CITY OF WOODBURY

CANNABIS LICENSE APPLICATION

Applications will be received by the City of Woodbury on a rolling basis. The City will begin reviewing completed applications on March 1, 2022.

Applications are to be delivered to the City of Woodbury at the offices of the Woodbury City Clerk, located at 33 Delaware St., Woodbury NJ 08096.

Applicants shall submit an original and one paper copy of the application as well as a digital copy on a flash drive. The application shall be in a sealed envelope, clearly marked on the outside with the words "Woodbury Cannabis License Application" and the name and address of the applicant. Applicants shall not use plastic covers or sheets for their applications. Binders are also discouraged.

Applicant shall include a check made payable to the City of Woodbury for the appropriate application fee amount listed in Item 16 of the application form.

Applicants shall assume full responsibility for the delivery of their application to the offices of the City Clerk.

CITY OF WOODBURY
CANNABIS LICENSE APPLICATION

A. This license application is subject to the provisions and exceptions set forth in the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1 et seq. and as such the application is considered public information.

B. A license application shall be deemed incomplete, and shall not be processed, until all documents and application fees are submitted. Once the City of Woodbury has determined the application is complete, it will notify the Applicant. The City will begin reviewing completed applications on March 1, 2022.

C. The City of Woodbury may approve or deny an application for a municipal cannabis license at its sole discretion, consistent with all governing State Law, based on an evaluation of the benefits to the City of Woodbury.

1. **Date of Application:** March 4, 2022

2. **Applicant Information:**

- Legal name of business registered to do business in the State of New Jersey: Nova Farms Woodbury LLC
- Address: 34 Extension Street, Attleboro, MA. 02703
- Email: derek@novafarms.com
- Phone: 508-212-4490
- Website (if any): www.novafarms.com
- Name of primary contact for the business: John F. Kenyon
- Title In-house Counsel
- Address: 223 Orchard Woods Drive, Saunderstown, RI 02874
- Email john@novafarms.com
- Phone: 401-741-6190
- Trade name, alternate name or "doing business as" name of cannabis establishment: Nova Farms

3. **Applicant must provide:**

- New Jersey Business Registration Certificate
- Federal Tax Identification Number
- State Tax Identification Number

4. Does the Applicant operate an Alternative Treatment Center in Woodbury?

___ Yes – If yes, what is the name and address of the Alternative Treatment Center?

X ___ No –

5. Applicant Business Structure:

Attach proof of business structure such as articles of incorporation, by-laws, partnership agreements, and other documentation that supports the structure.

____ Corporation

____ Partnership

____ Limited Partnership

____ Individual

X ____ Other (Describe)

6. Business Ownership

Provide a complete list of every person with over 10% interest in the proposed cannabis business including the full name, title within the entity, date owner acquired interest in entity, the percentage of ownership interest, and financial interest in any other cannabis business. If an owner meets the criteria for social equity, minority, woman, disable veteran or micro-business owner (see section M, N and O), indicate with a Yes.

	#1	#2	#3	#4
Name	Nova Farms Retail LLC	Nova Farms LLC	Derek A. Ross	Beach Farms InvestCo, LLC
Title	Holding company	Parent company	CEO/Director	Owner
Date Ownership Acquired	March 3, 2022	March 3, 2022	March 3, 2022	March 3, 2022
Percentage of Ownership	95%	95% through NFR LLC.	15% through NF LLC	38% through NF LLC.
Financial Interest in Another Cannabis	None	Owner of proposed licensee for New Jersey cultivation and prodcut manufacturing. Cannabis businesses in Massachusetts, Maine and Rhode Island	Owner of proposed licensee for New Jersey cultivation and product manufacturing. Cannabis businesses in Massachusetts, Maine and Rhode Island.	Owner of proposed licensee for New Jersey cultivation and product manufacturing. Cannabis businesses in Massachusetts, Maine and Rhode Island.

Establishment				
Social Equity Business Owner	N/A	N/A	N/A	N/A
Minority Business Owner	N/A	N/A	N/A	N/A
Woman Business Owner	N/A	N/A	N/A	N/A
Disable Veteran Business Owner	N/A	N/A	N/A	N/A
Micro-business Owner	N/A	N/A	N/A	N/A

If any person above is listed as having an interest in another cannabis establishment, provide further information:

7. Has any person above had any cannabis license or permit revoked for a violation affecting public safety in New Jersey or a subdivision in the state within the preceding five (5) years?

____ Yes – If yes, provide further information.

X ____ No

8. Type of Municipal Cannabis License Requested:

____ Class I Cultivator

____ Class II Manufacturer

____ Class III Wholesaler

____ Class IV Distributor

X ____ Class V Retailer

____ Class VI Delivery

9. Has the Applicant secured a New Jersey cannabis license as of the date of this application?

____ Yes – If yes, provide a copy of the state cannabis license

X No – If no, what is the status of the Applicant's state cannabis license application?

10. Address of Proposed Woodbury Cannabis Establishment:

Provide proof the Applicant has or will have lawful possession of the proposed premises with a deed, lease, real estate contract contingent on successful licensing, or a binding letter of intent from the owner of the premises contingent on successful licensing.

If property is leased, provide name, address, email address and phone number for property owner or owner's agent.

NOTE: The proposed location shall meet all requirements set forth in Chapter 202, Zoning, of the Code Book of the City of Woodbury.

11. Has the Applicant secured a Zoning Review of the proposed location affirming that the proposed cannabis establishment is a permitted use in the location above?

____ Yes – If yes, provide a copy of the approval.

X No – If no, what is the status of the Applicant's Zoning Review.

If the Zoning Review determined that the proposed cannabis operation is not a permitted use in the location above, has the Applicant secured approval for the cannabis operation from the Woodbury Planning Board or Woodbury Zoning Board of Adjustment?

____ Yes

X No

12. Evaluation Criteria:

The following are to be answered in paragraph form in an attached document, using the number that corresponds to each criterion. Responses are to be word limited as indicated below.

1. Describe qualifications and experience of the Applicants/owners in operating in highly regulated industries in New Jersey or another state, including cannabis, healthcare, pharmaceutical manufacturing, and retail pharmacies. (Response not to exceed 2,500 words).

2. Describe plans for the storage of products, physical security, video surveillance, security personnel and visitor management. (Response not to exceed 2,500 words).

   Areas to consider:
   - Inventory control
   - Delivery and shipping procedures

- On-site security guards and their responsibilities
- General description of security cameras and alarms
- Estimated number of customers/visitors per day
- Customer/visitor check in procedures and access to sales area
- Off-street parking arrangements for employees and customers/visitors
- Procedures and training for all fire and medical emergencies and hazardous situations
- Sample of signage that it is illegal to sell to anyone 21 years and under and that the store will check ID upon purchase
- Procedure for handling a customer exhibiting alcohol and/or substance abuse

3. Describe experience conducting or supporting or plans to conduct institutional review board-approved research involving human subjects that is related to medical cannabis or substance abuse, where the value of past or ongoing clinical research with IRB approval shall outweigh plans to conduct such research, whether the applicant has had any assurance accepted by the U.S. Department of Health & Human Services indicating the applicant's commitment to complying with 45 CFR Part 46 (five percent), and whether the applicant has a research collaboration or partnership agreement in effect with an accredited U.S. school of medicine or osteopathic medicine with experience conducting cannabis-related research (Response not to exceed 2,500 words).

4. Describe experience as a responsible employer or a commitment to being a responsible employer. Examples are providing employee health care insurance, providing paid family leave and/or paying a $15 minimum wage. If the Applicant is a party to a collective bargaining agreement for at lease one year prior to the Woodbury application, the Applicant will receive evaluation points and no further response is needed. (Response not to exceed 1,500 words).

5. Describe environmental impact and sustainability plan; whether the applicant entity or its parent company has any recognitions from or registrations with federal or New Jersey state environmental regulators for innovation in sustainability (three percent); and whether the applicant entity or its parent company holds any certification under international standards demonstrating the applicant has an effective environmental management system or has a designated sustainability officer to conduct internal audits to assess the effective implementation of an environmental management system (Response not to exceed 500 words);

6. Describe ties to the host community, demonstrated by at least one owner's proof of residency in Woodbury for five or more years or at least one owner's continuous ownership of a business based in Woodbury for five or more years in the past ten years. If applicable, provide deed and/or lease of home or business location with indication of how many years in Woodbury (Response not to exceed 500 words).

7. Describe a demonstrated commitment to diversity in its ownership composition and hiring practices. If applicable, provide evidence of ownership composition or hiring practices that have increased or will increase diversity with regarding to race, culture, gender and sexual identity (Response not to exceed 1,500 words)..

13. Proposed Hours of Operation.

- Monday 8:00AM-10:00PM
- Tuesday 8:00AM-10:00PM
- Wednesday 8:00AM-10:00PM
- Thursday 8:00AM-10:00PM
- Friday 8:00AM-10:00PM
- Saturday 8:00AM-10:00PM
- Sunday 8:00AM-10:00PM

14. Affirmative Action, Anti-Discrimination and Fair Employment.

1. Provide an affidavit and documentary proof of compliance with all state and local laws regarding affirmative action, anti-discrimination and fair employment practices.

2. Provide a certified statement under oath there will be no discrimination based on race, color, religion (creed), gender, gender expression, gender identity, age, national origin (ancestry), disability, marital status, sexual orientation or military status in any of the Applicant's activities or operations.

15. Financial Information.

1. Describe the financial capability of the Applicant to open and operate a cannabis establishment and the sources of funds to do so.

2. Provide name, address, email address, phone number and age of each person/entity with a non-ownership financial interest in the cannabis establishment, which shall include an investment, loan or any other type of equity.

16. Initial Application Fee.

Applicant has attached an application fee as described below:

__	Class I Cultivator	$10,000
__	Class 2 Manufacturer	$10,000
__	Class 3 Wholesaler	$10,000
__	Class 4 Distributor	$10,000
X	Class 5 Retailer	$10,000
__	Class 6 Delivery	$ 5,000

17. Acknowledgment of Provisions of Woodbury Ordinance No. 2354-22 to Regulate Cannabis Businesses in the City of Woodbury.

The undersigned, on behalf of the cannabis license applicant, Nova Farms Woodbury LLC, declares under penalty of perjury that I have read and understand the provisions of Woodbury Ordinance No. 2354-22, and that the operation of this cannabis establishment must adhere to all the requirements of Woodbury's Municipal Code and all other applicable state and local laws and all regulations promulgated thereunder.

I understand that I am the responsible party for any violation(s) of the cannabis establishment that may arise.

I understand and acknowledge that a license issued based on false or misleading statements provided in this application will be deemed invalid and subject to revocation.

I understand that the City of Woodbury Mayor and Council may approve or deny an application for a municipal cannabis license at its sole discretion, consistent with all governing State Law, based on an evaluation of the benefits to the City of Woodbury.

I declare under penalty of perjury under the laws of the State of New Jersey that the foregoing statements are true and correct.

Signature	March 4,2022 Date
Derek A. Ross Print Name	March 4, 2022 Date
CEO/Director Title	March 4, 2022 Date

3. Tax Information

- New Jersey Business Registration Certificate (please see attached)
- Federal Tax Identification Number [redacted]
- State Tax Identification Number [redacted]
- Sales and Use Tax Certificate (please see attached)

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

NOVA FARMS WOODBURY LLC
0450778740

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 03/04/2022 and was assigned identification number 0450778740. Following are the articles that constitute its original certificate.

1. **Name:**
   NOVA FARMS WOODBURY LLC
2. **Registered Agent:**
   C T CORPORATION SYSTEM
3. **Registered Office:**
   820 BEAR TAVERN ROAD
   WEST TRENTON, NEW JERSEY 08628
4. **Business Purpose:**
   RETAIL
5. **Effective Date of this Filing is:**
   03/04/2022
6. **Main Business Address:**
   642 MANTUA AVENUE
   WOODBURY, NEW JERSEY 08096

Signatures:

JOHN F. KENYON
AUTHORIZED REPRESENTATIVE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 4th day of March, 2022

Elizabeth Maher Muoio
State Treasurer

Certificate Number : 4165609044
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

DLN	N0000630884
Sequence Number	5556010
Filing Date	03/05/2022
Authorized Representative	John F. Kenyon

Business Name	NOVA FARMS WOODBURY LLC
Entity ID	0450778740
EIN Number	[redacted]
Trade Name on Certificate	
Other Trade Names	
Beginning Date in NJ	03/04/2022
Open all Year	Yes
Business Location	642 MANTUA AVENUE WOODBURY NJ 08096
Mailing Name and Address	David Bergeron 34 Extension Street Attleboro MA 02703-0270
Ownership Type	Ltd. Liability Co. (1065 Filer)
Last Month of Fiscal Year	December
Registering because you have a NJ resident as a Partner	No
Is a subsidiary	Yes
Name of Parent Corporation	Nova Farms LLC
EIN of Parent Corporation	[redacted]
Owners	Nova Farms LLC (Owns 95%) [redacted] 34 Extension Street Attleboro MA 02703-0270
Business Code	5600
Principal Product or Service	Cannabis and cannabis products.
Principal Activity	Retail sales of cannabis and cannabis products.
Industrial Code	5999
NAICS Code	459999
Number of Workers	45

Activities applicable to this business:

Paying employees working in New Jersey	No
Paying New Jersey residents working outside of New Jersey	No
Paying a pension or annuity to any New Jersey residents	No
Operates more than one facility in New Jersey with employees	No
Acquired assets, trade/business, and/or employees	No

Activities applicable to this business:

Sell or use taxable goods or services in New Jersey	Yes

First Sale Date	10/01/2022
More than one sales tax collection location	No
Need to make exempt purchases	No
Wholesale sales or distribution of tobacco products	No
Sell or transport motor fuels or petroleum	No
Store petroleum and/or hazardous chemicals	No
Manufacture, distribute or sell litter generating products	No
Required to file for solid waste disposal facility	No
Required to file for solid waste transport	No
Operate a sanitary landfill	No
Sell or deliver natural gas or electricity	No
Sell goods or services to State Agencies or Casinos	No
Operate a Motor Vehicle Rental Company	No
Sell new tires or sell or lease Motor Vehicles	No
Sell voice grade access/mobile telecommunications	No
Operate a Hotel, Motel or Other Facility that rents rooms	No
Operate a Gambling Hall that holds games of chance	No
Operates in the Millville Sports & Entertainment District	No
Other business activities subject to miscellaneous taxes	None
Contact Name	John Kenyon
Title	ESQ.
Email	john@novafarms.com
Daytime Phone	(401) 741 - 6190
Evening Phone	(401) 741 - 6190

STATE OF NEW JERSEY

DIVISION OF TAXATION

SALES TAX COLLECTION SCHEDULE

RATE 6.625% EFFECTIVE JANUARY 1, 2018

Amount of Sale	Tax to be Collected	Amount of Sale	Tax to be Collected
$0.01 to $0.07	None	$5.82 to $5.96	.39
0.08 to 0.22	$0.01	5.97 to 6.11	.40
0.23 to 0.37	.02	6.12 to 6.26	.41
0.38 to 0.52	.03	6.27 to 6.41	.42
0.53 to 0.67	.04	6.42 to 6.56	.43
0.68 to 0.83	.05	6.57 to 6.71	.44
0.84 to 0.98	.06	6.72 to 6.86	.45
0.99 to 1.13	.07	6.87 to 7.01	.46
1.14 to 1.28	.08	7.02 to 7.16	.47
1.29 to 1.43	.09	7.17 to 7.32	.48
1.44 to 1.58	.10	7.33 to 7.47	.49
1.59 to 1.73	.11	7.48 to 7.62	.50
1.74 to 1.88	.12	7.63 to 7.77	.51
1.89 to 2.03	.13	7.78 to 7.92	.52
2.04 to 2.18	.14	7.93 to 8.07	.53
2.19 to 2.33	.15	8.08 to 8.22	.54
2.34 to 2.49	.16	8.23 to 8.37	.55
2.50 to 2.64	.17	8.38 to 8.52	.56
2.65 to 2.79	.18	8.53 to 8.67	.57
2.80 to 2.94	.19	8.68 to 8.83	.58
2.95 to 3.09	.20	8.84 to 8.98	.59
3.10 to 3.24	.21	8.99 to 9.13	.60
3.25 to 3.39	.22	9.14 to 9.28	.61
3.40 to 3.54	.23	9.29 to 9.43	.62
3.55 to 3.69	.24	9.44 to 9.58	.63
3.70 to 3.84	.25	9.59 to 9.73	.64
3.85 to 3.99	.26	9.74 to 9.88	.65
4.00 to 4.15	.27	9.89 to 10.00	.66
4.16 to 4.30	.28	Over $10	.66*
4.31 to 4.45	.29	Over $20	1.33*
4.46 to 4.60	.30	Over $30	1.99*
4.61 to 4.75	.31	Over $40	2.65*
4.76 to 4.90	.32	Over $50	3.31*
4.91 to 5.05	.33	Over $60	3.98*
5.06 to 5.20	.34	Over $70	4.64*
5.21 to 5.35	.35	Over $80	5.30*
5.36 to 5.50	.36	Over $90	5.96*
5.51 to 5.66	.37	Over $100	6.63*
5.67 to 5.81	.38	Over $200	13.25*

* On amounts above $10, the tax shall be $0.06625 on each full dollar of the amount of sale, plus the tax on each part of a dollar in excess of a full dollar in accordance with the above formula.

ST-75 (1-18)

NOTICE: The enclosed N.J. State Sales Tax Certificate of Authority (CA-1) is a permit to:

- Collect N.J. State Sales Tax
- Issue N.J. Resale Certificates (ST-3)
- Issue N.J. Exempt Use Certificates (ST-4)

The Resale and Exempt Use Certificates can be found at: http://www.nj.gov/treasury/taxation/prntsale.shtml
You must have a valid N.J. Sales Tax Certificate to collect Sales Tax or issue certificates.
If you are not subject to collect N.J. Sales Tax but need to issue Resale or Exempt Use Certificates, you can request to be placed on a "Non-reporting Basis." To be placed on a "Non-reporting Basis" you must complete Form ST-6205. This form can be obtained by downloading it at:
http://www.nj.gov/treasury/taxation/pdf/other_forms/sales/c6205st.pdf or by calling (609) 292-9292.

This Certificate of Authority (CA-1) must be displayed at your place of business.

STATE OF NEW JERSEY

Certificate of Authority

DIVISION OF TAXATION
TRENTON, NJ 08695

The person, partnership or corporation named below is hereby authorized to collect:

NEW JERSEY SALES AND USE TAX

pursuant to **N.J.S.A. 54:32B-1 ET SEQ.**

This authorization is good ONLY for the named person at the location specified herein.
This authorization is null and void if there is any change in ownership or address.

John J. Ficara
Acting Director, Division of Taxation

NOVA FARMS WOODBURY LLC
642 MANTUA AVENUE
WOODBURY, NJ
08096

Tax Registration No: [redacted]

Tax Effective Date: 10/1/2022

Document Locator No: N0000630884

Date Issued: 3/5/2022

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

5. Applicant Business Structure

Nova Farms Woodbury LLC is a New Jersey Limited Liability Company. Attached is a copy of its Articles of Organization.

Mail to: PO Box 308
Trenton, NJ 08646

STATE OF NEW JERSEY
DIVISION OF REVENUE

Overnight to: 33 West State St.
5th Floor
Trenton, NJ 08608-1214

"FEE REQUIRED"

PUBLIC RECORDS FILING FOR NEW BUSINESS ENTITY

Fill out all information below INCLUDING INFORMATION FOR ITEM 11, and sign in the space provided. Please note that once filed, this form constitutes your original certificate of incorporation/formation/registration/authority, and the information contained in the filed form is considered public. Refer to the instructions for delivery/return options, filing fees and field-by-field requirements. Remember to remit the appropriate fee amount. Use attachments if more space is required for any field, or if you wish to add articles for the public record.

1. **Business Name**: Nova Farms Woodbury LLC

2. **Type of Business Entity:** L L C
(See Instructions for Codes, Page 21, Item 2)

3. **Business Purpose :** Retail
(See Instructions, Page 22, Item 3)

4. **Stock** (Domestic Corporations only; LLCs and Non-Profit leave blank):

5. **Duration** (If Indefinite or Perpetual, leave blank):

6. **State of Formation/Incorporation** (Foreign Entities Only):

7. **Date of Formation/Incorporation** (Foreign Entities Only):

8. **Contact Information**:
Registered Agent Name: C T Corporation System

Registered Office:
(Must be a New Jersey street address)
Street 820 Bear Tavern Road
City West Trenton Zip 08628

Main Business or Principal Business Address:
Street 642 Mantua Avenue
City Woodbury State NJ Zip 08096

9. **Management** (Domestic Corporations and Limited Partnerships Only)
- For-Profit and Professional Corporations list initial Board of Directors, minimum of 1;
- Domestic Non-Profits list Board of Trustees, minimum of 3;
- Limited Partnerships list all General Partners.

Name	Street Address	City	State	Zip

The signatures below certify that the business entity has complied with all applicable filing requirements pursuant to the laws of the State of New Jersey.

10. **Incorporators** (Domestic Corporations Only, minimum of 1)

Name	Street Address	City	State	Zip

Signature(s) for the Public Record (See instructions for Information on Signature Requirements)

Signature	Name	Title	Date
	John F. Kenyon	General Counsel	3/4/22

11. Additional Entity - Specific Information

A. Domestic Non-Profit Corporations (Title 15A) - For IRS exemption considerations, see instructions.

1a. The corporation shall have members: ☐ Yes ☐ No
If yes, qualification shall be:
☐ As set forth in the by-laws or, ☐ As set forth herein:

1b. The rights and limitations of the different classes of members shall be:
☐ As set forth in the by-laws or, ☐ As set forth herein:

2. The method of electing the trustees shall be:
☐ As set forth in the by-laws or, ☐ As set forth herein:

3. The method of distribution of assets shall be:
☐ As set forth in the by-laws or, ☐ As set forth herein:

B. Foreign Corporations - Profit, Non-Profit and Foreign Legal Professional (Titles 14A and 15A)

Attach a certificate of good standing/existence from the state of incorporation not greater than 30 days old to this form.

C. Limited Partnerships (Title 42:2A)

1. Set forth the aggregate amount of cash and a description and statement of the agreed value of other property or services contributed (or to be contributed in the future) by all partners:

2. Do the limited partners have the power to grant the right to become a limited partner to an assignee of any part of their partnership ☐ Yes ☐ No
If yes, list the terms/conditions of that power:

3. Do the limited partners have the right to receive distributions from a partner which includes a return of all or any part of the partner's contributions? ☐ Yes ☐ No
If yes, list the applicable terms:

4. Do the general partners have the right to make distributions to a partner which includes a return of all or any part of the partner's contributions? ☐ Yes ☐ No
If yes, list the applicable terms:

5. What are the rights of the remaining general partners to continue the business in the event that a general partner withdraws? List below:

D. Foreign Limited Partnerships (Title 42:2A)

Set forth the aggregate amount of cash and a description and statement of the agreed value of other property or services contributed (or to be contributed in the future) by all partners:

INSTRUCTIONS FOR BUSINESS ENTITY PUBLIC RECORD FILING

GENERAL INSTRUCTIONS AND DELIVERY/RETURN OPTIONS

1. Type or machine print all Public Records Filing forms, and submit with the correct FEE amount. (See FEE schedule on page 22).
2. Choose a delivery/return option:

a. Regular mail - If you are sending work in via regular mail, use the correct address:

New Jersey Department of the Treasury
Division of Revenue & Enterprise
Services/Corporate Filing Unit PO Box
308
Trenton, NJ 08646-0308

All processed mail-in work will be returned via regular mail. Providing a self-addressed return envelope will speed processing. Otherwise, on a cover letter, indicate the return address if other than the registered office of the business entity.

b. Expedited/Over-the-Counter - If you are expediting a filing (8.5 business hour processing), make sure that you deliver over-the- counter to: 33 W. State Street, 5th Floor, Trenton, NJ 08608-1001, or have a courier/express mail service deliver to this address. Do not use USPS overnight delivery. Be sure to provide instructions as to how the filing is to be sent back to you: regular mail; front desk pick-up at 33 W. State Street; or delivery by courier/express mail. If you use a courier or express mail service for return delivery, be sure to provide a return package and completed air bill showing your name or company name (in the "to" and "from" blocks) and your courier account number.

Notes: Use an acceptable payment method for mail and over-the-counter work:

- Check or money order payable to the Treasurer, State of NJ;
- Credit card -MASTERCARD/VISA or DISCOVER (provide card number, expiration date and name/address of card holder);
- Depository account as assigned by the Treasurer; or
- Cash.

For over-the-counter **AND** mail-in submissions, remember to provide the required number of copies of the Public Record Filing. Filings for for-profit entities are submitted in duplicate and non-profit filings are done in triplicate.

c. Facsimile Filing Service (FFS) - Transmit your filings to (609) 984-6851. You may request 8.5 business hour processing (EXPEDITED SERVICE), or same business day processing (SAME DAY SERVICE). Processing includes document review, fee accounting and acknowledgment turnaround.

Payment Methods - You may pay for services via credit card (Master Card/Visa, Discover and American Express) or depository account (one payment method per request).

Delivery/Turnaround - *Barring difficulties beyond the Division of Revenue and Enterprise Services control, including those that affect the Division's data communication or data processing systems*, all EXPEDITED requests delivered to the FFS workstation between 8:30 a.m. and 5:00 p.m. on workdays will be processed and returned within 8.5 business hours, while SAME DAY requests delivered by 12:00 noon on work days will be processed by 5:00 p.m. the same day. Requests received during off hours, week-ends or holidays will be processed on the next work day, in 8.5 business hours. In the event of down time, upon system recovery, requests will be processed in receipt date/time order.

Cover Sheet - with your transmission, send a cover sheet entitled
New Jersey Department of the Treasury
Division of Revenue and Enterprise Services
Facsimile Filing Service Request

The cover sheet must include work request details: Name of firm or individual transmitting the service request; date of submission; depository account number or credit card number with expiration date; description of service requested e.g., "Certificate of Incorporation"; business name associated with the filing (proposed name for a new business entity); desired service level (EXPEDITED or SAME DAY); total number of pages in the request transmission, including cover sheet; and fax back number.

Note: The Division of Revenue and Enterprises Services will accept one filing per FFS. Requests lacking cover sheets or required cover sheet information may be rejected. Requests that do not contain a fax back number will not be processed. Also, if a service level is not specified, the Division of Revenue will assume that the request is for EXPEDITED service.

The Division of Revenue and Enterprise Services will make three attempts to transmit to the fax back number you provide. If the transmissions are unsuccessful, the Division of Revenue will send acknowledgments of completed filings to the registered office of the business entity Involved via regular mail; or hold rejections in a pending file for two weeks, and dispose of the material thereafter.

Receiving Processed Work Back - For accepted work, the Division of Revenue and Enterprise Services will enter your Public Records Filing and Consolidated Registration application, and fax back an FFS Customer Transmittal with a copy of the approved Public Records Filing form stamped "FILED". For rejected work, the Division will fax a FFS Customer Transmittal and Rejection Notice. If your submission is rejected, correct all defects and resubmit your filing as a new FFS request.

PAGE 23 INSTRUCTIONS

LINE BY LINE REQUIREMENTS FOR Public Records FILING

Item 1 Business Name - Enter a name followed by an acceptable designator indicating the type of business entity--for example: Inc., Corp., Corporation, Ltd., Co., or Company for a corporation; LTD Liability Co., LTD Liability Company, Limited Liability Co., Limited Liability Company or L.L.C. for a Limited Liability Company; Limited Partnership or L.P. for a Limited Partnership; Limited Liability Partnership or L.L.P. for a Limited Liability Partnership.

Note: The Division will add an appropriate designator if none is provided.

Remember that the name must be distinguishable from other names on the State's data base. The Division of Revenue and Enterprises Services will check the proposed name for availability as part of the filing review process. If desired, you can reserve/register a name prior to submitting your filing by obtaining a reservation/registration. For information on name availability and reservation/registration services and fees, visit the Division's Web site at http://www.state.nj.us/njbgs or call (609) 292-9292 Monday - Friday, 8:30 a.m. - 4:30 p.m.

Item 2 Type of Business Entity - Enter the two or three letter codes that corresponds with the type of business you are forming/registering:

Statutory Authority	Entity Type	Type Code
Title 14A	Domestic Profit	**DP**
For-Profit Corp.	Domestic Professional	**PA**
	Foreign Profit (Incl. Foreign Professional Corp.)	**FR**
	Foreign Profit "Doing Business As"	**DBA**
Title 15A	Domestic Non-Profit	**NP**
Non-Profit Corp.	Foreign Non-Profit	**NF**
Title 42:2C	Domestic LLC	**LLC**
Limited Liability Co.	Foreign LLC	**FLC**
Title 42:2A	Domestic LP	**LP**
Limited Partnership	Foreign LP	**LF**
Title 42		
Limited Liability	Domestic LLP	**LLP**
Partnership	Foreign LLP	**FLP**

Item 3 **Business Purpose** - Provide a brief description of the business purpose for the public record. If the business is a domestic for-profit corporation, you may leave this field blank and thereby rely on the general purpose clause provided in N.J.S.A. 14A: "The purpose for which this corporation is organized is(are) to engage in any activity within the purposes for which corporations may be organized under N.J.S.A. 14A:1-1 et seq."

Item 4 **Stock** - Domestic for-profit corporations only, list total shares.

Item 5 **Duration** - List the duration of the entity. If the duration is indefinite or perpetual, leave the field blank.

Item 6 **State of Formation/Incorporation**- Foreign entities only, list home state.

Item 7 **Date of Formation/Incorporation** - Foreign entities only, list the date of incorporation/formation in home state.

Item 8 **Contact Information** - Provide the following information:

a) **Registered Agent** - Enter one agent only. The agent may be an individual or a corporation duly registered, and in good standing with the State Treasurer.

b) **Registered Office** -Provide a New Jersey street address. A PO Box may be used only if the street address is listed as well.

c) **Main Business Address** - List the main business address.

Item 9 **Management** - For profit and professional corporations list initial Board of Directors, minimum of 1; domestic non-profits list Board of Trustees, minimum of 3; limited partnerships list all General Partners.

Item 10 **Incorporators** - Domestic profit, professional and non-profit corporations only, list incorporators, minimum of 1.

Signature Requirements for Public Records Filing:
The incorporator(s) and only the incorporator(s) may sign domestic profit, professional and non-profit corporate filings. Only the president, VP or Chief Executive Officer may sign foreign corporate filings. ALL general partners must sign limited partnership filings. ANY authorized representative may sign domestic or foreign limited liability company filings, while any authorized partner may sign domestic or foreign limited liability partnership filings.

PAGE 24 INSTRUCTIONS

Item 11 Provide additional "Entity-Specific" information as applicable.

Nonprofit corporations wanting Federal IRC section 501(c)(3) status are advised to consult the IRS concerning IRS required wording. The IRS telephone number is 1-877-829-5500, and the website is at www.irs.gov.

CHECKLIST FOR PUBLIC RECORDS FILING

-- Completed and signed Public Records Filing (pages 23 and 24) *(Note: Use appropriate envelope supplied - P.O. Box 308)*
-- Completed and signed Business Registration Application (pages 17-19) *(NOTE: Use appropriate envelope supplied-PO Box 252).*
-- Filing fee using an acceptable payment method.
-- Transmittal letter or service request sheet with instruction for returning completed work (mail and over-the-counter requests)
-- Completed and signed CBT-2553 (S Corporation Election) if applicable
-- Cover sheet listing work request details (FAX Filing Requests)

CHECKLIST FOR BUSINESS REGISTRATION APPLICATIONS

-- Completed and signed Registration Application (pages 17-19)
-- Completed and signed NJ-REG-L (Cigarette and Motor Fuel Wholesalers/Distributors/Manufacturers only) or CM-100 (Cigarette and Motor Fuel Retailers only, if applicable).
-- Completed and signed CBT-2553 (S corporation Election) if applicable

Delivery Options for:

Public Records Filings:

Mail:	PO Box 308, Trenton, NJ 08646
Over-The-Counter:	33 W. State Street, 5th Floor Trenton, NJ 08608-1214
Phone:	(609) 292-9292

Business Registration Application:

Mail:	PO Box 252, Trenton, NJ 08646-0252
Overnight:	33 W. State St, 5th Floor, Trenton, NJ 08611
FAX:	(609) 292-4291

FEE SCHEDULE
(Revised 7/1/02)

FFS FEES

- Each EXPEDITED FFS request is subject to a $15 fee, plus $1.00 per page fee for all accepted filings that are FAXED back for all Title 14A, Title 15A, and LP transactions.
  For LLCs and LLPs, each EXPEDITED FFS request is subject to a $25 fee, plus $1.00 per page fee for all accepted filings that are FAXED back.
- Each SAME DAY FFS request is subject to a $50 fee, plus a $1.00 per page fee, for all accepted filings that are FAXED back.
- These fees are in addition to the basic statutory fees associated with the filing itself.
- We also offer a one & two hour expedited service. The fees per filing are $1,000 and $500 respectively

BASIC FILING FEES

- Filing fee for all domestic entities, except non-profits, is $125 per filing; non-profit filing fee is $75 per filing.
- Filing fee for all foreign entities is $125 per filing.

SERVICE FEES AND OTHER OPTIONAL FEES (All added to basic filing fee, if selected.)

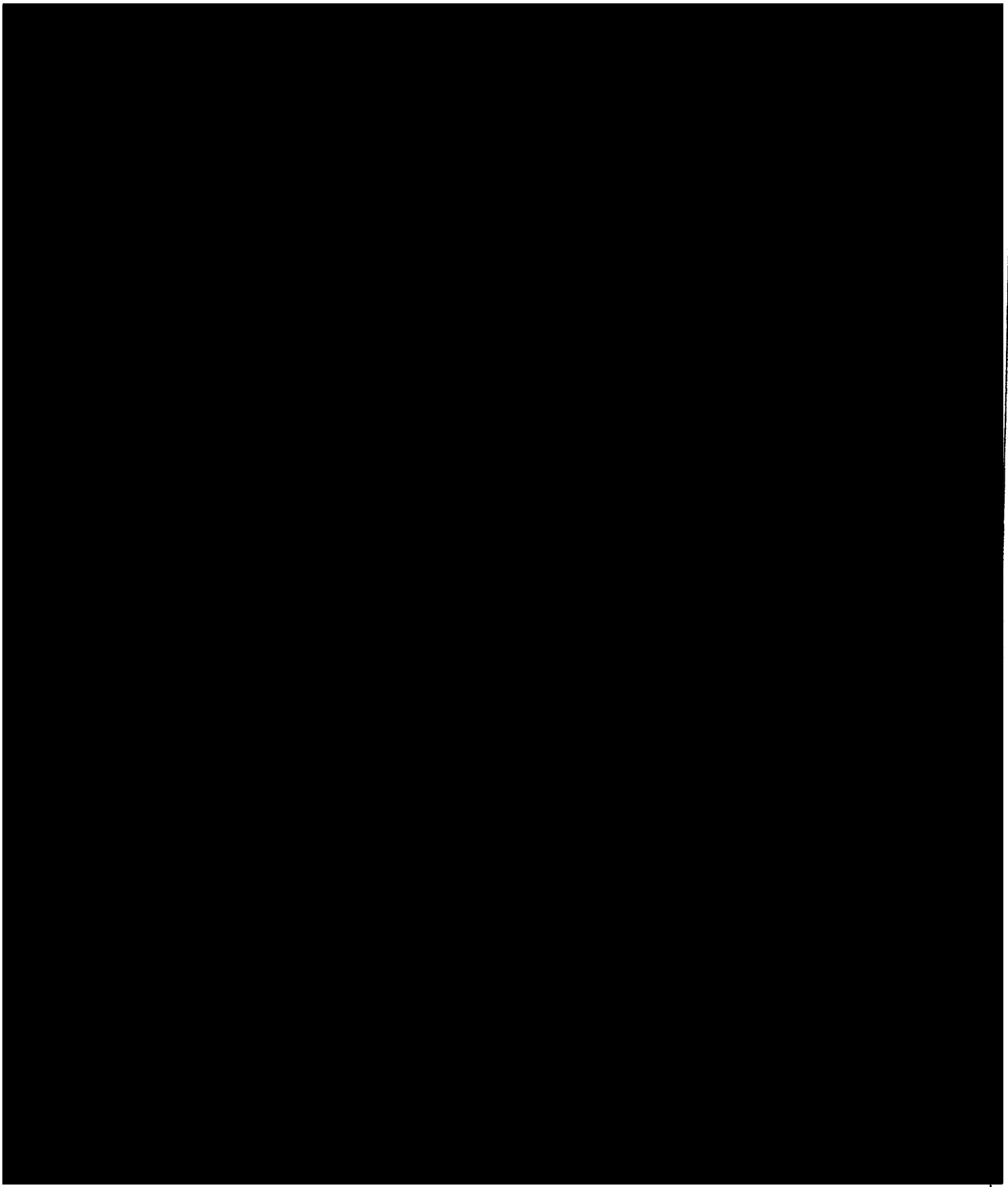
- Expediting Service Fee (8.5 business hours) is $15 per filing request for Title 14A, Title 15A and LP transactions.
- Expediting Service Fee (8.5 business hours) is $25 per filing request for LLCs and LLPs.
- Same Day Fee is $50 per filing request.
- Alternate Name Fee is $50 for each name.
- FAX Page Transmission Fee is $1.00 per page for all filings that are FAXED back.
- Certified Copies of Accepted Filings are $25 for each filed entity.

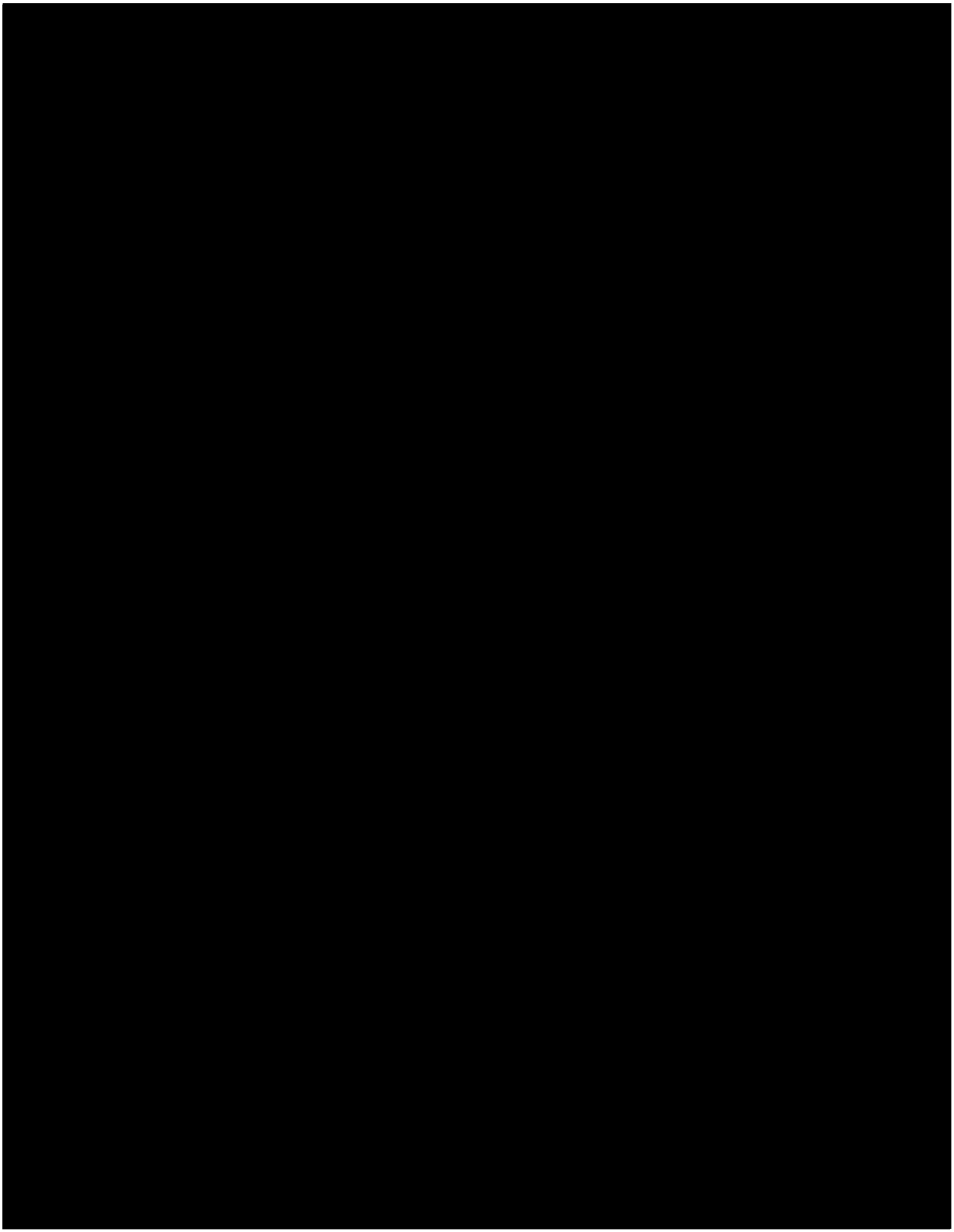
9. New Jersey Cannabis Application Status

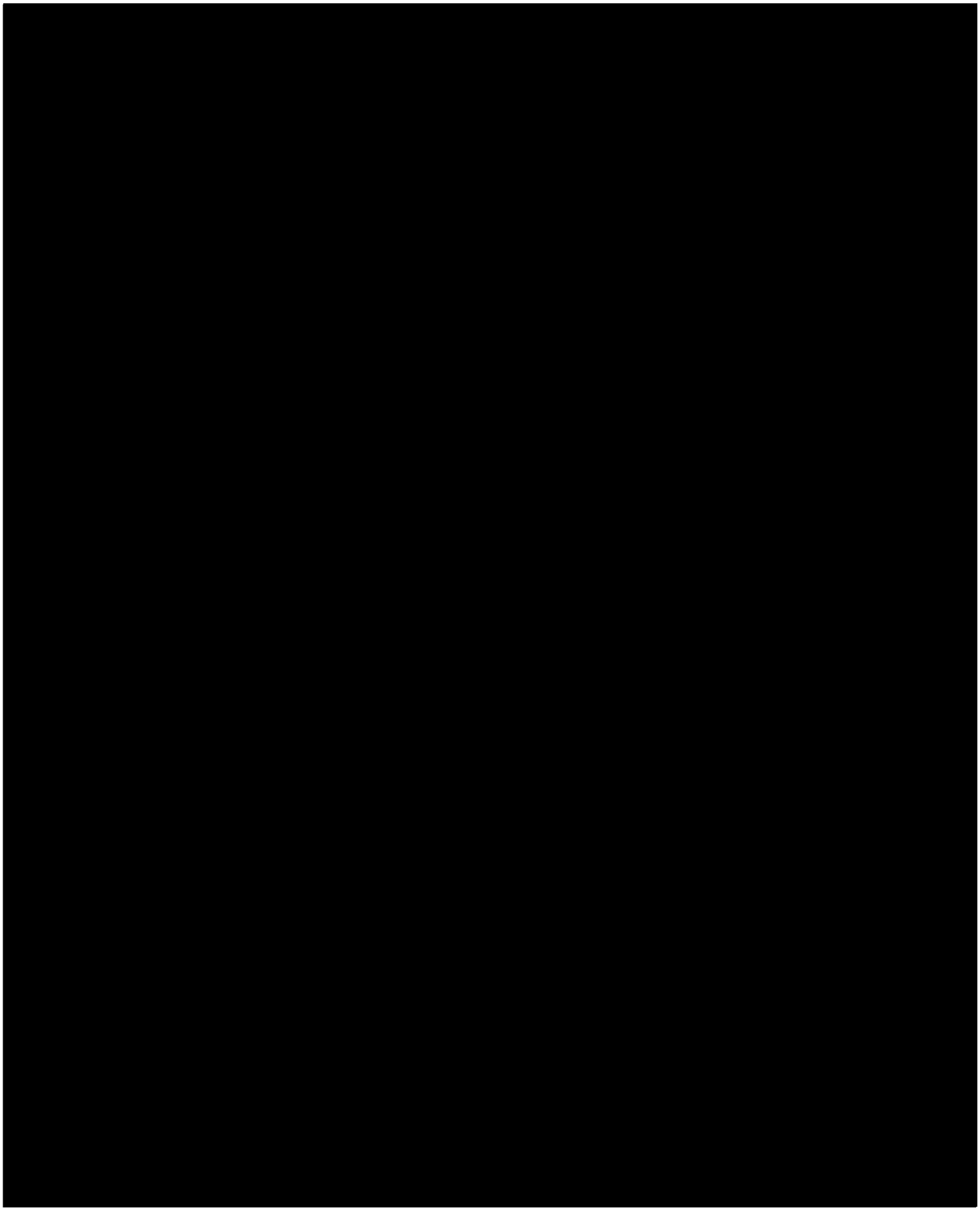
The New Jersey Cannabis Regulatory Commission will begin accepting applications for Cannabis Retail Stores on March 15, 2022. The application requires proof of local support. Nova Farms Woodbury LLC intends on filing an application with the New Jersey Cannabis Regulatory Commission after they start accepting them and proof of local support is obtained.

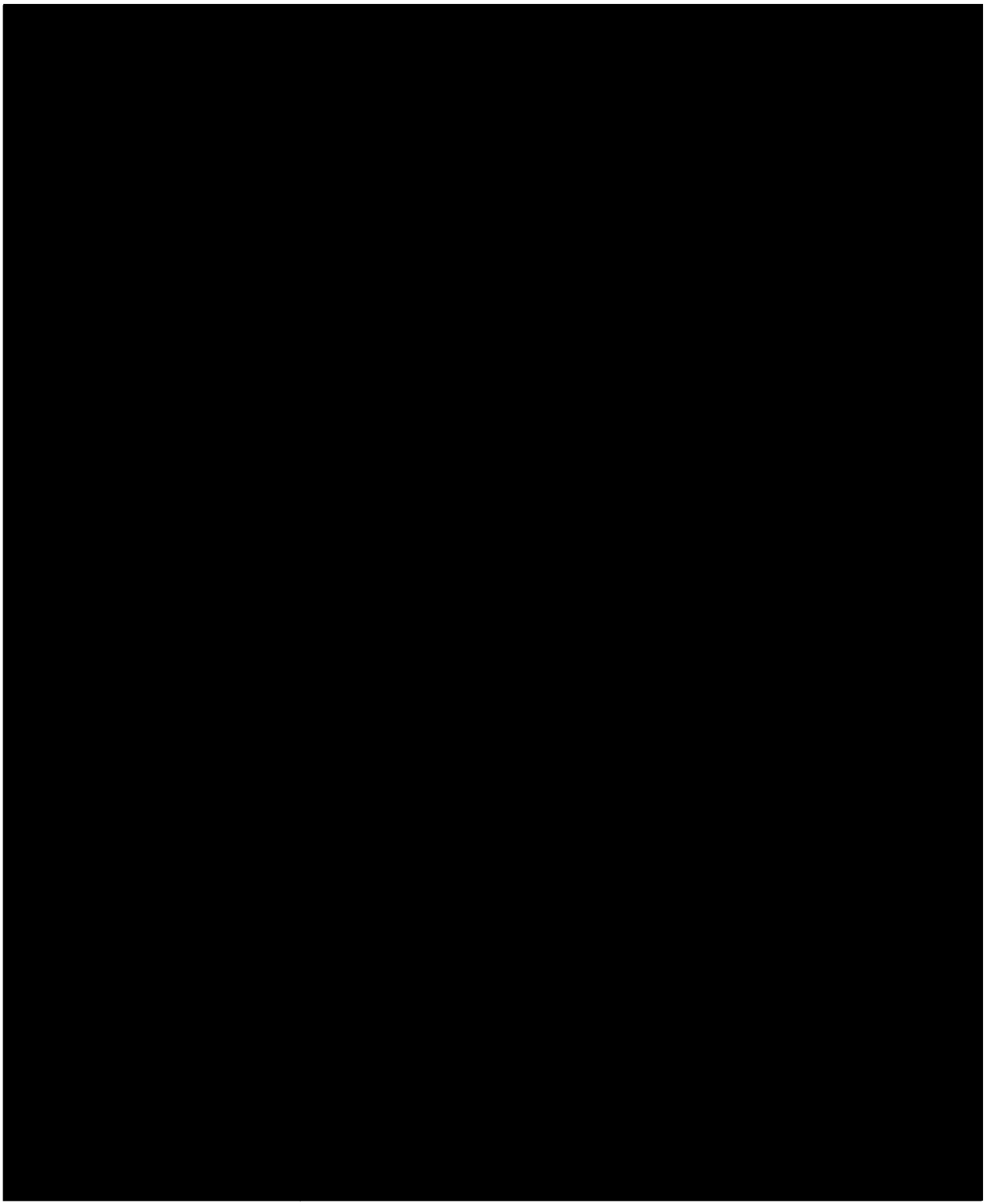
10. Address of Proposed Woodbury Cannabis Establishment:

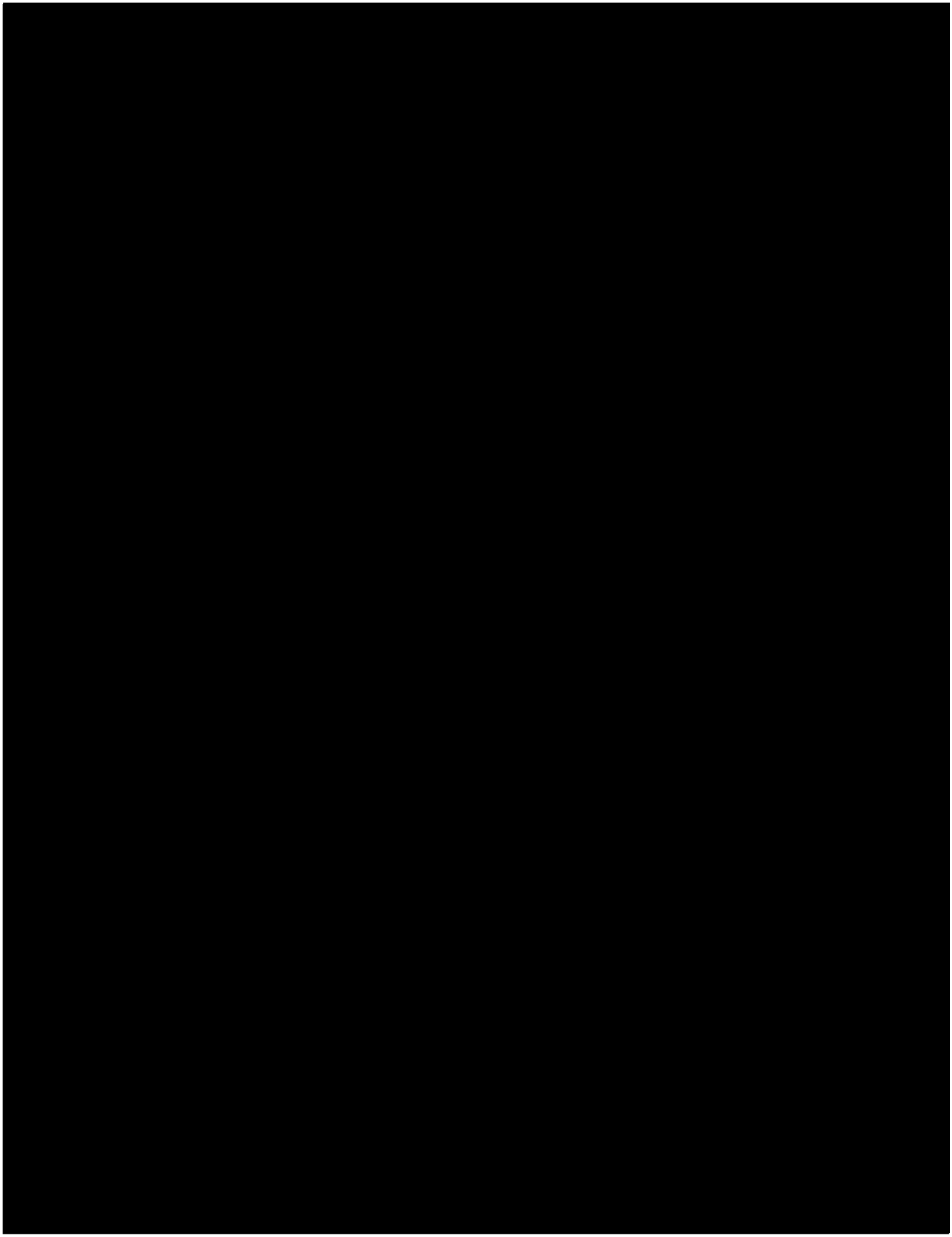
The proposed retail cannabis store is located at 642 Mantua Avenue. The property is presently owned by Wheeler 1031 LLC. Nova Farms LLC has entered into a Letter of Intent with the owner to purchase the property. (please see attached Letter of Intent) Nova Farms LLC will lease the property to Nova Farms Woodbury LLC. (please see attached Lease Agreement)

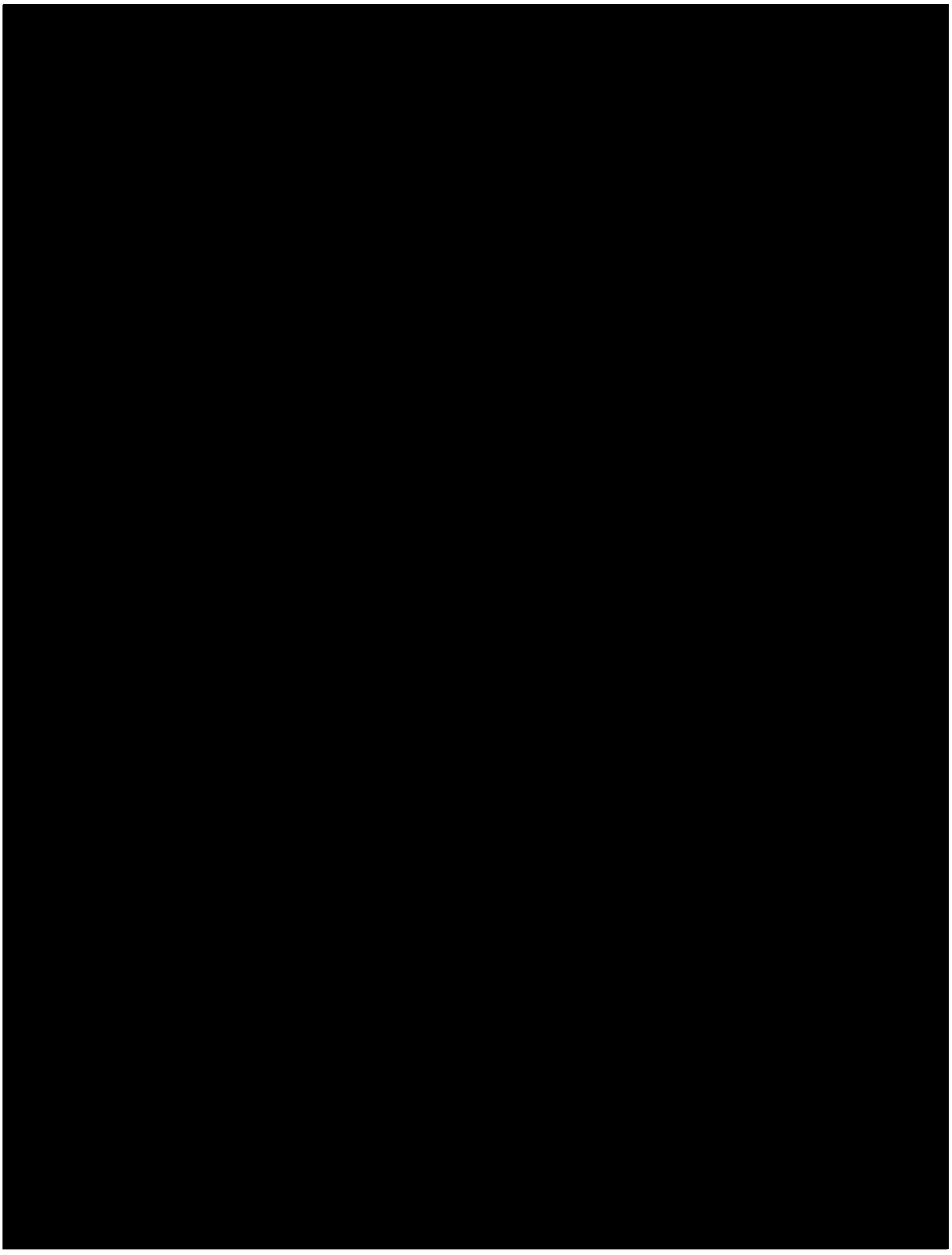


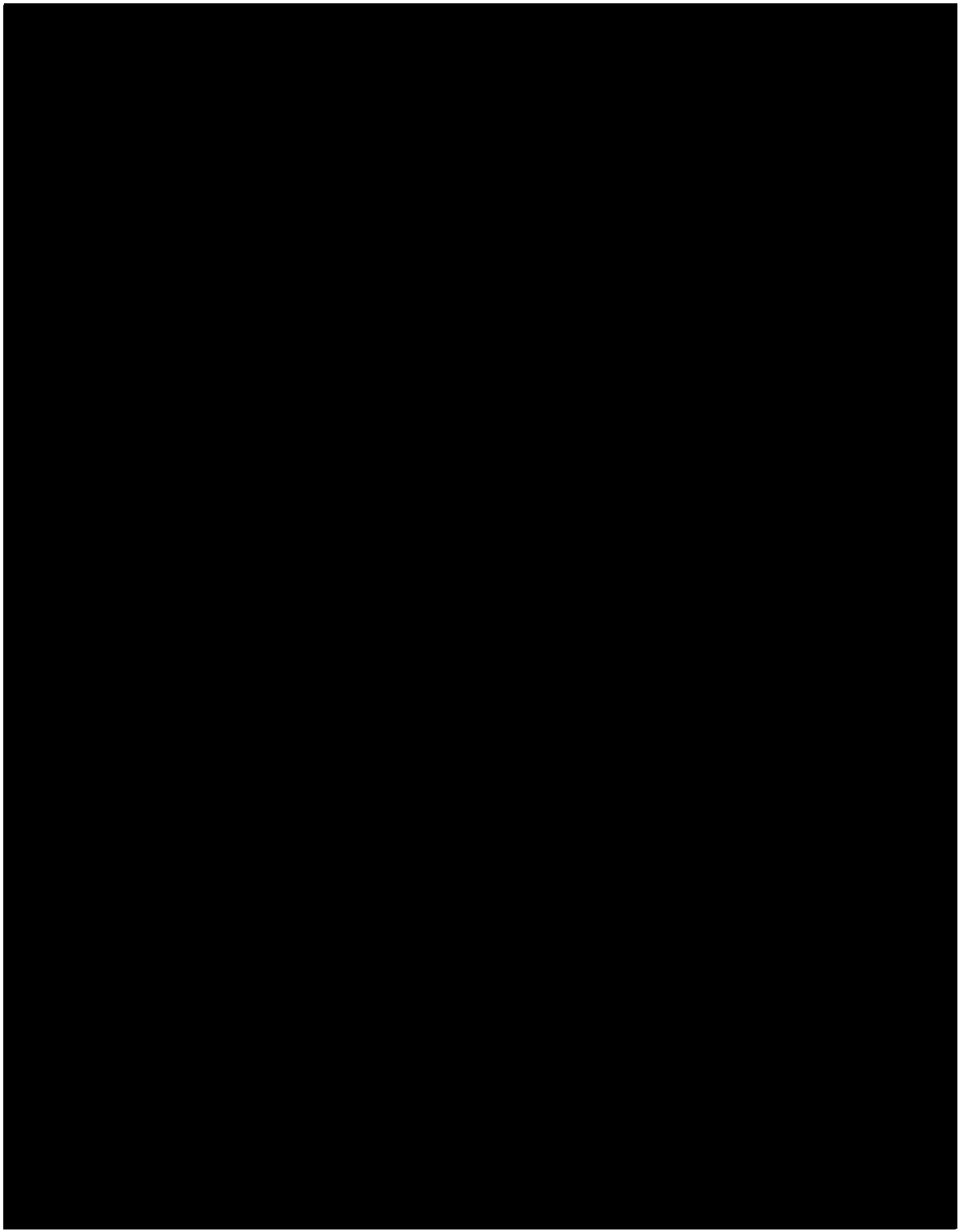


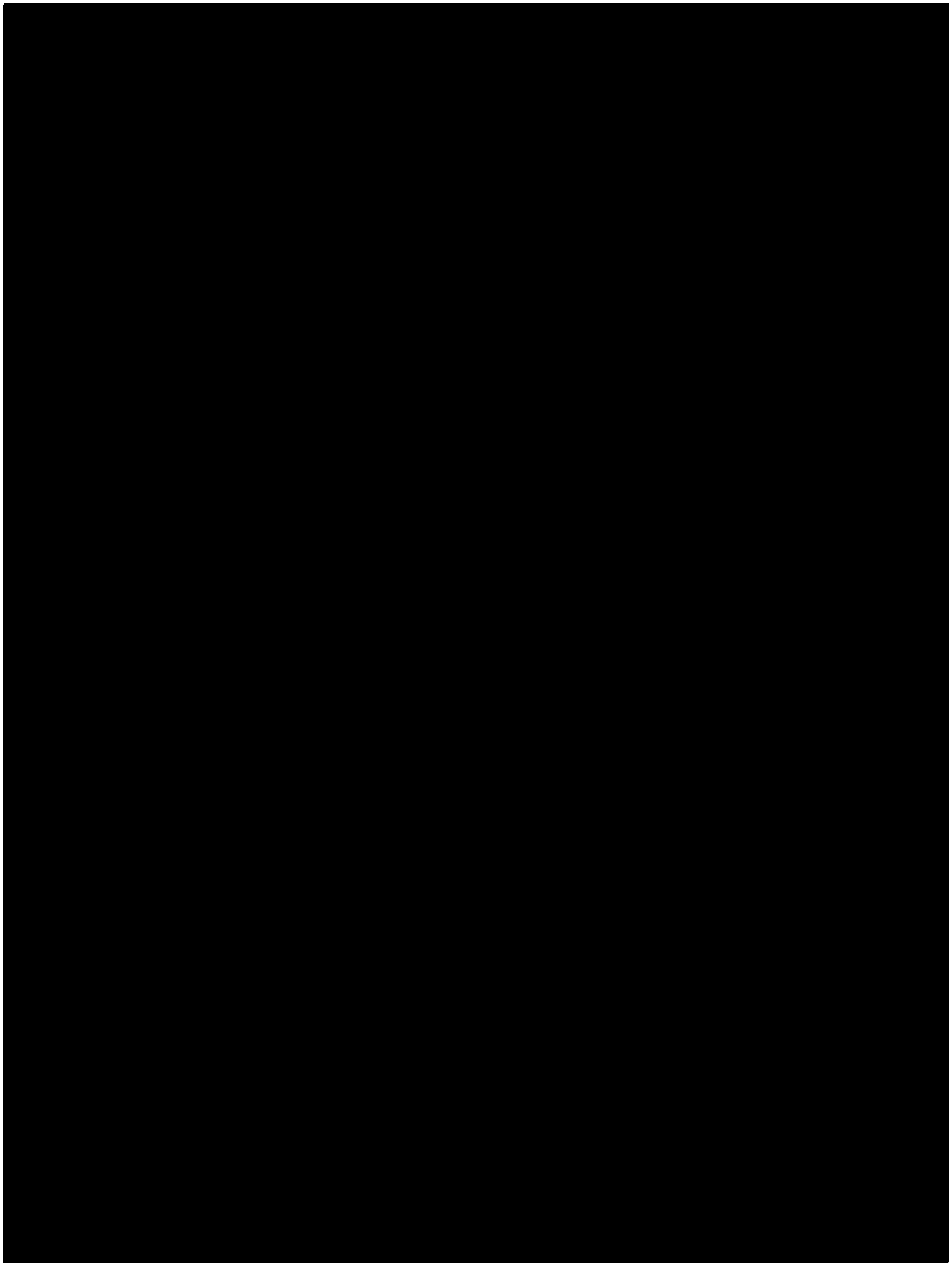


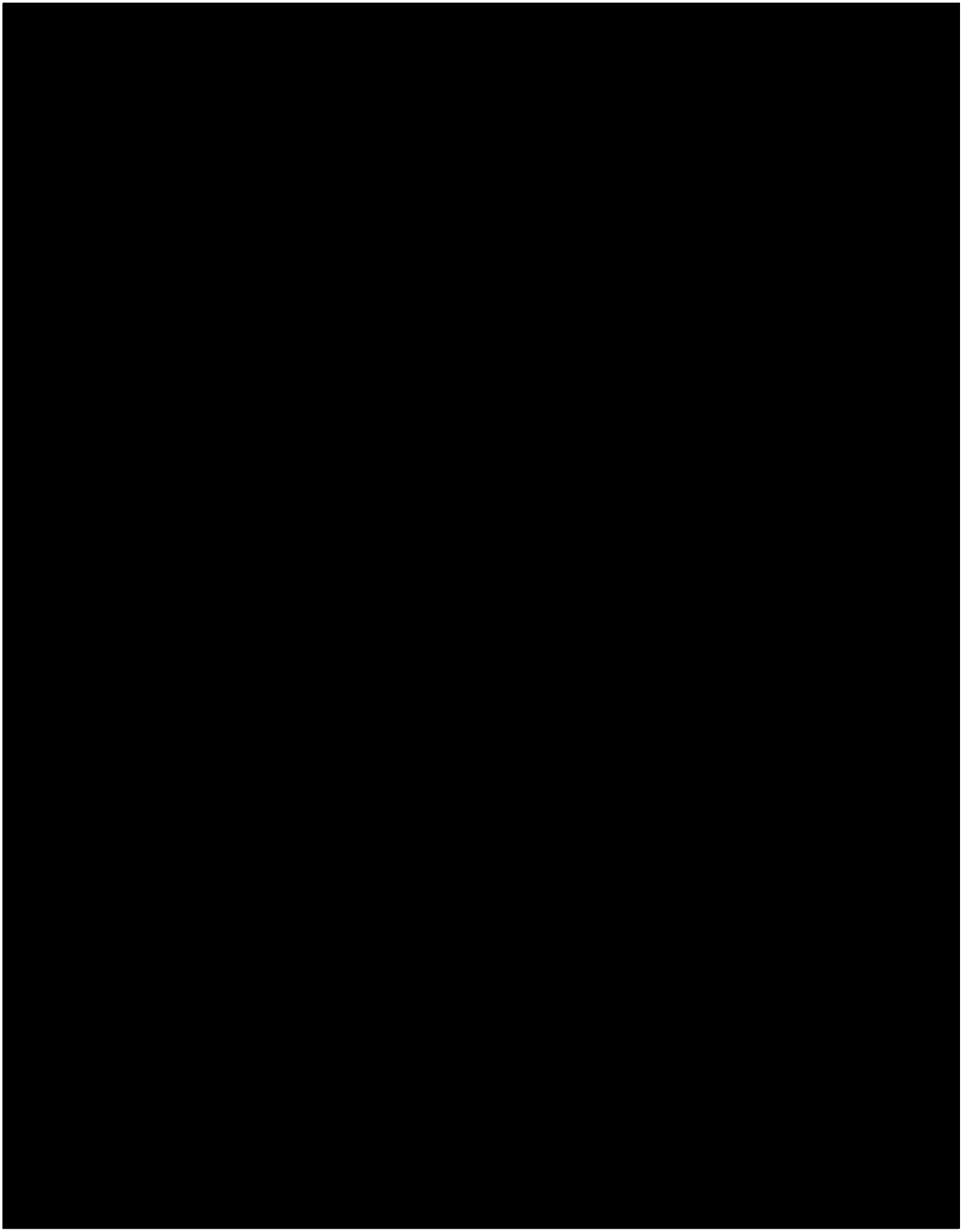


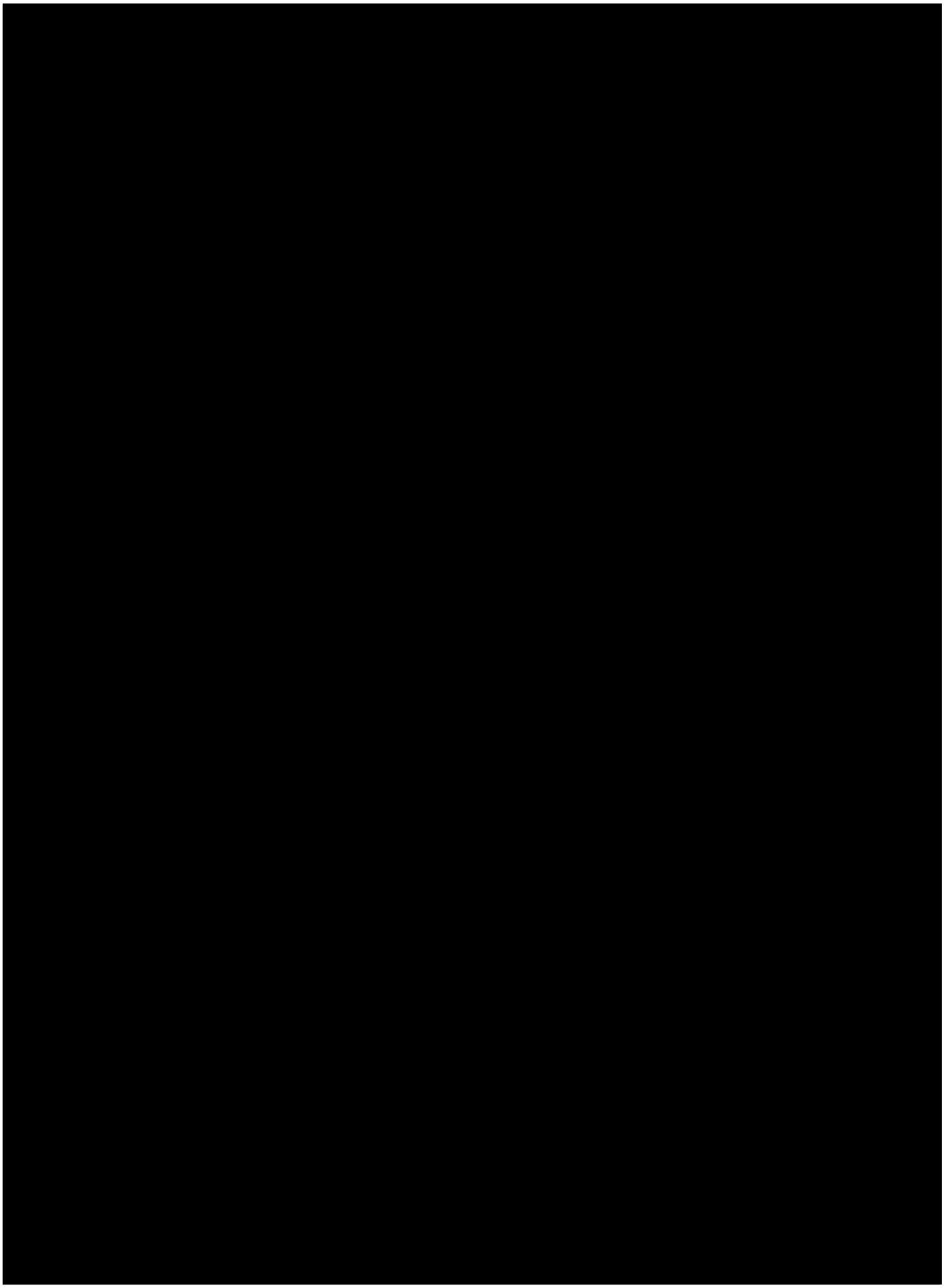


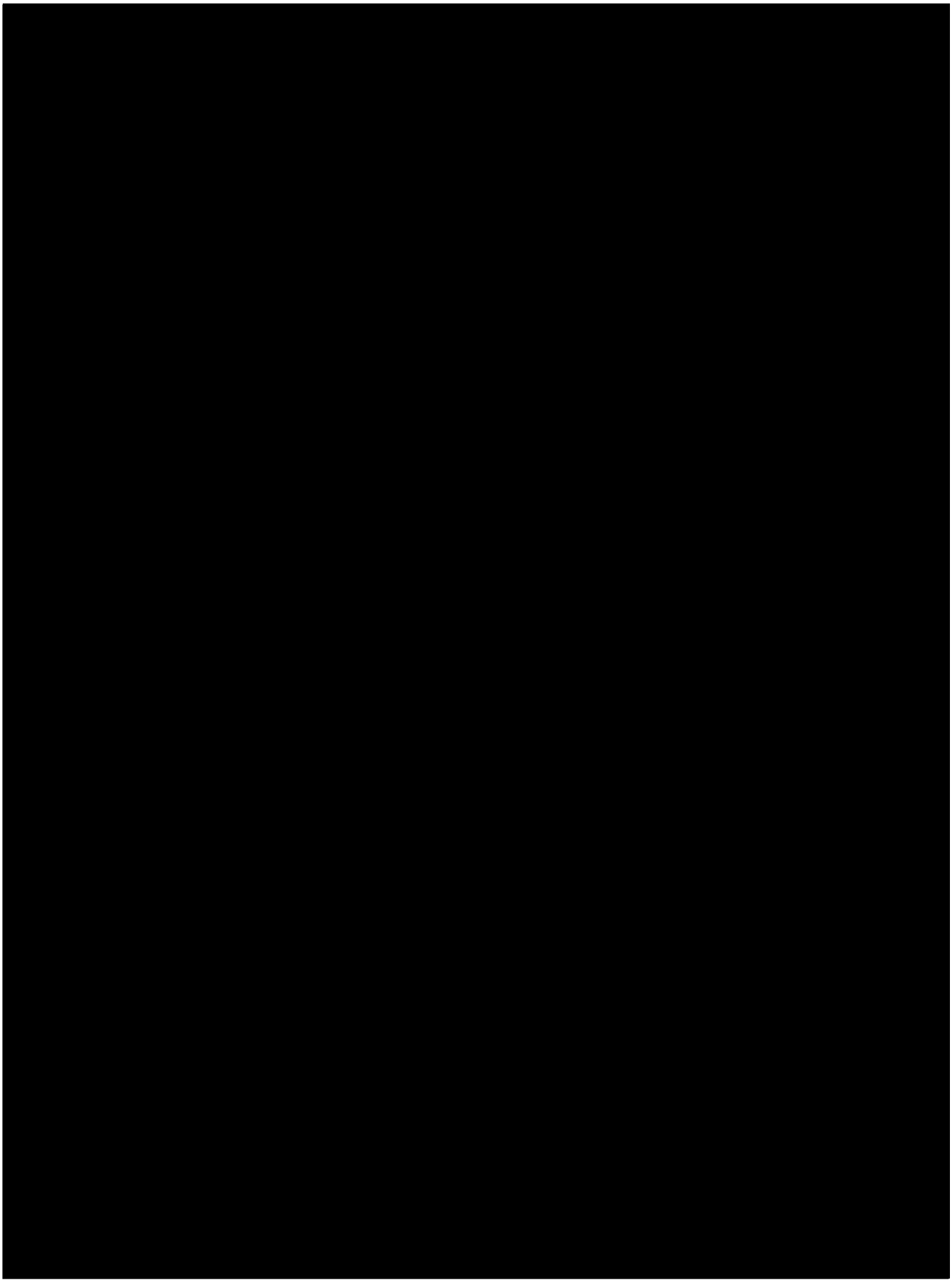


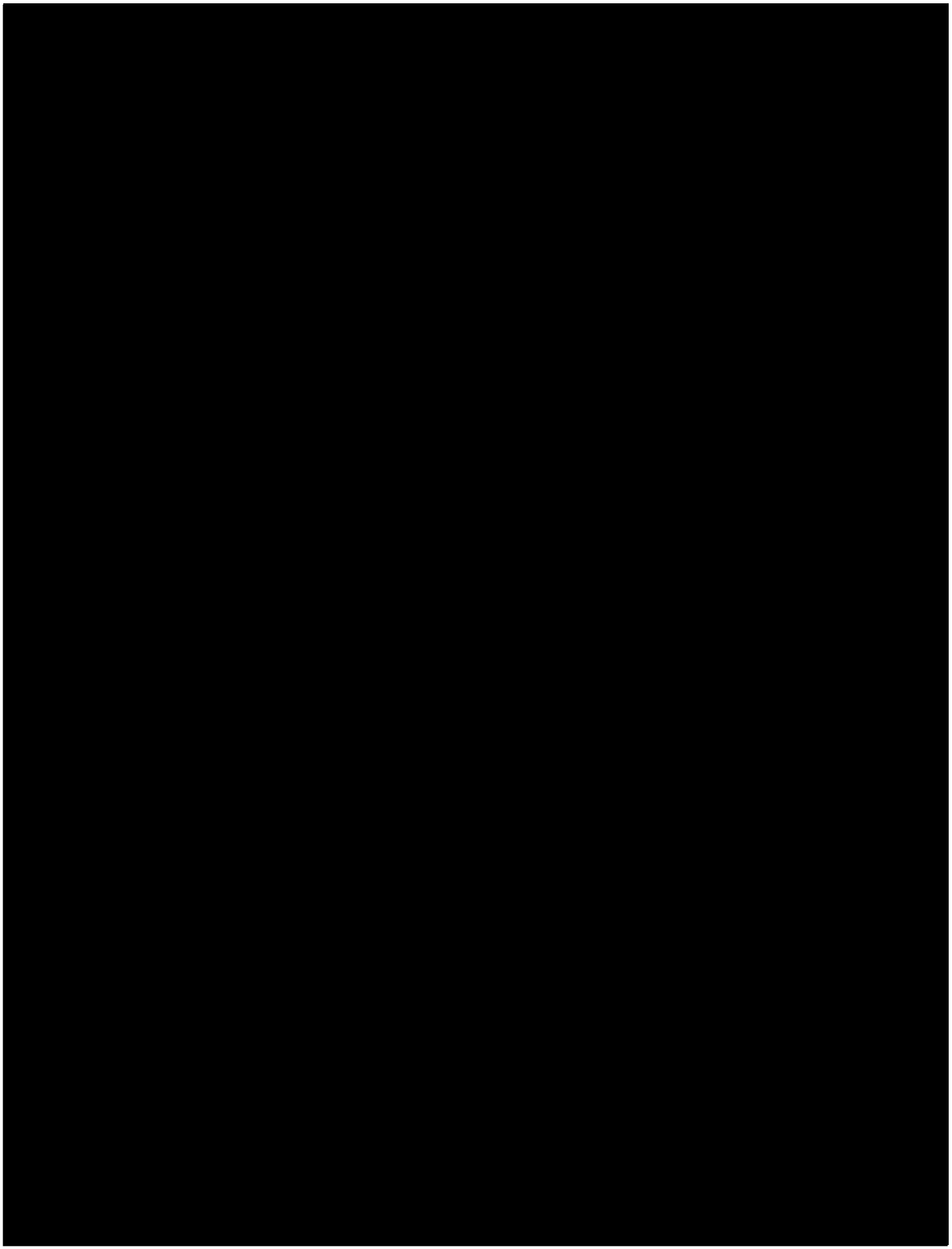


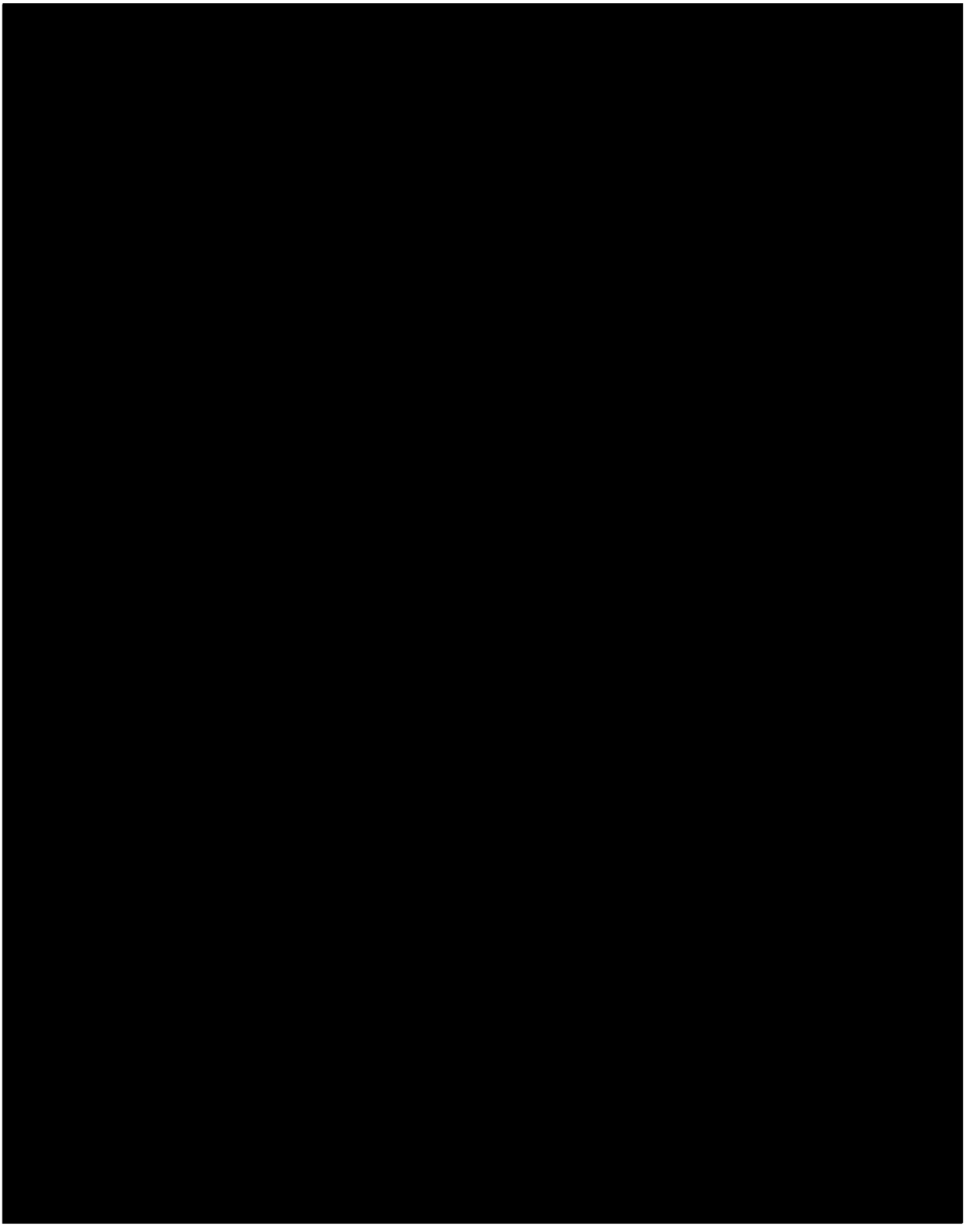


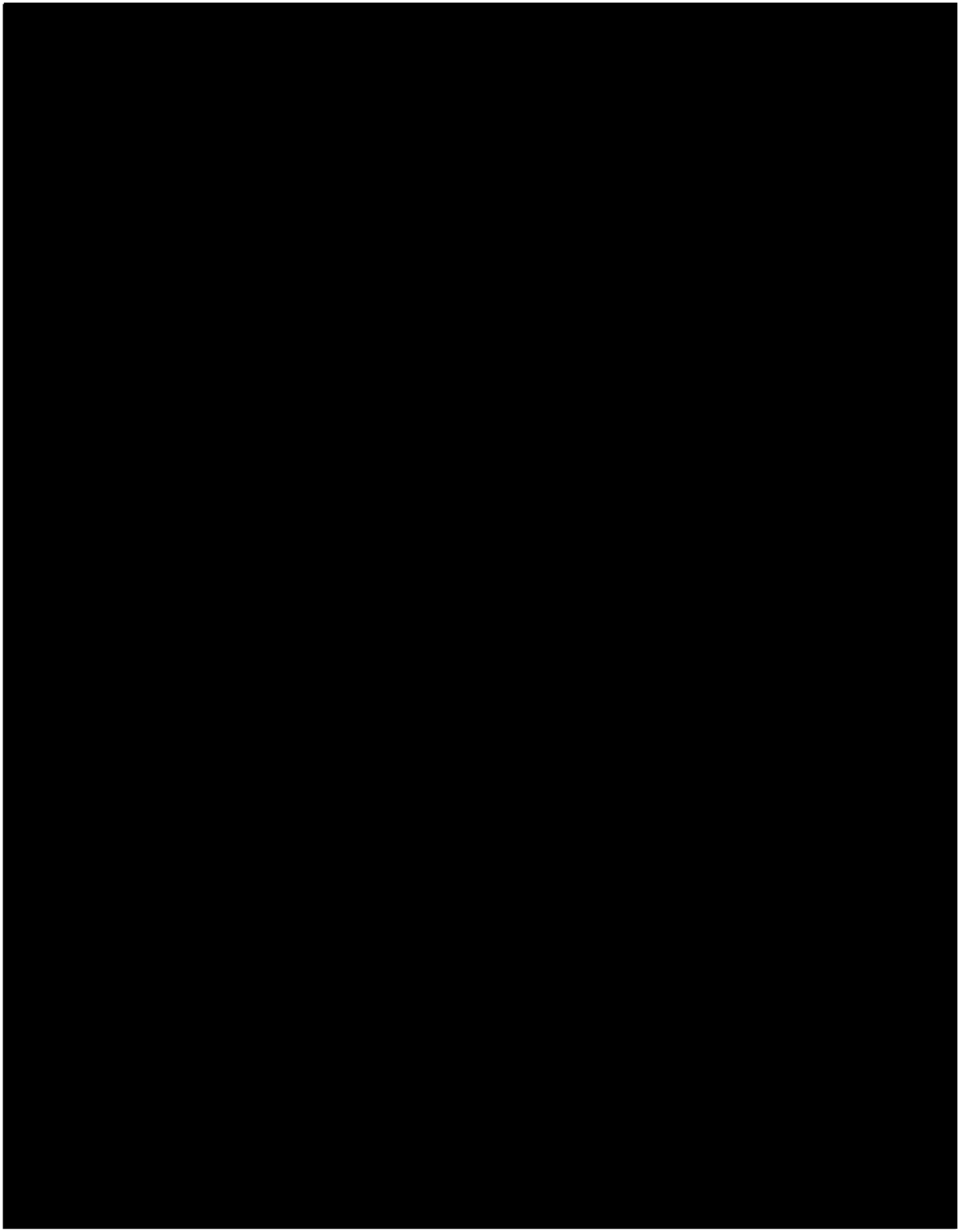








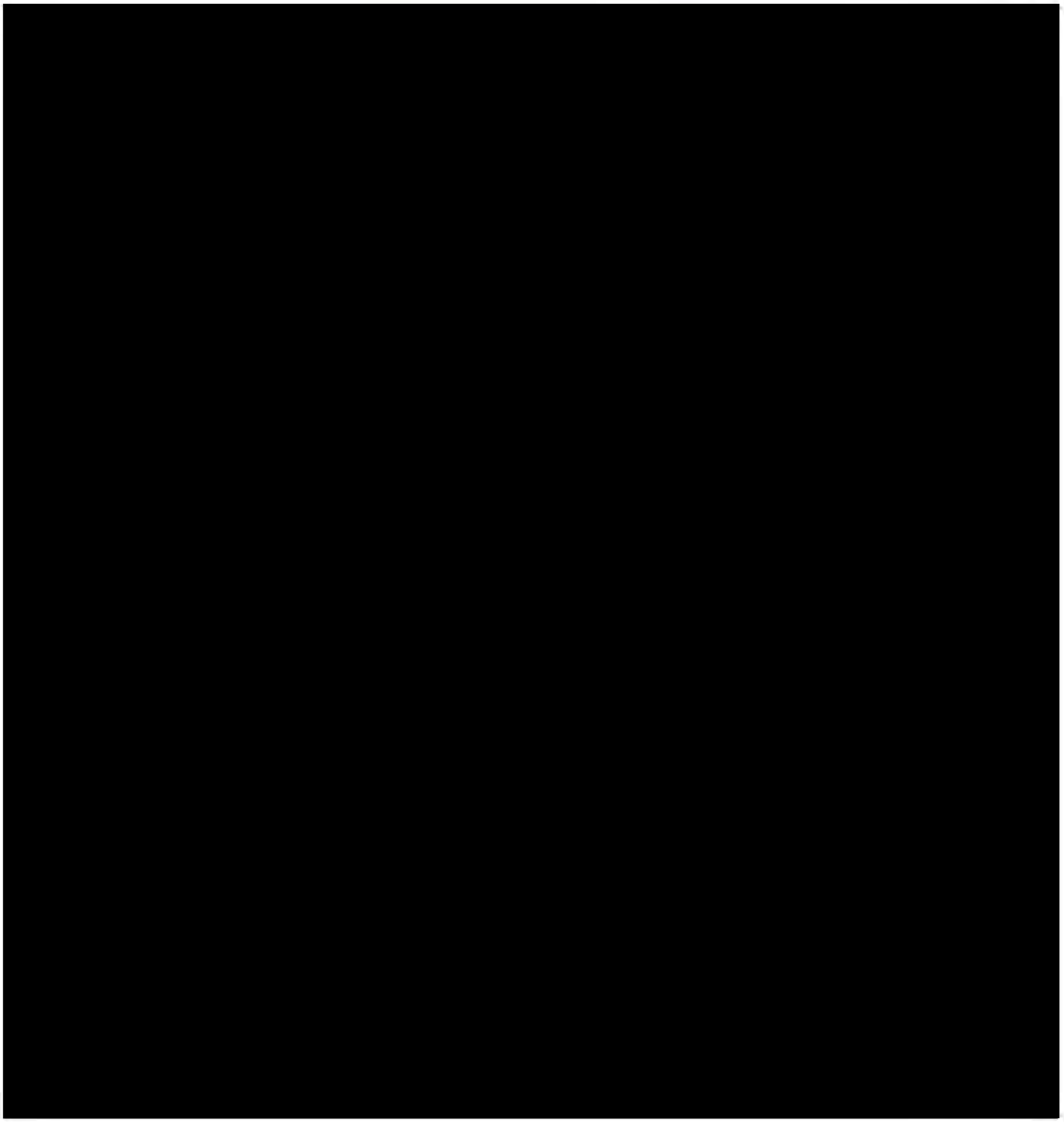


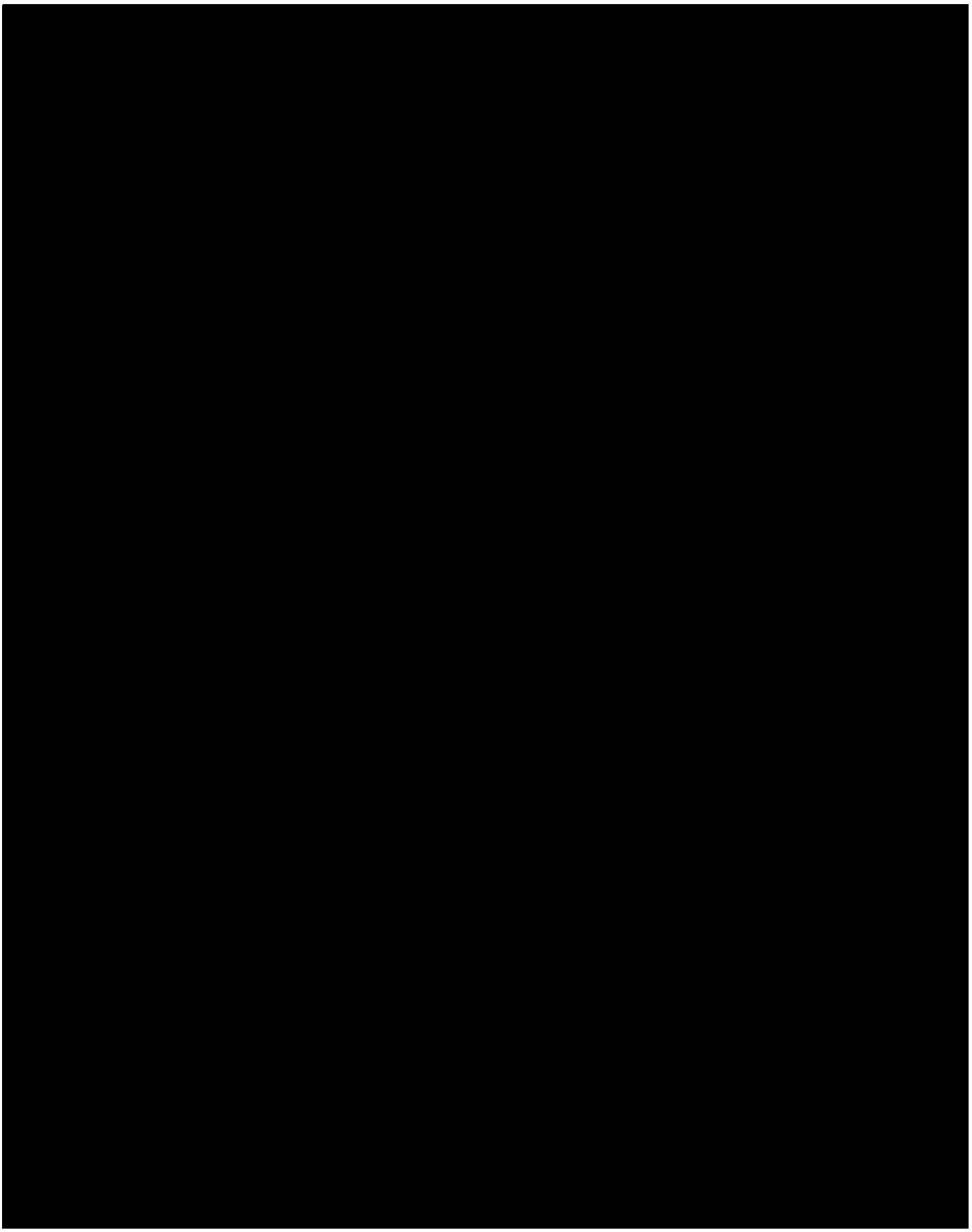


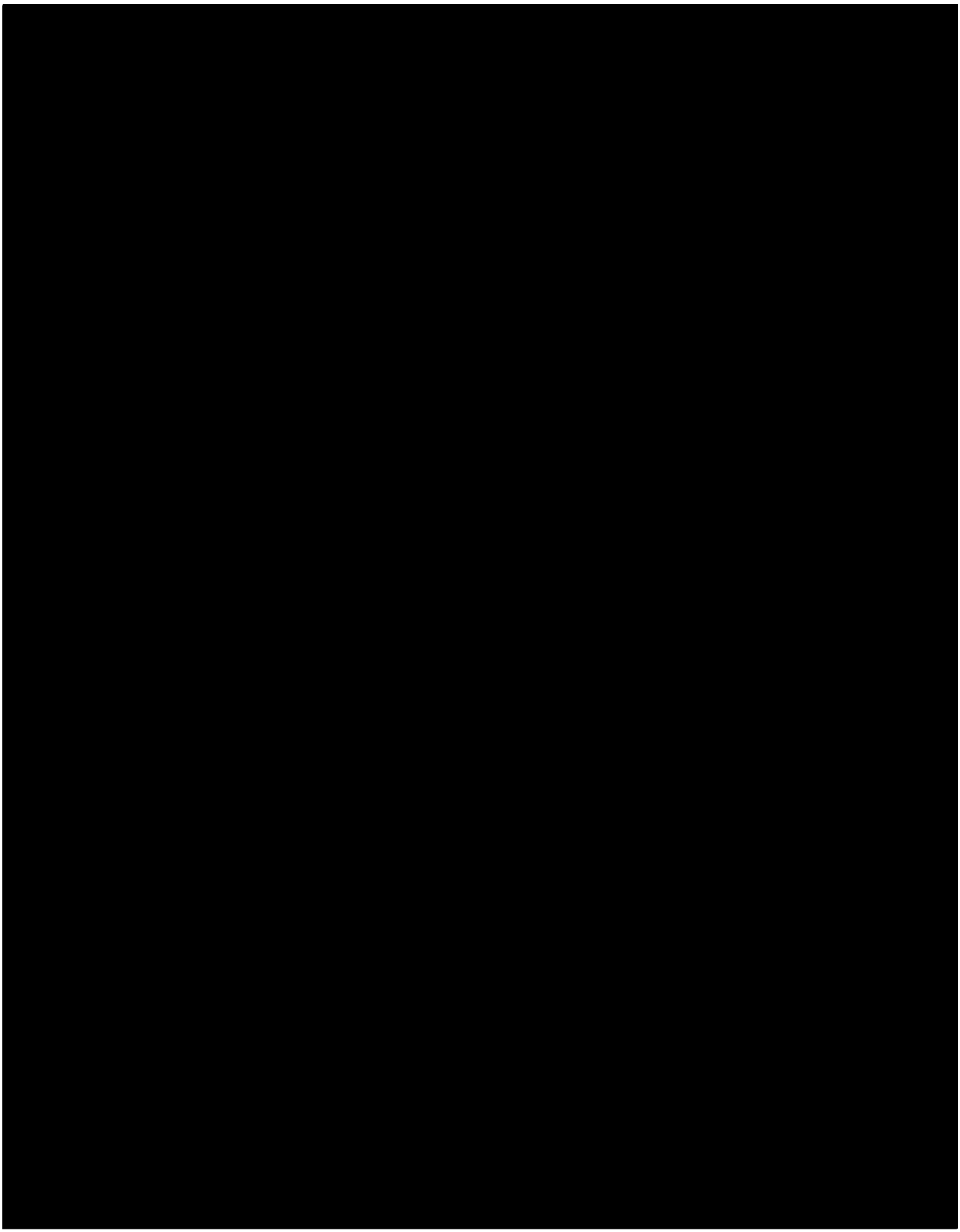
11. Zoning Review Status

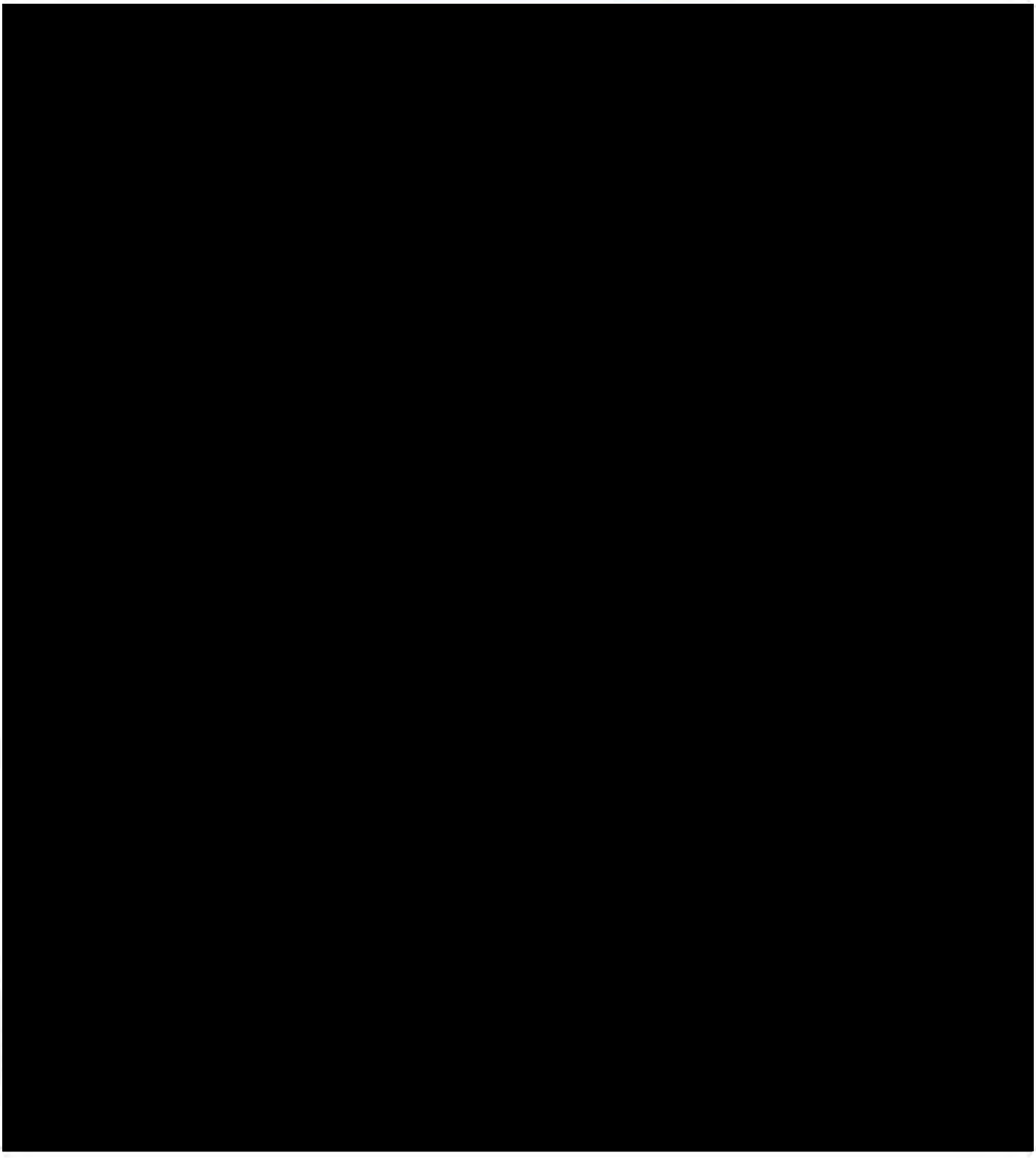
The applicant is proposing to operate at 642 Mantua Avenue. The property is zoned C-2. It contains an existing building located at the center of the property which operated as an Arby's restaurant. The proposed use as a Cannabis Retail Store is permitted in the C-2 zoning district. The applicant is proposing to use the existing 3,000 square foot building which meets the zoning setback requirements. The property is not located within 1000 feet of any school, both public and private, including, but not limited to Durand Academy and Child Development Center. The property contains 40 parking spaces which far exceeds the requirement of 5 parking spaces for every 1000 gross square feet of Cannabis Retail establishment.

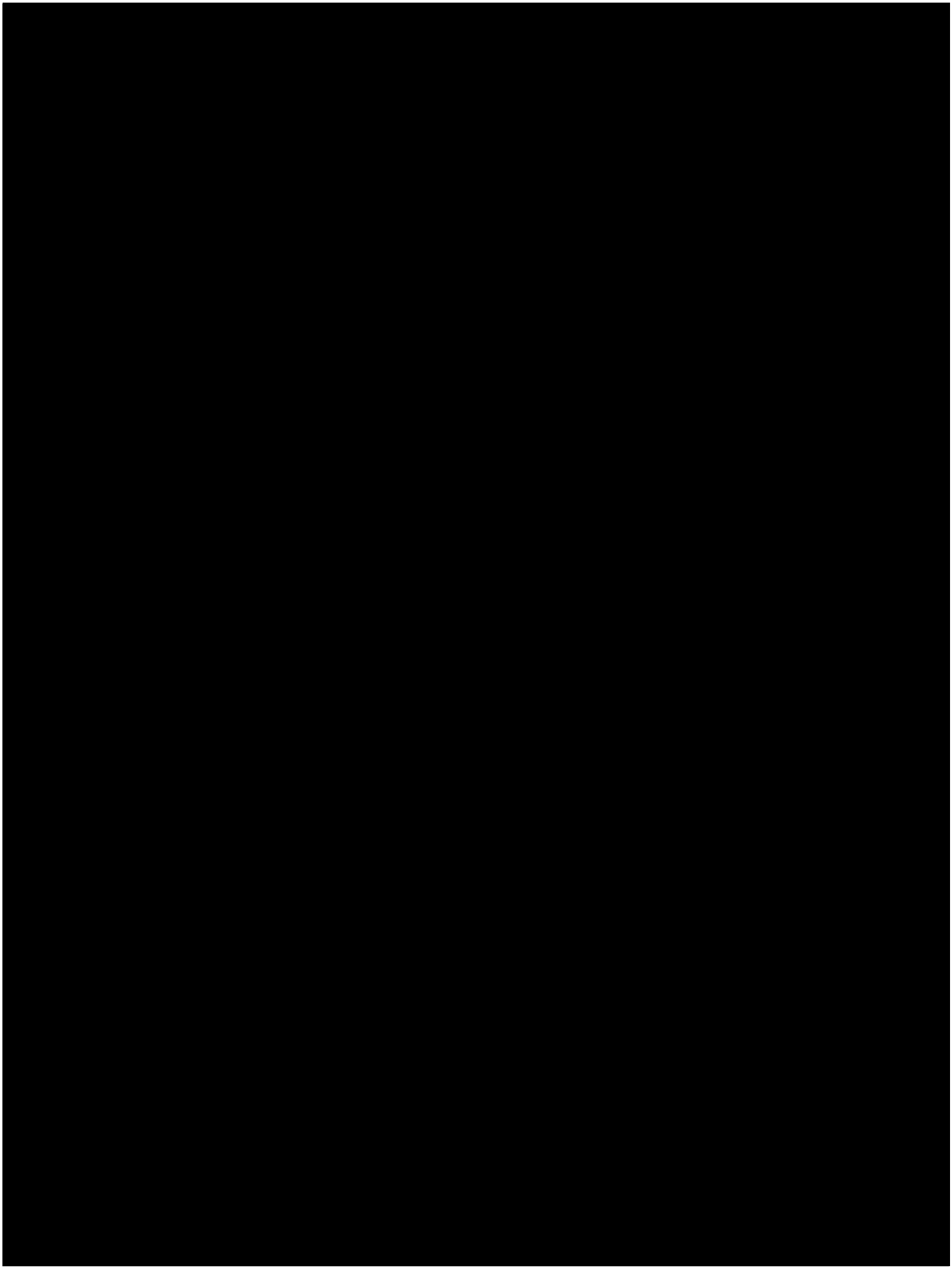
The applicant has not started the Zoning Review process at this time. We will obtain any and all necessary zoning and planning approvals prior to commencing operations.

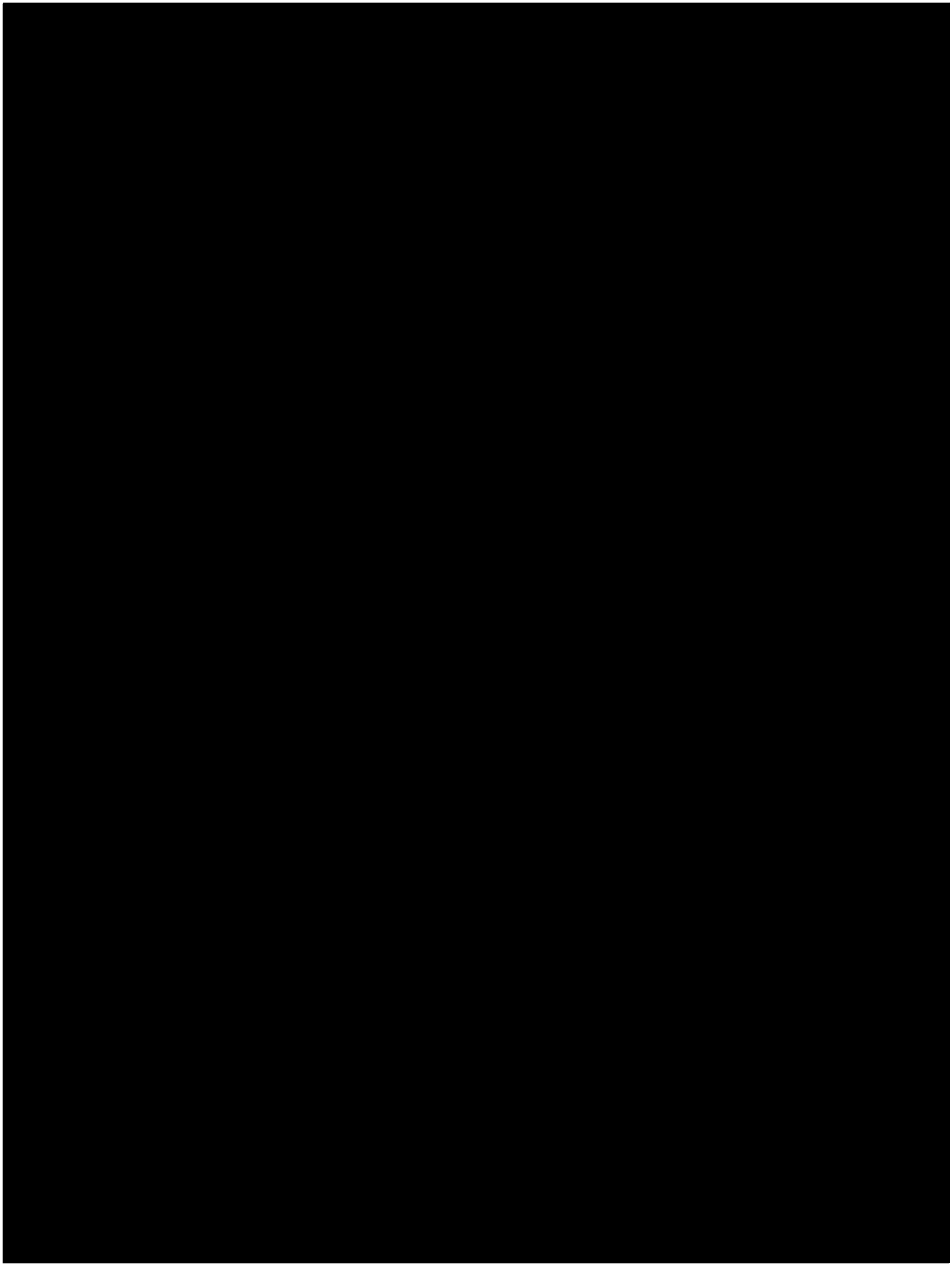


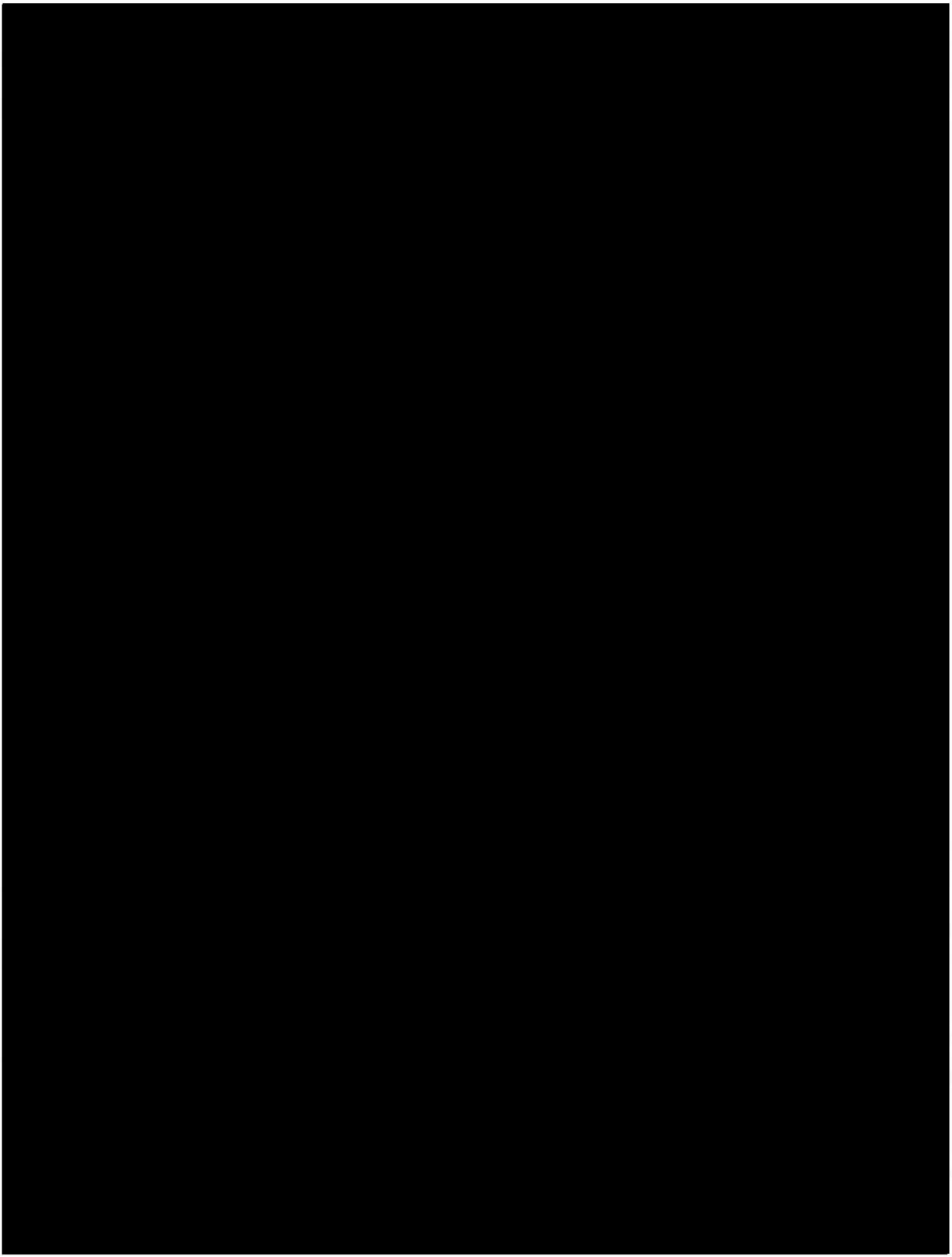


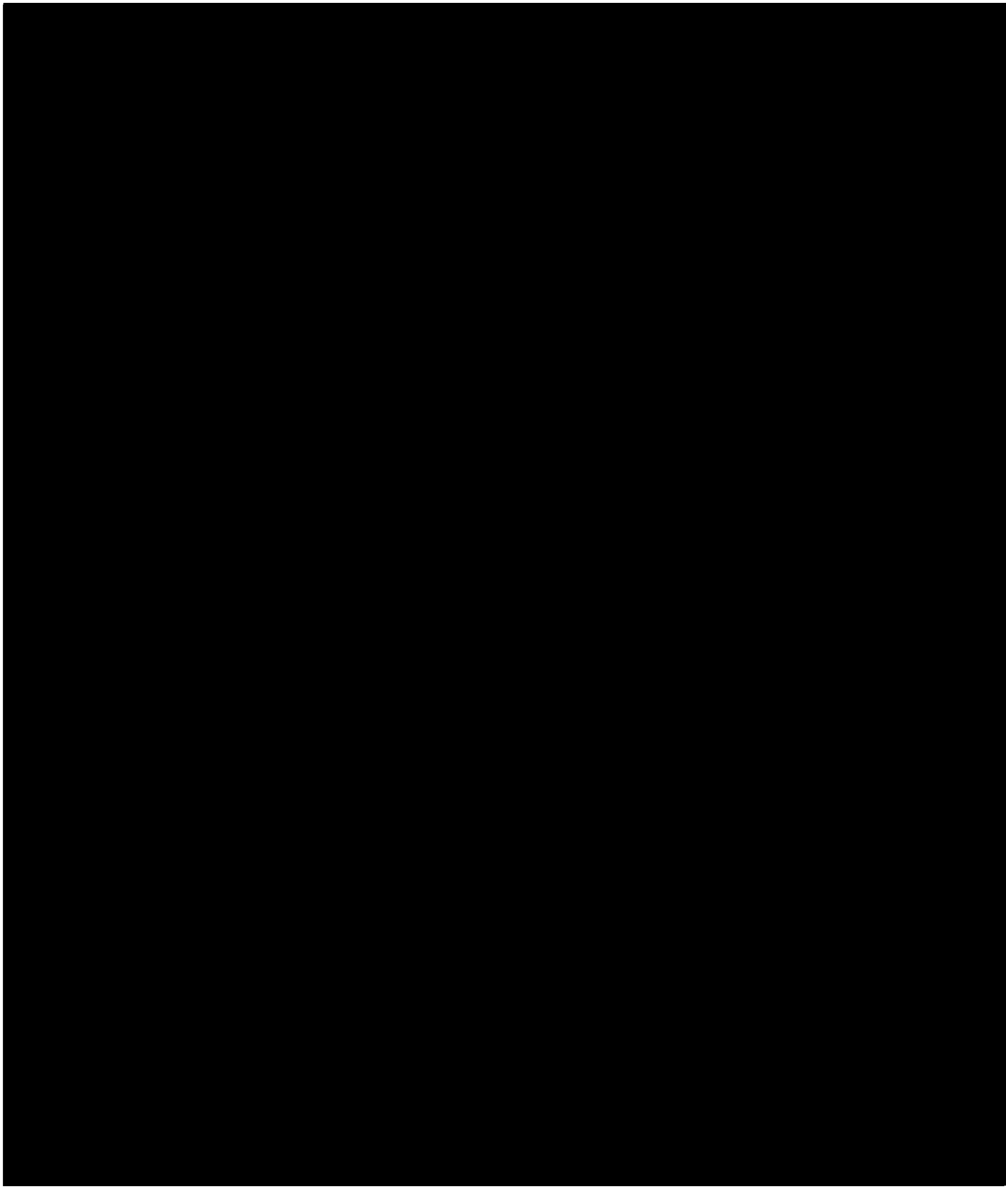


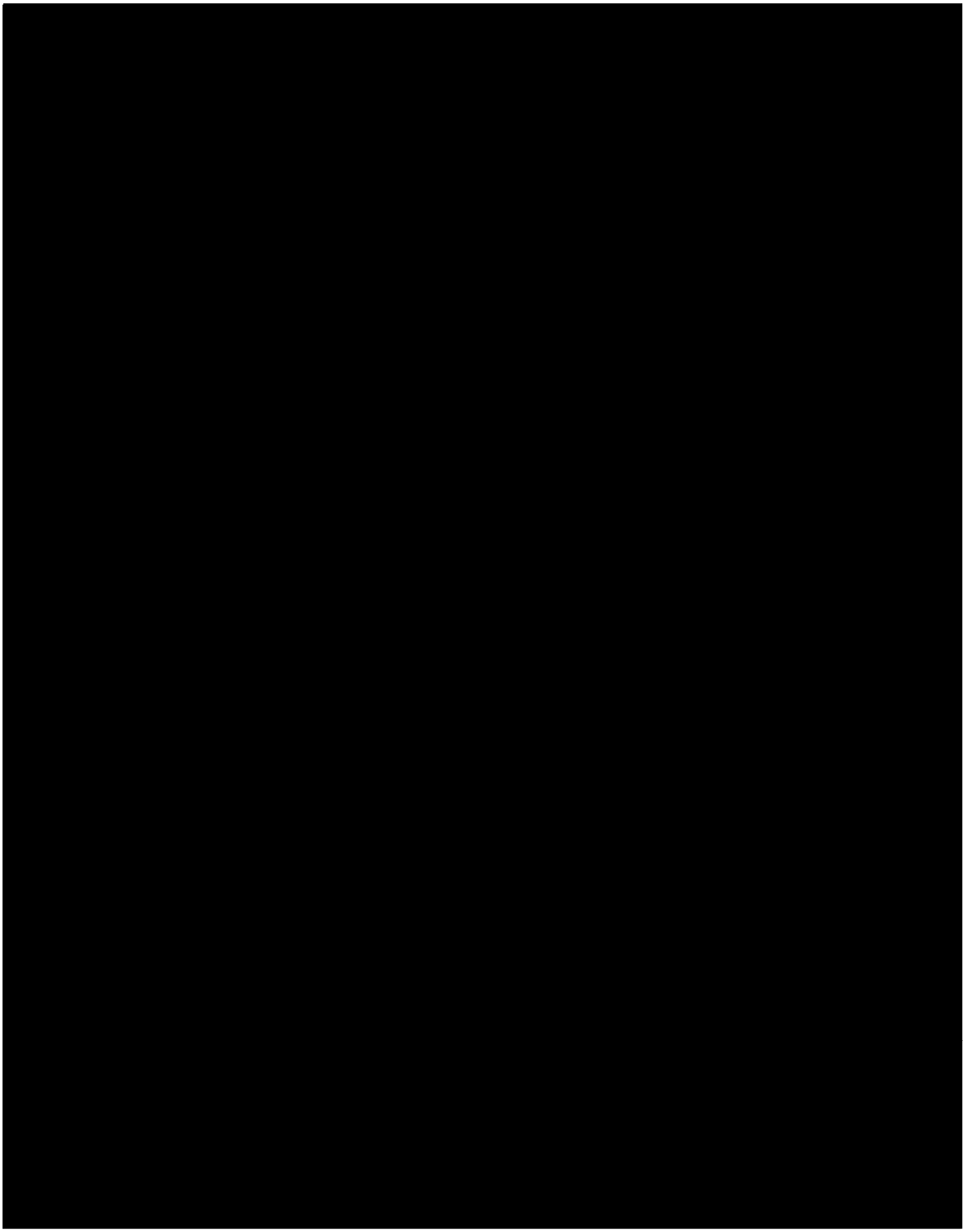


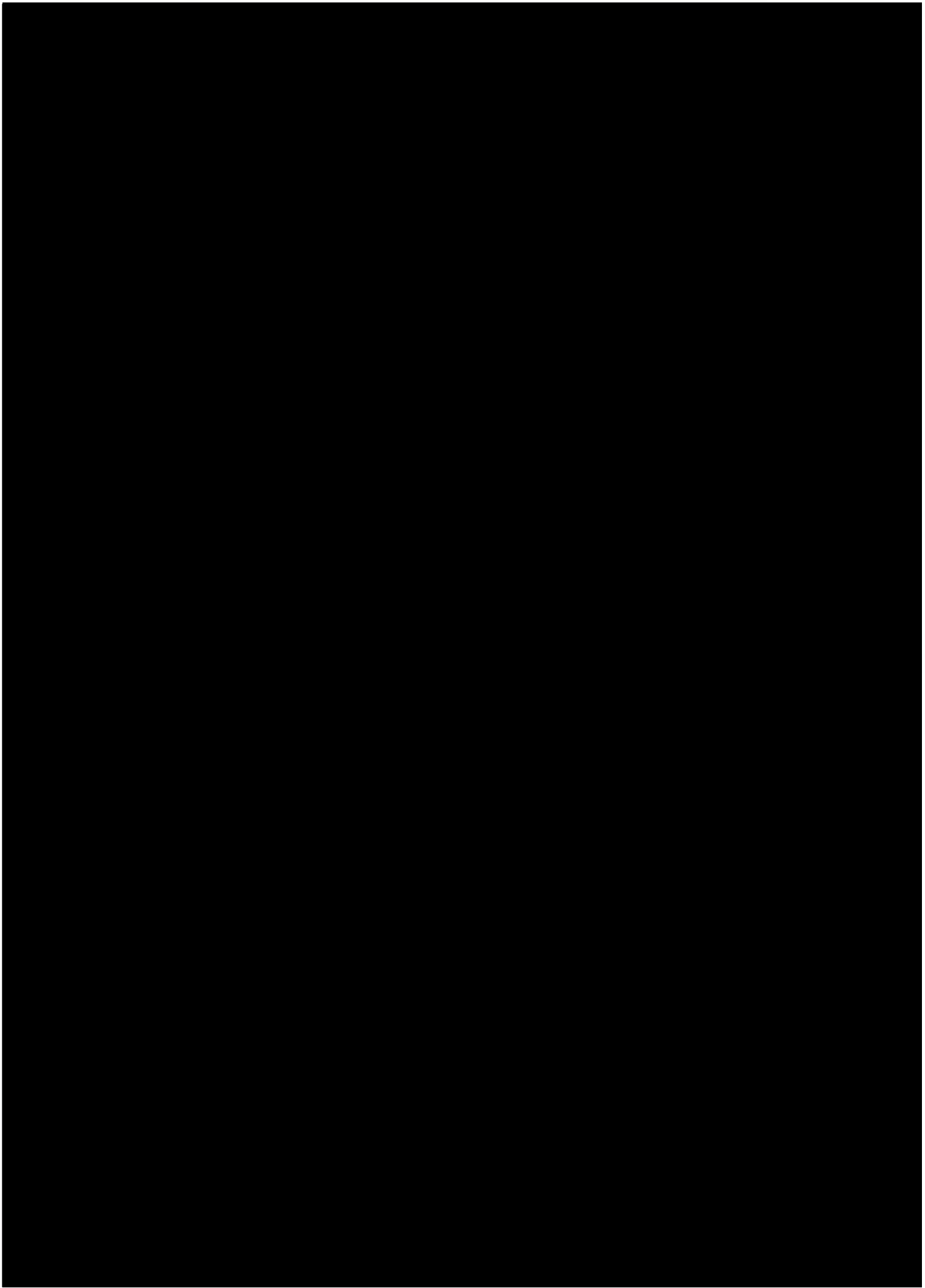






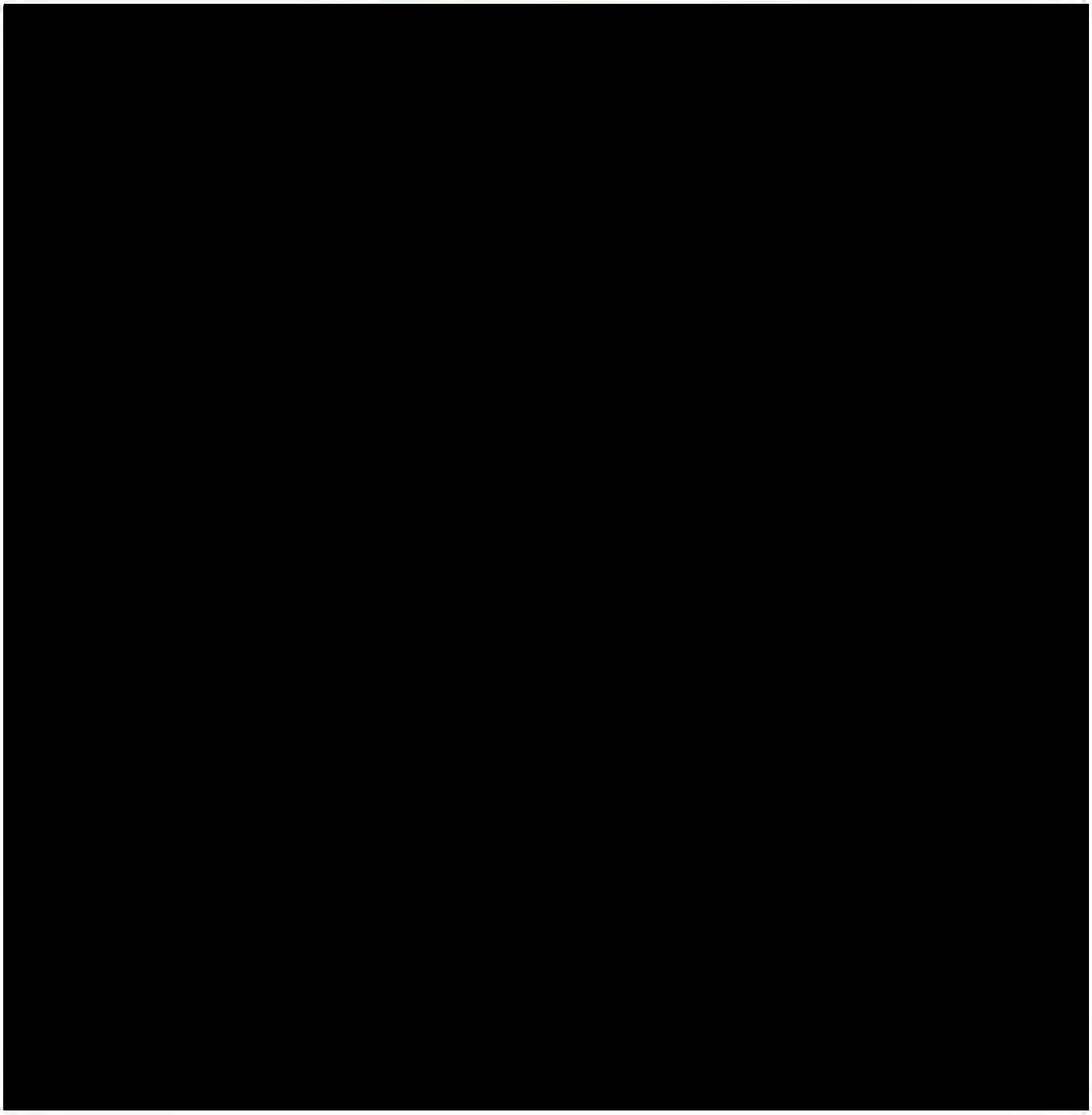


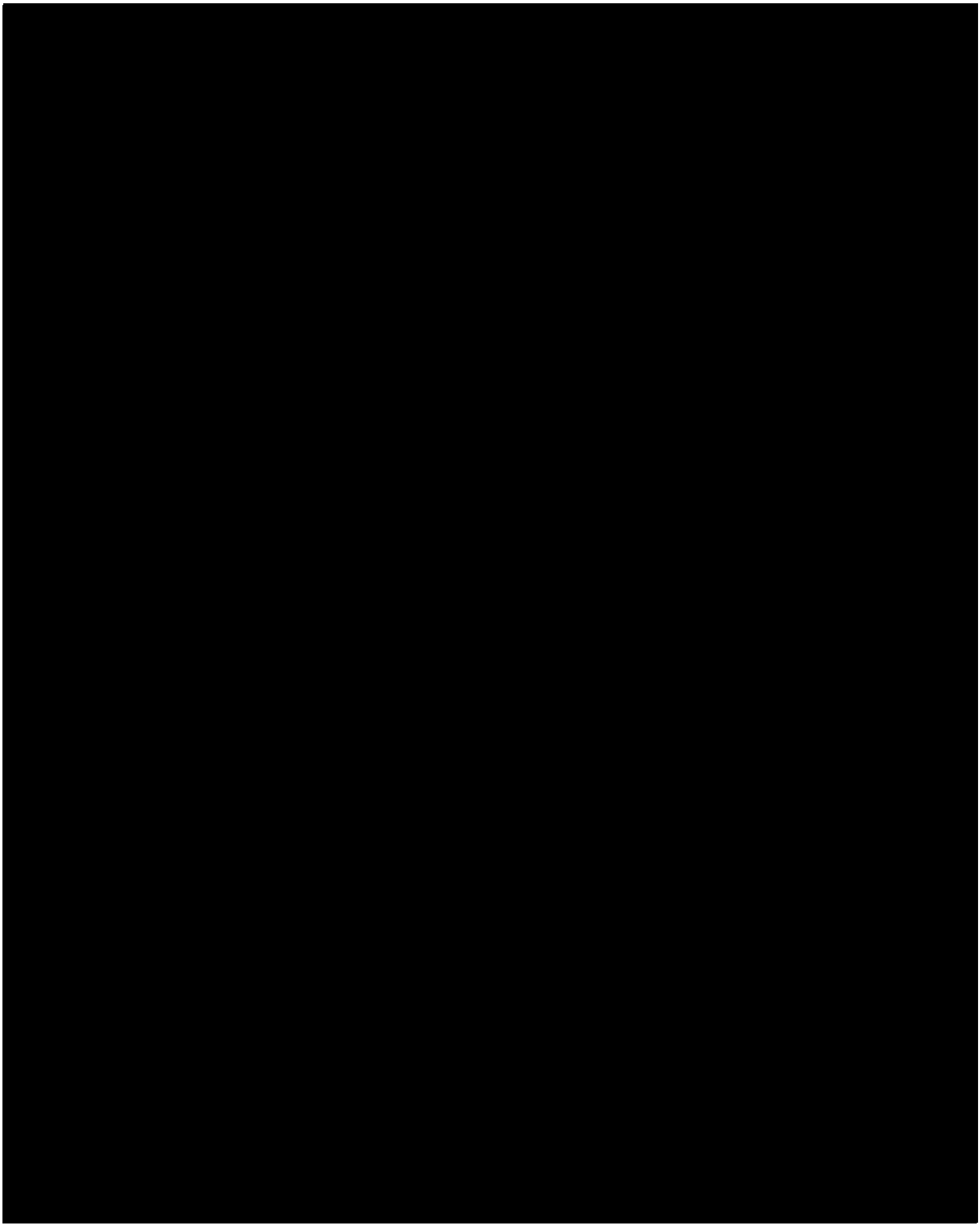


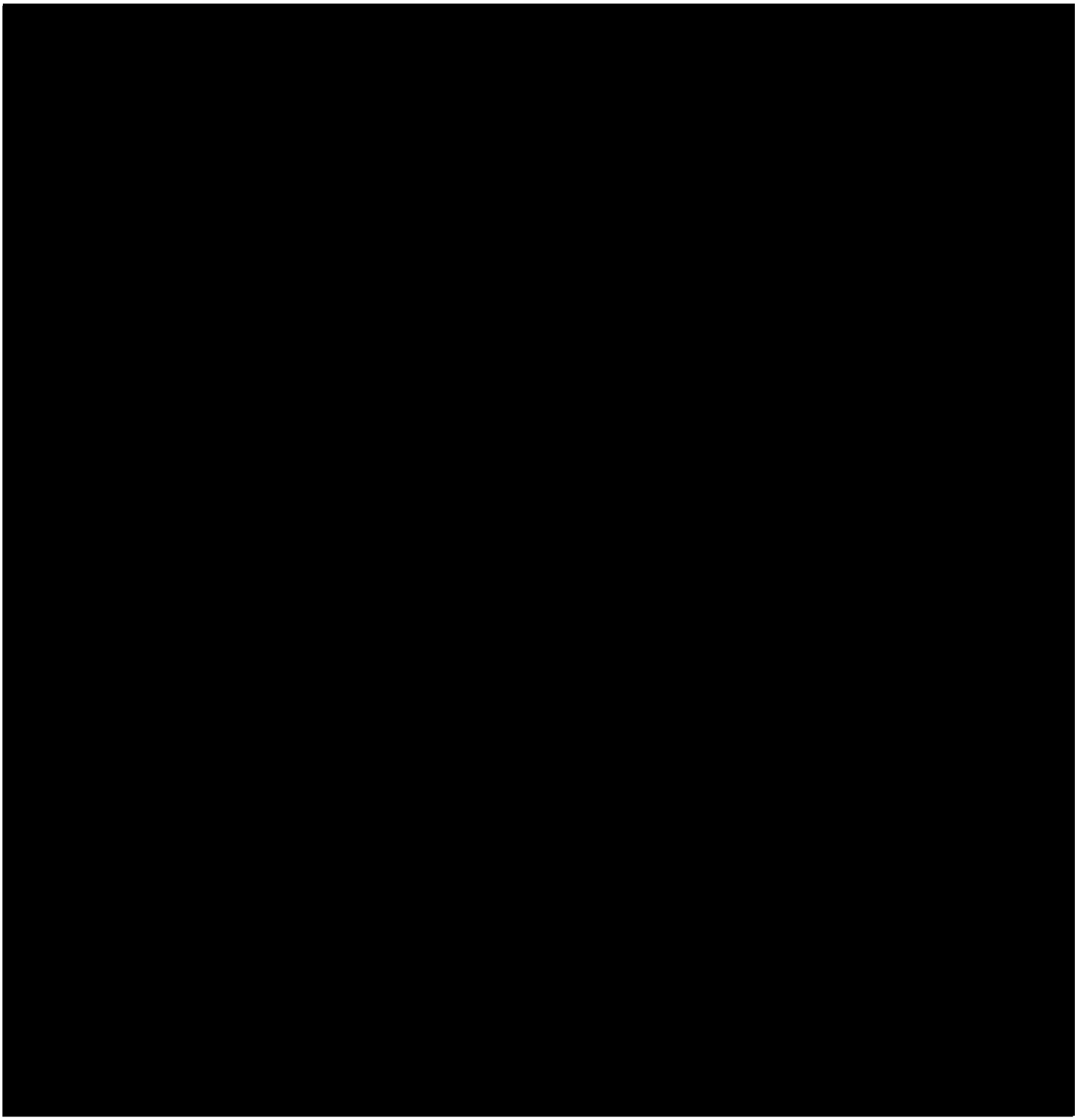


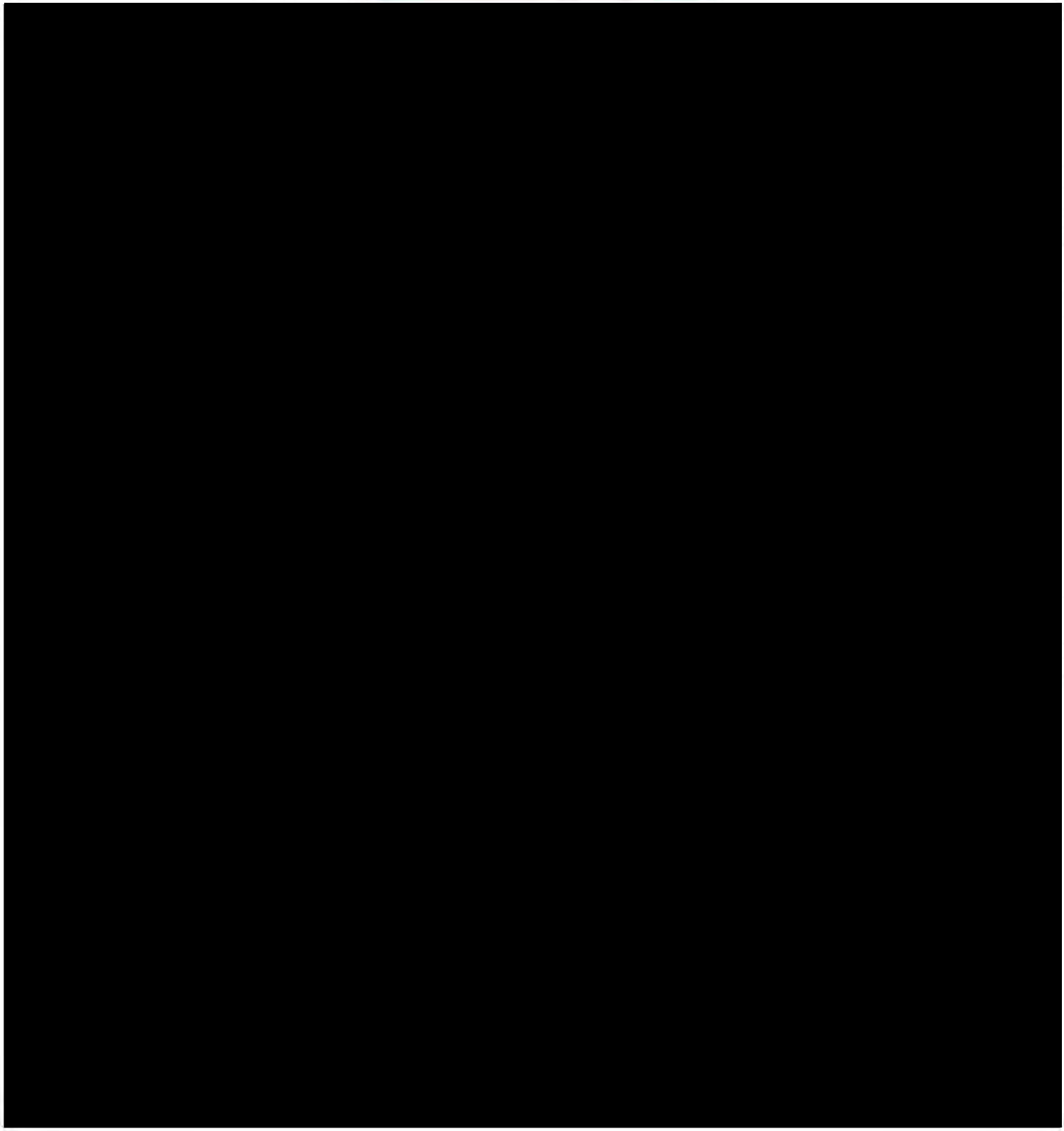
SETTING THE STANDARD

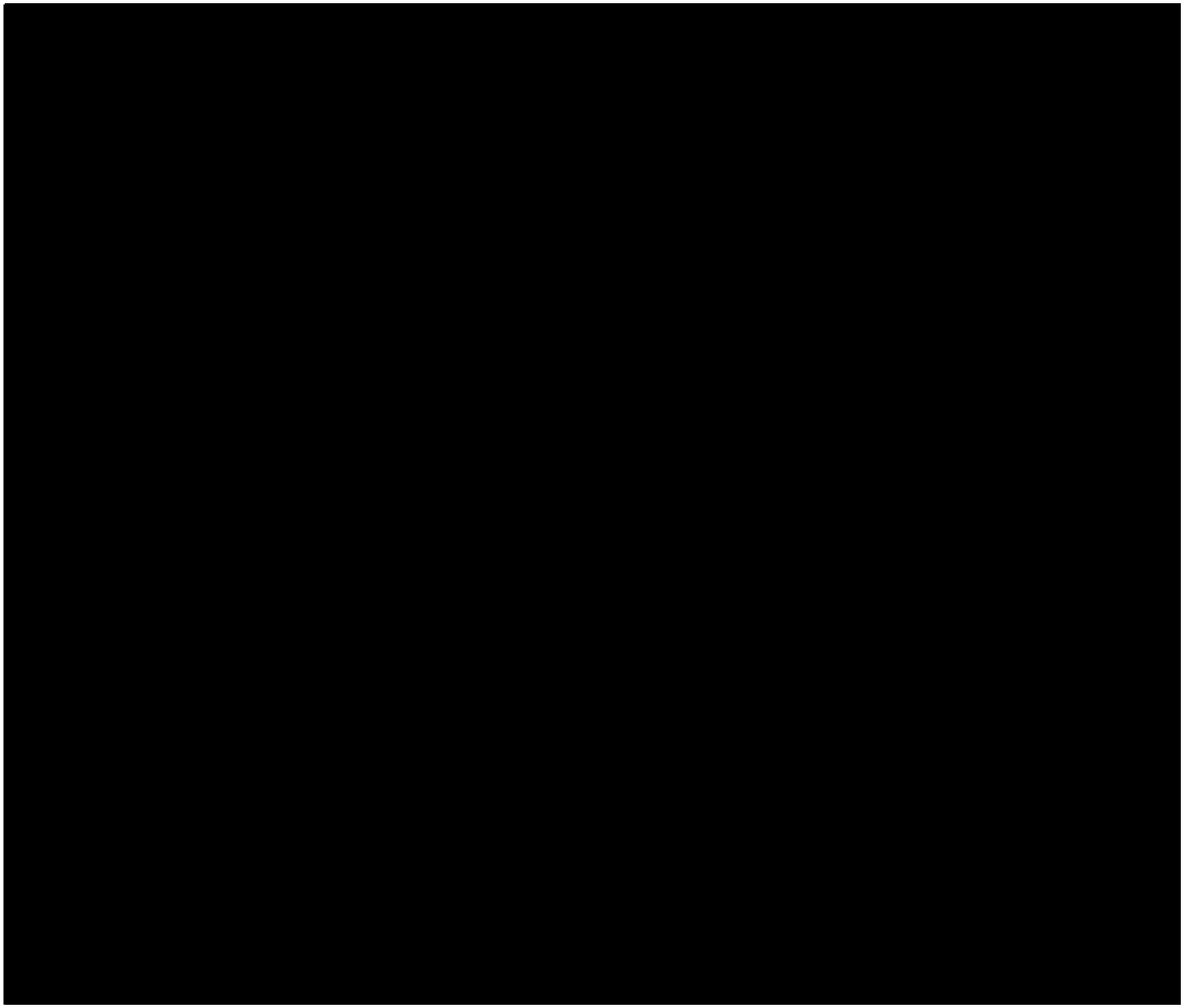
nova FARMS

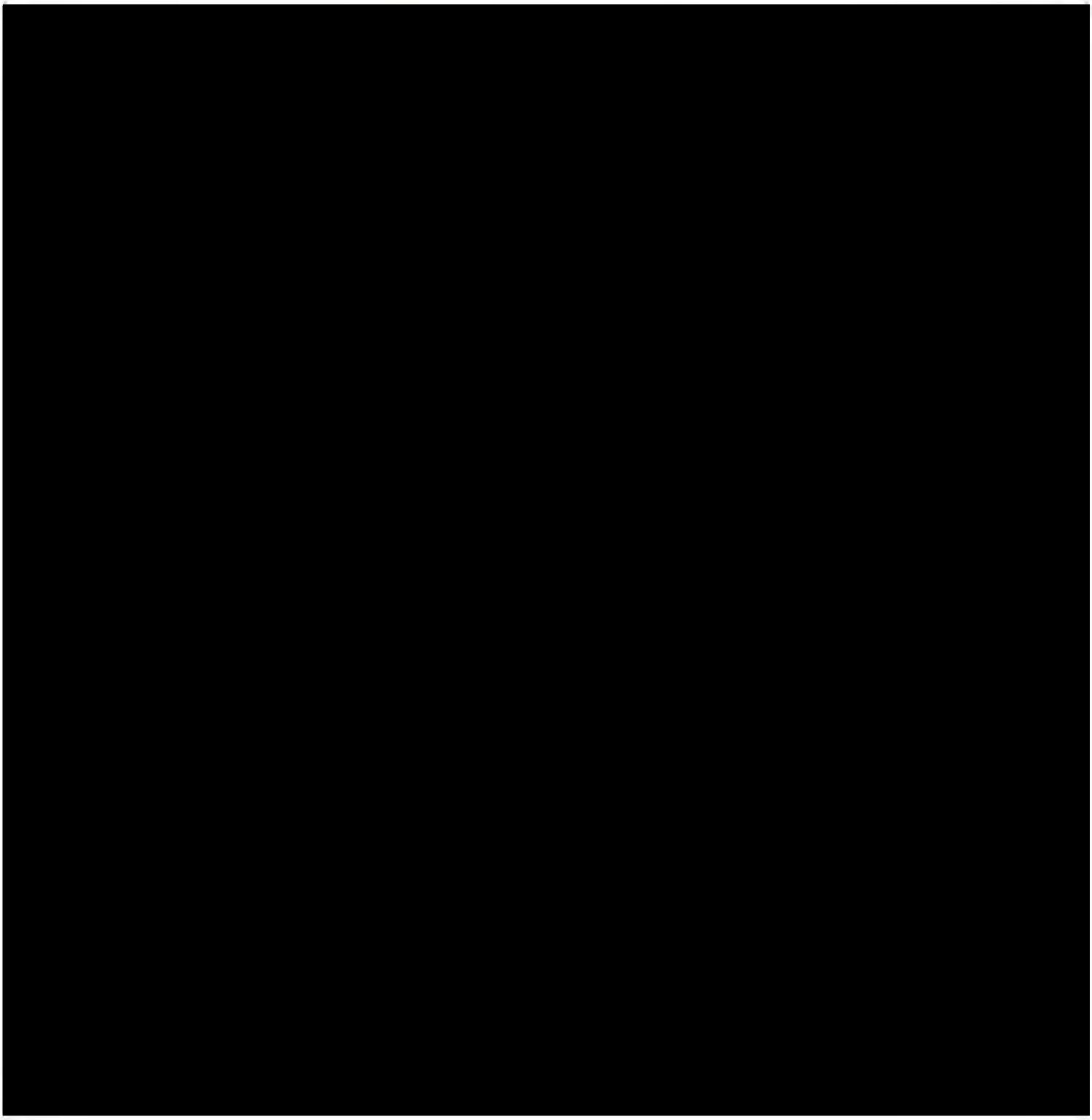


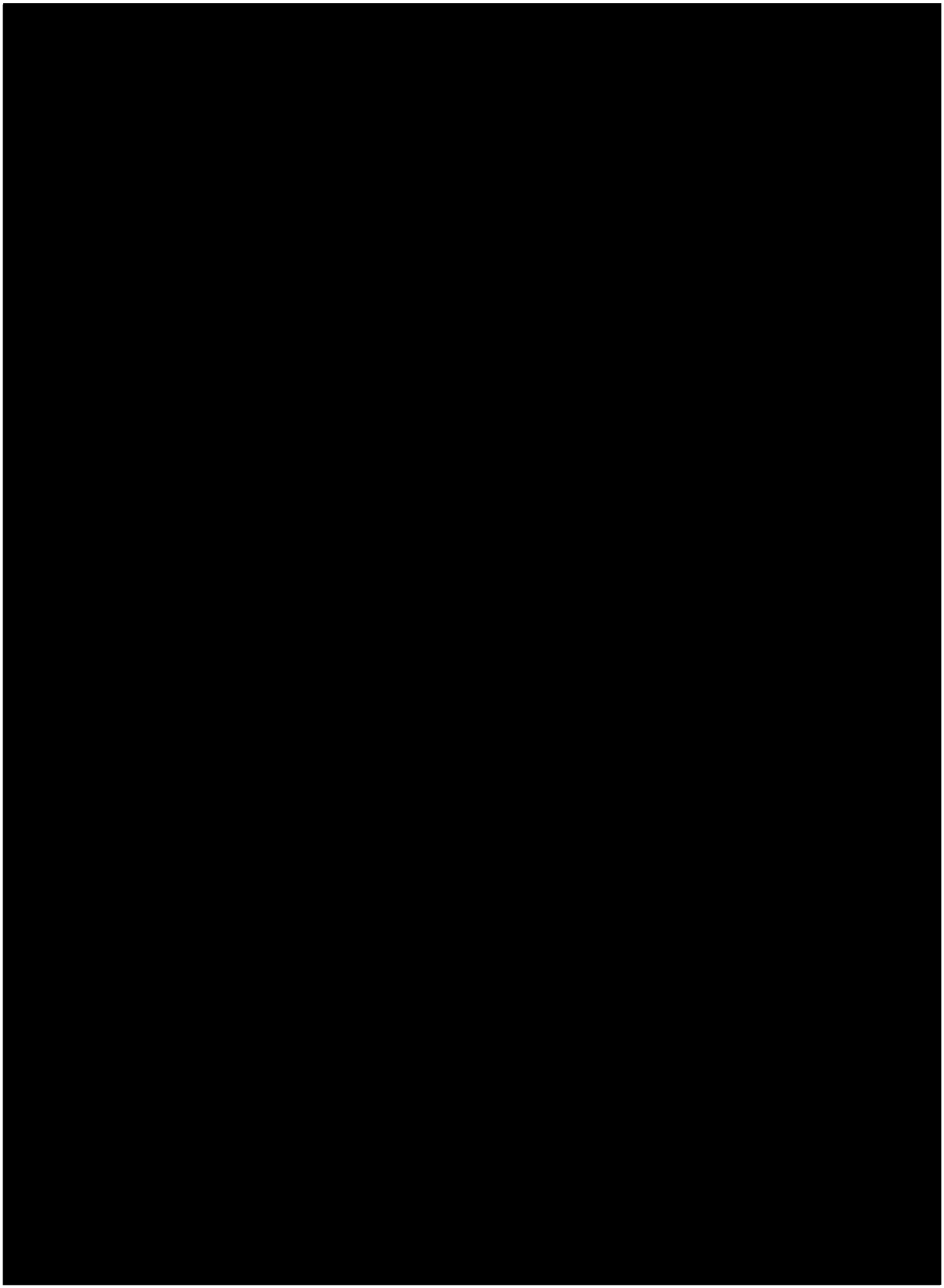


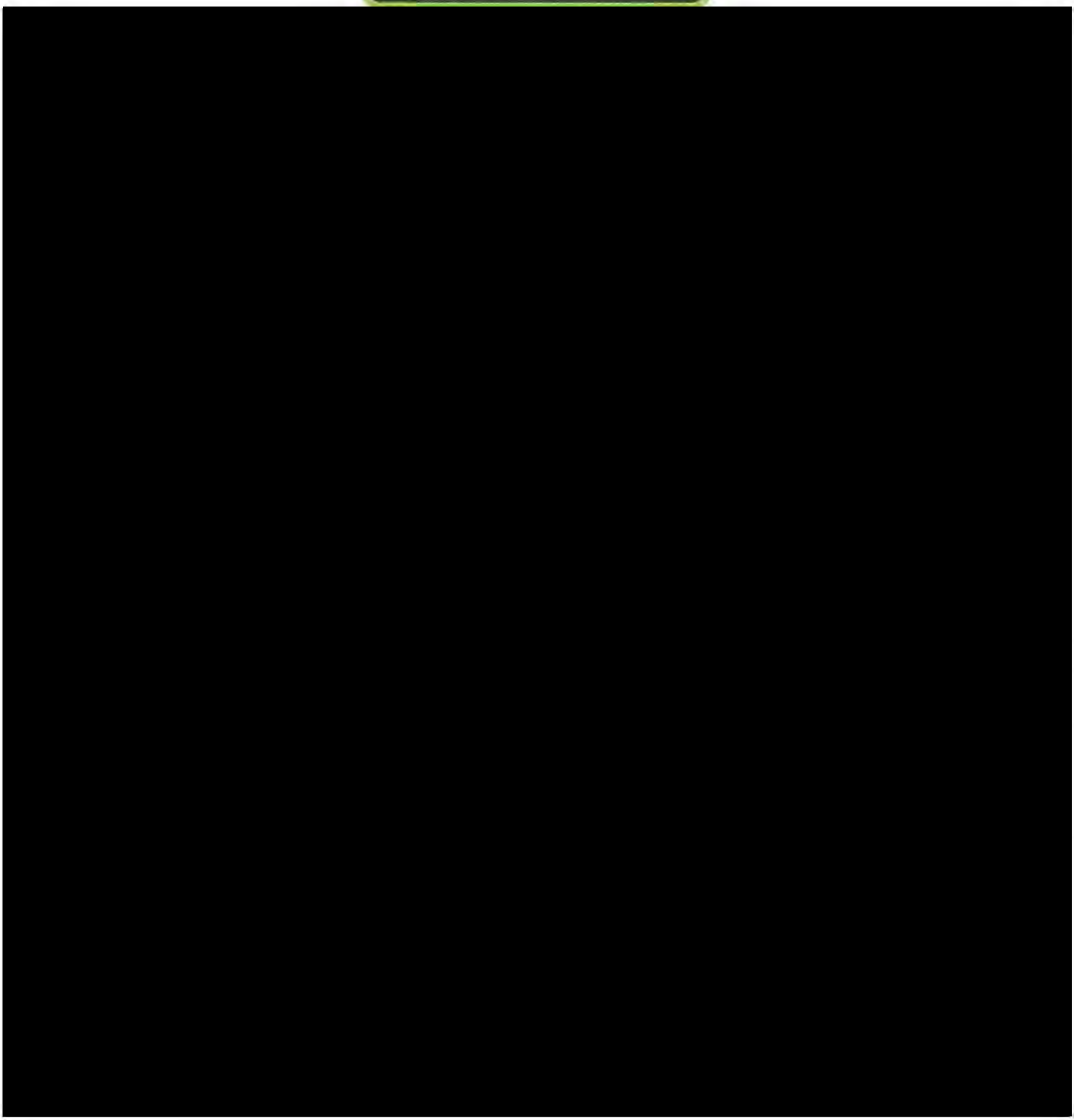












14.1 Affidavit of Compliance

I, Derek A. Ross, being first duly sworn, hereby certify that I am the Chief Executive Officer and Director of Nova Farm Woodbury LLC. I do solemnly swear it is the policy of Nova Farms Woodbury LLC to abide by Title VI of the Civil Rights Act of 1964, The Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, New Jersey Law Against Discrimination N.J.S.A. 10:5-1 et. seq. and other related nondiscrimination laws, statutes, Executive Orders or policies.

Under penalties of perjury, I declare that I have examined this Affidavit and, to the best of my knowledge and belief, it is true, correct and complete.

Nova Farms Woodbury LLC

By: Derek A. Ross, Director

3-4-2022
Date

State of Maine
County of Waldo

Subscribed and sworn to before me this 4th day of March, 2022, at Thorndike, Maine, by Derek A. Ross, of Nova Farms Woodbury LLC, a New Jersey Limited Liability Company, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged such execution to be his free act and deed, and the free act and deed of Nova Farms Woodbury LLC.

Signature of Notary Public

Name of Notary Public (print your name)
Notary Public, State of Maine
My commission expires: 06/17/2022

SEAL

14.2 Certification of No Discrimination

I, Derek A. Ross, hereby certify that I am the Chief Executive Officer and Director of Nova Farm Woodbury LLC. I do solemnly swear that Nova Farms Woodbury LLC does not, and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, gender identity, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of their activities or operations. These activities include, but are not limited to, hiring, and firing of staff, selection of volunteers and vendors, and provision of services. We are committed to providing an inclusive and welcoming environment for all members of our staff, clients, volunteers, subcontractors, vendors, and clients.

Nova Farms Woodbury LLC

By: Derek A. Ross, Director

3-4-2022
Date

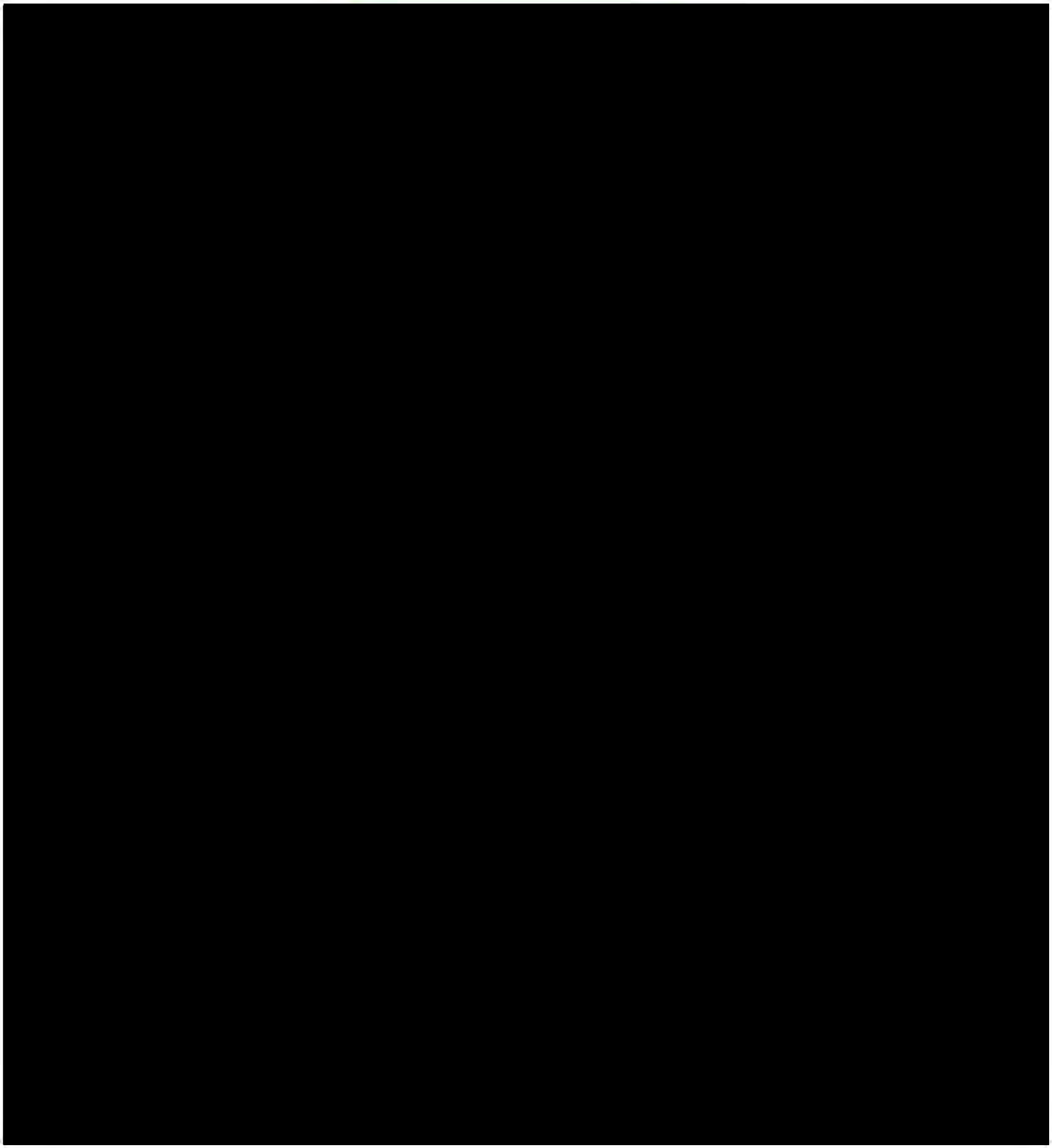
State of Maine
County of Waldo

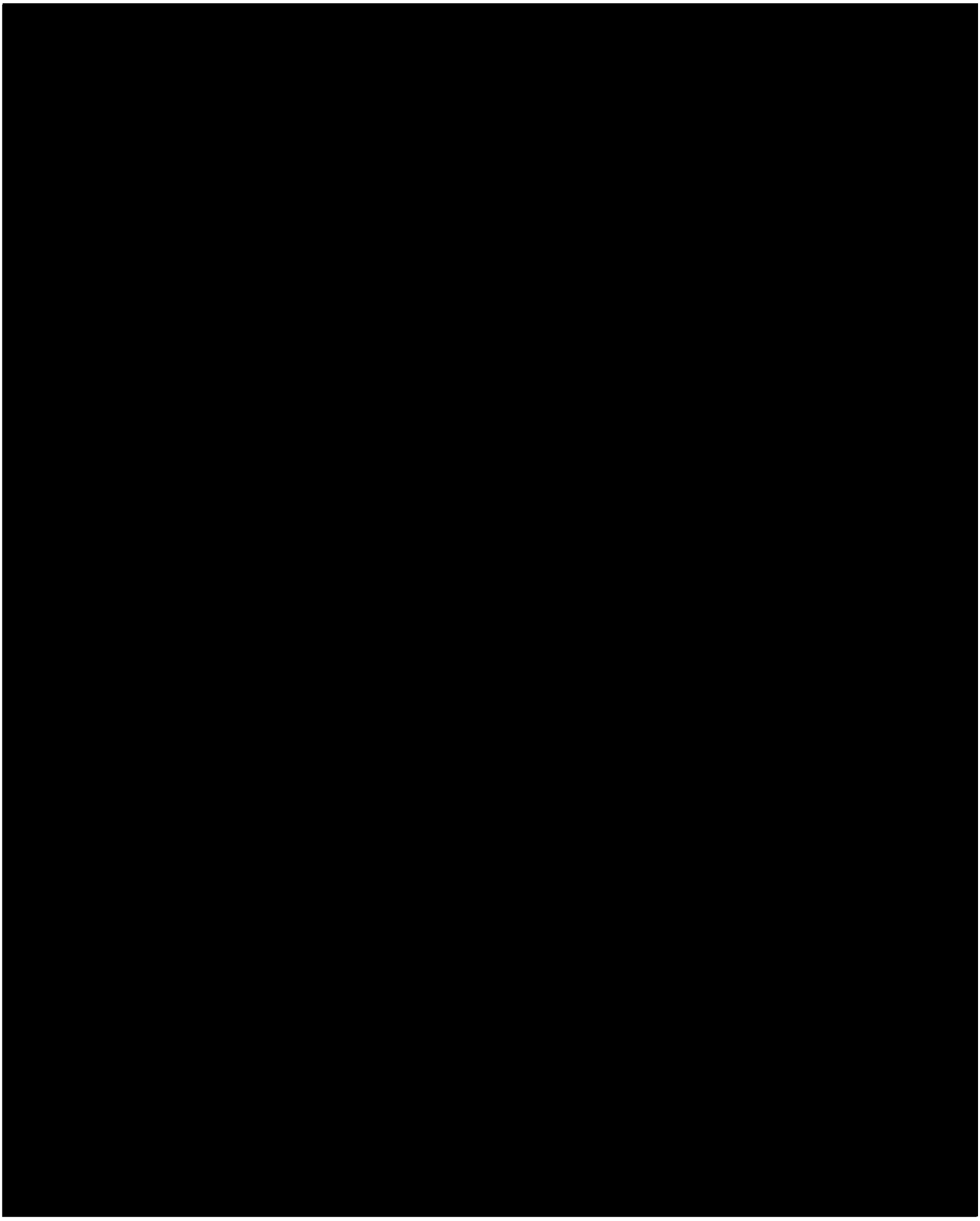
Subscribed and sworn to before me this 4th day of March 2022, at Thorndike, Maine, by Derek A. Ross, of Nova Farms Woodbury LLC, a New Jersey Limited Liability Company, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged such execution to be his free act and deed, and the free act and deed of Nova Farms Woodbury LLC.

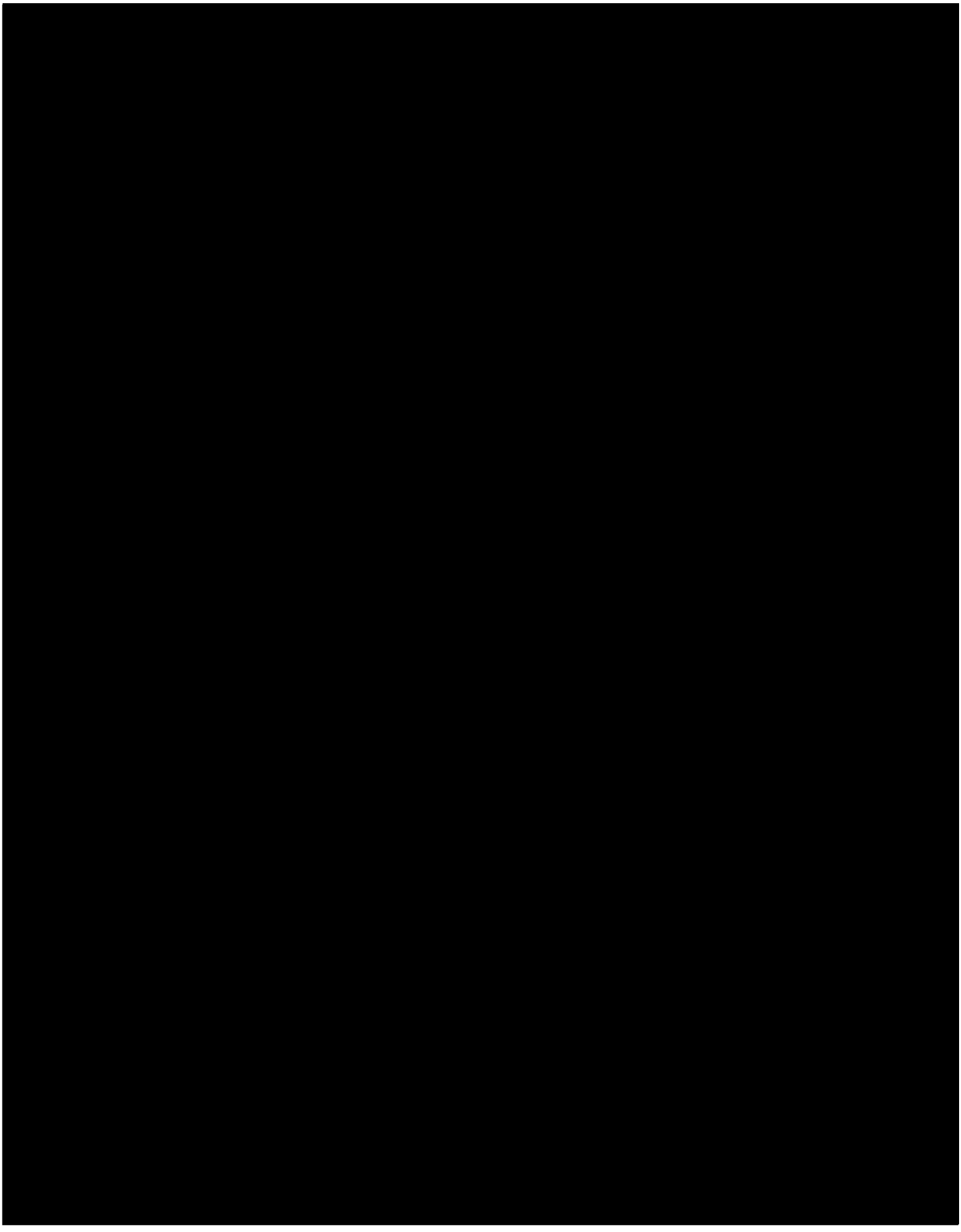
Signature of Notary Public

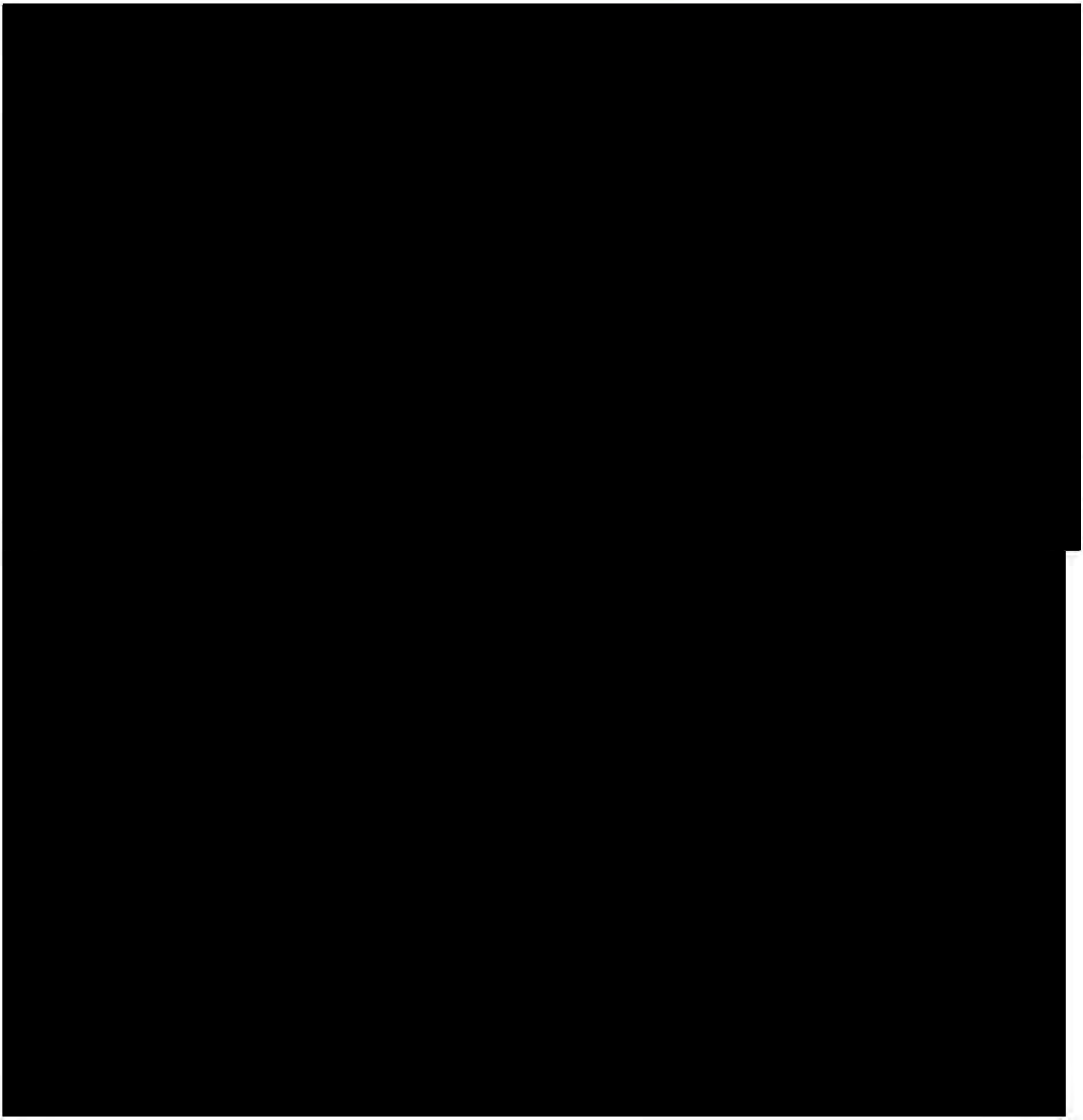
Name of Notary Public (print your name)
Notary Public, State of Maine
My commission expires: 06/17/2022

SEAL









GFA FEDERAL CREDIT UNION
Better Banking.

229 Parker St.
Gardner, MA 01440
978-632-2542

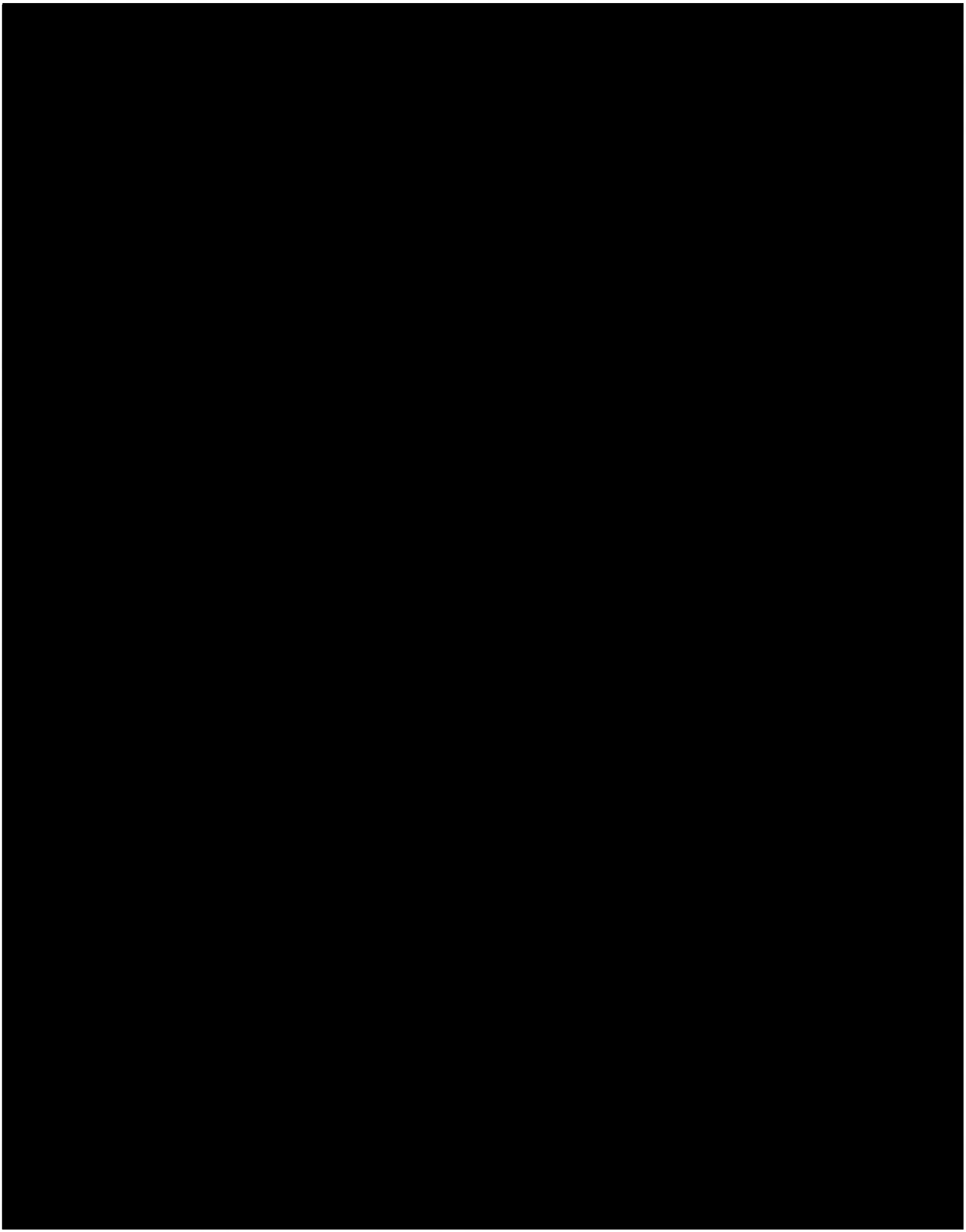
NOVA FARMS LLC
34 EXTENSION ST
ATTLEBORO MA 02703-4641

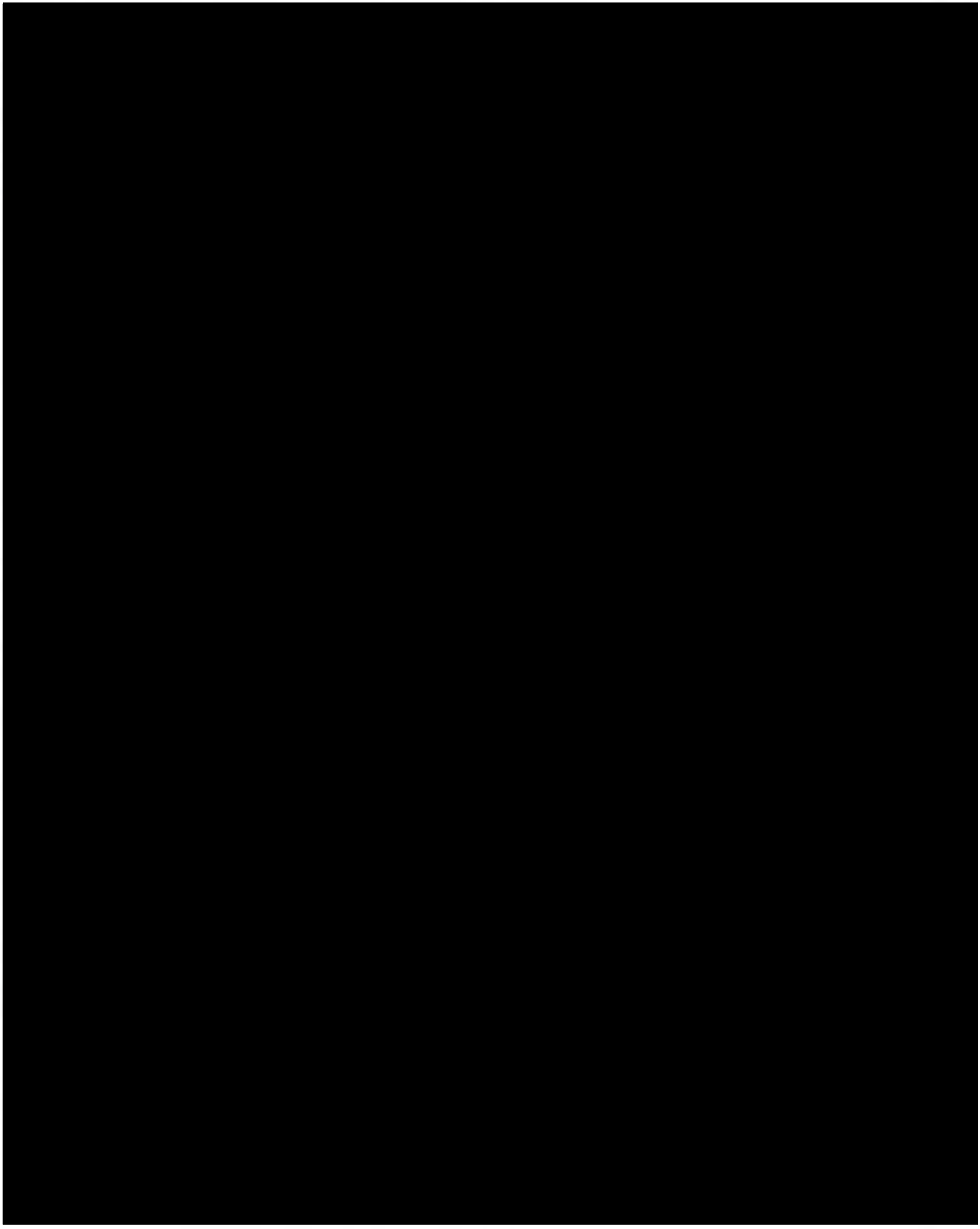
Statement Period | Feb 01, 2022 Feb 28, 2022

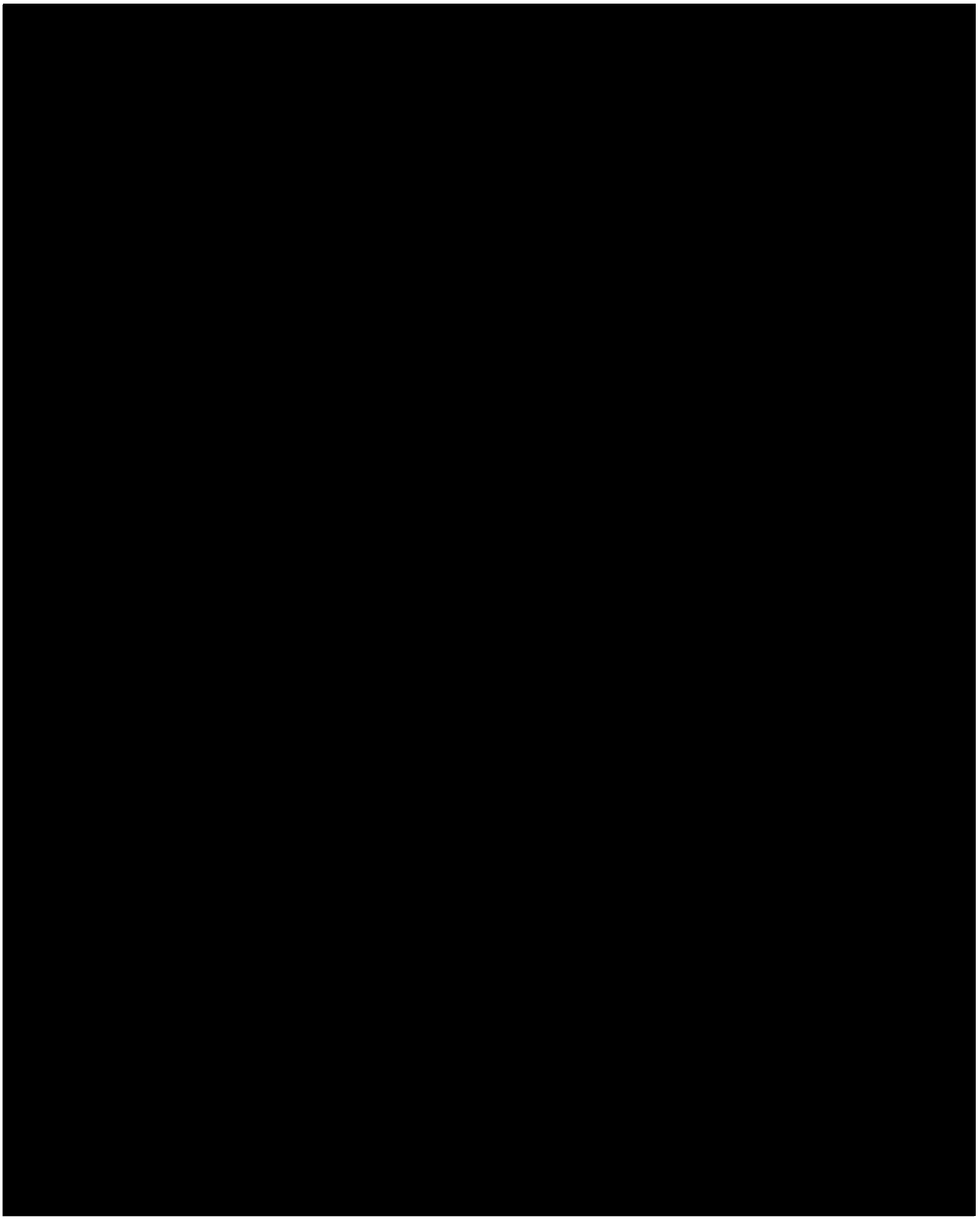
Account Number | [redacted]

Number of Checks: 86

[redacted]







[redacted]