



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

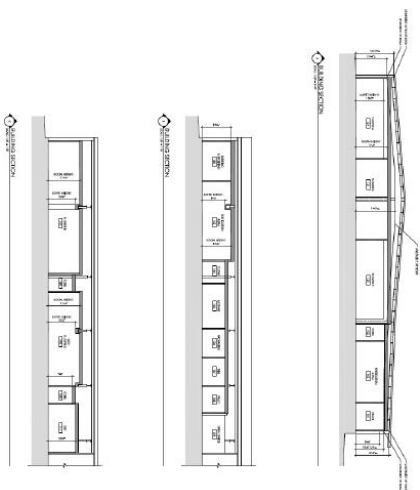
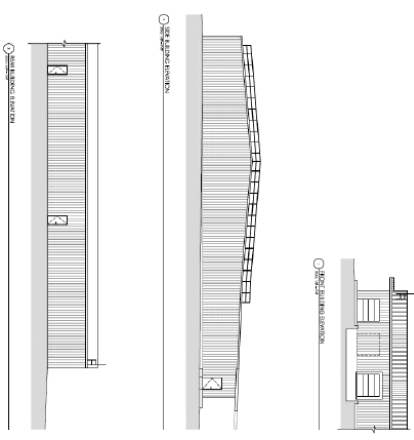
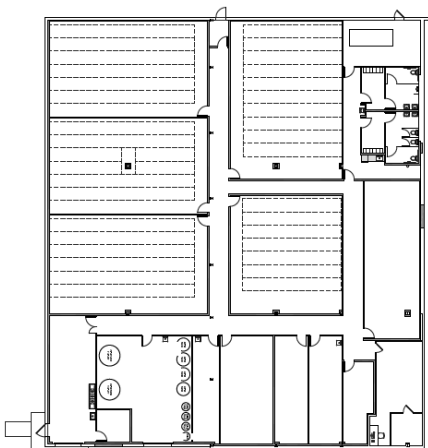
May 2022



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





Regulatory Compliance Testing

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

[illegible]

Confident Cannabis
All Rights Reserved
support@confidentcannabis.com
(866) 506-5866
www.confidentcannabis.com

The Higher Commitment Analytical Lab
440 Lower Grass Valley Road, Suite A
Nevada City, CA 95959

Regulatory Compliance Testing

Dub Brothers Management, LLC
 Lic. # CCL19-0000826
 7117 Stanford Avenue, Los Angeles, CA
 90021

Strain	Genotype	Phenotype
<i>Aspergillus flavus</i>	Not Detected in 16	Pass
<i>Aspergillus fumigatus</i>	Not Detected in 16	Pass
<i>Aspergillus niger</i>	Not Detected in 16	Pass
<i>Aspergillus terreus</i>	Not Detected in 16	Pass
<i>Shiga toxin-producing E. coli</i>	Not Detected in 16	Pass
<i>Salmonella</i> spp	Not Detected in 16	Pass

Unit	Status
Unit 1	Pass
Unit 2	Pass
Unit 3	Pass
Unit 4	Pass
Unit 5	Pass
Unit 6	Pass
Unit 7	Pass
Unit 8	Pass
Unit 9	Pass
Unit 10	Pass
Unit 11	Pass
Unit 12	Pass
Unit 13	Pass
Unit 14	Pass
Unit 15	Pass
Unit 16	Pass
Unit 17	Pass
Unit 18	Pass
Unit 19	Pass
Unit 20	Pass
Unit 21	Pass
Unit 22	Pass
Unit 23	Pass
Unit 24	Pass
Unit 25	Pass
Unit 26	Pass
Unit 27	Pass
Unit 28	Pass
Unit 29	Pass
Unit 30	Pass
Unit 31	Pass
Unit 32	Pass
Unit 33	Pass
Unit 34	Pass
Unit 35	Pass
Unit 36	Pass
Unit 37	Pass
Unit 38	Pass
Unit 39	Pass
Unit 40	Pass
Unit 41	Pass
Unit 42	Pass
Unit 43	Pass
Unit 44	Pass
Unit 45	Pass
Unit 46	Pass
Unit 47	Pass
Unit 48	Pass
Unit 49	Pass
Unit 50	Pass
Unit 51	Pass
Unit 52	Pass
Unit 53	Pass
Unit 54	Pass
Unit 55	Pass
Unit 56	Pass
Unit 57	Pass
Unit 58	Pass
Unit 59	Pass
Unit 60	Pass
Unit 61	Pass
Unit 62	Pass
Unit 63	Pass
Unit 64	Pass
Unit 65	Pass
Unit 66	Pass
Unit 67	Pass
Unit 68	Pass
Unit 69	Pass
Unit 70	Pass
Unit 71	Pass
Unit 72	Pass
Unit 73	Pass
Unit 74	Pass
Unit 75	Pass
Unit 76	Pass
Unit 77	Pass
Unit 78	Pass
Unit 79	Pass
Unit 80	Pass
Unit 81	Pass
Unit 82	Pass
Unit 83	Pass
Unit 84	Pass
Unit 85	Pass
Unit 86	Pass
Unit 87	Pass
Unit 88	Pass
Unit 89	Pass
Unit 90	Pass
Unit 91	Pass
Unit 92	Pass
Unit 93	Pass
Unit 94	Pass
Unit 95	Pass
Unit 96	Pass
Unit 97	Pass
Unit 98	Pass
Unit 99	Pass
Unit 100	Pass

	B1	B2	G1	G2	Total Athletes Exclusion A
	2.5	2.5	2.5	2.5	5
	ND	ND	ND	ND	ND
	Tested	Tested	Tested	Tested	Pass
	20	20	20	20	20
	ND	ND	ND	ND	ND

Unit	Status
Unit 1	Pass



Determination of Water Activity: This product has been tested by The Higher Certificate Analytical Lab using valid testing methodologies and a quality system is required by state law. IGC samples were performed and met the prescribed acceptance criteria in 16 CFR section 57.30, pursuant to 16 CFR section 57.26(a)(1)(7). Values reported relate only to the product tested. The Higher Certificate Analytical Lab makes no claims as to the efficacy, safety or other risks associated with any substance or non-directed levels of any compounds reported herein. This Certificate shall not be reproduced except in full, without the written approval of The Higher Certificate Analytical Lab.



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.

1



(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	ROUGH	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	Setback	Propane	HERS/Blower Door
Water:	Conservation 508-278-8600 X202	Assessor 508-278-8600 X2	Excavation As-Built
Sewer:			FINAL

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

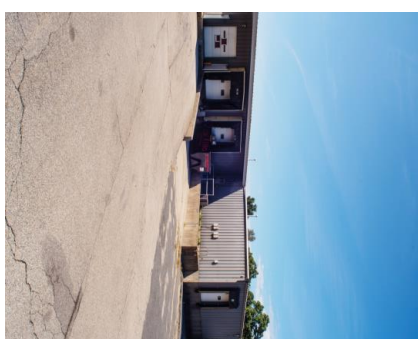
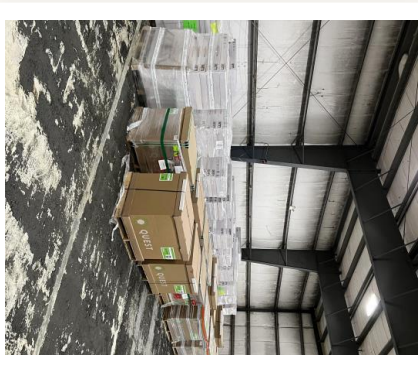
THIS PERMIT MAY BE REVOKED UPON VIOLATION OF 780 CMR AND TOWN'S RULES AND/OR REGULATIONS.

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