

GREEN STRATUS CORP



Cannabis Retailer Establishment Proposal
558-560 Dorchester Avenue

Founder/Owner/CEO

We are a Commonwealth-certified Women Business Enterprise (WBE) and Minority Business Enterprise (MBE) with extensive experience operating compliant businesses in regulated industries.



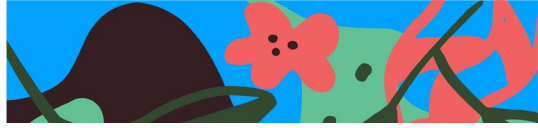
KINJAL PATEL

**Founder, Sole Owner, and
Chief Executive Officer of
Green Stratus Corp**

Experienced operator that has received a Final License and commence operations from the Cannabis Control Commission to operate a Cannabis Retailer Establishment in Brockton. The dispensary opened its doors to consumers in May 2021.

Extensive experience as a small business owner in regulated industries, including two liquor stores.

Graduated with Bachelor's and MBA from Johnson & Wales University.



Cannapi's Mission

Cannapi is proudly a minority women owned business that holds the central belief that the cannabis experience is to be a welcoming state of relaxation. We are focused on leaving our customers with a powerful sense of knowledge and understanding about the benefits, features, consumption methods, and product variety that cannabis has to offer. From a warm welcome upon entering to an enlightened atmosphere, Cannapi strives to offer the ultimate customer experience. We seek to satisfy those who are just beginning their cannabis journey to those cannabis connoisseurs looking to expand their horizons.



RETAIL CANNABIS ESTABLISHMENT

We pursue to operate a Retail Cannabis Establishment at 558-560 Dorchester Avenue in order to engage in the sale of cannabis and cannabis products to adults at the age of 21 or older.

Proposal

- Ample space offering 1,667 sq. ft, for efficient customer flow. Our administrative operation will be offering an open sales floor with our developed product storage in our full basement area.
- Site is properly zoned and is not located within 500 ft. of a school providing education in kindergarten or any grades 1 – 12.
- Stringent interior and exterior security measures in place to limit potential for diversion, on-site consumption, or other nuisance on site.
- Proposed hours of operation: Mon-Sat (10AM-9PM); Sun (10AM-8PM)
- Operations will open with Appointment-only for at least first three months

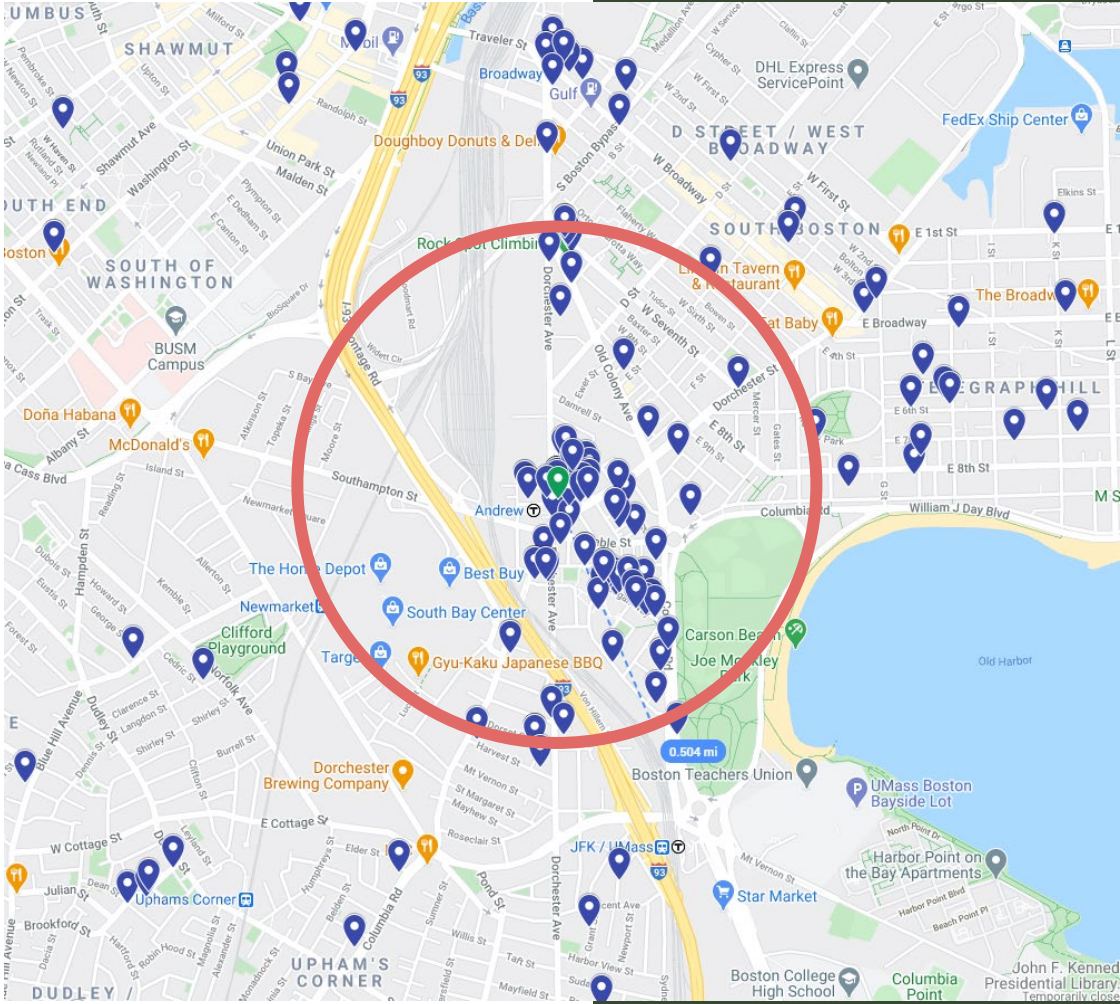


RETAIL CANNABIS ESTABLISHMENT (cont'd)

- Benefits to the City of Boston will include:
 - 3% impact fee and
 - 3% local option tax on each sale
- Cannapi will donate to local non-profit organizations that are specific to South Boston

Support

- Over 71 residents within 1,000 feet support the business proposal
- 181 petitions in support within 2,500 feet radius of the proposal or residents of South Boston (259 Total petitions collected)



PREVENTING NUISANCE

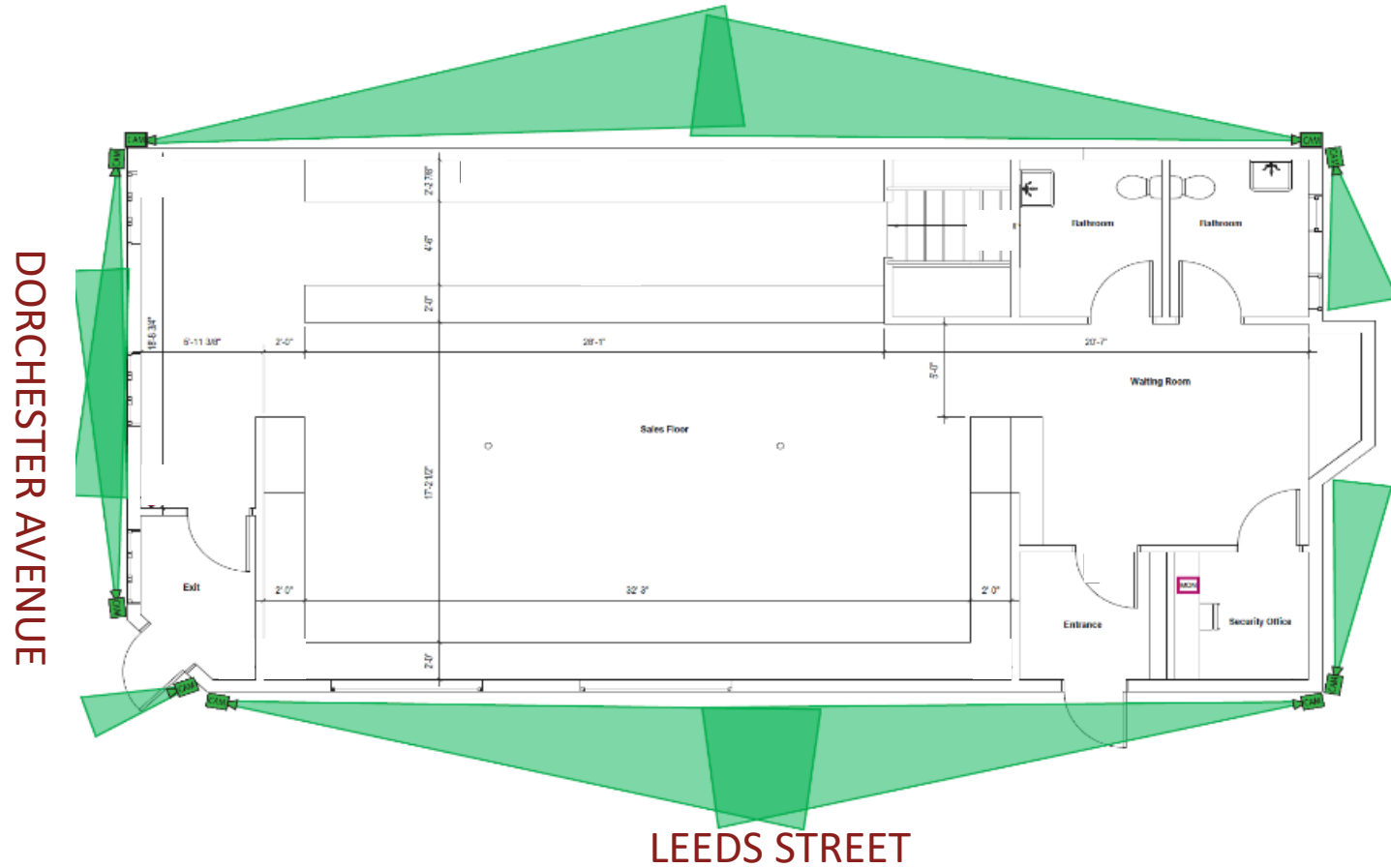
- A commitment to appoint-only retail operations for at least the first three months.
- A 24/7 contact phone number will be provided to all elected and appointed officials, neighborhood associations, abutters, and local businesses.
- Absolutely **NO** public consumption is allowed on site or within the adjacent areas.
- Our first-time customers will complete an intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects.
 - **All customers will be required to review and sign a Community Norms Agreement, in which they acknowledge that the ability to utilize our store is contingent on respect for the surrounding neighborhood.** Public consumption, diversion, exterior queuing, loitering, littering, and other behaviors will not be tolerated, and violations of this policy will eliminate the opportunity for future store visits.
- Our General Manager will attend all meetings of the local neighborhood association to solicit feedback and remain aware of neighborhood issues and happenings.
- Products will arrive pre-packaged to limit odor, and carbon scrubbers will be installed within the vault and fulfilment areas.
- No cannabis cultivation, product manufacturing or social consumption operations will occur at this facility.

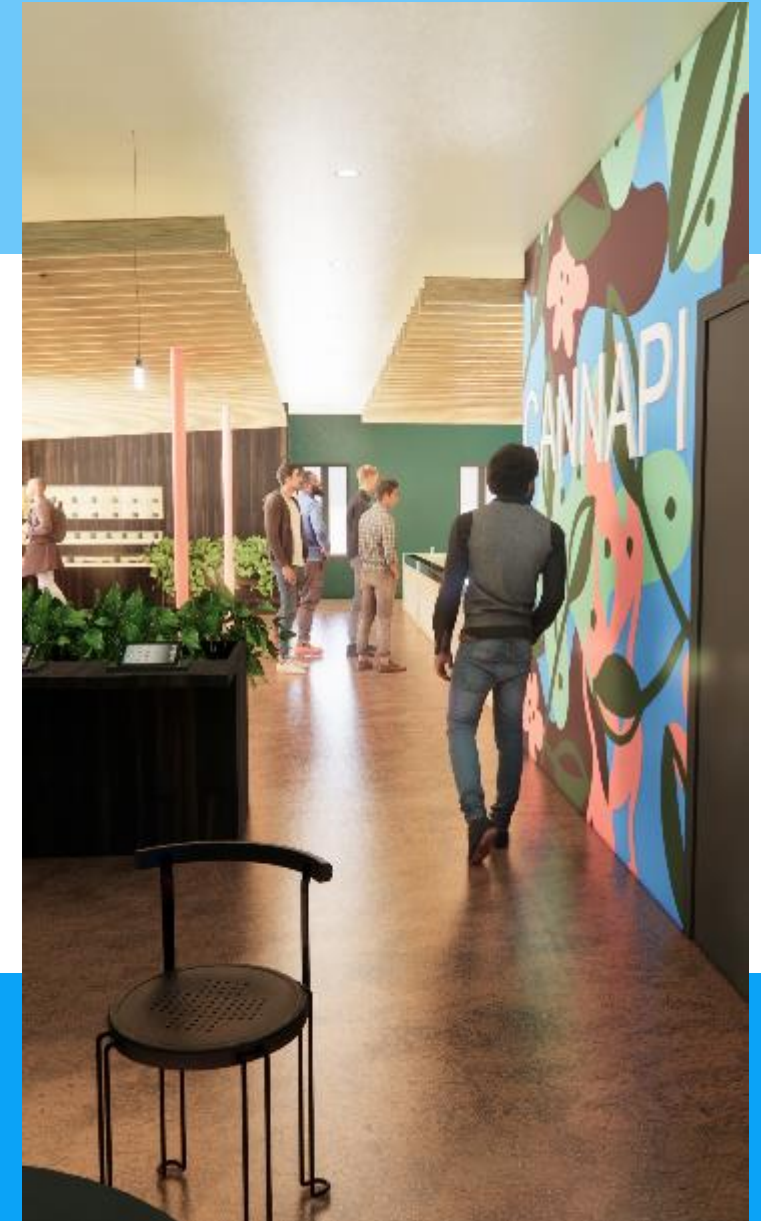
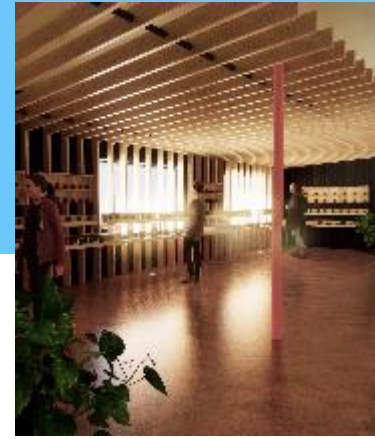
PREVENTING DIVERSION TO MINORS

- Our trained agents will ensure that only permitted customers with verified and valid, government-issued photo ID are permitted to enter the Marijuana Establishment and purchase marijuana.
- We will not engage in any marketing, advertising, or branding practices that are targeted to, deemed to appeal to, or portray to minors.
- We will not sell any products or packaging that resemble a realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings.
- Any marketing, advertising, and branding materials for public viewing will include a warning statements that the product is not intended for children or minors.
- Our website will require all online visitors to verify their age prior to accessing the website.
- All customers will be informed of the consequences of diverting products to minors. No future admission to any Cannapi establishments.
- In the event we discover any agents intentionally or negligently sold marijuana to an ineligible individual, the agent will be immediately terminated and the regulatory authorities will be promptly notified.

SECURITY LAYOUT

- Stringent access control procedures, including the use of our state-of-the-art ID verification systems with identification checked upon entry and sale.
- Onsite Security Agents to monitor the interior and exterior of the premises.
- Facility monitored 24/7 by independent alarm company utilizing an extensive interior and exterior video surveillance and security system.
- Camera access to Boston Police Department and CCC (including nearby intersections, if desired).
- Off-hour product delivery with at least three agents to intake deliveries; cash pick up by armored transport.





THE INTERIOR

SLEEK, SIMPLE STATE OF THE ART DESIGN

The facility will be architecturally designed with the specific intentions of ensuring customer, employee and community safety. Promoting a smooth flow of operations throughout the facility, eliminating queuing and incorporating design nuance that is intended to facilitate one-on-one conversations between customer service representatives and customers.

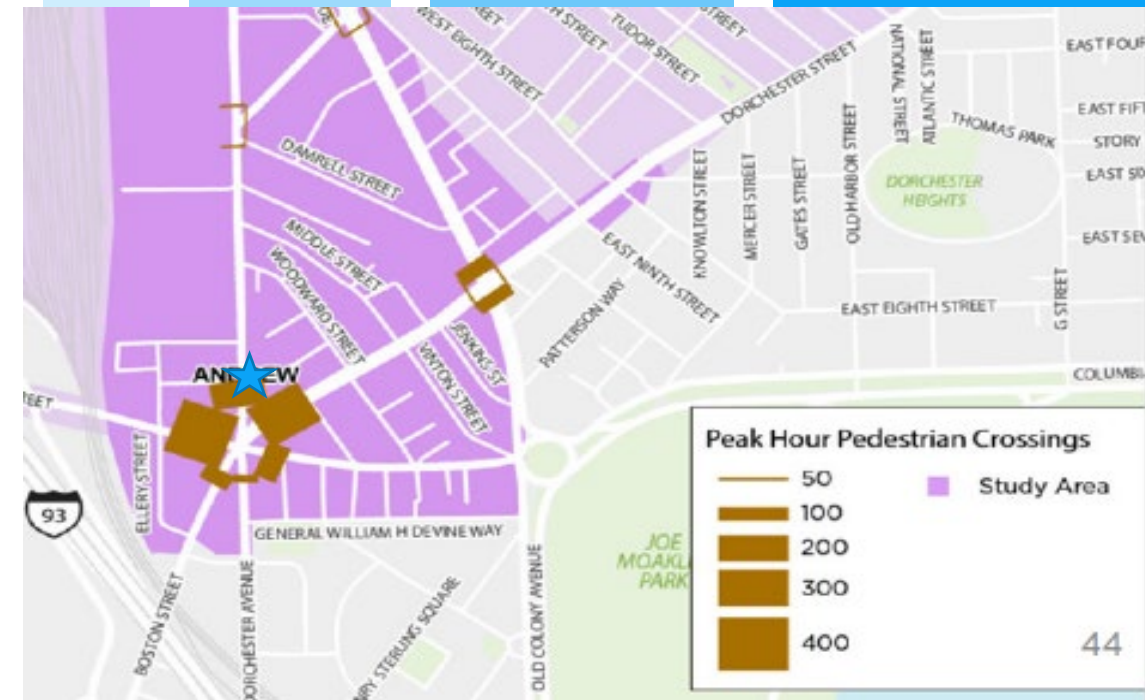
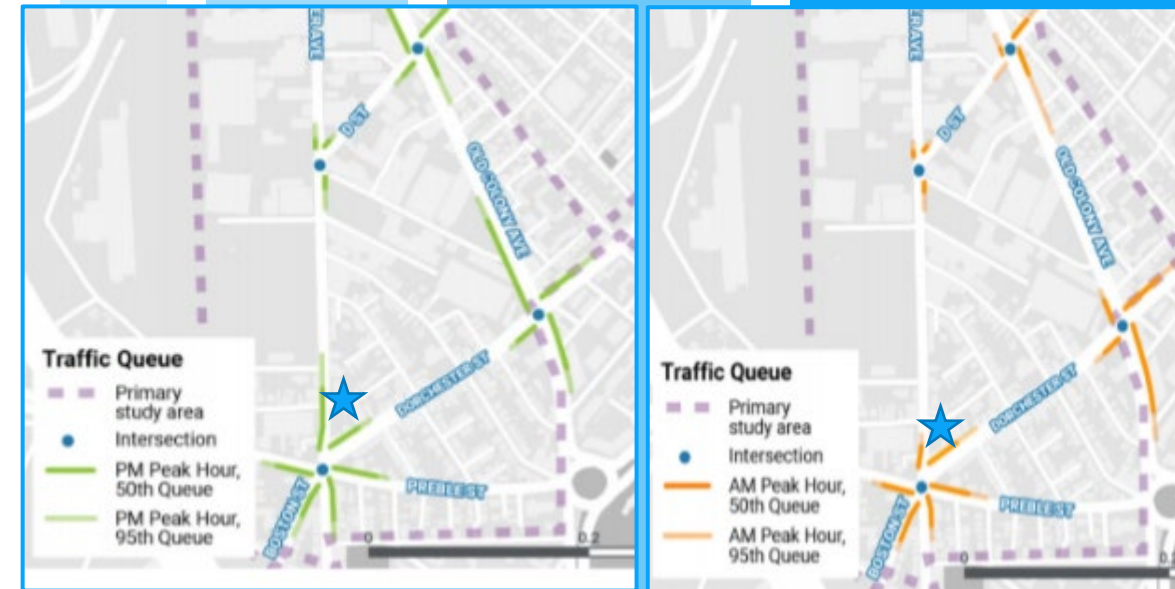
TRAFFIC REPORT

- 1,000+ peak hour pedestrian counts near train station intersection
- Vehicle queue during AM and PM peak hours is in line or lower than other nearby intersections
- The proposed facility is located immediately across the street from Andrew T station and within proximity to the 10 and 16 bus lines.
- 50+ public street-parking spaces within 350 ft. of the dispensary are accessible with numerous private lots as well.
- Ongoing conversations with abutting parking lots to secure 6 additional spaces for exclusive use.

BPDA study states:

“Greatest pedestrian crossing volumes are at Red Line stations; Andrew Square has the highest volume of pedestrians – and this is an undercount because it only counts crossings in the marked crosswalks”

(Source: Boston Planning and Development Agency: South Boston Dorchester Avenue Transportation Plan)



EMPLOYMENT, DIVERSITY & INCLUSION

- Employment Goals: Hire 20 - 30 employees
 - 50% Women
 - 50% Black, indigenous and people of color (BIPOC)
 - 40% South Boston residents
 - 70% Boston residents
 - 20% Veterans and/or LGBTQ+
- Starting wage of \$18 / hour for entry level employees
- Benefits for full-time employees include: health insurance, advancement opportunities to management roles, and profit-sharing
- Annual contributions to local organizations that help incarcerated individuals expunge their record and seek meaningful employment in the cannabis industry
- Accountability – measurable metrics that can be analyzed and reassessed to ensure the company is reaching its metrics on a semi-annual basis
 - Volunteer hours and donations to local non-profits for not meeting goals

ESTIMATED TIMELINE

(* Denotes Anticipated)

August 2020

- Cannabis Establishment Application filed with the City of Boston

September 2020

- ISD submission
- ZBA Appeal filed

December 2020

- Submission of full application proposal to the BCB

February 2021

- Community Outreach Meeting

September 2021

- BCB Hearing*
- Execute Host Community Agreement*

November 2021

- CCC Application submission*
- ZBA Hearing*

August 2022

- Complete build out and inspections processes and Commence Operations*



QUESTIONS?

Thank you for your time and consideration. We look forward to becoming a contributing member of the South Boston community



GREEN STRATUS CORP

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