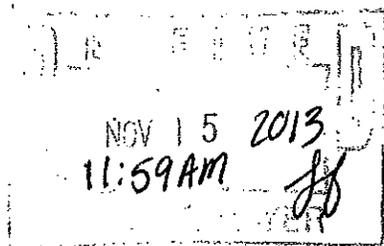


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Town of Ayer
Board of Selectmen

Ayer Town Hall – 1st Floor Meeting Room
Ayer, MA 01432



Tuesday, November 19, 2013, 7:00pm

Meeting Agenda

Executive Session Agenda (6:00pm)

6:00pm: Call to Order in Open Session

6:05pm: Executive Session: Pursuant to MGL Chapter 30A, Section 21A:

Exemption #3 (Collective Bargaining Strategy) NEPBA Superior Contract

Exemption #6 (Consider the purchase, exchange, lease or value of real property)

Kohler Place Update; Property Offer of C. Moore; Property Offer of P. Routhier

6:55pm: Adjourn from Executive Session and Return into Open Session

Open Session Agenda (7:00pm)

Presentations to the Ayer Board of Selectmen from Entities Wishing to Locate a Registered Medical Marijuana Facility in the Town of Ayer

7:00pm: Reconvene and Call to Order in Open Session

7:00pm: Presentation by Middlesex Medicine (MIM)

7:30pm: Presentation by Massachusetts Military Veterans Assistance Group, dba: Botanica Dispensary

8:00pm: Presentation by Massachusetts Compassionate Patient Care

8:30pm: Adjournment

Town of Ayer
BOARD OF SELECTMEN
Meeting Packet For
Tuesday, November 19, 2013, 7pm

Open Session
7:00pm

7:00pm Presentation by
Middlesex Medicine (MIM)
(See Attached)

7:30pm Presentation by
Massachusetts Military Veterans Assistance Group
Dbas: Botanic Dispensary
(See Attached)

8:00pm Presentation by
Massachusetts Compassionate Patient Care
(See Attached)

8:30pm Adjournment



Middlesex Integrative Medicine (MIM)

Below is the basic vision for the RMD operated by Middlesex Integrative Medicine (MIM). Based on two decades of successful Medical Practices and Procedures, MIM plans to transfer those strict practices and procedures to the RMD model. With vast experience in Pain Management, Patient Advocacy, Holistic Medicine, and overall patient care, MIM could prove to be the standard for RMD's in the Commonwealth of Massachusetts.

Overview:

MIM intends to open as a fully functioning Wellness Center and Registered Medical Marijuana Dispensary in the Commonwealth of Massachusetts once a permit is granted by DPH. Upon obtaining the permit, it is MIM's goal to open in 2014.

MIM's management team and Board Member's possess significant backgrounds in state-of-the-art medical practices and surgical facilities, clinical research, law, security and compliance. The facilities will strive to be the most legally compliant RMD and related cultivation facilities in the Commonwealth of Massachusetts, specifically in regards to HIPPA and patient rights surrounding DPH's outline of practice. MIM will operate within the same regulatory principals of any medical or surgical facility in regards to policies and procedures, infection control practices, and standards of care. MIM's holistic approach will center on the associated ailments that the potential medical marijuana patients may possess. Modalities such as Physical Therapy, Occupational Therapy, Chiropractic Medicine, Massage Therapy, Acupuncture, Interventional Pain Management, Nutrition and Grief Counseling will be additional treatment alternatives offered by the facility. The facility's Medical Director will be intimately involved with day-to-day operations in regards to compliance with policies and procedures and oversight of the medical staff to include Physician Assistants, nurses, and medical assistants. In addition, it is MIM's goal to foster research on medical marijuana usage and its effect on patients.

Finally, MIM is committed to charitable works, with a goal of allocating at least 10% of its net income to these practices. All of the services and products above will be offered to patients who exhibit financial burden or hardship, through reduced or free medicine and care. In addition, philanthropy within the community will be paramount, consisting of charitable donations, community outreach and marijuana education programs.

**MIDDLESEX
INTEGRATIVE
MEDICINE**

Mission:

MIM intends to provide safe, discreet and cost effective access to medical cannabis for approved patients in the Commonwealth of Massachusetts, in a manner that is compassionate to its patients and which is compatible with values of the surrounding community.

Patient Model/Operations:

MIM plans to operate a non-descript facility. Depending on real estate/regulatory circumstances, MIM prefers to have the growing portion and retail portion in separate locations.

Our grow facility will be regulated by a Master Grower with extensive experience. In addition to this direct experience, MIM will be utilizing multiple consultants for portions of the entire operation. The facility will be equipped with extensive security features, including cameras, guards, scanned entry to locations and overall monitoring of facility movement. In addition, an extensive tracking system utilizing bar codes and scanners will be able to track medicine from seed to patient. All products will be tested, monitored and disposed of as per regulation.

On the retail side, the aforementioned holistic approach will be accounted for in the facility itself. All patients will be tracked utilizing electronic software and medical records ensuring HIPPA and DPH compliance and accuracy. Patients will be encouraged to complete research questionnaires initially and on all subsequent visits. All new patients will be afforded the opportunity to meet with a medical professional and receive sufficient education on marijuana dosage, usage and alternative modalities. All consultations will take place in private rooms within the facility. The alternative modalities may be on or off-site, depending on ultimate square footage and layouts. Response to therapy will be included within the research parameters. A patient-centered approach, patient privacy and the protection of a patient's rights and responsibilities will be paramount in training and practice of all employees.

Board Member and Key Consultant Background:

- Orthopedic Surgeon
- Orthopedic Physician Assistant
- Medical Practice Business Manager
- Physical Therapy Practice Owner/Manager
- Surgery Center Director
- Attorney
- Law Firm Executive Director

**MIDDLESEX
INTEGRATIVE
MEDICINE**

- Medical Marijuana Master Grower
- Chief of Security - Former Lieutenant in Massachusetts State Police
- Former Chief Probation Officer
- Hospice Nurse

The majority of MIM's board members are women.

Finances:

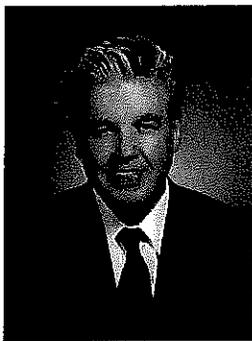
MIM's development and operations will be funded from original ownership and some potential private investors. All of MIM's owners are accredited investors with the cumulative financial stature to surpass DPH regulations.

**MIDDLESEX
INTEGRATIVE
MEDICINE**



**Middlesex Integrative Medicine (MIM)
Executive Team Members**

Edward J. Bartlett, Jr.



Practice areas:

Tax; Estate Planning and Administration; Corporate.

Bar admission:

Massachusetts, 1986.

Education:

J.D., cum laude, Suffolk University, 1986.

B.S./B.A., cum laude, Suffolk University, 1978.

Ed concentrates his practice in the areas of tax, estate planning and business matters. His clients include individuals, closely-held businesses, and estates and trusts. Ed's expertise involves advising clients on a multitude of tax-sensitive issues. His practice ranges from the representation of individuals forming new businesses to structuring exit strategies for mature businesses.

Ed also assists clients in developing estate plans that reflect his significant and ongoing experience in administering estates and trusts.

In addition to his law degree, Ed was formerly a Certified Public Accountant and is a member of the American Institute of Certified Public Accountants and Massachusetts Society of Certified Public Accountants.

Ed resides in Norwood, Massachusetts.

Contact: ejb@bostonbusinesslaw.com; or ed@mimrmd.com

**MIDDLESEX
INTEGRATIVE
MEDICINE**

Gregory P. DeConciliis



Professional Experience: Certified Physician Assistant (PA-C), as well as Certified Administrator of Surgery Centers (CASC).

Gregory began his career as a Physician Assistant in Orthopedic Surgery at the New England Baptist Hospital in 1999. In 2004, Gregory left his full-time position as an Orthopedic PA to open Boston Out-Patient Surgical Suites (BOSS), a multi-specialty Ambulatory Surgery Center (ASC) located in Waltham, MA. Gregory is the Administrator, overseeing all business and clinical functions. He functions, essentially, as the CEO, CFO and COO, under a Board of Directors. BOSS performs over 500 Orthopedic and Pain Management procedures a month, and operates with profit margins of over 50%. In 2012, Gregory also assumed the Administrator role of Eastern Massachusetts Surgery Center (EMSC), a multi-specialty ASC located in Norwood, MA. Since Gregory began overseeing all clinical and business functions, EMSC has seen an increase in profit margin of 30%, along with achieving a Medicare compliance rating of 100% at a recent audit. Gregory still assists in complex Orthopedic procedures at BOSS. In 2013, Gregory assumed the role of President of the Massachusetts Association of Ambulatory Surgery Centers (MAASC). Since assuming this role in January, Gregory has coordinated the first annual Northeast ASC Conference on September 20th, which will focus on current clinical, compliance, accreditation and business related issues. Gregory lectures nationally on the subjects of efficiency, compliance and profitability multiple times per year. He also regularly provides research and articles for multiple ASC journals.

Greg is the Director of Operations of Middlesex Integrative Medicine, Inc.

Gregory resides in Newton, MA.

Contact: greg@mimrmd.com

**MIDDLESEX
INTEGRATIVE
MEDICINE**

Fran Helms



Professional Experience: Fran has 20 years of experience, successfully running large medical practices. An expert in maximizing productivity and efficiency, Fran is also the co-owner and financial managing partner of Pro Sports Therapy, a practice that provides physical therapy for over 4000 patients every month.

During her career, Fran has helped physician practices of all sizes and specialties solve problems and implement HIPPA policies and procedures. She has been instrumental in training medical staff on how to properly use and implement a variety of Electronic Medical Records. An expert in coding regulations for billing, Fran has been key in improving work flow and productivity, helping to save millions of dollars for the medical practices with which she has worked. She now proudly co-owns her own practice, while still lending her talents as a consultant to other medical offices that need her expertise.

Fran is also an avid advocate for patients' rights and end of life care.

Recent Key Accomplishments:

- Successful Implementation of a patient portal
- Helped physicians meet their Meaningful Use requirements 2 years in a row
- Responsible for saving a practice \$50k in benefit expenses by implementing a partnership with ADP Totalsource

Membership in Good Standing at the following:

- Health Care Compliance Association (hcca-info.org)
- American Association of Orthopedic Executives (AAOE.net)

Fran is the Treasurer and member of the Board of Directors of Middlesex Integrative Medicine, Inc.

Fran resides in West Newton, MA.

Contact: fran@mimrmd.com

**MIDDLESEX
INTEGRATIVE
MEDICINE**

Nancy J. Koury



Professional experience:

Executive Director, business law firm.

Education:

BFA, cum laude, Center for Creative Studies, Detroit, Michigan

Nancy is the Executive Director and primary business executive for a twenty-three (23) attorney law firm in Boston for over sixteen (16) years. The firm's practice areas concentrate on business, tax, banking and commercial real estate matters.

Nancy has extensive business, planning and compliance experience. Specifically, this includes financial planning; strategic planning, marketing and business development; IT and systems planning including privacy compliance, planning and oversight; human resources, recruiting and benefits management; as well as oversight and compliance requirements of various departments such as accounting, HR, IT and operations. Nancy has been a member of the national and Boston chapters of the Association of Legal Administrators for over twelve (12) years.

Nancy was appointed to the Planning Board in her community, Everett, MA, where she has been a member since 2011. She frequently volunteers and has been appointed to numerous advisory committees for planning, development and strategic purposes, such as the Lower Broadway Master Plan Committee in which the goal was to develop a mission statement for the Lower Broadway district; and the Municipal Harbor Planning (MHP) Committee which is an initiative with state, Coastal Zone Management, Department of Environmental Protection and municipal priorities, for developing the Everett Central Waterfront Municipal Harbor Plan. Her responsibilities frequently include reviewing plans for use and impacts, zoning compliance; public access; traffic; community; parks; public services; environmental; community economic impacts; and the city's visual and historic character and aligning these developmental goals with the community vision.

Nancy has over seven (7) years of experience as a trustee, as Chairman of the Board of various Condominium Association non-profit trusts and over thirteen (13) years of experience as a leader in her community through volunteer committees for the overall the betterment of the community. Recently, Nancy oversaw a complex litigation matter involving construction defects including structural and civil engineering and other related code violations.

Nancy is the President and member of the Board of Directors of Middlesex Integrative Medicine, Inc.

Nancy resides in Everett, MA.

Contact: nancy@mimrmd.com

**MIDDLESEX
INTEGRATIVE
MEDICINE**

Shane Ward



Professional Experience: Shane has spent most of his career in the Hospitality Industry. For the past 4 years Shane has been in the Medical and Hospitality Recruitment Industry. Shane has firsthand experience with Medical Use Marijuana (Maine). He is the Administrator and Caregiver for his daughter, who is a patient of Medical Use Marijuana. He is currently the Manager of Middlesex Integrative Medicine, LLC.

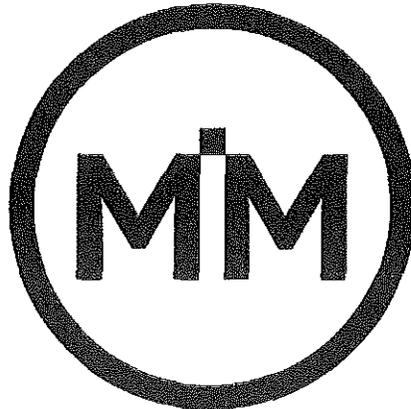
Education: Shane has a BA from the University of Maine, Orono in Agribusiness Resource Economics.

Shane is the General Manager of Middlesex Integrative Medicine, Inc.

Shane resides in Biddeford, ME.

Contact: shane@mimrmd.com

**MIDDLESEX
INTEGRATIVE
MEDICINE**



MIDDLESEX INTEGRATIVE MEDICINE

Exhibits

The following images are provided for reference in order to illustrate some representative Registered Marijuana Dispensaries (RMD), which are located in other states, and that fit reasonably within MIM's vision a business model that is compatible with its surrounding community.



**Courtyard view adjacent to RMD
entrance**



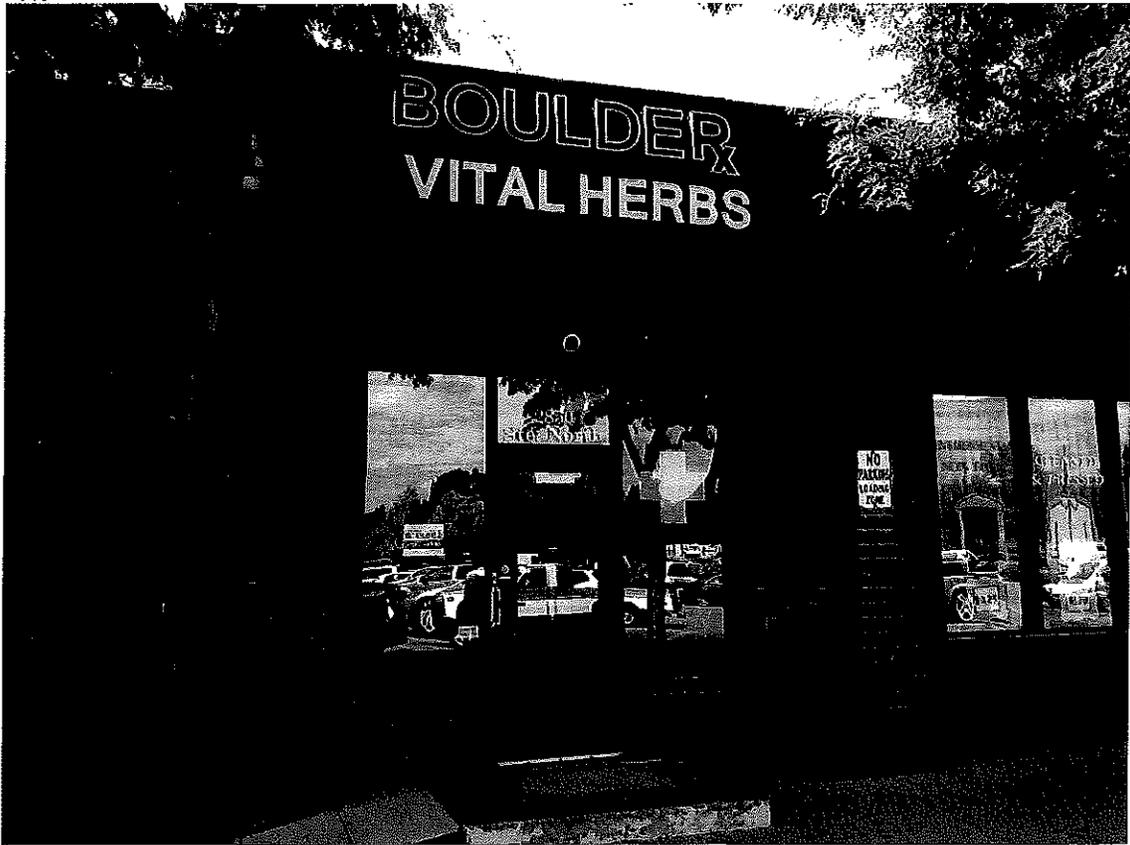
Sidewalk adjacent to RMD entrance



Lower level entrance to RMD, which is adjacent to the areas shown in the earlier courtyard and sidewalk images



Shopping mall entrance



Close up of shopping mall entrance



A Request for Your Support by
Duncan Rose & Peter Weil

**MASSACHUSETTS MILITARY VETERANS ASSISTANCE
GROUP INCORPORATED (MMVAGI)**



We would like to familiarize you with the following:

- Our Organization
- Our Plan as it pertains to:
 - Benefitting and Supporting Veterans
 - Benefitting the Ayer Community
 - Benefitting the Greater Patient Community
- Our Team

PRESENTATION OBJECTIVES



There are two components of our organization; a not for profit and a for profit company.

- The **non-profit** is for the research, development, growth, and distribution of medical horticulture products.
- The **for-profit** is for the commercialization of vertical horticulture.

ORGANIZATIONAL STRUCTURE

3



Non – Profit: MMVAGI, D/B/A Botanica Dispensary

- **Primary Objective:** to help Veterans & Patients with support and medical needs in such a way so as to maximize the benefit and minimize risk to our host community.
- **Secondary Objective:** is to develop new methodologies for the efficient hydroponic growth of medicinal plants.

For – Profit: Botanica Vertical, Inc. [working name]

- **Primary Objective:** to grow hydroponic food to supply the wholesale vegetable market in eastern Massachusetts.

MISSION & PURPOSE

4



We plan to support the needs of Veterans, work in parallel with the interests of the Ayer and the surrounding communities, and, finally, benefit the greater patient population.

ORGANIZATIONAL PLAN

5



We support Veterans by doing the following:

- Providing Jobs
 - We will staff our organization with local community members prioritizing veterans (up to 40 positions). While the nation's overall unemployment rate is 7.3%, the jobless rate for young veterans who served after 9/11 is higher than 10%. -CNN. *Veterans In Focus*. Retrieved November 13, 2013 from <http://www.cnn.com/2013/11/11/us/veterans-unemployment/>
- Providing Training
 - We will provide training to veterans on business operations and vertical hydroponic horticulture techniques and practices.
- Funding Veteran Support Programs
 - The non-profit will provide financial support to local veterans programs such as NEADS (an organization helping to train and provide service dogs to deaf and disabled Americans).

SUPPORTING VETERANS

6



Products and Research

- Medical plant production for treating the symptoms of serious illness
 - *Cannabis sativa*
 - *Artemisia annua*
 - *Develop low cost growing methodologies*
 - *Licensed with Worcester Polytechnic Institute*
 - *Technology Partner: Green living Technologies Inc. Rochester New York*
 - www.Greenroof.com
- Medical plant horticultural research
 - Vertical horticulture
 - Methods and practices
- Medical marijuana Dispensary
 - Botanica Dispensary
- Fresh produce production – Supplying Wegmans

PRODUCTS & RESEARCH

7



Our organization plans to work with our host community in the following ways...

BEING A GOOD COMMUNITY MEMBER

8


 Botanica Dispensary


 Botanica Vertical

An advisory board will act as the communication intermediary between our organization and the town. It will facilitate communication between town government, town citizenry, and our organization (structure and membership TBD).

COMMUNICATION & OVERSIGHT

9


 Botanica Dispensary


 Botanica Vertical

Location

- Equidistant from Littleton and Ayer-Shirley high schools
- Industrial park
- 1000 – 2000 ft from residences

Facility security

- Exterior and access personnel
- Surveillance system
- Good interior and exterior lighting
- Coordination with local Police
- Free access to local police

Customer Safety

- Delivery service for registered customers
 - Reduces risk of muggings and robberies of customers

SAFETY & SECURITY

10



Why there is an overwhelming patient need for our organization...

SUPPORTING THE GREATER PATIENT COMMUNITY

11



For many seriously ill people, medical marijuana is the only medicine capable of relieving their pain or treating symptoms of their medical condition, without debilitating side effects.

Example Include: Cancer, AIDS, and Glaucoma

-Drug Policy Alliance. *Medical Marijuana*. Retrieved November 12, 2013 from <http://www.drugpolicy.org/medical-marijuana>

BENEFITTING THE GREATER PATIENT COMMUNITY PATIENT NEED

12



Peter Weil –CEO
Duncan Rose, LISCW – COO
Jessica Mitch, CPA – CFO
Louise Glassner Cohen, Phar D BCPP - Pharmacist
Janice Goodman, CityScapes – Director of Horticulture

OUR TEAM

13



Please endorse our efforts with a vote for a letter of
community support for our organization.

Duncan Rose and Peter Weil

THANK YOU

14

Janet Lewis

From: Robert Anctil [ranctil@perkinslawpc.com]
Sent: Friday, November 15, 2013 11:16 AM
To: bos@ayer.ma.us; ta@ayer.ma.us
Cc: Aleksander.Murakhovskiy@genzyme.com; gcarr@gmcstrategies.com; stanz@cannamart.com; igork@cannamart.com; carny777@gmail.com; james@peakenv.com; Scott Eriksen
Subject: Ayer Project Proposal
Attachments: MCPCC Ayer Information 11.15.2013.pdf
Importance: High

Dear Mr. Pontbriand & Ms. Lewis:

In furtherance of our conversations this week, I please to provide you with information concerning my client Massachusetts Compassionate Patient Care relative to the properties known as 1 Bishop Road and 11 Bishop Road. We also plan to present additional information at a meeting with the Board of Selectmen on Tuesday, November 19, 2013 at 7:00. The additional information will be presented through a power point presentation.

Please confirm receipt of this email.

If you have additional questions or concerns, you may reach via email or through my contact information which is below.

Best regards,

Rob Anctil



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Fax (978) 496-2002

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Robert W. Anctil, Esq.
Managing Partner

We invite you to visit our website to sign up to receive our newsletter and link to our Facebook page, Twitter, and Blog.

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November 15, 2013

Dear Ayer Town Officials:

Massachusetts Compassionate Patient Care Corporation ("MCPCC") wishes to notify you of our interest in locating and operating Registered Marijuana Cultivation and Dispensing Facilities in Ayer, Massachusetts and respectfully requests written documentation of support or non-opposition to this application pursuant to 105 CMR 700 (B)(3)(f) of the Commonwealth regulations for inclusion in our application to the Department of Public Health on November 21, 2013.

Specifically, we intend to apply for a Registered Marijuana Dispensary ("RMD") License for a property at 1 Bishop Road and a cultivation facility at 11 Willow Road, both in Ayer. It is our understanding that these activities are consistent with those allowed in the respective zoning districts for each property.

By way of background, MCPCC is a non-profit, progressive wellness and patient care company dedicated to promoting health and public awareness of the medicinal values of commercially grown and state regulated marijuana. MCPCC is committed to applying its technological expertise and business practice experience to providing medical patients with the health, wellness and treatment resources they and their doctors determine they need.

We are committed to working closely with host communities on all issues of concern. We expect to have open lines of communication and regular meetings with local officials and to become an active member of the business community, supporting Ayer initiatives and organizations and hiring locally wherever possible.

Public safety, security and discretion are of utmost importance to MCPCC and we will partner with local law enforcement and other officials to ensure that our facilities provide a safe and secure location for patients to obtain the medical treatment they require. MCPCC officials have a long history and positive working relationships with local law enforcement in communities where we currently operate and are dedicated to developing similar relationships in Ayer.

MCPCC executives are currently operating three medical marijuana retail centers in Colorado, along with three cultivation facilities, and are in the process of expanding. All premises are licensed to grow and sell marijuana by the Colorado Medical Marijuana Enforcement Division, as well as Denver Department of Excise and Licensing and the Littleton Licensing Authority.

We look forward to the opportunity to meet with you, discuss this information in detail, and answer or address any additional questions you may have and hopefully secure your support for our plans. We welcome the chance to demonstrate our commitment to an open and productive relationship with Ayer and to being a supportive and active member of the community.

Sincerely,

Mass. Compassionate Patient Care Corporation



MCPCC Operational Experience in Medical Marijuana Industry

Igor Kaminer, Stan Zislis and James Thomas are principals in Massachusetts Compassionate Patient Care Corporation ("MCPCC") and together they have extensive experience running licensed medical marijuana ("MMJ") grow facilities and dispensaries in Colorado. They currently operate dispensaries in three municipalities — Denver, Littleton and Boulder. Mr. Thomas supervises grow facilities that provide MMJ to all three locations. Mr. Kaminer and Mr. Zislis were among the first individuals to open dispensaries in Colorado in late 2009 and have remained at the cutting edge of the industry since that time. Collectively, we have over a decade of experience meeting the needs of patients and ensuring that our dispensaries comply with state and local law and better practices within the MMJ industry. The fact that we operate dispensaries in three distinct municipalities has given us extensive experience with tailoring the services that we offer to the needs of a diverse patient population and coordinating with government officials at the local and state level. Similarly, the fact that we operate our own grow facilities means that we manage all aspects of "seed to sale" operations. We want to continue to manage both grow facilities and dispensaries in Massachusetts because it will allow us to implement our philosophy of Total Quality Management in terms of overseeing all aspects of operations.

The MMJ industry in Colorado has developed rapidly within the last four years, to the extent that, in many regards, Colorado now leads the nation in terms of setting the standards for best practices in the industry. With that said, we understand that the needs of each community are different, and we believe that our experience meeting the needs of different communities in Colorado will prove invaluable in terms of communicating with government officials, patients, and stakeholders in Massachusetts. On one hand, our knowledge of Colorado's extensive regulatory scheme will give us a tremendous leg up in terms of complying with Massachusetts laws and regulations. On the other hand, we understand that Massachusetts' regulatory framework differs from Colorado's in many regards. But the regulatory environment in Colorado has changed and developed over time, which has made us accustomed to staying abreast with changes in law and ensuring prompt compliance. This gives us the tools to ensure that our dispensaries start out strictly complying with all state and local laws and regulations, and allow us to ensure continued compliance as Massachusetts MMJ law evolves at the state and local level.

In addition to our experience with production and customer service, we have already implemented a computerized point of sale system that allows real-time tracking of all production and sales in order to ensure compliance with Colorado's "seed to sale" production and inventory management requirements. This experience will allow us to ensure that we meet all reporting and tax collection requirements, and will also prevent MMJ from being diverted from authorized patients to unauthorized persons.

MCPCC's Cultivation Manager, Mr. Thomas, will assist in the design, build out, and management of operations at MPCC's cultivation facility. Mr. Thomas has significant experience in designing and managing Colorado licensed marijuana production facilities. Mr. Thomas is part owner of several medical marijuana dispensaries and production warehouses licensed in Colorado and has been designing, building out and managing large scale medical marijuana production activities in these commercial warehouses since 2009. Mr. Thomas' unique background (growing up on an agricultural farm, civil engineering degree, commercial building inspection and design consulting work, environmental compliance consulting work and passion for the medical marijuana industry) has allowed him to excel in this area. The medical marijuana production facilities Mr. Thomas manages are among the safest, cleanest, most compliant and most efficient operations in Colorado.



The technological opportunities and testing requirements that Massachusetts has implemented will allow us to implement an evidence-based approach to determining what combination of cannabinoids offer relief for various medical conditions. Rena Shabalova's medical background and Aleksander Murakhovskiy's background in the biotechnology industry complement Mr. Zislis and Mr. Kaminer's experience listening to Colorado MMJ patients and recommending appropriate strains of MMJ. Our intent is to build on existing knowledge of which strains of MMJ are effective to treat different medical ailments using a more scientific, evidence-based approach incorporating knowledge of the chemical composition of various strains, while always maintaining strict compliance with 105 CMR 725.105(L) (marketing and advertising requirements).

We view it as both a privilege and a challenge to have the opportunity to work with communities in Massachusetts to meet the needs of MMJ patients and improve their standards of life.

MCPCC Preferred Ayer Locations

1 Bishop Road, Registered Marijuana Dispensary: MCPCC is in the final stages of lease negotiations for a Registered Marijuana Dispensary at 1 Bishop Road in Ayer, which is well situated at the intersection of Bishop Road and Route 111/Park Street outside of downtown Ayer. Although the building boasts convenient access for patients, it is located a distance from most other structures and offers ample off street parking for patients.

The design of the facility will reflect the discretion and respect with which we will treat medical marijuana patients. We will adhere to all the advertising and signage restrictions set forth in 105 CMR 725.105(L) and related regulations. Per the regulations "There will be no images of marijuana, related paraphernalia or colloquial references to cannabis. The external signage will only be illuminated for a period of thirty minutes before sundown until closing. There will be no neon signage. There will not be any advertisement of marijuana or any brand name on the exterior of the facility." 105 CMR 725.105(L)(6). All signage will also comply with all local Ayer requirements.

The interior of the dispensary will offer a quiet and soothing atmosphere and private consultation room to provide patients with additional privacy and discretion, if they choose so. As the case with our dispensaries in Colorado, we are committed to employing high standards of quality in our RMDs in Massachusetts. Having built out and remodeled many similar facilities in Colorado, we anticipate the costs remodeling and equipping the 1 Bishop Road dispensary to be in the range of \$40,000.00 - \$50,000.00.

Anticipated employment levels at the Bishop Road dispensary are expected to be:

- 2-3 Management positions
- 5-10 patient Service/Sales Representative positions
- 1-2 security professional positions

11 Willow Road – Proposed Marijuana Cultivation Facility: MCPCC is in negotiations to lease the property at 11 Willow Road, located in Ayer's Heavy Industrial Zone district. The building is surrounded by industrial properties and uses and has no line-of-sight view from any residential area.

The building is well-equipped for purposes of cultivation of medical marijuana in terms of floor plan, ceiling height and available power. The amount of additional build-out required will be modest in cost and time, making this property well positioned to meet the DPH's goal of operational facilities within 120 days of license award. The building's remote location makes it ideal for security purposes. As noted above, we will monitor the building 24/7/365 using a secure video feed and night-vision equipped high definition video cameras.



Since this will only be a cultivation facility, there will be minimal impacts to the surrounding community. Due to the fact that all activities will be done internally, there will be a closed circuit climate control system installed that substantially minimizes outside odors. There is no external noise. Car trips and traffic to this facility will be limited to employees coming and going and product deliveries to dispensaries that are expected to be no more than a few trips per week.

Due to its extensive experience in the industry in Colorado, MCPCC has fully developed security plans, inventory tracking processes, and employee screening, training and monitoring protocols. This expertise will ensure the safest and most secure medical marijuana facilities in the Commonwealth.

Total employment at the cultivation facility under full production is anticipated to be 5-10 full time employees, including management, and 5-10 part time employees.

MCPCC has extensive experience being a good corporate neighbor at its facilities in Colorado and will bring the same commitment to its cultivation facility in Ayer.

Taxes and Community Benefits

MCPCC is committed to being an active and supportive member of the business community in Ayer. As a tax-exempt non-profit corporation, MCPCC will enter into a Payment in Lieu of Tax ("PILOT") arrangement with the Town of Ayer to ensure that the company meets its basic obligations as a business operator and employer. In addition, MCPCC is prepared to provide the Town with a community benefit fund that could be directed to a range of uses, which may include support for local health and wellness programs, law enforcement training, or other community initiatives.

We look forward to working with the town to agree on an appropriate PILOT that fulfills the tax liability of our facilities as well as an additional annual Community Benefit Program that can address other needs and priorities of the Town of Ayer.

MCPCC is committed to be a strong local corporate citizen. While key management personnel will relocate from Colorado, the vast majority of personnel will be Massachusetts residents, with preference given to members of the Ayer community. MCPCC plans on ultimately training and promoting Massachusetts personnel to occupy senior management positions that will initially be staffed by our management team that currently runs our Colorado medical marijuana centers and grow facilities.

MCPCC will follow all pertinent laws governing employee relations, including Title VII, the ADA, federal and state wage and hour laws and all OSHA guidance. In Colorado, we worked with our general counsel to insure compliance with better practices regarding employee relations and will consult with counsel versed in employment law as necessary. More importantly, our management team has many years of experience with employee training and we are committed to creating a rewarding work environment for our employees, paying competitive wages, and promptly responding to employee suggestions and concerns.

We do not anticipate any additional burden on local police or emergency services due to our activities. We base this representation on our personal experience operating in other communities in Colorado. When Colorado was evaluating the possibility of legalizing recreational marijuana sales pursuant to Colorado law, the staff recommendation in the Memo states:



"The existing marijuana establishments have not visibly increased city services or city costs, and it is anticipated that allowing retail sales, with similar restrictions, will not change demand on city services or have a negative impact on service delivery. Direct costs are covered by the existing licensing fees."

We also plan on hiring private security personnel, and if possible, off-duty police officers, to secure the area of the RMD. However, if after our facilities are operational the Town experiences an increase in costs or additional burden on public safety agencies, MCPCC will work with the Town to address/mitigate these impacts and help bear the added costs.

We will meet our obligation to provide free or reduced medicine to patients with verified financial hardships. 105 CMR 725.100(A)(6). We will allocate a percentage of our monthly sales for free distribution to qualifying patients. We will also offer discounts to veterans, SSI recipients and MassHealth recipients and other qualifying individuals.



Qualifications and Experience of Management Team

Igor Kaminer

Residence: Castle Rock, CO

Background: Owned and operated several small businesses in various industries. Mr. Kaminer has been a business partner with Stan Zislis in various ventures since 1998. Some of them include: CannaMart, a chain of medical marijuana centers and cultivation facilities. Continental Transportation Network Inc. (CTN), an over-the-road trucking company, specializing in coast-to-coast refrigerated transportation. CTN controlled and operated 25 tractor-trailers with close to 50 employees and has received a SATISFACTORY safety rating during the latest audit by the US Department of Transportation. Great West Development Inc. d/b/a Great West Homes, a custom home construction company. Russian Post Inc., a free, community based weekly publication printed and distributed in the Denver Metro area. KZ Motors, Inc., auto wholesale and export.

Occupation: Medical Marijuana Center owner and operator.

Relevant Qualifications/Experience: Over four years of experience as owner and operator of medical marijuana centers and associated grow facilities. Currently owns and manages three centers in different municipalities in Colorado, as described more fully above.

James Thomas

Residence: Golden, CO

Background: Co-Owner of three successful Colorado cultivation facilities and medical dispensaries, Owner Peak Environmental Consulting, Inc.

Occupation: MMJ Cultivation Facility Manager

Relevant Qualifications/Experience: Mr. Thomas has 5 years commercial cultivation facility design and operations experience. In addition, Mr. Thomas has a civil engineering degree from Colorado State University, is a licensed Professional Engineer (Colorado) and Registered Environmental Assessor (California).

Stan Zislis

Residence: Englewood, CO

Background: Owned and operated several small businesses in various industries in partnership with Igor Kaminer since 1998. Some of them include: CannaMart, a chain of medical marijuana centers and cultivation facilities. Continental Transportation Network Inc. (CTN), an over-the-road trucking company, specializing in coast-to-coast refrigerated transportation. CTN controlled and operated 25 tractor-trailers with close to 50 employees and has received a SATISFACTORY safety rating during the latest audit by the US Department of Transportation. Great West Development Inc. d/b/a Great West Homes, a custom home construction company. Russian Post Inc., a free, community based weekly publication printed and distributed in the Denver Metro area. KZ Motors, Inc., auto wholesale and export.

Occupation: Medical Marijuana Center owner and operator.

Relevant Qualifications/Experience: Over four years of experience as owner and operator of medical marijuana centers and associated grow facilities. Currently owns and manages three centers in different municipalities in Colorado, as described more fully above.

Vladislav Feygin

Residence: Staten Island, NY

Background: Registered Sales Representative, Corporate Cash Management at Bear Stearns & Co. Inc.

Occupation: Self-employed professional in the automotive industry

Relevant Qualifications/Experience: Licensed automotive dealer with previous experience in business development and portfolio management that optimized cash assets and returns for \$16 billion corporate client book and \$700 million book of high net worth individuals. NASD Series 7 and Series 66



Aleksander Murakhovskiy

Residence: Chestnut Hill, MA

Background: Graduated from McCallum School of Business at Bentley University with a degree in Corporate Finance and Global Financial Analysis. Owned AJB Trade, LLC – an export/import company of air quality control monitoring systems, medical equipment, and aesthetical lasers

Occupation: Regional Controller/Associated Director at Genzyme a Sanofi Company

Relevant Qualifications/Experience: Over nine years of experience in Corporate Finance and Financial Planning & Analysis. Primary responsibilities include but not limited to: financial coordination of a region and business partnering with various business units and controlling teams; compile and review budget, forecast, and long range plans for a region with revenues close to \$1 billion; analysis of patient models that encompass elements such as dosage, compliance, and consumption; actual performance analysis against budget and latest plans; develop key performance indicators (KPI's) for Executive Management; analyze variances in headcount and operating expenses including marketing programs, medical management, and administrative costs; review and approve costs of patient advocacy programs and rare disease symposiums with business unit heads; inventory management at subsidiaries, distributors, and wholesalers.

References

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