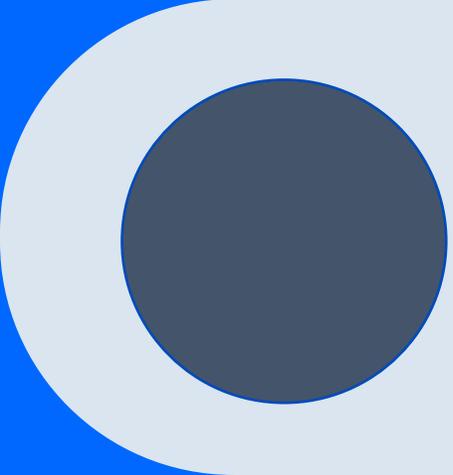


Dragon Buds, Inc. **d/b/a Dragon Buds**



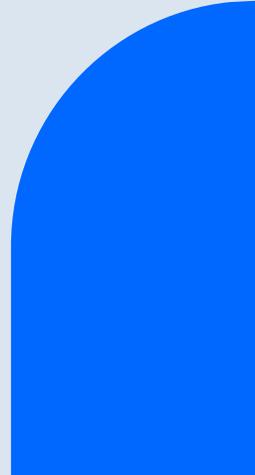
25-29 Beach Street, Boston, MA 02111

Operating Hours:

Monday – Thursday: 10:00AM – 9:00PM

Friday – Saturday 10:00AM – 9:00PM

Sunday: 11:00AM – 7:00PM



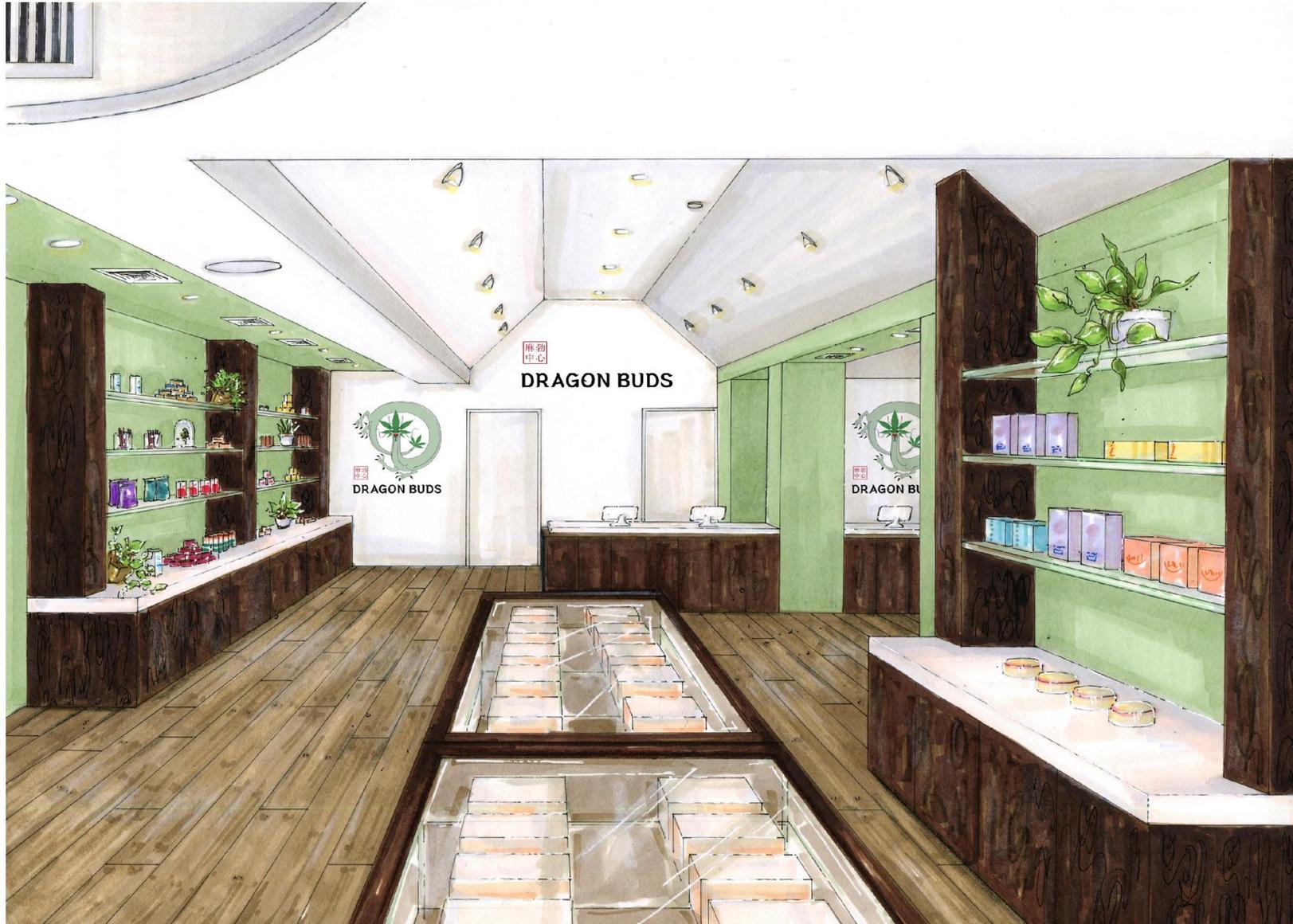


Current



Proposed Concept

Proposed Interior



Who We Are

We are composed of a group of business owners in Chinatown, Boston, MA who have realized that prior to COVID-19 in 2020, a slight decline in economics began and was only enhanced and emphasized by COVID-19. Faced with more commercial vacancies than has been in a long time, after watching many former Boston Chinatown patrons leave for Quincy or Malden, this group has decided to develop an idea to attract both visitors and Boston residents into populating Chinatown once again. This is a concept to combine both business and residential prospects to the Chinatown community.

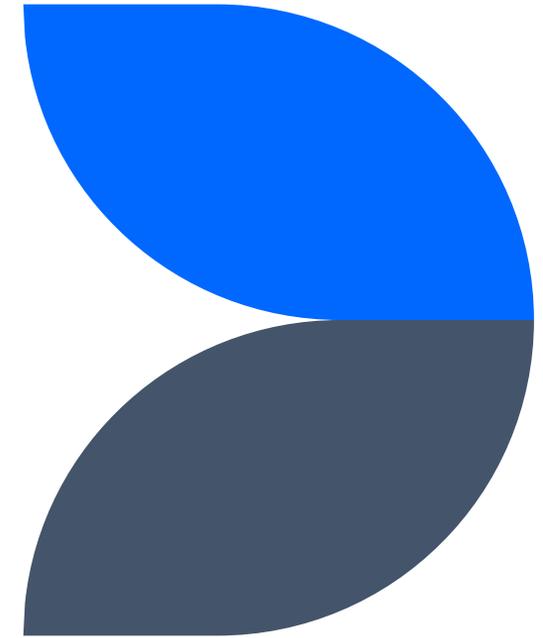


What We Plan to Do

This group of Chinatown business owners wish to collaborate together and utilize their skills, culture and experience to revigorate Chinatown. In order to do so, after having watched many potential investors walk away due to the lack of visible economic growth in Chinatown, this group has decided to start a dispensary as our *means to generate capital* to use in subsequent renovation projects to restart Boston's Chinatown. By subsequent renovation projects, our group intends to use this building to also build multiple units for residential purposes. Additionally, this group's hope is to also be able to generate income to provide back to the Chinatown community including children – scholarships and academic and athletic opportunities; and the elderly – senior recreational center.

Primary goals

- Provide priority employment for Chinatown residents
- Provide Security Safety for Chinatown to reduce violence, assaults and robberies
- Provide Academic/Athletic Programs for Chinatown Youth Groups
- Provide Academic scholarships for the residential children of Chinatown
- Provide info sessions (ages 21+) in multiple Asian languages regarding the proper and responsible use of the product(s)
- Provide multiple residential units for Chinatown residents available for purchase at reasonable prices
- Eliminate/Reduce language barrier to decrease black market purchases
- Use capital gained to create: (1) Elderly recreational area, (2) Chinatown's first gym/spa and (3) local food pantry in Chinatown location (utilizing business partner's other available locations)



Parking/Transportation

Public Transportation Access:

Conveniently located next to:

- Green line
 - Red Line
 - Blue Line
 - Silver Line (bus)
 - Orange Line
- Collaboration with nearby parking lots to allow for reduced rate parking programs, while also encouraging patrons to venture into other parts of Chinatown, thus trying to stir up community business activity
 - Bike Lanes throughout Chinatown as well as nearby bike share stations
 - Encourage online computer orders for pick up to significantly reduce wait times

Security Basics

- Precisely Security – used state wide with over 15 years experience in dispensary security
 - <https://preciselyrsecurityllc.com/>
- Intention to have over 60 security cameras installed – “every angle, every side” view
- Minimum 1 security guard inside dispensary, 1 security guard outside
- Secured safe
- Double door and double room entrance



Safety & Security (Interior)

Properly Regulated Sales & Use

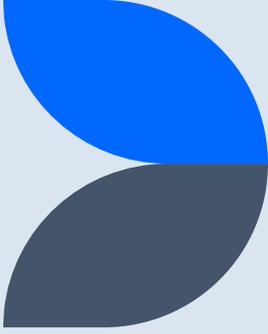
- Absolute adherence to 935.CMR 500: 100
- Limited Inventory stock per MA CCC regulations
- Double door ingress to premises to double up security and waiting room prevent overcrowding
- Front door Identification & register Identification

Additional Security

- Multiple security system operating 24/7
 - Security data stores in controlled server room within proposed premises
 - Intent to keep stored data for 3x as long as suggested record time
- Live on site security monitor, security guards and employee monitoring
- Visitor log maintained for all vendors
- No intention to provide for store delivery to clients
- Panic alarms to be installed at all key locations of the premises
- All product from display and shelves to be removed and stored in secured vault daily
 - Vault alarm under 24 hour video surveillance



Safety & Security (Exterior)(Continued)



- Additional exterior security guard to prevent outdoor overcrowding, attempt to deter double parking on streets, loitering, littering, and most importantly to deter and emphasize no public consumption
- Warning sign upon exit for patrons to remind that Public Consumption is illegal and prohibited
- Frosted/Covered front windows to prevent external vision into premises thus preventing any cannabis products, advertisements or signage visible to public
- Collaboration with Boston PD to encourage more police presence in the Chinatown location to deter any and all crimes.

Diversity & Inclusion

I. Employment Plan - Intended Goals

- 85% City of Boston residents; preference given to Chinatown residents
- 60% will be Asians of all Asian ethnicities to coincide with our language inclusivity goal
- Intentions to include: BIPOC, women, cannabis convictions/background, LGBTQ, & handicap(handicapable)

II. Intended Programs

- **Minority Mentorship Program – management and financial assistance**
- **50% management positions to be occupied by Female**
- **English language classes offered/compensated to encourage bilingual business communications**

Employment Plan

Compensation, Pay & Benefits

- Starting wage of \$18.00 - \$22.00 per hour
- Wage review for increase after 120 days job review
- Intention to keep wages consistent with inflation changes
- Annual performance and wage review
- Performance Bonus Program for employee incentive
- Partial subsidized employee parking
- Compensated English classes for employees
- Sick Pay, vacation, retirement plan

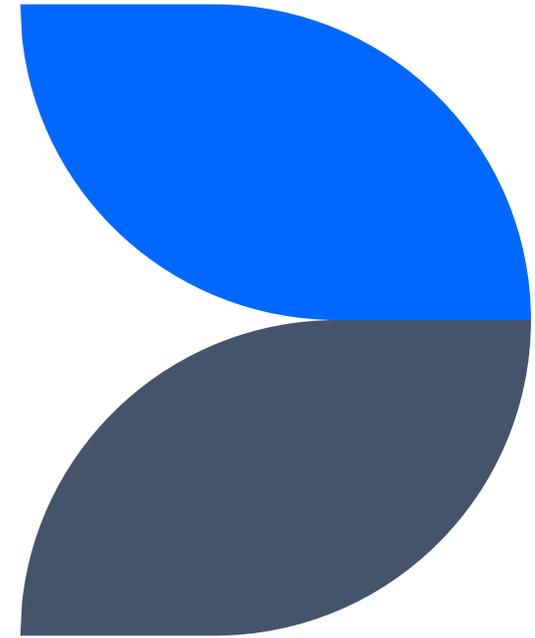
Language Inclusivity, Black Market Deterrence

- Communication is critical to the success of any business industry and community
 - Often, cannabis products purchased on the black market are purchased because certain foreign consumers are unable to obtain such products in a legal manner due to a language barrier
- In the cannabis business, patrons who choose to purchase products on the black market are typically
 - 1) unable to verify that their product is 100% safe for consumption which may lead to other health problems, and/or
 - 2) unable to purchase products to address their specific desired purchases (i.e. stress relief, or chemotherapy pain treatment).
- Our dispensary intends to be more converse in language to allow for the Asian community to be able to make legal and informed cannabis purchases, as we are:
 - composed of individuals who are well versed in many Asian languages, just as much as we intend our employees to be able to provide such diversity.
 - Chinese Cantonese/Mandarin, Vietnamese, Malaysian, Cambodian, Korean, Japanese, etc.
 - Intending to be able to provide as much information regarding legal cannabis purchases in many Asian languages, so as to ensure that the Asian population is not excluded from the ability to make legal and informed cannabis purchases

Positive Impact Plan

Intention to Provide Back to Chinatown:

- 1) Proposed multi-residential units in same building (approximately 12 units can be made available) to help address the housing crisis matter in Chinatown and Boston
- 2) Academic scholarships for Chinatown youth/students for college tuitions
- 3) Academic/athletic programs for Chinatown youth/students to deter youth from attractive nuisances
- 4) Minimum of 3-5% annual gross profit donated to Chinatown youth community



Positive Impact Plan – Part 2

Quarterly Youth Promotions

- 4X a year
- Emphasize on academic programs/promotions for youth
- Annual Back 2 School Backpack & Supplies Giveaway to Boston students; distributed from a Chinatown location
- Promotional Community Get-Togethers for Family Sports Events

Senior Reach Out/Awareness

- Utilize vacant/available spaces in Chinatown to convert to elderly recreational center
- create multi-lingual Food Bank in Chinatown

Gym/Spa

- Utilize vacant/available spaces in Chinatown to create Chinatown's first gym/spa
 - promotes health and deters black market/attractive

Positive Impact Plan – Part 3

Intended Collaborations:

Boston Red Sox



Boston Celtics



Boston Bruins



Community Outreach

- Chinatown Neighborhood Committee (CNC)
- Chinatown Safety Committee
- City Council President//Leather District City Councilor Ed Flynn
- Chinese Consolidated Benevolent Association of New England (CCBA)
- Chinatown Merchant's Benevolent Association (On Leung Association)
- Gee How Oak Tin Association
- St. Francis House
- Kensington Investment Corporation (KIC)
- Historic Boston Institute (HBI)
- Over 30 Existing Commercial Businesses Operating in Chinatown
- Substantial Number of Residents within Boston (including Chinatown)
- Greater Boston Chinese Golden Age Center

Summation

It is our full intention to provide back to the community in ways to address current existing problems:

- We fully intend to provide back to the Chinatown Community so as to allow Boston Chinatown to regain its previous robust and vibrant economic status and allow for continuation of growth
- We intend to use capitalization funding from the dispensary to help address the lack of housing unit availability in the Chinatown community, specifically for family based units, in subsequent phases.
- We intend to utilize vacant spaces in Chinatown to create its first gym/spa as a healthy deterrence from any potential attractive
- We intend to provide academic and educational community programs to redirect youths in the proper and improper ways of using recreational cannabis
- We intend to create recreational programs to get the youth involved with more opportunities in the sports and education areas
- We intend to provide scholarship opportunities to the Chinatown youth residents
- We intend to take care of the seniors in the area with a proposed recreational center for seniors

Ideal Vision of Bedroom

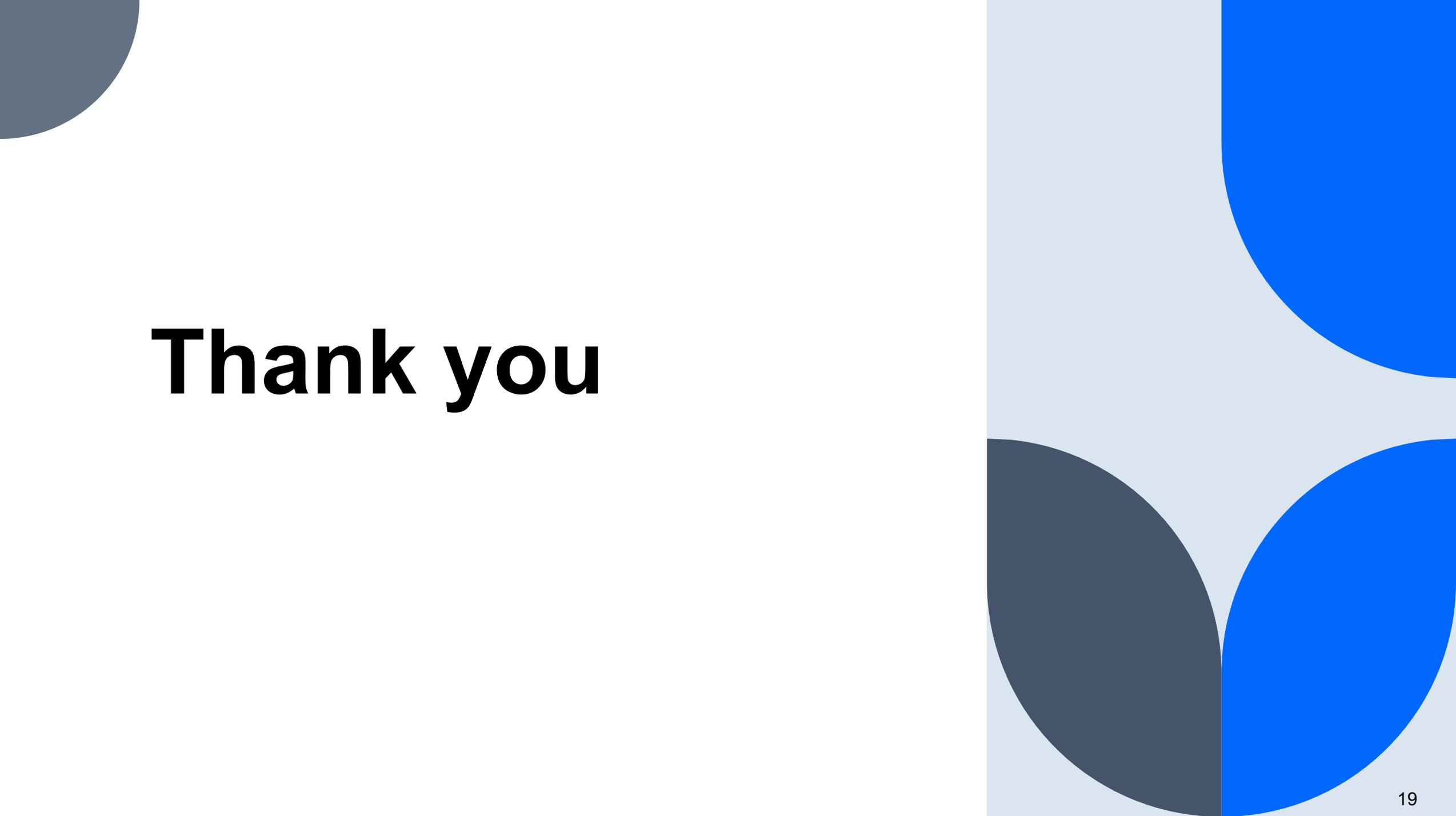


Plan



Red: 2
bedroom unit

Blue: 1
Bedroom unit



Thank you