

Lunar Xtracts LLC

Community Outreach Meeting

Presented by: Lunar Xtracts

Date: August 15, 2022

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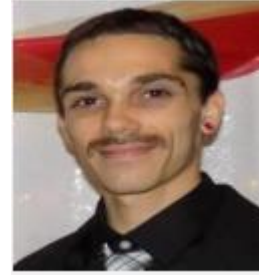
- Introductions
- Type of Marijuana Establishment
- The Location
- Security
- Prevent Product Diversion to Minors
- Positive Impact to the Community
- Questions

The Team



Steven Brabant

Steve started his career in 1986 graduating Henkel's and McCoy Telecommunications Training school in Taunton MA. Steven currently serves as Vice President of Data Center Services and Operations for a Massachusetts based company. Steve specializes in design, implementation, operations, and maintenance of high efficiency, high uptime, and high security, critical facilities infrastructure. Steve is an active member of the Massachusetts recreational cannabis community.



Jeremy Patria

Jeremy currently serves as Lead Extraction Technician for an established Marijuana facility located in Worcester County MA. Jeremy is a multiple award-winning extraction specialist and marijuana consultant with 12 years of experience in solvent extract and cultivation techniques. Jeremy has mastered various techniques of cannabis extraction, refinement, formulation, testing, packaging, organic cultivation practices and grow room design. Jeremy's vast experience in the legal marijuana industry includes engineering & design of from scratch buildouts and launches of successful extraction & cultivation labs in the state of Massachusetts, including the drafting and documentation of all associated SOP's required to run the business on a day-to-day basis. He is extremely familiar with both state and federal marijuana regulations regarding production, cultivation, inventory control, tracking, testing requirements, safety and education. Some of Jeremy's awards include:

- 2015 Best Cannabis Concentrate - Rhode Island Ghouls & Goblins
- 2016 Highest Terpenes Content in a Concentrate - California Chalice Festival
- 2022 3rd Place for Best Solvent Based Extract - NECANN Boston

The Team, cont.



Brian Giacobbi

Acting consultant for Lunar Xtracts LLC, leading project through CCC licensing to commence operations.

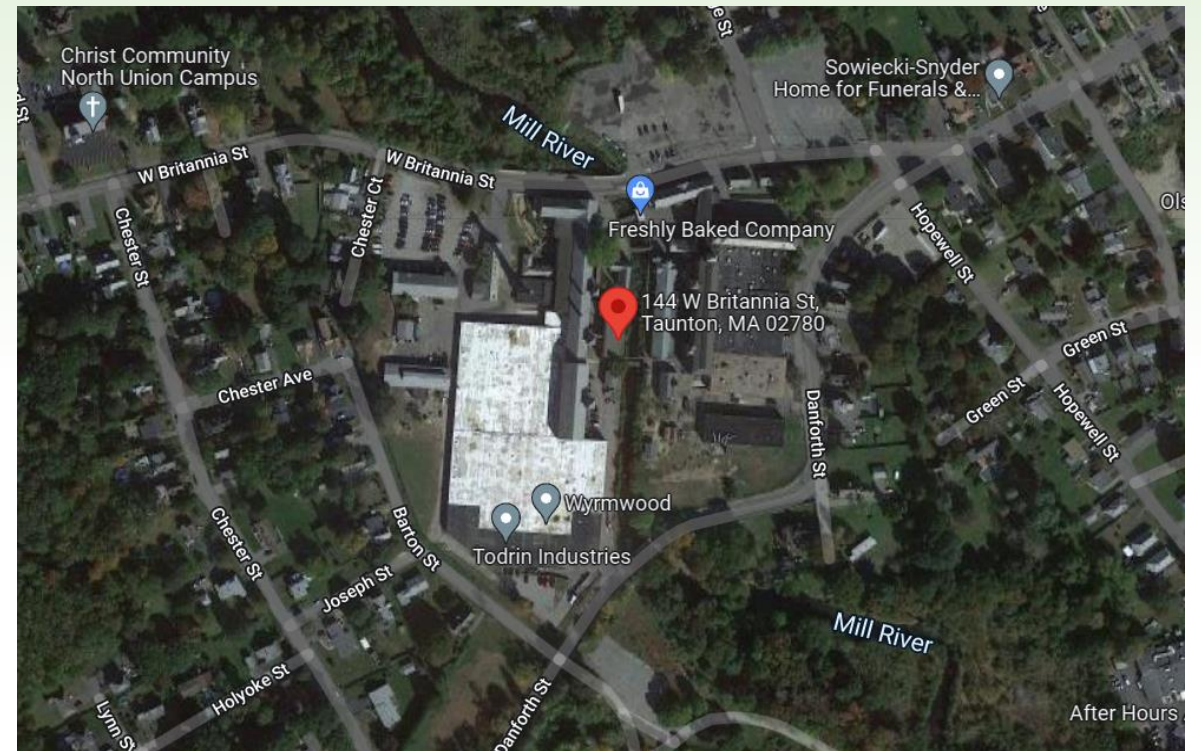
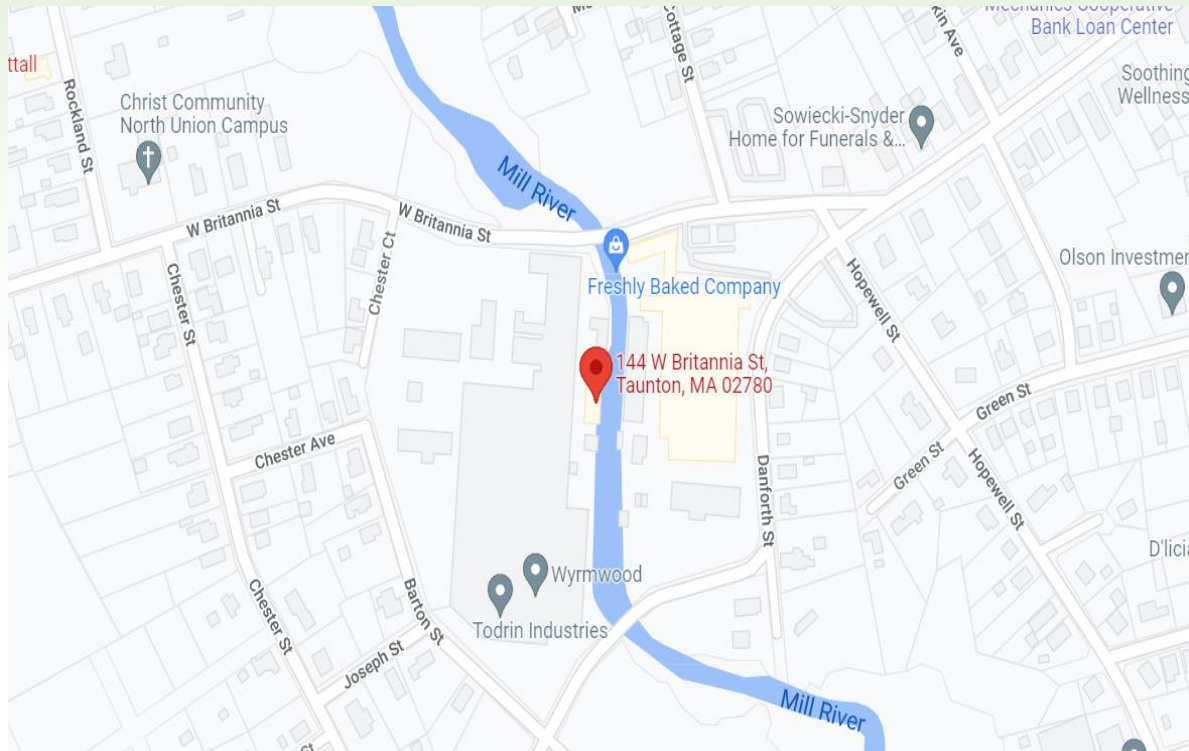
Brian serves as an Engineering Planning & Procurement Manager at Dell Technologies. Overseeing material planning and purchasing operations in support of IT product development. Brian has 10+ years of experience in managing & leading teams for one of the world's largest technology companies. Brian is an active member of the Massachusetts recreational cannabis community with a passionate belief in wellness through cannabis.

Type of Establishment

- Cannabis Product Manufacturing – Business will prepare & package cannabis products. Cannabis products include edibles, topicals, tinctures, extracts, vape cartridges & pre rolls.
- **Parking/Traffic** – This is an Employee Only establishment. Therefore, there will be very little traffic generated by the establishment. Moreover, there is able & dedicated parking on site, based on business type minimal dedicated parking requirements.
- **Odor** – No odor is produced during product manufacturing processes

The Location

- Lunar Xtracts is proposing to open the Cannabis Product Manufacturing establishment located at:
 - 144 W Britannia St in the City of Taunton
- Lunar Xtracts has signed a lease agreement to utilize 4,123 square feet space in the basement of the Building.



The Location, Cont.

The proposed establishment at 144 W Britannia St meets all of the City of Taunton's and all State regulations:

- Located within the Industrial Zoning District:
 - Pursuant to Chapter 222 of the City of Taunton Ordinance the use is permitted pursuant to a special permit from the Taunton Municipal Council.
- Meets all buffer zone requirements:
 - MGL Chapter 94G, Section 5(b)(3) requires a 500-foot setback from schools.
 - Chapter 222 of the City Ordinance.
- Complies with 935 CMR 500:
 - The Establishment complies with the Cannabis Control Commission Regulations 935 CMR 500 relating to regulating adult use marijuana establishments in Massachusetts.



Security

- Entire Property is fenced with a Security gate at the entrance.
- 24/7 video surveillance of exterior and interior areas of the Establishment.
- All marijuana products will be secured during and outside of operational hours.
- Alarm system monitored by third-party security firm as well as the City of Taunton Police and Fire departments.
- Lunar Xtracts will follow strict product transport policies and procedures.
- Lunar Xtracts will implement a number of security measures to ensure the safety of its employees, the surrounding area, and community.
- Lunar Xtracts will use security measures that prevent all unauthorized access.

Prevention/Diversion

- Lunar Xtracts will only provide access to the Establishment to individuals 21 years of age or older. All employees will have age verified upon hiring and only individuals 21 years of age or older will be eligible for
- employment.
- All visitors must go through an identification process at check-in and provide identification to access the Establishment.
- All marijuana products are tracked through METRC

Positive Impact on the Community

- Lunar Xtracts will be an active and contributing member of the Taunton business community, contributing both financially and by service to the community.
- Lunar Xtracts will seek to employ a majority of its workforce from the local community (specifically, candidates that reside within the City of Taunton)
- Lunar Xtracts will encourage applications from and the recruitment of women, veterans, and minority candidates.
- Lunar Xtracts will enter into a Host Community Agreement with the City of Taunton that will provide for a up to 3% fee on gross revenues to be paid to the City, estimated to be up to as follows, after the first year of production:
 - Year 1 - \$65,000
 - Year 2 - \$81,500
 - Year 3 - \$100,000
 - Year 4 - \$120,000
 - Year 5 - \$140,000

Lunar Xtracts LLC

Questions?