JOINT MEETING BETWEEN THE CIVIC UNITY COMMITTEE AND THE ECONOMIC DEVELOPMENT AND UNIVERSITY RELATIONS COMMITTEE MEETING

COMMITTEE MEETINGS

~ MINUTES ~

Wednesday, January 18, 2023	**1:00 PM**	**Sullivan Chamber** **795 Massachusetts Avenue** **Cambridge, MA 02139**

The Civic Unity and Economic Development and University Relations Committees will hold a joint public meeting to receive and update on the current state of the Cannabis industry in Cambridge and Massachusetts.

Attendee Name	Present	Absent	Late	Arrived
Paul F. Toner	☑	☐	☐	
Burhan Azeem	☐	☐	☑	1:05 PM
Alanna Mallon	☑	☐	☐	
Patricia Nolan	☑	☐	☐	
Quinton Zondervan	☐	☐	☑	1:05 PM
E. Denise Simmons	☑	☐	☐	
Dennis J. Carlone	☑	☐	☐	

A public meeting of the Cambridge City Council's joint Civic Unity and Economic Development and University Relations Committees on January 18, 2023. The meeting was called to order at 1:00 p.m. by the Chair, Councillor Simmons. Pursuant to Chapter 20 of the Acts of 2022 adopted by Massachusetts General Assembly and approved by the Governor, this public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

At the request of the Chair, Clerk of Committees Erwin called the roll.
Councillor Simmons – Present/In Sullivan Chamber
Councillor Toner – Present/In Sullivan Chamber
Councillor Azeem – Absent*
Councillr Carlone – Present/In Sullivan Chamber
Vice Mayor Mallon – Present/In Sullivan Chamber
Councillor Nolan – Present/In Sullivan Chamber
Councillor Zondervan – Absent*
Present- 5, Absent – 2. Quorum established.
***Councillor Azeem and Councillor Zondervan were both marked present at 1:05p.m.**

The Chair, Councillor Simmons noted that the call of the meeting was to receive and update on the current state of the Cannabis industry in Cambridge and Massachusetts. She began the meeting by offering her opening remarks (Attachment A) and introducing City Staff that were present at the meeting, which included Iram Farooq, Assistant City Manager who was joined by her team members Christina DiLisio, Economic Development Specialist, Jeff Roberts, Zoning

and Development Director, Pardis Safari, Director of Economic Opportunity and Developement and Swaathi Joseph, Zoning Project Planner, all from the Community Development Department (CDD). Other City staff present were Superintendent Robert Lowe from the Cambridge Police Department (CPD) and Megan Bayer, Deputy City Solicitor for the Law Department.

Councillor Toner also offered opening remarks and thanked City Staff and panelists for joining the meeting. He noted that some of the panelists that were present were local cannabis business owners, Marcus Johnson Smith co-owner of Kush Groove Dispensary, Richard Harding co-owner of GreenSoul Organics, LLC, Sean Hope co-owner of Yamba Boutique Marijuana Dispensary, and Dennis Benzan CEO and Manager of Western Front, and the chairman from the statewide cannabis coalition, Steve Hoffman, Director, and Investor, EO Care, Inc.

Christina DiLisio began a presentation titled, "Joint Civic Unity & Economic Development and University Relations Committee Meeting, Status Update on Cannabis Industry" (Attachment B). Ms. DiLisio gave an overview of different terms used in the Cannabis industry, a review of the Cannabis business permitting ordinance, current and perspective Cannabis businesses, medical cannabis versus retail and delivery, the process of getting a business opened and the financial component with fees and taxes. Superintendent Lowe also reviewed the interactions CPD has had since 2017 with cannabis dispensary calls, noting that there have been one hundred and seventy-eight calls for service, with most of them being alarm calls. He concluded by sharing that from a police perspective there has not been a negative impact from the cannabis dispensaries in the City of Cambridge.

Steve Hoffman summarized a presentation titled, "Cannabis Health & Wellness" (Attachment B), which went over the key trends, issues, access, and the future of cannabis care. He noted that compared to all prescribed medications, cannabis is in the top-three by sales volume and while cannabis still lies outside mainstream medicine, 90% of people want it as a medical option. He ended by noting that a common mission for everyone should be to unlock accessible cannabis care using evidenced-based, scalable methods to integrate cannabis medicine into our health and insurance ecosystem.

Marcus Johnson Smith, Richard Harding, Sean Hope, and Dennis Benzan offered comments and concerns regarding their experiences working with City of Cambridge and getting their Cannabis businesses started. It was noted how important it was having Ms. DiLisio from CDD as a liaison between business owners and the City, to help with any questions that may have come up during the process and thanked the City Council and City staff for being supportive from start to finish. Other topics that were brought up during discussion were H.C.A.s, the Traffic Mitigation Fees, rental property rates because of the type of business they are running, the requirement of bike racks on location, and how the process of opening and getting started can create obstacles in other jurisdictions. All the panelists did agree that working with the City of Cambridge has been extremely effortless and easy.

Kenneth Reeves, President of the Cambridge branch of the NAACP, shared that he was at the meeting to learn how the industry has progressed and what the experience of those in the equity categories has been. He also noted that he had visited the Western Front location and witnessed a

bike rack in the middle of an area where employees are supposed to have lunch, and suggested the City rethink the bike rack requirements and also go to the location to see it themselves.

The Chair, Councillor Simmons opened public comment.

Steven DeMarco, 291 Broadway, Cambridge, MA, brought to the attention of the Committee that he is a social equity holder, and twice in the last three months he has been offered to a social equity front for existing operators trying to get around Cambridge's social equity policy.

Beryl Minkle, 21 Gold Star Road, Cambridge, MA, spoke in favor of both medical and recreational use, and noted that there is a concern about cannabis shops saturating the area.

The Chair, Councillor Simmons recognized Vice Mayor Mallon who made a motion to close public comment.
Clerk of Committees Erwin called the roll.
Councillor Simmons – Yes
Councillor Toner – Yes
Councillor Azeem -Yes
Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor Nolan – Yes
Councillor Zondervan – No
Yes – 6, No – 1. Motion passed.

Councillor Toner had a clarifying question for Steve Hoffman regarding what recommendations for state regulations to try and change and what can E.O. and others be doing to help move the medical profession along to be more open about these types of issues. Mr. Hoffman was able to provide answers and noted that he believes E.O. is in a good position to help connect patients with clinicians and help observe over time, and it would be a lot easier to accomplish with State support. Councillor Toner also had clarifying questions for CDD regarding revenue and what kind of financial benefit the City gets through revenues and the traffic mitigation fee and the bicycle racks. Iram Farooq noted that the traffic mitigation fee is something that emerged to promote Cambridge retail cannabis establishments using sustainable modes of transportation. It was recommended by the Traffic Department and adopted by the Planning Board as a special permit condition that has become standard in all the cannabis special permits. Councillor Toner had one final clarifying question about the challenges that come within the host community agreement and special permits part of the process, Megan Bayer shared that the process is within the Council's control and can be modified.

Councillor Nolan had a question for CDD regarding how many women-owned businesses there are across the State. Christina DiLisio noted that there are three women owned businesses, within the subset of economic empowerment applicants there are four businesses that are either completely owned or more that fifty percent owned by women.

Councillor Azeem shared that if anyone wanted to shorten the cannabis business process, he would be supportive of that.

Vice Mayor Mallon noted that she is supportive of the economic empowerment applicants, and if there are any ways to decrease the amount of time before opening, the City should be looking at that. She shared that she looks forward to future conversations on the subject.

Councillor Zondervan commented that he looks forward to shortening the process for the permit and eliminating the $35,000 fee.

Councillor Carlone shared that at future meetings it would be important to speak on the map that Christina DiLisio shared in her presentation with the Committee if the City wants to see businesses being successful.

The Chair, Couincillor Simmons reviewed what items the Committee would be looking at that were brought up during the meeting. These items included giving Christina DiLisio more responsibility as the liaison, adding a Policy Order to the next City Council meeting (01/23/023) regarding the special permitting fess and bicycle parking requirements (POR 2023 #10), updating the H.C.A., acknowledging the limitations of the 280-E on the business, equity provisions, and side deals, and also how the City can help expedite the process.

The Chair, Councillor Simmons recognized Councillor Zondervan who made a motion to adjourn the meeting.
Clerk of Committees Erwin called the roll.
Councillor Simmons – Yes
Councillor Toner – Yes
Councillor Azeem – Yes
Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor Nolan – Yes
Councillor Zondervan – Yes
Yes – 7, No – 0. Motion passed. Meeting was adjourned at approximately 2:54p.m.

Attachment A – Councillor Simmons opening remarks
Attachment B – Presentation titled, "Joint Civic Unity & Economic Development and University Relations Committee Meeting:
Attachment C – Presentation titled, "Cannabis Health & Wellness"

The City Clerk's Office received one written communication, Attachment D.

Clerk's Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record.
The video for this meeting can be viewed at:
https://cambridgema.granicus.com/player/clip/401?view_id=1&redirect=true&h=9eb30b44a15cb8688318dd33d4ea9f09

A communication was received from Economic Development Specialist, Community Development Christina Dilisio, transmitting a Status Update on Cannabis Industry.

A communication was received from EO Care, Inc. Boston, MA, regarding the Hoffman presentation.

ATT

OPENING REMARKS for Joint Hearing Between the Civic Unity Committee and the Economic Development And University Relations Committee

Wednesday, January 18, 2023 at 1 pm

Good Afternoon,

I want to thank everyone for joining us for today's Joint Hearing Between the Civic Unity Committee and The Economic Development and University Relations Committee, and as was stated previously, the focus of this hearing will be for us to receive an update on the current state of the Cannabis industry in Cambridge and Massachusetts.

It has now been just over six years since Massachusetts voters voted, in November 2016, to approve Question 4, which legalized the possession, use, and cultivation of marijuana for adults 21 and older. It has been five years since sales of marijuana for recreational use formally began in Massachusetts, and since that time, it has been a slow, at times frustrating journey to bring us to the point where adult-use shops have been allowed to open for business in such a way that these could truly become viable business ventures. In establishing this new industry, Massachusetts created the Economic Empowerment and Social Equity classes of business licenses, in the hopes of giving people of color – those who have historically been the most harmed by the "War on Drugs" – the opportunity to be among the very first to set up their business ventures. The hope has been that those most harmed by our drug laws would now be very deliberately positioned to get in on the ground floor of a potentially lucrative new industry, before anyone else wishing to try their hand at this would have the chance to do so.

The intention may have been good, but the reality is that, for many would-be entrepreneurs in Cambridge and beyond, the process has had more than its share of hurdles and speed bumps. Some of this has been due to excessive red tape and financial hurdles imposed by the Commonwealth and by local communities, some of this has been due to the difficulties in dealing with a product that is not yet legal at the federal level, some of this has been due to the Covid pandemic – and ALL of it has meant that there are many folks who have opened their businesses IN SPITE of all the hurdles placed before them, and who have not made the kinds of profits that had been anticipated at the outset; in some cases, this has meant that people who saw their business plans, and the investments made in these ventures, fail to move forward in the ways they had hoped.

Today, we have a very packed agenda, and we'll be bumping up against a special City Council meeting at 3 pm, so I will stop my opening remarks there. I will ask Councilor Toner, Chair of the Economic Development and University Relations Committee – and co-Chair of today's hearing – to share his opening thoughts and to walk us through the agenda so that we will all have a sense of the ground we expect to be covering over the next two hours. Councilor Toner? The floor is yours...

Joint Civic Unity & Economic Development and University Relations Committee Meeting

Status Update on Cannabis Industry

Economic Opportunity & Development Division
Community Development Department

January 2023

Agenda

Agenda

- Terms
- Overview of Cannabis Business Permitting Ordinance
- Current & Prospective Cannabis Businesses
- Medical versus Retail (and Delivery)
- Process for getting Open
- Financials - Fees & Taxes
- Neighborhood Impacts (Cambridge Police Department, Traffic Parking + Transportation, Public Health Department)

Terms

RMD: Registered Marijuana Dispensary (a.k.a. "Medicinal Marijuana")
Retail Cannabis: Recreational Marijuana Shop (a.k.a. "Adult Use")

MA DPH: Massachusetts Department of Public Health
MA CCC: Massachusetts Cannabis Control Commission
PB: Planning Board (City of Cambridge)

EE: Economic Empowerment applicant, as certified by MA CCC
SE: Social Equity applicant, as certified by MA CCC
WMBE: Woman or Minority Owned Business applicant, as certified by State and City of Cambridge

Priority A: EE, SE, WMBE, and Cambridge resident earning less than 50% Area Median Income (AMI) applicants
Priority B: An RMD within the City that was licensed or registered no later than July 1, 2017, to sell cannabis products in a Cannabis Retail Store pursuant to the Commonwealth's medical use of marijuana laws

Marijuana License: issued by the State
Cannabis Business Permit: issued by the City of Cambridge
SP: Special Permit, issued by City of Cambridge Planning Board

Overview of Cannabis Business Permitting Ordinance

2013

- 105 CMR 725.000 (Implementation of An Act for The Humanitarian Medical Use of Marijuana) adopted under the MA DPH, **regulating medical marijuana sales**.

2014

- "Registered Marijuana Dispensary" (RMD) added to the Cambridge Zoning Code and **Medical Marijuana Overlay District 1 (MMOD-1) created.**

2017

- **935 CMR 500.00 for Adult Use of Marijuana created** under the Cannabis Control Commission (MA CCC), a new entity.
- **RMD licensing is transferred from MA DPH to MA CCC**.

2018

- **Zoning code amended to include Retail Cannabis uses** (cannabis retail stores, cannabis cultivators, cannabis product manufacturers, cannabis transporter, and cannabis microbusiness).

2019

- **Local permitting process for Retail Cannabis ordained,** identifying two applicant groups (Priority A and Priority B).
- **Preference period created for Priority A, EE applicants**, for a two-year period.

2021

- **Applications opened for Cannabis Delivery Licenses (2 types) with restrictions –** only MA CCC certified EE and SE applicants eligible for 3 years (expiration 4/1/25).

2021

- **Cannabis Courier and Cannabis Delivery Operator Establishment uses added to zoning code.**
- Priority A Cannabis Delivery and Cannabis Courier permitting preference period extended.

2021

- Retail Cannabis **preference period for EE applicants extended** for 1 year (new expiration 9/23/22).
- Other **Priority A categories included in Retail Cannabis preference period**, to run concurrently with EE extension.

2021

- Application opened for MA CCC **social consumption pilot program** (in select municipalities).

2022

- **Priority period for Priority A categories extended** for Retail Cannabis (new expiration 9/23/24) as well as Courier and Delivery operators (4/1/28).

2022

- **Bill S. 3096, An Act Relative to Equity in the Cannabis passed**, offering new guidance on HCAs, incentivizing municipalities to host social equity businesses, and boosting the state Cannabis Equity Fund.

Current & Prospective Cannabis Businesses

Map

Map prepared by Brendan Monroe on January 9, 2023. CDD GIS C:\Projects\Econ_Dev\Cannabis\CannabisBusinessLocations2023.mxd

Medical versus Retail (and Delivery)

Customers

RMD

Holders of Medical Marijuana cards

Retail

General public (including Medical Marijuana card holders but tax waiver not applied)

Delivery

Courier License: Cannabis Retail Store (delivering other's products, like Grub Hub)

Delivery Operator: Retail consumers (delivering own product like pizza delivery)

Operational Requirements

RMD

MA DPH initially required "vertical integration" (cultivation, production, and dispensing all within single company)

Retail

Living Wage requirements

51% or more minority BOD

51% or more minority/veteran/women employees

Cooperation with Traffic, Parking & Transportation, Cambridge Public Health, and Cambridge Police Department

Delivery

MA CCC always requires two drivers

MA CCC requires physical location (parking lot not enough)

RMD & Retail Zoning

Courier Zoning

Special Permit (SP) criteria

RMD

Not within 300 ft of school (K-12), playground, or afterschool facility for kids

Not within 1800 ft of a retail cannabis shop (waived for EE and SE)

Retail

Not within 300 ft of school (K-12), playground, or afterschool facility for kids

Not within 1800 ft of a retail cannabis shop (waived for EE and SE)

Delivery

No specifications for proximity restrictions

Special Permit (SP) criteria

RMD

- Transportation Logistics Plan
- Active frontage (community or retail space)

Retail

- Transportation Logistics Plan
- Transparent storefront

Delivery

- Transportation Logistics Plan Amendment
- No frontage requirements (beyond MA CCC)

Process for Getting Open

ma.gov/iwantto/applyforacannabisbusinesspermit

Apply for a Cannabis Business Permit

Inspectional Services

Cannabis Business Permits are issued by the Cambridge Inspectional Services Department (ISD). Anyone seeking to open a Cannabis Retail Store or operate as a Cultivator, Product Manufacturer, and/or Transporter in Cambridge must obtain a Cannabis Business Permit. The Cannabis Business Permit must be obtained prior to final approval from the Commonwealth of Massachusetts Cannabis Control Commission (MA CCC) for a Marijuana Establishment License.

In addition to the Cannabis Business Permit, all prospective cannabis businesses are required to secure a Special Permit from the Cambridge Planning Board and a Host Community Agreement (HCA) from the City Manager's Office. Applicants may move through some steps for each requirement simultaneously, as noted below. These requirements are in addition to any for the Marijuana Establishment License issued from the MA CCC.

How to Start

Note: Certain City requirements for obtaining a Cannabis Business Permit can be undertaken simultaneously. Whereas, some steps for obtaining a Cannabis Business Permit are undertaken prior to, or after, certain State requirements for obtaining a Marijuana Establishment License. Information about the state Marijuana Establishment License process can be found on the MA CCC website. These steps are noted below.

Pre-Application Steps

1. **Meet with staff in the Community Development Department (CDD)** - Review requirements and process for Cambridge Planning Board Special Permit and Cannabis Business Permit. This will include confirming that the proposed place of business meets zoning regulations, learning about the Cambridge Special Permit process, and going over Cannabis Business Permit application criteria.
2. **Host Community Agreement (HCA) Letter of Intent** - Submit a letter to the Cambridge City Manager's Office indicating intent to enter into an HCA, pending Planning Board approval of Special Permit. This letter of intent is required as part of a complete application for a Cambridge Special Permit from the Planning Board.
3. **Hold Community Meeting** - The MA CCC requires Marijuana Establishment License applicants to host a public meeting prior to obtaining an executed HCA with the City of Cambridge. Additionally, a pre-application community meeting is also required for the Planning Board Special Permit process. One meeting may be used to meet both requirements. Consult staff in CDD for how to schedule this meeting.

Useful Documents & Resources

- Cannabis Business List [PDF]
- Cannabis Business Permit Application
- Cannabis Business Permitting Ordinance [PDF]
- Amendment to the Cannabis Business Permitting Ordinance 9-19-22 [PDF]
- Cannabis Zoning Ordinance [PDF]
- Cannabis Business Priority A Applicant Documentation [PDF]
- FY23 Cannabis Business Permit Process [PDF]
- Request for Statement of Interest for Cannabis Business Host Community Agreements [PDF]
- Template Host Community Agreement

Related Departments

- Inspectional Services

Contact
617-349-6100

All info on one webpage

"I Want To ..." service page

Useful Documents & Resources:

- Online portal for starting application
- Cannabis Business Ordinance
- Zoning maps, text, and PB info
- Process document outlining steps
- Guidance on supporting documentation for demonstrating Priority A ownership category
- Statement of Interest form
- And many more!

Process for opening outline in body of Service page

Direct Support for Applicants

Planning Board review meeting with City Staff across relevant Departments to guide:

1. Transportation Logistics Plan requirements
2. Active and/or transparent storefront requirements
3. Customer queueing plans and/or mitigation strategies
4. Any environmental or public facilities concerns for specific sites

Online Application

Dashboard tracks progress.

City staff can comment at each stage.

State stages listed as well.

Local Approvals

RMD (2017 and before)

- Local Approval 1: N/A
- Local Approval 2: SP required
- Local Approval 3: N/A but "Letter of Non-Opposition"

Retail

- Local Approval 1: Applicant Eligibility Required
- Local Approval 2: SP required
- Local Approval 3: HCA Required

Delivery

- Local Approval 1: Applicant Eligibility Required
- Local Approval 2: SP N/A but Traffic Plan Amendment
- Local Approval 3: HCA Required

How "Local Approvals" work with State

Financials – Fees & Taxes

Cannabis Business Permit Fees

Local Approval 1, Application Review

This is the first step in applying for a Cannabis Business Permit, but the permit fee is not paid until the applicant has received a provisional license from the CCC.

Local Approval 2, Special Permit

Expires in 2 years if no action taken

- Application fee $.10/sf of project
- $35,000 Traffic Mitigation (EE rate)
- $70,000 Traffic Mitigation (other applicants)

Cannabis Business Permit Fees

Local Approval 3, Host Community Agreement (HCA).

Renews every 5 years

- For the first 8 years that a business is in operation, the City may assess a Community Impact Fee.
- The Community Impact Fee covers the City's costs, not to exceed 3% of gross annual sales. The fee is paid annually.

Cannabis Business Permit (when issued by ISD).

Renews yearly

- $350 (waived for EE applicants)

Neighborhood Impacts

Direct Support for Applicants

Contact person for all questions, housed in EODD, and works directly City Departments responsible for Local Approvals.

Prepare applicants for pre-Planning Board Meeting with city staff. Applicants need:

1. A confirmed location in which some level of discussion with the property owner has occurred and can be demonstrated
2. A confirmed Priority A applicant and can speak to ownership stake
3. A draft plan that includes an initial mockup of outside of building and interior layout, including plans for customer queuing
4. An idea of when the MA CCC required community meeting will occur

Cannabis Health & Wellness

Key Trends, Issues, Access, and the Future of Cannabis Care.

Presentation to the Economic Development, University Relations, and Civic Unity Joint Committee Meeting, City of Cambridge

January 18th 2023

STEVE HOFFMAN

Current Roles:

- Director and Investor, EO Care, Inc.
- Advisor, Biopharma Research Corporation.

Prior Experience:

- Founding Chairman of the Cannabis Control Commission of Massachusetts.
- CEO two enterprise software companies.
- CSO at Sapient.
- Senior Partner at Bain & Company.

The medical/wellness cannabis market generates $10 billion in revenue. By 2030, that will grow to over $25 billion.

Compared to all prescribed medications, cannabis is in the top-three by sales volume.

Sources: Cowan, Inc., FDA Public Records, Statistica, EO Care Inc. Analysis

Problem / Limited Access

While cannabis still lies outside mainstream medicine, 90% of us want it as a medical option.

Today, access is limited, and physicians can't help their patients.

Source: EO Survey Research; Pew Research 2022 Study

Problem / Data Void

What's missing to unlock accessible care?

Data.

It drives treatment protocols, comparative efficacy, and cannabis safety.

A Common Mission For Us All

Unlock accessible cannabis care using evidence-based, scalable methods to integrate cannabis medicine into our health and insurance ecosystem.

Thank you.

EO Care, Inc. Boston, MA
eo.care

Erwin, Nicole

From: City Clerk
Sent: Wednesday, January 18, 2023 2:21 PM
To: Erwin, Nicole
Subject: FW: Cannabis shops

-----Original Message-----
From: Beryl Minkle <berylm@mac.com>
Sent: Wednesday, January 18, 2023 2:09 PM
To: City Clerk <cityclerk@Cambridgema.gov>
Subject: Cannabis shops

Hello,
I support the use of cannabis for medical and recreational use and have a medical marijuana card.
However, as a resident speaking for our neighborhood, there is a strong negative response to a new cannabis shop in our area, for a number of diverse reasons.
1 - There is a concern about cannabis shops saturating the neighborhood. There are already 3 in nearby Davis Sq. and a number in Porter Square. How many do we really need? There is also concern that the competition will possibly have a negative effect on sales for the shop owners.
2 - The Brightside Pre-School is across the street, and school children would walk past the cannabis shop and Norton's Liquor Store twice a day to get to their school bus. Parents are unhappy about their exposure to both these stores.
3 - There is severely limited parking on Gold Star Rd. due to new bicycle and bus lanes.
4 - Why not grant EEA, SE and WMBE applicants funds for any kind of business, why only for cannabis? Why not support minority entrepreneurs for any kind of business that would really benefit the community? The community has lost many kinds of businesses that are needed, like hardware stores, etc., for instance.
Some people feel like there is a strange irony in only helping minority residents open cannabis shops as a social equity investment.
Sincerely,
Beryl Minkle
21 Gold Star Road
Cambridge 02140

Sent from my iPhone