



Indoor Cannabis Cultivation Facility

660 Douglas Street, Suite 600 -
Uxbridge, MA 01569





Licensing and Compliance

The Massachusetts Cannabis Control Commission (CCC)



The mission of the Cannabis Control Commission (CCC) is to honor the will of the voters of Massachusetts by safely, equitably and effectively implementing and administering the laws enabling access to medical and adult use Cannabis in the Commonwealth.



The CCC was established in September 2017 to oversee all recreational and medical use marijuana and issued regulations regarding the licensing of commercial (non-medical) marijuana activities.



The CCC began accepting license applications for commercial operations in April 2018.



A prerequisite to filing an application to Sell, Cultivate or Manufacture Cannabis is obtaining an agreement from the Municipality to let you operate while in good standing with the CCC. The CCC grants the Municipalities the right to tax the businesses up to 3% of gross sales to pay for services.





cannabis Cultivation Facility



Site Location

660 Douglas St. Uxbridge,
MA – 15,000 SF space in a
multi-tenant cannabis
cultivation property



Head of Cultivation & Facility Staff

Secured and engaged



Community Meeting

Conducted the required
community outreach
meeting



Branding

Obtained logo, social
media handles, and
website



Host Community Agreement

Secured the requisite Host
Community Agreement



Design of Systems

Full workflow and
cultivation systems
designed



Licenses Purchased & Change of Ownership

December 2021



Building Permit & Construction Start

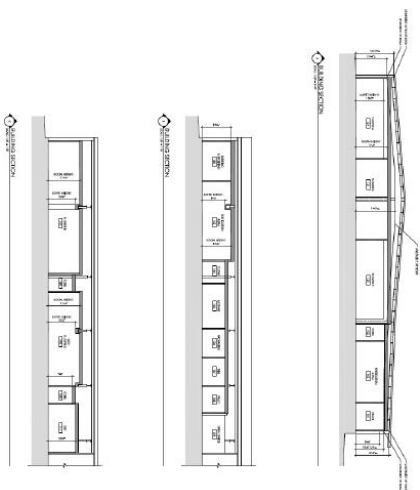
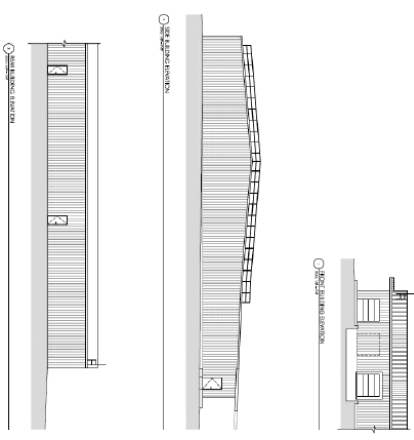
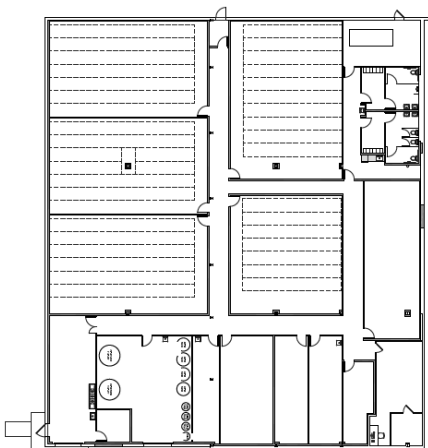
May 2022



Site Selection

Our cultivation and manufacturing site offers the following benefits

- Long term lease
- Municipal partnership
- City water
- Central location
- Reasonable electricity costs
- Efficient economic size
- 3-Phase 2,000 AMP service with gas-powered backup generator



660 Douglas Street Build Out:

Building Power		
1	1,000 amp 480 volt service upgrades needed.	\$90,000.00
2	Primary wiring to HVAC and air handlers. Complete interior wiring and all sub panels and stepped down transformers as needed. 480 to 208 transformers included for all low voltage applications. Common area lighting. Mini split wiring for common areas.	\$345,000.00
HVAC & Dehumidifiers		
3	HVAC for grow rooms and areas under the light canopy. Two air handlers per grow room. Additional air handlers for mother room, Veg room, and clone rooms. Air handlers for drying rooms. Split gas and AC systems for all other areas including common areas. Includes engineering.	\$925,000.00
4	Dehumidification for canopy and dehumidification for drying rooms.	\$183,000.00
5	Control systems (basic) for HVAC and dehumidifiers.	\$100,000.00
Flooring		
6	Two part epoxy floors for entire facility.	\$112,500.00
7	Floor prep for epoxy floors. To include floor grinding/level as needed	\$57,500.00



Construction Budget



660 Douglas Street Build Out:

Interior Build-Out

8	Build out water rooms, shipping area, vault, trim room, hallways, offices, electric room, new bathrooms, changing rooms, break room, man trap and front entry, and all administrative areas. All finishes and fixtures included. This price includes new plumbing for domestic and sewer lines. Cut cement floor as needed and re-cement when completed. Relocation of water supply system. Build out per plan and demo as required.	\$525,000.00
9	Perma Therm walls and ceiling systems for grow canopy. In addition, Perma Therm wall and ceiling systems for drying area. Includes all door sets and locks. Perma Therm to include hallway area ceilings. Build out per plans.	\$500,000.00
10	Structural second floor mezzanine for water and electric piping. Includes engineering.	\$150,000.00
11	Site improvement to include, concrete pad around building and concrete slabs for HVAC equipment and CO2 equipment, removal of existing bituminous parking lot and installation of new bituminous parking lot at repair areas.	\$100,000.00
12	UL listed fire alarm control system. Fire alarm system. Includes engineering.	\$35,000.00
13	Dumpsters and waste removal.	\$25,000.00
14	Design, Engineering, and Permits.	\$50,000.00
15	Temporary Lighting.	\$4,000.00
16	Lift Equipment Rentals.	\$20,000.00
17	Commission of Equipment and site clean-up.	\$10,000.00
TOTAL COST APPROXIMATE		\$3,232,000.00

Our Flower





The Higher Cannabis Compliance Laboratory, Inc.
480 Lower Grass Valley Road, Suite A
Nevada City, CA 95959
LIC# C0-0000117-1 LC

(530) 364-7799
www.thehighercannabislaboratory.com

Regulatory Compliance Testing
3rd of 4

TCFS - Lemon Pastries Flower

HE THC Sample: 1A46050000548800000122; HE THC Batch: 1A4605000014C00000027
Sample ID: THC-A1130104-02
Sample Weight: 1.00g
Sample Type: Flower - Cured
Sample Size: 10g Batch: 2.37g
Collected: 12/01/2021
Received: 12/01/2021
Completed: 12/06/2021
Batch: C1V1P120121
Distributor: Trip Whitehead LLC
LIC: F1C11-0000084-LIC
1000 North D Street
Sacramento, CA 95811
90021
Producer: Dual Brothers Management, LLC
LIC: F1C11-0000084-LIC
717 S. Stanford Avenue, Los Angeles, CA
90021

Summary

Analyte	mg/g	LOD	LOQ	Result	%
Cannabinoids					
Total THC	32.564%			0.052%	
Total CBD				41.229%	
Moisture	12.3%			Pass	
Water Activity				Pass	
Foreign Matter				Pass	



Cannabinoids

32.564%	0.052%	41.229%
Total THC	Total CBD	Total Cannabinoids
12.3%	Pass	Pass
Moisture	Water Activity	Foreign Matter

Analyte	mg/g	LOD	LOQ	Result	%
THC-A	0.25	0.10	0.20	32.564	
THC	0.25	0.10	0.20	ND	
Δ8-THC	0.25	0.10	0.20	ND	
THCV	0.25	0.10	0.20	0.60	
CBDA	0.25	0.10	0.20	ND	
CBG	0.25	0.10	0.20	ND	
CBD	0.25	0.10	0.20	40.56	
CBGA	0.25	0.10	0.20	2.19	
CBDV	0.25	0.10	0.20	ND	
Total CBD	0.25	0.10	0.20	32.564	
Total THC	0.25	0.10	0.20	41.229	

HE THC - THC-A (0.877-Δ8-THC, Total CBD - CBD-A (0.877-Δ8-THC)

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LIC# C0-0000117-1 LC

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Regulatory Compliance Testing
2nd of 4

TCFS - Lemon Pastries Flower

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Sample ID: THC-A1130104-02
Sample Weight: 1.00g
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1000 North D Street
Sacramento, CA 95811
90021
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LIC: F1C11-0000084-LIC
717 S. Stanford Avenue, Los Angeles, CA
90021

Terpenes

Analyte	mg/g	LOD	LOQ	Mass	%
Terpinolene	0.000078	0.000156	0.000156	13.853320	
β-Caryophyllene	0.000078	0.000156	0.000156	4.906680	
Ocimene	0.000078	0.000156	0.000156	4.894400	
Myrcene	0.000078	0.000156	0.000156	3.344000	
β-Myrcene	0.000078	0.000156	0.000156	2.800180	
α-Humulene	0.000078	0.000156	0.000156	1.501360	
β-Pinene	0.000078	0.000156	0.000156	1.206410	
α-Pinene	0.000078	0.000156	0.000156	1.010150	
γ-Terpinene	0.000078	0.000156	0.000156	0.394480	
3-Carene	0.000078	0.000156	0.000156	0.386920	
α-Bisabolol	0.000078	0.000156	0.000156	0.079770	
Carophyllene Oxide	0.000078	0.000156	0.000156	ND	
de-Nerolidol	0.000078	0.000156	0.000156	ND	
Eucalyptol	0.000078	0.000156	0.000156	ND	
Geraniol	0.000078	0.000156	0.000156	ND	
Geranyl Acetate	0.000078	0.000156	0.000156	ND	
Linalool	0.000078	0.000156	0.000156	ND	
P-Cymene	0.000078	0.000156	0.000156	ND	
trans-Nerolidol	0.000078	0.000156	0.000156	ND	
Total				34.717280	

Primary Aromas

0	✓	✗	✗	✗
Turpentine	Cinnamon	Earthy	Orange	Hops

Data Taken: 12/06/2021

HE THC - Total THC (0.877-Δ8-THC, Total CBD - CBD-A (0.877-Δ8-THC)

HE THC - Total THC (0.877-Δ8-THC, Total CBD - CBD-A (0.877-Δ8-THC)

HE THC - Total THC (0.877-Δ8-THC, Total CBD - CBD-A (0.877-Δ8-THC)



(530) 264-7789
www.thehighcommitment.com
Lic# CB-0000117-LIC

TCF(S) - Lemon Pastries Flower

Sample ID: THCA21120104-02

Strain: Pastries #15
Matrix: Plant
Type: Flower - Cured
Sample Size: 10 g Batch: 2.393 g

Collected: 12/01/2021
Received: 12/01/2021
Completed: 12/06/2021
Batch#: CLVTLP1201

Terp Wholesale LLC
 Lic. # C11-0000084-LI
 1030 North D Street
 Sacramento, CA 95811

Dub Brothers Management, LLC
LLC # CCL19-0000826
717 Stanford Avenue, Los Angeles, CA
90021

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Pesticides

[illegible]

Date tested: 12/04/2011
Test method: OC-04 - Pesticides and Mycotoxins by LC/MS/MS

NO-Not Detected, NR-Not Reported, LOD-Limit of Quantitation

Determination of Water Activity This product has been tested by IGC samples were performed and met the prescribed acceptance criteria.

The Higher Commission Analytical Lab makes no claims as to the accuracy or reliability of the results of this test, without the assistance of the manufacturer's representative.

Lori Katrenick
Lab Director
12/06/2021

with *349200*
KYLE NEEB
Lab Manager
3/20/2002

CONFIDENT CANINABIS
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(866) 506-5866
www.confidentcaninabis.com



R
(530) 264-7789
www.thefirstcomment.com
Lic# CB-0000117-LIC

TCF(S) - Lemon Pastries Flower

Sample ID: THCA21120104-02

Strain: Pastries #15
Metric: Plant
Type: Flower - Cured
Sample Size: 10 g Batch: 2,393 g

Collected: 12/01/2021
Received: 12/01/2021
Completed: 12/06/2021
Batch#: CLV1LP1201

Temp Wholesale LLC
 Lic. # C11-0000084-LLC
 1030 North D Street
 Sacramento, CA 95811

Dub Brothers Management, LLC
LLC # CCL19-0000826
717 Stanford Avenue, Los Angeles, CA
90021

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Microbials

Analyte	Result	Status
<i>Aspergillus fumigatus</i>	Not Detected in 16	Pass
<i>Aspergillus niger</i>	Not Detected in 16	Pass
<i>Aspergillus oryzae</i>	Not Detected in 16	Pass
<i>Aspergillus terreus</i>	Not Detected in 16	Pass
<i>Siliga toxin-producing E. coli</i>	Not Detected in 16	Pass
<i>Salmonella</i> spp	Not Detected in 16	Pass

Test method: **MI-01** - Determination of Microbial Impurities, Bacterial / **MI-02** - Determination of Microbial Impurities, Fungal

Test method: OC-04 - Pesticides and Mycotoxins by LC/MS/MS

Analyte	Heavy Metals
Arsonic	
Cadmium	
Lead	
Mercury	

Test method: IC-01 - Metals by ICP/MS

[illegible]

Lori Katrencik
 Lab Director
 12/06/2021

Kyle Nech
Lab Manager
12/06/2012

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 support@confidentcanab.com
 (866) 506-5866
 www.confidentcanab.com





November 18, 2021

Mainely Productions, LLC
0138-COO-03-0721
mainelyproductions@gmail.com

NOTICE: CHANGE OF OWNERSHIP AND CONTROL APPROVAL

WHY ARE YOU RECEIVING THIS NOTICE?

This letter provides notice that the proposed and requested change of ownership and control has been approved by the Cannabis Control Commission.

The following license(s) have been affected:

License Number	License Type
MC281899	Cultivation
MP281751	Product Manufacturing

The following parties have been approved as part of this change:

Individual	Role
Michael Cimino	Person with Direct or Indirect Control
Germano Ruggerio	Person with Direct or Indirect Control
Stephen Myers	Person with Direct or Indirect Control
Arnold Dietrich	Person with Direct or Indirect Control

Entity	Role
Uxbridge 660 Douglas LLC	Entity with Direct or Indirect Control

This approval is subject to the following conditions:

1. The licensee and proposed parties may now effectuate the approved change.
2. The licensee shall notify the Commission when the change has occurred.

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(774) 415-0200 | MassCannabisControlCom | Commission@CCCMass.Com





5/3/22, 9:26 AM



Commonwealth of Massachusetts
Town of Uxbridge
BUILDING PERMIT

Permit No: CBP-21-55
Date: May 3, 2022
Amended Dates: May 3, 2022

PERMISSION IS HEREBY GRANTED TO:

OWNER(S) RONALD E. PARSONS MAPLOT 027 0-3231-0000 0

Use Group/Type F-1 Factory and Industrial,
moderate hazard

TO PERFORM WORK AT:

660 Douglas DUXBRIDGE, 01569 Phone Number 978/583046

HIC License No. -

CONTRACTOR Ron Parsons Phone Number 508/493200

CSL License No. CS-

TO PERFORM THE FOLLOWING WORK:

Tenant flip for cannabis grow
Must meet all State and Local Codes
Please call for inspections during and upon completion to close out permit

This permit shall be deemed invalid unless worked authorized commences within six (6) months after its issuance and proceeds in good faith continuously to completion.

Total Paid: \$10,250.00

Larry E. Lench
Larry E. Lench, Building Commissioner

May 3, 2022
DATE

Electrical 508-278-8600 X5	Gas 508-278-8600 X5	Plumbing 508-278-8600 X5	Building 508-278-8600 X5
Underground	Underground	Underground	Excavation
Service	Meter	Rough	Foundation/Roof
Rough	FINAL	FINAL	Foundation:
FINAL	FINAL	FINAL	Rough Frame
Public Works 508-278-8618	Health 508-278-8600 X5	Fire 508-278-2787	Suppression:
Delivery:	Well:	Detention	Quid Biall
Open Road	Setec:	Propane:	HERS/Blower Door
Water:	Conservation 508-278-8600 X202	Assessor 508-278-8600 X2	Excavation As-Built
Sewer:		FINAL	FINAL

To schedule an inspection please call correct phone # one day in Advance. Post this card so it is visible from the street.

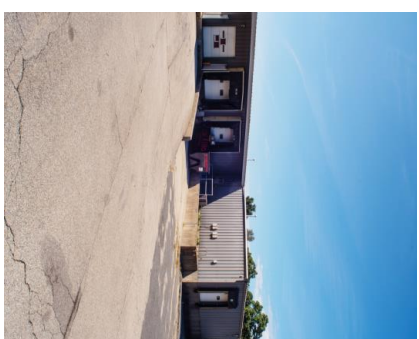
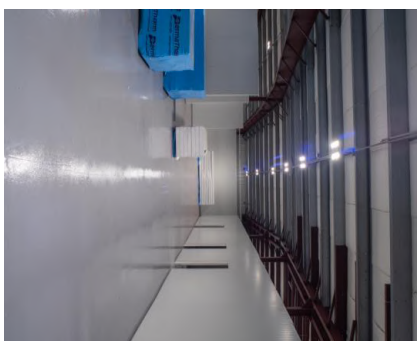
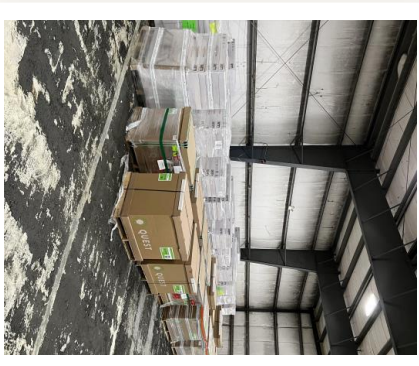
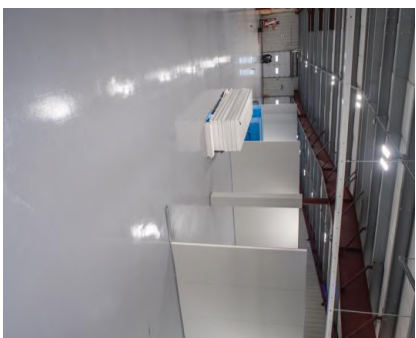
THIS PERMIT MAY BE REVOKED UPON VIOLATION OF 780 CMR AND TOWN'S RULES AND/OR REGULATIONS.

Town of Uxbridge, 21 South Main St., Room 203, Uxbridge, MA 01569 • Phone (508) 278-8600 X5 • buildingdept@uxbridge-ma.gov





Current Progress





Uxbridge 660 Douglas LLC



Balance Sheet As of September 26, 2022

	Total
ASSETS	
Current ASSETS	
Bank Accounts	
Checking	3,407.38
Total Bank Accounts	\$3,407.38
Other Current Assets	
Undeposited Funds	833,049.50
Total Other Current Assets	\$833,049.50
Total Current Assets	\$836,456.88
Other Assets	
Construction in Progress	1,482,159.94
Licenses	1,200,000.00
Total Other Assets	\$2,682,159.94
TOTAL ASSETS	\$3,518,616.82
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
Notes Payable	950,000.00
Total Long-Term Liabilities	\$950,000.00
Total Liabilities	\$950,000.00
Equity	
Owner's Investment	3,057,165.00
Retained Earnings	-267,122.37
Net Income	-221,425.81
Total Equity	\$2,568,616.82
TOTAL LIABILITIES AND EQUITY	\$3,518,616.82