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January 21, 2021

VIA Electronic Mail

Richard Kuklewicz
Chairman Selectboard
Town of Montague
One Avenue A
Turners Falls, MA 01376

RE: Hydroflower, LLC
36 Canal Street, Turners Falls MA

Chairman Kuklewicz,

This office represents Mr. Ryan Ward and Hydroflower, LLC. On behalf of both Mr. Ward and Hydroflower, please consider this a formal letter of intent. My clients are requesting the opportunity to meet with the Selectboard to provide a brief synopsis of the proposed project.

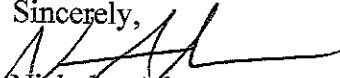
Hydroflower is seeking the proper town and state approvals to locate an adult-use marijuana cultivation and adult-use marijuana manufacturing business at 36 Canal Street, Turners Falls. Mr. Ryan Ward is the principal of this proposed project. Mr. Ward has entered into an agreement with the current owner of 36 Canal Street for use of the property. The property is properly zoned in the canal district for this proposed use. Hydroflower plans to become a wholesale cannabis cultivator in Massachusetts with potential expansion within the property and also future dispensary/retail locations throughout the Commonwealth. Hydroflower intends to design, develop, and construct a state-of-the-art cannabis production facility in Turners Falls. Hydroflower's initial plans will be to buildout approximately 40,000 square feet of cultivation, commercial kitchen, and extraction lab space. Upon local approvals, Hydroflower will begin the application process with the Cannabis Control Commission.

Hydroflower has a management team with extensive experience in the cannabis cultivation and manufacturing sector. The Company's CEO, Ryan Ward, is also a co-founder of East Coast Cannabis Company (ECC), one of Maine's earliest adult use licensees. ECC is a vertically integrated cannabis company, with an additional 20,000 square foot facility under

construction. Mr. Ward has a deep background in business and cannabis, both securing cannabis licenses nationally in states such as Pennsylvania, Maine and others, as well as raising significant capital to successfully launch businesses from concept to 100% operation. Furthermore, Hydroflower's team of experts have been part of some of the largest cannabis companies, such as Trulieve, and managed cannabis construction projects in excess of over 500,000 square feet across the country. Also, the Hydroflower team has deep expertise in construction, including the building out of large-scale commercial projects across the United States.

Once again, on behalf of Hydroflower, we kindly request the opportunity to offer an overview of the proposal to the Selectboard at one of their next meetings and to have the opportunity for Mr. Ward to introduce himself to the Board. Kindly contact me with any questions.

Sincerely,



Nicholas Adamopoulos

CC: Ryan Ward
Planning Board c/o Walter Ramsey
Police Department c/o Chief Chris Williams
Board of Health c/o Daniel Wasiuk