



GOOD  
CHEMISTRY  
MASSACHUSETTS

Holliston Community Meeting  
June 17, 2020

# Good Chemistry Nurseries Overview

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*Good Chemistry Nurseries is a nationally recognized, highly successful cannabis producer and provider with a superb reputation for combining product excellence with superior retail experience*

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- Matthew Huron, Good Chemistry founder and CEO, has 20 years experience in operating a cannabis company in highly regulated environments. This is not a new venture
- Good Chemistry has 10 years of operating history with more than 250 employees across 3 states
- Good Chemistry has worked in Massachusetts for seven years, and has been operating both Medical and Adult-use in the state since mid-2018 (Cultivation in Bellingham, Dispensary in Worcester)
- Good Chemistry's commitment to compliance has created a culture that focuses on strict adherence to state and local regulatory requirements and practices
- Our values and company culture center on providing a professional, safe, and inspirational environment for patients, customers, government regulators, law enforcement partners, and the community as a whole
- Good Chemistry's proprietary cultivation methods allow for high volume, consistent production of superior quality cannabis which is provided to our patients and customers with exceptional service from our experienced senior team and knowledgeable and friendly staff

# Good Chemistry's Founding Principles

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*Our commitment to our founding principles has enabled Good Chemistry to solidify a strong reputation across the industry and has been critical to our success*

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## Science

- Cannabis has significant therapeutic benefits and we work to support and expand its study
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## Access

- Barriers that restrict access to safe and reliable grade cannabis should be removed and we work to achieve this goal
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## Dignity

- A person has a fundamental right to choose his or her medical treatment
  - We are committed to our patients who have entrusted us with their care
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## Compassion

- Cannabis is an effective medicine for many people
  - We are dedicated to providing for those in need
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# Commitment to Community



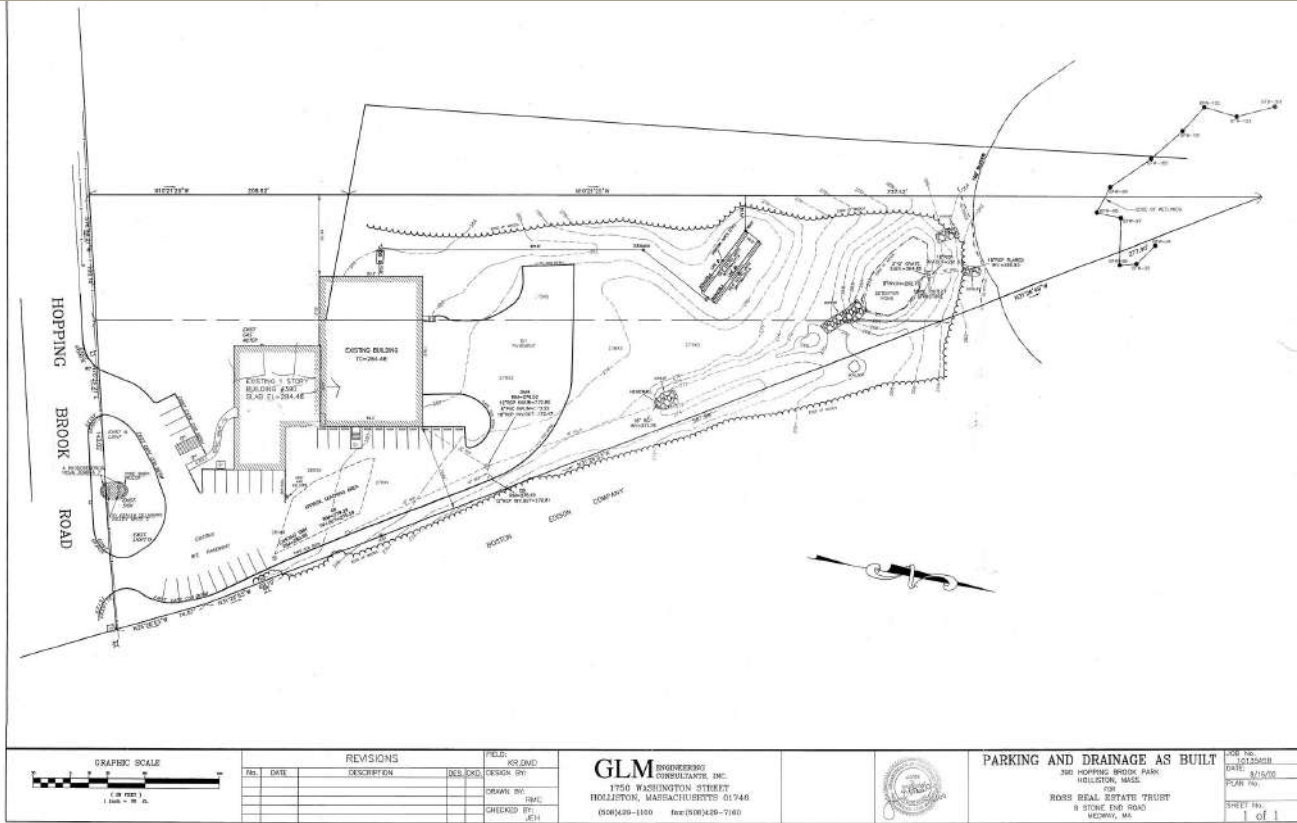
Good Chemistry proudly seeks out and stands by organizations that engage in the community and support important initiatives that align with our community support values

# Good Chemistry Nurseries in Holliston, MA

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- We are excited about the possibility of siting our next Massachusetts nursery in Holliston
- Holliston is ideal for cultivation operations as the area provides the infrastructure necessary for our operation
- We have Massachusetts licenses to produce and sell both medical and adult-use marijuana. Our current cultivation, which opened in April 2018, is in Bellingham, MA. Our dispensary location, which opened in August 2018, is in the Canal District of Worcester, MA where we accommodate both medical patients and adult-use consumers.
- We see a path for as many as 70+ jobs in Holliston as the operation expands
- All Good Chemistry of Massachusetts (GCM) staff must be vetted by MA CCC – with CSI national criminal background and CORI checks.

# Good Chemistry Holliston Site Plans



# Good Chemistry - A Leader in Cannabis Cultivation / Production

- Master cultivators of over ~75 strains of cannabis without any crop failures
- Five technologically-advanced, highly-automated grow facilities with leading yields
- Expert in capturing efficiencies, utilizing sustainable practices, and working with METRC - the marijuana seed-to-sale tracking system used in the Commonwealth and in Colorado

*Bellingham is our most sustainable cultivation to date; utilizes LED lighting and 30% less water than our other facilities.*



# Good Chemistry Cultivations In Massachusetts

- Our Holliston cultivation will be modeled after our Bellingham cultivation
- Bellingham represents the culmination of 20 years of commercial marijuana facility design
- The cultivation facility will utilize a recirculating system to recycle all of the irrigation water fed to the plants.
- We will also capture the condensate from mechanical units, to further reduce our municipal water usage considerably.

*The cultivation facility will employ carbon filtration systems to mitigate any potential odors from the facility.*





# Good Chemistry Energy Use Plan

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In the MA adult use energy and environmental regulations, the state calls for every marijuana cultivation, manufacturer, and dispensary to demonstrate consideration of energy efficiency, renewable energy, and utility rebate programs.

Massachusetts expects each cannabis business to:

- Integrate renewable energy into their power acquisition plan
- Deploy technologies or approaches to optimize the facility's energy use; and
- Utilize the state and utility incentives for energy efficient technologies

For cultivations:

- The Lighting Power Densities (LPD) for cultivation space must not exceed an average of 36 watts per gross square foot of active and growing space canopy
- For Tier 1 and Tier 2, a requirement of 50 watts per gross square foot of active canopy or growing unless otherwise determined in guidelines issued by the Commission.

# Mandated Seed-to-Sale Tracking Prevents Diversion & Theft

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- Marijuana plants and products are tracked using a seed-to-sale software tracking system. Good Chemistry has had ten years experience using this system in Colorado and nearly two years in Massachusetts
- From the time a plant is propagated to when the individual unit of product is sold to a customer, its location and identifying information (such as strain, weight, waste and quantity) is tracked and documented in the system – and reported to the MA CCC
- All inventory measures are conducted under video surveillance – including areas where scales and product is located – and are monitored by company management
- Data is provided to the MA CCC on a daily basis

# Layers of Security Features to Deter Unauthorized Access

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- Good Chemistry has contracted with Stepka Security, a leader in the commercial security industry, to design and install a state of the art security, access control, and surveillance system compliant with state regulation 935 CMR 500.110
- The system will prevent and detect diversion, theft, loss of marijuana or unauthorized intrusion
- Employing the same security features that have worked in Colorado and Massachusetts for Good Chemistry
  - Secure vestibule area through which all employees must pass to gain entrance
  - No unauthorized visitors allowed into the facility
  - All outdoor areas will be well lit and all doors remain locked

## Layers of Security Features to Deter Unauthorized Access (cont'd.)

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- Intrusion detection systems include: door contacts and motion alarms
- Intrusion detection system monitored via third party security company
- CCTV surveillance integrate the security layers for real time viewing and provide a means of archived video for the purpose of review in the event of an incident.
- Facility security systems are tied into an onsite emergency generator and / or battery backup

# Highly Experienced Management Team

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Matthew  
Huron,  
CEO

- 20 years cannabis industry experience in CO, CA, NV and MA
- Served on Colorado Cannabis Enforcement Division (MED) Licensing Authority Advisory Committee
- Founding board member of Colorado Leads, cannabis Industry Group (MIG), Cannabis Business Alliance (CBA), and National Cannabis Industry Association (NCIA)
- B.A., Public Policy, University of California Berkeley

Toby Nuber,  
COO / CFO

- 16+ years of investment banking, mergers and acquisitions and corporate finance experience
- 5 years experience with Good Chemistry - currently oversees finance, compliance, human resources, IT, facilities and procurement
- Prior financial firms include RBC Capital Markets and UBS (New York, San Francisco)
- B.S., (Cum Laude) University of Colorado Boulder

Duncan Cameron,  
Chief Production Officer

- 9+ years of cannabis cultivation management and production experience
- Currently manages ~85 FTEs across cultivation, production and inventory
- B.A., Communications, Florida Atlantic University

# Highly Experienced Management Team (cont'd)

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Joe Megyesy,  
Senior Manager,  
Public Affairs

- 15+ years of public policy and strategic communications experience for the cannabis industry and the energy industry.
- Vice Chair of Colorado Marijuana Industry Group
- B.A., Political Science, University of Colorado Boulder

Steve Spinosa,  
VP, Operations

- 9+ years of cannabis retail experience
- Currently manages ~90 FTEs across four high volume retail locations
- B.S., Pennsylvania State University

Edward Stern,  
Director of  
Communications

- 25 years of communications, public relations and marketing experience
- Founder, ArrowHeart Media PR and Marketing
- B.A., Communications, Michigan State University

# Highly Experienced Management Team (cont'd)

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Andrew Jones,  
Director of  
Information  
Technology

- 22 years in Information Technology focusing on the architecture, design and development of software solutions to complex problems
- 12 years working in the Healthcare industry, creating software for patients and physicians and creating ePHI solutions to meet Federal regulations
- B.A., Art Institute of Colorado

Joe Sandoval,  
Director of  
Compliance

- 25+ years of law enforcement, compliance and marijuana regulatory experience
- B.S., Criminal Justice Administration & Management, Metropolitan State University, Denver
- Masters of Public Administration, University of Colorado Denver

Gwen Wurm, MD,  
MPH  
Chief Medical Advisor

- 30+ years medical experience; board certified developmental/behavioral pediatrician; assistant professor of clinical pediatrics
- B.A., M.D., Boston University; MPH Harvard University

# Proud to Join the Holliston Community

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- Good Chemistry is excited about the opportunities in the Holliston Community
- We see a path to as many as 70+ jobs as the operation expands
- Matthew Huron, our founder and CEO, has family roots in Massachusetts
- We are looking forward to working with the Holliston community!

