

Patient Centric of Martha's Vineyard's mission is to provide patients with the highest quality cannabis and related services, in a safe and dignified setting in Dukes County. Our goal is to serve as a model facility, operating in full compliance with the law and maintaining the highest standards of professionalism, whereby all patients, regardless of their circumstances, are served with respect, compassion and care.

RMD Projected Patient Volume

Base on a market research study conducted by BBC Research & Consulting, Denver, CO, in 2013, data suggests that the average patient population for any given county is estimated at 2.0% under qualifying criteria similar or identical to that of Massachusetts. BBC estimated the number of eligible patients in Massachusetts by applying state and national prevalence rates to the qualifying debilitating medical conditions allowed by law. Using observed capture rates from Colorado, BBC estimated the number of patients likely to use cannabis to treat medical conditions and potential demand for medical marijuana.

Due to the significantly larger labor force and an aging population, PCMV projects a 2.3% patient base. Using this metric we forecast 399 patients within the county. This will be achieved over a three year period:

Year end 1: 300

Year end 2: 360

Year end 3: 399

The Summer patient increase cannot be projected at this time. However, it is expected that most visiting patients will bring medicine with them from local dispensaries. Whatever increase might occur will be from those patients who are here for a extended stay.

Projected RMD Patient Purchasing Patterns/Visits

Statistics and patient data has been provided by Champlain Valley Dispensary of Vermont (CVDVT). CVDVT has been operating since July, 2013 in Burlington and since February, 2014 in Brattleboro.

Base on CVDVT purchase patterns, 50% of patients purchase weekly, 35% purchase monthly and 15% purchase quarterly. Based on CVDVT data, the average time of the initial visit is 45 minutes. This is due to their comprehensive patient orientation. The DPH requires patient education.

Based on CVDVT data, the average time a patient spends for follow up medicine evaluation and purchase is 10 minutes.

The projected number of visits per day for 399 year round patients is 40. Patient visits will be by appointment only. Therefore, the maximum number of patients per hour will be under 7.

| Staffing | Year 1 | Year 2 | Year 3 |
|---|---------------|---------------|---------------|
| CEO/COO | 1 | 1 | 1 |
| CFO | 0.25 | 0.25 | 0.25 |
| Cultivation Mgr. Asst. Cultivation Mgr. | 1 | 1 | 1 |
| Trimmers/Processors | 4 | 6 | 8 |
| Dispensary Mgr. Asst. Dispensary Mgr. | 0.5 | 0.5 | 0.5 |
| Intake/Receptionist | 1 | 1 | 1 |
| Bookkeeper | 0.1 | 0.1 | 0.1 |
| Education/Outreach | 0.25 | 0.25 | 0.25 |
| MIP Chef | 0.5 | 0.5 | 0.5 |
| FTE | 9.6 | 12.1 | 14.1 |

Proposed Hours of Operation

Monday- Friday, 10-6 pm, Saturday, 10-5 pm. Closed Sunday.

Security Plan

Sounder Systems, Plymouth, MA, has developed a security plan that is in full compliance with the DPH regulations. 725.110: Security Requirements for Registered Marijuana Dispensaries.

The facility is freestanding with a secure physical perimeter which includes passive infrared sensor (PIR) lighting, emitting no visible light. The building will have vandal-proof cameras located around the perimeter of the building, viewing and recording 24/7, as well as camera inside the building that will cover 100% of floor space where cultivation/processing occurs. All limited access areas, including our product vault, containing cannabis and MIPs, will be protected with biometric control or electronic card access control with reporting capability of all access events. All alarms report to police via Central Monitoring Station 24/7 via a phone line equipped with cellular backup in the event of a power outage. Acoustic audio detection will detect any unauthorized access in areas with exterior walls or windows. PIR motion detection will be installed in all areas and active when the building is unoccupied. A full (confidential) security overview is available on request.

Lighting

The facility is freestanding with a secure physical perimeter which includes passive infrared sensor (PIR) lighting, emitting no visible light. The building will have vandal-proof cameras located around the perimeter of the building.

ADA Compliance

The Dispensary is on the ground level. There will be a handicapped parking space directly in front of the building. The retail counter will be wheelchair accessible. Staff bathrooms will be ADA compliant. Patients requiring physical assistance and transport will be assisted as needed by on-site staff.

Parking

There will be 4 patient parking spaces, one handicapped parking space directly in front of the building and 15 employee parking spaces.

Cultivation

All cultivation shall be in accordance with 725:105 CMR: Operational Requirements for Registered Marijuana Dispensaries.

The ventilation system will include a scrubber, an air pollution device that is used to remove particulates and/or gases from industrial exhaust systems. A reverse osmosis system will be installed.

Pollution of Surface or Groundwater

No chemical hazards or toxic substances are utilized in the cultivation of cannabis.

Odor

The intake fans are equipped with UV and carbon filters. PCMV will ensure regular maintenance of odor control equipment, including cleaning and filter replacement as required. The activated carbon filtration system will be serviced in accordance with manufacturer recommendations.

Dust

The facility will have properly balanced supply and exhaust ventilation systems which meet MA regulations (780 CMR). Dehumidification equipment will also be installed and maintained throughout the cultivation facility.

Glare

Glare will be minimal as indoor cultivation does not require windows.

Water

The property will have a Title 5, 440 gpd septic system in accordance with 725:105(C): Operational Requirements for Registered Marijuana Dispensaries.

Drainage

The facility will be outfitted with a customized water nutrient delivery system. Fertilizer injectors will deliver precise water and nutrients to plants throughout the cultivation area. This precision dosing reduces fertilizer waste and water run-off and eliminates human error.

The automated nutrient system will be plumbed to meet MA regulations (248 CMR) and will drain into the ground, similar to other agricultural entities (ie: nurseries).

Noise

The exterior HVAC equipment are high efficiency, low noise units. The Infinity units are rated (at full capacity) at 65 DB.

Fans are interior to the building.

Grounds

Surrounding property will be maintained by a professional landscape company. All low lying surrounding shrubs will be cleared to the required level to ensure full visibility of surrounding areas as per 725.110 CMR: Security Requirements for Registered Marijuana Dispensaries.

Marijuana Infused Product (MIPs)

All production shall be in accordance with 725:105(C): Operational Requirements for Registered Marijuana Dispensaries.

Methods of Production:

1. Alcohol, glycerin and vinegar (Tinctures).
2. Decarboxylation (Tinctures, Hash, Kief).
3. Food processor, table top mixer and oven (Baked Goods).
4. Infused olive and coconut oil (Salves and Lotions).
5. Induction burner (Infused Oil & Fats, Salves).

Storage of Processed Medicine

As per DPH regulations (725:105 CMR), all marijuana will be stored in locked containers. At the end of each day, all marijuana and MIPs will be returned to a secure, locked and designated area. All safes, vaults and any other equipment areas will be securely locked and protected from entry except for the actual time required to remove or replace marijuana or MIPs. Medical marijuana plants will be stored in approved, secured and surveyed areas during processing.

Medicine Transport (Patient or Caregiver)

All medicine transport will occur as per DPH regulations (725.105 CMR); Operational Requirements for Registered Marijuana Dispensaries. As per DPH regulations, two agents will be present at all times. Delivery will occur after Dispensary hours.