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Cureleaf Massachusetts  
Patrik Jonsson  
30 Worcester Road  
Webster MA 01570

Town of Webster  
Ann Morgan  
350 Main Street  
Webster MA 01570

Webster, Jan 24th 2020

Subject: Curaleaf Annual Report

To The Webster Planning Board,

Here is annual report of the events and significant changes that took place at our Curaleaf Webster cultivation & manufacturing facility in 2019.

We want to thank you for your continued support and for allowing us to become part of the Webster community.

Kind regards,



Patrik Jonsson  
President  
Curaleaf Massachusetts



### Cannabis Control Commission Updates

After having applied for adult-use licenses in April 2018, Curaleaf was finally awarded its Commence Operation letter by the Commission on 10/17 and notified the state of our intent to begin operating as a adult-use cultivator and manufacturer as of noon on 12/21/19.

In the case of Webster this does not change anything at our facility as we do not have to do anything different operationally, and everything is still tracked as medical products. It is only at the point of sale that the product is allocated to the adult-market if needed.

Curaleaf's Licenses for Webster are:

Adult use license for Cultivation: MC281309

Adult use license for Processing: MP281318

Medical license for Cultivation: RMD385-C

Medical license for Processing: RMD385-P

*Our new license copies are included with this document.*

### Local Facilities Updates

On August 26<sup>th</sup>, 2019 Curaleaf announced a large multi-property sale-leaseback transaction with Freehold Properties, which included the Webster property. As a result of this Curaleaf no longer owns the property but instead Freehold Properties owns the property and Curaleaf is now leasing it from Freehold.

Curaleaf was awarded a demo permit for Unit A of the property at 30 Worcester Road, and demolition was then started in preparation for the buildout of this 2nd unit to expand our ability to provide enough product to our stores. On 12/19 a building permit was awarded and we expect the project to be completed by mid-2020

We are also currently working with the town planning office to maintain a permit compliant parking lot area to support our increased head count, and to revise our current lot to meet the required standards needed for our expansion into Unit A. *That site plan is attached within this document as well.*

### Local Curaleaf Cares Initiatives

When it comes to fulfilling our \$25,000 annual commitment to local charities and non-profit, under the new adult-use HCA, Curaleaf made several new relationships and donations to worthwhile causes.

Some of the notable financial contributions being:

- Bartlett High School – new FlySense anti-vaping detection systems in the bathrooms (\$13,967)
- Webster-Dudley Veterans Council – multiple donations (\$3,300)
- Webster Police – multiple donations (~ \$2,000)



- Webster Public Schools – donation to the Music Boosters Club (\$1,500)
- Webster-Dudley Food Share (\$1,250)
- Webster Little League (\$500)
- Webster Recreation Department (\$250)

Should you have any questions, comments or concerns please contact myself, Patrik Jonsson or our Director of Security and Facilities, Gary Stein directly.

Patrik Jonsson: 617-750-6885 | [pjonsson@curaleaf.com](mailto:pjonsson@curaleaf.com)

Gary Stein: 508-378-8900 | [gstein@curaleaf.com](mailto:gstein@curaleaf.com)



MC281309 10/25/2020  
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:

# Curaleaf Massachusetts, Inc.

Marijuana Establishment permitted to operate at the following address

30 Worcester Road  
Unit B  
Webster, MA 01570

Marijuana Establishment licensed to perform the following operations:

Marijuana Cultivator

  
Steven J. Hoffmann | Chairman

  
Kay Doyle | Commissioner

  
Britta McBride | Commissioner

  
Jennifer Flanagan | Commissioner

  
Shaheen Tittel | Commissioner

  
Shawn Collins | Executive Director

The Marijuana Establishment is subject to M.G.L. 94G, Commission regulations, Commission decisions, and all other legal requirements must remain fully compliant with said requirements and legal authorities until such time that it is approved by the Commission to cease operations.



MP281318      10/25/2020  
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:

# Curaleaf Massachusetts, Inc.

Marijuana Establishment permitted to operate at the following address

**30 Worcester Road  
Unit B  
Webster, MA 01570**

Marijuana Establishment licensed to perform the following operations:

**Marijuana Product  
Manufacturer**

  
\_\_\_\_\_  
Steven J. Hoffman | Chairman

  
\_\_\_\_\_  
Kay Doyle | Commissioner

  
\_\_\_\_\_  
Britta McBride | Commissioner

  
\_\_\_\_\_  
Jennifer Flanagan | Commissioner

  
\_\_\_\_\_  
Shaileen Vittel | Commissioner

  
\_\_\_\_\_  
Shawn Collins | Executive Director

The Marijuana Establishment is subject to M.G.L. 94G, Commission regulations, Commission decisions, and all other legal requirements must remain fully compliant with said requirements and legal authorities until such time that it is approved by the Commission to cease operations.



**The Commonwealth of Massachusetts  
William Francis Galvin**

No Fee

Secretary of the Commonwealth, Corporations Division  
One Ashburton Place, 17th floor  
Boston, MA 02108-1512  
Telephone: (617) 727-9640

**Statement of Change of Registered Agent/Registered Office**

(General Laws, Chapter 156D, Section 5.02 AND Section 15.08; 950 CMR 113.21)

1. Exact name of the corporation: CURALEAF MASSACHUSETTS, INC.

2a. Current registered agent name: MARK D. PETTI

2b. Current registered office address: 2001 WASHINGTON ST., UNIT B HANOVER , MA 02339

3. The street address of the corporation registered office in the commonwealth and the name of the appointed registered agent at that office:

*(The corporation may not appoint itself registered agent. Registered agent may be an individual, including any officer of the corporation, or a different corporation.)*

Name: PATRIK JONSSON  
No. and Street: 2001 WASHINGTON ST., UNIT B  
City or Town: HANOVER State: MA Zip: 02339 Country: USA

The street address of the registered office of the corporation and the business address of the registered agent are identical as required by General Laws, Chapter 156D, Section 5.02.

I, PATRIK JONSSON , registered agent of the above corporation , consent to my appointment as the registered agent of the above corporation pursuant to G. L. c. 156D, Section 5.02.

This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than *ninety days* from the date and time of filing is specified:

Time:

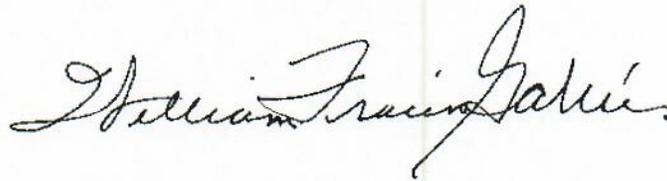
Signed by PATRIK JONSSON , its PRESIDENT  
on this 19 Day of March, 2019

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

March 19, 2019 10:15 AM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



**The Commonwealth of Massachusetts**  
**William Francis Galvin**

No Fee

Secretary of the Commonwealth, Corporations Division  
 One Ashburton Place, 17th floor  
 Boston, MA 02108-1512  
 Telephone: (617) 727-9640

**Statement of Change of Supplemental Information**

(General Laws, Chapter 156D, Section 2.02 AND Section 8.45; 950 CMR 113.17)

1. Exact name of the corporation: CURALEAF MASSACHUSETTS, INC.

2. Current registered office address:

Name: MARK D. PETTI  
 No. and Street: 2001 WASHINGTON ST., UNIT B  
 City or Town: HANOVER State: MA Zip: 02339 Country: USA

3. The following supplemental information has changed:

Names and street addresses of the directors, president, treasurer, secretary

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	PATRIK JONSSON	2001 WASHINGTON ST., UNIT B HANOVER, MA 02339 USA
TREASURER	PATRIK JONSSON	2001 WASHINGTON ST., UNIT B HANOVER, MA 02339 USA
SECRETARY	PATRIK JONSSON	2001 WASHINGTON ST., UNIT B HANOVER, MA 02339 USA
DIRECTOR	PATRIK JONSSON	2001 WASHINGTON ST., UNIT B HANOVER, MA 02339 USA
DIRECTOR	JOSEPH F. LUSARDI	2001 WASHINGTON ST., UNIT B HANOVER, MA 02339 USA

Fiscal year end:

December

Type of business in which the corporation intends to engage:

REGISTERED MARIJUANA DISPENSARY

Principal office address:

No. and Street: 2001 WASHINGTON ST., UNIT B  
 City or Town: HANOVER State: MA Zip: 02339 Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):

No. and Street: 2001 WASHINGTON ST., UNIT B  
 City or Town: HANOVER State: MA Zip: 02339 Country: USA

its principal office

an office of its secretary/assistant secretary

an office of its transfer agent

its registered office

Signed by PATRIK JONSSON, its PRESIDENT  
on this 19 Day of March, 2019

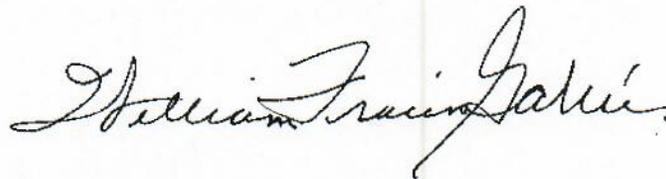
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THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

March 19, 2019 10:11 AM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in dark ink and is centered on the page.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*