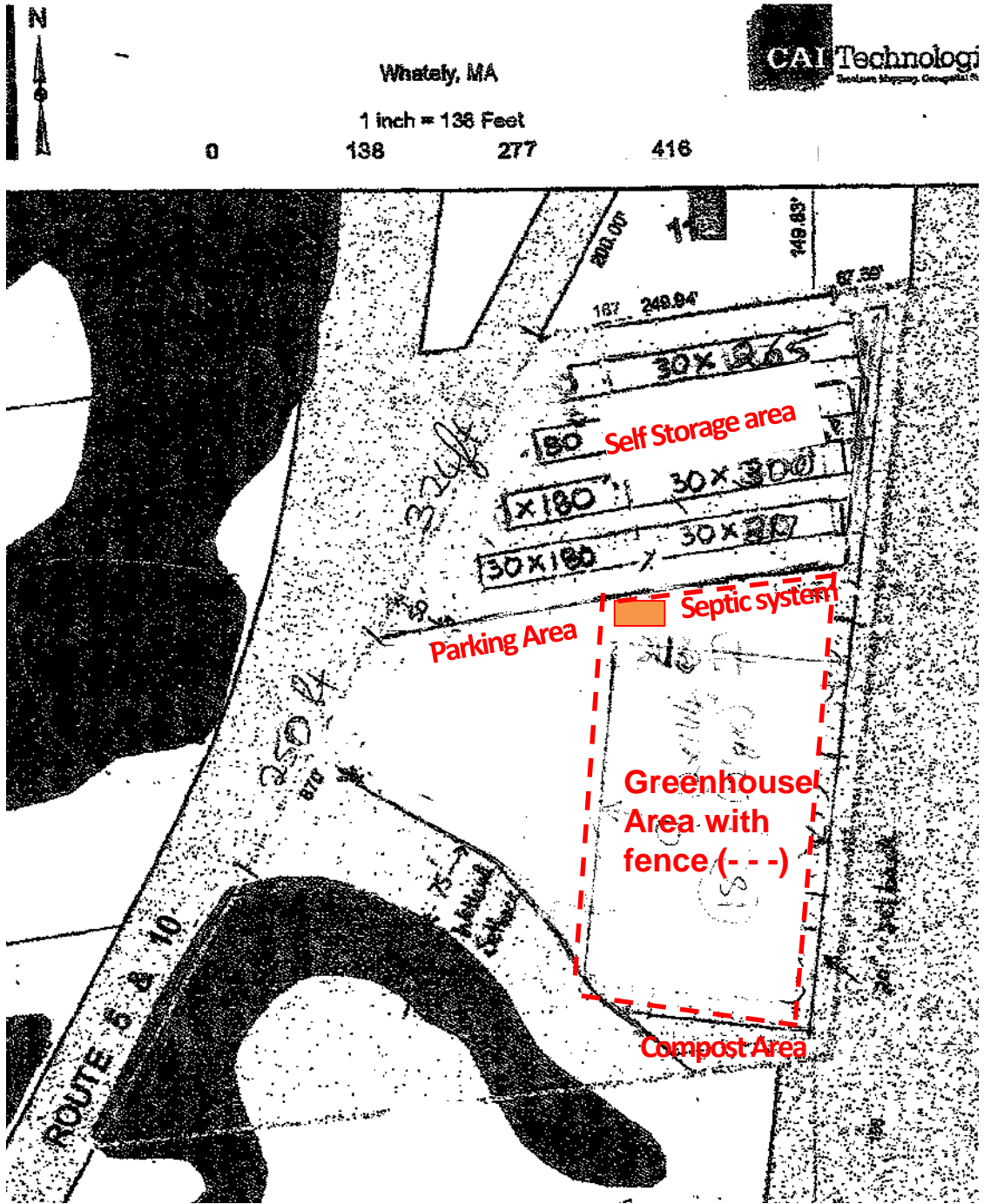


Urban Grown Inc. Cultivation Site, Map 32, Lot 6, State Road, Whately



- Office Building
- Security Fence

Figure 2. Gutter-Connected Greenhouses

- Will be grown during normal growing season in greenhouses and with blackout systems in the offseason. Initially 10,000 SF.
- Each crop will be packaged onsite for sale to dispensaries and manufacturers.



Figure 3. Proposed Location

- Commercially zoned land on State Rd.
- Assessors Map 32, Lot 6, State Rd, Whately.
- 7.9 ac. parcel is proposed to share the area with future Self Storage Units.

Abutters within 300ft of Grow Site

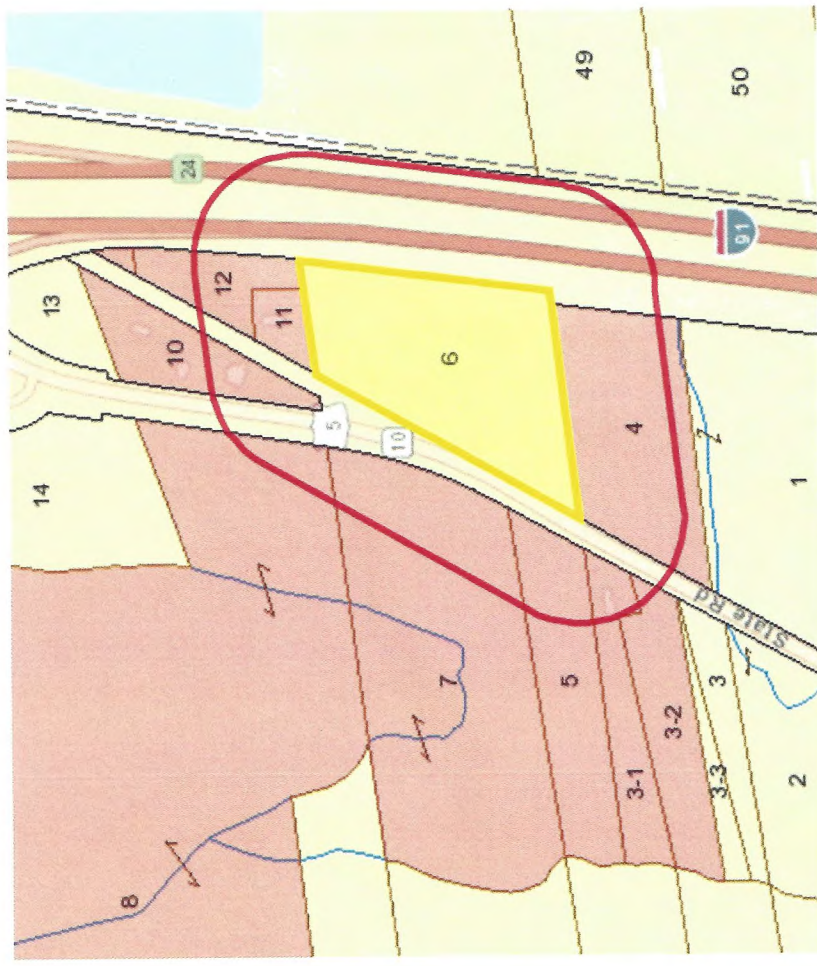
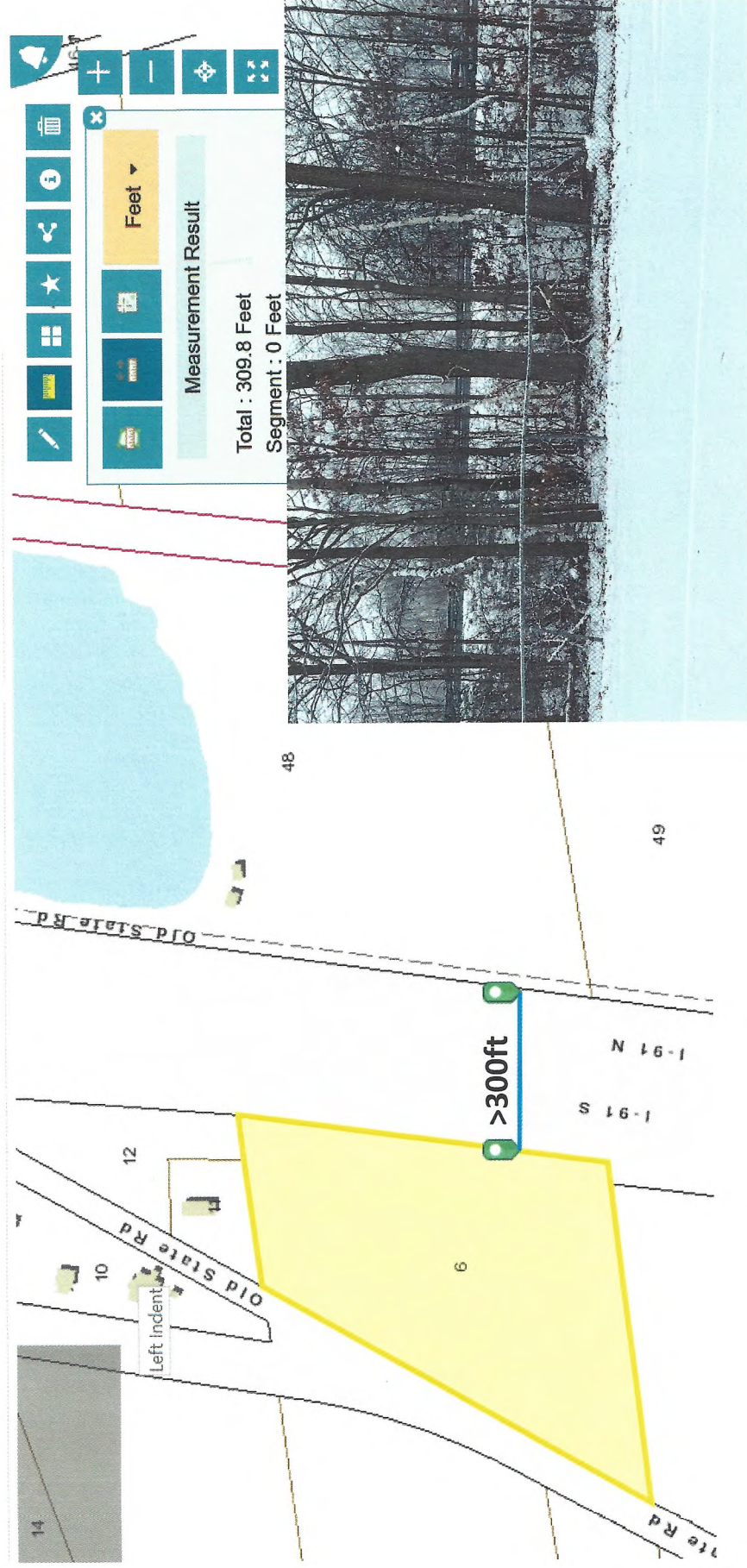
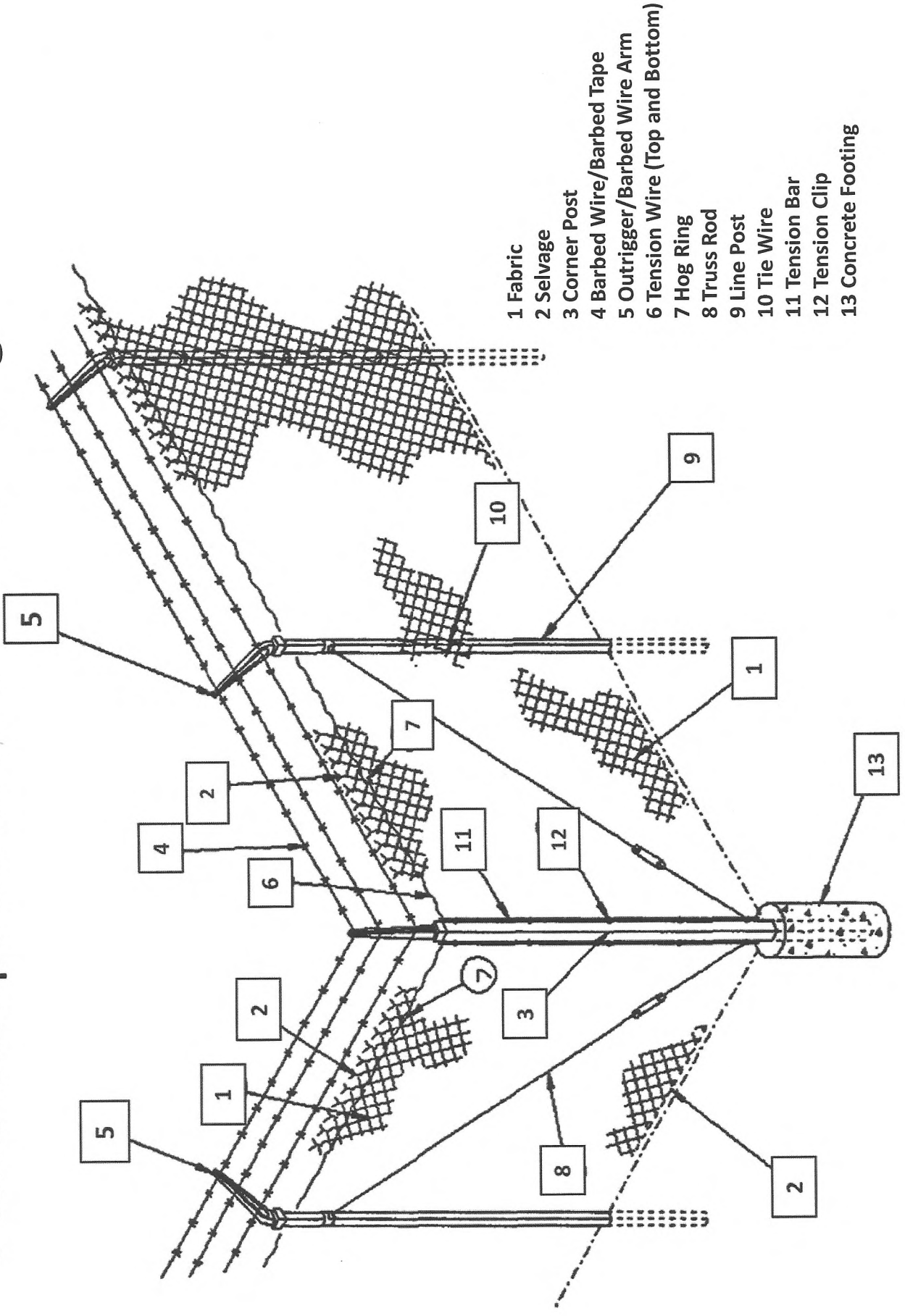


Figure 4. UGI has requested a waiver for a 300 ft. setback from the Tri-Town Beach.



The grow site is not visible or accessible from the Beach.

Figure 5. Architectural Designed Chain Link Fence Components and Corner Design



- 1 Fabric
- 2 Selvage
- 3 Corner Post
- 4 Barbed Wire/Barbed Tape
- 5 Outrigger/Barbed Wire Arm
- 6 Tension Wire (Top and Bottom)
- 7 Hog Ring
- 8 Truss Rod
- 9 Line Post
- 10 Tie Wire
- 11 Tension Bar
- 12 Tension Clip
- 13 Concrete Footing



300 foot Abutters List Report

Whately, MA
March 19, 2021

Subject Property:

Parcel Number:	32-0-06	Mailing Address:	BRYNDA RYSZARD JORDAN KRISTINE, NYE WIESIA 188 LOWER RD DEERFIELD, MA 01342
CAMA Number:	32-0-06		
Property Address:	E/S STATE RD		

Abutters:

Parcel Number:	32-0-03-1	Mailing Address:	WILLIAMS CHARLES P SANDRA V SAUNDERS 345 STATE RD S DEERFIELD, MA 01373
CAMA Number:	32-0-03-1		
Property Address:	345 STATE RD		
Parcel Number:	32-0-03-2	Mailing Address:	WILLIAMS CHARLES P SANDRA V SAUNDERS 345 STATE RD S DEERFIELD, MA 01373
CAMA Number:	32-0-03-2		
Property Address:	W/S STATE RD		
Parcel Number:	32-0-04	Mailing Address:	SAGON SHIRLEY SILLIKER KATHLEEN 28 KINGOKE ST SPRINGFIELD, MA 01129
CAMA Number:	32-0-04		
Property Address:	BETW STATE RD/I-91		
Parcel Number:	32-0-05	Mailing Address:	BRYNDA RYSZARD JORDAN KRISTINE, NYE WIESIA 188 LOWER RD DEERFIELD, MA 01342
CAMA Number:	32-0-05		
Property Address:	W/S STATE RD		
Parcel Number:	32-0-07	Mailing Address:	COMMONWEALTH OF MASSACHUSETTS DEPT FISH & GAME/MASSWILDLIFE 251 CAUSEWAY ST, STE 400 BOSTON, MA 02114
CAMA Number:	32-0-07		
Property Address:	W/S STATE RD		
Parcel Number:	32-0-08	Mailing Address:	WESTERN MA EEN LLC 326 CLARK ST WORCESTER, MA 01606
CAMA Number:	32-0-08		
Property Address:	W/S STATE RD		
Parcel Number:	32-0-10	Mailing Address:	WESTERN MA EEN LLC 326 CLARK ST WORCESTER, MA 01606
CAMA Number:	32-0-10		
Property Address:	372 STATE RD		
Parcel Number:	32-0-11	Mailing Address:	F L ROBERTS + CO, INC 93 W BROAD ST SPRINGFIELD, MA 01105
CAMA Number:	32-0-11		
Property Address:	E/S STATE RD		
Parcel Number:	32-0-12	Mailing Address:	WESTERN MA EEN LLC 326 CLARK ST WORCESTER, MA 01606
CAMA Number:	32-0-12		
Property Address:	W/S I-91		



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/19/2021

Page 1 of 1



1000 foot Abutters List Report

Whately, MA
March 19, 2021

Subject Property:

Parcel Number: 32-0-06
CAMA Number: 32-0-06
Property Address: E/S STATE RD

Mailing Address: BRYNDA RYSZARD JORDAN KRISTINE,
NYE WIESIA
188 LOWER RD
DEERFIELD, MA 01342

Abutters:

Parcel Number: 26-0-11
CAMA Number: 26-0-11
Property Address: W/S I-91

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DEPT FISH &
GAME/MASSWILDLIFE
251 CAUSEWAY ST, STE 400
BOSTON, MA 02114

Parcel Number: 26-0-13
CAMA Number: 26-0-13
Property Address: OFF STATE RD

Mailing Address: OWNER UNKNOWN
OFF E/S STATE RD
WHATELY, MA 01093

Parcel Number: 26-0-14
CAMA Number: 26-0-14
Property Address: ABUTS I-91

Mailing Address: EMENY GEORGE W
PO BOX 707
N HATFIELD, MA 01066

Parcel Number: 26-0-15
CAMA Number: 26-0-15
Property Address: ABUTS I-91

Mailing Address: EMENY GEORGE W
PO BOX 707
N HATFIELD, MA 01066

Parcel Number: 26-0-16
CAMA Number: 26-0-16
Property Address: OFF LONG PLAIN RD

Mailing Address: OWNER UNKNOWN
ABUTS W/S B+M RR
WHATELY, MA 01093

Parcel Number: 32-0-01
CAMA Number: 32-0-01
Property Address: SE/S STATE RD

Mailing Address: URKIEL RICHARD URKIEL CHARLES
112 S SHELBURNE RD
GREENFIELD, MA 01301

Parcel Number: 32-0-03
CAMA Number: 32-0-03
Property Address: W/S STATE RD

Mailing Address: MORAWSKI MARY LOU
1565 DAMASK LN
SEBASTIAN, FL 32958

Parcel Number: 32-0-03-1
CAMA Number: 32-0-03-1
Property Address: 345 STATE RD

Mailing Address: WILLIAMS CHARLES P SANDRA V
SAUNDERS
345 STATE RD
S DEERFIELD, MA 01373

Parcel Number: 32-0-03-2
CAMA Number: 32-0-03-2
Property Address: W/S STATE RD

Mailing Address: WILLIAMS CHARLES P SANDRA V
SAUNDERS
345 STATE RD
S DEERFIELD, MA 01373

Parcel Number: 32-0-03-3
CAMA Number: 32-0-03-3
Property Address: W/S STATE RD

Mailing Address: WILLIAMS CHARLES P SANDRA V
SAUNDERS
345 STATE RD
S DEERFIELD, MA 01373



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/19/2021

Page 1 of 3



1000 foot Abutters List Report

Whately, MA
March 19, 2021

Parcel Number: 32-0-04 CAMA Number: 32-0-04 Property Address: BETW STATE RD/I-91	Mailing Address: SAGON SHIRLEY SILLIKER KATHLEEN 28 KINGOKE ST SPRINGFIELD, MA 01129
Parcel Number: 32-0-05 CAMA Number: 32-0-05 Property Address: W/S STATE RD	Mailing Address: BRYNDA RYSZARD JORDAN KRISTINE, NYE WIESIA 188 LOWER RD DEERFIELD, MA 01342
Parcel Number: 32-0-07 CAMA Number: 32-0-07 Property Address: W/S STATE RD	Mailing Address: COMMONWEALTH OF MASSACHUSETTS DEPT FISH & GAME/MASSWILDLIFE 251 CAUSEWAY ST, STE 400 BOSTON, MA 02114
Parcel Number: 32-0-08 CAMA Number: 32-0-08 Property Address: W/S STATE RD	Mailing Address: WESTERN MA EEN LLC 326 CLARK ST WORCESTER, MA 01606
Parcel Number: 32-0-10 CAMA Number: 32-0-10 Property Address: 372 STATE RD	Mailing Address: WESTERN MA EEN LLC 326 CLARK ST WORCESTER, MA 01606
Parcel Number: 32-0-11 CAMA Number: 32-0-11 Property Address: E/S STATE RD	Mailing Address: F L ROBERTS + CO, INC 93 W BROAD ST SPRINGFIELD, MA 01105
Parcel Number: 32-0-12 CAMA Number: 32-0-12 Property Address: W/S I-91	Mailing Address: WESTERN MA EEN LLC 326 CLARK ST WORCESTER, MA 01606
Parcel Number: 32-0-13 CAMA Number: 32-0-13 Property Address: BETW STATE/I-91 INTERCHG	Mailing Address: F L ROBERTS + CO, INC 93 W BROAD ST SPRINGFIELD, MA 01105
Parcel Number: 32-0-14 CAMA Number: 32-0-14 Property Address: W/S I-91 INTERCHG	Mailing Address: URKIEL EDWIN J 72 NELSON RD COLRAIN, MA 01340
Parcel Number: 32-0-48 CAMA Number: 32-0-48 Property Address: END OLD STATE RD	Mailing Address: TRI-TOWN BEACH DISTRICT RFD S DEERFIELD, MA 01373
Parcel Number: 32-0-49 CAMA Number: 32-0-49 Property Address: BETW I-91 + B+M RR	Mailing Address: URKIEL RICHARD SAMUEL, ALEXANDER, AUSTIN 112 S SHELBURNE RD GREENFIELD, MA 01301
Parcel Number: 32-0-50 CAMA Number: 32-0-50 Property Address: BETW I-91 + B+M RR	Mailing Address: URKIEL RICHARD URKIEL CHARLES 112 S SHELBURNE RD GREENFIELD, MA 01301



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/19/2021

Page 2 of 3



1000 foot Abutters List Report

Whately, MA
March 19, 2021

Parcel Number: 32-0-51
CAMA Number: 32-0-51
Property Address: W/S B + M RAILROAD

Mailing Address: BOSTON + MAINE RAILROAD
GUILFORD TRANSP IND, INC
IRON HORSE PARK
N BILLERICA, MA 01862-1676



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

3/19/2021

Page 3 of 3



January 14, 2021

Urban Grown, Inc.
MC281413
stephen@urbangrowninc.com

NOTICE: MARIJUANA ESTABLISHMENT LICENSE RENEWAL APPROVED

WHY ARE YOU RECEIVING THIS NOTICE?

This letter provides notice that the Cannabis Control Commission approved the renewal of a license subject to the conditions listed below:

1. Within 90 days of the removal of the State of Emergency declaration, the licensee shall notify the Cannabis Control Commission of updated actions taken on their Plan to Positively Impact Disproportionately Harmed People.
2. Within 90 days of the removal of the State of Emergency declaration, the licensee shall notify the Cannabis Control Commission of updated actions taken on their Diversity Plan.
3. Within 90 days, the licensee shall submit documentation that it requested from its Host Community the records of any cost to the city or town, whether anticipated or actual, resulting from the licensee's operation within its borders. Additionally, the licensee shall submit any response received from the Host Community, and if no response received, an attestation to that effect. The licensee shall comply with this requirement as stated within 935 CMR 500.103(4)(f).
4. Within 60 days, or upon a post-provisional license inspection if this inspection has not yet taken place, the licensee shall submit documentation (energy compliance or exemption letter) regarding its requirement to comply with the Commission's energy regulations pursuant to 935 CMR 500.120(11).

If the licensee has yet to obtain or be approved for a final license, this notice shall serve as an updated license certificate. If the licensee has been approved for a final license previously, an updated license certificate will accompany this notice.

WHAT ARE YOUR NEXT STEPS?

The licensee is required to comply with the above conditions in the time frame indicated. If no time frame is indicated, the licensee is required to comply with the requirements within a reasonable time. Please send any documentation related to the requirements, via email, to licensing@cccmaass.com. **In**



the subject line of the email, please indicate the following: “(Establishment Name) - (License Number) - Renewal Conditions”. For example: “XYZ, Inc.-MR999900-Renewal Conditions”.

The licensee is required to remain in full compliance with the Commission’s regulations on an ongoing basis. Please be advised that the Commission promulgated revised regulations effective as of November 1, 2019. The Commission’s regulations can be found here: https://mass-cannabis-control.com/wp-content/uploads/2019/11/935_CM_500.000_Adult_Use_of_Marijuana_11.1.19.pdf. Additionally, please be advised that the licensee is subject to inspection, at any time without prior notice, to ensure full compliance with 935 CMR 500.000. 935 CMR 500.300(1).

As a reminder, licensees are required to renew their license annually. Licensees will receive an automated email notice 90 days prior, and 60 days prior, to the expiration of their license. License renewal applications shall be submitted 60 days prior to the expiration of the license. The Massachusetts Cannabis Industry Portal (“MassCIP”) will show all licenses held and their respective expiration dates. For guidance on the requirements of the license renewal application, please visit: <https://mass-cannabis-control.com/guidancedocuments/>.

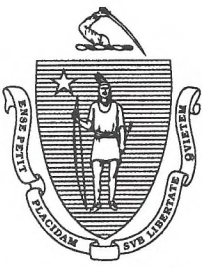
If there are any questions with regards to this notice, please contact the Commission’s Enforcement staff at licensing@cccmass.com.

Sincerely,



Shawn Collins
Executive Director





The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
 Secretary of the
 Commonwealth

Date: November 13, 2020

To Whom It May Concern :

I hereby certify that according to the records of this office,

URBAN GROWN INC.

is a domestic corporation organized on **January 13, 2017** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 20110747110

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: mso



Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Attachment 5.

Letter ID: L1424482624
Notice Date: November 17, 2020
Case ID: 0-000-941-909



CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



STEPHEN HERBERT
URBAN GROWN INC
81 SHATTUCK RD
HADLEY MA 01035-9441



Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, URBAN GROWN INC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 8:30 a.m. to 4:30 p.m..

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

Attachment 6.

[Login \(/profile/login\)](/profile/login)

[Cart 0 \(/checkout/cart\)](/checkout/cart)



USA

[\(/\)](#)

[Store \(/store/\)](/store/)

[Deals \(/promotions/\)](/promotions/)

[Solutions \(/solutions/\)](/solutions/)

[Products \(/products/\)](/products/)

[Support \(/support/\)](/support/)

Search

Save 15% with Code | [SAVE15 \(/store/\)](/store/)

Take a Picture | Win a 4K Camera System
[\(/mylorex/\)](/mylorex/)

[Home \(/\)](#) [Store \(/store\)](#)

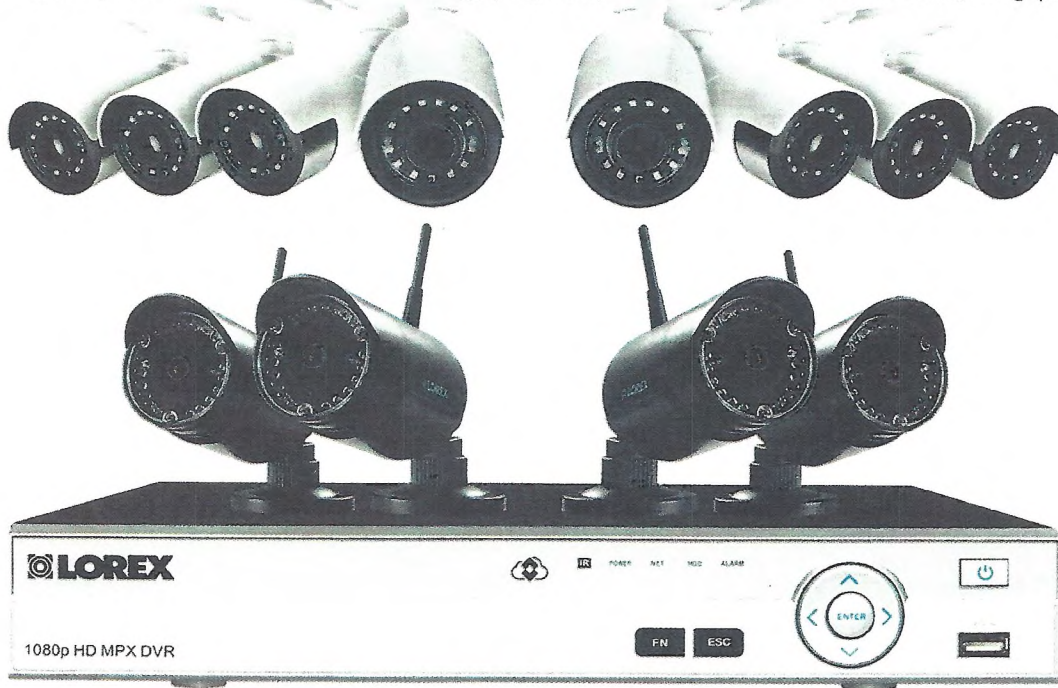
HD DVR camera system)

</hd-dvr-camera-system>

</N-180xlif?gclid=Cj0KCQjw08XeBRC0ARicAP ea>

[jyjFj7PqZZOcq](#)

[5DrM0HPkM0UO1N5_fUaAgApEALw](#)



[\(/browse/include/imageViewer.jsp?prdid=L2412W&skuld=sku1220120\)](/browse/include/imageViewer.jsp?prdid=L2412W&skuld=sku1220120)



Wireless Security Camera System with Ultra-Wide Cameras and 16 Channel HD 1080p DVR

Exhibit 1. Energy Use – Urban Grown Inc.

i. Light Specifications - Gavita Pro 1000 DE US

3.1. General product information

Product name	Pro 1000 DE US
Manufacturer	Gavita International by
Version	240 V
EAN Code	8718403052510
Part number	18.63.10.27.20
Plug type	Nema 6-15

3.2. Technical specifications

Product weight	4,7kg / 10.4 lbs
Dimensions (L*W*H)	23"x9.5"x11.5" / 56,5x24.5x22.5cm. (height excl. mounting hooks)
Temperature case	< 70 °Celsius / 158 °Fahrenheit
Temperature ambient	0 - 35 °Celsius / 32 - 95 °Fahrenheit
Input voltage +/-10%	240 VAC
Input current at 100%	4.5 A
Input current at 110/115%	5.8 A
Input power at 100%	1055 W
Input power at 110/115%	1255 W
Power factor	0.95 - 0.98
Total Harmonic Distortion	< 10%
Frequency	50 - 60 Hz
Certification	UL 1598 & CSA C22.2 & FCC
Insulation	Class 1 - requires an earth connection
(Power inlet)	Fixed cable 5 m / 16 ft
Power output settings	600/660/750/825/1000/1150 Watt
Ignition voltage:	5 kV / 600 ms
Inrush current:	4 50 Amps
Earth leakage current:	s 1 A

3.3. Compatible products and accessories

	Product name	Gavita part number
Replacement reflector	Gavita HR96 DE	30.46.13.00
	Gavita M 110 DE SR	30.27.13.00
	Gavita W 150 DE	30.26.13.00
Compatible lamps	Gavita Pro Plus 1000 W EL DE HPS	26.10.16.12

3.4. Environment

The product is meant for use in climate rooms. The product may be used in damp environments. The product may not be used in wet environments or outdoors. The Gavita Pro 1000 W lamps function optimal when the ambient temperature is between 20 - 30 °Celsius / 68 - 86 °Fahrenheit.

3.5. Legislation

This device complies with Part 18 of the FCC Rules.

CSA approved.

ii. Electrical Grow Light Energy Use vs Sunlight in Greenhouses with Lights

Urban Grown Inc. will only use **Grow Lights** as supplemental lighting during vegetative growth stages.

50 grow lights

Lights 1000 Watts (1 KW)

Average usage 3 hours per day for 90 days max.

$50 \times 1 \times 3 \times 90 = \mathbf{13,500}$ KW Hours

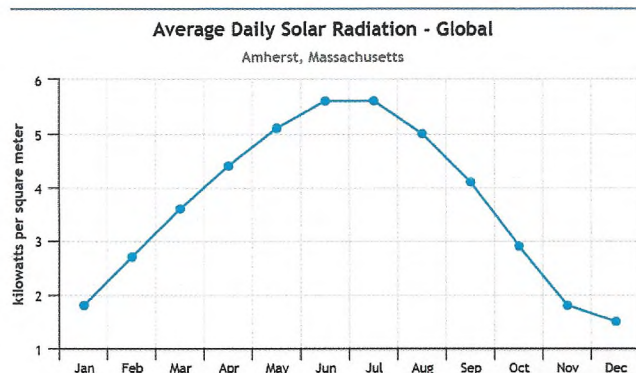
Sunlight

Average sunlight intensity 500 W/m² or 0.5 KW/m²

Average day length 12 hours

Greenhouse area with lights 4416 ft² or 410.26 m²

Greenhouse use with plants 350 days



Estimated Total Incoming Sun Energy is: $0.5 \times 12 \times 410.26 \times 350 = \mathbf{861,546}$ KW Hours

Percentage of energy use from lights vs. total energy from sun plus lights is:

$$13,500 / (13,500 + 861,546) \times 100 = \mathbf{1.54\%}$$

Other electrical energy usage for fans will be minimal in comparison to energy used for grow lights but even if doubled would only be 3.08% of renewable energy directly from the sun.

iii. Energy Used for Heating Greenhouses in Winter Months

Heating Degree Days and Anticipated Fuel Use

National Grid states "it has been shown that the best way to estimate energy use for space heating is by using heating degree days (HDD) rather than actual temperature." Values for HDD are based on a threshold average temperature of 65°. Using HDD provides an indication of the differences in temperature from month to month and year to year that impact the amount of energy needed to heat a facility.

To calculate the HDDs, the average temperature for a day (add the high temperature + low temperature for the day, then divide by two). If the average temperature is at or above 65°F, then the HDD amount is zero. However, if the average temperature is below 65°F, then the HDD amount equals 65 minus the average temperature. For example, if the average temperature was 55° then the HDD amount equals 10.

For greenhouses heat might be expected between November thru March and the long-term (30-year) average for these months is 5,130 GDD with a range from 4117 to 5793 GDD. Based in part on this data and experience at the farm, and the fact that even in mid-winter on sunny days the temperature inside a greenhouse will rapidly rise reducing or eliminating the need for much heat, hence Urban Grown Inc.'s expected use of propane for heat for winter growing in a subset of greenhouses will be 800 to 1000 gallons.