

High Hopes LLC

Cultivation Presentation to Halifax MA

11/24/2020

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At High Hopes we are passionate about doing everything we do. It's our philosophy to find the best and most efficient way possible. We know that the Cannabis Industry is new to many towns in Massachusetts. We want to make sure that our intentions are clear and that our hosts benefit from our presence as we will.

We are not a big company and Halifax will be our first cultivation site. We are close to launching our first recreational adult use store in Hopedale MA. We hope to open our Hopedale location in late March of 2021.

**LOCATION:** High Hopes plans to use 313 Plymouth Street as our location for our first cultivation site.



This location is in the Commercial zone and is in an approved zone for cannabis and is about 1 mile from the Halifax Elementary school. The CCC provides guidance for a buffer of 500 ft from schools that have children in grades K-12. There are no other schools located (as we understand) in Halifax.

## LOCAL JOBS

High Hopes expects to employ 10 local employees.

## BENEFITS OF GROWING INDOORS

- Having an enclosed, controlled environment we have an advantage in containing odor.
- Provides the highest level of security compared to an outdoor facility.
- Thanks to energy efficient LED (Light Emitting Diodes) lighting, the costs and carbon footprint will be surprisingly low.
- Less employees will be needed and cause less of an impact on our neighbors and the town in general.
- Increases product consistency and quality and is preferred by the top growers of the highest quality product. This superior product will increase the price point allowing Halifax's 3% of gross revenue to be higher.
- More product per yield because of less pest management processes required.
- We can grow product year-round (6 growing cycles a year vs. 1 for outdoor).
- Land requirement is very small (our lot is less than one acre).

Our proposed location is approximately 2,800 square feet. We project that this will allow us to grow about 750 lbs. of flower a year.

## LONG TERM PLAN:

High Hopes plans to have a long relationship with Halifax. We plan to open our second dispensary here along with this cultivation facility. The timeline below indicates how our cultivation facility and dispensary will impact Halifax over time.

It's important to realize that High Hopes will be supplying their location in Hopedale for the first full year on this plan. The numbers reflected in the first full year below are based on *taxable yield* meaning this will be the excess product sold to *other retailers*. We don't expect cultivation to yield more than what is needed to supply our two stores at that point in time.

## CCC Guidance on Licensure

Tier	Canopy Size Allowed
1	up to 5,000 sq. ft.
2	5,001 to 10,000 sq. ft.
3	10,001 to 20,000 sq. ft.
4	20,001 to 30,000 sq. ft.
5	30,001 to 40,000 sq. ft.
6	40,001 to 50,000 sq. ft.
7	50,001 to 60,000 sq. ft.
8	60,001 to 70,000 sq. ft.
9	70,001 to 80,000 sq. ft.
10	80,001 to 90,000 sq. ft.
11	90,001 to 100,000 sq. ft.

GROW STATS	1 <sup>st</sup> Full Yr. of Operation	2 <sup>nd</sup> Full Yr.	3 <sup>rd</sup> Full Yr.	4 <sup>th</sup> Full Yr.
Harvest/Sq. Ft	2,800	2,800	2,800	2,800
Yield/Lb	750	750	750	750
Taxable Yield/Lb	340	-	-	-
Price/Lb.	\$4,000	\$3,800	\$3,300	\$3,000
Dispensary Revenue	-	\$9,000,000	\$10,000,000	\$10,500,000
Cultivation Revenue	\$1,360,000	-	-	-
Total Revenue	\$1,360,000	\$9,000,000	\$9,000,000	\$10,000,000
HCA Impact Fee	\$40,800	\$270,000	\$300,000	\$315,000

## SECURITY

High Hopes has relationships with many vendors that have experience in the Cannabis industry. Above all else, High Hopes highest priority is compliance with the CCC (Cannabis Control Commission). That means that we, like all cannabis establishments, will need to comply with all state regulations to ensure that no diversion of product happens and that tracking of seed to sale is implemented.

High Hopes will be using DDS alarm systems and KTS-Inc for alarms, security plans and cameras to ensure that product is kept secure. Motion sensors, strategic camera placement, card access doors, 24/7 video surveillance with 90 days history and other devices are standard with all cannabis establishment security plans. All these plans include a way to have power during an outage via a backup generator. All video footage must be made available to Halifax police and the CCC upon request.

All agents must always wear a badge indicating their employee status with the company. All visitors must also wear a badge. High Hopes will keep a log of all guests of the facility.