



OCEANIC RELEASE

GOVERNMENT PROPOSAL



June 28th, 2018

Government of Newfoundland and Labrador
Environment and Conservation
Pollution Prevention Division
4th Floor, Confederation Bldg., West
P.O. Box 8700
St. John's, NL A1B 4J6

To whom it may concern:

RE: Oceanic Releaf - Environmental Assessment, Cannabis Production Facility

Please accept the following documentation as our proposal to construct a 60,000-square foot cannabis cultivation facility. Oceanic Releaf has secured an agreement with a community located in eastern Newfoundland for the location.

Oceanic Releaf plans to build and operate a cutting-edge Cannabis Facility through stellar standard operating procedures that foster the environmental culture required in the Cannabis Industry and reflect the ACMPR regulations. Given the previous purpose of our facility operations, Food Production, we are confident that our location will serve no environmental impacts.

By making this commitment to Newfoundland and Labrador, Oceanic Releaf is seeking to work collaboratively with the Government of Newfoundland and Labrador, as well as the department of Tourism, Culture, Industry and Innovation, to secure a long-term arrangement that benefits people across our province.

We look forward to your response.

Kindest Regards,

A handwritten signature in black ink that reads "Taylor Giovannini".

Taylor Giovannini
Chief Executive Officer
Oceanic Releaf Inc.

OCEANIC RELEASE

**Proposed Accessing Cannabis for Medical Purposes Regulations
(ACMPR) Production Facility**

ENVIRONMENTAL REGISTRATION DOCUMENT

1.0 NAME OF THE UNDERTAKING	2
2.0 PROPONENT	2
(i) Name of Corporate Body	2
(ii) Address	2
(iii) Chief Executive Officer	2
(iv) Principal Contact Person for purposes of environmental assessment	2
3.0 THE UNDERTAKING	3
(i) Name of Undertaking	3
(ii) Purpose/Rationale/Need for Undertaking	3
4.0 DESCRIPTION OF UNDERTAKING	3
(i) Geographical Location	3
(ii) Physical Features	4
(vi) Project Related Documents:	13
5.0 APPROVAL OF UNDERTAKING	13
6.0 SCHEDULE	13
7.0 FUNDING	14

1.0 NAME OF THE UNDERTAKING

Oceanic Releaf Inc. Cannabis Production Facility (“**Oceanic**”)

2.0 PROPONENT

(i) Name of Corporate Body

Oceanic Releaf Inc.

(ii) Address

1-7 Sea View Drive
Burin, NL

(iii) Chief Executive Officer

Name: Taylor Giovannini
Official Title: Founder/ CEO
Address: 152 Three Island Pond Rd., Paradise, NL
Telephone No: 709-873-8000
Email: taylor@oceanicreleaf.com

(iv) Principal Contact Person for purposes of environmental assessment

Name: Julie Bennett
Official Title: Project Lead
Address: 152 Three Island Pond Rd., Paradise, NL
Telephone No.: 709-571-2737
E-mail : info@oceanicreleaf.com

3.0 THE UNDERTAKING

(i) Name of Undertaking

Oceanic Releaf Inc.(Oceanic) will Operate as a Medical Cannabis Producer for Health Canada under the Access to Cannabis for Medical Purposes Regulations (ACMPR).

(ii) Purpose/Rationale/Need for Undertaking

The purpose for above mentioned project is to build and operate a cannabis production facility for the uses of medical cannabis and secondarily, support the recreational market. Oceanic will produce and sell cannabis products within the province, nationally, and potentially to international markets.

4.0 DESCRIPTION OF UNDERTAKING

(i) Geographical Location

1-7 Seaview Drive, Burin, NL is the proposed site of the undertaking. (North 5211387.443 meters East 368409.137 meters, NAD 83) The property is approximately 1.736Ha (4.29 acres) in size and has previously been developed. Access to the site in through the community of Burin via Seaview Drive.

North: The property is bounded north by the Atlantic Ocean

East: The property is bounded east by the Atlantic Ocean and an uninhabited island named White Island

South: The property is bounded south by the Atlantic Ocean

West: The property is bounded north by a residential zone and several commercial properties

This location meets the federal (ACMPR) guidelines as a suitable site for cultivation of medical cannabis: Oceanic is within the proper zoning regulations. Schools and places where children/youth frequent are outside the 500 m zoning area as per regulations.

Refer to Appendix

(ii) Physical Features

a.) Proposed Undertaking:

Based in the rural Newfoundland setting of the Burin Peninsula, Oceanic's cultivation facility will be housed in a converted fish processing plant in the community of Burin, NL. This facility is 63,000 sq ft sitting on 1.7HA of fenced property. The building is a steel structure and is connected to the town's water supply along with its own sewer filtration system. The expected water demand/volume for the operations phase is 0.5 gallons/day/plant. The facility will comprise of two grow rooms/flowering rooms, four production rooms, five offices, lunchroom, warehousing, bud packaging and a security office. **Refer to Appendix**

b.) Existing Biophysical Setting

Biophysical Setting:

The site is predominately surrounded by the Atlantic Ocean limiting the amount of terrestrial wildlife on site. The setting is located in a General Industrial (GI) zone with the nearest residential property approximately 200ms from the facility. **Refer to Appendix**

(iii) Construction

a.) Site Development:

Retrofitting of this building will start in the 2nd quarter of 2018 with its first phase completed within 12 months (pending receipt of all applicable approvals). Phase II of construction will start later in 2018 with a completion date of 2020. The facility is projected to cost \$12-15 million to complete and can be fully operational within 24 months.

Key Stages of of site development:

- Building Fit Up/Renovations
- Fencing installation

b.) Sources of Pollution/Resource Conflict

As we are operating from an existing building, construction will only take place on the interior of the building. Therefore, the possibility of pollution would be restricted to the transportation of goods into the facility, for which the appropriate measures will be taken and spill kits will be available on site. Also, there will be minimal potential for causes of resource conflicts with our existing property.

(iv) Operation

a.) Cannabis Production

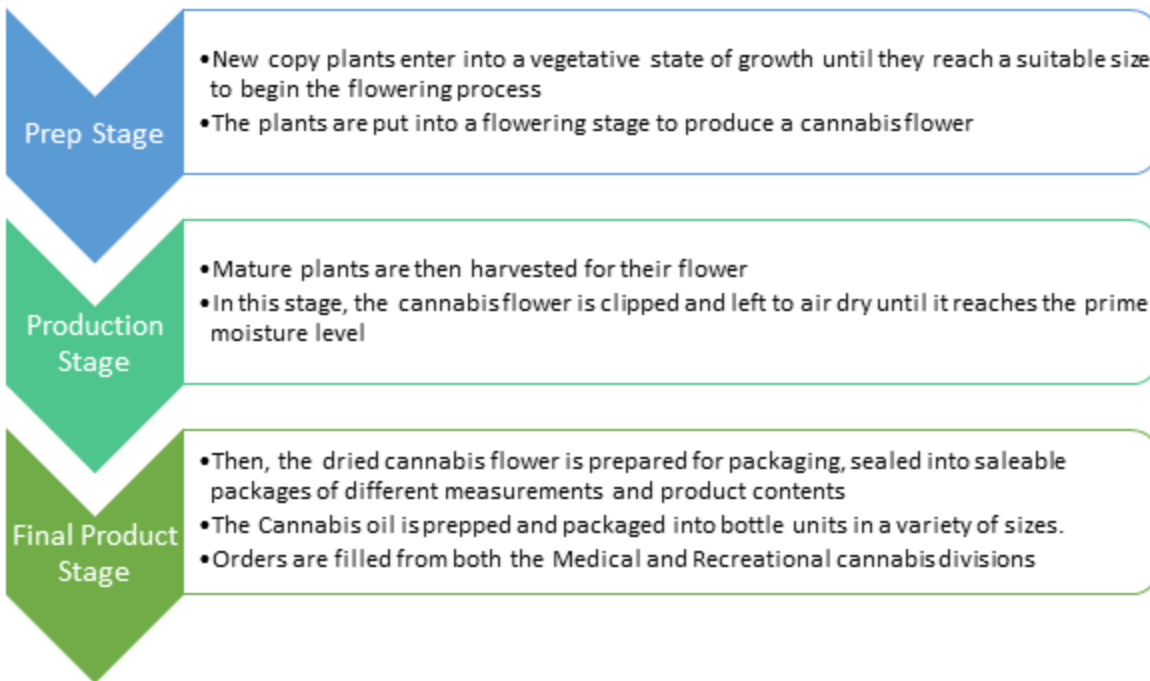
Oceanic will start operations in compliant to the Accessing Cannabis for Medical Purposes Regulations (ACMPR) as a Licensed Producer of Medical Cannabis for Health Canada in 2018 (pending appropriate approvals). This facility is a permanent facility for Health Canada. Our facility will be operated through our comprehensive Ample Organics System (AO), which will enable full traceability of product throughout the cultivation process and onto packaging and sales. The AO system will be utilized to facilitate manufacturing processes, inventory, sales, compliance and financials. A third party laboratory is required to test each batch of cannabis to ensure quality of product under the ACMPR.

Oceanic will implement the ISO 9001:2008 to ensure the highest standards are followed through the production stages of our cannabis products (production, processing, distribution, selling and destruction of medical cannabis).

The facility will utilize indoor cultivation techniques as a growing medium that are approved by Health Canada, with a strong focus on robust safety and security measures, while leveraging state-of-the art technology and equipment. The facility and operations will be designed with a controlled procedure-driven cultivation, processing and testing system. The facility will abide by Good Manufacturing Practices ("GMP") which will facilitate compliance with the Food and Drugs Act (Canada), the Natural and Non-Prescription Health Products Directorate, the Narcotic Control Regulations and the ACMPR under the Controlled Drugs and Substances Act (Canada).

Cannabis cultivation will take place in a series two grow rooms with each room governed through a variety of environmental controls (humidity - HVAC system, lighting and temperature).

See below the Cannabis Production Process:



b.) Sources of Pollution (Operations Phase)

Some potential sources of pollution which may occur during the facility operations include:

Pesticides:

An array of pesticides and nutrients will be used through the production phase of operations, all chosen from the approved listing provided by the Office of Medical Cannabis - Pest Management Regulatory Agency, **Refer to Attachment A - Office of Medical Cannabis - Approved Pesticide List**

All pesticides will be handled and stored pursuant to the required regulations in a designated area of the facility. The proper handling requirements will be outlined in Oceanic's Occupational Health & Safety Program and WHMIS training.

Air Emissions/Odour:

Large amounts of air will be ventilated to the exterior of the facility. As this property has been previously used to process fish, the current HVAC system has been designed to aid controls for odours. As per Section 61 of the Access to Cannabis for Medical Purposes Regulations (ACMPR) that states “Those areas must be equipped with a system that filters air to prevent the escape of odours and, if present, pollen”, Oceanic Releaf will incorporate a first-rate HVAC System & Design that will supersede this guideline. The regulations of ACMPR does not outline a specific system to implement for this type of an operation, therefore, it will be dependent upon the existing facility. Oceanic Releaf will ensure appropriate measures are taken to prevent negative impacts on the environment. ***Refer to Attachment B - Odour Control***

Solid Waste:

Solid waste will be generated based upon typical activities of a commercial building. All disposable materials will be disposed of in the proper manner (recyclables, vegetative waste, etc.) as per Health Canada’s guidelines. ***Refer to Attachment B - Waste Management Plan***

Noise:

The facilities operations will produce minimal noise daily, but as aforementioned, the facility being previously occupied as a operational plant, noise will not negatively impact the surrounding areas.

Liquid Waste:

Through the production phase, nutrients are fed to the plants through a solution form that are standard greenhouse grade water soluble nutrients. Some of the nutrients that will be used are:

- Calcium Nitrate
- Potassium Nitrate
- Mono Potassium Phosphate

The plants will be nourished with a water based solution that will be recycled through a system and re-circulated within cultivation.

Handling of Petroleum, Oils and Lubricants:

The potential risks of contaminating soil, surface water and groundwater with Petroleum, Oils and Lubricants (POL's) will be dependent solely on the vendor deliveries, which, as aforementioned, will be handled through the availability of spill kits, standard procedures and appropriate measures.

Table 2: Summary of Potential Resource Conflicts: Operations

Table 2: Summary of Potential Resource Conflicts - Operations		
Item	Potential Impacts	Mitigative Measure
Pesticides/Chemical Storage	Spills may occur while using Pesticides or storing chemicals causing potential impacts on the environmental & impacts to handlers health and safety	<ul style="list-style-type: none"> - Dedicated storage areas - Employee Training (WHMIS) - SOP's - Chemical storage and spill procedures
Air Emissions/Odour	Odours may be generated from HVAC system exhaust	<ul style="list-style-type: none"> - Significant odour controls will be in place through HVAC System
Solid Waste	Waste materials may come loose from compound and obstruct areas of land (drainage areas)	<ul style="list-style-type: none"> - Good housekeeping processes will be executed at all times
Noise	Noise may occur in result of daily operations and external facility systems	<ul style="list-style-type: none"> - Ocean's operational noise will abide by all bylaws in place for the Town of Burin
Handling POLs	Accidental release of POLs from vendor deliveries	<ul style="list-style-type: none"> - A spill kit will be made clearly accessible - Vendor training in SOP's surrounding POL handling

c.) Waste Management Plan

See Attachment B - Waste Management Plan

d.) Fire Safety

Oceanic's facility will be equipped with a certified sprinkler system. Through our comprehensive Occupational Health and Safety Program, all flammable materials will be closely monitored and governed under Workplace Hazardous Materials Information Systems (WHMIS).

e.) Health, Safety & Environmental

Oceanic Releaf is committed to workplace health and safety and will be working closely with the province's Workplace Health, Safety & Compensation Commission (WHSCC) to operate as a high standard safety facility as well as a PRIME compliant employer.

(v) Occupation

Oceanic Releaf presents a unique opportunity to create a significant number of well-paying jobs within the community, employing local workers and revitalizing the stagnant plant. It is expected that the operations employee headcount will be up to 44 personnel along with employment during the construction phase of the project. Oceanic Releaf is among one of the only companies actively seeking to rejuvenate the community.

Oceanic will employ an array of temporary positions throughout the construction phase, see below:

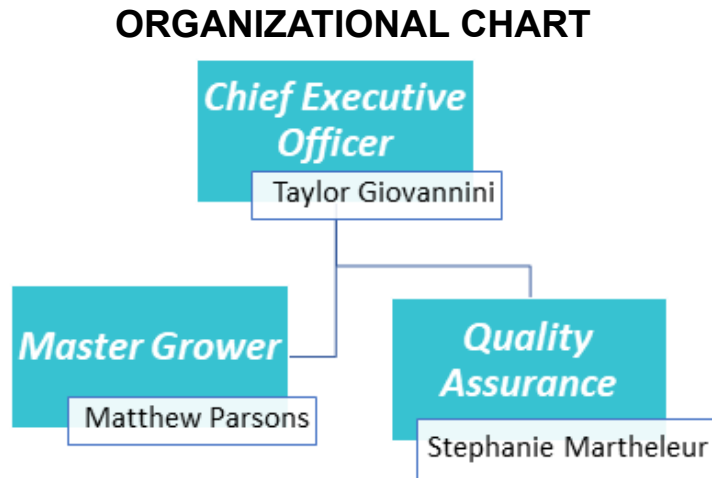
TABLE 1: Employment Breakdown - CONSTRUCTION PHASE (Phase 2018-2020)			
Occupation	NOC 2016	# of Positions	Length of Employment
Project Management			
Project Manager	0711	1	Full-time for Construction Phase
Construction Foreman/Supervisor	7302	1	
Civil Engineer - Construction	2131	2	
Site Labour (Various Trades)			
Plumber Foreman	7203	1	Full time positions as needed throughout Construction Phase
Plumbers	7251	2	
Electrician - Foreman	7202	1	
Electricians	7241	1	
Carpenters	7271	4	
HVAC Technician	7313	2	
Construction Trades - Labourer	7612	10	

Oceanic will employ all aspects of business administration, marketing, sales, Finance, and HR as seen below:

TABLE 2: OPERATIONS PHASE - FULL - TIME PERMANENT - Year 2020

Position	Headcount
President and CEO	1
Director of Operations	1
QA Manager	1
Director, Security	1
Facilities Manager	1
Processing and Packaging Technician	1
Master Grower	1
VP Marketing	1
VP Finance	1
Admin Asst./HR	1
Director of Sales	1
Customer Service	2
Production Assistants	21
Harvesters	4
Packaging	2
Administrative	2
Maintenance	2
Total	44

TABLE 3: OCEANIC RELEAF - ORG CHART



Taylor Giovannini

- ***Senior Person In Charge (SPIC)***
- ***CEO***
- ***Founder***

Matthew Parsons

- ***Responsible Person in Charge (RPIC)***
- ***Master Grower***
- ***Marihuana Medical Access Regulations(MMAR)***

Stephanie Martheleur

- ***RPIC***
- ***QA Manager***
- ***Bachelor of Food Science (BFS)***

(vi) Project Related Documents:

- Engineering Report completed by ADI dated October 15th 2007. Project Manager for ADI during that date concluded that: i.) BTEX concentration in soil , sediment and groundwater meet applicable guidelines, ii.) TPH concentration and sediment meet applicable guidelines, iii.) PAH concentrations were above guidelines in two sediment samples and one soil sample at depth (none at surface). These types of results for PAH are often caused by creosote. The sample that gave the reading above guidelines was below or around the wharf area where it is very likely that creosote footings are in place. ***No action needs to be taken at this time.***

5.0 APPROVAL OF UNDERTAKING

Oceanic Releaf Inc. has applied under the ACMPR with Health Canada to become a Licensed Producer of Medical Cannabis. This federal process includes notification and support from local municipalities, police, and fire departments.

The company’s strategy is to focus on developing and growing as an industry leader, utilizing a multi-platform approach to create high value branded offerings available in multiple formats for the medical cannabis markets and regulated recreational markets when they are federally legalized. Oceanic is supported by the Town of Burin, local MP, local MHA, surrounding companies, Local volunteer Fire Department and RCMP. ***Refer to Attachment D - Town Support Letters***

6.0 SCHEDULE

Oceanic Releaf is currently finalizing facility design and intends to move into Phase 1 construction quickly after final designs and Phase II to commence immediately after.

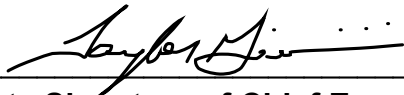
Projected completion dates per phase, seen below:

Phase I: July 1st, 2019

Phase II: December 31st, 2020

7.0 FUNDING

Oceanic has signed a Binding Letter of Intent with HIKU Brands securing funding for phase 1 and it is anticipated that financing will be completed via a combination of equity investment and borrowing for Phase 2 **Refer to Attachment C - Funding - HIKU** Accredited investors have already been identified and the company is actively working to secure adequate financing.



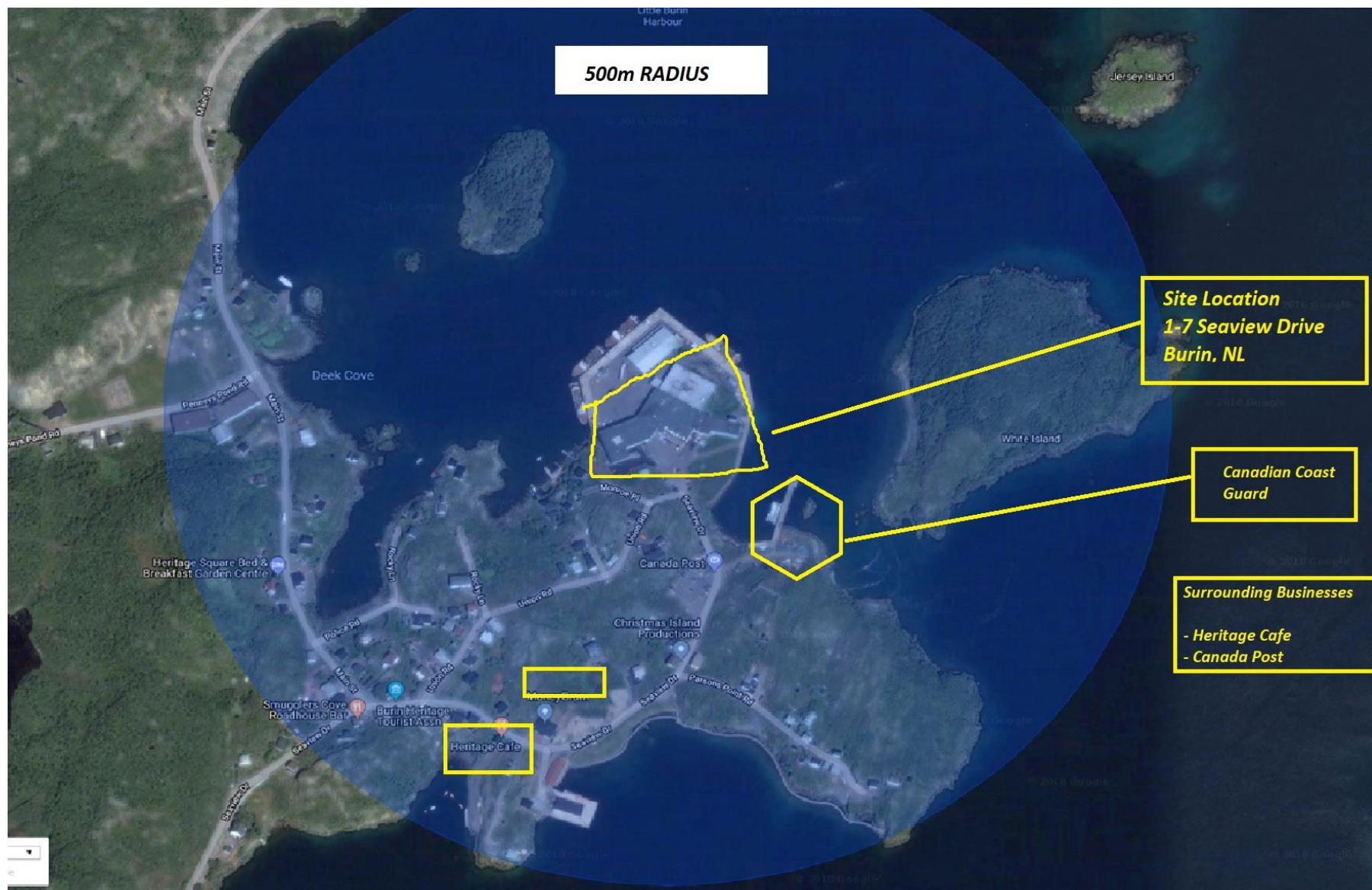
Date Signature of Chief Executive Officer

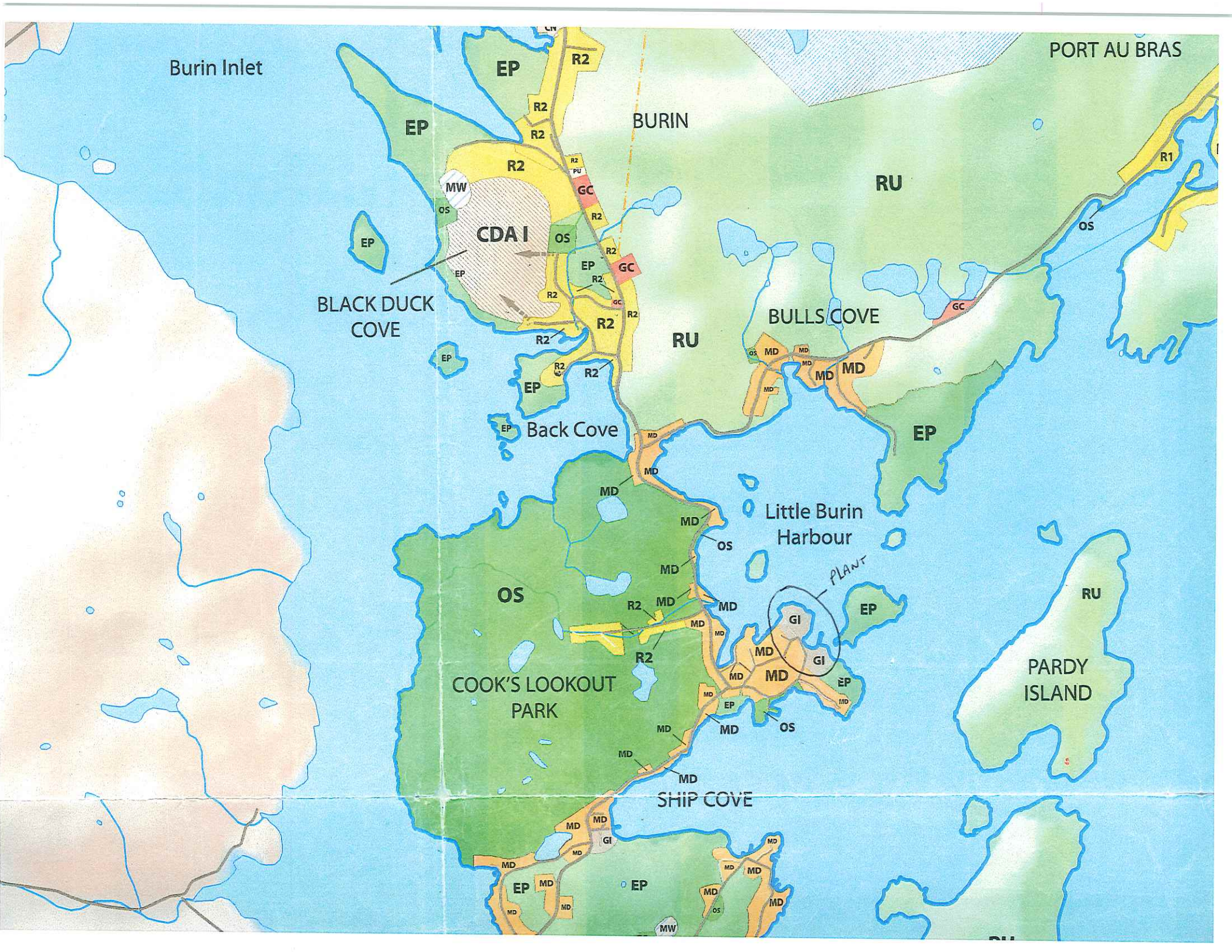
The completed Registration and the digital and paper copies should be sent, together with a covering letter, to:

Municipal Affairs and Environment
PO Box 8700
St. John's NL A1B 4J6
Attention: Director of Environmental Assessment

Enclosures: 4 Attachments
4 Appendices

APPENDIX A – 500m RADIUS















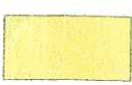
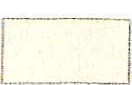



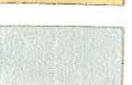


Prepared by: Andrew Matheson
 Approved by: Lydia Lewycky, MCIP, RPP
 Date: April 2011

Map 2.1: Land Use Zoning Map

Legend

-  Planning Area Boundary
-  Lakes
-  Roads
-  Power Transmission Line
-  Trails
-  Watercourses
-  Wetlands

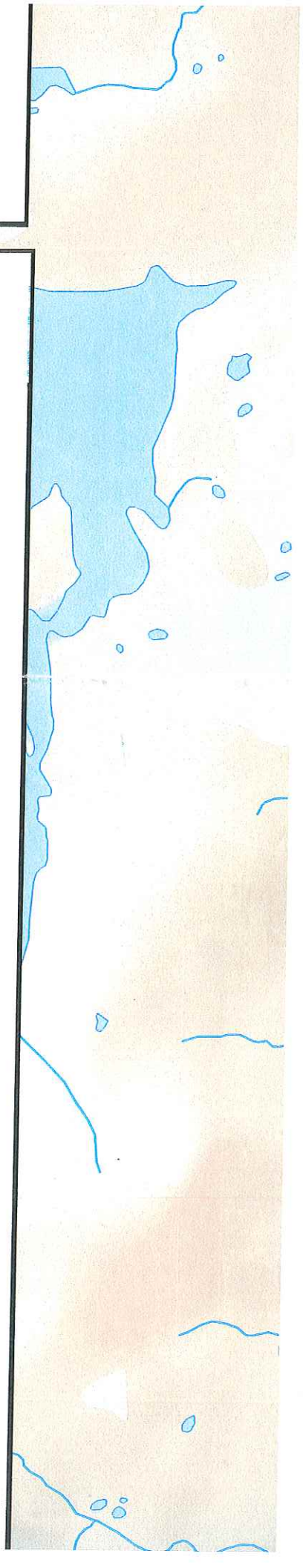
Land Use

-  Residential (R1)
-  Residential Medium Density (R2)
-  Residential Seasonal (RS)
-  Commercial Neighborhood (CN)
-  General Commercial (GC)
-  Mixed Development (MD)
-  Industrial (I)
-  General Industrial (GI)
-  Public (P)

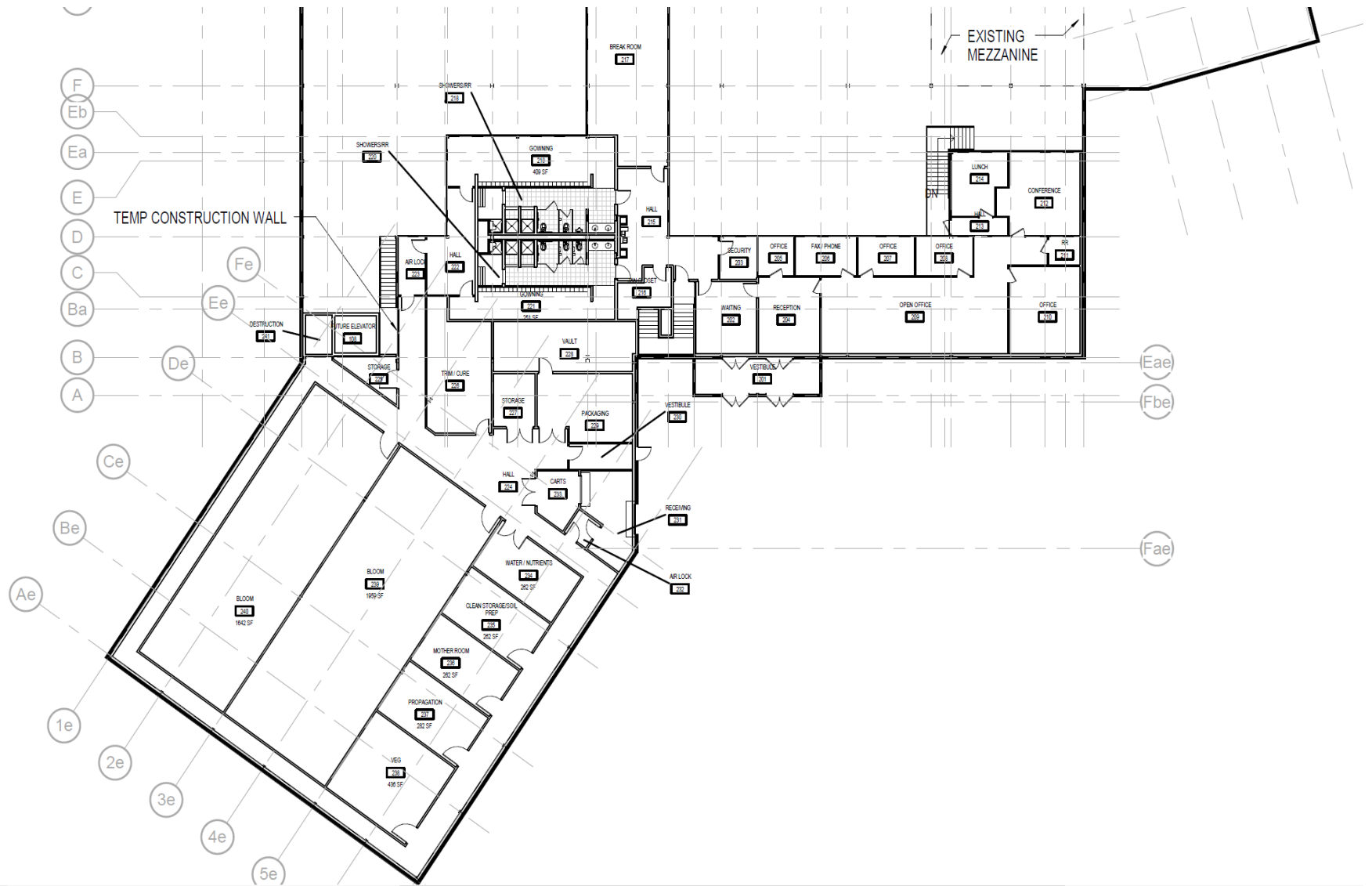
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APPENDIX D – FLOOR PLAN – PHASE I



ATTACHMENT A

OFFICE OF MEDICAL CANNABIS – APPROVED PESTICIDE LIST

Registration Number	Registrant Name	Product Name
<u>26854</u>	AEF GLOBAL INC	<u>BIOPROTEC CAF</u>
<u>27115</u>	BIOWORKS INC	<u>ROOTSHIELD HC BIOLOGICAL FUNGICIDE WETTABLE POWDER</u>
<u>27886</u>	W. NEUDORFF GMBH KG	<u>NEUDOSAN COMMERCIAL</u>
<u>28095</u>	BIOWORKS INC	<u>MILSTOP FOLIAR FUNGICIDE</u>
<u>28146</u>	OMEX AGRICULTURE INC.	<u>OPAL INSECTICIDAL SOAP</u>
<u>28672</u>	MONSANTO CANADA INC.	<u>ACTINOVATE SP</u>
<u>29320</u>	LAM INTERNATIONAL CORPORATION	<u>BOTANIGARD ES</u>
<u>29321</u>	LAM INTERNATIONAL CORPORATION	<u>BOTANIGARD 22 WP</u>
<u>29890</u>	BIOWORKS INC	<u>ROOTSHIELD(R) WP - BIOLOGICAL FUNGICIDE</u>
<u>30345</u>	GREENSTAR PLANT PRODUCTS INC	<u>AGROTEK ASCEND VAPORIZED SULPHUR</u>
<u>31433</u>	W. NEUDORFF GMBH KG	<u>KOPA INSECTICIDAL SOAP</u>
<u>32408</u>	W. NEUDORFF GMBH KG	<u>VEGOL CROP OIL</u>
<u>32425</u>	AEF GLOBAL INC	<u>BIOPROTEC PLUS</u>
<u>31091</u>	AEF GLOBAL INC	<u>SIROCCO</u>
<u>31231</u>	ANATIS BIOPROTECTION INC.	<u>BIO-CERES G WP</u>
<u>30692</u>	AEF GLOBAL INC	<u>INFLUENCE LC</u>
<u>28820</u>	DANSTAR FERMENT AG	<u>PRESTOP</u>
<u>30110</u>	LACTO PRO-TECH INC	<u>LACTO-SAN</u>
<u>30459</u>	AEF GLOBAL INC	<u>CYCLONE</u>
<u>32819</u>	753146 AB LTD. O/A ULTRASOL INDUSTRIES	<u>DOKTOR DOOM FORMULA 420 PROFESSIONAL USE3-IN- 1</u>
<u>27666</u>	INTELLIGRO	<u>PURESpray GREEN SPRAY OIL 13E *</u>

ATTACHMENT B Odour Control

Oceanic Releaf	Standard Operating Procedure PRO-005	
	FACILITY ENVIRONMENTAL MONITORING	
	Effective Date:	Revision:

Author	
Prepared By: Cannabis Compliance Inc. /S Mc gowan	Date: 02/23/2018
Review and Approval	
Technical Review:	Date:
Approved By:	Date:

I. Scope:

- This scope of this SOP is to provide an overview of environmental monitoring procedures and responses.

II. Purpose:

- To describe a controlled procedure to maintain Good Production Practices, as outlined in the *Access to Cannabis for Medical Purposes Regulations (ACMPR)*.

III. Health and Safety Warnings:

- WHMIS controlled substances are to be used while wearing appropriate PPE.
- Employees must adhere to Safe Work Practices.

IV. Responsibilities:

- Quality Assurance- Responsible for investigating excursions and out of specification results to ensure product risk is controlled and mitigated.
- Production Personnel- Responsible for monitoring and documenting environmental conditions during operation.
- Microbiologist – Perform sampling and testing of GPP area for cleanliness.

V. Frequency:

- Room environmental monitoring is continuous, where there is product present.
- Microbiological verification of room cleanliness is performed on a periodic basis, following room clearance and cleaning. Baseline should be determined after 6-12 months of data collection.

VI. References:

ATTACHMENT B Odour Control

Oceanic Releaf	Standard Operating Procedure PRO-005	
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	Effective Date:	Revision:

- Regulations:

Access to Cannabis for Medical Purposes Regulations. SOR/2016-230. (Canada)

Health Products and Food Branch Inspectorate Good Manufacturing Practices (GMP) Guidelines.

- Supporting Systems:

Electronic Climate Control System.

Electronic Climate Control Notification System.

- Supporting Procedures:

MAT-003 Storage of Cannabis Material

MAT-004 Storage of Non-Cannabis Material

QUA-008 Deviations and Incidents

SAN-001 Sanitation Program

VII. Appendix:

- PRO-005 FORM A – QA Room Cleaning Verification Form
- PRO-005 Appendix A – GPP Area Monitoring
- PRO-005 Appendix B – GPP Area Excursion Log

VIII. Definitions/Abbreviations:

- GPP – Good Production Practices
- MBPR – Master Batch Production Record
- QMS – Quality Management System
- QAP – Designated Quality Assurance Person
- Alert Value – The purpose of an action value is to warn when conditions are close to out of specification values.
- Action Value – The purpose of an action value is to notify that the conditions have remained out of specification for the designated delay period and action is required.

IX. Procedure:

- (A) GPP Area Monitoring
- (B) GPP Area Excursions

ATTACHMENT B Odour Control

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	Effective Date:	Revision:

- (B) Room Cleanliness Verification

(A) GPP Area Monitoring

Production

1. GPP area, production rooms, and storage areas are continuously monitored as required.
 - 1.1. Continuous monitoring is not required when product is not present.
 - 1.2. If production activity or material is being stored require specific environmental conditions, continuous monitoring is required.
2. Continuous monitoring may be performed as follows:
 - 2.1. Using portable or stationary monitor devices in areas not in continual use.
 - 2.1.1. In this case, data is reviewed at the end of operation and results (including excursions) are documented in associated MBPR. Ex: production areas.
 - 2.2. Using electronic climate control systems with supporting electronic notification systems for areas in continual use.
 - 2.2.1. In this case, monitoring points are listed in Appendix A GPP Area Monitoring, and excursions recorded in Appendix B GPP Area Excursion Log when action notification is received. EX: material storage area/vault.
3. Monitoring parameters include, as applicable:
 - 3.1. Temperature.
 - 3.2. Humidity.
 - 3.3. Air filter system to prevent the escape of odours and, if present, pollen.
 - 3.4. If material or product quality is not impacted by the listed monitoring points, continuous monitoring is not required.
4. The appropriate monitoring limits must be determined based on the following:
 - 4.1. Material storage conditions listed on Certificate of Analysis.
 - 4.2. Product that is undergoing a production process (vegetative state, flowering state, clone growth, drying/curing) within the GPP area is monitored according to production practices.
 - 4.3. Growing room environmental conditions are monitored and recorded as per the associated production and cultivation SOPs.
 - 4.4. Specification limit must accommodate all materials and production processes within the area.

ATTACHMENT B
Odour Control

Oceanic Releaf	Standard Operating Procedure PRO-005	
	FACILITY ENVIRONMENTAL MONITORING	
	Effective Date:	Revision:

5. Once appropriate monitoring limits are determined, designate action values and alert values.
 - 5.1. An alert value will warn personnel that the environmental conditions are reaching out of specification limit.
 - 5.1.1. Went alert value is reached, adjustments can be made to maintain environmental conditions and stop area from reaching out of specification.
 - 5.2. An action value will notify personnel that environmental conditions are out of specification.
 - 5.2.1. A delay time should be determined to account for spikes and routine fluctuations in environment which do not impact product quality. EX: opening or closing storage area door.
 - 5.3. EX: If storage conditions for material is 20°C - 30°C, action value would be 19°C and 31°C and alert value would be 21°C and 29°C.

6. Reference Appendix A - GPP Area Monitoring for environmental requirements of areas which are under continuous monitoring using a climate control system.

(B) GPP Area Monitoring Excursions

Production

1. If during monitoring, an excursion out of specification is found determine if excursion is valid or a response to routine occurrences which does not impact product quality.
 - 1.1. Some expected causes of environmental fluctuations are:
 - 1.1.1. Opening and shutting the door.
 - 1.1.2. Introducing hot or cold items to area.
 - 1.1.3. Short spike in temperature.
 - 1.1.4. Note: If area does not return to specification in a reasonable time after the examples listed, it may be an indication that investigation is required.
 - 1.2. Some unexpected causes of environmental excursions which require investigation are:
 - 1.2.1. Malfunction of the sensor/monitoring unit.
 - 1.2.2. Long, unexplained spikes.
 - 1.2.3. Failure of climate control system.
 - 1.2.4. Dramatic change in value.

ATTACHMENT B Odour Control

Oceanic Releaf	Standard Operating Procedure PRO-005		
	FACILITY ENVIRONMENTAL MONITORING		
	Effective Date:	Revision:	

2. During excursion, limit product impact as applicable.
 - 2.1. Transfer material to backup storage location.
 - 2.2. Stop production process.
3. Ensure all excursions are recorded.
 - 3.1. If excursion is for an area not continuously monitored using electronic system, record excursion in associated MBPR.
 - 3.2. If excursion is recorded for an area under continuous monitoring using electronic system, record excursion in GPP Area Excursion Log.
 - 3.3. Ensure Production/QA is notified within 24 hours if product impact is determined.
4. As applicable, indicate root cause of excursion.
5. If product impact is suspected or root cause of excursion is unknown initiate deviation as per SOP QUA-008.

(C) Room Cleanliness Verification

Note: Initial results are to be recorded for information only until baseline for GPP area is determined. Limits will be determined by QAP after data is collected for approximately 6-12 months.

Microbiologist

1. Following Level II Sanitation, the room cleanliness will be verified and documentation reviewed by QA for release.
 - 1.1. Reference SOP SAN-001.
2. Complete required microbiology sampling and testing.
3. Submit sampling results to QA for room release.

Quality Assurance

4. Reference the following guidelines for assessment of results.

Grade	Sampling (cfu/m ³)	Swab Plates (cfu/4 hours)	Contact Plates (cfu/plate)	Print (cfu/glove)
A	<1	<1	<1	<1
B	10	5	5	5
C	100	50	25	N/A
D	200	100	50	N/A

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Odour Control**

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	FACILITY ENVIRONMENTAL MONITORING	
	Effective Date:	Revision:

The limits are based on cGMP Guidelines (Regulation C.02.029) for sterile drugs that are not subject to terminal sterilization. A parenteral drug that is not subject to terminal sterilization is recommended to be produced in a Grade C environment. The personnel gowning/PPE requirements to maintain a Grade C environment are defined within the SOP SAN-001 Sanitation Program and SOP SAN-003 Personal Protective Equipment.

5. Following receipt of the microbiological results, the following information will be completed on QA Room Cleaning Verification Form:
 - 5.1. Room identification.
 - 5.2. Date sampled.
 - 5.3. Personnel that completed the sampling.
 - 5.4. Lab worksheet ID.
 - 5.5. Microbiological results.
 - 5.5.1. Air quality results.
 - 5.5.2. Surface quality results.
 - 5.6. Residual testing results (if applicable).
 - 5.7. Indicate if the room environmental testing meets the acceptable criteria.
 - 5.7.1. If baseline has not been determined for area check "N/A".
6. The cleaning documentation and Form A QA Room Cleaning Verification are to be kept with the batch records for any associated product.
7. Following review and approval of results, complete Clean Room Tag as described in SOP SAN-001.

**ATTACHMENT B
Odour Control**

Oceanic Releaf	Standard Operating Procedure PRO-005	
	FACILITY ENVIRONMENTAL MONITORING	
	Effective Date:	Revision:

History of Revision			
Revision	Effective Date	Section	Description of Change

ATTACHMENT B WASTE MANAGEMENT PLAN

Oceanic Releaf	Standard Operating Procedure PRO-002	
	CANNABIS WASTE HANDLING AND DESTRUCTION	
	Effective Date:	Revision:

Author	
Prepared By: Cannabis Compliance Inc. / S Mc Gowan	Date: 02/23/2018
Review and Approval	
Technical Review:	Date:
Approved By:	Date:

I. Scope:

- The scope of this SOP provides a procedure to handle cannabis waste materials and destruct cannabis waste materials.

II. Purpose:

- To ensure that all cannabis waste is stored and destroyed in compliance with the *Access to Cannabis for Medical Purposes Regulations (ACMPR)*.

III. Health and Safety Warnings:

- WHMIS controlled substances to be used while wearing appropriate PPE.
- Employees adhere to Safe Work Practices.

IV. Responsibilities:

- QAP – Maintain all destruction records once complete.
- Witness/PIC((A)RPIC/RPIC) – Document all activities performed related to cannabis waste handling and destruction.
- Production Personnel – Follow the procedure outlined in this SOP.

V. Frequency:

- Waste destruction is done on an as-needed basis.

VI. References:

- Regulations:

Access to Cannabis for Medical Purposes Regulations. SOR/2016-230. (Canada).

Health Products and Food Branch Inspectorate Good Manufacturing Practices (GMP)

ATTACHMENT B WASTE MANAGEMENT PLAN

Oceanic Releaf	Standard Operating Procedure PRO-002	
	CANNABIS WASTE HANDLING AND DESTRUCTION	
	Effective Date:	Revision:

Guidelines.

- Supporting Systems:

N/A

- Supporting Procedures:

QUC-002 Sampling

QUA-005 Recall Process

QUA-008 Deviations and Incidents

MAT-003 Storage of Cannabis Material

MAT-006 Inventory Control of Cannabis Material

MAT-010 Cannabis Loss and Theft

SAN-003 Personal Protective Equipment

VII. Appendix

- PRO-002 FORM A – Waste Material Record
- PRO-002 FORM B – Waste Material Inventory Log
- PRO-002 FORM C – Waste Management Declaration Form

VIII. Definitions/Abbreviations:

- GPP – Good Production Practice
- (A)RPIC – Alternative Responsible Person in Charge
- Destruction – when it is altered or denatured to such an extent that its consumption and propagation is rendered impossible or improbable.
- RPIC – Responsible Person in Charge
- PPE – Personal Protective Equipment
- QAP – Designated Quality Assurance Person
- GDP – Good Documentation Procedures.

IX. Procedure:

- (A) General
- (B) Waste Collection
- (C) Destruction of Material

ATTACHMENT B WASTE MANAGEMENT PLAN

Oceanic Releaf	Standard Operating Procedure PRO-002	
	CANNABIS WASTE HANDLING AND DESTRUCTION	
	Effective Date:	Revision:

(A) General

1. All activities involving cannabis must be performed under the supervision of the (A)RPIC.
2. Cannabis must be destroyed according to a method that conforms with federal, provincial, and municipal environmental legislation applicable to the location at which it is destroyed.
3. No person should be exposed to cannabis smoke during the destruction process.
4. Ensure appropriate PPE is worn when handling cannabis waste, as per SOP SAN-003 Personal Protective Equipment.
5. Cannabis waste materials will be stored in the vault before processing if destruction is not immediate.
6. Retained samples may be destroyed following one years past the date of last sale of that lot/batch of cannabis materials as per SOP QUC-002.
7. Recalled product can only be destroyed after the completion of the product recall and in consultation with Health Canada as per SOP QUA-005.
8. Once cannabis has been designated for destruction, it cannot be returned to inventory, unless authorized by the QAP through associated documentation.
9. Two personnel are present during destruction.
 - 9.1. One of which must be an RPIC/(A)RPIC.
 - 9.2. Second of which holds a senior position within the facility.
10. Destruction records must be maintained for 2 years following the date of destruction.
11. Quality Assurance is responsible for ensuring that all destruction records are attributable to a batch/lot of cannabis produced.

(B) Waste Collection

Production Personnel

1. Fresh marihuana waste is generated through normal production practices (trimming, clipping, cloning, topping, harvesting, etc.).
2. Dried marihuana waste is generated from any cannabis material that has undergone a drying process. Dried product waste materials can be derived from: trimmings and clippings generated through packaging and trimming process, rejected product, recalled product, retained samples that are no longer required to be retained as per the ACMPR.

ATTACHMENT B WASTE MANAGEMENT PLAN

Oceanic Releaf	Standard Operating Procedure PRO-002	
	CANNABIS WASTE HANDLING AND DESTRUCTION	
	Effective Date:	Revision:

3. Fresh marihuana waste and dried marihuana waste will be collected and segregated throughout the production process.
4. When waste is generated, the following must be recorded on Form A Waste Material Record.
 - 4.1. The batch/lot of cannabis the waste was removed from.
 - 4.2. The strain brand name.
 - 4.3. The type of materials (clippings, trimmings, dried material, seeds, etc.)
 - 4.4. Personnel.
 - 4.5. The (A)RPIC present.
 - 4.6. The date the material was collected as waste.
 - 4.7. The balance equipment ID.
 - 4.8. Balance calibration date.
 - 4.9. The container weight that the material is stored in.
 - 4.10. The final weight of the container that the material is stored in.
 - 4.11. The net weight of the cannabis material.
5. Once waste is weighed and information documented, close the container.
6. Tamper seal the container with initial and date of person completing the procedure.
7. Log the material into the designated vault storage area as per SOP MAT-003 Storage of Cannabis Material.
8. Inventory of waste material is recorded in Waste Material Inventory Log.
9. Document the following to complete log:
 - 9.1. Determine the next sequential number and assign it to the container in a location where it is clearly visible.
 - 9.1.1. Container numbering starts at 1.
 - 9.2. Input the initial container weight.
 - 9.3. Input the total weight of the material and packaging.
 - 9.4. Input the net weight of the material.
 - 9.5. Input the ID number the material is attributable to.
 - 9.6. Personnel and date.

**ATTACHMENT B
WASTE MANAGEMENT PLAN**

Oceanic Releaf	Standard Operating Procedure PRO-002	
	CANNABIS WASTE HANDLING AND DESTRUCTION	
	Effective Date:	Revision:

(C) Destruction of Material

Witness/PIC

1. Two personnel are present during for the destruction process.
 - 1.1. One of which must be an RPIC/(A)RPIC.
 - 1.2. Second of which holds a senior position within the facility.
2. On the date of destruction, all materials and inventory logs will be collected.
3. The following information will be verified and recorded on Form A Waste Material Record:
 - 3.1. Date removed for destruction.
 - 3.2. Personnel who removed the material.
4. The following information will be verified and recorded on Form B Waste Material Inventory Log:
 - 4.1. Final total weight of the material.
 - 4.2. Final net weight of the material.
 - 4.3. Percent variation between the initial recorded weight of the material and the weight of the material on the date of destruction.
 - 4.3.1. In the case of dried material, if the variation is greater than 2%, initiate a QA investigation into potential product loss.
 - 4.3.2. In the case of fresh marihuana materials, if there is a loss greater than 80% of net weight, initiate a QA investigation into potential product loss.
 - 4.3.3. Reference SOP QUA-008 and MAT-010 as applicable.
 - 4.4. Personnel and date.
 - 4.5. Second person verification (the witness to destruction).
5. The material is destroyed (altered and/or denatured). All cannabis waste material is made improbable or impossible to propagate or consume during destruction.
 - 5.1. EX: seeds need to be crushed, materials need to be shredded, incinerated, denatured and mixed with cat litter.
6. Once the material is destroyed, the following is recorded on Form C Waste Management Declaration Form:
 - 6.1. The name of the RPIC/(A)RPIC present.
 - 6.2. The name of the qualified witness.

**ATTACHMENT B
WASTE MANAGEMENT PLAN**

Oceanic Releaf	Standard Operating Procedure PRO-002	
	CANNABIS WASTE HANDLING AND DESTRUCTION	
	Effective Date:	Revision:

- 6.3. The date of destruction.
- 6.4. The total net amount of cannabis waste destroyed in grams.
- 6.5. The total number of containers of cannabis destroyed.
- 6.6. Verify that the destruction method conformed to all federal, provincial and municipal environmental legislation.
- 6.7. Verify that no person was exposed to cannabis smoke during the destruction process.
- 6.8. Verify that all waste was rendered improbable or impossible to consume or propagate.
- 6.9. Verify that all destruction inventory forms are attached to the destruction record.
- 6.10. Signature and date of the RPIC/(A)RPIC.
- 6.11. Signature of the qualified witness.
- 7. All forms (Form A Waste Material Record, Form B Waste Material Inventory Log, and Form C Waste Management Declaration Form) related to the destruction will be forwarded to Quality Assurance Personnel.

Quality Assurance

- 8. The destruction records are copied and filed with the applicable production records, in order to ensure auditability of destruction of cannabis materials.

History of Revision			
Revision	Effective Date	Section	Description of Change

ATTACHMENT C

FUNDING – HIKU

Source: <http://markets.businessinsider.com/news/stocks/hiku-brands-expands-nationwide-retail-presence-into-newfoundland-labrador-1024834217>

Hiku Brands Expands Nationwide Retail Presence into Newfoundland & Labrador

PRESS RELEASE PR Newswire

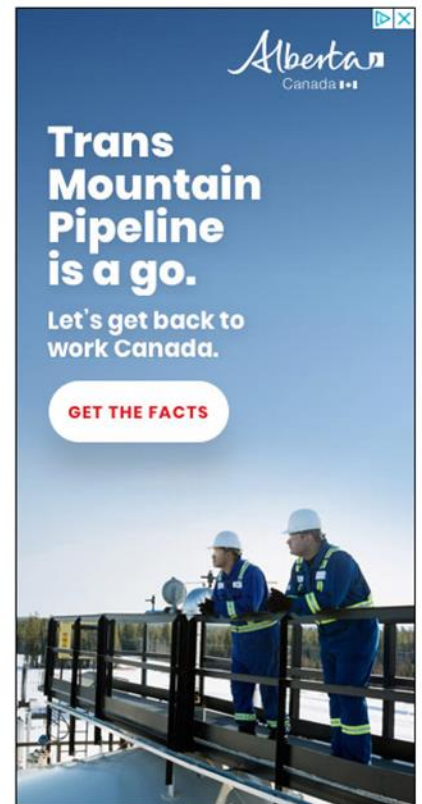
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Strategic Investment in Oceanic Releaf Inc. widens Hiku's retail footprint into Eastern Canada

TORONTO, May 17, 2018 /CNW/ - Hiku Brands Company Ltd. (CSE: HIKU) ("**Hiku**" or the "**Company**") is pleased to announce it has entered into a binding letter of intent ("**LOI**") with Oceanic Releaf Inc. ("**Oceanic**"), a Newfoundland & Labrador-based late-stage applicant under the *Access to Cannabis for Medical Purposes Regulations* ("**ACMPR**"). Under the terms of the LOI, Hiku will invest up to \$1,000,000 in cash and up to \$2,000,000 worth of common shares of Hiku in exchange for 25% of the post-closing aggregate issued and outstanding shares of Oceanic on a fully-diluted basis (the "**Strategic Investment**"). In connection with the Strategic Investment and pursuant to the LOI, Hiku and Oceanic intend to become licensed for up to five cannabis retail locations within the province, and will enter into a retail agreement governing the operation of these stores. The Strategic Investment will be contingent upon securing retail licenses from the Government of Newfoundland & Labrador allowing Hiku to operate stores within Newfoundland & Labrador.



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Town of Burin

October 13, 2017

Oceanic Releaf Inc.
152 Three Island Pond Road
Paradise, NL A1L 2E7

Att: Ms. Taylor Giovannini

Dear Ms. Giovannini (Taylor)


The Town of Burin is very excited that you have chosen 1- 19 Seaview Drive, Burin, NL to begin the development of a Medical Cannabis facility.

The Town of Burin fully supports this business venture and welcomes the economic and community benefits it will bring to our region.

Good luck and we look forward to working with you in the near future.

Kindest regards,

Town of Burin


Kevin Lundrigan
Mayor



Burin Volunteer Fire Dept.

Emergency: 891-2113

Office: 891-1100

Oceanic Releaf Inc.
152 Three Island Pond Road
Paradise, NL A1L 2E7

Att: Ms. Taylor Giovannini

Dear Ms. Giovannini (Taylor)

Thank for your letter dated July 21, 2017. The Burin Volunteer Fire Department is very pleased with the opportunity that Oceanic Releaf Inc. will bring to our Town.

The Burin Volunteer Fire Department looks forwards to a great partnership in fire prevention and safety with your company. If there is anything that we can do for you, please contact us.

Yours in fire safety,

Burin Volunteer Fire Department

Calvin Drake
Fire Chief

Oct 13, 2017