

**BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION #190-21

**RESOLUTION OF LOCAL SUPPORT FOR SUITABILITY OF CANNABIS BUSINESS
SHOREHOUSE CANNA, LLC**

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support for the suitability and appropriateness of its business location from a municipality pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

WHEREAS, pursuant to the provisions of N.J.S.A. 17:30-5.1, the Borough of West Cape May has adopted ORDINANCE NO. 603-21 to license and regulate cannabis businesses; and

WHEREAS, the applicant, Shorehouse Canna, LLC has sought such a letter of support to apply for a Conditional License to operate a licensed Class V Cannabis Retailer business in the Borough of West Cape May located in a compliant Zoning District; and

WHEREAS, the Borough has reviewed the Company's plans to operate a compliant Cannabis Retail business that will generate local taxes and jobs consistent with the purpose of the Cape May County Comprehensive Plan; and

WHEREAS, the Township recognizes the owner of the business, Tom Nuscis, is a life-long New Jersey resident and local small business owner, and a service-disabled Veteran who has served our country, and his business Shorehouse Canna, LLC is a certified New Jersey Disabled Veteran Owned Business, consistent with the type of candidate for licensure identified for preference by the New Jersey Cannabis Regulatory Commission as a 'Diversely Owned' applicant; and

WHEREAS, the Township has considered the request of Shorehouse Canna, LLC to conduct the cannabis business as proposed at the location described above; and

WHEREAS, the issuance of a single Class V Cannabis Retailer license to the applicant, Shorehouse Canna, would not exceed the number of licensees allowed by the Township of Hamilton; and

WHEREAS, the Township has determined the proposed location is suitable and appropriate for the proposed activity related to the operations of the proposed cannabis business to be conducted; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of West Cape May, County of Cape May and State of New Jersey hereby authorizes the issuance of this resolution of local support for Shorehouse Canna, LLC and purpose described herein.

Carol Sabo, Mayor

Peter C. Burke, Deputy Mayor

John H. Francis, III Commissioner

Theresa Entead, Acting Municipal Clerk

	Aye	Nay	Abstain	Absent
Sabo				
Burke				
Francis				

Adopted: December 29, 2021

cc: Shorehouse Canna, LLC
File

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of West Cape May, County of Cape May, New Jersey, at a meeting held on December 29, 2021.

Acting Municipal Clerk

SHOREHOUSE

CANNA

ADULT USE CANNABIS DISPENSARY
REQUEST FOR SUPPORT
WEST CAPE MAY, NJ
DECEMBER , 2021

NJ
VETERAN
OWNED BUSINESS

REQUEST FOR RESOLUTION OF SUPPORT

The New Jersey Cannabis Regulatory Committee is requiring your support for our plan to open a Recreational / Adult-Use Marijuana Dispensary in the Borough of West Cape May:

INTRODUCTION 3

Who we are, why we are qualified and an overview of the location we have selected, and how we intend to build the right kind of dispensary for West Cape May.

SAFE ACCESS 10

The type of products we will sell and how we are addressing the safety of the community. A sample layout of a secure facility.

EDUCATION 13

Our plans to help educate the community in store and out in the community. The Law, The Science and the Safe Use.

JOBS 16

Our plans to provide quality careers and training to Cape May County Veterans, social equity candidates, and victims of the war on drugs.

PARTNERSHIP 18

Our appeal to West Cape May to assist us have the greatest positive impact on the community

INTRODUCING SHOREHOUSE CANNA



THOMAS NUSCIS / Owner
US Navy Veteran, Cape May Resident
& Small Business Owner

"My motivation to open and operate a recreational dispensary comes from seeing so many of my fellow veterans who struggle with PTSD and pain from injuries. So many of us have been prescribed pharmaceuticals with pretty tough side affects. I have found cannabis to be an effective alternative and I am excited to participate in the industry now that it has come to New Jersey.

My goal is to be part of the solution. Recreational Dispensaries are the next step to normalizing this plant as a medicine as well as a safer recreational alternative to alcohol. I see the approval of recreational dispensaries as a solution to difficult access for more New Jersey residents."

- **Tom Nuscis / Shorehouse Canna Owner**

"I'm a fellow vet who's lost friends to the opioid problem. (I'm) someone who sees cannabis as a healthy alternative treatment for multiple medical issues..."

- **David S. (Former 0351 Sergeant USMC)**

"I'm a veteran who is battling cancer. Marijuana helps with pain, sleep, appetite and anxiety, as reported in studies on the National Institute of Health website. I'm behind this project. Thanks for letting me be a part of it."

- **Nancy P.**

"I am a retired MSG from the Army. I finally got my 100% Total and Permanent and I used Cannabis to get off Oxycodone after spinal surgery. I moved to New Mexico last August to be allowed legal Medical Cannabis. I'm alive because of pot, so I will help other veterans and would love to testify before Congress or the President."

- **Johnny A. MSG USA (retired)**

Shorehouse Canna is a New Jersey Certified Disabled Veteran Owned business. Our mission is to provide our customers safe precision dosage of Cannabinoids in a wide variety of high quality delivery options.



WEST CAPE MAY, N.J.

INTRODUCING SHOREHOUSE CANNA:

Shorehouse Canna is not a multi-state operator. We are your neighbors, and we care about what kind of dispensary is going to serve our community. To that end, we have assembled a team of experienced cannabis professionals to make sure West Cape May gets world class service- with a local twist.

Our expert team has been featured in countless industry publications, podcasts and television outlets. They regularly speak at universities, industry trade shows as well as local and national news publications, as leaders in the industry.

We hope this information demonstrates our commitment preparing a safe and secure dispensary for our West Cape May community.

nj
* c o m

Men'sHealth

STARTUP

vibe

grow

CANNAVIST

CANNABIS
BUSINESS TIMES

People

CBE

CANNABIS BUSINESS TIMES



njCannabis
INSIDER

Marijuana Business
MJ BizCon

NECANN

Entrepreneur

cheddar

bw.

BCV

Beer & Wood

*media available upon request

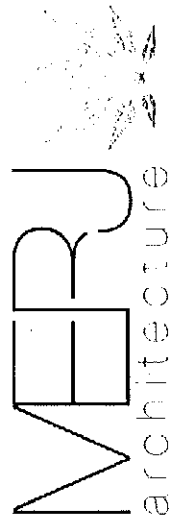
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WEST CAPE MAY, NJ

CONCEPTUAL EXTERIOR RENOVATION: ELEVATION - SOUTHERN EXPOSURE



We have retained Merj Architecture, a Colorado-based firm with extensive experience designing Best-in-Class cannabis dispensaries across the country.

Merj will lead the transformation of this local restaurant into a compliant cannabis retail experience to service the community and draw customers and tax revenue from outside of the local market.

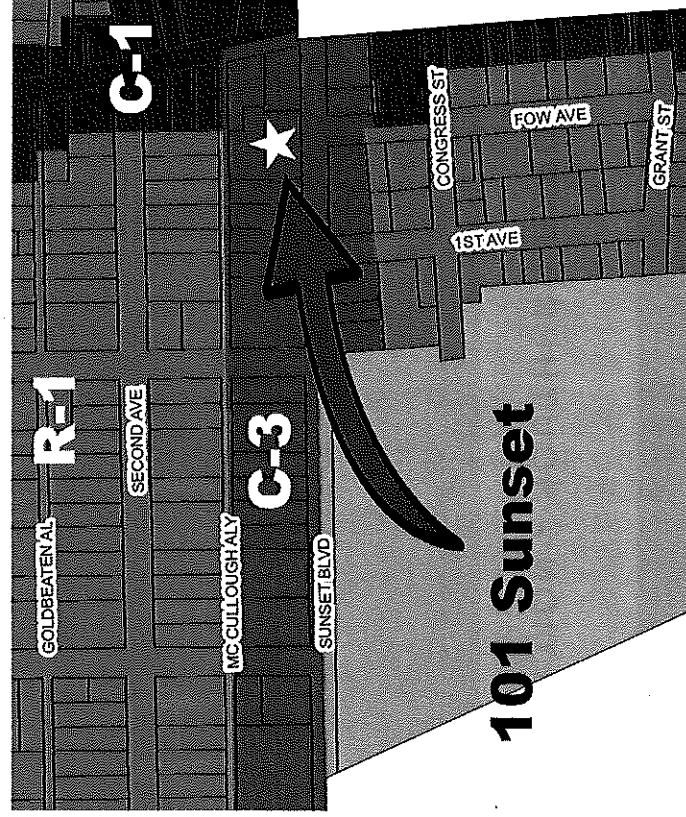


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Compliant Zoning of Proposed Location: Our Class V Recreational Cannabis Dispensary will be located at in compliant zoning. An example of a target compliant property is the current location of *The Black Duck* restaurant. The lot is in zoning C-3, and is compliant with zoning requirements outlined in West Cape May ORDINANCE NO. 603-21. Once a Conditional License is issued by the CRC, we will secure a property.

- 0.48 acre plot allows two separate parking areas which can accommodate over a dozen vehicles.
- Shorehouse is proposing to lease 2500SF of space in a compliant location
- Retail Dispensaries floor plans are trending larger. National average 4300SF.
- The largest dispensary in NJ is 6000+ SF.
- We have inspected over 50 dispensaries in 7 states to identify Best Practices for our West Cape May dispensary.

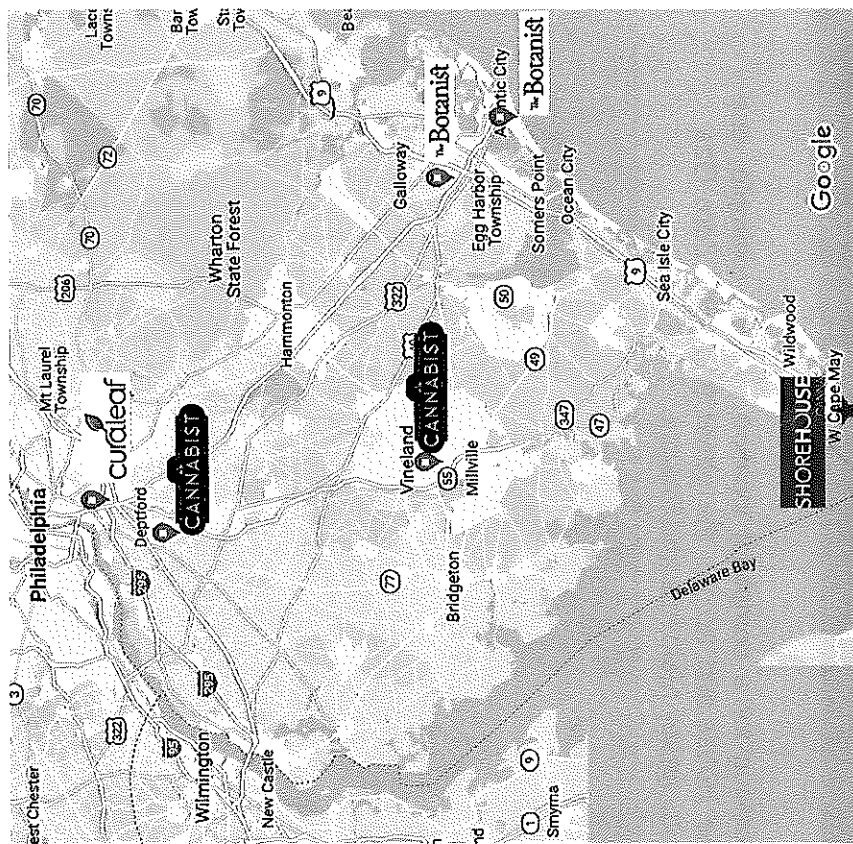


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Location in Relation to Existing Dispensaries:

- Convenient local access to legal, safe and taxed cannabis is an asset to our community.
- With only twenty-two existing medical dispensaries statewide, patients with real medical problems pay more for a limited variety of higher priced products.
- Some relief is coming as the state just approved an additional 30 New Medical Dispensaries but these will take some time to be operational.
- Shorehouse Canna will help address limited access for new recreational and existing medical cannabis customers in West Cape May.
- Nearly **One Hour Drive** in light traffic to the closest dispensary in Atlantic City.



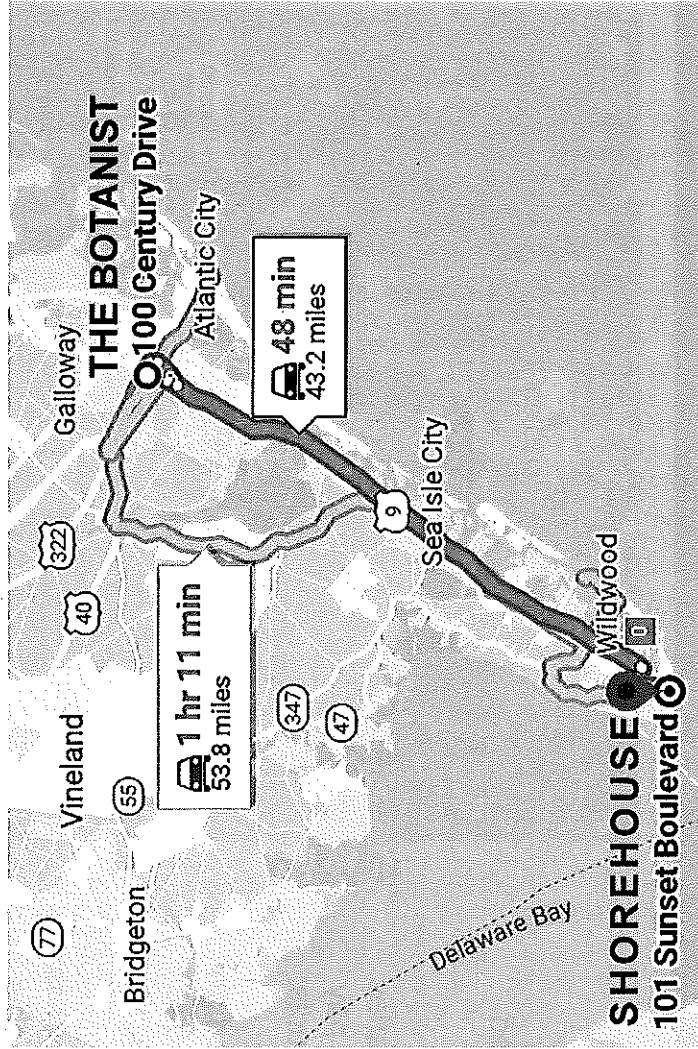
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Distance from the Closest Dispensary: The Company is actively looking for a compliant location. As an example, one target property is located on Sunset Blvd next to Doc Mike's Pancake House and across the street from Exit Zero Gas Station. This location could provide desperately needed access to South Jersey residents and tourists.

WHY THIS SITE WOULD WORK:

- Compliant with West Cape May & CRC criteria
- No school, school facility, park and/or recreational facility conflict
- Freestanding, enclosed, secure, heated and air-conditioned building
- Will be outfitted with state of the art odor control systems
- Ample Off Street Parking
- ADA Accessible
- Severely under-served community
- 45+ Minute drive to nearest medical dispensary
The Botanist, Egg Harbor



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SAFE ACCESS

Shorehouse Canna will help address the biggest problem regarding New Jersey residents access to cannabis today - Safety.

Medical marijuana is already available in New Jersey. However, most marijuana is still sold illegally on the illicit market, unregulated and untaxed. The reason is because the illicit market has more options of higher quality lower priced cannabis products.

Lack of competition has produced a cannabis market in New Jersey with limited options of lower quality and higher priced product for our residents.

Shorehouse Canna will construct an extremely secure retail dispensary under the consultation of experienced professionals to provide consumers more options of verified safe products they can trust.

Consumers have reported they do not want to pay to get a medical card, or to travel far, or to pay a premium for delivery. They want the flexibility to stop by the shop. We will provide consumers a local option to get quality cannabis with precision dosage as well as a local resource for education and consultation.

West Cape May residents want: Safe local access to legal adult-use cannabis.



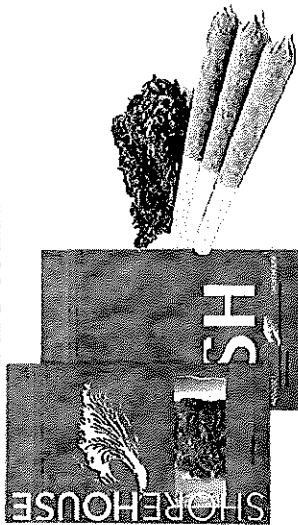
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SAFE ACCESS: SHOREHOUSE CANNA will offer a larger variety of high quality competitively priced products.

FLOWER



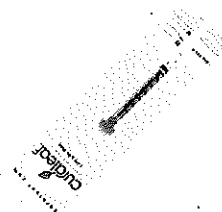
We will offer the largest selection of flower and prerolls possible from medical cultivators such as Curaleaf and Kind Tree in our own resalable branded mylar bags and preroll tubes. We will feature flower cultivated using 'Organic' practices and unique strains from New Jersey's emerging micro-cultivators.

CARTS



We will offer a wide variety of carts from established processors such as Curaleaf NJ. We will also offer our own custom branded 510 Batteries.

CONCENTRATES



Concentrate offerings are extremely limited in the NJ Medical market at this time but we expect this segment to grow in popularity in coming years as it has in western markets. We will expand our offerings as allowed by law.

ACCESSORIES



We will curate on-brand glassware and cannabis lifestyle pieces to differentiate our store. Our goal is to make our West Cape May location a destination dispensary.

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INGESTIBLES



Ingestibles are a great option for those who don't want to inhale smoke. New Jersey edibles are currently limited to lozenges produced by Curaleaf and Verano. We expect to expand our edibles offering to fruit chews similar to gum drops. We will also offer tinctures from established processors.

MERCHANDISE



Premium quality branded merchandise is a thing in the cannabis culture. We will offer branded beachy merchandise promoting our West Cape May dispensary.

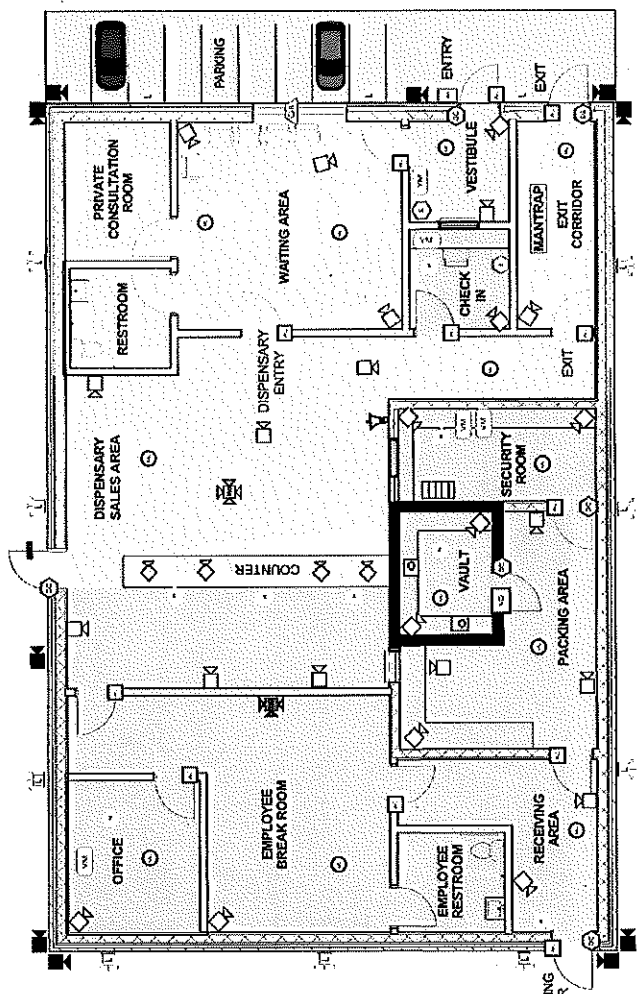
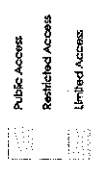


WEST CAPE MAY, N.J.

Best in Class Security: Our dispensary security will be designed by Texas-based Sapphire Risk Group. Sapphire has a track record designing over 400 secure cannabis facilities across the country and right here in NJ. Below is an example security floor plan:

LEGEND/NOTES

DR	2 MP Indoor Fixed I/P/R Camera
CA	2 MP Point of Sale Overhead I/P/R Camera
MA	4 MP Outdoor Weather-proof I/P/R Camera
MA	5 MP Panoramic 180-degree I/P/R Camera
MA	5 MP Fisheye 360-degree I/P/R Camera
MA	Video Surveillance Camera Monitor
AK	Alarm Arming Keypad
PI	P/I.R. Alarm Motion Sensor
DB	Door Buzzer for Remote Entry
EM	Emergency Holdup/Duress Alarm Button
MA	Magnetic Door Alarm Contact
GA	Glass Break Alarm Sensor
AC	Access Control Device (Keypad/PIN Biometric)
UL	UL Rated Vault Door with Group 1 Lock
OL	Outdoor LED Security Lighting
UL	UL Rated Burglary-Resistant Prepped Sale
SE	Security Equipment Storage Rack
VP	Vault Panels / Old Wall
AS	100 Decibels Audible Siren
VS	Video Intercom System
EL	Emergency Exit Paddle Lever
BR	Ballistic-Resistant Window



- Our security plan will incorporate best practices including:
- Secure facility design: Vault, door access, man trap, etc
 - 24/7 surveillance of the site interior and exterior.
 - SOPs and Training addressing Security and Inventory Control
 - Best in class Point of Sale System integrated with in-store Digital Menu Boards and State Seed to sale tracking.
 - Secure cash management procedures



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COMMUNITY EDUCATION

Our Veteran-led team has diverse experience in cultivation, product formulation, product manufacturing as well as multimedia content production. This provides a unique platform to educate the community. We have produced a cannabis documentary television series, cannabis websites, social media channels and printed literature.

We will educate on three pillars:

1. **The Law**- Keep customers up to date on changing laws.
2. **The Science**- Be a resource to the community to discuss known health benefits, product potency, known cannabinoid therapeutic properties and emerging medical developments.
3. **The Safe Use**- Be a resource to discuss child safety precautions, dosage direction, delivery form onset, and misuse prevention.

How Medical Marijuana Helps with PTSD?

Marijuana helps with nightmares

Helps with social anxiety

Helps with anxiety

Helps with the mood

Keep a person calm and mellow



KNOW THE LAW

Recreational customers are not allowed to purchase more than one ounce of retail marijuana flower, or five grams of concentrate, or the equivalent of more than one ounce of usable cannabis as a cannabis-infused product in solid, liquid, or concentrate form in a single sales transaction. A single transaction includes multiple transfers to the same consumer during the same business day.

Non-edible, non-psychoactive retail marijuana products including ointments, lotions, balms, and other non-transdermal topical products are exempt from the one-ounce quantity limit on transfers.

For More Information Visit: www.nj.gov/nrc&www.nj.gov/oag/MJ_Reference_Card_3.26.21.pdf



★ Education will be provided on our website, on social media channels and on-site in our store.

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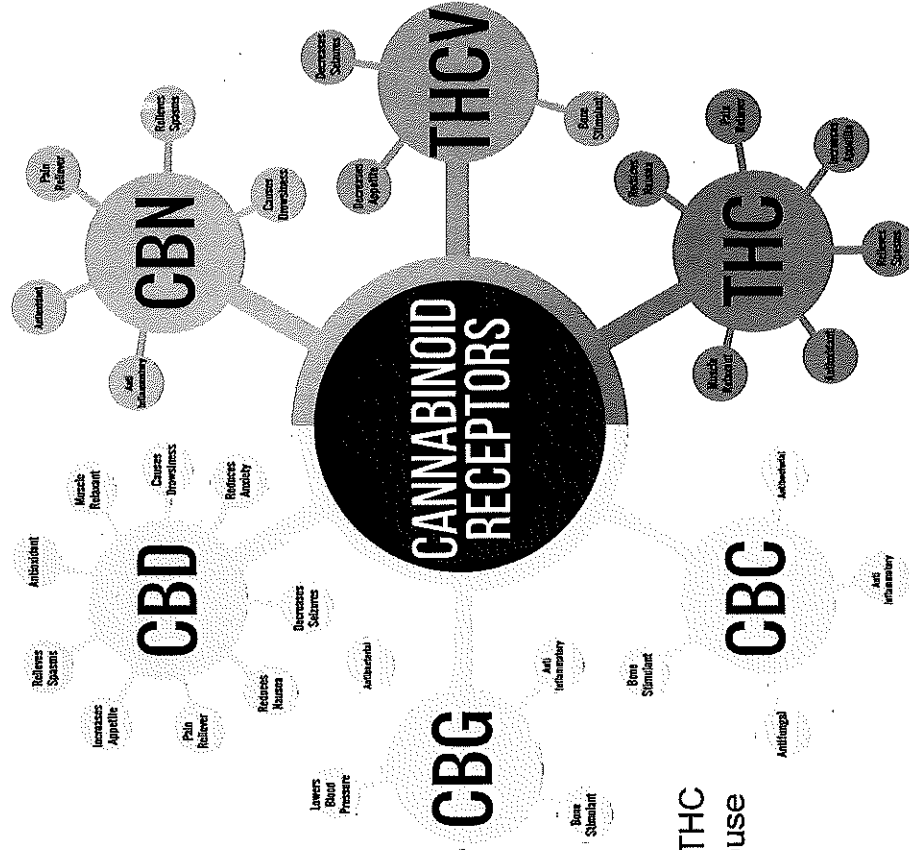
WEST CAPE MAY, N.J.

COMMUNITY EDUCATION: Who will shop at Shorehouse

Canna? Well, of course new recreational customers, but also our West Cape May residents treating ailments such as:

Anxiety	Insomnia	Nausea
Muscle Spasms	HIV/AIDS	Cancer
Depression	Stress	Anorexia
ADD/ADHD	Migraines	Neuropathy
PMS	Crohn's Disease	Epilepsy
Seizures	Chronic Pain	Arthritis
Fibromyalgia	Glaucoma	& Many More

New research is constantly being published about the benefits of THC and many other chemical compounds found in cannabis. Shorehouse Canna will be a local resource for the community to explain the therapeutic properties of these compounds and which products contain the highest potencies.



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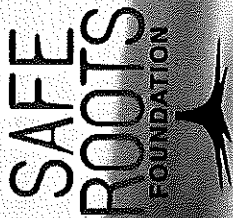
WEST CAPE MAY, N J

COMMUNITY EDUCATION:

Shorehouse Canna is partnering with Safe Roots Foundation to educate teenagers on substance abuse prevention.

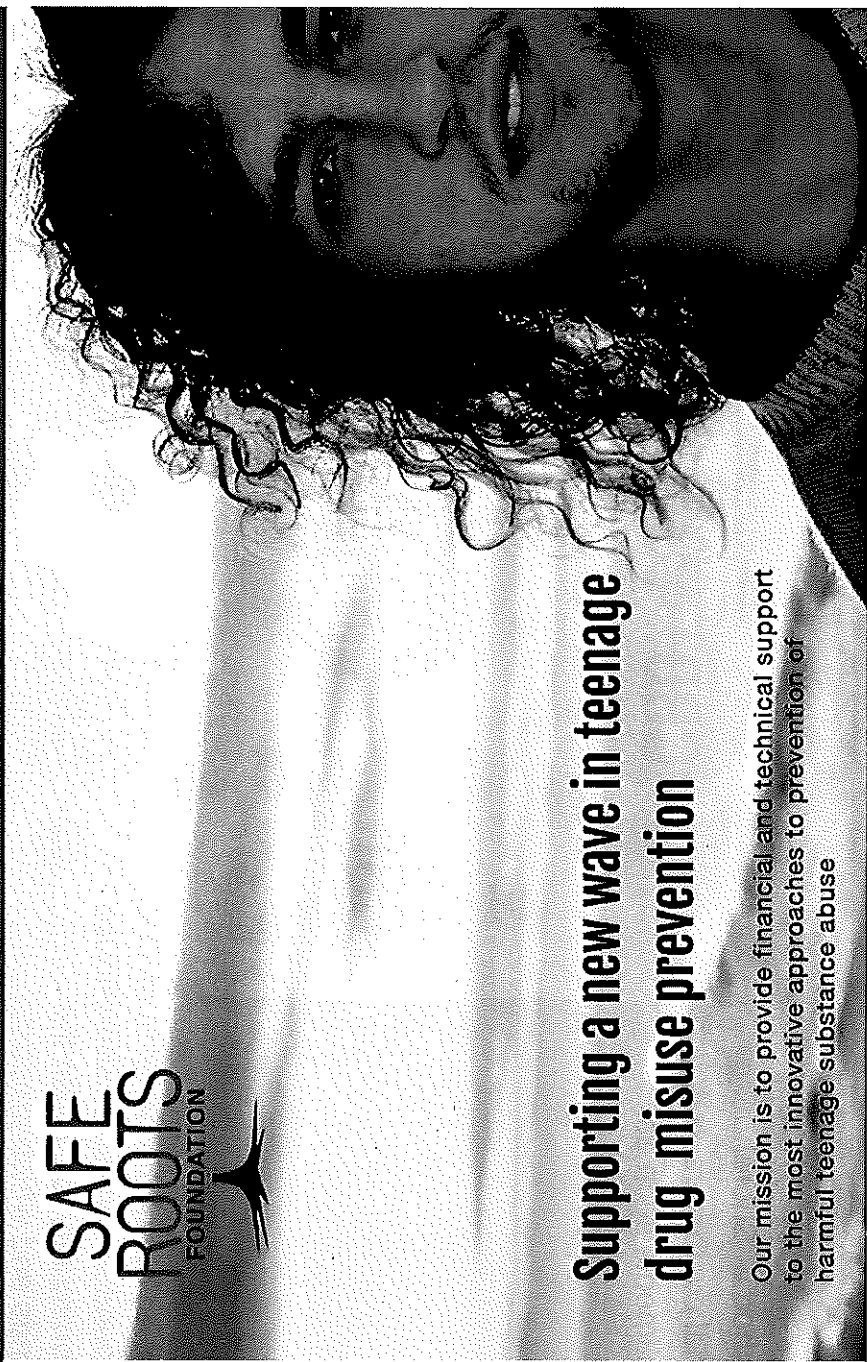
Safe Roots Foundation supports positive youth development programs that offer healthy alternatives to drug misuse and truly move the needle in reducing harmful substance use.

A percentage of sales from our Shorehouse Canna dispensary will be donated to the Safe Roots Foundation and we will be pursuing educational opportunities for the Safe Roots platform within the Borough of West Cape May.

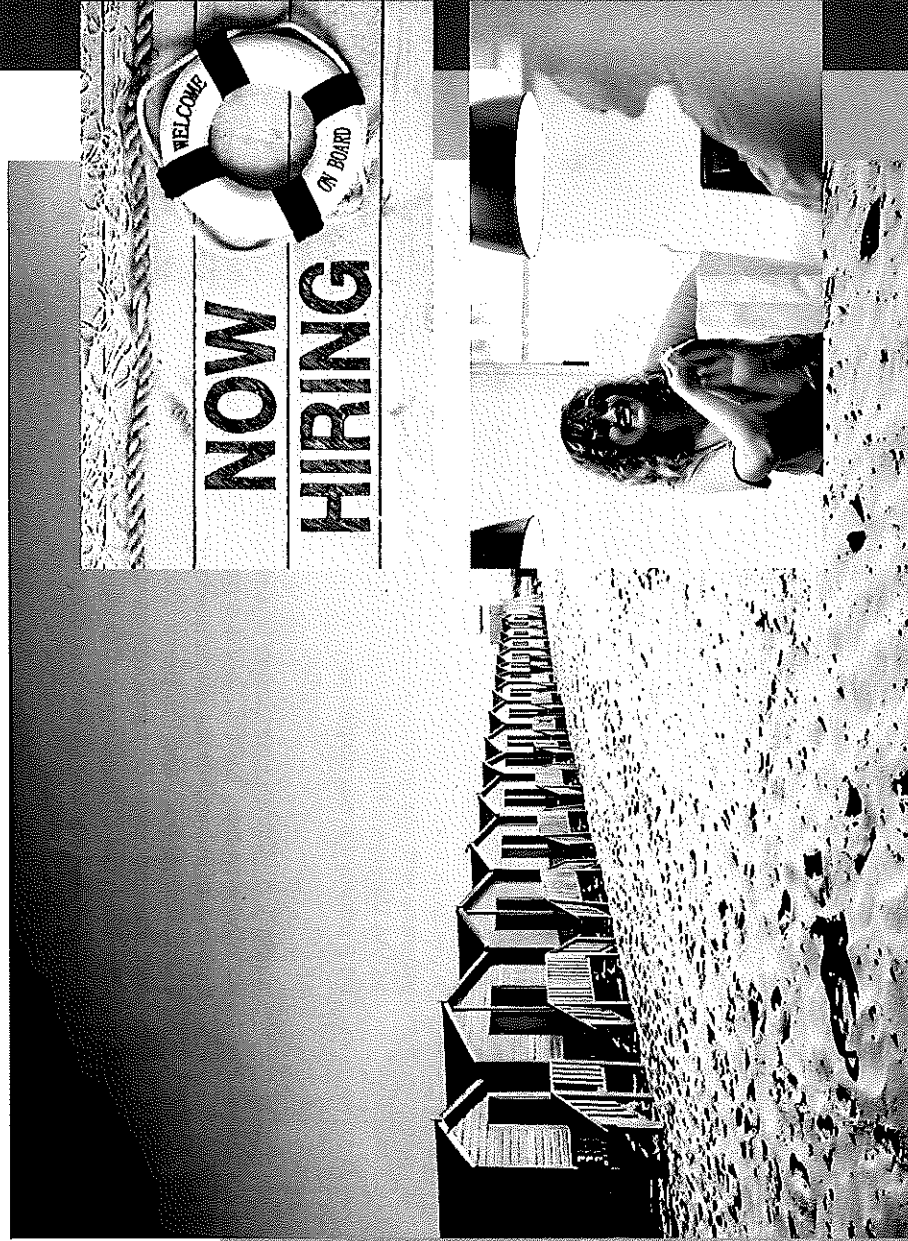


Supporting a new wave in teenage drug misuse prevention

Our mission is to provide financial and technical support to the most innovative approaches to prevention of harmful teenage substance abuse



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COMMUNITY JOBS

Our local dispensary will bring jobs to the community. We anticipate hiring full-time Union employees to staff our dispensary in West Cape May. Our goal is to hire and train locally.

Who will get Shorehouse Canna Jobs?

- 100% Union Members (Careers w/ Benefits)
- Residents from Impact Zones
- Off-Duty Law Enforcement
- Minorities including women and veterans
- Those convicted of minor offenses in the war on drugs





WEST CAPE MAY, N.J.

COMMUNITY JOBS:

Shorehouse Canna has entered into a Neutrality Agreement with New Jersey UFCW Local 152 as required by the CRC. This agreement guarantees our employees will receive fair pay, benefits and collective bargaining power afforded to the Union.



As a Disabled Veteran Owned business, we understand the unique challenges our vets have entering and staying in the work force. Shorehouse Canna will hire and train veterans with the assistance of veteran's resources such as the Veteran's Multi-Service Center. Assisting vets will be a priority for our dispensary.



In addition, Shorehouse Canna is joining BIPOCANN as an 'Ally' member. BIPOCANN is a non-profit organization focused on improving the disproportional makeup of Black, Indigenous, and People of Color in the legal cannabis industry. Our association with BIPOCANN will keep keep our dispensary on the forefront of best practices to promote diversity in our company.

We hope these efforts demonstrate our commitment to fair and equitable jobs for the West Cape May community.

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NEUTRALITY & CARD CHECK AGREEMENT

- NJ Invest in You, LLC ("the Company") and the United Food and Commercial Workers Union ("the Union") hereby agree to the following terms:
1. Neutrality and Non-Disparagement. The Company agrees to take a neutral approach to the unionization of workers, meaning that the Company, which also includes any managers, agents, representatives, will neither help nor hinder the Union's organizing effort, including making any state way any person or group who may oppose the Union. This includes the Company refraining from making negative comments or otherwise demean by word or action the Union, Union representatives, economic activities against the Company's facilities or operations; however, if the Company recognizes another union as the bargaining representative of any workers, the union's obligation will automatically cease to apply to those workers' facilities or operations.
 2. Bargaining Unit: The Union will notify the company of the facilities and/or operations for which the union seeks to invoke this agreement's unionization process and, in this notice, the Union will designate the bargaining unit. The Union is not limited in the number of times it can and invoke this agreement's unionization process for any of the Company's facilities and/or operations.
 3. Access: The Company grants the Union access to the premises during working hours to include meal periods and arrangements for any of the Company's facilities and/or operations for which the Union is not limited in the number of times it can and invoke this agreement's unionization process for any of the Company's facilities and/or operations.

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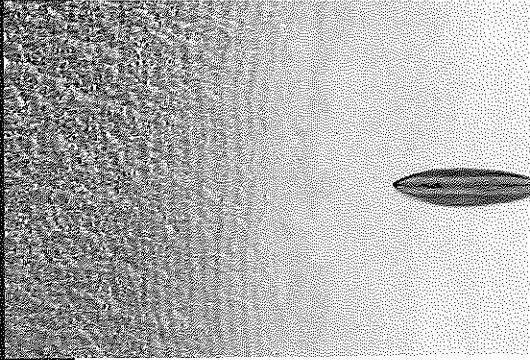
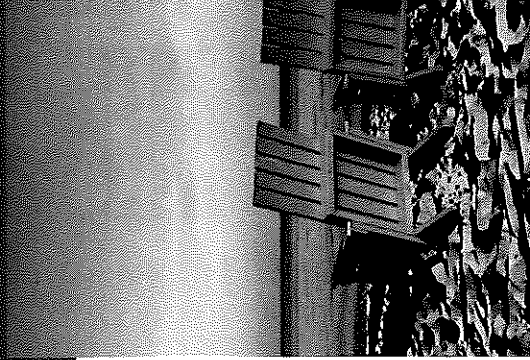
WEST CAPE MAY, N.J.

COMMUNITY PARTNERSHIP

We believe the best way to make this work is
in partnership with the community

Our call to the Board of Commissioners of the
Borough of West Cape May:

- ✓ *Adopt a Resolution of Support so we may submit an application to open a licensed Dispensary in West Cape May.*
- ✓ *Consider us a resource to raise awareness and educate the community.*
- ✓ *Connect us to community give back opportunities.*
- ✓ *Connect us to resources in the community to assist us filling jobs.*



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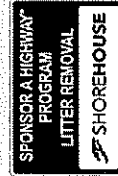
COMMUNITY PARTNERSHIP

We are interested in exploring community give-back opportunities in partnership with the township. Most dispensaries have a charitable component. We would prefer to have a local impact in concert with township needs.

We are looking to the community to identify how we can have the greatest positive impact.

Examples of successful programs from around the country include a percentage of sales donated to:

- | | |
|-------------------------------------|-------------------------------|
| Community Center Improvements | Donating Healthy Meals |
| Park & Beach Clean Up/ Improvements | Veteran's Needs |
| Highway Sponsorship | National Charitable Donations |
| Sustainable NJ Initiatives | Education & Awareness Efforts |



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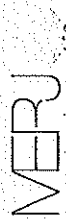


WEST CAPE MAY, NJ

Once West Cape May adopts a Resolution supporting Shorehouse Canna to pursue a Conditional Class V Retail License, we will mobilize our team to secure compliant real estate, prepare architectural drawings, interior floor plans, environmental, security and operations plans. These plans will be submitted to the Cannabis Regulatory Committee for State approval.

MEET OUR EXPERTS ASSISTING US TO DEVELOP AND IMPLEMENT OUR PLAN FOR EGG HARBOR

PashmanStein
WalderHayden



SEAN MACK, ESQ. / Cannabis

Legal Counsel

New Jersey's preeminent
Cannabis Attorney,
Regulatory & Compliance Expert

NICOLE DELMAGE/

Cannabis Design Architect

Award Winning Cannabis Specific
Architectural Facility Design and
Compliance Expert

TONY GALLO / Cannabis

Security Plan Designer

Prepared over 400 Cannabis Security
Plans including several existing New
Jersey Medical Dispensaries

DAN HOGAN / Security

Integrator

Certified WBENC Approved NJ
State Vendor Security Systems
Installations & Compliance Expert

BRYAN HILL /

Operations Consultant

Owner Operator of Charm City Medicus
Medical Marijuana Dispensary in Baltimore
MD. Expert in operations compliance.

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We are submitting a sample 'Resolution' for your consideration. We would welcome the opportunity to present our team and consultants to the Board to discuss the content of this proposal and answer any additional questions you may have regarding our plans.

We are so excited to become a new business in the West Cape May community!!! We are eager to work together to create new jobs, new tax revenue for the borough and find ways to give back to the community.

It is our promise to you to deliver a best in class dispensary experience to West Cape May.

If you have any questions about this introduction. Please reach out to nicole@shorehousecanna.com

- *Nicole Melchiorre* / Shorehouse Canna President

THANK YOU

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SHOREHOUSE CANNA

BUSINESS PLAN

Owner Operator Contact: Tom Nuscis

Email: tom@shorehousecanna.com

Mobile: 609-827-8919

Community Relations Manager Contact: Nicole Melchiorre

Email: nicole@shorehousecanna.com

Mobile: 215-266-0708

Operations Manager Contact: Dave Christian

Email: dave@shorehousecanna.com

Mobile: 215-828-6057

EXECUTIVE SUMMARY

Shorehouse Canna was formed to do business in New Jersey's emerging adult-use cannabis market. Company owner, Tom Nuscis has been a resident of the South Jersey community his entire life. Mr. Nuscis is a service-connected disabled Veteran who has witnessed first-hand the ravages of the opioid crisis on his fellow veterans. Mr. Nuscis has made it his mission to destigmatize cannabis and to educate his community on its benefits as an alternative to alcohol and prescription medications. To this end, he has endeavored to open his own Class V Adult-Use Dispensary in the Borough of West Cape May.

Today, the broad acceptance of marijuana continues throughout the United States, with fewer than 10 states in the country that still consider cannabis illegal. Moreover, public support of federal legalization is at an all-time high of 68% in favor. Set to reach nearly \$84 billion in revenue by 2028, more states than ever are joining the national "green rush," creating an opportunity for local municipalities to realize a new source of tax revenue for their strained budgets. New Jersey's medical marijuana program was legalized in 2010 but has not sufficiently developed to serve its approximately 1.7 million potential customers. Now, New Jersey is one of the latest states to pass adult-use legislation during the 2020 general elections. Thanks to its significant and dense population, New Jersey is expected to be one of the largest markets on the East Coast, with adult-use sales expected to reach \$740 million in its first complete year of sales.

Invested in the health and wellbeing of its community, Shorehouse Canna, LLC (also referred to as "the Company") intends to bring a safe, locally minded dispensary built by neighbors for neighbors, to the Borough of West Cape May. The Company is a New Jersey Certified Disabled Veteran Owned Business. The Company has assembled a team of professional industry partners to design its welcoming and airy dispensary, create and implement its robust security plan, streamline its operational compliance, and other requirements for its launch within the New Jersey cannabis market. Shorehouse Canna intends to partner closely with both the New Jersey Cannabis Regulatory Commission and the Borough to exceed all quality standards and regulations necessary for its operation. The Company will also position itself as a force for good within its community, engaging heavily in community education, outreach, and support.

Based in Cape May County, Shorehouse Canna will offer its expansive inventory to nearby residents, commuters, and beach bound tourists, featuring thoughtfully selected and therapeutic products from across the state in one convenient location. The Company aims to work closely with various cultivators and processors to secure the highest quality products available, with an emphasis on all-natural products and those specifically cultivated to include cannabis' beneficial compounds. Once licensed, Shorehouse Canna will join the thriving nationwide *Medical & Recreational Marijuana Stores* industry, which is expected to reach revenues of \$18.6 billion in 2021. As more states join the industry and launch adult-use or medical sales, the industry is expected to continue its skyward growth trajectory. The Company's plan for a carefully curated product catalogue, thoughtful community involvement, and an elevated customer service experience will set Shorehouse Canna apart from other dispensary applicants, even as existing medical dispensaries apply to join the adult-use market.

Shorehouse Canna has identified several marketing firms specializing in cannabis industry compliance to assist its effort to develop a dynamic and regulated local marketing campaign. The Company will tailor its strategies to the regulations and prohibitions set forth by the state and, as such, all marketing strategies will be subject to change or removal from the Company's plan.

Shorehouse Canna will create a user friendly and informative website, shorehousecanna.com, that will feature company information, product and brands carried in-store, community education portals, order-ahead and curbside pickup, third-party delivery options, and charitable efforts. Most social media sites and Google prohibit paid advertisements from cannabis businesses, but still enable businesses to create organic presences and connect with potential customers. The Company has secured the social handle @shorehousecanna across all relevant social platforms. The Company will also aim to sponsor and participate in special events and fundraisers within West Cape May. These efforts, alongside other compliant marketing strategies, will be designed to reach potential customers seeking a convenient selection of high-quality cannabis products.

MANAGEMENT & ORGANIZATION

The Company will formalize an Advisory Board to guide its formation, go-to-market strategy, and operations upon successful award. The board will consist of a medical, financial and dispensary operations expert, at a minimum, who will advise Company. The following team members are actively working to secure licensure for Shorehouse Canna:

Tom Nuscis/ Owner Operator

Mr. Nuscis is a disabled veteran, NJ Medical Marijuana patient and life-long South Jersey resident. Over the course of the last three decades, Mr. Nuscis has established his roots in the community as a successful entrepreneur. Mr. Nuscis owns and operates a restaurant, two catering companies, a party rental company, and a property management company in the community. He holds contracts with many of New Jersey's largest businesses, from casinos to hospitals, creating employment opportunities for hundreds of New Jersey residents over the years, with a consistent emphasis on diversity.

Nicole Melchiorre/ Finance, HR & Community Relations

Ms. Melchiorre is a Jersey Shore resident with deep ties to the community. Ms. Melchiorre started her career with CBS News in New York City launching its first online news website and then moved Arthur Anderson creating marketing events to inform clients of the emerging tech boom. For the last 15 years she has donated her time directing charitable efforts for area non-profits such as St. Christopher Children's Hospital and the Children's Hospital of Philadelphia. Ms. Melchiorre will champion Company educational and charitable initiatives, working in concert with the community.

David Christian/ Cannabis Expert & Operations Manager

Mr. Christian is a disabled veteran and registered patient in the PA Medical Marijuana program. He has launched several successful businesses, including a nine-location cellular phone store with a location at Joint Base McGuire/Dix and a contract manufacturing company, before

starting the ultra-successful MONTKUSH seed-to-shelf CBD brand in 2018. Mr. Christian has been a key player in the nation's CBD industry and was featured on Vice TV's program 'Kings of Kush', as well as in many cannabis industry magazines and publications. He is a cannabis compliance expert holding licenses to cultivate and manufacture in the state of Vermont. He has grown and processed over 1MM pounds of compliant cannabis.

Amanda Shaw/ Budtender

Ms. Shaw is a resident of Cape May, a cannabis aficionado and a vocal member of the South Jersey LGBTQ+ community. Ms. Shaw is a registered NJ Medical Marijuana patient with a prior conviction for minor marijuana-related offenses. She has been rehabilitated in compliance with the CRC. Ms. Shaw is an aspiring budtender who is eager to assist Shorehouse Canna customers in understanding the various cannabis strains and the therapeutic benefits of chemical compounds present in the plant.

Haley Reynolds/ Budtender

Ms. Reynolds is a resident of Cape May and a registered NJ Medical Marijuana patient and has a prior conviction for minor marijuana-related offenses. She has been rehabilitated in compliance with the CRC. Ms. Reynolds is an aspiring budtender who will assist the Company with her vast knowledge of marijuana and its storied history. Ms. Reynolds is extremely well versed in the various edibles and concentrates available in the national market and related developments in the New Jersey market.

BUSINESS OVERVIEW: SHOREHOUSE CANNA

Dedicated to the health and safety of its community, Shorehouse Canna intends to bring the highest quality cannabis products to its community focusing on the many beneficial properties of cannabis compounds. As New Jersey begins its expansion into adult-use cannabis, both existing medical dispensaries and new brands will set their sights on the larger market. Shorehouse Canna will carefully curate an expansive selection of high-quality cannabis products specifically chosen to showcase the versatility and benefits of cannabis. Through its dynamic quality control process, the Company will only stock products approved and trusted by Shorehouse Canna's team to offer its customers the best possible experience.

The Company will embrace a well-rounded and community-focused approach to its dispensary through its selection of locally sourced products. Shorehouse Canna will prioritize creating a bright, welcoming, and unbiased store where customers can feel at-ease to ask questions, explore their options and interact with new products. Shorehouse Canna will engage directly with the brands it stocks, sourcing high-quality and all-natural products. These partnerships with suppliers will also ensure the Company is well-versed in each product's details, allowing staff to pass that knowledge on to customers.

Shorehouse Canna will also partner directly with the New Jersey Cannabis Regulatory

Commission and the Borough of West Cape May to tailor its procedures and operations to the state's adult-use regulations. The Company will aim to ensure it exceeds all requirements while engaging in the market as fully as possible.

The Company will prioritize engagement with local veteran-owned, woman-owned and BIPOC businesses for all non-cannabis products—such as branded apparel, air-tight containers, lighters, torches, glass pipes, roll paper, and more. This New Jersey-business-first attitude will also apply to all non-sale items such as furniture, signage, printed products, and safes. The Company will also seek to support other local business for its needs like secure cash transportation, waste removal, and all contract positions.

Shorehouse Canna intends to make sure its dispensary appeals to all potential customers, regardless of race, ethnicity, gender, sexual orientation, ability, and income level. A disabled veteran-owned business, the Company will extensively promote an accessible and inclusive culture and will feature inclusion and bias trainings for its employees.

THE STORE

The Company will identify and secure a property within West Cape May. This community located in South Jersey is severely underserved for existing medical, and future adult-use, cannabis consumers.

The property will be compliant with all state and town regulations and zoning. The proposed property will be renovated to meet and exceed current ADA accessibility and CRC security compliance standards. The Company is seeking local support through the adoption of a Resolution of Support.

Shorehouse Canna's storefront will be open 8AM to 10PM daily as allowed by Ordinance No. 603-21 . These hours will cater to a wide variety of future customers, including early enough to cater to the elderly community and late enough for customers who are employed full time to stop by after work. These hours are compliant with ordinances adopted by West Cape May for Class V Retailers.

The Company will ensure its location meets the distance separation requirement between the dispensary and any public or private school, house of worship, or other marijuana business. Shorehouse Canna intends to develop an open, airy, and modern dispensary with ample space for both secure storage and retail. The welcoming atmosphere accompanied by natural light and easy-to-use technology will create an enjoyable environment for the shoppers. Customers will also be able to browse cannabis products and accessories in well-lit, secure display cases to further enhance their experience.



*** EXAMPLE PROPERTY

Shorehouse Canna has selected both an architectural firm and a security plan design firm who specialize in compliant cannabis facility design. These experienced vendors will work in tandem to design compliant renovations to the interior and exterior of the proposed property. These vendors have received numerous industry awards for their work on hundreds of successful installations throughout the country and right here in New Jersey.



*** EXAMPLE INTERIOR

The Company has selected both an interior fixture and a security equipment integrator to source and install secure retail displays under compliant surveillance within its proposed store. This will ensure a beautiful and safe shopping experience for the community.

Comfortable seating, informative literature, and mobile-friendly QR code menus will be available for those waiting, as will a self-serve water station with compostable or recyclable cups and a gender-inclusive restroom. Customer and employee comfort will come second only to their safety and security, as the Company aims to develop an atmosphere where customers can feel welcome and not overwhelmed with deciding on what products to purchase. Security will be implemented at the front of the business to ensure the safety of employees, customers, and the community. As the customer enters the front of the facility, security and reception personnel will greet them to make sure the customer has proper identification(s).

Customers will not feel pressured or rushed by employees. Budtenders will be trained to allow customers to browse first before offering assistance. The Company will provide multiple iPads, electronic displays and digital menu boards in store, featuring available products—for easier, real-time updates to the menu—that allow customers to browse on their own. These tools will be powered by the #1 Cannabis Point-of-Sale software platform which is used in over 1800 dispensaries in North America. This software provides an easy-to-use interface for store iPads, including customer surveys to help generate product recommendations based on a customer's ailment, preferred mood experience, price point, or cannabinoid inclusion.

While conducting business in the post-pandemic economy, the Company will outfit its storefront with high-quality HVAC and air purification systems to keep air circulating. Staff will be trained on COVID-related procedures and will conduct whole-store sanitation after closing each night. The Company also will provide delivery service through third-party operators and curbside pickup operations, to be better prepared for all potential futures.

Shorehouse Canna intends to stock an expansive collection of products for its customers. The Company recognizes a wide variety of strains with varying potencies and different delivery forms can be overwhelming for some customers. Retail staff will be friendly, highly trained, and knowledgeable about all products, ready to help customers and answer questions. More specifically, customer-facing employees will be trained to accurately gauge the needs of each customer as they enter to differentiate those who want guidance or those who want to browse on their own first. In addition, all customer-facing employees will be trained on the specifics of marijuana and hemp, the beneficial properties, and the effects of different strains in addition to their operational duties to provide customers with additional resources for information. Budtenders will also be kept up to date with trainings focused on new research and technology that is introduced into the cannabis field.

Shorehouse Canna plans to inspect each and every shipment delivered to the facility, prior to it being available to customers. This will ensure no faulty product will be sold to customers, as well as allow the Company to ensure each product is top-quality prior to it being available to customers.

OPERATIONS PLAN

FACILITY OVERVIEW

The Company is actively looking to secure compliant real estate for approval. One example property is located at 101 Sunset Boulevard in the Borough of West Cape May. The facility is a 0.48-acre plot that easily accommodates the freestanding, secure, single-tenant dispensary. The current location of The Black Duck restaurant, the property already includes 14 off-street parking spots and is ADA accessible to accommodate all potential customers. Shorehouse Canna has engaged a variety of industry professionals to develop its secure layout, security needs and plan implementation, and operations. These partners will include:

- *Legal* – The Company is represented by New Jersey’s preeminent cannabis attorney and regulatory & compliance law firm.
- *Architect* – The Company has retained an award-winning cannabis industry-specific architectural firm.
- *Security Design* – The Company has retained a cannabis-specific security firm that has prepared over 400 cannabis security plans, including several for existing New Jersey medical dispensaries
- *Security Integration* – The Company has retained a certified Woman Owned Business Enterprise and New Jersey State approved vendor for security systems installation and compliance
- *Retail Display* – The Company has engaged 30-year veteran retail interior design, build, branding & manufacturing experts with cannabis specific design and security compliance experience.
- *Dispensary Operations* – The Company is consulting a Baltimore-based medical marijuana dispensary operator and expert in dispensary operations compliance.
- *Compliance & Sales* – The Company will implement the #1 cannabis point-of-sale (POS) enterprise retail platform in North America providing complaint user friendly POS, Inventory Management, Reporting, eCommerce & Delivery, Cashless Payments, & Gift Cards

COMPLIANT INVENTORY CONTROL

In order to prevent diversion of marijuana, the Company will train employees on published Standard Operating Procedures. These procedures will include:

- Adverse event reporting
- Quality assurance & control
- Chain of custody reporting
- Weigh-in/weigh-out reporting
- Seed-to-sale tracking
- Waste disposal & sanitation
- All software and hardware procedures

The Company software platform will empower its owner and staff with sophisticated compliance and inventory controls, such as:

- *State Traceability Integrations*- Full integration with statewide track-and-trace systems including METRC, Leaf, and BioTrack. Exclusive Traceability Dashboard.
- *Inventory Tracking*- Real-time, accurate inventory management, with easy auditing and convenient Rooms segmentation.
- *Automated Compliance Safeguards*- Purchase limit alerts, built-in ID scanning, and operational hours settings help automate compliance and prevent human error.
- *Online Orders + Delivery*- Fully integrated with top marketplace platforms and websites (Leafly, Jane) for real-time inventory updates and accurate online menus.
- *Reliability, Data Security*- 99.99% uptime, Offline Mode to overcome Wi-Fi interruptions, and the assurance that all opt-in customer data is encrypted and backed up on secure servers.

Shorehouse Canna will document and report any unusual discrepancy in inventory to the Cannabis Regulatory Commission and law enforcement authorities not more than 24 hours after discovery. In addition to the required written operating policies, the Company will maintain written policies and procedures for the receipt of cannabis products from licensed suppliers, as well as the storage and sale of marijuana products to customers. This will include methods for identifying, recording, and reporting diversion, theft, or loss, as well as for correcting all errors and inaccuracies in inventories. All policies and procedures will be in compliance with state and city regulations.

SECURITY PLAN

The facility owners will be proactive in their security procedures to prevent, deter, and discourage possible security breaches and commercial marijuana diversion to the public. Staff must plan for, implement, and actively train in established emergency response procedures in the event that such a breach occurs. The Company has created the following countermeasures to potential security risks:

High-Definition Cameras

All color security camera monitoring and recording shall be on a 24/7 basis. Recordings shall be secured and retained on the premises for a minimum of forty (40) calendar days. The Cannabis Regulatory Commission and law enforcement shall have unrestricted access to those recordings and may make copies thereof, during normal business hours without the requirement of a search warrant. The Company will notify the Commission and law enforcement immediately upon becoming aware that the security camera monitoring system is not fully operational.

Cameras will be installed in all sensitive areas, including storage areas and the sales floor, with specific cameras dedicated to recording the point-of-sale counters. Both overhead and angle cameras may be employed to provide multiple vantage points. Camera monitoring will be in place at all facility entrance points, all spaces accessible by the public, all secured areas of the facility with restricted access, all interior spaces and rooms where products are handled and processed, shipping and receiving areas, cash storage areas, and other areas necessary to protect the safety of the employees and public. Cameras will help to ensure that products are handled and sold in compliance with applicable state laws and regulations.

Security of Entrances and Exterior

The facility will have exterior cameras monitoring entrances, loading and unloading areas, the building's perimeter, and the parking lot, in addition to internal cameras. Video recordings will be maintained for a minimum of 40 days. Motion detectors, wall vibration sensors, and sensors detecting entry through ceilings and floor may be installed in each room with a solid exterior wall.

Panic buttons

Duress alarm, or a silent security alarm system signal generated by the entry of a designated code into an arming station to signal that the alarm user is being forced to turn off the signal. A hold-up alarm can be triggered by manual activation to signal a robbery in progress.

Alarm System

The facility will be outfitted with a state-of-the-art alarm system to notify authorities of a security breach. The alarm system will include motion detection lights, panic button, as well as window and door sensors. Sensors to trigger the alarm, as well as cameras, will be connected directly to local law enforcement for expedient response times. This alarm system will be sourced from a reputable security company that is staffed 24/7, preferably one specializing in the cannabis industry's security needs.

Back-up Power

All exterior and interior security doors will remain secure and operational during a power outage. The Company will have a generator to provide emergency backup power in the event of power loss. All emergency exits and both exterior and interior doors will be equipped with manual key locks to open and secure doors in the event of total and extended power loss.

Storage

The Company will install and use a safe room, or a safe anchored to a wall or floor, for storage of any inventory, processed marijuana, and cash on the premises when the business is closed to the public. If applicable, safe rooms will be incorporated into the building's structure and must have solid core doors with commercial-grade locks. The safe room or anchored safe will be monitored and clearly visible through the Company's surveillance system.

This list is not inclusive of all security measures to be taken by the Company, and these systems may be changed and improved upon if gaps in security are identified, as new technologies become available, or if regulations change. The Company's security plan shall be reviewed, at minimum, on an annual basis or as required.

SUSTAINABILITY PLAN

The Company will develop a written environmental Sustainability Plan that details energy efficiency and recycling initiatives that demonstrate progress toward sustainable operations. Shorehouse Canna will implement efficient lighting systems and processes, using timing controllers and motion detectors in offices and non-retail workspaces, as well as energy-efficient HVAC systems. Furthermore, to the extent possible, the Company is actively exploring the use of renewable power such as solar solutions to support the utility infrastructure.

Reduce & Recycle

The Company believes that all parts of society should play a role in sustainable development. A large part of sustainable development involves reducing waste (solid or liquid) and minimizing its carbon footprint. Shorehouse Canna will implement green technologies and protocols whenever possible. From energy-efficient LED lighting to paper reduction through highly secure and protected computer- and email-based files, receipts, and records, the Company will find ways to reduce the ecological footprint of its operation. The Company will utilize recycled and recyclable materials whenever possible.

Shorehouse Canna plans to implement a container recycling program to drastically reduce consumer waste. The Company will partner with its suppliers to encourage the use of reusable containers, such as glass jars, or recyclable packaging. Customers will be encouraged to reuse their point-of-sale bags as well as return any reusable containers. Once returned, Shorehouse Canna will pack and return the containers to the supplier for sanitation and reuse.

Electricity Reduction

The Company will design its facility to satisfy the minimum energy efficiency and equipment standards established by associated regulatory bodies and meet all applicable environmental laws, regulations, permits, and other applicable approvals prior to obtaining a final license.

The Company's sustainability plan will focus on the reduction of power consumption and consumable waste. The Company will be using the newest in LED lighting, the most efficient form of light technology currently available. LEDs will be used throughout the retail and storage areas, as well as equipped within its security system for lighting.

The Company will be using less than 66% of the power and cooling required for conventional fluorescence lighting and energy sources. With the Company using highly efficient LEDs, this translates into: (1) substantial recurring cost savings in the operations which will be passed along to customers; (2) between 25% - 80% reduction in the Company's operational carbon footprint, and (3) light bulbs lasting three- to 25-times longer.¹

WASTE DISPOSAL PLAN

In accordance with Cannabis Regulatory requirements and New Jersey ordinances, the Company's waste disposal plan includes procedures for disposing of any unsold, expired, or spoiled products. This plan shall protect against any portion of plant material being possessed or ingested by any person or animal.

VENTILATION

Cannabis odor emissions from retail dispensaries are negligible compared to cultivation and processing operations. However, the Company is cognizant of the importance of indoor air quality for its customers and staff, especially in this post-pandemic environment. As such, it will outfit its storefront with the latest HVAC and air purification systems to circulate air and limit the risks of airborne illness transmission. And, though all products available for sale will

¹ Energy.gov. "How Energy-Efficient Light Bulbs Compare..." Source: <https://tinyurl.com/y2449sld>

be stored in sealed containers, Shorehouse Canna's HVAC and air filtration will also mitigate any intruding odors, including those associated with marijuana products.

COMMUNITY RELATIONS

Shorehouse Canna is committed to maintaining good relations with the Borough of West Cape May and the surrounding neighborhoods of which it will be a part. Company management will ensure the Company avoids becoming a nuisance or has any negative impact on its neighbors.

To help facilitate community relations, Shorehouse owner Tom Nuscis and Community Relations Manager Nicole Melchiorre will foster an open real-time dialogue with Mayor Sabo and the township committee. The Mayor and Municipal Clerk will be given mobile phone contacts and permission to contact the Company 24/7 with any questions or notice of problems associated with the business. In addition, the Company will provide the name, telephone number, and email address of this community relations contact to the applicable Borough and State enforcement divisions, as well as all businesses located within 500 feet of the dispensary facility.

In addition to making a representative available to handle any problems or complaints from the community, a member of Company management will attend every monthly meeting of the Board of Commissioners during the business's first year of operations. The Company will welcome local elected officials, and any other interested parties deemed appropriate to discuss the costs, benefits, and other community issues that may arise as a result of operating a fully compliant dispensary. After its first year of operations, the Company will ensure the owner, manager, and community relations contact are available to meet with any interested parties upon reasonable request.

SOCIAL IMPACT

Social impact and good corporate citizenship are core values of the Company's business. Management closely follow prominent industry leaders and organizations such as the US Cannabis Council who are working to de-schedule cannabis, address social justice and equity for impacted communities, and to create a sound regulatory environment for the industry. Connecting with and giving back to the community will be an important aspect of the Company's long-term development plan. The Company has identified three areas of focus for making an impact: Company, Local and National:

Company Social Impact

Shorehouse Canna believes its responsibility to make a social impact starts within the Company first. The Company is committed to promoting diversity and inclusion. This will be seen in the Company's hiring and workplace practices as well as advertisements, in-store displays and holiday promotions. Company management will lead by example through actively participating in community give-back initiatives, such as road side clean ups and blood drives.

Local Social Impact

Shorehouse Canna will work closely with the borough to identify causes and initiatives with the greatest impact on the local community. The Company will look to participate in community

beautification programs, job training programs, sustainable initiatives, community amenity improvements, and youth services and education programs. The Company will take an active role in supporting these initiatives, encouraging staff participation and involvement, and committing a portion of revenue to nonprofit organizations and charities aligned with the brand's values.

An example of this effort is offering a 10% discount for all Veterans. The company will also donate a percentage of all sales from Veteran's Holiday promotions outlined in its Marketing Program to the South Jersey Veterans Multi-Service Center. The Company will work to identify other outreach efforts with the Borough of West Cape May.

The company may change its charitable initiatives to prioritize community needs as they arise, such as supporting relief efforts for increasingly frequent weather-related disasters that impact the New Jersey.

National Social Impact

The Company recognizes the social injustices which have been born by those who have paved the way for the legal cannabis industry it seeks to participate in today. Company management has attended and is committed to continue participating in future seminars and industry events to become educated by leaders of social causes associated with cannabis. As a new independent dispensary operator, the Company plans to support national non-profit organizations to decriminalize cannabis, provide support for those impacted by the war drugs and provide support for inclusion of marginalized groups in the cannabis industry. The Company is eager to become a local voice in the Borough of West Cape May and throughout South Jersey for these causes.

COMMUNITY EDUCATION

As one of the fastest-growing industries in the country, the marijuana market is constantly changing and evolving. Shorehouse Canna will work to stay at the forefront of the industry through constant education, both for the Company's operations and its customers. The Company's experience within the national cannabis industry provides Shorehouse Canna a unique platform to educate its community, which will be focused on three pillars:

- *The Law* – as regulations within the Borough of West Cape May, Cape May County County, the State of New Jersey, and the United States continue to change and stabilize, Shorehouse Canna will help its customers and employees stay up to date on the latest changes.
- *The Science* – Shorehouse Canna will position itself as a resource to its community specializing in the known benefits, product potency, known cannabinoid therapeutic properties, and emerging medical developments. The Company will also remain abreast of the ailments known to react positively to the many chemical compounds present in cannabis and advertise these ailments and benefits to its community as allowed by law.

- *The Safe Use* – Shorehouse Canna will be a resource championing the discussion of child safety precautions, dosage direction, differences in onset based on product delivery, and misuse prevention. The Company will partner with the Safe Roots Foundation to help educate teens on substance abuse prevention and offer healthy alternatives for youths. A portion of the Company's sales will be donated to the Safe Roots Foundation.

The Company will display its variety of educational materials on its website and social media profiles, as well as within its dispensary. The Company will assist in supporting community members struggling with substances to break the cycle of abuse. Shorehouse Canna will also offer ongoing education to the community on the history, benefits, and nuances of cannabis products in order to help decrease the stigma surrounding the marijuana industry.

TRAFFIC, PARKING, EMISSIONS & CARBON FOOTPRINT

The Company will look to secure a property with adequate off street parking if possible. The facility will not generate a significant amount of traffic. When possible, inventory deliveries will be scheduled weekly to reduce traffic impacts.

In order to reduce the Company's effect on the surrounding environment, Shorehouse Canna will endeavor to use low-VOC emissions paints and materials in the development of its facility. State of the art HVAC system will be installed with air purification technology to mitigate any odor emissions and provide superior indoor air quality for customers and staff.

JOB CREATION & STAFFING PLAN

The Company intends to benefit its community in many ways, one of which is the creation of multiple great paying jobs with excellent benefits for nearby residents. As a microbusiness, the Company is required to hire the majority of its staff from West Cape May and the surrounding communities.

As a condition of employment, every potential employee will be required to submit a criminal background check prior to beginning work at the Company. Shorehouse Canna will assess each individual's background on a per-case basis; those with previous arrests or incarceration records will not be automatically rejected, but instead asked to expand. The Company will offer employment to those with prior marijuana related charges. Once hired, employees shall be required to self-report any event that would disqualify them from employment within 24 hours of occurrence, and the Company will also conduct ongoing background checks for all employees on an annual basis to ensure ongoing compliance.

While it is not required for microbusinesses, the Company has proactively entered into a Labor Peace Agreement with the largest cannabis union in the country, the United Food & Commercial Workers Union (UFCW). The Company believes in the mission of the UFCW and is committed to working with local union representatives, to ensure Shorehouse Canna employees receive a

living wage, annual bonuses and raises for outstanding employees, and clear advancement paths for those interested and the Company's consideration of a healthy work/life balance.

In response to the state's emphasis on the adult-use market's social and economic equity program, Shorehouse Canna will prioritize the hiring of disabled veterans, people of color, women, and those with previous marijuana convictions or whose families have been disproportionately impacted by the war on drugs. The company will register for employment referrals from the Veteran's Multi-Service Center in Millville. In addition, the Company will join BIPOCANN as an "ally" member, contributing to the diversification of the legal cannabis industry by prioritizing the hiring of Black, indigenous, and people of color.

EMPLOYEE TRAINING

Shorehouse Canna management have each completed the CTU *Masters in Cannabis* Certificate program in addition to experience in the industry. The company will pay for future hires to complete the NRF Retail Industry Fundamentals Certificate from Stockton University Cannabis Studies program prior to start of work. Graduates of this training course will have a fresh and comprehensive overview of the industry. As this industry continues its rapid growth, new products are created, and new wellness benefits are validated the Company will continually educate its staff on-site and through attending industry events throughout the state.

All employees will receive an employee handbook and participate in a new employee orientation program. The Company will provide onsite, hands-on training for management and employees before opening its doors. Shorehouse Canna will focus its training on customer service, extensive product knowledge, safety and security, and racial/gender bias and inclusion. Training content will be reinforced with written materials, a manual of standard operating procedures, instruction from the Operations Manager, and quarterly performance evaluations.

Employees will be trained in all safety and security measures, as well as possess a full understanding of how to report hazards and safety concerns. The Company will comply with all applicable state and federal OSHA workplace safety and health requirements and maintain occupational safety and health standards that equal or exceed the current best practices in the industry.

Incident Response Management

All employees will be trained on the proper incident response management protocol. This includes notifying the local sheriff or police within 24 hours of discovering the following:

- Unaccounted changes in inventory
- Diversion, theft, loss, or any criminal activity involving the commercial cannabis business
- The loss or unauthorized alteration of records related to cannabis, employees, or agents of the commercial cannabis business
- Any other breach of security

Should an emergency or active situation occur, staff should utilize the panic button or call 9-11. The Company will keep a record of all incidents, which will be stored electronically and supplemented by video footage.

MARKET ANALYSIS SUMMARY

INDUSTRY ANALYSIS

Shorehouse Canna will join the thriving *Medical & Recreational Marijuana Stores* industry, which has greatly benefitted from sweeping legalization of cannabis initiatives, an aging population, and the growing acceptance of legal marijuana in the last five years. With no shortage of demand, the cannabis industry has become one of the fastest growing in the United States. Unlike many industries, the *Medical & Recreational Marijuana Stores* industry saw a revenue increase of 19.4% in 2020, though coronavirus-related procedures increased operating costs and impacted profits. Overall, the industry is expected to experience an annualized 25.1% increase to reach \$18.6 billion over the five years to 2021, including growth of 26.7% in 2021 alone.

In the next five years, the industry is expected to continue its tremendous growth trajectory. However, the industry will remain at risk until the federal government changes the classification of marijuana. Until then, the growing number of medical marijuana patients, increased recreational legalization, and expanding profits will continue to promote the benefits of federal-level legalization. Industry revenue is projected to increase at an annualized 19.7% to reach \$45.7 billion by 2026. The following graphics provide a snapshot of the industry.²

NEW JERSEY CANNABIS

In 2022, New Jersey's sparse cannabis dispensary network will experience explosive growth as potentially 100+ new adult-use licenses are awarded throughout the state. New Jersey is likely to be one of the largest adult-use cannabis markets on the east coast due to its dense population and proximity to major cities in other states. In fact, according to business experts at Markets Insider, the state's lackluster medical program will dramatically increase the demand for the adult-use market by making it easier for all New Jersey adults to access licensed products, introducing a potential customer pool that's six- to 10-times larger than in states with fully realized medical markets.³ Using Massachusetts' first complete year of sales as a baseline, top line or best-case forecasts estimates upwards of \$740 million for New Jersey's first complete year of adult-use sales,⁴ with the potential to reach upwards of \$1.8 billion by the fourth year of sales.⁵ The Company does not anticipate any change in direction for the progressive strides of legalization as Governor Murphy was re-elected on November 2nd.

² Thomas, Brigitte. "Medical & Recreational Marijuana Stores." *IBISWorld*. March 2021. Source: <http://ibisworld.com>

³ Ponienman, Natan. "New York Cannabis MSOs are Ready..." *Markets Insider*. April 2021. Source: <https://tinyurl.com/xt42eaea>

⁴ Headset. "Projections for New Jersey's Adult-Use Cannabis..." February 2021. Source: <https://tinyurl.com/yw7f64hh>

⁵ Comprehensive Cannabis Consulting. "Cannabis Business Licensing in New Jersey." March 2021. Source: <https://tinyurl.com/uvkx8dr7>

LOCATION ANALYSIS

Shorehouse Canna's location in the Borough of West Cape May, New Jersey, (Cape May County) places it on the southern tip of the close-knit community of South Jersey. The Company's chosen location will maximize its ability to tap into a steady stream of local consumer traffic, as well as visitors traveling to or from the state's coast. The most current U.S. Census data defines the population of Cape May County as 92,039 residents.⁶ However, this population explodes every summer when north of 750,000 vacationers descend on Cape May County beaches.

Led by disabled veterans and women in cannabis, Shorehouse Canna is dedicated to supporting the health and wellbeing of its community by offering a variety of products specially grown and developed to highlight the beneficial aspects of cannabis. The Company will tap into the needs of its neighbors to provide products known to help alleviate pain, anxiety, depression, and other ailments.

COMPETITORS

Aiming to join New Jersey's emerging adult-use market as a community dispensary, Shorehouse Canna will compete for licensure with other hopeful recreational dispensaries. In addition, the state's 22 existing and 30 newly approved medical dispensaries will be given preferential licensing in the adult-use market according to the state's new regulations. To date medical dispensaries have offered New Jersey's medical patients a limited and expensive resource absent real competition. There are currently no existing medical dispensaries in West Cape May, with the closest location at least 45 minutes away. The Company has identified four types of competition: Nearby Multi-State Operators, Delivery Services, Illicit Operators & New Dispensaries.

Nearby Multi-State Operators

The Company views existing 22 medical dispensaries as the most formidable competition. These dispensaries are extremely well-funded and have had several years head start to establish efficient well-trained operations with multiple locations. New Jersey's medical dispensaries will also have first-mover advantages to establish a relationship with new adult-use customers many months in advance of adult-use licensees, who will be building out compliant facilities prior to opening for business. Finally, by nature New Jersey's medical dispensaries will benefit from economies of vertical integration, which will enable them to be highly competitive on price. Below is a list of nearby multi-state operators the Company's target customers can easily drive to:

The Botanist

shopbotanist.com

Owned by Acreage Holdings with ties to industry behemoth Canopy Growth and global conglomerate Constellation Brands. This ownership is among the most well-funded veteran operators in the cannabis industry as well as the global consumer package goods sector.

⁶ U.S. Census Bureau. Source: <http://www.census.gov/>

With locations in New York, Florida, Massachusetts, and New Jersey, the Botanist dispensary chain has three New Jersey locations focused on a sustainable, holistic approach to health and cannabis and an immersive, educational experience for each customer. The Botanist aims to be a trusted advisor for its customers, with in-depth knowledge of each strain's genetic history and benefits.

Nearby locations and Google ratings:

- 100 Century Dr., Egg Harbor Twp, NJ 08234 – a 75-minute drive from Shorehouse Canna's proposed location
 - 4.5/5 stars (739 reviews)
- 1301 Boardwalk, Atlantic City, NJ 08401 – a 65-minute drive from Shorehouse Canna's proposed location
 - 4.6/5 stars (35 reviews)

Columbia Care / Cannabist

col-care.com / gocannabist.com

Columbia Care features 114 locations—87 dispensaries and 27 cultivation and manufacturing sites—in 12 states and the District of Columbia, with one location in New Jersey, and is recognized as the 11th fastest-growing company by Growjo 500. Columbia Care is one of the original providers of medical cannabis in the United States. In May 2021, Columbia Care announced it was rebranding its dispensaries as *Cannabist*. The company has built itself on three pillars of experience: higher standard, higher knowledge, and higher calling. Cannabist aims to inspire everyone in its dispensary with high-quality products, first-class service, and a deep-set passion for the industry.

Nearby locations and Google rating:

- 1062 N Delsea Dr., Vineland, NJ 08360 – a 65-minute drive from Shorehouse Canna's proposed location
 - 4.3/5 stars (88 reviews)
- 1692 Clements Bridge Rd., Deptford, NJ – a 85-minute drive from Shorehouse Canna's proposed location
 - 5/5 stars (32 reviews)

Curaleaf

curaleaf.com

With a focus on health and wellness, Curaleaf is a vertically integrated brand with 22 cultivation sites, 30 processing sites, and 101 dispensing locations in 23 states. Curaleaf was founded in Massachusetts and leans on its East Coast roots and makes its products available in a wide variety of strains, terpene profiles, dosages, and ratios. Curaleaf has two dispensaries in New Jersey.

Nearby location and Google rating:

- 111 Coolidge Ave., Bellmawr, NJ 08031 – a 88-minute drive from Shorehouse Canna's proposed location
 - 4.4/5 stars (2,032 reviews)

Be

bestores.com

Be dispensary is an example of the conflicts and growing pains in the cannabis industry as a whole. Awarded in 2018, this dispensary is still languishing in legal disputes and has yet to open. Owned by iAnthus, who also has a grow facility pending in nearby Pleasantville, once opened Be Dispensary will become the 4th well-funded vertically integrated multi-state operator competing in close proximity to Shorehouse Canna.

Nearby future location:

- 157 S New York Ave, Atlantic City, NJ 08401 (Coming Soon)

Delivery Service

Delivery service eliminates geographic proximity as a competitive advantage for some consumers. The Company views delivery service from nearby multi-state operators and emerging Class VI Delivery licensees as the next most formidable competitor. In the age of Amazon and in the wake of COVID, consumers are increasingly more likely to buy with one-click and receive their order on their doorstep. Convenience has become status quo. The Company expects existing medical operators to seek to expand their market share by promoting their delivery capabilities to recreational consumers ahead of new adult-use dispensaries opening. Class VI delivery companies will soon work in concert with well-funded multi-state delivery operators from more established markets to vie for local customers. An example of a multi-state operator delivery company staged to penetrate the New Jersey market is:

Eaze

eaze.com

Operating in California since 2014, Eaze has raised over \$255 million to date, and expanded into Michigan, Colorado & Florida. Eaze provides a mobile app to connect users with cannabis dispensaries, but does not grow or sell marijuana itself, and has been nicknamed "the Uber of Weed". The competitive advantage is allowing customers to compare inventory and pricing from multiple dispensaries in one easy-to-use mobile app.

Illicit Operators

As the state continues to work through the complexities of legalization and local municipalities digest the implications on enforcement practices, there will be market pressure from illicit operators taking advantage of grey areas in the law. These operators will cause consumer confusion, depress margins and take market share until measures are taken to adopt and enforce new cannabis regulations. The Company has identified the following illicit operators including Unlicensed Sellers, Gifting Services & Unregulated Psychoactive Cannabinoid Product Sales:

Unlicensed Sellers

The company has identified unlicensed brick & mortar and pop-up retailers of unregulated THC products in the New Jersey market. These unlicensed sellers are taking advantage of confusion with new regulations and a reluctance in law enforcement to stop these sales. Unlicensed sellers do not collect taxes and offer a wider variety of high-THC products sourced from unlicensed cultivators and manufacturers. The presence of these unlicensed sellers will put competitive pressure on the Company.

Gifting Services

The company has identified unlicensed 'Gifting Services' who give free untaxed unregulated THC products with each purchase of an overpriced food item. This is an attempt to exploit loopholes in the law and circumvent the authority of the Cannabis Regulatory Committee. The presence of these Gifting Services will put competitive pressure on the Company.

Unregulated Psychoactive Cannabinoid Product Sales

The company has identified the proliferation of hemp-derived Delta-8 THC in the New Jersey market. Delta-8 products can be found at many gas stations and vape shops throughout the market. Delta-8 is psychoactive; in other words, it will get you high. Sellers of Delta-8 are taking advantage of grey areas in the law which do not yet address psychoactive cannabinoids derived from legal hemp. The presence of Delta-8 and many other emerging unregulated cannabinoid products will put competitive market pressure on the Company.

New Dispensaries

The Company recognizes neighboring Lower Township has adopted an ordinance allowing two new adult-use dispensaries. Further north Atlantic City will allow new adult-use dispensaries. In addition to new adult-use licensees, the Company expects the state will continue to allow existing medical licensees in Vineland, Egg Harbor, and Atlantic City to expand their operations. This month, the CRC awarded 30 new Medical Dispensary Licenses across the state, with 10 slated for South Jersey. The Company expects the following 10 Medical Dispensaries to be operational and present competitive pressure upon opening in its market:

- | | |
|--|--------------------------------------|
| 1. The Law Offices of Juliana Diaz LLC | 6. Organic Remedies NJ LLC |
| 2. Eastern Green Inc dba Starbuds | 7. Honeygrove Corp |
| 3. Design 710 | 8. Circe Therapeutics LLC |
| 4. NJ Kindness | 9. Life Compassion Center Dispensary |
| 5. Restore NJ LLC | 10. Holistic Solutions, LLC |

COMPETITIVE EDGE

New adult-use applicants will require significant funding to renovate real estate, install retail displays and security systems, hire and train new employees, stock inventory and go to market attracting customers who have been historically served by illicit sellers and more recently medical dispensaries. Shorehouse Canna is fortunate to have secured adequate funds to not only reach profitability, but to thrive as it competes to gain new customers and establish its place in the South Jersey cannabis market. Shorehouse Canna will draw on its deep understanding of the local community combined with the depth of Cannabis experience of its team and leverage expert vendors, available data and marketing tools to compete in the market.

The Company aims to exceed the standards for New Jersey's new adult-use market with its exceptional quality standards and robust collection of product brands and varieties of flower for customers to choose from. The Company will differentiate itself from the field with a dynamic loyalty program, expansive product inventory and exclusive collaborations with nationally recognized brands as well as emerging New Jersey cannabis businesses as allowed by law. The Company will emphasize its modern, fresh, and welcoming shopping experience that includes both cannabis- and hemp-based products. In addition, the Company will aim to highlight the many medicinal and wellness benefits of cannabis with its strains, coupled with its dedication for community education surrounding cannabis.

The Company will offer a complete line of Shorehouse Canna branded cannabis accessories featuring its unique color palette and distinctive logo. In addition, the company will offer one-of-a-kind glassware and lifestyle products that can only be seen and purchased in-store. The Company recognizes the opportunity granted by these differentiators and will seek to continue creating advantages for its community through its influence.

The Company also intends to prioritize its involvement in the community and the development of programs that give back. Shorehouse Canna will specifically focus on disabled veterans, individuals and groups who have been wrongfully incarcerated on cannabis-related charges, as well as other marginalized and at-risk groups. In addition, the Company will partner with the Safe Roots Foundation, which promotes positive youth development programs and educates teens on substance abuse prevention, as well as a variety of other community initiatives that support Shorehouse Canna's neighbors.

Shorehouse Canna will always be forward thinking and an advocate on behalf of its customer base and the industry to state and local governments. One such forward thinking initiative will be advocating for greater varieties of edibles and concentrates in the market for patients and customers who wish to eliminate or reduce smoke inhalation. These efforts will mitigate local customers resorting to the illicit market for product variety which is detrimental to both customers and the community.

Shorehouse Canna is committed to put in the work to become an integral part of the Borough of West Cape May and the broader New Jersey cannabis community. The Company recognizes this is a long-term effort and to that end it is making plans and investments to differentiate itself in the future.

STRATEGY & IMPLEMENTATION SUMMARY

OBJECTIVES

The Company has identified the following objectives and benchmarks as it begins operations:

Short-term Objectives

- Establish itself as a trusted community provider of safe, wellness minded adult-use cannabis
- Establish the foundation Shorehouse Canna's brand voice: Community, Wellness & Discovery
- Build a base of customers and like-minded vendors that is large enough to sustain the business
- Develop relationships with New Jersey's existing medical cannabis operators to source an extensive assortment of products.
- Develop strategic partnerships with New Jersey's emerging cultivators and manufacturers to create Shorehouse exclusive strains.
- Build a user-friendly mobile-friendly eCommerce presence to conveniently facilitate transactions for delivery and curbside pickup.

Long-term Objectives

- Enhance its client base to sustain the business and support its growth objectives
- Generate enough revenue to expand operations
- Foster strategic partnerships and collaborations with more established nationally recognized cannabis brands to offer exclusive coveted strains and products as allowed by law
- Foster strategic partnerships and collaborations with New Jersey's emerging cannabinoid edibles manufacturers and with specialties in innovative delivery form factors to create exclusive edible products as allowed by law
- Actively work with the township committee to allow safety and convenience of drive thru service

CONCLUSION

This Business Plan is an abridged plan provided to demonstrate the highlights of the significant work the Company has done in preparation to open a safe and successful Class V Dispensary in the Borough of West Cape May.

Each topic addressed within this plan and many other important activities and operations, have been extensively detailed by the Company. The Company welcomes further inquiries to provide more details upon request to satisfy any additional questions or concerns.

OVERVIEW OF FINANCIAL VIABILITY

The following is an overview of the financial viability of the Company. The Company projects it will require \$500,000 in startup capital, which has been secured through a compliant Financial Source Agreement between the Company and its landlord for the property, Coastal Investments, LLC.

The table below outlines the sources and uses of funding:

SOURCES & USES

SOURCES OF FUNDS

LOC from Coastal Investments, LLC	\$500,000
Total Sources	\$500,000

USES OF FUNDS

Start-up Expenses

Application Fee	\$20,000
Website Development/ IT	\$50,000
Rent Deposit	\$15,625
Marketing/Branding	\$25,000
Grand Opening	\$10,000
Pre-Opening Payroll	\$20,000
Fees & Permits	\$5,000
Architect & Design	\$10,000
Professional Fees	\$20,000
101 Sunset Renovation*	\$0
Total Start-up Expenses	\$175,625

Start-up Assets

Working Capital	\$119,375
Inventory	\$100,000
Other Current Assets	\$0
Land	\$0

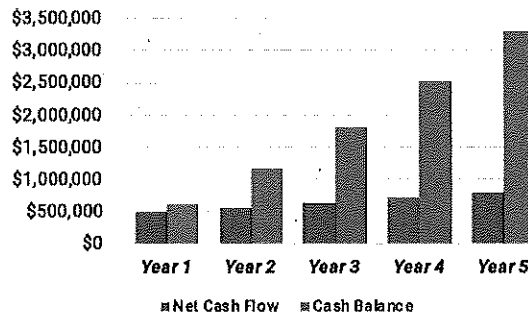
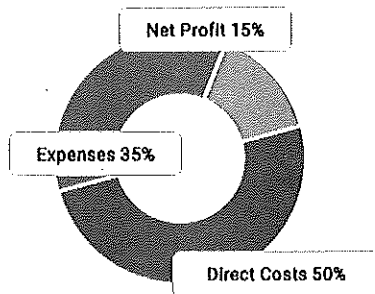
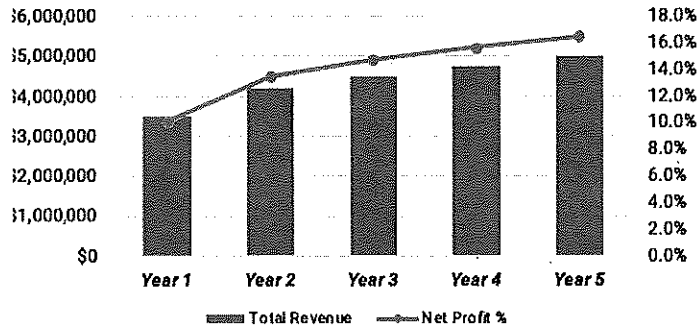
Furniture, Fixtures, & Equipment	\$50,000
Security	\$25,000
Signage	\$20,000
POS	\$10,000
Other Long-Term Assets	\$0
Total Start-up Assets	\$324,375

TOTAL USES	\$500,000
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*Renovation costs will be covered by Coastal Investments, LLC.

OVERVIEW OF FINANCIAL VIABILITY

The tables below demonstrate company financial highlights.

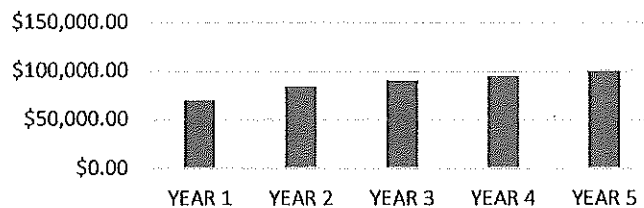


*3

	Year 1	Year 2	Year 3	Year 4	Year 5
Total Revenue	\$3,500,000	\$4,200,000	\$4,500,000	\$4,750,000	\$5,000,000
Gross Margin	\$1,750,000	\$2,100,000	\$2,250,000	\$2,375,000	\$2,500,000
Operating Expenses	\$919,200	\$973,052	\$991,421	\$1,007,917	\$1,024,541
BITDA*	\$837,800	\$1,133,948	\$1,265,579	\$1,374,083	\$1,482,451
BITDA as % of Revenue	23.9%	27.0%	28.1%	28.9%	29.6%
Net Profit	\$353,301	\$564,828	\$662,084	\$742,731	\$823,531
Net Profit %	10.1%	13.4%	14.7%	15.6%	16.5%

*Earnings Before Interest, Taxes, Depreciation, & Amortization

PROJECTED TAX REVENUE FOR THE BOROUGH OF WEST CAPE MAY



BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY

Resolution No. -21

Resolution of Local Support for Suitability of Cannabis Business - Shorehouse Canna, LLC.

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support for the suitability and appropriateness of its business location from a municipality pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

WHEREAS, pursuant to the provisions of N.J.S.A. 17:30-5.1, the Borough of West Cape May has adopted ORDINANCE NO. 603-21 to license and regulate cannabis businesses; and

WHEREAS, the applicant, Shorehouse Canna, LLC has sought such a letter of support to apply for a Conditional License to operate a licensed Class V Cannabis Retailer business in the Borough of West Cape May located in a compliant Zoning District; and

WHEREAS, the Borough has reviewed the Company's plans to operate a compliant Cannabis Retail business that will generate local taxes and jobs consistent with the purpose of the Cape May County Comprehensive Plan; and

WHEREAS, the Township recognizes the owner of the business, Tom Nuscis, is a life-long New Jersey resident and local small business owner, and a service-disabled Veteran who has served our country, and his business Shorehouse Canna, LLC is a certified New Jersey Disabled Veteran Owned Business, consistent with the type of candidate for licensure identified for preference by the New Jersey Cannabis Regulatory Commission as a 'Diversely Owned' applicant; and

WHEREAS, the Township has considered the request of Shorehouse Canna, LLC to conduct the cannabis business as proposed at the location described above; and

WHEREAS, the issuance of a single Class V Cannabis Retailer license to the applicant, Shorehouse Canna, would not exceed the number of licensees allowed by the Township of Hamilton; and

WHEREAS, the Township has determined the proposed location is suitable and appropriate for the proposed activity related to the operations of the proposed cannabis business to be conducted; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of West Cape May, County of Cape May and State of New Jersey hereby authorizes the issuance of this resolution of local support for Shorehouse Canna, LLC and purpose described herein.

Dated: December 29, 2021



Borough of West Cape May
732 Broadway
West Cape May, New Jersey 08204
(609) 884-1005
www.westcapemay.us

Theresa Enteado, CMR
Borough Clerk

Erin Seer, CMR
Deputy Clerk

December 30, 2021

VIA EMAIL AND REGULAR MAIL TO:

dave@shorehousecanna.com

Dave Christian, Operations Manager
Shorehouse Canna, LLC
2 Goldenrod Court
Cape May, NJ 08204

RE Resolution No. 190-21

Dear Mr. Christian,

Enclosed please find two (2) certified copies of the Borough's Resolution No. 190-21, Resolution of Local Support for Suitability of Cannabis Business Shorehouse Canna, LLC.

If you have any questions feel free to contact the office. Thank you.

Respectfully,

Theresa Enteado

Theresa Enteado
Acting Municipal Clerk

Enclosures

**BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION #190-21

**RESOLUTION OF LOCAL SUPPORT FOR SUITABILITY OF CANNABIS BUSINESS
SHOREHOUSE CANNA, LLC**

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support from a municipality for the suitability and appropriateness of its business location, pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

WHEREAS, the Borough of West Cape May has adopted ORDINANCE NO. 603-21 to permit, license and regulate cannabis businesses; and

WHEREAS, the applicant, Shorehouse Canna, LLC, has sought a resolution of support from the Borough of West Cape May to apply for a Conditional License to operate a licensed Class V Cannabis Retailer business in the Borough of West Cape May, located in a Zoning District that permits such activity; and

WHEREAS, the Borough has reviewed the Shorehouse Canna's plans to operate a compliant Cannabis Retail business that will generate local taxes and jobs; and

WHEREAS, the Township recognizes that the owner of the business, Tom Nuscis, is a life-long New Jersey resident and local small business owner, and a service-disabled Veteran who has served our country; and his business Shorehouse Canna, LLC, is a certified New Jersey Disabled Veteran Owned Business, consistent with the type of candidate for licensure identified for preference by the New Jersey Cannabis Regulatory Commission as a 'Diversely Owned' applicant; and

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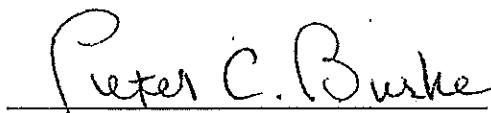
WHEREAS, the issuance of a single Class V Cannabis Retailer license to the applicant, Shorehouse Canna, would not exceed the number of licensees allowed by the Borough of West Cape May; and

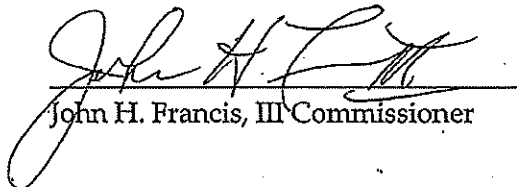
WHEREAS, the Borough has determined the proposed location is suitable and appropriate, from both zoning and land use perspectives, for the proposed activity related to the operations of the proposed cannabis business to be conducted; and

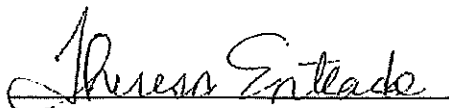
NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Borough of West Cape May, County of Cape May and State of New Jersey, expresses its local support for Shorehouse Canna, LLC, and the purposed retail cannabis business described herein.

This resolution shall take effect immediately according to law.


Carol Sabo, Mayor


Peter C. Burke, Deputy Mayor


John H. Francis, III Commissioner

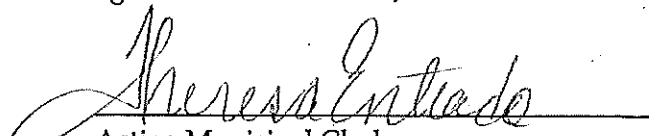

Theresa Entead, Acting Municipal Clerk

	Aye	Nay	Abstain	Absent
Sabo	✓			
Burke	✓			
Francis	✓			

Adopted: December 29, 2021

cc: Shorehouse Canna, LLC
File

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of West Cape May, County of Cape May, New Jersey, at a meeting held on December 29, 2021.


Acting Municipal Clerk

**BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION #190-21

**RESOLUTION OF LOCAL SUPPORT FOR SUITABILITY OF CANNABIS BUSINESS
SHOREHOUSE CANNA, LLC**

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support from a municipality for the suitability and appropriateness of its business location, pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

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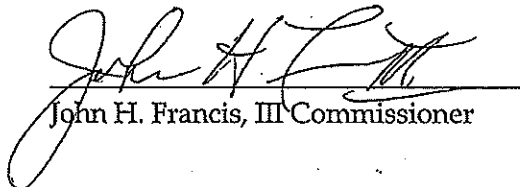
This resolution shall take effect immediately according to law.



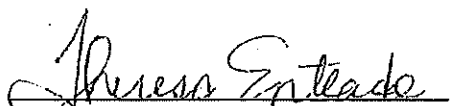
Carol Sabo, Mayor



Peter C. Burke, Deputy Mayor



John H. Francis, III Commissioner



Theresa Enteado, Acting Municipal Clerk

	Aye	Nay	Abstain	Absent
Sabo	✓			
Burke	✓			
Francis	✓			

Adopted: December 29, 2021

cc: Shorehouse Canna, LLC
File

I hereby certify that the foregoing is a true copy of a Resolution duly passed and adopted by a majority of full membership of the Board of Commissioners of the Borough of West Cape May, County of Cape May, New Jersey, at a meeting held on December 29, 2021.


Acting Municipal Clerk

