AFFIDAVIT OF JASON SMITH

I, Jason Smith, being duly sworn, state as follows:

1. I am over the age of eighteen and competent to make this affidavit. I make the following statements based upon my own personal knowledge or, where based upon information and belief, I believe them to be true.

2. I have been represented by an attorney in this licensing proceeding and in a land citation and complaint proceeding, solely in my role as manager and member, with a 50% membership interest, of Riverbend Investment Properties, LLC, a Maine limited liability company.

3. I am the sole shareholder and President of Lisbon Cannabis Company, a Maine business corporation.

4. Lisbon Cannabis Company operates a Marijuana-Medical Retail Store at 5 Canal St., Lisbon, Maine, (the Premises) by authority granted by the Town of Lisbon (Town or Lisbon) through license number 85, which expires on May 8, 2025.

5. I have applied, individually and through Lisbon Cannabis Company, to renew license number 85.

6. The Town of Lisbon issued two Notices of Violation to Riverbend Investment Properties for violations of the Town of Lisbon Code of Ordinances (Lisbon Code) at the Premises. The Notices of Violation included two violations for travel distances that exceed 75'from portions of the interior fir st- and second-floor spaces to the exit, and four violations for failure to obtain an electrical permit, a plumbing permit, a building permit, a change of use permit, and a sign permit.

7. In my role as manager of Riverbend Investment Properties, duly authorized, I have submitted a Rehabilitation Plan to the Town to show the ability and willingness of Riverbend Investment Properties to remedy the violations of Lisbon Code at the Premises and satisfy the Notices of Violation by meeting specified Obligations by specific Deadlines, which Obligations and Deadlines are specified in Exhibit A to this affidavit.

8. Each of the Deadlines is an aggressive, but attainable, timeline to meet the Obligations.

9. The Rehabilitation Plan includes a financial guarantee by Lisbon Cannabis Company to finance the work needed to remedy the violations of Lisbon Code at

the Premises and satisfy the Notices of Violation to the satisfaction of the applicable town authority.

10. The Town has accepted the Rehabilitation Plan.

11. I understand that "a license application for a medical marijuana establishment shall be denied by the town council . . . if the applicant, or any owner of the applicant or licensee: (1) fails to meet the requirements of the ordinance. . . [or] (5) has not acquired all necessary state and local approvals prior to issuance of the license. Lisbon Code sec. 10-610. *See also id.* sec. 10-606(9) ("the building inspector shall verify that the premises at which the establishment will be located complies with all applicable town ordinances including, but not limited to, the building code, electrical code, plumbing code, and section 10-611.")

12. If Riverbend Investment Properties does not meet any of the Obligations by the applicable Deadline, I consent that the Lisbon Town Council shall suspend any license granted to me or to Lisbon Cannabis Company to operate a medical marijuana business at the Premises.

13. I ask that the Town Council renew license number 85 because the Rehabilitation Plan contains aggressive deadlines to attain compliance with Lisbon Code and will make the Premises more safe.

4-23-2025

Jason Smith

State of Maine
Androscoggin, ss.

On April 23, 2025, Jason Smith appeared personally before me, in his personal capacity, his capacity duly-authorized manager of Riverbend Investment Properties, LLC, and his capacity as President and sole shareholder of Lisbon Cannabis Company, after being duly sworn, and deposes and says under oath that the statements made in the above Affidavit are true and correct based upon his personal knowledge and information and belief.

Sara Welch

4/23/25

Notary Public/Attorney at Law

My Commission Expires: 11/4th/2029

SARA L. WELCH
Notary Public, State Of Maine
My Commission Expires November 4th, 2029

Electronically Filed: 4/11/2025 4:49 PM

Exhibit A
Obligations and Deadlines

On January 14, 2025, Mark Stambach, a Town of Lisbon ("Lisbon" or the "Town") Code Enforcement Officer ("CEO"), cited Riverbend Investment Properties, LLC ("Riverbend") for twelve violations (numbered 1-7 and 9-13) of the Lisbon Code of Ordinances at the real estate located at 5 Canal St., Lisbon Falls, Maine 04252, Lisbon Tax Map U05, Lot 013 (the "Premises"). On February 3, 2025, CEO Stambach cited Riverbend for a thirteenth violation at the Premises. The first seven violations listed on the January 14, 2025 notice of violation have been remedied and, as of April 10, 2025, the following violations (collectively, the "**Violations**") remain at the Premises:

VIOLATION 9: The length of the travel distance from portions of the interior second-floor space, that had been used by 207 Edibles, to the exit exceeds 75', in violation of sections 105.1, 1006.2.1 of the International Building Code, 2015 edition, (the IBC) as adopted by the Maine Uniform Building and Energy Code (MUBEC) and the Town of Lisbon Ordinances Section 54-31.

VIOLATION 10: No permit was secured for the installation of the electrical system as required by the IBC section 105.1.

VIOLATION 11: No permit was secured for the installation of the plumbing system, as required by the Maine State Plumbing Code, Uniform Plumbing Code 2015 edition, Section 104.1.and the Lisbon Zoning Ordinance, Section 70-66.

VIOLATION 12: No building permit was secured for the construction associated with the finishing of the interior space and change of uses as required by the IBC section 105.1.

VIOLATION 13: No permit was secured for the installation of the signs on the exterior of the building as required by the Zoning Ordinance of Town of Lisbon, Section 70-713 and 70-719(1).

VIOLATION 14: The length of the travel distance from portions of the interior first-floor space to the exit exceeds 75', in violation of IBC section 105.1, 1006.2.1.

Riverbend, acting solely through Manager Jason Smith, duly authorized, shall remedy the Violations according to the following deadlines (the **Obligations and Deadlines**):

1. Riverbend shall remedy VIOLATION 9, 12, and 14 and shall direct and cause a design professional ("Riverbend Designer") to assess and achieve compliance with the applicable building code provisions regulating the fire safety egress, among other provisions, according to the following deadlines:

a. By April 24, 2025, Riverbend shall provide the Town with an executed written contract that binds the Riverbend Designer to timely complete the services sufficient to satisfy the requirements of this section.

b. By June 16, 2025, Riverbend shall,

i. Direct and cause the Riverbend Designer to provide to the Town stamped plans sufficient to satisfy the requirements of this section;

ii. Provide the Town with an executed contract to bind a contractor to timely complete any work required to satisfy the requirements of this section; and

iii. Direct and cause the Riverbend Designer or a qualified contractor to file complete applications for all required building and occupancy permits sufficient to satisfy the requirements of this section.

c. By June 30, 2025, Riverbend shall satisfy the requirements of this section;

2. Riverbend shall remedy VIOLATION 10, according to the following deadlines:
   a. By April 24, 2025, Riverbend shall provide the Town with an executed contract that binds a master electrician ("electrician") to timely complete the services sufficient to satisfy the requirements of this section.

   b. By May 19, 2025, Riverbend shall direct and cause an electrician to file complete applications for all permits required to satisfy the requirements of this section,

   c. By June 16, 2025, Riverbend shall direct and cause an electrician to complete all work necessary to satisfy the requirements of this section.

3. Riverbend shall remedy VIOLATION 11, according to the following deadlines:
   a. By April 24, 2025, Riverbend shall provide the Town with an executed contract that binds a licensed plumber ("plumber") to timely complete the services sufficient to satisfy the requirements of this section.

   b. By May 19, 2025, Riverbend shall direct and cause a plumber to file complete applications for all permits required to satisfy the requirements of this section,

   c. By June 16, 2025, Riverbend's shall direct and cause a plumber to complete all work necessary to satisfy the requirements of this section.

4. By August 11, 2025, Riverbend shall comply with VIOLATION 13;

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