

MARIJUANA LICENSE

Date Notice Received: 10/12/2016 60 DAY DUE DATE 12/11/2016

Type of License:

License Number: 10489

- NEW** **TRANSFER**
- Transfer of location
 - Transfer of ownership
 - Transfer of stock

- | | |
|--|---|
| <input type="checkbox"/> Retail Store | <input type="checkbox"/> Product manufacturing Facility |
| <input type="checkbox"/> Standard Cultivation Facility | <input type="checkbox"/> Concentrate manufacturing Facility |
| <input checked="" type="checkbox"/> Limited Cultivation Facility | <input type="checkbox"/> Testing Facility |

DBA: Ester Horticulture and Research

Licensee/Applicant: John Collette

Physical Address: 2960 Ester Dome Road Fairbanks, AK 99709

Mailing Address: 3221 Ester Dome Road Fairbanks, AK 99709

INTERNAL REVIEW SCHEDULE

F/S
PLANNING DEPARTMENT: Signature: Kellen D. Spill Date: 10-17-16

- Land Use Compliance: Zone: GU-1. "Marijuana cultivation facility, indoor small" is a listed permitted use in the GU-1 zoning district (FAFBC 18.84.020.A.1). The applicant was issued a zoning permit #17524 to use 960 SF of "net floor area" (FAFBC 18.04.010.B) within a single new building.

ASSESSING DEPARTMENT: Signature: J. Spangiel Date: 10/17/16

- Parcel Key Number: 0204927
- Property Description: TL-2702 Section 27 TIN-R ZW
- Property Owner Name: Collette, John

TREASURY/ BUDGET: Signature: J. Welles Date: 10/17/16

- Property Taxes: \$ 321.38 annual, owes \$160.69 by 11/1/16

(If either party owes, give amount and attach printout)

Year Bill TypStMF (16)0204927 DR Y	PAN 0204927 1N 2W	Mill 15.684 -27 -2702	Group DU1 Exempt	FMV 20,492 Net 20,492
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OWNER ACCOUNT 115906		CURRENT YEAR TAXES		ORIG DUE	321.38
COLLETTE JOHN		Interest Date 11/01/16		Interest	
3221 ESTER DOME RD		09/01/16	160.69	NSF/Other	
FAIRBANKS AK 99709-6102		11/01/16	160.69	Misc	
R'Total.....\$	.00	GENERAL GOV	89.20	Legal	
Payment ....\$	.00	EDUCATION	129.07	Penalty	
TOTAL DUE...\$	.00	NAWP-EMS	8.83	Title	
Cash		SWCD	28.46	Advertise	
Check		NAWP-ECODEV	1.82	Admin	
BALANCE.....\$	-0.00	CHENA G FSA	48.30	Back Tax	
		. . .		BILL AMT	321.38
				09/02/16	160.69
				NET DUE	160.69



October 12, 2016

Fairbanks North Star Borough
Attn: Krista Major
VIA Email: kmajor@fnsb.us
Cc: mayor@fnsb.us
llivingston@fnsb.us

License Number:	10489
License Type:	Limited Marijuana Cultivation Facility
Licensee:	JOHN COLLETTE
Doing Business As:	ESTER HORTICULTURE AND RESEARCH
Physical Address:	2960 Ester Dome Road Fairbanks, AK 99709
Designated Licensee:	JOHN COLLETTE
Phone Number:	907-479-0706
Email Address:	gnordic@acsalaska.net

- New Application** **Transfer of Ownership Application** **Renewal Application**
 Onsite Consumption Endorsement

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under 3 AAC 306.025(d)(2).

A local government may protest the approval of an application(s) pursuant to 3 AAC 306.060 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice. If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200.

3 AAC 306.010(c) provides that the board will not issue a license when a local government protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

At this time, the fingerprints submitted by the applicant cannot be submitted for a criminal history report until a date to be determined by the Department of Public Safety and the Federal Bureau of Investigation based upon the effective date of the act containing enabling statutory language for such criminal history report. On April 27, 2016, the Marijuana Control Board directed me to determine applications complete based solely upon the representations made by the applicant in Form MJ-00.

This application will be in front of the Marijuana Control Board at our October 27-28, 2016 meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cynthia Franklin".

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

What is this form?

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO’s main office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Collette	License Number:	10489		
License Type:	Limited Cultivation				
Doing Business As:	Ester Horticulture and Research				
Premises Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	AK	ZIP:	99709

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	John Collette
Title:	owner

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

If “Yes”, which license numbers (for existing licenses) and license types do you own or plan to own?



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

jc

I certify that I am not currently on felony probation or felony parole.

jc

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

jc

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

jc

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

jc

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

jc

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

jc

I certify that my proposed premises is not located in a liquor licensed premises.

jc

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

jc

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) and affiliates (as defined in 3 AAC 306.990(a)(1)) have been listed on my online marijuana establishment license application.

jc

I certify that all proposed licensees have been listed on my application with the Division of Corporations.

jc

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.

jc



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Read each line below, and then sign your initials in the box to the right of only the applicable statement:

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

 jc

All marijuana establishment license applicants:

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that I have examined the online application and this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find them to be true, correct, and complete.

John Collett
Signature of licensee

John Collett
Printed name

Subscribed and sworn to before me this 18 day of August, 2016.

Samantha Ahlstrom
Notary Public in and for the State of Alaska.

My commission expires: July 5, 2020

State of Alaska
NOTARY PUBLIC
Samantha Ahlstrom
My Commission Expires Jul 5, 2020



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

What is this form?

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38 of Alaska Statutes** and **Chapter 306 of the Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Security
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Waste disposal
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising
- Control plan for persons under the age of 21

Applicants must also complete the corresponding operating plan supplemental forms (**Form MJ-03, Form MJ-04, Form MJ-05, or Form MJ-06**) to meet the additional operating plan requirements for each license type.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Collette	License Number:	10489		
License Type:	Limited Cultivation				
Doing Business As:	Ester Horticulture and Research				
Premises Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	ALASKA	ZIP:	99709

Mailing Address:	3221 Ester Dome Road				
City:	Fairbanks	State:	ALASKA	ZIP:	99709

Primary Contact:	John Collette				
Main Phone:	907-479-0706	Cell Phone:			
Email:	gnordic@acsalaska.net				



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

Review the requirements under 3 AAC 306.710 – 3 AAC 306.720 and 3 AAC 306.755, and identify how the proposed premises will meet the listed requirements.

Describe how the proposed premises will comply with each of the following:

Restricted Access Areas (3 AAC 306.710):

Describe how you will prevent unescorted members of the public from entering restricted access areas:

Locked doors, alarms, locked gate, security cameras
Signs that proclaim Restricted Access Area, Visitors Must Be Escorted

Describe your processes for admitting visitors into and escorting them through restricted access areas:

The employee will wear a ID badge bearing the person's photograph, and will ask to see the ID of any visitor to prove that person is over 21 years of age.
They must receive a visitor ID badge before entering, and be escorted at all times.



Alaska Marijuana Control Board

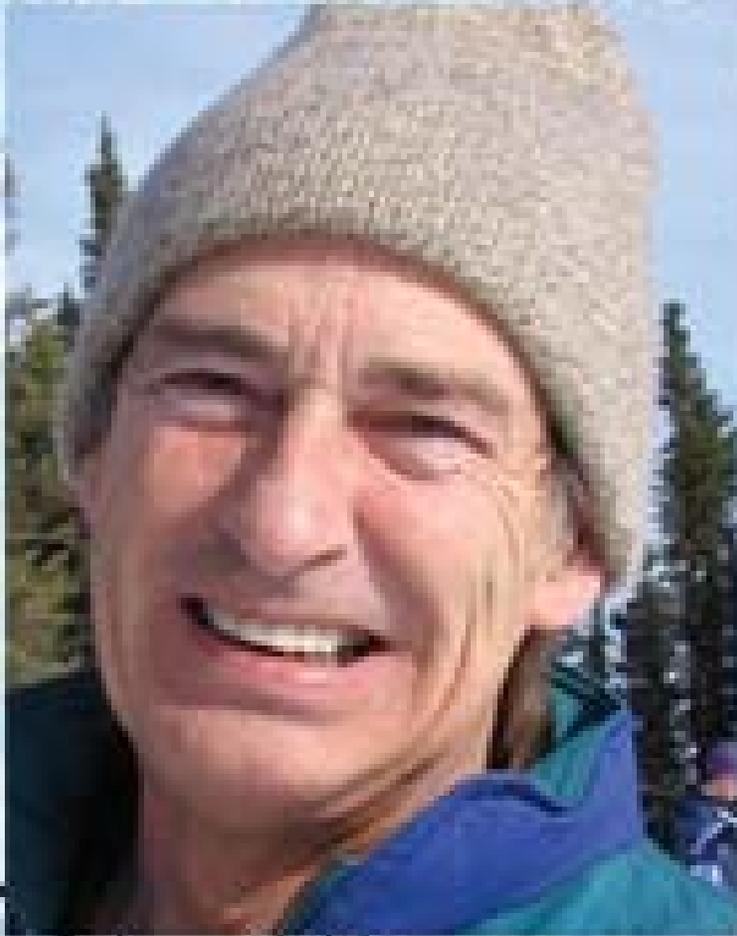
Form MJ-01: Marijuana Establishment Operating Plan

Describe your recordkeeping of visitors who are escorted into restricted access areas:

All visitors will be logged in and out of the facility.

Provide a copy of a sample identification badge to be displayed by each licensee, employee, or agent while on the premises:

**Ester Horticulture
and Research**
Cannabis ID card



John Collette
Licensee and Owner

OVER 21

Secure Access Authorized



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Security Alarm Systems and Lock Standards (3 AAC 306.715):

Exterior lighting is required to facilitate surveillance. Describe how the exterior lighting will meet this requirement:

We will have both time and movement triggered lights at the entrance to the facility

An alarm system is required for all license types. Describe the security alarm system for the proposed premises:

We will have only a single door, and this door will have a switch, and if opened, it will ring a very loud bell. Notification by phone is also planned.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

If accessed from outside, proximity lights will shine, and if a break-in occurs, more lights will be lit and a loud bell alarm will sound, as well as phone notification.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your policies and procedures for preventing diversion of marijuana or marijuana product:

Restricted access to growing, curing, and storing of product. Logs for weights and dates. We will endeavor to sell the products as quickly as possible to prevent large inventories on site.

In addition to close scrutiny of weights of product, both newly harvested and ready for sale, the camera system will monitor all activities. Once the product is harvested, in a raw state, only the licensee will have access to the room where further processing is done. Harvesting will be done, primarily, by the licensee, with perhaps, help needed during the main harvest and replanting.

All transport to retailers and processors will be logged into MTRC, with the appropriate information, with the vehicle's lic. no, driver name, route taken, time and quantity. Each delivery will be accompanied by an MTRC derived travel document listing all the needed information. JC

Describe your policies and procedures for preventing loitering:

Only a few people will have access to the facility. It's out of town, behind a locked gate. We don't anticipate loitering.

No trespassing signs will be mounted on the driveway. A security system with motion sensors on the single access door. Motion sensors on the driveway, with automatic lights. The security system triggered by motion sensors indoors and a movement switch on the door will trigger a loud bell and automatic lights. A land line autodialer will be used to call the licensee, living 3 minutes away, as well as other numbers for any employees. All visitors and clients will be escorted at all times, and the time and name will be entered into a log. JC

Describe your policies and procedures regarding the use of any additional security device, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm to enhance security of the proposed premises:

The lights and bell will act as a panic alarm, should someone be in the facility when an attempted break in will occur. The camera system, able to identify anyone at the door, as well as motion detectors, should alert anyone inside. The switch to activate the alarm system is located by the only door. The procedure will be to enter the building and then re-arm the alarm system, protecting anyone working inside. A land line inside will allow calls to neighbors and the police. JC



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when any automatic or electronic notification system alerts a local law enforcement agency of an unauthorized breach of security:

The police will not be automatically informed, as the distance to town is too great. The owner is living within a two minute drive and will respond.

Video Surveillance (3 AAC 306.720):

All licensed marijuana establishments must meet minimum standards for surveillance equipment. Applicants should be able to answer "Yes" to all items below.

Video surveillance and camera recording system covers the following areas of the premises:	Yes	No
Each restricted access area and each entrance to a restricted access area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Both the interior and exterior of each entrance to the facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Each point of sale area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Each video surveillance recording:	Yes	No
Is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clearly and accurately displays the time and date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is archived in a format that does not permit alteration of the recorded image, so that the images can readily be authenticated	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe how the video cameras will be placed to produce a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises:

We plan two cameras outdoors, one on building approach, and another on door approach.

Describe the locked and secure area where video surveillance recording equipment and records will be housed and stored and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the board:

The office will be behind the only door, and we will provide for locked files. The camera hard drive will be located in a restricted area. It will be a large locked metal cabinet.

Location of Surveillance Equipment and Video Surveillance Records:

Yes No

Surveillance room or area is clearly defined on the premises diagram

Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area

Surveillance recording equipment access is limited to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board

Video surveillance records are stored off-site



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Business Records (3 AAC 306.755):

All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records. Applicants should be able to answer "Yes" to all items below.

Business Records Maintained and Kept on the Licensed Premises:

Yes No

All books and records necessary to fully account for each business transaction conducted under its license for the current year and three preceding calendar years; records for the last six months are maintained on the marijuana establishment's licensed premises; older records may be archived on or off-premises

A current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment

The business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises

Records related to advertising and marketing

A current diagram of the licensed premises including each restricted access area

A log recording the name, and date and time of entry of each visitor permitted into a restricted access area

All records normally retained for tax purposes

Accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed

Transportation records for marijuana and marijuana product as required under 3 AAC 306.750(f)



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records.

Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:

We will maintain a working office, with locked cabinets behind locked doors. The computer used for business record will be backed up and the hard drive stored off premises.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 3 – Inventory Tracking of All Marijuana and Marijuana Product

Review the requirements under 3 AAC 306.730, and identify how the proposed establishment will meet the listed requirements.

All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with the system the board implements to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

Applicants should be able to answer “Yes” to all items below.

Marijuana Tracking and Weighing:

Yes No

A marijuana inventory tracking system, capable of sharing information with the system the board implements to ensure tracking for the reasons listed above, will be used

All marijuana delivered to a marijuana establishment will be weighed on a scale certified in compliance with 3 AAC 306.745

Describe the marijuana tracking system that you plan to use and how you will ensure that it is capable of sharing information with the system the board implements:

MTRC compliance

The Franwell Marijuana Enforcement Tracking Reporting & Compliance (METRC) inventory tracking system will be employed to track all growth, harvesting, testing, sales, inventory, delivery, and waste disposal.

While we don't have on-line access at the premises due to the scarcity of service in the area, we are in the process of installing an alternate method using a wired connection. Initially, an off premises computer will be used.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 4 – Employee Qualification and Training

Review the requirements under 3 AAC 306.700, and identify how the proposed establishment will meet the listed requirements.

A marijuana establishment and each licensee, employee, or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

Applicants should be able to answer “Yes” to all items below.

Marijuana Handler Permit:

Yes No

Each licensee, employee, or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at the marijuana establishment

Each licensee, employee, or agent who is required to have a marijuana handler permit shall keep that person’s marijuana handler permit card in that person’s immediate possession (or a valid copy on file on the premises of a retail marijuana store, marijuana cultivation facility, or marijuana product manufacturing facility) when on the licensed premises

Each licensee, employee, or agent who is required to have a marijuana handler permit shall ensure that that person’s marijuana handler permit card is valid and has not expired

Describe how your establishment will meet the requirements for employee qualifications and training:

It should be fairly simple as it is expected to include no more than two or three people. Each person shall have a handler's card and it will be updated as it expires.

JC



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer “Yes” to the statement below.

Marijuana Waste Disposal:

Yes

No

The marijuana establishment shall give the board at least 3 days notice in the marijuana inventory tracking system required under 3 AAC 306.730 before making the waste unusable and disposing of it

Describe how you will store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation, production, process, testing, or retail sales, in compliance with applicable federal, state, and local laws and regulations:

Chopping, mixing with soil, and composting of solid waste.

We will dry and accumulate the leftover leaves, roots and stalks, and chop them with a rototiller, mixing it with soil, all of which will be added to an ongoing compost pile. We must keep a permanent record of the ultimate disposal of all waste.

Disposal of liquid waste: The only liquid waste generated will be nitrogen rich water from the necessary over watering of the planting beds. No more than 300 gallons per year will be generated. This will be disposed of either by watering the compost pile, or by using an underground drainage system. Since the water table is located at 190 feet, with all the ground material composed of glacial loess, no difficulties with disposal of this small amount is anticipated.

If allowed chemicals for pest control and mildew control are necessary, any waste from their use will be disposed of through the Borough waste disposal system.

The only other liquid waste generated will be leftover high concentration garden fertilizers. This will be used to feed outdoor gardens. Prior to any disposal of marijuana waste, we will weigh and enter the disposal into the MTRC system, and allow the 3 day waiting period to pass.

JC

Describe what material or materials you will mix with the ground marijuana waste to make it unusable:

potting soil and glacial loess or other compostable material such as kitchen waste and grass clippings, along with local peat moss, or other materials approved by the Board.

JC



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Marijuana waste must be rendered unusable for any purpose for which it was grown or produced before it leaves the marijuana establishment. Describe the process or processes that you will use to make the marijuana plant waste unusable:

The waste will be dried and weighed and amounts entered into the MTRC tracking system. There is a three day waiting period required before making the waste unusable. It will be composted on site, after being mixed with soil or other compostable material. On site records will be kept. The scale used must in compliance with 3 AAC 306.745

JC



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 6 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer “Yes” to all items below.

Marijuana Transportation:

Yes No

The marijuana establishment from which a shipment of marijuana or marijuana product originates will ensure that any individual transporting marijuana shall have a marijuana handler permit required under 3 AAC 306.700

The marijuana establishment that originates the transport of any marijuana or marijuana product will use the marijuana inventory tracking system to record the type, amount, and weight of marijuana or marijuana product being transported, the name of the transporter, the time of departure and expected delivery, and the make, model, and license plate number of the transporting vehicle

The marijuana establishment that originates the transport of any marijuana or marijuana product will ensure that a complete printed transport manifest on a form prescribed by the board must be kept with the marijuana or marijuana product at all times during transport

During transport, any marijuana or marijuana product will be in a sealed package or container in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product, and the sealed package will not be opened during transport

Any vehicle transporting marijuana or marijuana product will travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and will not make any unnecessary stops in between except to deliver or pick up marijuana or marijuana product at any other licensed marijuana establishment

When the marijuana establishment receives marijuana or marijuana product from another licensed marijuana establishment, the recipient of the shipment will use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana product received

The marijuana establishment will refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment:

weighed, packaged in plastic, identified by weight, copy of testing results and shipping manifest, in a locked box in the trunk of a car.

Describe the type of locked, safe, and secure storage compartments that will be used in any vehicles transporting marijuana or marijuana product:

We have a very heavy metal box with lock that will be placed out of sight in a vehicle.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Signage and Advertising

Describe any signs that you intend to post on your establishment with your business name, including quantity and dimensions:

We don't intend to advertise.

If you are not applying for a retail marijuana store license, you do not need to complete the rest of Section 7, including Page 17.

Restriction on advertising of marijuana and marijuana products (3 AAC 306.360):

All licensed retail marijuana stores must meet minimum standards for signage and advertising.

Applicants should be able to answer “Agree” to all items below.

No advertisement for marijuana or marijuana product will contain any statement or illustration that: Agree Disagree

Is false or misleading

Promotes excessive consumption

Represents that the use of marijuana has curative or therapeutic effects

Depicts a person under the age of 21 consuming marijuana

Includes an object or character, including a toy, a cartoon character, or any other depiction designed to appeal to a child or other person under the age of 21, that promotes consumption of marijuana



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

No advertisement for marijuana or marijuana product will be placed:

Agree Disagree

Within one thousand feet of the perimeter of any child-centered facility, including a school, childcare facility, or other facility providing services to children, a playground or recreation center, a public park, a library, or a game arcade that is open to persons under the age of 21

On or in a public transit vehicle or public transit shelter

On or in a publicly owned or operated property

Within 1000 feet of a substance abuse or treatment facility

On a campus for post-secondary education

Signage and Promotional Materials:

Agree Disagree

I understand and agree to follow the limitations for signs under 3 AAC 306.360(a)

The retail marijuana store will not use giveaway coupons as promotional materials, or conduct promotional activities such as games or competitions to encourage sale of marijuana or marijuana products

All advertising for marijuana or any marijuana product will contain the warnings required under 3 AAC 306.360(e)



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 8 – Control Plan for Persons Under the Age of 21

Describe how the marijuana establishment will prevent persons under the age of 21 from gaining access to any portion of the licensed premises and marijuana items:

The premises is not open to the public, is out of town, and behind a gate, with alarms and locked doors.

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

[Handwritten Signature]
Signature of licensee

John Collette
Printed name

Subscribed and sworn to before me this 18 day of August, 2016.

State of Alaska
NOTARY PUBLIC
Samantha Ahlstrom
My Commission Expires Jul 5, 2020

[Handwritten Signature]
Notary Public in and for the State of Alaska.

My commission expires: July 5, 2020



Alaska Marijuana Control Board Form MJ-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). Your diagram must show all entrances and boundaries of the premises, restricted access areas, and storage areas, and dimensions. For those applying for a limited marijuana cultivation license, the proposed area(s) for cultivation must be clearly delineated.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached, and submitted to any supplemental premises diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be submitted to AMCO's main office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Collette	License Number:	10232		
License Type:	Limited Cultivation				
Doing Business As:	Ester Horticulture and Research				
Premises Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	ALASKA	ZIP:	99709



Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

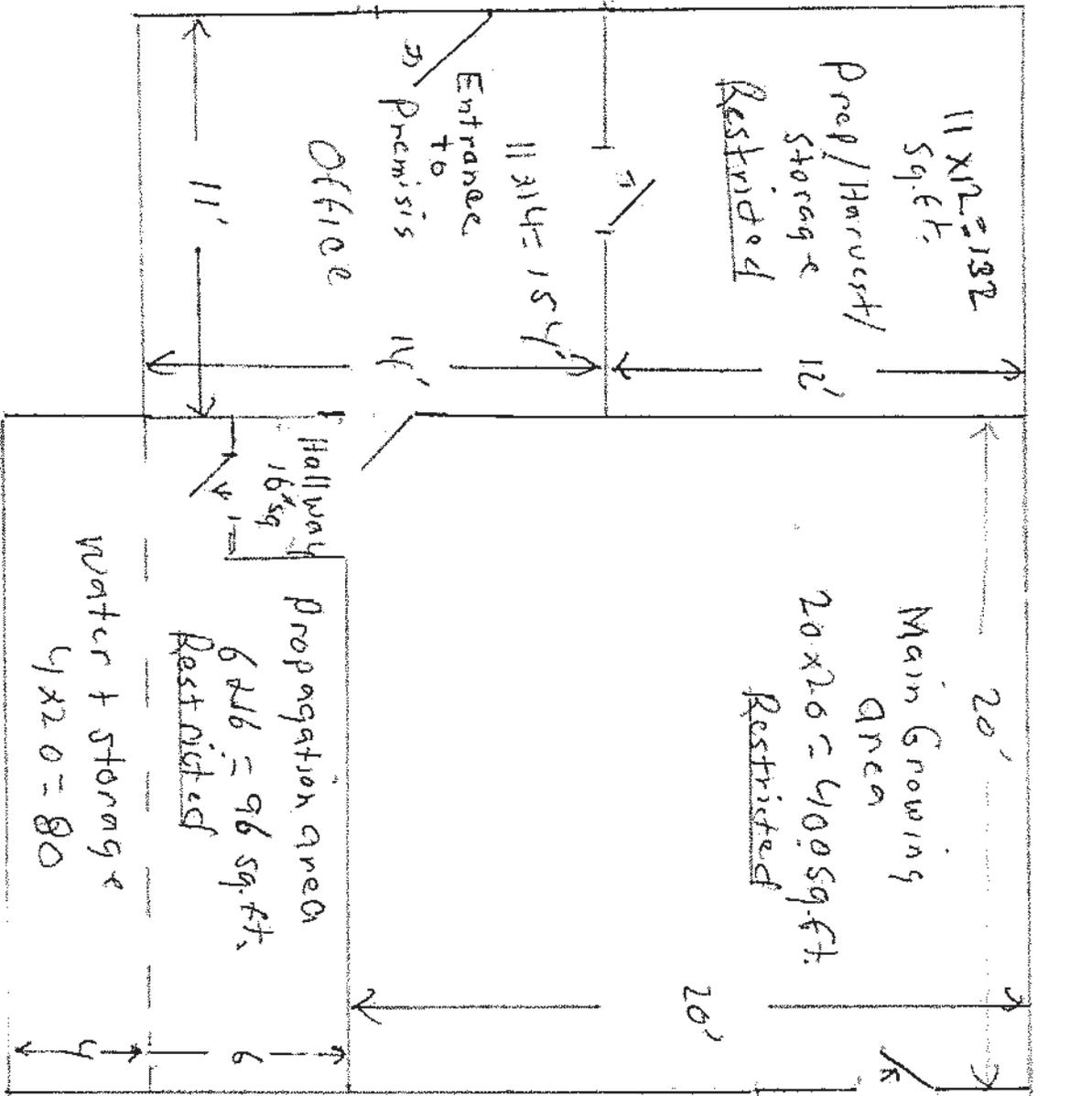
Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances, walls, partitions, counters, windows, areas of ingress and egress, restricted access areas, and storage areas. Include dimensions in your drawing. Use additional copies of this form or attached additional documents as needed.

A large, empty rectangular box with a thick black border, intended for the user to draw a detailed premises diagram.

Premises Diagram 2960 Eastern Dome/Cultivation Area

Scale 1-50



all dimensions are interior

main area
 $20 \times 20 = 400$
 Propagation Area
 $6 \times 16 = 96$
 minus Hallways
 for door
 16
 $400 + 96 - 16 = 480 \text{ sq ft}$

Propagation area
 $6 \times 16 = 96 \text{ sq. ft.}$
 Restricted

Water + Storage
 $4 \times 20 = 80$

Boiler Room,
 $8 \times 8 = 64$
 sq ft

Main Growing Area
 $20 \times 20 = 400 \text{ sq. ft.}$
 Restricted

$11 \times 12 = 132$
 sq. ft.
 Prep/Harvest/
 Storage
 Restricted

Office

Entrance to Premises

$11 \times 14 = 154$

Hallway
 16 sq

Propagation area
 $6 \times 16 = 96 \text{ sq. ft.}$
 Restricted

Water + Storage
 $4 \times 20 = 80$

Boiler Room,
 $8 \times 8 = 64$
 sq ft

Main Growing Area
 $20 \times 20 = 400 \text{ sq. ft.}$
 Restricted

$11 \times 12 = 132$
 sq. ft.
 Prep/Harvest/
 Storage
 Restricted

Office

Entrance to Premises

$11 \times 14 = 154$

Hallway
 16 sq

Propagation area
 $6 \times 16 = 96 \text{ sq. ft.}$
 Restricted

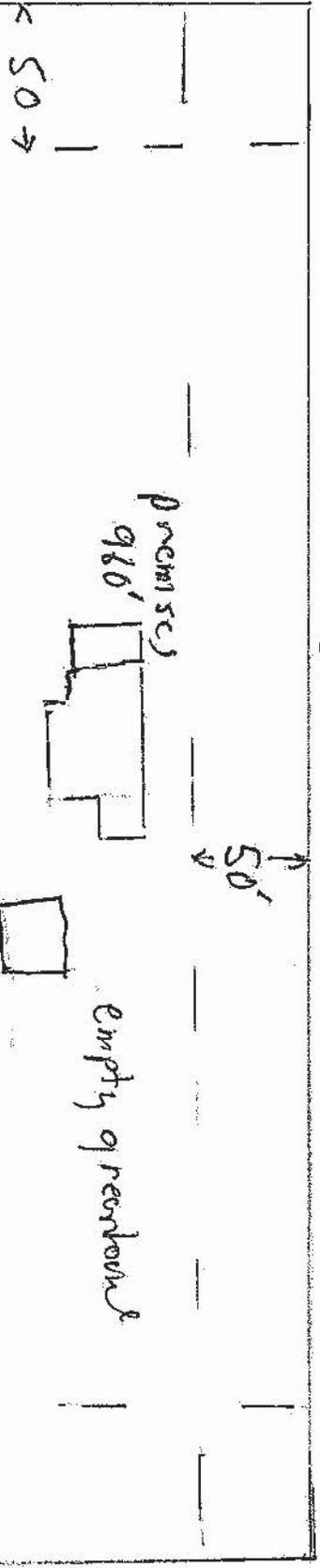
Water + Storage
 $4 \times 20 = 80$

1966 Ester Dome Rd
Aerial View

545'

N ↑

204'



The proposed premises -
is the only occupied building
on property

Ester Dome Rd



AERIAL PHOTO DESCRIPTION.

SCALE 1 INCH TO 152 FEET.

The site is an abandoned greenhouse property of 3.8 acres in size. The proposed Limited grow premises is the central building, much altered from the 2012 photo.

Off of the property, the buildings shown, are to the west, an unoccupied storage building. To the east, are four small cabins for short term summer rental. To the southwest is a single family dwelling.

On property, is the central main building, currently being converted. Most of what is shown has been dismantled, leaving the main grow area of 480 square feet, a new addition of 320 sq. ft. for office, etc. and a small boiler room of 80 square feet. To the southeast of the main building is an uncovered greenhouse frame. South of that is a storage building of approx. 100 square feet. At the southwest corner of the property is a small cabin of 150 sq. ft, unfinished and unoccupied.



Fairbanks North Star Borough Department of Community Planning

P.O. Box 71267

Fairbanks, Alaska 99707-1267

Zoning Permit Number: **17524**

Phone: (907) 459-1260

Fax: (907) 459-1255

planning@co.fairbanks.ak.us

This permit is issued based on the lot dimensions and zone applicable to the lot on the date of issuance. If prior to construction, the zone or the lot dimensions change, this permit will no longer be valid and a new permit must be obtained.

General Information

Date: 5/12/2016

Applicant: COLLETE JOHN

Mailing Address: 3221 ESTER DOME ROAD, FAIRBANKS AK 99709

Telephone: 907-479-0706

Cell Phone:

Email: gnordic@acsalaska.net

Property Description: 0204927 TL-2702 SECTION 27 T1N-R2W

Site Address: 2960 ESTER DOME RD

Existing Use: Other

Structure: Other : Junkyard, vacant building (600 sf)

Proposed Use: Commercial

Structure: Marijuana cultivation facility, indoor small : 960 sf

Dwelling Units: 0

New: 0

Existing: 0

Building Height (stories): 16

Total Area of Structure: 1,560 SF

New: 960 SF

Existing: 600 SF

Lot Size: 3.50 AC

Est. Construction Cost: \$0

Note:

Marijuana cultivation facility, indoor small needs Title 19 requirements.

Approved:

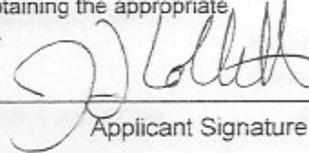
Zoning Official: [Signature]

Date: 5/12/2016

Done:

This is a courtesy copy of the permit. The Borough Community Planning Department does not issue permits. Please contact your department and agency to obtain permits if necessary.

- I certify that I am the owner or that I am authorized to act for the owner of the property.
- I certify that this information is to the best of my knowledge true and complete.
- I acknowledge and will comply with the conditions set forth in this zoning permit.
- I understand that the holder of this permit is required to comply with all other applicable laws, including city, borough, state and federal laws.
- I agree to submit current and accurate documents if the site plan or other application materials are changed subsequent to issuance of this permit.
- I understand that this permit is appealable and that this appeal must be submitted and perfected within 15 days of the date of the decision in accordance with FNSBC 18.54.070.
- This permit is issued contingent upon the applicant obtaining the appropriate State of Alaska Commercial Marijuana Facility License.


 Applicant Signature

5/16/16
 Date

Zoning Specifications

Existing Zone: GU-1 (100%)
 Minimum Lot Size: 40000
 Front Yard Req: 0
 Side Yard Req: 0
 Rear Yard Req: 0

Flood Zone: X (100%)

Road Service Area: No
 Parking Spaces Req: 0
 Building Type: Principal

Conditions

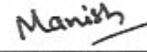
Floodplain Permit Required: No

FNSB Driveway Permit Required: No

Conditions: Marijuana cultivation facility, indoor small

Reasons: Marijuana cultivation facility, indoor small meets Title 18 requirements

Permit Approval: Approved



Zoning Official: Singh, M

5/12/2016

Date

This is a Fairbanks North Star Borough Community Planning Department Zoning Permit. Please contact other departments and agencies to obtain permits as necessary.



Alaska Marijuana Control Board Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

What is this form?

This operating plan supplemental form is required for all applicants seeking a marijuana cultivation facility license and must accompany the **Marijuana Establishment Operating Plan (Form MJ-01)**, per 3 AAC 306.020(b)(11). Applicants should review **Chapter 306: Article 4** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020 and 3 AAC 306.420(2).

What additional information is required for cultivation facilities?

Applicants must identify how the proposed establishment will comply with applicable regulations regarding the following:

- Prohibitions
- Cultivation plan
- Odor control
- Testing procedure and protocols
- Security

This form must be submitted to AMCO’s main office before any marijuana cultivation facility license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Collette	License Number:	10489		
License Type:	Limited Cultivation				
Doing Business As:	Ester Horticulture and Research				
Premises Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	ALASKA	ZIP:	99709



Alaska Marijuana Control Board

Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

Section 2 – Prohibitions

Applicants should review 3 AAC 306.405 – 3 AAC 306.410 and be able to answer “Agree” to all items below.

The marijuana cultivation facility will not:

Agree Disagree

Sell, distribute, or transfer any marijuana or marijuana product to a consumer, with or without compensation

Allow any person, including a licensee, employee, or agent, to consume marijuana or marijuana product on its licenses premises or within 20 feet of the exterior of any building or outdoor cultivation facility

Treat or otherwise adulterate marijuana with any organic or nonorganic chemical or compound to alter the color, appearance, weight, or odor of the marijuana

Section 3 – Cultivation Plan

Review the requirements under 3 AAC 306.420, and identify how the proposed premises will meet the listed requirements.

Describe the size of the space(s) the marijuana cultivation facility intends to be under cultivation, including dimensions and overall square footage. Provide your calculations below:

The area under cultivation will be will be 480 square feet divided into area for flowering and areas for plant propagation. The remaining building area of approx. 960 sq. ft. is devoted to support, including storage, office hallways, prep areas, harvest and heating equipment. The area under cultivation is 20 feet by 24 feet (20x25=480). This space is divided into one space for the main flowering area and another area of 6 feet by 16 feet for propagation, for a total of 96 square feet. (6 x16=96). The main flowering area is 20 feet by 20 feet, 20x20=400). (96 ft. + 400 ft. = 496), less 16 sq. ft for a hallway for the doorway to the propagation area. (96 ft. + 400 ft - 16 ft.= 480) JC



Alaska Marijuana Control Board

**Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility**

Describe the marijuana cultivation facility's growing medium(s) to be used:

local peat moss with local sand and a bit of local loess. Amended with garden lime and perlite with added potting soils to specifications. This will be contained in raised beds. JC

Describe the marijuana cultivation facility's fertilizers, chemicals, gases, and delivery systems, including carbon dioxide management, to be used:

No carbon dioxide enhancement system in currently planned. The raised beds will be watered using drip irrigation from an interior water tank for temperature adjustment. No water recycling is planned.
The fertilizers used will be common greenhouse soluble fertilizers derived from calcium nitrate, potassium nitrate, ammonium nitrate, potassium phosphate, magnesium sulfate, Iron EDTA and trace elements. JC

Describe the marijuana cultivation facility's irrigation and waste water systems to be used:

Water will be transported to the site from a municipal water supply and stored in interior tanks for temperature control, and distributed via drip irrigation. Since the system will not recycle water, the small amount of runoff from the necessary occasional over-watering will be drained to an underground drainage system, or weather permitting, pumped to outdoor gardens. The expected amount of run off will be under 300 gallons per year of mildly nitrogen rich water. The site's water table is at 190 feet and the ground is composed entirely of glacial loess. Pollution of ground water from fertilizer run off is quite impossible under these conditions. Surface run off, due to the small amount of water used, is not a consideration. JC



Alaska Marijuana Control Board

Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

Describe the marijuana cultivation facility's waste disposal arrangements:

All plant waste will be dried, accumulated, and weighed. Prior to disposal the MCB will be notified through MTRC and a 3 day waiting period will start. The waste will be ground into potting soil, kitchen waste, grass clippings and other compostable items, and added to the on site compost pile. JC

Section 4 – Odor Control

Review the requirements under 3 AAC 306.430, and identify how the proposed premises will meet the listed requirement.

Describe the odor control method(s) to be used and how the marijuana cultivation facility will ensure that any marijuana at the facility does not emit an odor that is detectable by the public from outside the facility:

The outgoing air will be filtered, first with particle filters, and then, during the final stages of growth, carbon filters. The closet neighbor is 800 feet away, so an obnoxious odors will not be a problem. The site is located out of town on 3.5 acres.
The facility is entirely indoors with a single door and no windows. No outdoor growing is expected.
JC



Alaska Marijuana Control Board
Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility

Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Section 5 – Testing Procedure and Protocols

Review the requirements under 3 AAC 306.455 and 3 AAC 306.465, and identify how the proposed premises will meet the listed requirements.

Applicants should be able to answer “Agree” to the item below.

I understand and agree that:

Agree Disagree

The board will or the director shall from time to time require the marijuana cultivation facility to provide samples of the growing medium, soil amendments, fertilizers, crop production aids, pesticides, or water for random compliance checks

Describe the testing procedure and protocols the marijuana cultivation facility will follow:

We will provide a sample of each harvest batch of marijuana to a testing facility and will not sell or transport any marijuana until all testing has been completed. We will collect a random, homogeneous sample for testing by segregating harvested product into batches of separate strains, then selecting random samples of each batch for testing. We will designate an individual responsible for sample collection and make a record, with a signed statement, showing that each sample has been randomly selected, provide a signed statement to the testing facility, maintain a copy as a business record, and then, transport the sample to the testing facility.

JC



Alaska Marijuana Control Board

**Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility**

Section 6 – Security

Review the requirements under 3 AAC 306.430 and 3 AAC 306.470 – 3 AAC 306.475, and identify how the proposed premises will meet the listed requirements.

Applicants should be able to answer “Agree” to the two items below.

The marijuana cultivation facility applicant has:

Agree Disagree

Read and understands and agrees to the packaging of marijuana requirements under 3 AAC 306.470

Read and understands and agrees to the labeling of marijuana requirements under 3 AAC 306.475

Restricted Access Area (3 AAC 306.430):

Yes

No

Will the marijuana cultivation facility include outdoor production?

If “Yes”, describe the outdoor structure(s) or the expanse of open or clear ground fully enclosed by a physical barrier:



Alaska Marijuana Control Board Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility cannot be observed by the public from outside the facility:

All activities will be inside a locked building. No outdoor growing is expected. The building is behind a locked gate and protected by cameras, motion detectors and security alarms.

JC

I certify that as a marijuana cultivation facility, I will submit monthly reports to the Department of Revenue and pay the excise tax required under AS 43.61.010 and 43.61.020 on all marijuana sold or provided as a sample to a marijuana establishment, as required under 3 AAC 306.480.

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee

Printed name

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public in and for the State of Alaska.

My commission expires: _____



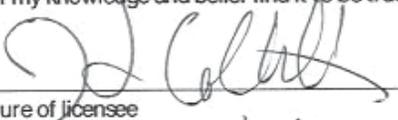
Alaska Marijuana Control Board
Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility

Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility cannot be observed by the public from outside the facility:

Entirely enclosed facility, with one door.

I certify that as a marijuana cultivation facility, I will submit monthly reports to the Department of Revenue and pay the excise tax required under AS43.61.010 and 43.61.020 on all marijuana sold or provided as a sample to a marijuana establishment, as required under 3 AAC306.480.

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.


Signature of licensee

John Colletta
Printed name

Subscribed and sworn to before me this 18 day of August, 2016.

State of Alaska
NOTARY PUBLIC
Samantha Ahlstrom
My Commission Expires Jul 5, 2020


Notary Public in and for the State of Alaska.

My commission expires: July 5, 2020



Alaska Marijuana Control Board
Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility

(Additional Space as Needed):



Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

What is this form?

A public notice posting affidavit is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(10). As soon as practical after initiating a new marijuana establishment license application, an applicant must give notice of the application to the public by posting a copy of the application (produced by the board's application website) for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per 3 AAC 306.025(b)(1).

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Table with license details: Licensee: John Collette, License Number: 10489, License Type: Limited Cultivation, Doing Business As: Ester Horticulture and Research, Premises Address: 2960 Ester Dome Road, City: Fairbanks, State: AK, ZIP: 99709

Section 2 - Certification

I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: May 25, 2016 End Date: June 7, 2016

Other conspicuous location: On premises and local store

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee: [Handwritten Signature]
Printed name of licensee: John Collette

State of Alaska
NOTARY PUBLIC
Samantha Ahlstrom
My Commission Expires Jul 5, 2020

[Handwritten Signature]
Notary Public in and for the State of Alaska
My commission expires: July 5, 2020

Subscribed and sworn to before me this 18 day of August, 2016.



Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

What is this form?

A public notice posting affidavit is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(10). As soon as practical after initiating a new marijuana establishment license application, an applicant must give notice of the application to the public by posting a copy of the application (produced by the board’s application website) for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per 3 AAC 306.025(b)(1).

This form must be completed and submitted to AMCO’s main office before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Collette	License Number:	10489		
License Type:	Limited Cultivation				
Doing Business As:	Ester Horticulture and Research				
Premises Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	AK	ZIP:	99709

Section 2 – Certification

I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: May 25, 2016 End Date: June 7, 2016

Other conspicuous location: On premises and Goldstream General Store, 2591 Goldstream Road, Fairbanks

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

JL Collette
Signature of licensee

John Collette
Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: _____

Subscribed and sworn to before me this _____ day of _____, 20_____.



Alaska Marijuana Control Board

Form MJ-08: Local Government Notice Affidavit

What is this form?

A local government notice affidavit is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a new marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to the local government and any community council in the area of the proposed licensed premises. For purposes of this notification, the document that must be submitted is the application document produced by the online application system titled "Public Notice".

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Section 1 - Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Collette	License Number:	10489		
License Type:	Limited Cultivation				
Doing Business As:	Ester Horticulture and Research				
Premises Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	AK	ZIP:	99709

Section 2 - Certification

I certify that I have met the local government notice requirement set forth under 3 AAC 306.025(b)(3) by submitting a copy of my application to the following local government official and community council (if applicable):

Local Government: FNSB Name of Official: Bryan Sehmel
 Title of Official: Planner III Date Submitted: 5/25/16
 Community Council: _____ Date Submitted: _____
 (Municipality of Anchorage and Matanuska-Susitna Borough only)

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

[Signature]
 Signature of licensee
John Collette
 Printed name of licensee

[Signature]
 State of Alaska
NOTARY PUBLIC
 Samantha Ahlstrom
 My Commission Expires Jul 5, 2020
 Notary Public in and for the State of Alaska
 My commission expires: July 5, 2020

Subscribed and sworn to before me this 18 day of August, 2016.



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

What is this form?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) and affiliate (as defined in 3 AAC 306.990(a)(1)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO’s main office by each proposed licensee or affiliate before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	John Collette	License Number:	10489		
License Type:	Limited Cultivation				
Doing Business As:	Ester Horticulture and Research				
Premises Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	ALASKA	ZIP:	99709

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	John Collette
Title:	owner
SSN:	██████████



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Section 3 – Certifications

I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

[Handwritten Signature]
Signature of licensee/affiliate

John Collette
Printed name

Subscribed and sworn to before me this 18 day of August, 2016.

State of Alaska
NOTARY PUBLIC
Samantha Ahlstrom
My Commission Expires Jul 5, 2020

[Handwritten Signature]
Notary Public in and for the State of Alaska.

My commission expires: July 5 2020

Alcohol & Marijuana Control Office

License Number: 10489

License Status: New

License Type: Limited Marijuana Cultivation Facility

Doing Business As: ESTER HORTICULTURE AND RESEARCH

Business License Number: 1034113

Designated Licensee: JOHN COLLETTE

Email Address: gnordic@acsalaska.net

Local Government: Fairbanks North Star Borough

Community Council:

Latitude, Longitude: 64.892030, -147.946597

Physical Address: 2960 Ester Dome Road
Fairbanks, AK 99709
UNITED STATES

Owner #1

Note: No affiliates entered for this license.

Licensee Type: Individual

Name: JOHN COLLETTE

SSN: [REDACTED]

Date of Birth: 04/08/1947

Phone Number: 907-479-0706

Email Address: gnordic@acsalaska.net

Mailing Address: 3221 Ester Dome Road
Fairbanks, AK 99709
UNITED STATES



Alaska Marijuana Control Board

Cover Sheet for Marijuana Establishment Applications

Alcohol & Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

Items that are submitted without this page will be returned in the manner in which they were received.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	JOHN COLLETTE	License Number:	10489		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	ESTER HORTICULTURE AND RESEARCH				
Physical Address:	2960 Ester Dome Road				
City:	Fairbanks	State:	AK	Zip Code:	99709
Designated Licensee:	JOHN COLLETTE				
Email Address:	gnordic@acsalaska.net				

Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

Attached Items:	<p>I was asked to provide connection with an earlier submitted quit claim deed, and the address of the proposed premises.</p> <p>Attached are a scanned affidavit and a copy of the Borough property summary.</p>
------------------------	---

OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
----------------	--	------------------------	--	----------------	--

Affidavit of John Collette

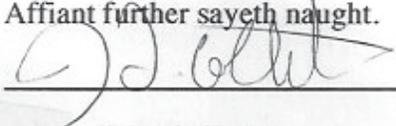
I, John Collette, of 3221 Ester Dome Road, Fairbanks. AK 99709 do swear and affirm the following:

That the land identified as 2960 Ester Dome Road, Fairbanks Alaska is one and the same as that identified in the quit claim deed representing 3.5 acres of land submitted as proof of ownership the MCB.

The land is further identified as land beginning at the corner of Section 21, 22, 27, and 28, Fairbanks Meridian, thence south 00 degs. 06' east a distance of 340 feet or more or less to the centerline of Ester Dome Road to the intersection of the west boundary line of said section 27; thence North 00 deg. 06' east a distance of 250 feet more or less to the point of beginning. The District Recorder's office at Fairbanks identifies the quit claim deed as document number 2016-005701.

When the deed was submitted, the Borough land office had yet to receive the quitclaim deed filing to the recorder's office. The Borough is the legal entity assigning street addresses. Along with this affidavit, is attached a copy of the FNSB property summary. The parcel of land is identified in the FNSB records as TL-2702 27 T1N-2W, and identified as 2960 Ester Dome road as a situs address. I am identified as the owner.

Affiant further sayeth naught.



John Collette

INDIVIDUAL ACKNOWLEDGMENT

State of Alaska
County of 4th Judicial District ss.

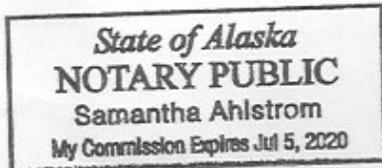
On this the 6th day of October 2016
before me, Samantha Ahlstrom
Name of Notary Public

the undersigned Notary Public, personally appeared
John Collette
Name of Signer(s)

Personally Known to me
 Proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.





Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Description of Attached Document

Title of Instrument Quitclaim Deed

back to [Search Page](#)

PAN	PROPERTY PHYSICAL DESCRIPTION	
0204927	TL-2702 SECTION 27 T1N-R2W	
NEIGHBORHOOD	BUSINESS	PROPERTY CLASS
1201 Ester/Parks Highway West		Residential
MILLAGE GROUP	MOST RECENT MILLAGE RATE	STATUS
2201 Chena Goldstream Fire Service Area	15.6840	TAXABLE
FIRE SERVICE AREA		ADDITIONAL INFORMATION
CHENA GOLDSTREAM FIRE S A		Building Details View Property Location
LAND AREA		
Parcel 1 3.5 Acres		

OWNER

ADDRESS

NAME	INTEREST	SITUS ADDRESS
COLLETTE, JOHN	OWNERSHIP	2960 ESTER DOME RD

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Corrective Deed	5/23/2016			2016-006701-0
Quit Claim Deed	5/4/2016			2016-005701-0
Quit Claim Deed	6/27/2013			2013-011914-0
Quit Claim Deed	1/25/2010			2010-001079-0
Deed of Trust	2/14/2000	1184	577	
Quit Claim Deed	2/2/2000	1183	30	
Marshals Deed	4/4/1994	847	585	1994-007255-0

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2016	\$17,993	\$2,499	\$20,492	\$0	\$20,492

2016-005701-0
QUITCLAIM DEED
A.S. 34.15.040

The Grantor,

Larry Mostella

whose mailing address is: 3060 Little Dome Ct., Fairbanks, Alaska 99709
for and in consideration of Ten Dollars (\$10.00), and other good and valuable
consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and
quitclaims to Grantee, John Collette whose mailing address is: 3221 Ester Dome
Road, Fairbanks, AK 99709 all of Grantor(s) interest, in the following described real
property: Approx. 3.8 acres land: A portion of the northwest ¼ northwest ¼ section 27,
Township One North, Range Two West, Fairbanks Meridian, more particularly described
as: FNSB TL 2702, and:

Beginning at the corner to Section 21,22,27, and 28, T1N, R2W, Fairbanks Meridian;
thence south 00 degs 06' east a distance of 340 feet or more or less to the centerline of
Ester Dome Road to the intersection of the west boundary line of said section 27; thence
North 00 deg. 06' East, a distance of 250 feet more or less to the point of beginning; said
parcel containing 3.79 acres or more or less according to the deed filed February 2, 2000,
in book 1183 at page 030 located in the records of Fairbanks Recording District, Fourth
Judicial District, State of Alaska.

Reserving a perpetual non exclusive easement over the existing driveways along west
side of property.

Date: May 2, 2016

Larry Mostella
(Grantor) Larry Mostella

STATE OF ALASKA }
} }
Fourth DISTRICT }

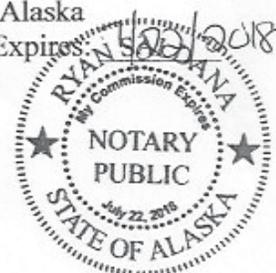
The foregoing instrument was acknowledged before me on the 2nd day of

May,
2016 by Ryan O. Saldana

Notary Public for Alaska
My Commission Expires 7/22/2018

Return to John Collette, 3221 Ester Dome Rd.

Fairbanks, AK 99709



AFFP

JOHN COLLETTE is applying unde

Affidavit of Publication

UNITED STATES OF AMERICA
STATE OF ALASKA
FOURTH DISTRICT } SS.

35337

Before me, the undersigned, a notary public, this day personally appeared Alicia Huckins , who, being first duly sworn, according to law, says that he/she is an Advertising Clerk of the Fairbanks Daily News-Miner, a newspaper (i) published in newspaper format, (ii) distributed daily more than 50 weeks per year, (iii) with a total circulation of more than 500 and more than 10% of the population of the Fourth Judicial District, (iv) holding a second class mailing permit from the United States Postal Service, (v) not published primarily to distribute advertising, and (vi) not intended for a particular professional or occupational group. The advertisement which is attached is a true copy of the advertisement published in said paper on the following day(s):

JOHN COLLETTE
is applying under
3 AAC 306.400(a)(2)
for a new
Limited Marijuana Cultivation Facility
license,
license #10489,
doing business as
ESTER
HORTICULTURE
AND RESEARCH,
located at
2960
Ester Dome Road, Fairbanks, AK,
99709, UNITED STATES.

May 25, 2016, June 01, 2016, June 08, 2016

Interested persons should submit written comment or objection to their local government, the applicant, and to the Alcohol & Marijuana Control Office at 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 or to marijuana.licensing@alaska.gov not later than 30 days after this notice of application.

and that the rate charged thereon is not excess of the rate charged private individuals, with the usual discounts.

Publish: May 25, and June 1, 8, 2016

Advertising Clerk

Subscribed to and sworn to me this 8th day of June 2016.

Marena Burnell, Notary Public in and for the State Alaska.

My commission expires: December 07, 2017

NOTARY PUBLIC
M. BURNELL
STATE OF ALASKA
My commission Expires December 7, 20____

00008403 00035337

John Collette
ESTER HORTICULTURE AND RESEARCH
3221 Ester Dome Road
Fairbanks, AK 99709

Drop-Off Summary

Click on a filename or icon to download that file.

Filename	Type	Size	Description
 10489 MJ-00 Application Certifications.pdf	application/pdf	440.5 KB	MJ00
 10489 MJ-01 Operating Plan.pdf	application/pdf	1013.2 KB	MJ01
 10489 MJ-02 Premises Diagram.pdf	application/pdf	1.1 MB	Mj02
 10489 MJ-04 Cultivation Supplemental.pdf	application/pdf	279.8 KB	MJ04
 10489 MJ-07 Public Notice Posting.pdf	application/pdf	489.9 KB	MJ07
 10489 MJ-08 Local Government Notice Affidavit.pdf	application/pdf	348.4 KB	MJ08
 10489 MJ-09 Statement of Financial Interest_Redacted.pdf	application/pdf	274.3 KB	MJ09
 10489 Online Application_Redacted.pdf	application/pdf	126.1 KB	Online Application
 10489 POPPP.pdf	application/pdf	1.1 MB	POPPP
 10489 Publisher's Affidavit.pdf	application/pdf	357.0 KB	Publisher's Affidavit

10 files

From:

Jane Preston Sawyer (jane.sawyer@alaska.gov) State of Alaska-AMCO from 10.3.202.44 on 12 Oct 2016 11:55:00 AM

To:

(kmajor@fnsb.us) (mayor@fnsb.us) (llivingston@fnsb.us)

Comments:

New marijuana establishment application: Ester Horticulture and Research license #10489

Claim ID: cZepJrDKtpkNeyfe Claim Passcode: UBTMczEhq2Rds9FJ

None of the files has been picked-up yet.



Fairbanks North Star Borough

Generic Report

PAN# 0204927

Printed on: 10/17/2016



Property Information for PAN#: 0204927
PROPERTY DESCRIPTION: 1N 2W, SEC: 27, TAXLOT: 2702
OWNER: Collette John
SITUS ADDRESS: 2960 Ester Dome Rd
ZONING: GU-1 (100%)
COMMUNITY PLANNING PERMITS: Zoning: 17524

500' Buffer Map

ESTER HORTICULTURE AND RESEARCH
Marijuana License - New - #10489
Limited Cultivation Facility



The Fairbanks North Star Borough does not warrant the accuracy of maps or data provided, nor their suitability for any particular application. There may be errors in the data.



**Fairbanks North Star Borough
Department of Community Planning**

P.O. Box 71267

Fairbanks, Alaska 99707-1267

Zoning Permit Number: **17524**

Phone: (907) 459-1260

Fax: (907) 459-1255

planning@co.fairbanks.ak.us

This permit is issued based on the lot dimensions and zone applicable to the lot on the date of issuance. If prior to construction, the zone or the lot dimensions change, this permit will no longer be valid and a new permit must be obtained.

General Information

Date: 5/12/2016

Applicant: COLLETE JOHN

Mailing Address: 3221 ESTER DOME ROAD, FAIRBANKS AK 99709

Telephone: 907-479-0706

Cell Phone:

Email: gnordic@acsalaska.net

Property Description: 0204927 TL-2702 SECTION 27 T1N-R2W

Site Address: 2960 ESTER DOME RD

Existing Use: Other

Structure: Other : Junkyard, vacant building (600 sf)

Proposed Use: Commercial

Structure: Marijuana cultivation facility, indoor small : 960 sf

Dwelling Units: 0

New: 0

Existing: 0

Building Height (stories): 16

Total Area of Structure: 1,560 SF

New: 960 SF

Existing: 600 SF

Lot Size: 3.50 AC

Est. Construction Cost: \$0

Note:

- I certify that I am the owner or that I am authorized to act for the owner of the property.
- I certify that this information is to the best of my knowledge true and complete.
- I acknowledge and will comply with the conditions set forth in this zoning permit.
- I understand that the holder of this permit is required to comply with all other applicable laws, including city, borough, state and federal laws.
- I agree to submit current and accurate documents if the site plan or other application materials are changed subsequent to issuance of this permit.
- I understand that this permit is appealable and that this appeal must be submitted and perfected within 15 days of the date of the decision in accordance with FNSBC 18.54.070.
- This permit is issued contingent upon the applicant obtaining the appropriate State of Alaska Commercial Marijuana Facility License.



 Applicant Signature

5/16/16

 Date

Zoning Specifications

Flood Zone: X (100%)

Existing Zone: GU-1 (100%)
 Minimum Lot Size: 40000
 Front Yard Req: 0
 Side Yard Req: 0
 Rear Yard Req: 0

Road Service Area: No
 Parking Spaces Req: 0
 Building Type: Principal

Conditions

Floodplain Permit Required: No

FNSB Driveway Permit Required: No

Conditions: Marijuana cultivation facility, indoor small

Reasons: Marijuana cultivation facility, indoor small meets Title 18 requirements

Permit Approval: Approved



 Zoning Official: Singh, M

5/12/2016

 Date

This is a Fairbanks North Star Borough Community Planning Department Zoning Permit. Please contact other departments and agencies to obtain permits as necessary.

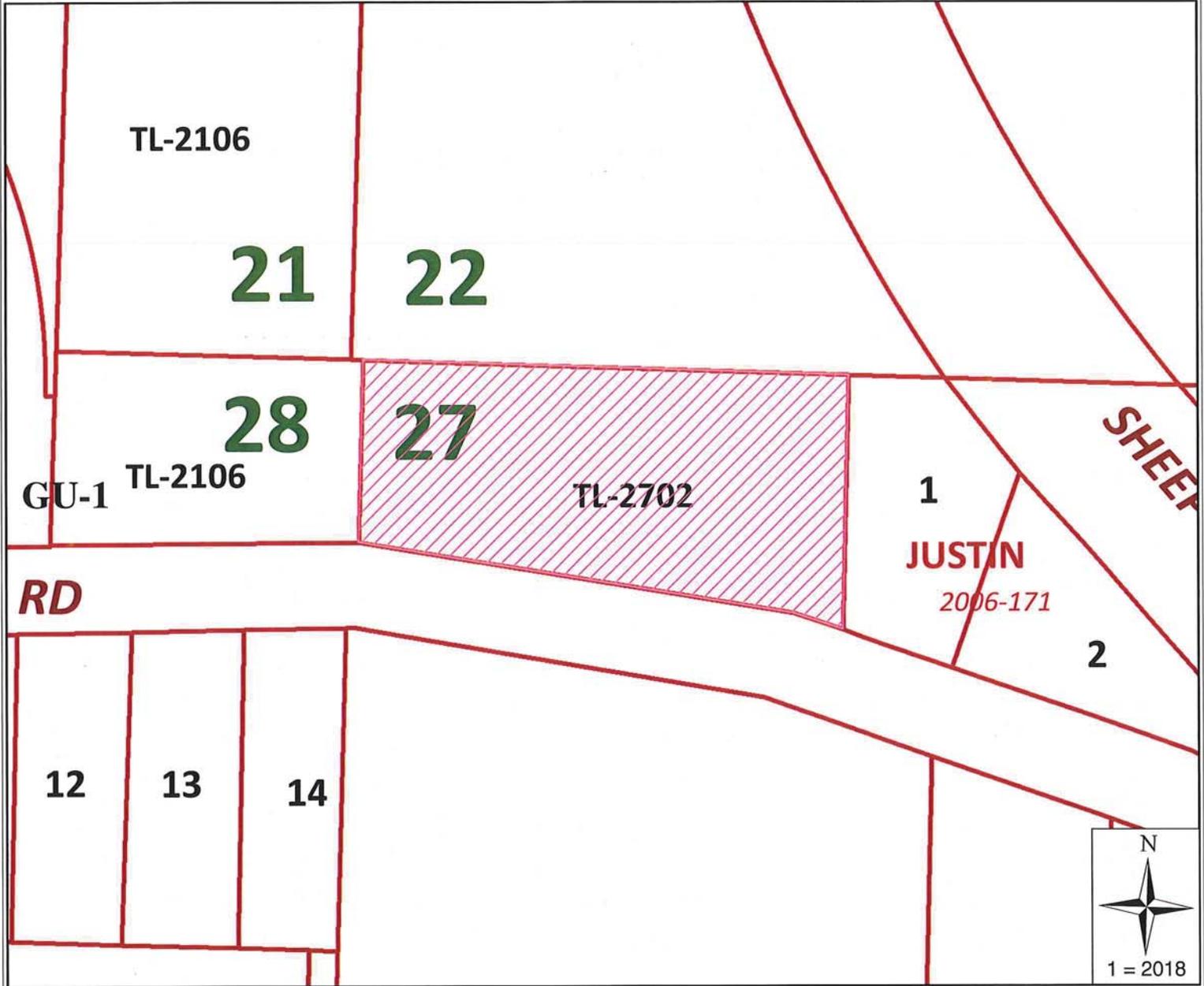


Fairbanks North Star Borough

Zoning Report

PAN# 0204927

Printed on: 05/09/2016



Property Information for PAN#: 0204927

PROPERTY DESCRIPTION: 1N 2W, SEC: 27, TAXLOT: 2702
 OWNER: Lowe Judy L
 BILLING ADDRESS: PO BOX 129 Ester, AK 99725 0129
 SITUS ADDRESS: 2960 Ester Dome Rd
 PARCEL SIZE: 3.5 AC
 FLOOD ZONE: X (100%)
 SPECIAL REG. AREAS: None
 ZONING: GU-1 (100%)
 COMP PLAN: Outskirt Area (90%), Outskirt Boundary (90%), Preferred Agricultural Land (8%), High Mineral Potential (2%)
 PLANNING DISTRICT: Ester (100%)
 ROAD SERVICE AREA: None
 FIRE SERVICE AREA: Chena Goldstream (100%)
 FIRE RESPONSE AGENCY N/A
 STRUCTURES: N/A
 COMMUNITY PLANNING PERMITS: NONE

Controlled Access Roads	FEMA Flood Zones (March 17, 2014 dFIRM)
ARTERIAL - CONTROLLED ACCESS	A
Special Regulatory Areas	AE
CHENA RIVER CENTERLINE 200 ft BUFFER	AE, FLOODWAY
LEVEE 250ft BUFFER	AH
SALCHAKET HEIGHTS EROSION CONTROL	AO
	X

The Fairbanks North Star Borough does not warrant the accuracy of maps or data provided, nor their suitability for any particular application. There may be errors in the data.

Commercial Marijuana Facility Zoning Permit Application

Applicant: John Collette

Land Owner: John Collette

3221 Ester Dome Road

Fairbanks, Ak 99709

Property Description: TL2702, Pan 0204927,

Zoning: GU-1

Road Service area: None

Narrative:

In the spring of 2016 a single story structure with a roof height of 16 feet, will be erected, with dimensions of 24 feet by 40 feet. Approximately 450 square feet will be devoted to marijuana production. The remaining space is devoted to processing and nursery plants. The parcel is currently a junkyard with a 600 sf building in disrepair.

It is expected, following completion of the structure, no more than two persons will be employed at the site at any one time.

An existing driveway will be used and a new building pad will be laid.

The adjacent lot to the East is residential/commercial. That home is approximately 500 feet from the planned facility. The lot to the West is vacant land, with a storage building.

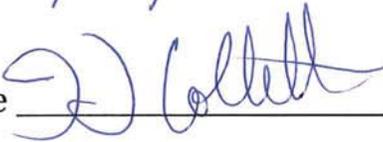
Odor control filters will be installed on the building exhaust, employing PM 2.5 and carbon filters.

The facility will be an indoor state licensed Limited Marijuana growing area, using local peat moss, sand and amendments for the growing media.

The chemicals used on site will be common fertilizers. Agricultural waste will be composted. The excess water runoff from the growing operation will be directed to a compost pile, which will aid in decomposition. Eventually, as fully mature compost becomes available, no chemical fertilizers will be used in the growing operation. The excess agricultural water should not exceed 200 gallons of per month.

No other chemicals, other than for normal building maintenance, cleaning and sanitation, will be used.

Submitted on 5/9/16

By John Collette 

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
FOURTH JUDICIAL DISTRICT AT FAIRBANKS

In the Matter of a Change of Name for:

Judy Lynn Lowe,

Current Name of Adult Minor Child.

CASE NO: 4FA-12-01603CI

CERTIFICATE OF NAME CHANGE

A judgment was entered by this court on 7/27/12, authorizing Judy Lynn Lowe to assume the legal name of Judy TylynAlastara Davis effective on the date stated in this certificate, which must be after notice of the judgment has been published.

All requirements for publishing and posting a copy of this judgment have been met.

Therefore, the effective date* of the name change will be: 9/10/12

August 29, 2012

Date*


Clerk of Court Deputy Clerk

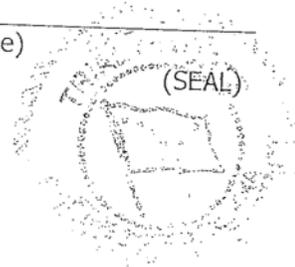
HJohnson

(Type or Print Name)

* Must be at least 30 days after judgment was distributed.

Clerk's Distribution:

1. File
2. Petitioner (certified copy)
3. Petitioner



FILE COPY



Page 3 of 3

2016-005701-0



0 125 250 500 Feet

Residential
Residential

Empty
lot

Residence

Empty

□
Ann Polney
property

Rental
Cabins

Empty
lot

Empty



Residence
Justin West

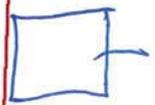
Residence Residence Empty

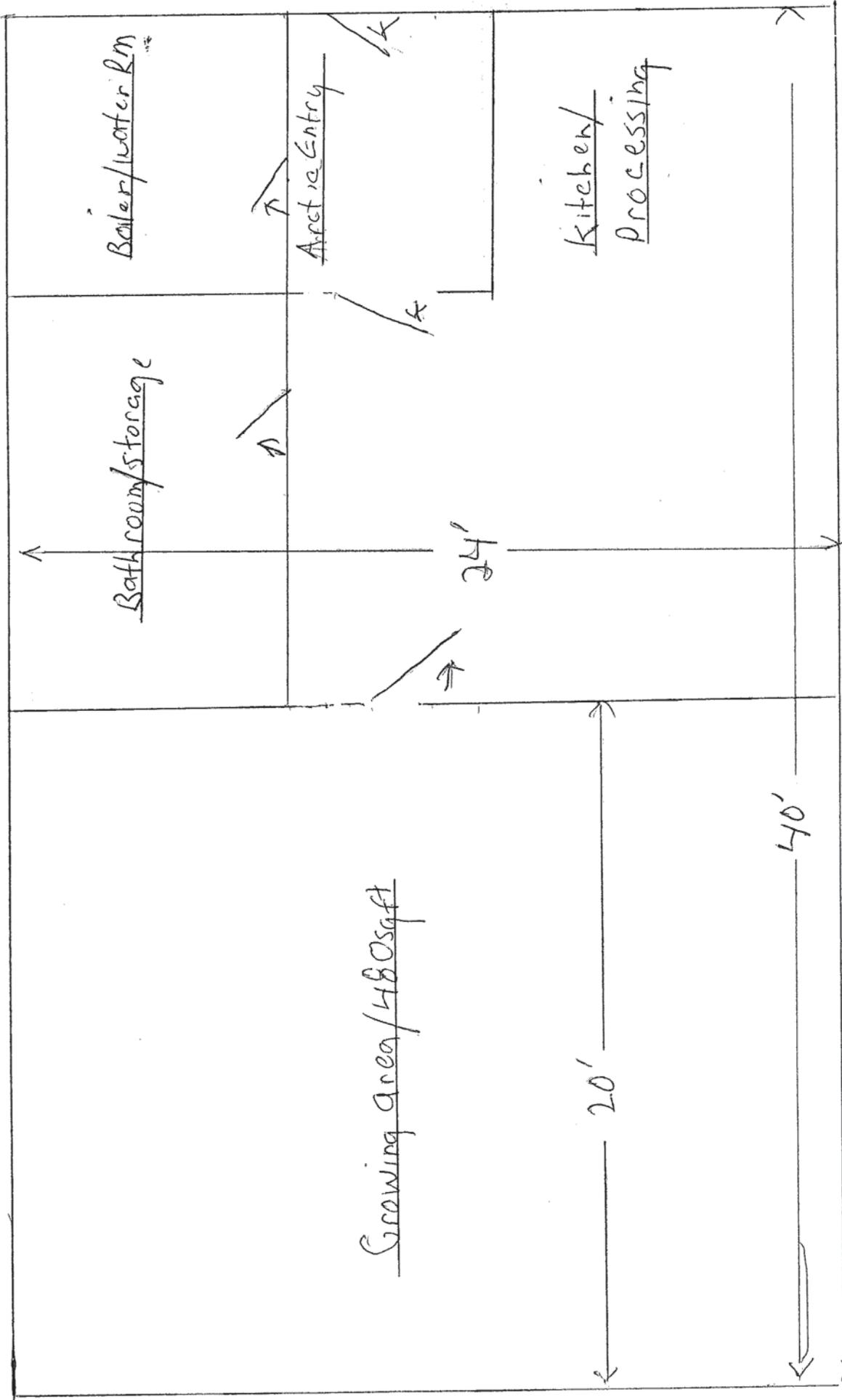
Residence

Residential

Empty

Empty





scale
 1-40

Floor plan
 Indoor-growing area, Small
 for: John Collette

TL 2702

← 545' →

↑ 50' ↓

600 SF

Existing Building

Gravel

960 SF

↑

203'

↓

← 50' →

← 58' →

18' wide shared driveway

← 492' →

Ester Dome Rd

↑ 204' ↓

1/60 scale

Manish Singh

From: Manish Singh
Sent: Thursday, May 12, 2016 11:07 AM
To: 'john collette'
Subject: ZP-17524

Dear Mr. Collete,

Thank you for applying for a zoning permit for a small indoor marijuana cultivation facility. Upon reviewing your application, I noticed the following issue with your 500' buffer map:

- The use for Lot 1, Happy Creek Subdivision is listed as 'Empty' on your map. Nevertheless, FNSB Assessing is taxing this property as residential. (Source: FNSB Assessing)

However, these parcels do not trigger any sensitive use buffer at this time; therefore, they do not directly impact the zoning permit. Your permit is ready to be signed and pick-up from the Community Planning counter (please find the address in the signature). Our office is open 8 am – 5 pm on business days.

Please let me know if you have any questions for me. I can be reached at 907-459-1225 or msingh@fnsb.us.

Thanks,
Manish

Manish Singh
Planner II
Department of Community Planning
907-459-1225 / msingh@fnsb.us

Fairbanks North Star Borough
PO Box 71267 / 809 Pioneer Road
Fairbanks, AK 99707-1267