

The background is a faded, artistic rendering of a modern, single-story building with large windows. To the left, a flagpole holds a flag with the 'reLeaf' logo and the word 'ALTERNATIVE' below it. In the foreground, there is a paved area with some greenery and a person walking. A few other figures are visible near the building entrance.

# *Our Company & Team*

**reLeaf**  
**NATICK**

Our mission is to provide quality education, experience and service to the town of Natick by delivering organically grown cannabis in a safe environment.

# Leadership Team

## *Our Executive Board*

- **Kerry Bourne**, Chief Executive Officer
- **Conor McLaughlin**, Chief Financial Officer
- **Brian McLaughlin**, Chief Compliance Officer
- **Luke Hunsberger**, Chief Operating Officer

## *Our Management Team*

- **Pierce Jenkins**, General Manager
- **Linnea Sherman**, Assistant General Manager, inventory
- **Mike Allen**, Chief of Security
- **Saba Nanji**, Assistant General Manager, sales
- **Justin Valanzola**, Educational & Community Outreach Director

## *Our Advisory Team*

- **Casey Leaver**, Regulatory Compliance Specialist; Vincente Sederberg
- **David Patterson**, State Police Veteran; Drug Safety Specialist
- **Mitzi Keating**, CPA, CFE, Partner at Citrin Cooperman; CCC forensic accountant Specialist
- **Kevin Mahoney**, Bountiful Farms Chief of Security; State Police
- **Jason Sidman**, CEO Sanctuary Medicinals



Our team has 20+ years experience working for:



Sanctuary



Our team has opened in Massachusetts:



(3 locations)

full harvest moonz

(2 locations)



(2 locations)



Greenhouse Naturals  
Beverly, MA



Sanctuary  
(5 locations)

Our Consultation Specialists & their experience:



Armstrong  
Security



Sanctuary

# Community Commitment & Support

- Immediate payment of the estimated 3% HCA upon receipt of a Certificate of Occupancy.
- 150 Voluntary community service hours in Natick; 150 hours already completed at the Natick Service Council this year.
- \$100,000 donated to local Charities; including \$25,000 to East Natick Residential Neighborhoods.
- Preferential hiring for Natick Residents
- Communal and Charitable ties for over 50 years in the surrounding area; including sizable donations to; YMCA, Genesis Fund, Old Hospice and Cape Cod Wounded Veterans Association.
- Letter of support from TCAN, Natick Rotary Club and Social Services Network



# Why reLeaf is a strong community partner?

- Experienced team led by Natick locals that understand community values
- Combined 30+ years of cannabis experience in Massachusetts
- Combined 40+ years of professional Law Enforcement
- Most community support from residential neighbors and East Natick neighborhood associations.
- 100% family and locally owned
- Local experience with industry leading professionals committed to ensuring reLeaf's success
- Experienced safety and compliance professionals dedicated to the Natick Community.
- Women and Disability owned Business as identified by the Supplier Diversity Office.



The background is a photograph of a modern, single-story building with large windows and a flat roof. A flagpole stands to the left of the building, flying a flag with the 'reLeaf' logo and the word 'ALTERNATIVE' below it. In the foreground, there is a paved area, possibly a parking lot or a walkway, with some landscaping including rocks and plants. A person is walking on the left side of the frame, and a person in a wheelchair is visible near the building. The overall scene is bright and sunny.

# *Our Store & Location*

**reLeaf**  
**NATICK**

# 291 Worcester Street, Natick MA

Proposed reLeaf Alternative location – Aerial view





# 291 Worcester Street, Natick MA

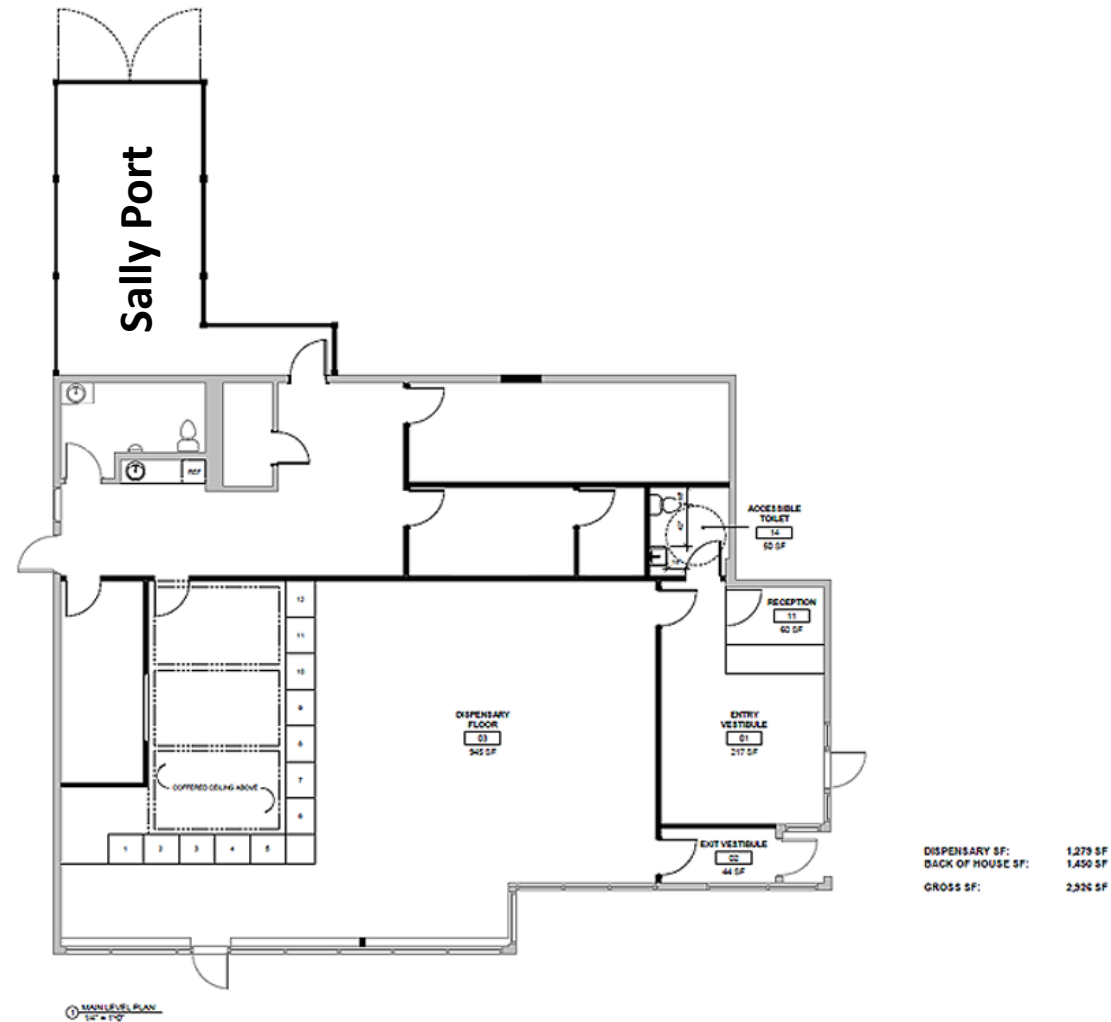
Proposed reLeaf Alternative location – Proposed Exterior





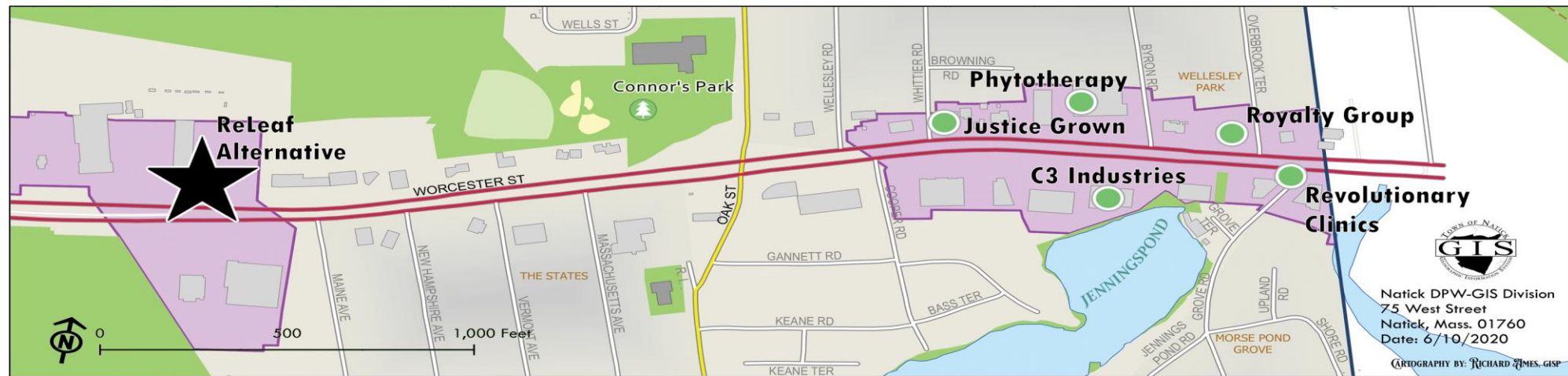
# 291 Worcester Street, Natick MA

## Proposed Architectural Plan



# Why our location is the best choice?

- Sally port offers complete security and no view of cannabis or cash transports
- No residential abutters – Furthest from neighborhoods and bus stops.
- Most support of East Natick Community with over 200 signatures in support.
- 51 dedicated customer Parking Spaces on site, including 3 Handicap spaces
- 33 additional parking spaces ¼ mile away at 381 Worcester St.
- Separate entrance and exit onto Rt. 9
- Highly Securable Free-Standing Building
- Property is owned and operated by McLaughlin family; dedicated to capital improvements and maintenance for the foreseeable future with no plans of divestiture.



- High Securable Free-Standing Building – 2,926 Sq. Ft.
- 300+ ft. from East Natick residential homes
- reLeaf team has over 30 combined years of retail cannabis experience.
- 51 dedicated customer Parking Spaces on site, including 3 Handicap spaces
- Educational seminars, teaching materials and an expert educator on staff to ensure information is readily available and professionally delivered.
- NO RESIDENTIAL NEIGHBORS
- Separate entrance and exit onto route 9.
- Secure drive in/ drive out loading and delivery bay ensures highest security and concealment from the public's view.
- Immediate payment of the estimated 3% HCA upon receipt of a Certificate of Occupancy.
- Dedicated Highly skilled and trained Security staff including former Rochester NH Police Chief Michael Allen and Bountiful Farms chief of Security Veteran Kevin Mahoney.
- 150 Voluntary community service hours in Natick.
- Women and Disability owned Business as identified by the Supplier Diversity Office.
- Communal and Charitable ties for over 50 years in the surrounding area.
- 33 Parking spaces for employees with Shuttle service from neighboring property also owned by reLeaf Alternative Principals since 1982.
- Owned property since 1982 in Natick, committed to making significant capital improvements to both properties with no plans of divestiture.
- Unbuildable wetlands ensure no future residential developments will encroach on the proposed location.
- No lines visible from Rt. 9 – expanded waiting vestibule and Line queuing behind the building ensure no visible disturbance to surrounding commercial abutters and Rt. 9 traffic.
- Plans to plant foliage and erect a fence to ensure minimal accessibility and visibility from neighboring parcels.



The background is a 3D architectural rendering of a modern, single-story building with large windows and a flat roof. The building is surrounded by lush landscaping, including tall evergreen trees, flowering shrubs, and a large rock in the foreground. A flagpole on the left side of the building flies a flag with the 'reLeaf' logo and the word 'ALTERNATIVE' below it. In the foreground, a paved area with a curved curb is visible, and a person is walking on a sidewalk to the left. The overall scene is bright and sunny, with a clear blue sky.

*Appendix*

**reLeaf**  
**NATICK**

# reLeaf Alternative Security & Anti-Diversion Measures

## Our security strategy & safety

- reLeaf Alternative will have on-site security officers present during proposed hours of operation.
- reLeaf Alternative worked with Natick proven industry professionals and our Security staff to develop a comprehensive security plan that will be coordinated with Natick Police Department.
- Natick Police Detail officer(s) on-site as needed and paid for by reLeaf Alternative.
- Positive identification through ID verification scanners; Comprehensive ID verification process which requires ID checked three times during process.
- Electronic access control *\*3 Levels of access*
- Exterior and interior continuous IP video monitoring systems *\*Provide 24/7 real-time access to Natick Police Department*
- Safe transportation procedures including a vehicle loading bay for ultimate security and screening from the community and commercial abutters.
- Safe and secure on-site product storage with reinforced vault and state of the art security equipment dedicated to loss prevention and community safety.
- reLeaf Alternative agents will be trained to recognize unusual behavior in customers that may indicate a potential for diversion.
- Strict adherence to permitted amounts, as well as rigorous customer identity verification procedures, are strong safeguards against potential diversion.

# 291 Worcester Street, Natick MA

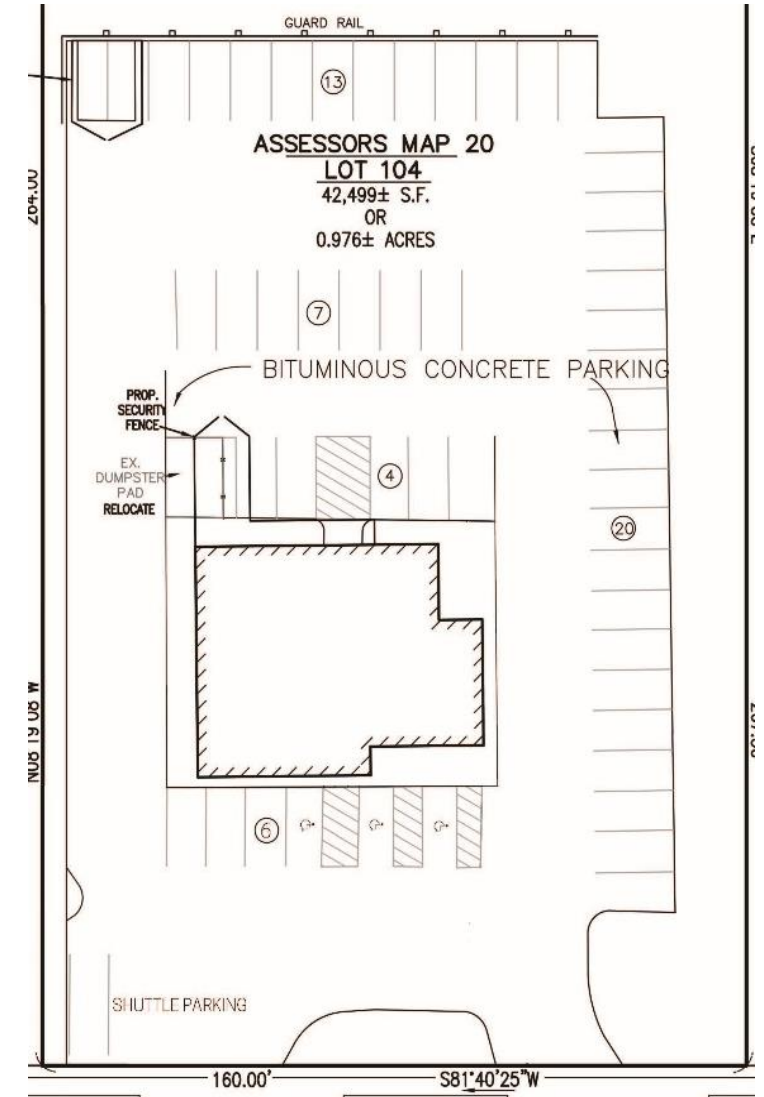
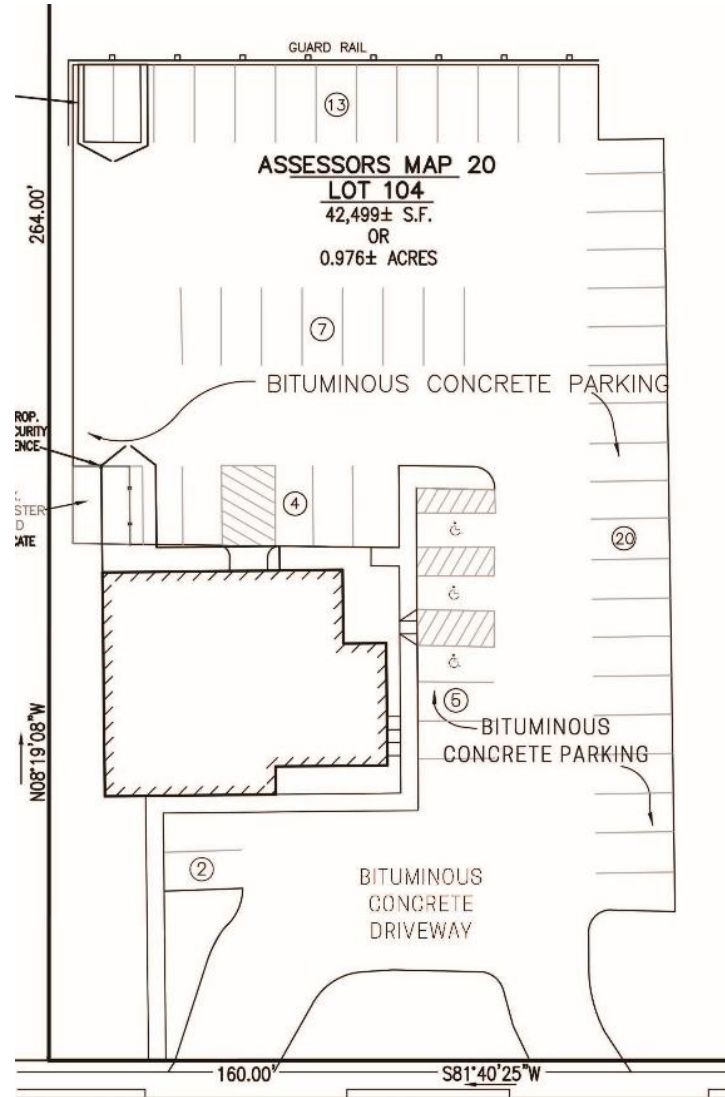
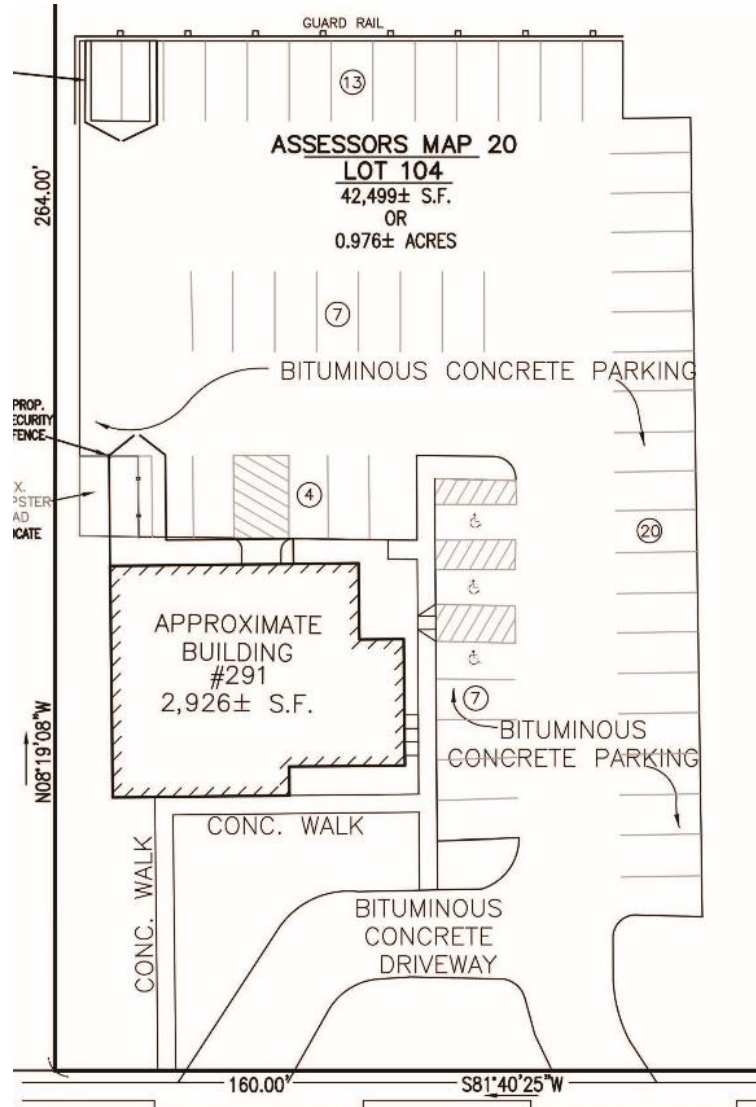
Proposed reLeaf Alternative location – Proposed Exterior





# 291 Worcester Street, Natick MA

Potential Site Plan Options:





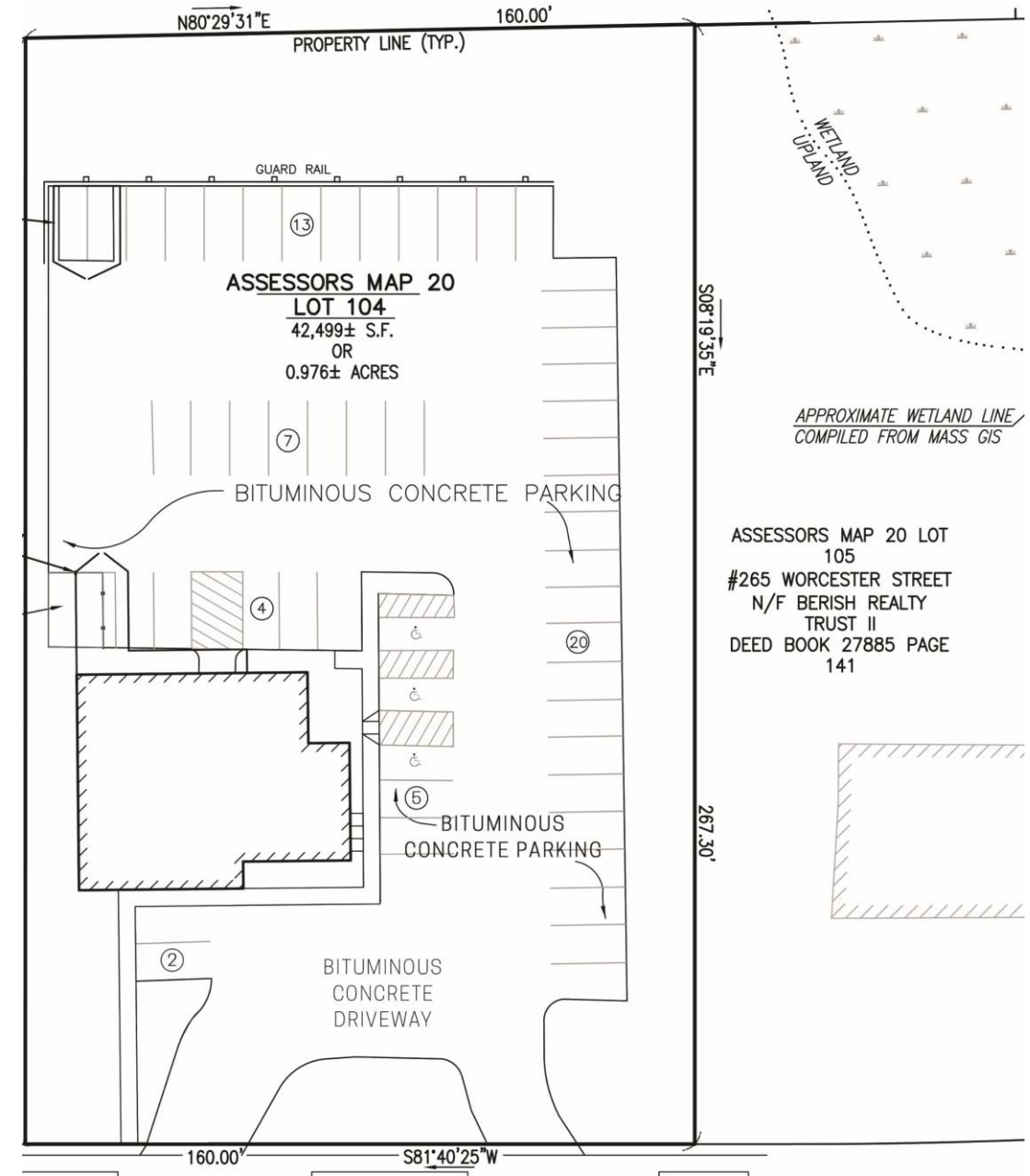


# Site Generated Parking

Users	Required Spaces
Patrons*	11
Employees	8
Management and Security	4
Total	23
On-Site Spaces	51
Available Surplus	28

\*Based on ITE LUC 882 (Marijuana Dispensary), 9 spaces are required (85% Occupancy), which translates to 11 spaces (100% Occupancy).

Number of parking spaces at the SITE 51, including 3 HP Spaces.





# 291 Worcester Street, Natick MA

Proposed reLeaf Alternative location – Aerial view



# Our Distribution

We strive to meet the highest of industry standards.

- reLeaf Alternative has an established strategic alliance with Sanctuary Medicinal, Bountiful Farms, Solar Therapeutics and Top Shelf Cannaseurs (a Natick based Veteran's group). These industry leading cultivation experts have agreed to a priority supply agreement, supplying pre-packaged products for retail sale by reLeaf Alternative.
- These agreements ensure immediate and consistent access to a wide variety of Massachusetts grown, high quality, lab tested and approved innovative products meeting the highest of industry standards.
- reLeaf has Bountiful Farms faith and commitment to bringing the highest quality organically grown cannabis to the Adult use market exclusively through reLeaf Alternative. Ensuring our success in Natick with quality product and resources through a proven Natick operational Medical provider.
- As a requirement of a Sanctuary Medicinals' wholesale agreement, all reLeaf employees are required to be involved in an incubator program. This program is a rigorous, hands-on industry development plan that includes classes on cultivation, customer support, biometric system training, seed-to-sale software training, anti-diversion training, product management and retail experience.
- We are proudly supported by Natick Veteran's owned Top Shelf whose team is dedicated to delivering top quality cannabis products through reLeaf Alternative.

# Educational Material & Handouts

Educated staff, readily available information, and continuing education will be an essential factor to the ongoing support to our customers and the Natick Community.

- Former Principal Justin Valanzola brings a well formatted comprehensive educational and training program for reLeaf employees and the Community of Natick.
- All staff will be trained and educated on cannabis and its by-products.
- Educational materials and resources will be provided and available on-site to anyone.
- Educational presentations, materials, and resources regarding awareness of cannabis related issues will be available and accessible to the community.
- Community outreach meetings hosted annually to ensure consistent flow of information and support to Natick residents and customers.





**MR283153**      **09/25/2021**  
License Number      Expiration Date

Pursuant to its authority and power to license Marijuana Establishments  
granted to it under Chapter 94G of the Massachusetts General Laws,

The Cannabis Control Commission hereby grants a final Marijuana Establishment license to:

## **ReLeaf Alternative Inc.**

Marijuana Establishment permitted to  
operate at the following address

**321 School Street  
Mansfield, MA 02048**

Marijuana Establishment licensed  
to perform operations as:

**Marijuana Retailer**

  
Steven J. Hoffman  
Chairman  
Nurys Camargo  
Commissioner  
Ava Callender Concepcion  
Commissioner  
Bruce Stebbins  
Commissioner  
Shawn Collins  
Executive Director