will also include a failure notification system that will immediately alert the Companies' Executive Management Team if a system failure occurs
- The Companies will maintain continuous operation of the security alarm system in the event of a power outage
- Interior and exterior HD video surveillance of all areas that contain marijuana, entrances, exits, and parking lots will be operational 24/7 and available to the Police Department. These surveillance cameras will remain operational even in the event of a power outage

BENEFITS TO HEATH

The Companies looks forward to working cooperatively with the Town of Heath to ensure that the Companies operate as a responsible, contributing member of the local community. The Town stands to benefit in various ways from the Companies siting a Marijuana Establishment, including but not limited to the following:

- **JOBS** A marijuana cultivation and product manufacturing facility is estimated to add 20-25 full-time and part-time jobs with a preference to hire local residents.
- **MONETARY BENEFITS** A Host Community Agreement with significant community impact fee payments would provide the Town with additional financial benefits beyond local taxes.
- **ACCESS** The Companies will provide high-quality marijuana and marijuana products that are regulated and tested for cannabinoid content and contaminants. This will help to eliminate the current black market, in which consumers are not required to verify their age and marijuana products are not tested.
- **CONTROL** In addition to the Commission, the Heath Police Department and other municipal departments will have oversight over the Companies' security systems and processes.
- **RESPONSIBILITY** The Companies are comprised of experienced professionals who will be thoroughly background checked and scrutinized by the Commission.

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Thank you for your time and consideration.

We look forward to answering any questions.

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