

Paragon Harvest, LLC

December 19, Community Outreach Virtual Meeting

Proposed Facility located at 91 Kuniholm Drive

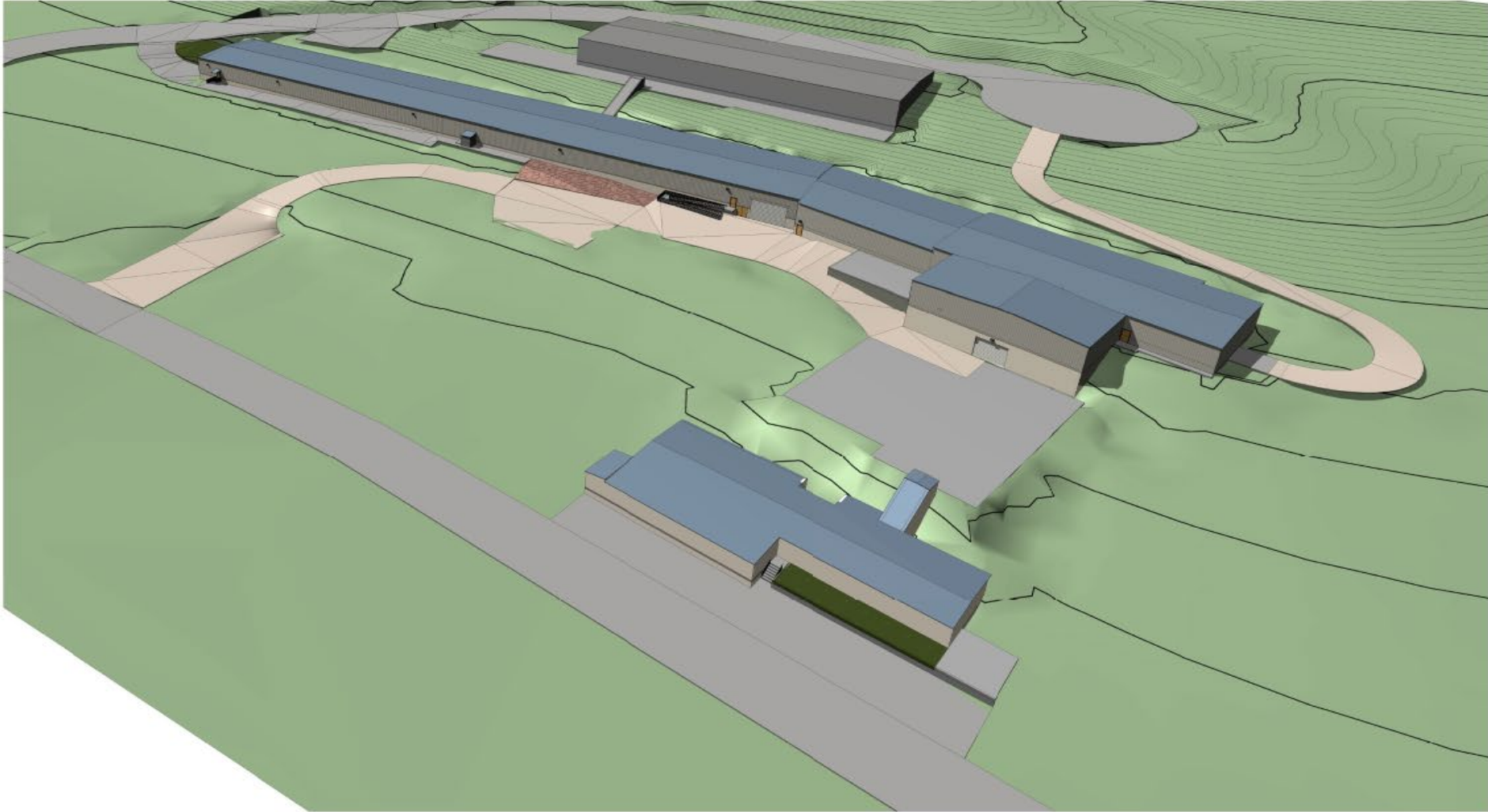


- Existing industrial property purchased by the proponent on March 25, 2022
- Generous buffer zones on all sides and secluded from abutting properties
- Ample foliage and screening from all public ways
- Situated within an industrial park

Metrics on Facility



- The Proposed facility would, once fully operational, produce approximately 10,000 lbs. of product per year
- Includes vertically integrated cultivation, processing, and manufacturing
- Ability to phase construction so that cultivation is running prior to the phase 2 processing and manufacturing



① OVERVIEW



R+B DESIGN architecture
Ron Bennett, AIA
906 East Second St. #206
South Boston, MA 02127
978.258.2550

TRIAD ALPHA PARTNERS, LLC
REAL ESTATE INVESTMENT - BOSTON, MA
181 Dudley Road
Newton, MA 02459
617.279.0550

Paragon Harvest

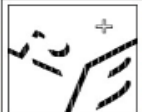
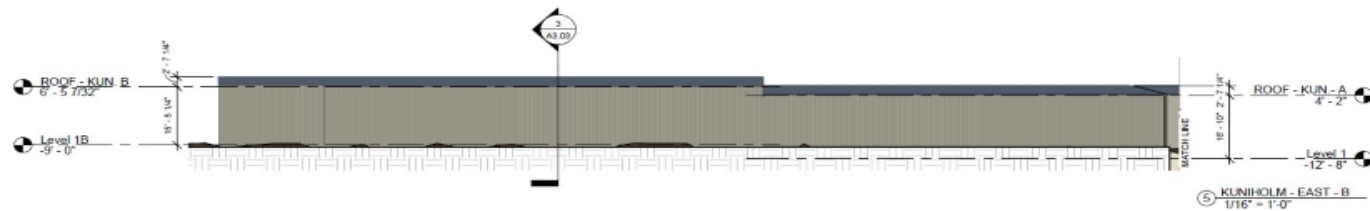
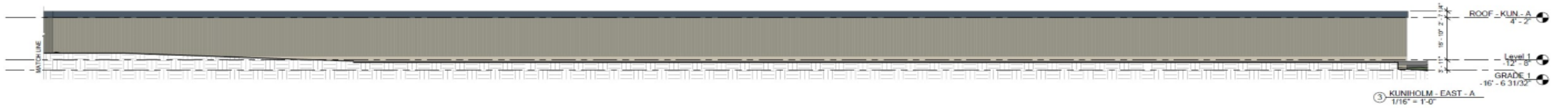
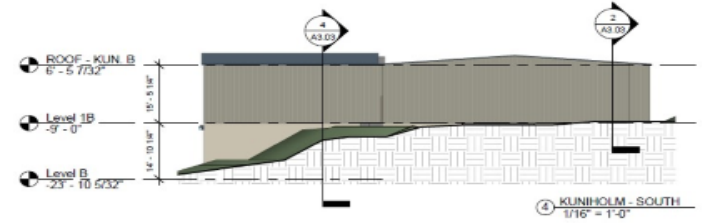
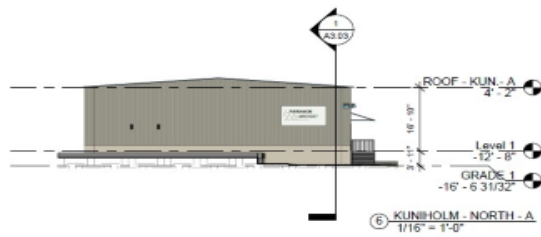
551 Concord St 91 Kuniholm Drive
Holliston, MA 01746

For Official Use Only

OVERVIEW

	REV.	DATE	DESCRIPTION
19-AUG-22	0	19-AUG-22	SPECIAL PERMIT
Author			
Checker			

A1.00



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ELEVATIONS - 91 KUNIHOLM

1/16" = 1'-0"	REV.	DATE	DESCRIPTION
19-AUG-22	0	10-AUG-22	SPECIAL PERMIT
Author			
Checker			

A3.01



③ SIGNAGE ELEVATION
1/4" = 1'-0"

PAINTED METAL CLADDING:
BEHR - HISTORICAL GRAY



PAINTED CONCRETE:
BEHR - ANTIQUE WHITE



② MATERIALS
1 1/2" = 1'-0"



2' x 4' SIGN AT ENTRANCE TO KUNIHOLM DRIVE FROM
CONCORD STREET

① STREET SIGN
1 1/2" = 1'-0"



④ STREET ENTRANCE
1 1/2" = 1'-0"



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SIGNAGE AND MATERIALS

As indicated	REV.:	DATE	DESCRIPTION
15-AUG-22	0	19-AUG-22	SPECIAL PERMIT
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A3.00

Before/After

Elevation before



Elevation After



Before/After

Rear of Building before



Rear of Building After



Facility Security

- ▶ Have Engaged Brigadier General David Medieros to oversee security planning and implementation
- ▶ Policies and procedures for building security will be in strict accordance with 935 CMP 501.110
- ▶ A robust security system to prevent and detect diversion, theft or loss or unauthorized intrusion to the facility will be incorporated into every aspect of the build out
- ▶ Proper maintenance of the exterior landscape to prevent someone from concealing themselves from sight
- ▶ All outside vendors, contractors and visitors must obtain visitor ID badge prior to entering and must be escorted at all times

Odor Mitigation engineering review



153 Cordaville Rd, Ste 120, Southborough, MA 01772 / P 508.273.8600 / trinityconsultants.com

VIA E-MAIL: SparrellB@holliston.k12.ma.us

July 25, 2022

Mr. Benjamin Sparrell
Chair, Select Board
703 Washington Street
Holliston, MA 01746

RE: Odor Control Review for Paragon Harvest – Holliston, Massachusetts

Dear Mr. Sparrell:

Trinity Consultants (Trinity) was retained by Wadleigh & Associates, Inc. (Wadleigh) to review the odor mitigation strategies for the Paragon Harvest, LLC (Paragon) cannabis cultivation and production facility to be located at 91 Kuniholm Drive in Holliston, Massachusetts. Trinity reviewed the proposed control system design and determined that Paragon plans to install controls that are industry best practices for cannabis facilities. Each grow room will maintain negative pressure such that fugitive emissions from the rooms will be minimized. The rooms will be equipped with carbon filters and an ionization system that will control odors in the recirculating indoor air. This will reduce odors in the exhaust air from each of the rooms. The exhaust from each of the rooms will also be equipped with carbon filters and inline ozone generators. If the ventilation is designed correctly to maintain negative pressure and the odor control devices are operated and maintained according to the manufacturer's guidelines, this system should provide sufficient odor control such that offsite odor impacts will be minimized.

If you have any questions or comments about the information presented in this letter, please do not hesitate to contact Ms. Santos at 978.376.1522.

Sincerely,

TRINITY CONSULTANTS

A handwritten signature in black ink, appearing to read "Lynne Santos".

Lynne Santos, P.E.
Managing Consultant

A handwritten signature in black ink, appearing to read "Kristine Davies".

Kristine Davies
Principal Consultant

HEADQUARTERS

12700 Park Central Dr, Ste 2100, Dallas, TX 75251 / P 800.229.6655 / P 972.661.8100 / F 972.385.9203

Team highlights:



▶ Michael Ford

- ▶ Attorney with 20+ years of experience in zoning, land use, permitting, licensing and compliance
- ▶ Experienced with the Marijuana Establishment licensing process, including with the CCC
- ▶ Will be overseeing all licensing and permitting at the state and municipal level
- ▶ Represented several Marijuana Establishments in the Commonwealth of Massachusetts
- ▶ Sherborn resident



▶ Peter Zagorianakos

- ▶ Principal, Triad Alpha Partners
- ▶ Been developing businesses and real estate in the Boston area for over 30 years
- ▶ Experience in complex real estate transactions involving special zoning, environmental remediation, and AUL's
- ▶ Has spearheaded several hundred million dollars worth of development in a diverse range of real estate from biotech lab space to multifamily residential
- ▶ Newton resident

Team Continued:



Jonathan Miller

- Graduated Brandeis University in 2013, Jonathan worked for several large developers in Boston, including City Realty Group and LBC Boston.
- In the 6 years prior to joining Triad Alpha Partners Jonathan was responsible for the permitting and construction of over 500 multifamily units in the Greater Boston area and over 75,000 square feet of commercial space.
- Jonathan specializes in complex land transactions, Municipal and State permitting, as well as the financing and deal structure elements of large development projects.



Brigadier General David J. Medeiros

- the President of the David J Medeiros Consulting Group
- Dave is a 22-year veteran of Rhode Island State Police, retiring at the rank of Lieutenant. Dave was a member of the Division's Tactical Team and was among the first in the state of Rhode Island to be trained to conduct Threat and Vulnerability assessments of schools and businesses.
- retired Brigadier General from the US Army/National Guard, combat veteran with 35 years of service. Highly proficient and experienced leading security forces and conducting counter terrorism in a combat environment. He is a Senior Army Aviator and a Senior Parachutist.
- Masters in Criminal Justice from Anna Maria College, a Masters in Strategic Studies from the United States Army War College, and is a graduate of Harvard University, National Preparedness Leadership Initiative.

Team : Industry Experts Leading the Way

- Alex Lavin – Over the past decade Mr. Lavin has held operational roles at a multi-acre, multi-million-dollar, commercial cultivation facility in each stage of growth, including large-scale clone production, nursery management, field crops, post-harvest processing, particle separation and packing and storage. With an emphasis on superior genetics, organic cultivation, and full-scale design and implementation of facilities for flower, seed and extract production, Mr. Lavin has earned a strong reputation within his community. Alex has worked closely with fellow executive team member Joseph Barclay for most of his professional career. He provided key consultative services in the creation of Royal Budline, The Fireplace, and Sacred Roots along with Mr. Barclay. Alex's expertise has garnered him international recognition. In 2019 he was chosen to serve on the board of the Cyprus Cannabis Association (CYCA). The CYCA is a collective of individuals and companies that will build the cannabis eco-system in Cyprus, and advancing the interests of a responsible, compliant, transparent and high-quality cannabis industry. He was recently chosen for a similar role in Belize, where he serves as a consultant to the national parliament as they move towards national legalization.
- Joseph “Duke” Barclay – Joseph Barclay has been actively engaged in the medical and recreational cannabis industry for over 15 years. He is a lifelong resident of Arcata, California, the birthplace of our country's modern-day cannabis market. Joseph serves on GI's board of directors and is a critical component to every aspect of the business. In addition to his work with GINE, Joseph is the owner and operator of the GI California Brands: Royal Budline, Peak Distribution, The Fireplace Dispensary and Humboldt Sacred Roots.



Building an Umbrella of Strong Brands



Proprietary Tissue Culture & Clone Development
Licensed in CA and OK



CA Licensed Extractor and Distributor



Award Winning Dispensary – Arcata, CA



Parent Entity (Holding Co)



Cultivation & Sale to RI Compassion Centers



Full-Spectrum DTC Product Line



CA-Based Flower and Topicals Brand



Cannabinoid Beverages – JV with Tank
Brewing- Miami, FL



Product Development

- Built our entire family of brands from scratch
- Robust marketing channels on all social media platforms
- Over 1 Million followers across company pages/affiliates
- Laser focused on the consumer experience and building brands across different target markets



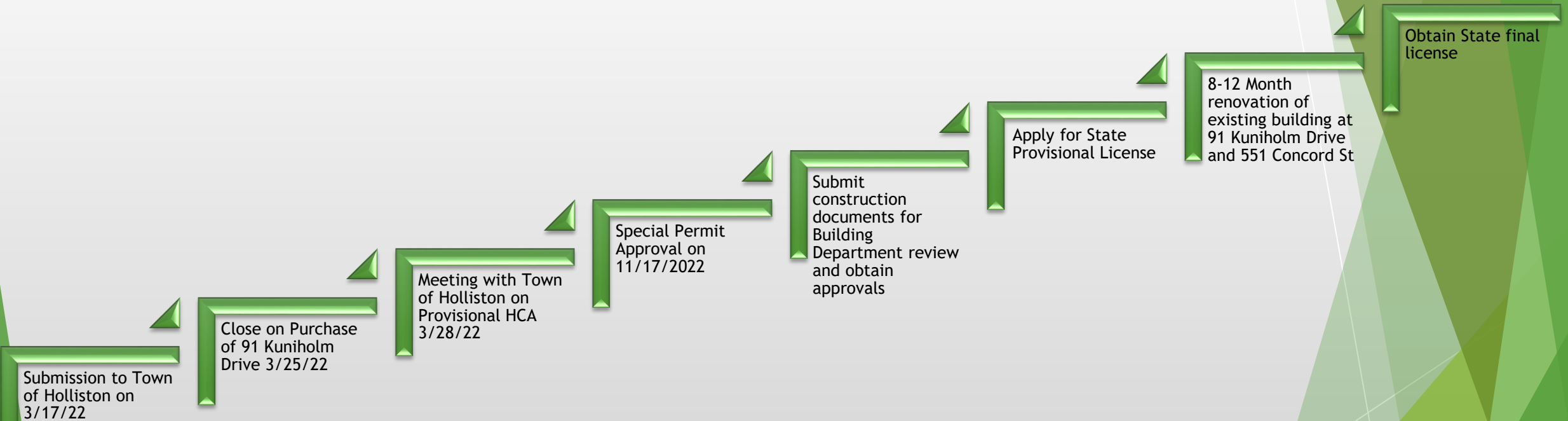
GI Facilities in operation

- ▶ In operation in California:
 - ▶ 50,000 sq ft of indoor cultivation with supporting 6,500 sq ft nursery
 - ▶ 30,000 sq ft of processing and manufacturing
 - ▶ 1.8 acres of outdoor cultivation
 - ▶ 3,000 sq ft retail location “the fireplace” in Arcata, CA
- ▶ In operation in Rhode Island:
 - ▶ 10,000 sq ft of indoor cultivation

Triad Alpha Partners

- ▶ Engaged in Real Estate Development in the Boston Area for 30+ Years
- ▶ Over 500 Million in Development
- ▶ Still Manage all previously developed projects retained in portfolio
- ▶ Experience permitting and building Multifamily, Industrial, Commercial and mixed use development

Timeline:



Community Benefits

- ▶ HCA local Excise Tax of 3% on an estimated gross revenue of \$20,000,000
- ▶ Community partners are currently being explored
- ▶ The facility once fully functioning will have 25-30 employees (Holliston applicants will receive preferential hiring treatment)
- ▶ Real estate taxes of a newly renovated state of the art cultivation facility
- ▶ Revitalization of a currently blighted underutilized 4.50 acre parcel

Security Continued

- ▶ Camera and Video security
 - ▶ The cultivation and processing facility will be monitored twenty-fours a day, every day, by closed circuit television systems and IP video capture. The IP video capture will provide on line, real time viewing of all facilities, and all areas that may be monitored by law, capabilities include:
 - ▶ a. Digital archiving capability.
 - ▶ b. Color printing capability.
 - ▶ c. Still photography capability.
 - ▶ d. System failure notification.
 - ▶ e. Battery backup (minimum of one hour).
 - ▶ f. All recorded information will be archived onsite as well as transmitted in real time to an outside “cloud” storage facility.
 - ▶ g. All camera coverage will include both secure and restricted areas.
 - ▶ h. All camera coverage will include all points of entry to, or exit from secure and restricted access areas, as well as sale and storage areas.
 - ▶ i. Storage for all video capture will be archived for a minimum of thirty days.
 - ▶ j. All video capture will have a visible time and date stamp.

Facility Security

- ▶ The facility security is designed to deter security breaches from the outside in. The facility will feature overlapping physical security measures and procedures that control access to cultivating and processing areas, enhance security at vulnerable times and locations, and enable rapid response in the event of an incident
- ▶ All vendors, contractors, state or local government representatives, and all others without permanent Complex-issued ID, are considered visitors. Before being permitted to enter the premises, all visitors shall provide proof of age and ID, included on an expected list of visitors or show official documentation of an unscheduled inspection or authority to perform such inspection and sign the visitor log on camera. The entry guard will verify that the name on the identification matches the name in the visitor log. Identification must contain a picture, date of birth, valid and not expired.

Building opening and closing procedures

- ▶ The Director of Security and Director of Cultivation will designate supervisor-level staff. These supervisors will receive special authority associated with their biometric information to enable them to lock and unlock their respective buildings or access areas. In order to open any building or other Limited Access Area from a secured situation, one of these supervisors must enter his unique entrance code. The supervisors will have a checklist to walkthrough upon entry, verifying that surveillance cameras in all rooms are operating correctly and that there are no suspicious signs in the facility.
- ▶ The supervisor shall complete and digitally submit the form to the Director of Security prior to beginning operations or allowing other staff through the clean room. This checklist should take 5-10 minutes to complete. Both will confirm in a written log that the facility status is normal before admitting additional personnel to the facility. The last person to leave the Limited Access Area buildings and the property must be a supervisor. The supervisor must enter a special command and biometric information, such as a fingerprint, in order to secure the facility. A supervisor must follow this exit protocol to secure the facility each time the Limit Access Area building is left unattended. Security will always monitor personnel leaving the main Central Processing Center or Cannabis Cultivation Complex property.

Product Security/Limited Access Areas

- ▶ All areas where cannabis clones, culture, plants, or products are stored, processed, manufactured, shipped or received shall be defined as LAA. These areas will include climate-controlled vaults for finished products, climate-controlled storage containers for intake, and separate climate-controlled storage containers for products that have passed testing.
- ▶ The Director of Security may designate areas of the premises as Limited Access Areas (LAA). Typically, an LAA will be an area of the premises containing cannabis plants or product, business records, security or surveillance equipment, or cash. However, the Director of Security may designate additional areas as LAA at his or her discretion. All LAAs are considered heightened security areas. The Director of Security will specifically review access authorization to these areas at least on a monthly basis and will strive to limit access authorization only to personnel who require that access. No visitors will be permitted into an LAA without advance documentation and authorization. Official visitors present for purposes of inspection will be permitted as required but shall be accompanied by the Director of Security or another senior employee. All access to LAAs will be recorded through the lock's electronic log and by video surveillance. The Director of Security will review these records at least monthly

Employee training

- ▶ All employees must undergo and pass a two-week training course prior to active employment and being assigned scheduled hours. Our collaborative training programs are designed to educate employees on best practices for maintaining their personal safety and the safety of the Company's products, including comprehensive emergency and incident management training. If necessary, they will be asked to take recurrent training quarterly.
- ▶ The Company is dedicated to training all employees to excel in their position and properly execute our Standard Operating Procedures (SOPs). Our employee-training curriculum will provide critical procedures and instruction to employees to ensure all systems are in place to produce cannabis safely. These systems also ensure that every employee understands how to implement these systems accurately.

Paragon Harvest, LLC is looking forward to becoming a good neighbor, and part of the Holliston community.

Thank you!