

**Frozen 4**  
**Corporation** d/b/a  
*South End Buds*

A MASSACHUSETTS  
ADULT-USE CANNABIS  
COMPANY

# “Connecting Customers to Cannabis & Community”

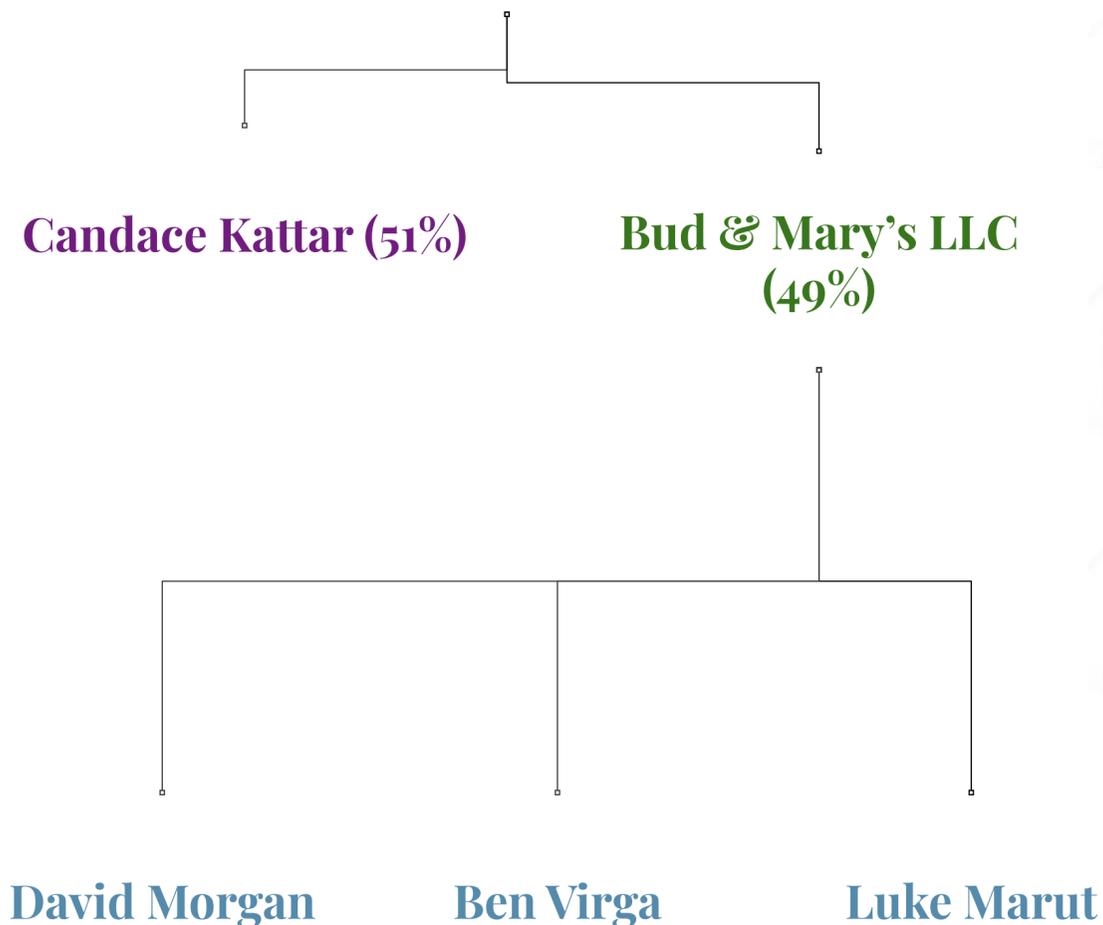


- *Our Start*
  - Established in 2018, Frozen 4 Corporation (F4C) is a certified Economic Empowerment Cannabis Company by the Cannabis Control Commission
    - Operations Managed by Bud & Mary's LLC
    - Currently holds 6, in good-standing, licenses with the CCC
- *Current Day*
  - Our first Retail Marijuana Establishment (opened Dec '21) is located at 985 Plain Street in Marshfield (Rte 139, off Rt 3) and operates under the d/b/a *South Shore Buds*
  - Operate a Marijuana-Courier License, d/b/a *Bud Bus*. Cannabis Delivery service directly to consumers from licensed Marijuana Retailers
- *Looking Forward*
  - Currently seeking a second Adult-Use Marijuana Retail location in Boston's South End @ 1679 Washington Street

# Our Leadership Team

*F4C is led by a dedicated team with a wealth of knowledge and experience, and a long history of working with and in the City of Boston*

## Frozen 4 Corporation



Candace Kattar, Partner: Candace spent most of her adult life running non-profits and as an advocate for migrant workers from Central and South America. Her primary focus was those impacted by HIV during the AIDS crisis of the 1980s & 1990s. As a result of her amazing work, Candace was approved as an Economic Empowerment Applicant in 2018 by the Cannabis Control Commission. Own 51% of F4C

Bud & Mary's LLC (B&M): Established in 2018 for the purpose of supporting and managing, both financially and operationally, Adult-Use Marijuana Establishments within the Commonwealth. B&M owns 49% of F4C and is owned and operated by David Morgan, Benjamin Virga and Lukasz Marut.

David Morgan, CEO/Founder: Founder of Dalin Capital Management LLC, a private investment firm that operates niche real estate partnerships with a combined equity of \$20MM and total asset value of approximately \$50MM. Serves as a designated officer of Bud & Mary's LLC appointed to Operationally Manage F4C as the CEO.

Benjamin (Ben) Virga, Founder: Owner and Operator of a Dorchester-based real estate brokerage and property management company. Returned to Dorchester/South Boston area for work after graduating from BC High in 1994. Ben has worked within the South Boston area on both real estate-related transactions and property management since 2006. Serves as a designated officer of Bud & Mary's LLC appointed to Operationally Manage F4C as Director of Business Development.

Lukasz (Luke) Marut, Founder: Has worked with Ben since 2008 on real estate-related matters focusing on the Dorchester and South Boston area. Luke is an expert in development, SEO, CRM, Digital Marketing and Data Analysis. Serves as a designated officer of Bud & Mary's LLC appointed to Operationally Manage F4C as the Product Director

# *Enhancing Customer Connection & Experience*

*Designed with Care for a Curated Customer Experience*



- High-end boutique that builds on the crafted, curated feel
- Staffed with experienced and knowledgeable professionals who are able to effectively educate consumers about the products we offer - combined 30 years of experience in MA cannabis (since 2017!)
- A welcoming community environment, designed to create a neighborhood spot worth entering (including community boards, local/restored art, and stunning displays)

# *Proposed Site - Location*

- LOI for a 10 year lease @ 1679 Washington Street in South End of Boston
  - Formerly Andy's Cleaners
  - Approx 3,300 sq ft

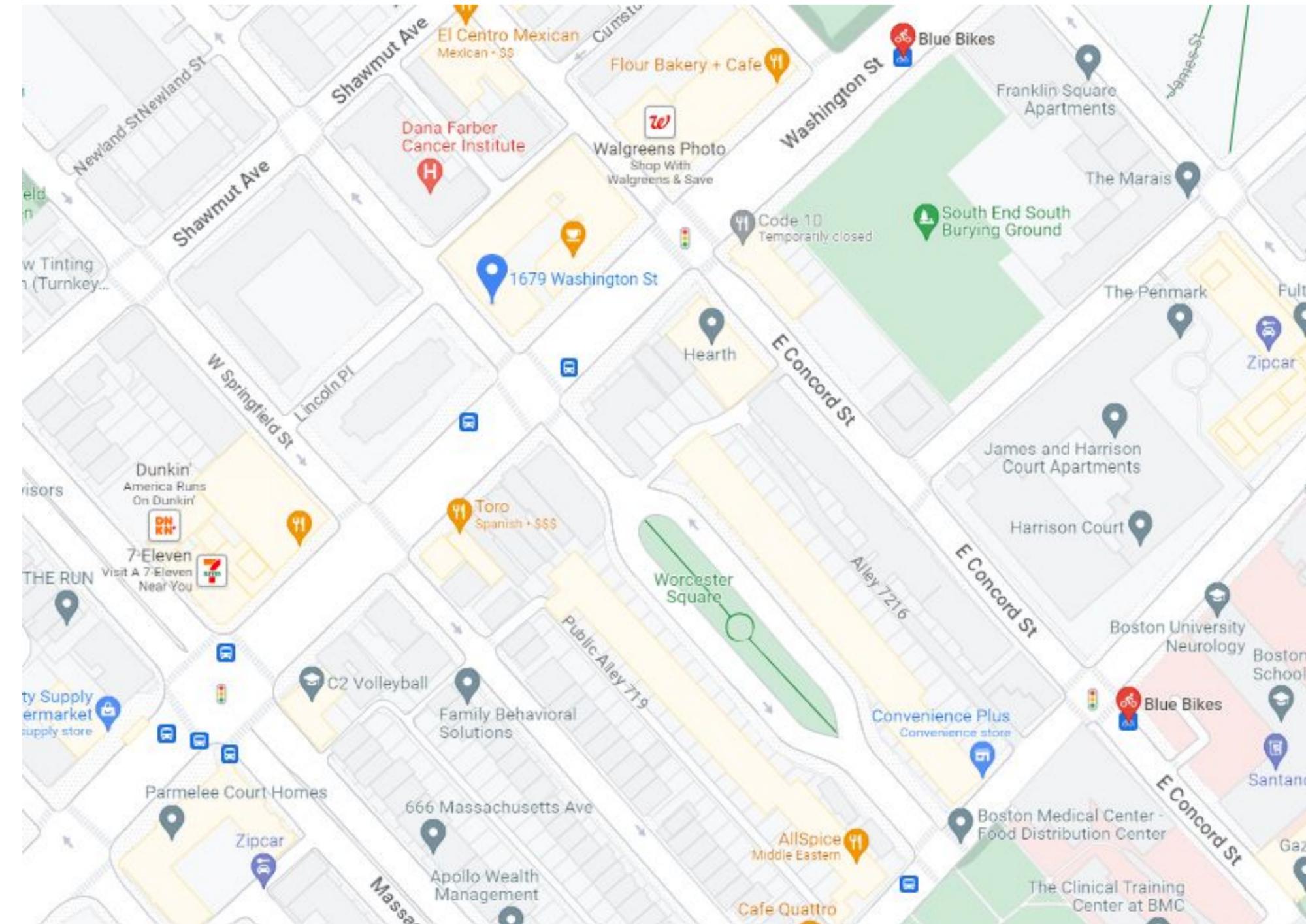
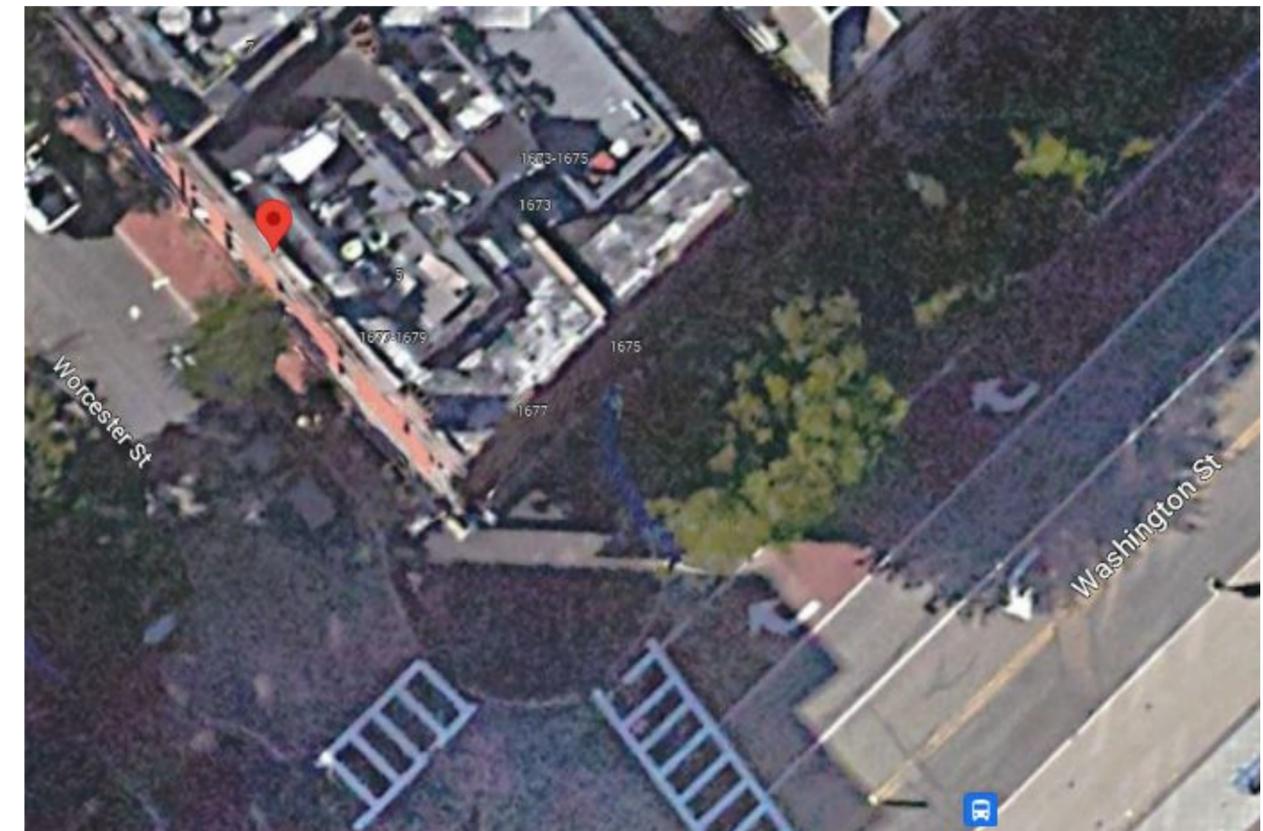
## **CODE SUMMARY**

EXISTING 4-STORY BUILDING (REMAINS)  
EX'G TYPE 3A CONSTRUCTION (REMAINS)  
PROPOSED CHANGE OF USE  
EX'G MIX USE GROUP, B & R-3  
(BUSINESS & RESIDENTIAL)  
PROPOSED MIX USE GROUP, A-2 & R-3  
(MARIJUANA DISPENSARY & RESIDENTIAL)  
FULLY SPRINKLERED

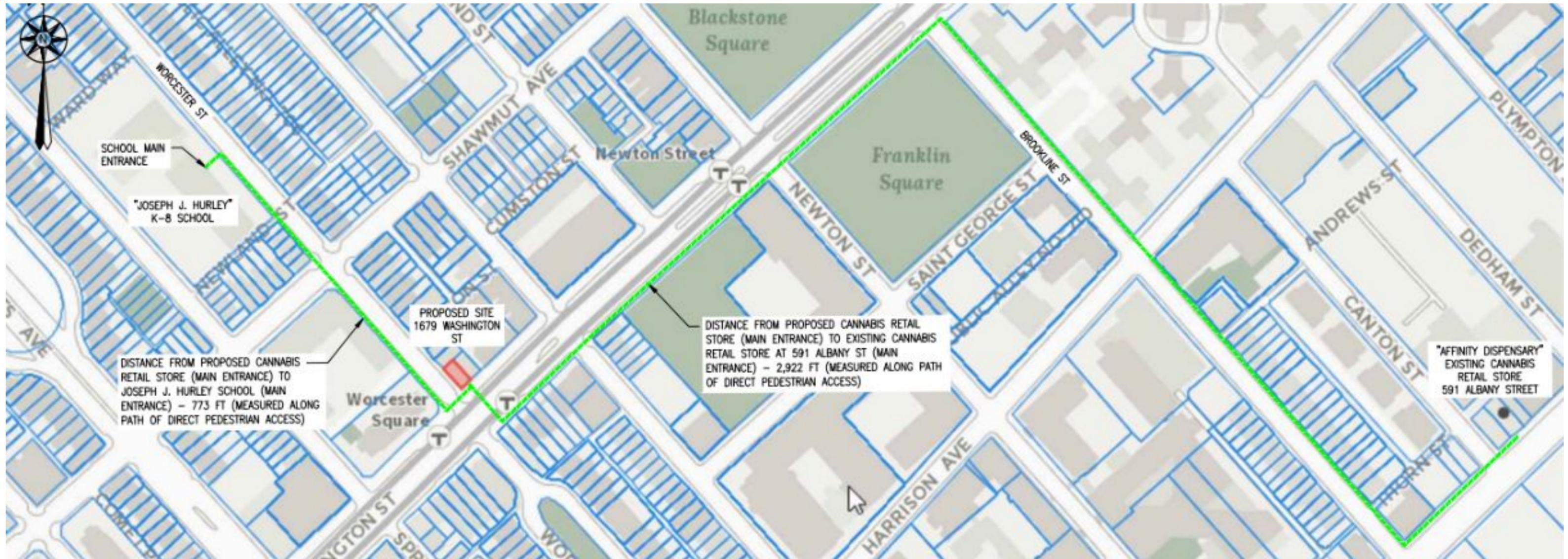


# Proposed Site - Accessibility, Parking & Public Transit

- Employee entrance/exit on Worcester St,
- Customer entrance/exit on Washington St
- Street parking only - no public lot nearby
  - Will encourage staff to take public transportation
- Ample access to Public Transit
  - Multiple bus stops on Washington Street
  - *Blue Bike* Station on Washington Street

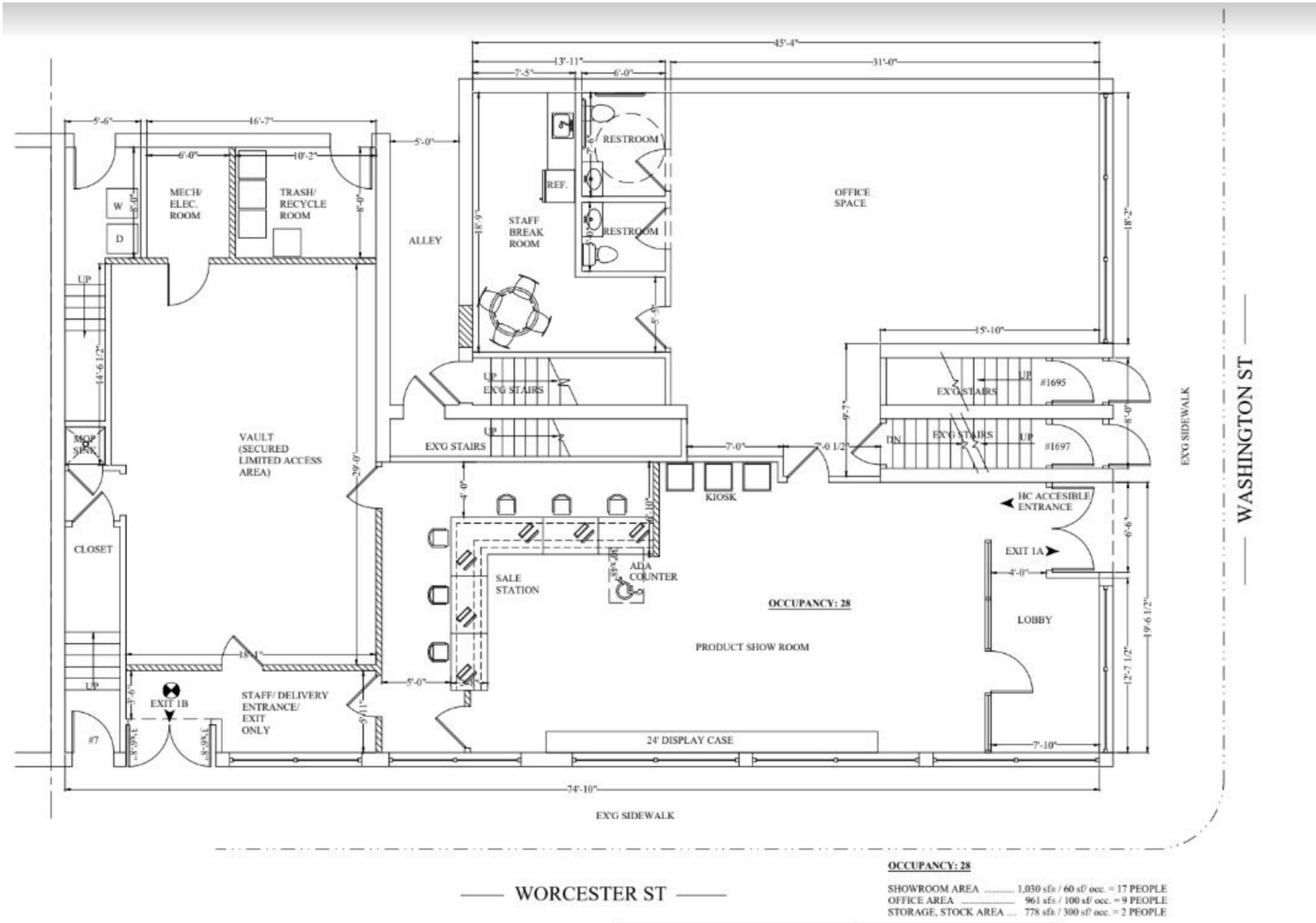


# Proposed Site - Buffer Zone



- Meets all the requirements for South End zoning

# Operations Overview



- **Hours of Operation**

- 8 a.m. - 10 p.m. Monday - Saturday
- 10 a.m. - 8 p.m. Sunday

- **Safety, Security & Compliance**

- 24/7 Monitored Security Surveillance
- ID Verification, 21+ to enter
- Controlled/Monitored entrances and exits
- Access controlled SLAAs
- Secured Storage Vault
- Seed-to-Sale Tracking
- Anti-Loitering / No Public Consumption
- Dedicated staff to monitor Worcester & Washington Streets to prevent double parking as long as it's an issue
- Chain of Custody - all steps of product handling and dispensing have multiple verifications for accurate and compliant handling
- Will not frost the exterior windows
- Work closely with local PD/FD
- Regularly reviewed and updated SOPs in accordance with 935 CMR 500 and local bylaws

# *Diversity, Equity & Inclusion Commitment*

As a certified Economic Empowerment Licensee, DEI is a cornerstone of our company

- ★ The Company intends to staff its workforce with those individuals who have been most marginalized: women, minorities, veterans, LGBTQ, those or those whose family members have minor cannabis offense CORIs, and persons with disabilities.
  - F4C has partnered with Diversity Jobs/Circa, where each job posting is sent to their vast network of diverse job boards
  - Attend industry job fairs tailored to diverse groups
- ★ The Company will put its complete and best efforts toward providing a workplace environment for our employees that is welcoming, safe, accepting of all, respectful, and supportive.
  - annual voluntary anonymous survey to remain in touch with staff
  - required Diversity Training



		
<b>DI-VER-SI-TY</b>	<b>EQ-UI-TY</b>	<b>IN-CLU-SION</b>
All the ways in which people differ.	Fair treatment, access, opportunity, and advancement for all people. One's identity cannot predict the outcome.	A variety of people have power, a voice, and decision-making authority.

*F4C prioritizes diverse and inclusive hiring, not only in thought but in standard practice!*

# 61 LETTERS

from local businesses & residents

*Community Support*

# *Proven Community Engagement & Impact*

F4C is focused on giving back to the communities in which it operates!

- We prioritize the hiring of local residents and plan to hold a job fair for “local residents only” prior to public job posts
  - More than 30% of our original hires for our current Retail Establishment were hired from the job fair we hosted for Marshfield residents
- In 2022, F4C has participated in the following programs within our Host Community of Marshfield:
  - Active member of the South Shore/Marshfield Chamber of Commerce since 2020
    - Title sponsor of their biggest annual fundraising event
    - Other community events: Golf tournaments, Lobsterfest, and local business networking events
  - South Shore Buds hosts community “ShoreFest” events to promote local businesses.
  - Holiday canned food drive
  - Facilitated a Veteran’s Health and Cannabis Study with the Cannabis Center of Excellence
  - Provided educational programming at local senior centers
  - Monthly raffles for local non-profits:
    - Cops for Kids with Cancer
    - Community Parks
    - Last Prisoner Project
    - BAGLY (Boston-Area LGBTQ+ Advocacy)



*Thank You*

Any Questions?

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