

MARIJUANA LICENSE

Date Notice Received: 10/27/2016 60 DAY DUE DATE 12/26/2016

Type of License: License Number: 10308

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

- Retail Store
- Standard Cultivation Facility
- Limited Cultivation Facility
- Product manufacturing Facility
- Concentrate manufacturing Facility
- Testing Facility

DBA: GreenDreams Cultivation

Licensee/Applicant: Steve Baskin, Birchie Walter, Tammy Walter

Physical Address: 680 Winch Rd. Fairbanks AK 99712

Mailing Address: 670 Winch Rd. Fairbanks AK 99712

INTERNAL REVIEW SCHEDULE

PLANNING DEPARTMENT: Signature: J. Christine Wilson Date: 11-2-16

- Land Use Compliance: ZONE: GU-1. "Marijuana cultivation facility, indoor small" is a listed permitted use in the GU-1 zoning district (FNSBC 18.84.020.A.1). The applicant was issued a zoning permit #17522 to use 500 SF of an existing residential ~~dwelling~~ dwelling. The permit has been revised to now use 550 SF, per new site plan.

ASSESSING DEPARTMENT: Signature: J. Panyick Date: 11/2/16

- Parcel Key Number: 0497380
- Property Description: Lot 1B Baskin
- Property Owner Name: Steven Baskin

TREASURY/ BUDGET: Signature: J. Wilkes Date: 11/2/16

- Property Taxes: 147.59- 11/2/16 payoff figure

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

Year Bill TypStMF (16)0497380 DR Y	PAN 0497380 BASKIN	Mill 15.358 - -01B	Group 937 Exempt	FMV 9,269 Net 9,269
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OWNER ACCOUNT 36780		CURRENT YEAR TAXES		ORIG DUE	142.34
BASKIN STEVEN C		Interest Date 11/02/16		Interest	.98
670 WINCH RD		09/01/16	71.17	NSF/Other	
FAIRBANKS AK 99712-4100		11/01/16	71.17	Misc	
R'Total.....\$	.00	GENERAL GOV	40.35	Legal	
Payment ....\$	.00	EDUCATION	58.38	Penalty	4.27
TOTAL DUE...\$	.00	NAWP-EMS	3.99	Title	
Cash\$		SWCD	12.87	Advertise	
Check\$		NAWP-ECODEV	.82	Admin	
BALANCE.....\$	-0.00	STEESE FSA	18.83	Back Tax	
		. . .		BILL AMT	147.59
				Previous	
				NET DUE	147.59



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

October 27, 2016

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

License Number:	10308
License Type:	Limited Marijuana Cultivation Facility
Licensee:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER
Doing Business As:	GREENDREAMS CULTIVATION
Physical Address:	680 winch rd fairbanks, AK 99712
Designated Licensee:	STEVE BASKIN
Phone Number:	907-978-6184
Email Address:	stevenbaskin@yahoo.com

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

AMCO has 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).

To protest the approval of this application(s) pursuant to 3 AAC 306.060, you must furnish 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, and provide AMCO proof of service of the protest 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, or when a local government protests an application on the grounds that the 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.

This application will be in front of the Marijuana Control Board at our December 6-7, 2016 meeting.

Sincerely,

Cynthia Franklin, Director
amco.localgovernmentonly@alaska.gov



Alaska Marijuana Control Board

Cover Sheet for Marijuana Establishment Applications

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.

PLEASE PRINT AND COMPLETE ALL INFORMATION ON THIS COVER SHEET IN THE MANNER OF WHICH A MARIJUANA APPLICATION IS FILED.

Section 1 – Establishment Information

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

Licensee:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREENDREAMS CULTIVATION				
Physical Address:	680 winch rd				
City:	fairbanks	State:	AK	Zip Code:	99712
Designated Licensee:					
Email Address:	birchiesgreendream@gmail.com				

Section 2 – Attached Items

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

Attached Items:	Entity Documents: Partnership Agreement
<i>OFFICE USE ONLY</i>	

PARTNERSHIP AGREEMENT

THIS PARTNERSHIP AGREEMENT (the "Agreement") made and entered into this 28th day of July, 2016 (the "Execution Date"),

AMONGST:

Birchie Walter of 670 Winch Road, Fairbanks, Alaska, 99712,
Tammy Walter of 670 Winch Road, Fairbanks, Alaska, 99712, and
Steve Baskin of 670 Winch Road, Fairbanks, Alaska, 99712
(individually the "Partner" and collectively the "Partners").

BACKGROUND:

- A. The Partners wish to associate themselves as partners in business.
- B. This Agreement sets out the terms and conditions that govern the Partners within the Partnership.

IN CONSIDERATION OF and as a condition of the Partners entering into this Agreement and other valuable consideration, the receipt and sufficiency of which consideration is acknowledged, the parties to this Agreement agree as follows:

Formation

- 1. By this Agreement the Partners enter into a general partnership (the "Partnership") in accordance with the laws of the State of Alaska. The rights and obligations of the Partners will be as stated in the applicable legislation of the State of Alaska (the 'Act') except as otherwise provided here.

Name

- 2. The firm name of the Partnership will be: GreenDreams Cultivation.

Purpose

- 3. The purpose of the Partnership will be: Limited Marijuana Cultivation Facility.

Term

- 4. The Partnership will begin on July 28th, 2016 and will continue until terminated as provided in this Agreement.

Place of Business

5. The principal office of the business of the Partnership will be located at 680 Winch Road, Fairbanks, Alaska, 99712 or such other place as the Partners may from time to time designate.

Capital Contributions

6. Each of the Partners has contributed to the capital of the Partnership, in cash or property in agreed upon value, as follows (the "Capital Contribution"):

Partner	Contribution Description	Agreed Value
Birchie Walter		\$0.00 USD
Tammy Walter		\$0.00 USD
Steve Baskin		\$0.00 USD

7. All Partners will contribute their respective Capital Contributions fully and on time.

Withdrawal of Capital

8. No Partner will withdraw any portion of their Capital Contribution without the express written consent of the remaining Partners.

Additional Capital

9. Capital Contributions may be amended from time to time, according to the requirements of the Partnership provided that the interests of the Partners are not affected, except with the unanimous consent of the Partners. No Partner will be required to make Additional Capital Contributions. Whenever additional capital is determined to be required and an individual Partner is unwilling or unable to meet the additional contribution requirement within a reasonable period, as required by Partnership business obligations, remaining Partners may contribute in proportion to their existing Capital Contributions to resolve the amount in default. In such case the allocation of profits or losses among all the Partners will be adjusted to reflect the aggregate change in Capital Contributions by the Partners.
10. Any advance of money to the Partnership by any Partner in excess of the amounts provided for in this Agreement or subsequently agreed to as Additional Capital Contribution will be deemed a debt due from the Partnership and not an increase in Capital Contribution of the Partner. This

liability will be repaid with interest at rates and times to be determined by a majority of the Partners within the limits of what is required or permitted in the Act. This liability will not entitle the lending Partner to any increased share of the Partnership's profits nor to a greater voting power. Such debts may have preference or priority over any other payments to Partners as may be determined by a majority of the Partners.

Capital Accounts

11. An individual capital account (the "Capital Accounts") will be maintained for each Partner and their Initial Capital Contribution will be credited to this account. Any Additional Capital Contributions made by any Partner will be credited to that Partner's individual Capital Account.

Interest on Capital

12. No borrowing charge or loan interest will be due or payable to any Partner on their agreed Capital Contribution inclusive of any agreed Additional Capital Contributions.

Financial Decisions

13. Decisions regarding the distribution of profits, allocation of losses, and the requirement for Additional Capital Contributions as well as all other financial matters will be decided by a majority vote of the Partners.

Profit and Loss

14. Subject to any other provisions of this Agreement, the net profits and losses of the Partnership, for both accounting and tax purposes, will accrue to and be borne by the Partners in equal proportions (the "Profit and Loss Distribution").

Books of Account

15. Accurate and complete books of account of the transactions of the Partnership will be kept in accordance with generally accepted accounting principles (GAAP) and at all reasonable times will be available and open to inspection and examination by any Partner. The books and records of the Partnership will reflect all the Partnership's transactions and will be appropriate and adequate for the business conducted by the Partnership.

Annual Report

16. As soon as practicable after the close of each fiscal year, the Partnership will furnish to each Partner an annual report showing a full and complete account of the condition of the Partnership. This report will consist of at least the following documents:

- a. A statement of all information as will be necessary for the preparation of each Partner's income or other tax returns;
- b. A copy of the Partnership's federal income tax returns for that fiscal year;
- c. Supporting income statement;
- d. A balance sheet;
- e. A cash flow statement;
- f. A breakdown of the profit and loss attributable to each Partner; and
- g. Any additional information that the Partners may require.

Banking and Partnership Funds

17. The funds of the Partnership will be placed in such investments and banking accounts as will be designated by the Partners. All withdrawals from these bank accounts will be made by the duly authorized agent or agents of the Partners as agreed by unanimous consent of the Partners. Partnership funds will be held in the name of the Partnership and will not be commingled with those of any other person or entity.

Fiscal Year

18. The fiscal year will end on the 31st day of December of each year.

Audit

19. Any of the Partners will have the right to request an audit of the Partnership books. The cost of the audit will be borne by the Partnership. The audit will be performed by an accounting firm acceptable to all the Partners. Not more than one (1) audit will be required by any or all of the Partners for any fiscal year.

Management

20. Except as all of the Partners may otherwise agree in writing, all actions and decisions respecting the management, operation and control of the Partnership and its business will be decided by a majority vote of the Partners.

Contract Binding Authority

21. All actions and decisions with respect to binding the Partnership in contract requires the consent of a majority of the Partners.

Tax Matters Partner

22. The tax matters partner will be _____ (the "Tax Matters Partner"). The Tax Matters Partner will prepare, or cause to be prepared, all tax returns and reports for the Partnership and make any related elections that the Partners deem advisable.
23. A Tax Matters Partner can voluntarily withdraw from the position of Tax Matters Partner or can be appointed or replaced by a majority vote of the other Partners. In the event of a withdrawal of the Tax Matters Partner from the Partnership, the remaining Partners will appoint a successor as soon as practicable.

Meetings

24. Regular meetings of the Partners will be held only as required.
25. Any Partner can call a special meeting to resolve issues that require a vote, as indicated by this Agreement, by providing all Partners with reasonable notice. In the case of a special vote, the meeting will be restricted to the specific purpose for which the meeting was held.
26. All meetings will be held at a time and in a location that is reasonable, convenient and practical considering the situation of all Partners.

Admitting a New Partner

27. No new Partners may be admitted into the Partnership.

Transfer of Partnership Interest

28. A Partner may assign their distribution interest in the Partnership and its assets. This transfer will only include that Partner's economic rights and interests and will not include any other rights of that Partner nor will it include an automatic admission as a Partner of the Partnership or the right to exercise any management or voting interests. A Partner who assigns any or all of their partnership interest to any third party will relinquish their status as Partner including all management and voting rights. Assignment of Partner status, under this clause, including any management and voting interests, will require the consent of all the remaining Partners.

Voluntary Withdrawal of a Partner

29. Any Partner will have the right to voluntarily withdraw from the Partnership at any time. Written notice of intention to withdraw must be served upon the remaining Partners at least six (6) months prior to the withdrawal date.
30. Except as otherwise provided elsewhere in this Agreement, the voluntary withdrawal of a Partner will have no effect upon the continuance of the Partnership business.
31. In the event that a Partner's interest in the Partnership is to be sold, the remaining Partners have a right of first purchase on that interest. If any of the remaining Partners elect to purchase the interest of the Dissociated Partner, those Partners will serve written notice of such election upon the Dissociated Partner within thirty (30) days after receipt of the Dissociated Partner's notice of intention to withdraw, including the purchase price and method and schedule of payment for the Dissociated Partner's interest. The purchase amount of any buyout of the Dissociated Partner's interest will be determined as outlined in the Valuation of Interest section of this Agreement.
32. A Dissociated Partner will only exercise the right to withdraw in good faith and will act to minimize any present or future harm done to the remaining Partners as a result of the withdrawal.

Involuntary Withdrawal of a Partner

33. Events resulting in the involuntary withdrawal of a Partner from the Partnership will include but not be limited to: death of a Partner; Partner mental incapacity; Partner disability preventing reasonable participation in the Partnership; Partner incompetence; breach of fiduciary duties by a Partner; criminal conviction of a Partner; Expulsion of a Partner; Operation of Law against a Partner; or any act or omission of a Partner that can reasonably be expected to bring the business or societal reputation of the Partnership into disrepute.
34. Except as otherwise provided elsewhere in this Agreement, the involuntary withdrawal of a Partner will have no effect upon the continuance of the Partnership business.
35. In the event that a Partner's interest in the Partnership is to be sold, the remaining Partners have a right of first purchase on that interest. If any of the remaining Partners elect to purchase the interest of the Dissociated Partner, those Partners will serve written notice of such election, including the purchase price and method and schedule of payment upon the Dissociated Partner, their executor, administrator, trustee, committee or analogous fiduciary within a reasonable period after acquiring knowledge of the change in circumstance to the Dissociated Partner. The

purchase amount of any buyout of a Partner's interest will be determined as outlined in the Valuation of Interest section of this Agreement.

36. A trustee in bankruptcy or similar third party who may acquire that Dissociated Partner's interest in the Partnership will only acquire that Partner's economic rights and interests and will not acquire any other rights of that Partner or be admitted as a Partner of the Partnership or have the right to exercise any management or voting interests.

Dissociation of a Partner

37. Where the remaining Partners have purchased the interest of a Dissociated Partner, the purchase amount will be paid in full, but without interest, within 90 days of the date of withdrawal.
38. The Partnership will retain exclusive rights to use of the trade name and firm name and all related brand and model names of the Partnership.
39. Where the voluntary or involuntary withdrawal of a Partner results in only one Partner remaining or where no buyer is found to purchase the interest of the Dissociated Partner then the Partnership will proceed in a reasonable and timely manner to dissolve the Partnership, with all debts being paid first, prior to any distribution of the remaining funds. Valuation and distribution will be determined as described in the Valuation of Interest section of this Agreement.
40. The remaining Partners retain the right to seek damages from a Dissociated Partner where the dissociation resulted from a malicious or criminal act by the Dissociated Partner or where the Dissociated Partner had breached their fiduciary duty to the Partnership or was in breach of this Agreement or had acted in a way that could reasonably be foreseen to bring harm or damage to the Partnership or to the reputation of the Partnership.
41. On any purchase and sale of a Partnership interest, a Dissociated Partner will only have liability for Partnership obligations that were incurred during their time as a Partner. Immediately upon the sale of a withdrawing Partner's interest, the Partnership will prepare, file, serve, and publish all notices required by law to protect the withdrawing Partner from liability for future Partnership obligations.

Dissolution

42. Except as otherwise provided in this Agreement, the Partnership may be dissolved only with the unanimous consent of all Partners.

Distribution of Property on Dissolution of Partnership

43. In the event of the dissolution of the Partnership, each Partner will share equally (the "Dissolution Distribution") in any remaining assets or liabilities of the Partnership.
44. Upon Dissolution of the Partnership and liquidation of Partnership Property, and after payment of all selling costs and expenses, the liquidator will distribute the Partnership assets to the following groups according to the following order of priority:
- a. in satisfaction of liabilities to creditors except Partnership obligations to current Partners;
 - b. in satisfaction of Partnership debt obligations to current Partners; and then
 - c. to the Partners according to the Dissolution Distribution described above.
45. The claims of each priority group will be satisfied in full before satisfying any claims of a lower priority group. Any excess of Partnership assets after liabilities or any insufficiency in Partnership assets in resolving liabilities under this section will be shared by the Partners according to the Dissolution Distribution described above.

Valuation of Interest

46. In the absence of a written agreement setting a value, the value of the Partnership will be based on the fair market value appraisal of all Partnership assets (less liabilities) determined in accordance with generally accepted accounting principles (GAAP). This appraisal will be conducted by an independent accounting firm agreed to by all Partners. An appraiser will be appointed within a reasonable period of the date of withdrawal or dissolution. The results of the appraisal will be binding on all Partners. A withdrawing Partner's interest will be based on that Partner's proportion of the Dissolution Distribution described above, less any outstanding liabilities the withdrawing Partner may have to the Partnership. The intent of this section is to ensure the survival of the Partnership despite the withdrawal of any individual Partner.
47. No allowance will be made for goodwill, trade name, patents or other intangible assets, except where those assets have been reflected on the Partnership books immediately prior to valuation.

Goodwill

48. The goodwill of the Partnership business will be assessed at an amount to be determined by appraisal using generally accepted accounting principles (GAAP).

Title to Partnership Property

49. Title to all Partnership Property will remain in the name of the Partnership. No Partner or group of Partners will have any ownership interest in such Partnership Property in whole or in part.

Voting

50. Any vote required by the Partnership will be assessed where each Partner receives one vote carrying equal weight.

Force Majeure

51. A Partner will be free of liability to the Partnership where the Partner is prevented from executing their obligations under this Agreement in whole or in part due to force majeure, such as earthquake, typhoon, flood, fire, and war or any other unforeseen and uncontrollable event where the Partner has communicated the circumstance of said event to any and all other Partners and taken any and all appropriate action to mitigate said event.

Duty of Loyalty

52. No Partner will engage in any business, venture or transaction, whether directly or indirectly, that might be competitive with the business of the Partnership or that would be in direct conflict of interest to the Partnership without the unanimous written consent of the remaining Partners. Any and all businesses, ventures or transactions with any appearance of conflict of interest must be fully disclosed to all other Partners. Failure to comply with any of the terms of this clause will be deemed an Involuntary Withdrawal of the offending Partner and may be treated accordingly by the remaining Partners.
53. A withdrawing Partner will not carry on a similar business to the business of the Partnership within any established or contemplated market regions of the Partnership for a period of at least one (1) year after the date of withdrawal.

Duty of Accountability for Private Profits

54. Each Partner must account to the Partnership for any benefit derived by that Partner without the consent of the other Partners from any transaction concerning the Partnership or any use by that Partner of the Partnership property, name or business connection. This duty continues to apply to

any transactions undertaken after the Partnership has been dissolved but before the affairs of the Partnership have been completely wound up by the surviving Partner or Partners or their agent or agents.

Duty to Devote Time

55. Each Partner will devote such time and attention to the business of the Partnership as the majority of the Partners will from time to time reasonably determine for the conduct of the Partnership business.

Actions Requiring Unanimous Consent of the Partners

56. The following list of actions will require the unanimous consent of all Partners:
- a. Assigning check signing authority;
 - b. Firing of any employee except in the case of gross misconduct that exposes the Partnership to possible liability;
 - c. Waiving or releasing any Partnership claim except for full consideration; and
 - d. Endangering the ownership or possession of Partnership property.
57. Any losses incurred as a result of a violation of this section will be charged to and collected from the individual Partner that acted without unanimous consent and caused the loss.

Forbidden Acts

58. No Partner may do any act in contravention of this Agreement.
59. No Partner may permit, intentionally or unintentionally, the assignment of express, implied or apparent authority to a third party that is not a Partner in the Partnership.
60. No Partner may do any act that would make it impossible to carry on the ordinary business of the Partnership.
61. No Partner may confess a judgment against the Partnership.

62. No Partner will have the right or authority to bind or obligate the Partnership to any extent with regard to any matter outside the intended purpose of the Partnership.
63. Any violation of the above Forbidden Acts will be deemed an Involuntary Withdrawal of the offending Partner and may be treated accordingly by the remaining Partners.

Indemnification

64. All Partners will be indemnified and held harmless by the Partnership from and against any and all claims of any nature, whatsoever, arising out of a Partner's participation in Partnership affairs. A Partner will not be entitled to indemnification under this section for liability arising out of gross negligence or willful misconduct of the Partner or the breach by the Partner of any provisions of this Agreement.

Liability

65. A Partner will not be liable to the Partnership, or to any other Partner, for any mistake or error in judgment or for any act or omission done in good faith and believed to be within the scope of authority conferred or implied by this Agreement or the Partnership.

Liability Insurance

66. The Partnership may acquire insurance on behalf of any Partner, employee, agent or other person engaged in the business interest of the Partnership against any liability asserted against them or incurred by them while acting in good faith on behalf of the Partnership.

Life Insurance

67. The Partnership will have the right to acquire life insurance on the lives of any or all of the Partners, whenever it is deemed necessary by the Partnership. Each Partner will cooperate fully with the Partnership in obtaining any such policies of life insurance.

Amendments

68. This Agreement may not be amended in whole or in part without the unanimous written consent of all Partners.

Jurisdiction

69. The Partners submit to the jurisdiction of the courts of the State of Alaska for the enforcement of this Agreement or any arbitration award or decision arising from this Agreement.

Definitions

70. For the purpose of this Agreement, the following terms are defined as follows:
- a. "Additional Capital Contributions" means Capital Contributions, other than Initial Capital Contributions, made by Partners to the Partnership.
 - b. "Capital Contribution" means the total amount of cash or Property contributed to the Partnership by any one Partner.
 - c. "Dissociated Partner" means any Partner who is removed from the Partnership through a voluntary or involuntary withdrawal as provided in this Agreement.
 - d. "Expulsion of a Partner" can occur on application by the Partnership or another Partner, where it has been determined that the Partner:
 - i. Has engaged in wrongful conduct that adversely and materially affected the Partnership's business;
 - ii. Has willfully or persistently committed a material breach of this Agreement or of a duty owed to the Partnership or to the other Partners; or
 - iii. Has engaged in conduct relating to the Partnership's business that makes it not reasonably practicable to carry on the business with the Partner.
 - e. "Initial Capital Contribution" means Capital Contributions made by any Partner to acquire an interest in the Partnership.
 - f. "Operation of Law" means rights or duties that are cast upon a party by the law, without any act or agreement on the part of the individual including, but not limited to, an assignment for the benefit of creditors, a divorce, or a bankruptcy.

Miscellaneous

71. Time is of the essence in this Agreement.
72. This Agreement may be executed in counterparts.

73. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in the neuter gender include the masculine gender and the feminine gender and vice versa.
74. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.
75. This Agreement contains the entire agreement between the parties. All negotiations and understandings have been included in this Agreement. Statements or representations which may have been made by any party to this Agreement in the negotiation stages of this Agreement may in some way be inconsistent with this final written Agreement. All such statements are declared to be of no value in this Agreement. Only the written terms of this Agreement will bind the parties.
76. This Agreement and the terms and conditions contained in this Agreement apply to and are binding upon the Partner's successors, assigns, executors, administrators, beneficiaries, and representatives.
77. Any notices or delivery required here will be deemed completed when hand-delivered, delivered by agent, or seven (7) days after being placed in the post, postage prepaid, to the parties at the addresses contained in this Agreement or as the parties may later designate in writing.
78. All of the rights, remedies and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies and benefits allowed by law.

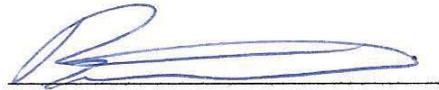
IN WITNESS WHEREOF the parties have duly affixed their signatures under hand and seal on this 28th day of July, 2016.

SIGNED, SEALED, AND DELIVERED

in the presence of:

Witness: _____ (Sign)

Witness Name: _____



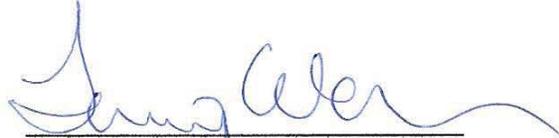
Birchie Walter Partner

SIGNED, SEALED, AND DELIVERED

in the presence of:

Witness: _____ (Sign)

Witness Name: _____



Tammy Walter Partner

SIGNED, SEALED, AND DELIVERED

in the presence of:

Witness: _____ (Sign)

Witness Name: _____



Steve Baskin Partner

State of Alaska

3rd Judicial District

The within document, Partnership Agreement
(document description)

Was subscribed and sworn (or affirmed) to before me on this 28th day of July, 2016
(date) (month) (year)

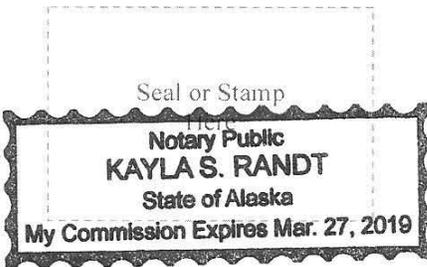
by Steven Baskin
(name of individual)

Dated: 7/28/16

Kayla S. Randt
(Signature of Notary)

Notary Public for the State of Alaska

My Appointment Expires: 03/27/19



State of Alaska

3rd Judicial District

The within document, Partnership Agreement
(document description)

Was subscribed and sworn (or affirmed) to before me on this 28th day of July, 2010
(date) (month) (year)

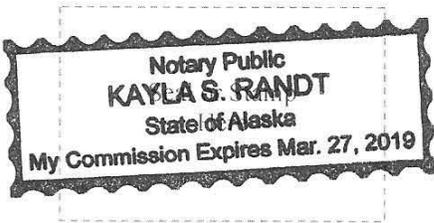
by Birchie Walter
(name of individual)

Dated: 7/28/10

Kayla S. Randt
(Signature of Notary)

Notary Public for the State of Alaska

My Appointment Expires: 03/27/19



State of Alaska

3rd Judicial District

The within document, Partnership Agreement
(document description)

Was subscribed and sworn (or affirmed) to before me on this 28th day of July, 2016
(date) (month) (year)

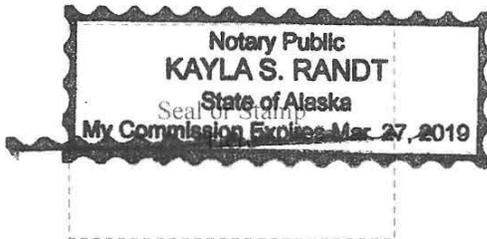
by Tammy Walter
(name of individual)

Dated: 7/28/16

Kayla S. Randt
(Signature of Notary)

Notary Public for the State of Alaska

My Appointment Expires: 03/27/19





Alaska Marijuana Control Board

Alcohol & Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Cover Sheet for Marijuana Establishment Applications

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:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREENDREAMS CULTIVATION				
Physical Address:	680 winch rd				
City:	fairbanks	State:	AK	Zip Code:	99712
Designated Licensee:					
Email Address:	birchiesgreendream@gmail.com				

Section 2 – Attached Items

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

Attached Items:	MJ-00 Application Certifications Birchie Walter MJ-00 Application Certifications Tammy Walter MJ-00 Application Certifications Steven Baskin
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OFFICE USE ONLY



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:	Steve Baskin, <i>BSW</i> Birchie J Walter, Tammy L Walter <i>TW</i>	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GreenDreams Cultivation				
Premises Address:	680 Winch Rd.				
City:	Fairbanks	State:	AK	ZIP:	99712

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Birchie J Walter
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?

[Empty text box for license numbers and types]



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.

BW

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

BW

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

BW

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.

BW

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.

BW

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.

BW

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).

BW

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

BW

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.

BW

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.

BW

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

BW

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.

BW



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.

 BL

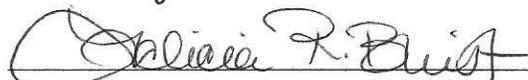
All marijuana establishment license applicants:

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.

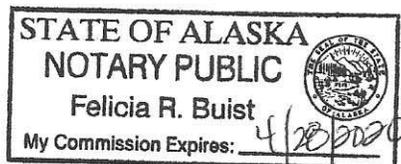


Signature of licensee

Subscribed and sworn to before me this 13th day of July, 2016.



Notary Public in and for the State of Alaska.



My commission expires: 4/28/2020



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:	Steve Baskin, Birchie J Walter, Tammy L Walter	License Number:	10308
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	GreenDreams Cultivation		
Premises Address:	680 Winch Rd.		
City:	Fairbanks	State:	AK
		ZIP:	99712

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Tammy L Walter
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?

[Empty text box for license details]



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.

TW

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

TW

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

TW

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.

TW

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.

TW

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.

TW

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).

TW

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

TW

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.

TW

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.

TW

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

TW

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.

TW



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.

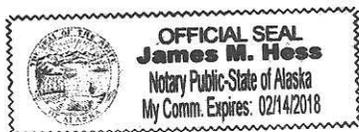
All marijuana establishment license applicants:

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.

[Handwritten Signature]
Signature of licensee

Subscribed and sworn to before me this 14 day of July, 2016.

[Handwritten Signature: James M. Hess]
Notary Public in and for the State of Alaska.



My commission expires: 2/14/2018



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:	Steve Baskin, Birchie J Walter, Tammy L Walter <i>BSW JW AB</i>	License Number:	10308
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	GreenDreams Cultivation		
Premises Address:	680 Winch Rd.		
City:	Fairbanks	State:	AK
		ZIP:	99712

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Steve Baskin
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.

AB

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

AB

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

AB

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.

AB

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.

AB

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.

AB

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).

AB

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

AB

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.

AB

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.

AB

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

AB

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.

AB



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:

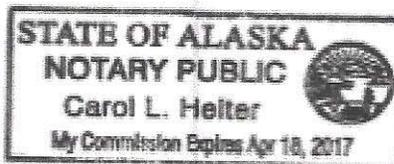
I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

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.

Signature of licensee

Subscribed and sworn to before me this 14th day of July, 2016.



Notary Public in and for the State of Alaska.

My commission expires: APRIL 18, 2017



Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

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:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREENDREAMS CULTIVATION				
Physical Address:	680 winch rd				
City:	fairbanks	State:	AK	Zip Code:	99712
Designated Licensee:					
Email Address:	birchiesgreendream@gmail.com				

Section 2 – Attached Items

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

Attached Items:	MJ-01 Marijuana Establishment Operating Plan Sample Identification badge
------------------------	---

OFFICE USE ONLY



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:	Steve Baskin, Birchie J Walter, Tammy L Walter <i>BSW JW TLW</i>	License Number:	10308
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	GreenDreams Cultivation		
Premises Address:	680 Winch Rd.		
City:	Fairbanks	State:	ALASKA
		ZIP:	99712
Mailing Address:	680 Winch Rd.		
City:	Fairbanks	State:	ALASKA
		ZIP:	99712
Primary Contact:	Birchie J Walter		
Main Phone:	907-251-1420	Cell Phone:	907-251-1420
Email:	birchiesgreendream@gmail.com		



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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 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:

We will prevent unescorted members from entering restricted areas by using commercial locks and by having a security camera in place we will be able to monitor those areas and prevent anyone from trying to enter. We will also post signs stating this is a restricted area and only authorized personnel may enter.

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

All visitor's will be required to sign in at the office with name date and time of entry. Identification will be checked to make sure they are at least 21 years of age. All visitor's will be provided a badge while at our facility that will clearly identify who they are. Visitor's will be escorted by authorized personnel at all times. Upon leaving our facility they will sign out with date and time and return their badge. All visitor's will also be tracked in our database system.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

All visitor's will be required to sign in and out at the front office and obtain a badge after they have proven they that are at least 21 years of age by providing proper identification. Visitor's personal contact information, date, time in and time out of our facility will also be logged into our database.

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

A large, empty rectangular box with a thin black border, intended for the licensee to provide a sample identification badge.

Birchie Walter



**Owner, GreenDreams
Cultivation**

Birchie Walter



**Owner, GreenDreams
Cultivation**



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 be placing exterior lights next to outside surveillance cameras so that they are well lit and anything or anyone will be easily identifiable.

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

We are purchasing a commercial alarm system through Frontline Security.

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:

We will have sensors on all of the doors and windows of our facility. The alarm system will include an IQ panel with image sensor and crash and smash technology.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

We will be using METRC to inventory all product and there will be inventory controls set in place to make sure that any employees are not stealing and selling to illegal entities.

Describe your policies and procedures for preventing loitering:

No trespassing and no loitering signs will be posted. If or when we have visitors we will implement an allotted time for each visitor to be on our premises. They will be required to sign in and out with date and time.

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:

We will have motion scensored lighting on the exterior of our facility and we will have access to the alarm panel next to the office so that a panic button can be easily reached.



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:

Authorized personnel will gather in a safe area and remain there until law enforcement arrives and secures the breach. If a breach of security happens while we are away from the facility we will wait to return until law enforcement secures the breach and gives us approval.

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:

Videos surveillance cameras will cover every area of our facility. We will have a camera directly facing all points of entry on both the interior and exterior of our facility which will provide us with a clear view of any individual approaching.

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:

There will be a small security room which will remain locked. Inside we will keep a cabinet which will also be locked, that will contain all of our recording equipment and sensitive records. Only authorized personnel will have access to this area.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Records related to advertising and marketing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A current diagram of the licensed premises including each restricted access area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A log recording the name, and date and time of entry of each visitor permitted into a restricted access area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All records normally retained for tax purposes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation records for marijuana and marijuana product as required under 3 AAC 306.750(f)	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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:

All of our records will be stored in a locked cabinet inside of our locked security room. We will be placing all of our database records onto back up drives. One will be kept secured in the cabinet and the other will be stored off site at a storage facility in which only authorized personnel will have access to. All hard copies and dated materials past 6 months will also be stored off site.



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:

We are using the METRC system which is the program that has been approved and implemented by the Marijuana Control Board.



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:

All employee's will be required to provide proof of and obtain a marijuana handler's permit before being considered for hire. All employee's will be required to provide us with a valid copy of their permit to keep on file on the premises. All permits will be checked for expiration.



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:

We spoke with Tonya Bear, P.E. Engineer I Department of Environmental Conservation Division of Water, Wastewater Discharge in Fairbanks and she has provided us with a letter approving our wastewater disposal method in which we have attached for your review. Wastewater will be collected in drip trays under the pots and disposed of in a garden area or a land surface that is away from any other source of water. Solid wastes will be ground up with yard debris and food scraps for compost and used for garden soil. [Marijuana waste will be kept in sealed tubs for 3 days to deem unusable in which we will label as such.]

BSW TW AS

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

Yard debris and food scraps for compost.



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:

Marijuana waste will be kept and used at our facility for composting puposed only. All solid marijuana waste will be ground up with yard debris and food scraps and be used for compost which will then be used in our garden. All marijuana wastewater will be returned to a land surface or garden area away from any other water source per the approval letter from the Department of Environmental Conservation Division of water as stated above.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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 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

Yes: checked box, No: empty box

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

Yes: checked box, No: empty box

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

Yes: checked box, No: empty box

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

Yes: checked box, No: empty box

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

Yes: checked box, No: empty box

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

Yes: checked box, No: empty box

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

Yes: checked box, No: empty box



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:

We will package in packages not exceeding one ounce for resale to consumers without additionally handling by the retail marijuana store except to add the retail store's own identifying name or logo and license number. It will be in a wholesale package not exceeding 5 pounds for repackaging by the retail store. All packages will be identified by a tracking label generated by METRC. Marijuana will be placed in a tamper evident shipment container with a label affixed. An METRC transport manifest will be kept with the marijuana at all times during transport. when selling without repackaging each marijuana package will be labeled with the following: 1. Marijuana has intoxicating effects and may be habit forming and addictive. 2. Marijuana impairs concentration, coordination and judgement. Do not operate a vehicle or machinery while under the influence. 3. There are health risks associated with the consumption of marijuana. 4. For use only by adults 21 yrs and older, keep out of the reach of children. 5. Marijuana should not be used by women who are pregnant or breast feeding.

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

We will be using Valkryie Security to transport our marijuana. Our containers will be labeled and tamper evident with METRC tracking manifest. [Valkryie security and asset Protection Inc. use armored staff and vehicles. Their transport staff will secure product in locked containers with tamper resistant locks prior to leaving the licensed facility. All locked container will be with armed transport staff at all times and only removed from vehicle upon arrival to receiving licensed facility. The tamper resistant locks will only be removed in the presence of an authorized person at the receiving licensed facility.] BSW AS TW



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 will have a sign posted on the front door of our facility with our business name and hours of operation. The dimensions will be 11x13.

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	<input type="checkbox"/>	<input type="checkbox"/>
Promotes excessive consumption	<input type="checkbox"/>	<input type="checkbox"/>
Represents that the use of marijuana has curative or therapeutic effects	<input type="checkbox"/>	<input type="checkbox"/>
Depicts a person under the age of 21 consuming marijuana	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>



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:

All persons entering our facility must provide valid identification to verify that they are at least 21 years of age. All visitors will be required to wear a badge that will identify them and their age. Visitors will be escorted by authorized personnel. Our facility will be locked with commercial and we will have a full security system which includes video surveillance. All points of entry will also have sensors that will trigger the alarm when opened. Our facility will have signage posted restricting access to anyone under the age of 21 from entering.

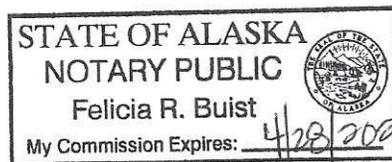
I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee

Birchie J. Walter

Printed name

Subscribed and sworn to before me this 13 day of July, 2016.



Felicia R. Buist
Notary Public in and for the State of Alaska.

My commission expires: 4/28/2020

Hello Birchie,

Thank you for this information. For the agricultural wastewater (collected in trip trays under the pots) the Wastewater program has no objection to disposal of this wastewater to a garden area or other land surface. Please be sure that the wastewater does not have an extreme high or low pH prior to disposal (should be in a range between 6 – 9). Also please be sure that the wastewater is not disposed within 150 feet of the drinking water well or within 100 feet of the spring. Wastewater should be disposed of in a manner that prevents runoff towards surface water (i.e. spring).

We understand that you intend to convert a “dry” cabin for your agricultural operation. On the matter of the domestic wastewater from the hand wash sink in the grow area. If this building is connected via a water line from the existing drinking water well such that there is a faucet that provides running water at the sink, there must be an authorized onsite wastewater system to receive that domestic wastewater.

If you have any further questions, please let me know.

Thanks,

Tonya Bear, P.E.
Engineer I

Department of Environmental Conservation
Division of Water, Wastewater Discharge
Engineering Support & Plan Review Section
610 University Avenue, Fairbanks, AK 99709
Email: tonya.bear@alaska.gov
Office: [907-451-2177](tel:907-451-2177)



Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

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:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREENDREAMS CULTIVATION				
Physical Address:	680 winch rd				
City:	fairbanks	State:	AK	Zip Code:	99712
Designated Licensee:					
Email Address:	birchiesgreendream@gmail.com				

Section 2 – Attached Items

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

Attached Items:	MJ-02 Premises Diagram
<i>OFFICE USE ONLY</i>	



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.

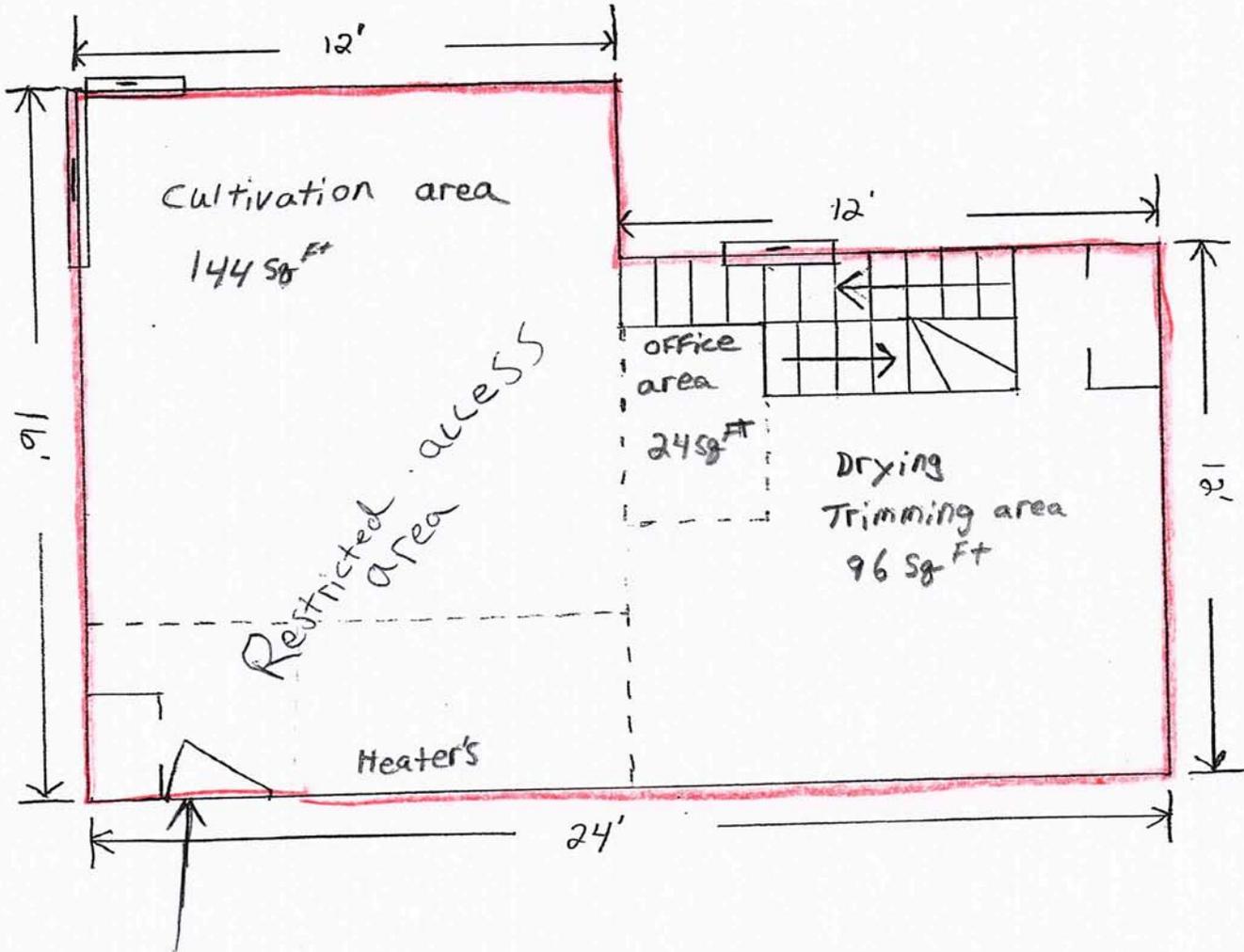
Section 1 – Establishment Information

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

Licensee:	Birchie Walter	License Number:	10308		
License Type:	Limited marijuana cultivation facility				
Doing Business As:	GreenDreams Cultivation				
Premises Address:	680 winch rd				
City:	Fairbanks	State:	ALASKA	ZIP:	99712

Green Dreams Cultivation 680 winch Rd

Limited marijuana Cultivation Facility



Locked entry door
Steel door with commercial
locks.

B.S.W.
T.W.
J.B.

First Floor Plan

scale $\frac{1}{4}'' = 1'$

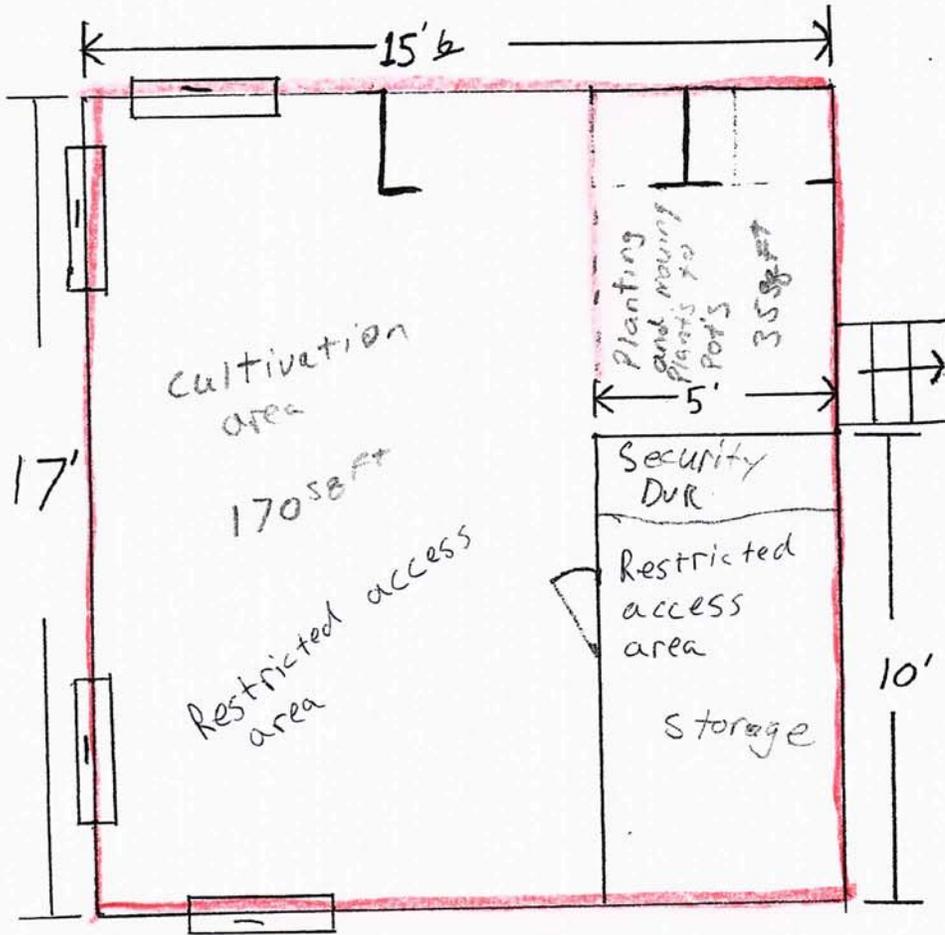
5/4/16

Drawn By
B.S.W.

■ Whole Facility is Restricted
access area

Green Dreams Cultivation 680 Winch Rd.

Limited Marijuana Cultivation Facility

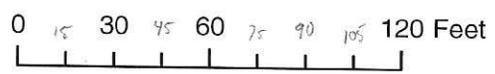
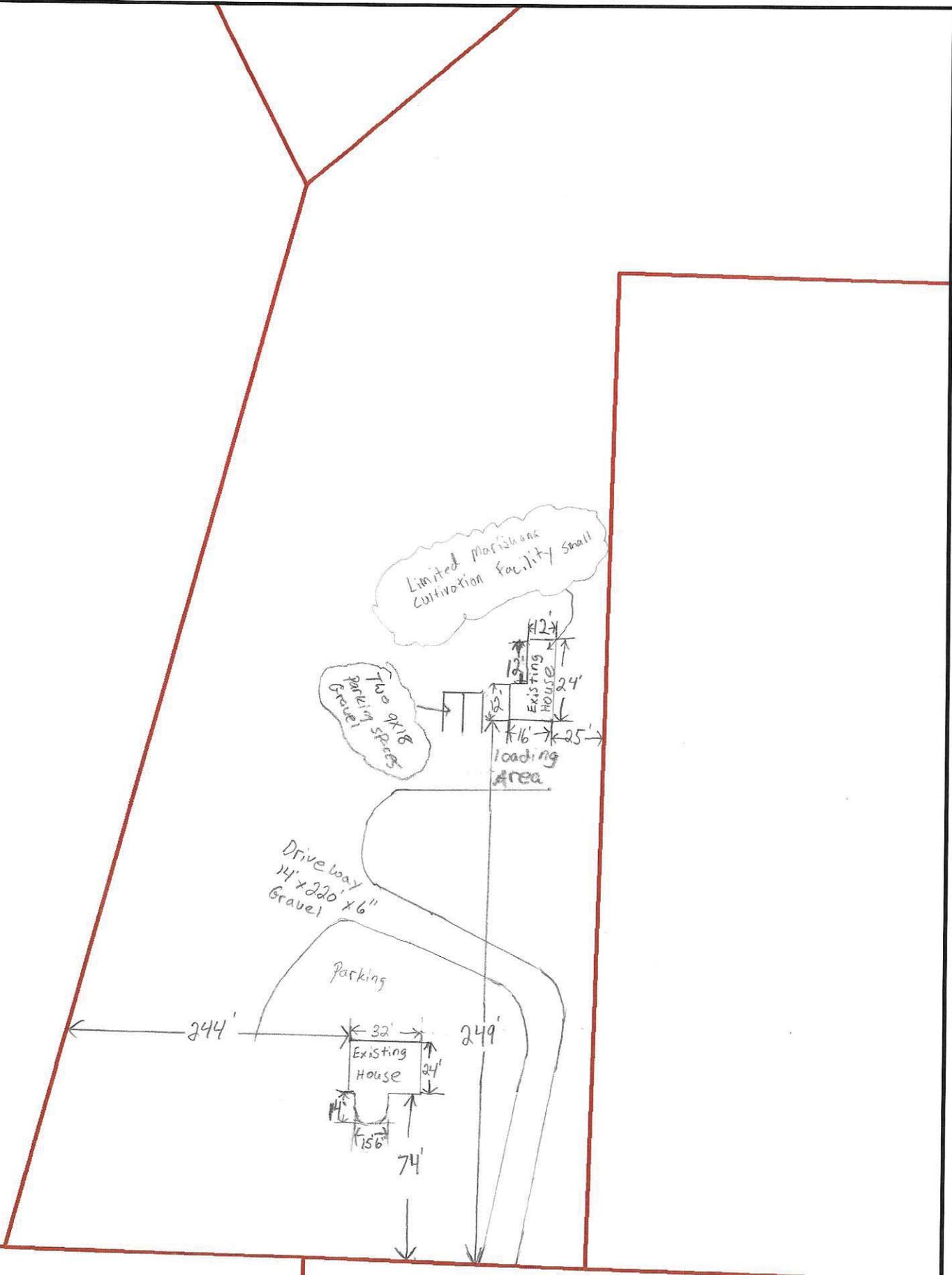


BSW
JW
18

Second Floor Plan
Scale $\frac{1}{4}'' = 1'$

5/04/16

Drawn By
B.J.W.





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

P.O. Box 71267
Fairbanks, Alaska 99707-1267

Phone: (907) 459-1260

Fax: (907) 459-1255

planning@co.fairbanks.ak.us

Zoning Permit Number: 17522

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: 5/19/2016

Applicant: WALTER BIRCHIE J.

Mailing Address: 680 WINCH ROAD, FAIRBANKS AK 99712

Property Description: 0497380 LOT 1B BASKIN

Telephone: 907-699-6522

Cell Phone:

Email: birchiesgreendream@gmail.com

Site Address: 670 WINCH RD
680 WINCH RD

Existing Use: Residential

Structure: Multiple single family structures : Two dwelling units

Proposed Use: Commercial

Structure: Marijuana cultivation facility, indoor small : 500 sq. ft.

Dwelling Units: 2

New:

Existing: 2

Building Height (stories): 2

Total Area of Structure: 0 SF

New: 0 SF

Existing: 0 SF

Lot Size: 4.50 AC

Est. Construction Cost: \$0

Note: This zoning permit is to convert the use of one of the two dwelling units on Lot 1B, Baskin Subdivision to Marijuana cultivation facility, indoor small.

Lighting, glare and general illumination shall not be directed towards residentially zoned properties other than that property from which the lighting, glare and general illumination originates.

- 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

05-23-16

Date

Zoning Specifications

Flood Zone: X (100%)

Existing Zone: GU-1 (99%)
 Minimum Lot Size: 40000
 Front Yard Req: 0
 Side Yard Req: 0
 Rear Yard Req: 0

Road Service Area: No
 Parking Spaces Req: 2
 Building Type: Principal

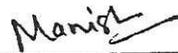
Conditions

Floodplain Permit Required: No
 Conditions: Marijuana cultivation facility, indoor small

FNSB Driveway Permit Required: No

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

Permit Approval: Approved



Zoning Official: Singh, M

5/19/2016

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

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

Cover Sheet for Marijuana Establishment Applications

What is this form?

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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:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREENDREAMS CULTIVATION				
Physical Address:	680 winch rd				
City:	fairbanks	State:	AK	Zip Code:	99712
Designated Licensee:					
Email Address:	birchiesgreendream@gmail.com				

Section 2 – Attached Items

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

Attached Items:	MJ-04 Marijuana Cultivation Facility (Supplemental)
------------------------	---

OFFICE USE ONLY



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.

BJW TW AB

Licensee:	Steve Baskin, Birchie J Walter, Tammy L Walter	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GreenDreams Cultivation				
Premises Address:	680 Winch Rd.				
City:	Fairbanks	State:	ALASKA	ZIP:	99712



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 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:

Cultivation grow area 1 vegetative will be 12x12= 144 sqft, cultivation grow area 2 flowering will be 17x10= 170 sqft, trimming and drying area will be 8X12= 96 sqft, work area for filling buckets will be 5X7= 35 sqft, office area will be 6X4= 24 sqft. Total of 469 sqft.



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

Alcohol and Marijuana Control Office
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marijuana.licensing@alaska.gov
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Phone: 907.269.0350

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

GreenDreams Cultivation will be using Promix soil.

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

GreenDreams Cultivation will be using FoxFarm products including grow big, tiger bloom and big bloom. General hydroponics PH up and down.

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

GreenDreams Cultivation will haul water to the cultivation facility and will mix water and plant foods in a 7 gallon jug and hand water from 1 gallon jugs. Wastewater will be disposed of according to the division of water.



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

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<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Describe the marijuana cultivation facility's waste disposal arrangements:

Green Dreams Cultivation will haul all waste to the nearest landfill/transfer site for proper disposal.

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:

GreenDreams Cultivation will be using carbon filters in all grow areas of our facility. All air will be filtered in the building and will not allow for marijuana odor to leave the facility.



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

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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:

GreenDreams Cultivation will collect a random sample and quarantine for testing from harvested marijuana. We will designate an individual responsible for collecting each sample and we will prepare a signed statement showing that each sample has been randomly selected for testing, provide signed statement to the testing facility and maintain a copy for our records. The sample will be transported to the testing facility in a tamper evident sealed container.



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

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<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

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

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 Phone: 907.269.0350

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:

Our facility will all be indoors and is located off of the main road. No one passing by the property will be able to see anything.

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.

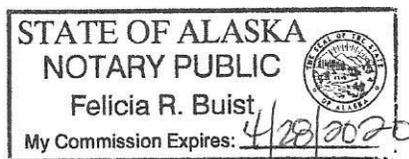
I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee

Birchie Walter

Printed name

Subscribed and sworn to before me this 13 day of July, 2016.



Notary Public in and for the State of Alaska.

My commission expires: 4/28/2020



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 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:	Steve Baskin, Birchie J Walter, Tammy I, Walter	License Number:	10308
License Type:	Limited Marijuana cultivation facility		
Doing Business As:	GreenDreams Cultivation		
Premises Address:	680 winch rd		
City:	fairbanks	State:	ALASKA
		ZIP:	99712

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:

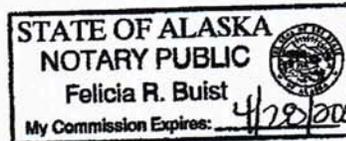
Start Date: 05/14/16 05-09-2016 End Date: 05/14/16 05-19-2016

Other conspicuous location: US Post Office, Roh/off St. Fairbanks AK

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

Subscribed and sworn to before me this 13 day of July, 2016.



[Signature]
 Notary Public in and for the State of Alaska.
 My commission expires: 4/28/2020



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 (produced by the board's application website) to the local government and any community council in the area of the proposed licensed premises.

This form must be 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:	Steve Baskin, Birchie J Walter, Tammy L Walter <i>BSW TW AB</i>	License Number:	10308
License Type:	Limited marijuana cultivation facility		
Doing Business As:	GreenDreams Cultivation		
Premises Address:	680 winch rd		
City:	fairbanks	State:	ALASKA ZIP: 99712

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 and community council (if applicable): *BSW TW AB*

Local Government: Fairbanks north star Borough

Date Submitted: 05-05-16 05-18-2016

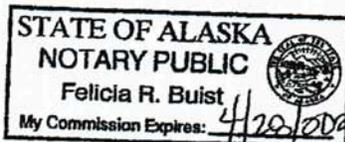
Community Council: _____
 (Municipality of Anchorage and Matanuska-Susitna Borough only)

Date Submitted: _____

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

Subscribed and sworn to before me this 13 day of July, 2016.



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

My Commission Expires: 4/28/2020 My commission expires: 4/28/2020



Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

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:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREENDREAMS CULTIVATION				
Physical Address:	680 winch rd				
City:	fairbanks	State:	AK	Zip Code:	99712
Designated Licensee:					
Email Address:	birchiesgreendream@gmail.com				

Section 2 – Attached Items

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

Attached Items:	MJ-09 Statement of Financial Interest for Birchie Walter MJ-09 Statement of Financial Interest for Tammy Walter MJ-09 Statement of Financial Interest for Steven Baskin
<i>OFFICE USE ONLY</i>	



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.

BSW TW AB

Licensee:	Steve Baskin, Birchie J Walter, Tammy L Walter	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GreenDreams Cultivation				
Premises Address:	680 Winch Rd.				
City:	Fairbanks	State:	AK	ZIP:	99712

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Birchie J Walter
Title:	Owner
SSN:	[REDACTED]



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.

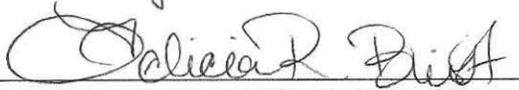
I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

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.



Signature of licensee/affiliate

Subscribed and sworn to before me this 13th day of July, 2016.



Notary Public in and for the State of Alaska.

STATE OF ALASKA
NOTARY PUBLIC
Felicia R. Buist
My Commission Expires: 4/28/2020

My commission expires: 4/28/16



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.

BSW TW MB

Licensee:	Steve Baskin, Birchie J Walter, Tammy L Walter	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GreenDreams Cultivation				
Premises Address:	680 Winch Rd.				
City:	Fairbanks	State:	AK	ZIP:	99712

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Tammy L Walter
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.

Signature of licensee/affiliate

Subscribed and sworn to before me this 21 day of July, 2016.

Notary Public in and for the State of Alaska.



My commission expires: 2-14-2018



Alaska Marijuana Control Board

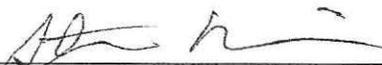
Form MJ-09: Statement of Financial Interest

Section 3 – Certifications

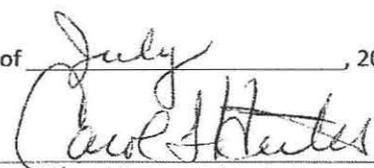
I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

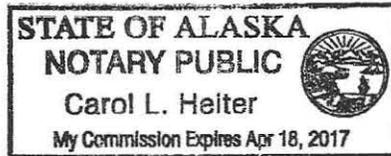
I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

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.


Signature of licensee/affiliate

Subscribed and sworn to before me this 14th day of July, 2016.


Notary Public in and for the State of Alaska.



My commission expires: APRIL 18, 2017.

Alcohol & Marijuana Control Office

License Number: 10308**License Status:** New**License Type:** Limited Marijuana Cultivation Facility**Doing Business As:** GREENDREAMS CULTIVATION**Business License Number:** 1036596**Designated Owner:** Birchie Walter**Email Address:** birchiesgreendream@gmail.com**Latitude, Longitude:** 64.552440, -147.344620**Physical Address:** 680 winch rd
fairbanks, AK 99712
UNITED STATES**Owner #1****Owner Type:** Individual**Name:** BIRCHIE J WALTER**SSN:** [REDACTED]**Date of Birth:** 10/25/1981**Phone Number:** 9076996522**Email Address:** birchiesgreendreams@gmail.com**Mailing Address:** 3930 e birch view dr
wasilla, AK 99654
UNITED STATES**Owner #2****Owner Type:** Individual**Name:** TAMMY L WALTER**SSN:** [REDACTED]**Date of Birth:** 08/02/1980**Phone Number:** 9077154106**Email Address:** tammywalter907@gmail.com**Mailing Address:** 3930 e birch view dr
wasilla, AK 99654
UNITED STATES**Owner #3****Owner Type:** Individual**Name:** STEVE BASKIN**SSN:** [REDACTED]**Date of Birth:** 09/18/1953**Phone Number:** 9079786184**Email Address:** stevenbaskin@yahoo.com**Mailing Address:** 670 winch rd
fairbanks, AK 99712
UNITED STATES**Note:** No affiliates entered for this license.

LIMITED MARIJUANA CULTIVATION FACILITY LEASE AGREEMENT

THIS LEASE (the "Lease") dated this 28th day of July, 2016

BETWEEN:

Steve Baskin

(the "Landlord")

BSW TW AB

- AND -

Steve Baskin, Birchie J Walter and Tammy L Walter

(collectively and individually the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the house, municipally described as 680 Winch Road, Fairbanks, Alaska 99712 (the "Property"), for use as a Limited Marijuana Cultivation Facility premises only.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
4. A reasonable number of animals are allowed to be kept in or about the Property. The Landlord may revoke this privilege upon thirty (30) days' notice.
5. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

Term

6. The term of the Lease is a periodic tenancy commencing at 12:00 noon on July 28, 2016 and continuing on a month-to-month basis until the Landlord or the Tenant terminates the tenancy.
7. Notwithstanding that the term of this Lease commences on July 28, 2016, the Tenant is entitled to possession of the Property at 12:00 noon on July 28, 2016.
8. Any notice to terminate this tenancy must comply with the applicable legislation of the State of Alaska

(the "Act").

Rent

9. Subject to the provisions of this Lease, the rent for the Property is \$600.00 per month (the "Rent").
10. The Tenant will pay the Rent on or before the fifth of each and every month of the term of this Lease to the Landlord at 670 Winch Road, Fairbanks, Alaska 99712 or at such other place as the Landlord may later designate.

Inspections

11. The Tenant acknowledges that the Tenant inspected the Property, including the grounds and all buildings and improvements, and that they are, at the time of the execution of this Lease, in good order, good repair, safe, clean, and tenantable condition.
12. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

Tenant Improvements

13. The Tenant will obtain written permission from the Landlord before doing any of the following:
 - a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
 - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
 - c. removing or adding walls, or performing any structural alterations;
 - d. installing a waterbed(s);
 - e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
 - f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
 - g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

Insurance

14. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

Attorney Fees

15. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

16. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Alaska.

Severability

17. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
18. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

19. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

20. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Damage to Property

21. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Care and Use of Property

22. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
23. The Tenant will not engage in any illegal trade or activity on or about the Property.
24. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
25. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.
26. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.
27. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

Rules and Regulations

28. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Lead Warning

29. Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint hazards in the dwelling. **Lessees must also receive a federally approved pamphlet on lead poisoning prevention.**

Address for Notice

30. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

a. Name: Birchie Walter and Tammy Walter.

b. Phone: ~~907-202-1193~~ 907-251-1421 TW JB

31. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

a. Name: Steve Baskin.

b. Address: 670 Winch Road, Fairbanks, Alaska 99712.

The contact information for the Landlord is:

c. Phone: 907-978-3568 BSU TW JB

General Provisions

32. All monetary amounts stated or referred to in this Lease are based in the United States dollar.

33. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

34. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

35. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.

36. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

37. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.

38. The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or checks returned by

the Tenant's financial institution.

- 39. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- 40. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
- 41. This Lease constitutes the entire agreement between the Parties.
- 42. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.
- 43. Time is of the essence in this Lease.

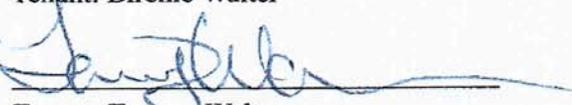
IN WITNESS WHEREOF Birchie Walter and Tammy Walter and Steve Baskin have duly affixed their signatures on this 28th day of July, 2016.



Tenant: Birchie Walter



Landlord: Steve Baskin



Tenant: Tammy Walter

BSW
TW AB

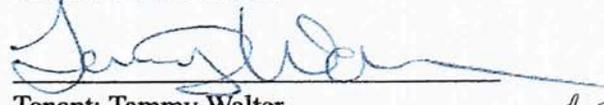


Tenant: Steve Baskin

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the 28th day of July, 2016.

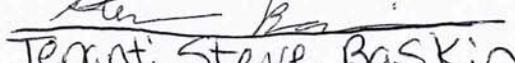


Tenant: Birchie Walter



Tenant: Tammy Walter

BSW



Tenant: Steve Baskin

TW
AB



Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

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Section 1 – Establishment Information

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

Licensee:	STEVE BASKIN; BIRCHIE J WALTER; TAMMY L WALTER	License Number:	10308		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREENDREAMS CULTIVATION				
Physical Address:	680 winch rd				
City:	fairbanks	State:	AK	Zip Code:	99712
Designated Licensee:					
Email Address:	birchiesgreendream@gmail.com				

Section 2 – Attached Items

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

Attached Items:	Affidavit of publication
------------------------	--------------------------

OFFICE USE NLY

AFFP

BIRCHIE J WALTER, TAMMY L. WAL

Affidavit of Publication

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

Before me, the undersigned, a notary public, this day personally appeared Tameka Ambersley, 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):

June 04, 2016, June 11, 2016, June 18, 2016

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

35529

BIRCHIE J.
WALTER, TAMMY L.
WALTER, STEVE BASKIN
are applying under
3AAC 306.400(a)(2)
for a new
Limited Marijuana
Cultivation Facility license,
license #10308,
doing business as
GREENDREAMS CULTIVATION,
located at
680 Winch Rd. Fairbanks, AK, 99712,
UNITED STATES.

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

Publish: June 4, 11, and 18, 2016

Advertising Clerk

Subscribed to and sworn to me this 18th day of June 2016.

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

My commission expires: December 07, 2017

00008611 00035529

TAMMY WALTER
680 WINCH RD
FAIRBANKS, AK 99712

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

Drop-Off Summary

Click on a filename or icon to download that file.

Filename	Type	Size	Description
 10308 Entity Documents.pdf	application/pdf	3.7 MB	Entity Documents
 10308 MJ-00 Application Certifications.pdf	application/pdf	4.0 MB	Application Certifications
 10308 MJ-01 Operating Plan.pdf	application/pdf	7.0 MB	Operating Plan
 10308 MJ-02 Premises Diagram.pdf	application/pdf	2.0 MB	Premises Diagram
 10308 MJ-04 Cultivation Supplemental Operating Plan.pdf	application/pdf	2.6 MB	Operating Plan Supplemental
 10308 MJ-07 Public Notice Posting Affidavit.pdf	application/pdf	601.2 KB	Public Notice Posting Affidavit
 10308 MJ-08 Local Government Notice Affidavit.pdf	application/pdf	596.7 KB	Local Government Notice Affidavit
 10308 MJ-09 Statement of Financial Interest_Redacted..pdf	application/pdf	1.7 MB	Statement of Financial Interest
 10308 Online Application_Redacted.pdf	application/pdf	130.7 KB	Online Application
 10308 POPPP.pdf	application/pdf	2.6 MB	POPPP
 10308 Publisher's Affidavit.pdf	application/pdf	589.5 KB	Publisher's Affidavit

11 files

From:

Jane Preston Sawyer (jane.sawyer@alaska.gov) State of Alaska-AMCO from 10.3.202.44 on 27 Oct 2016 02:49:28 PM

To:

(kmajor@fnsb.us)

(mayor@fnsb.us)

(llivingston@fnsb.us)

Comments:

New Limited Marijuana Cultivation Facility:
GreenDreams Cultivation license #10308

Claim ID: 7mrFhyuKgEgM5rK Claim Passcode: YtYknqv5xYi4StW2

None of the files has been picked-up yet.

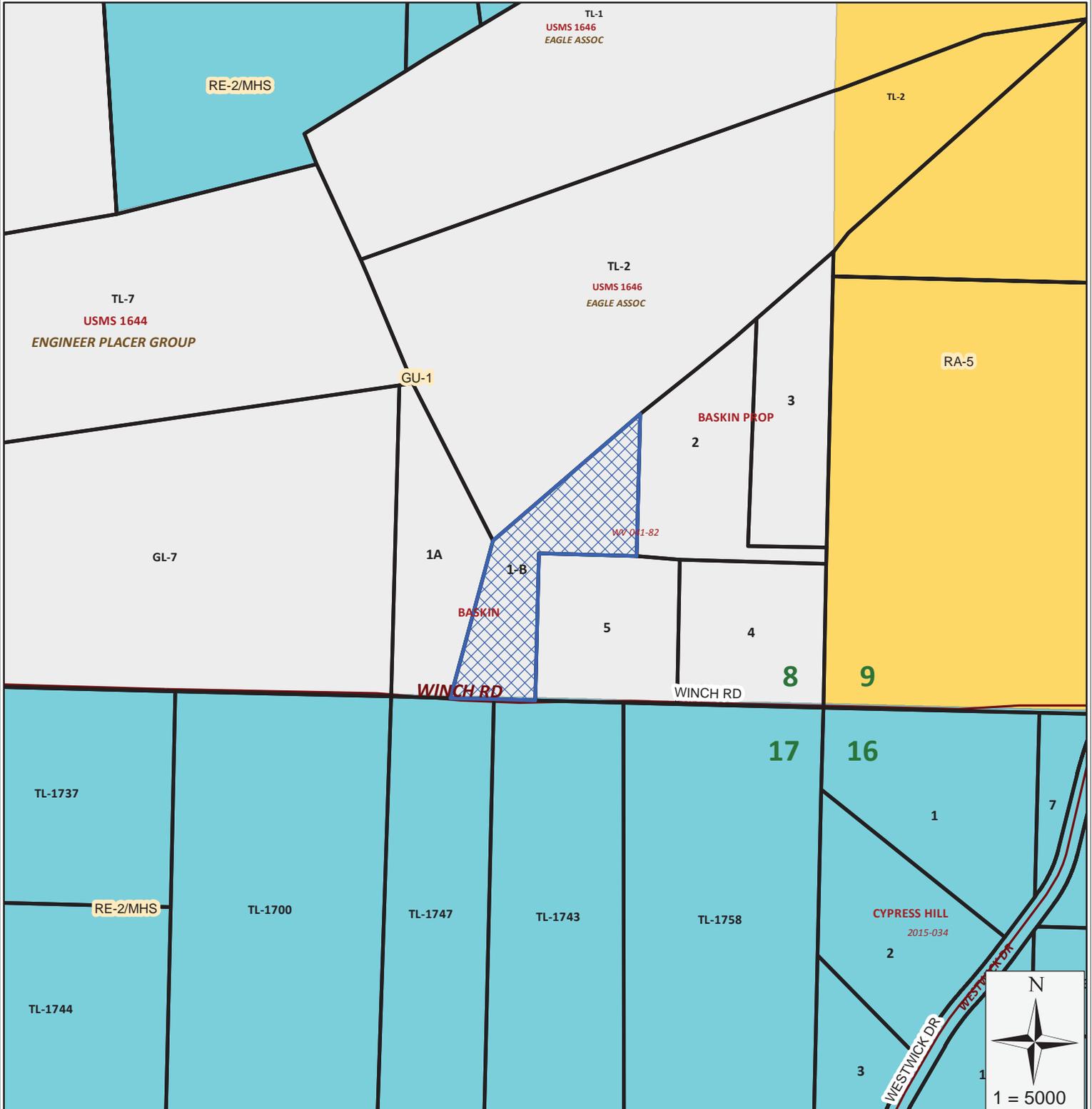


Fairbanks North Star Borough

All Data Report

PAN# 0497380

Printed on: 10/28/2016



Proximity and Zoning Map

Property Information for PAN#: 0497380

PROPERTY DESCRIPTION: BASKIN, LOT: 01B
 OWNER: Baskin Steven C
 SITUS ADDRESS: 670 Winch Rd, 680 Winch Rd
 ZONING: GU-1 (99%), RE-2/MHS (1%)
 COMMUNITY PLANNING PERMITS:
 Zoning: 17522

GREENDREAMS CULTIVATION
Marijuana License - New - #10308
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.

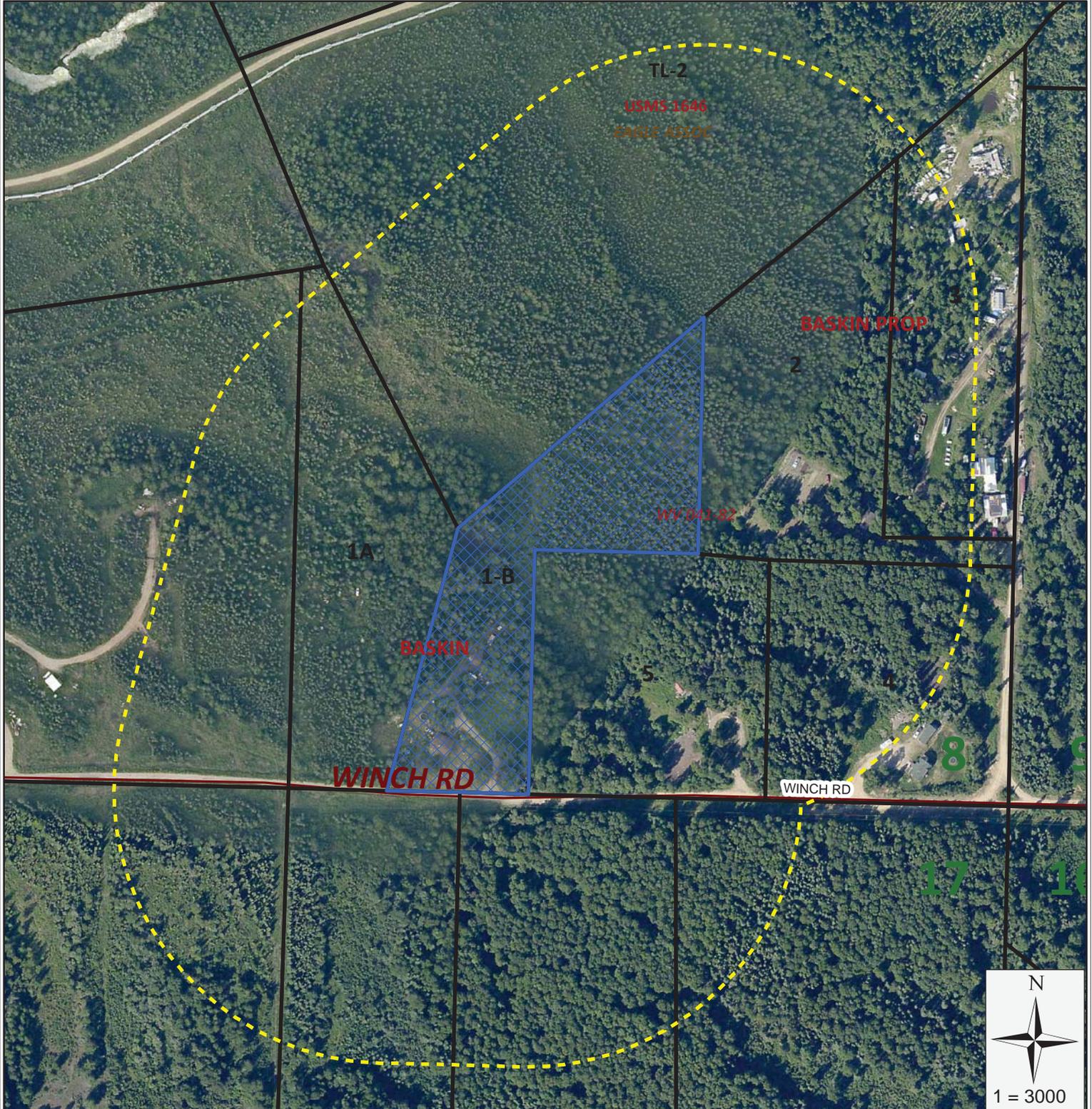


Fairbanks North Star Borough

All Data Report

PAN# 0497380

Printed on: 10/28/2016

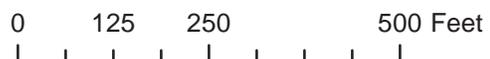


500' Buffer Map

Property Information for PAN#: 0497380

PROPERTY DESCRIPTION: BASKIN, LOT: 01B
 OWNER: Baskin Steven C
 SITUS ADDRESS: 670 Winch Rd, 680 Winch Rd
 ZONING: GU-1 (99%), RE-2/MHS (1%)
 COMMUNITY PLANNING PERMITS:
 Zoning: 17522

GREENDREAMS CULTIVATION
Marijuana License - New - #10308
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: **17522**

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: 5/19/2016

Applicant: WALTER BIRCHIE J.

Mailing Address: 680 WINCH ROAD, FAIRBANKS AK 99712

Telephone: 907-699-6522

Cell Phone:

Email: birchiesgreendream@gmail.com

Property Description: 0497380 LOT 1B BASKIN

Site Address: 670 WINCH RD
680 WINCH RD

Existing Use: Residential

Structure: Multiple single family structures : Two dwelling units

Proposed Use: Commercial

Structure: Marijuana cultivation facility, indoor small : 500 sq.ft.

Dwelling Units: 2

New:

Existing: 2

Building Height (stories): 2

Total Area of Structure: 0 SF

New: 0 SF

Existing: 0 SF

Lot Size: 4.50 AC

Est. Construction Cost: \$0

Note: This zoning permit is to convert the use of one of the two dwelling units on Lot 1B, Baskin Subdivision to Marijuana cultivation facility, indoor small.

Lighting, glare and general illumination shall not be directed towards residentially zoned properties other than that property from which the lighting, glare and general illumination originates.

- 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

05-23-16

Date

Zoning Specifications

Flood Zone: X (100%)

Existing Zone: GU-1 (99%)
 Minimum Lot Size: 40000
 Front Yard Req: 0
 Side Yard Req: 0
 Rear Yard Req: 0

Road Service Area: No
 Parking Spaces Req: 2
 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

5/19/2016

Date

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

05/04/16

Permission For Use Of Property

Dear sirs,

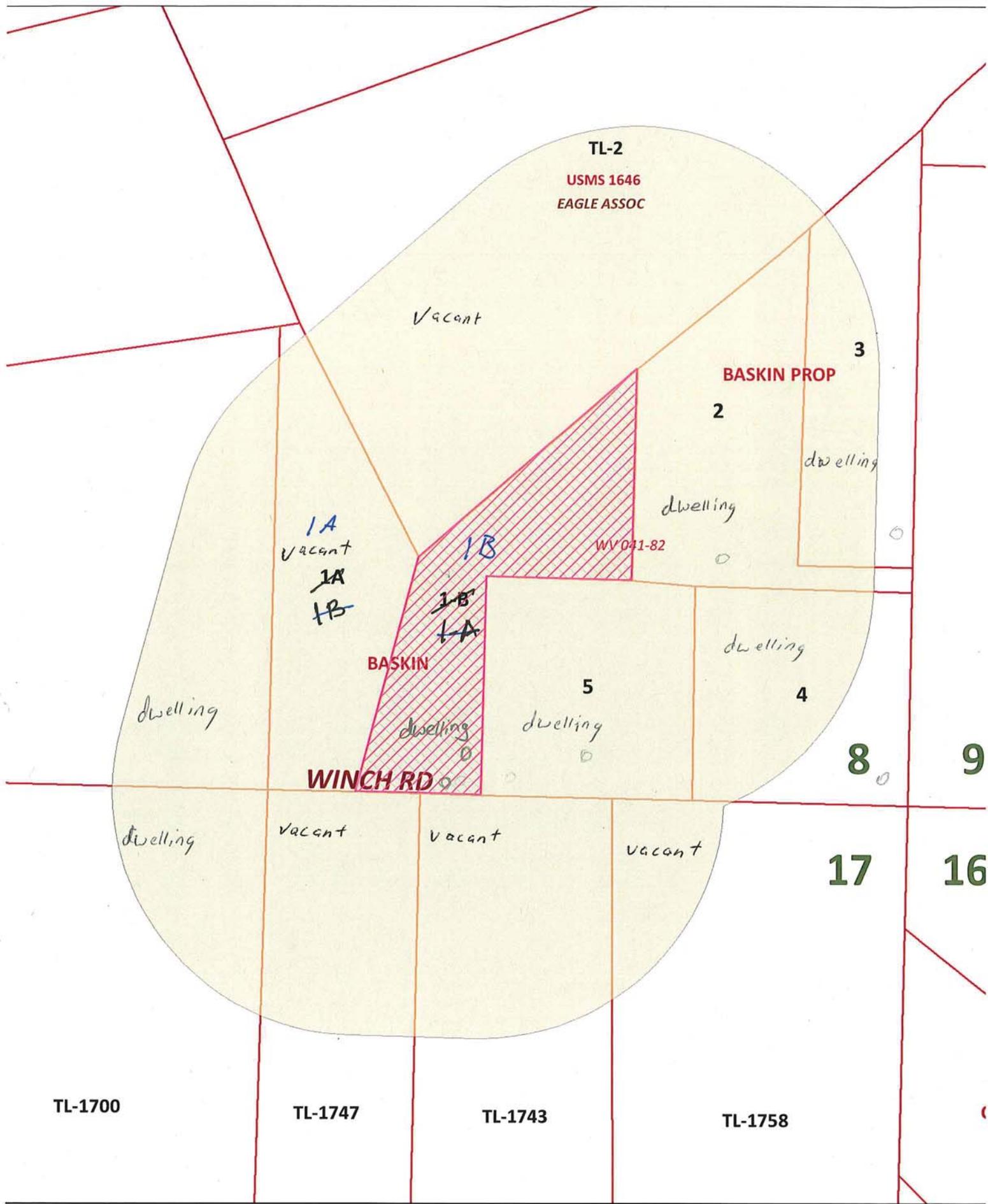
I Steven Baskin do hereby give permission to Birchie Walter and/or Tammy Walter to do business as Greendreams Cultivation on my property. The said property address is 680 Winch Rd. Fairbanks AK. 99712. The business is a marijuana cultivation business. He has permission to run this business on my property under this name or another one of his choice. At present time I am on the business license as a partner, this may or may not change.

I am the owner of this property (listed on borough records). The address 680 Winch Rd. is located in the North Star Borough in the Fairbanks area. It is located on Lot 1A of Baskin Subdivision, Government Lot 8 Section 8 T1N R1E. On this 4.5 acre property is the house I live in 670 Winch Rd. Also adjoining this property is a 4.5 acre lot without any structures (raw land). It is Lot 1B Baskin Subdivision and I am also the owner of this property.

Sincerely

Steven Baskin

A handwritten signature in cursive script that reads "Steven Baskin".



TL-2

USMS 1646
EAGLE ASSOC

Vacant

BASKIN PROP

3

2

dwelling

dwelling

WV 041-82

1A
vacant
1A
1B

1B

1B
1A

BASKIN

dwelling

5

4

dwelling

dwelling

dwelling

8

9

WINCH RD

dwelling

Vacant

Vacant

Vacant

17

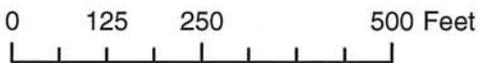
16

TL-1700

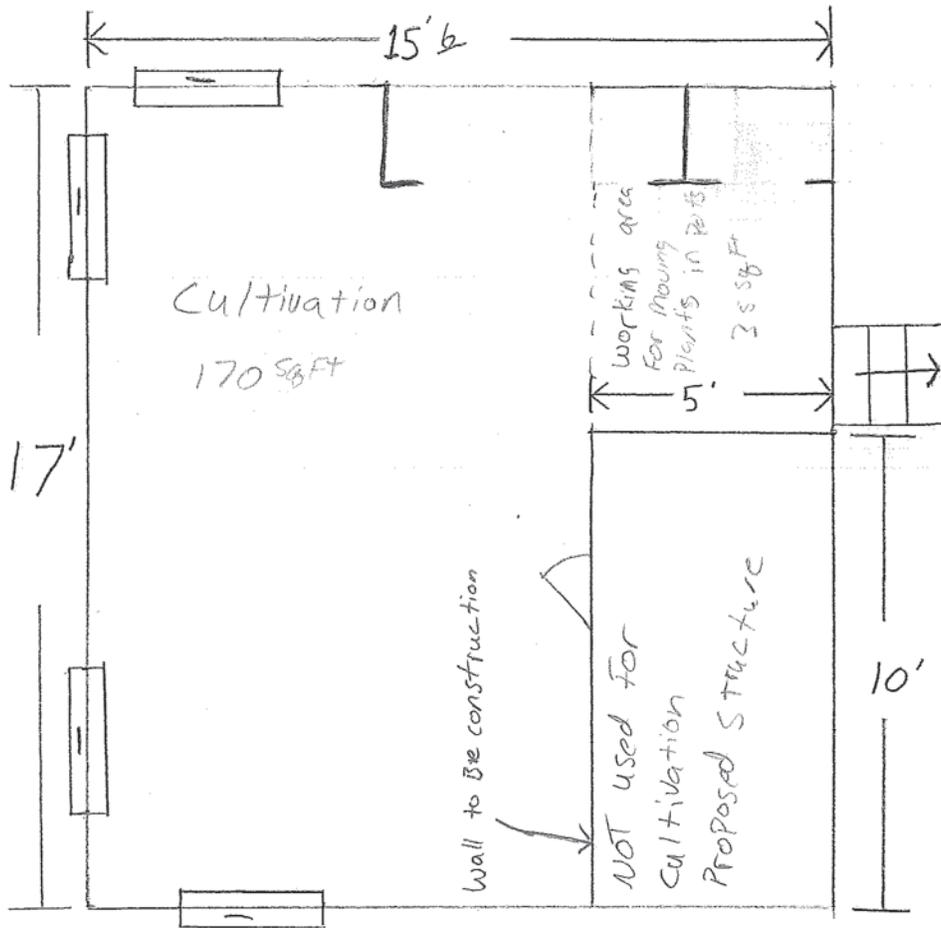
TL-1747

TL-1743

TL-1758



Green Dreams Cultivation
680 Winch Rd.



Second Floor Plan

Scale $\frac{1}{4}'' = 1'$

5/04/16

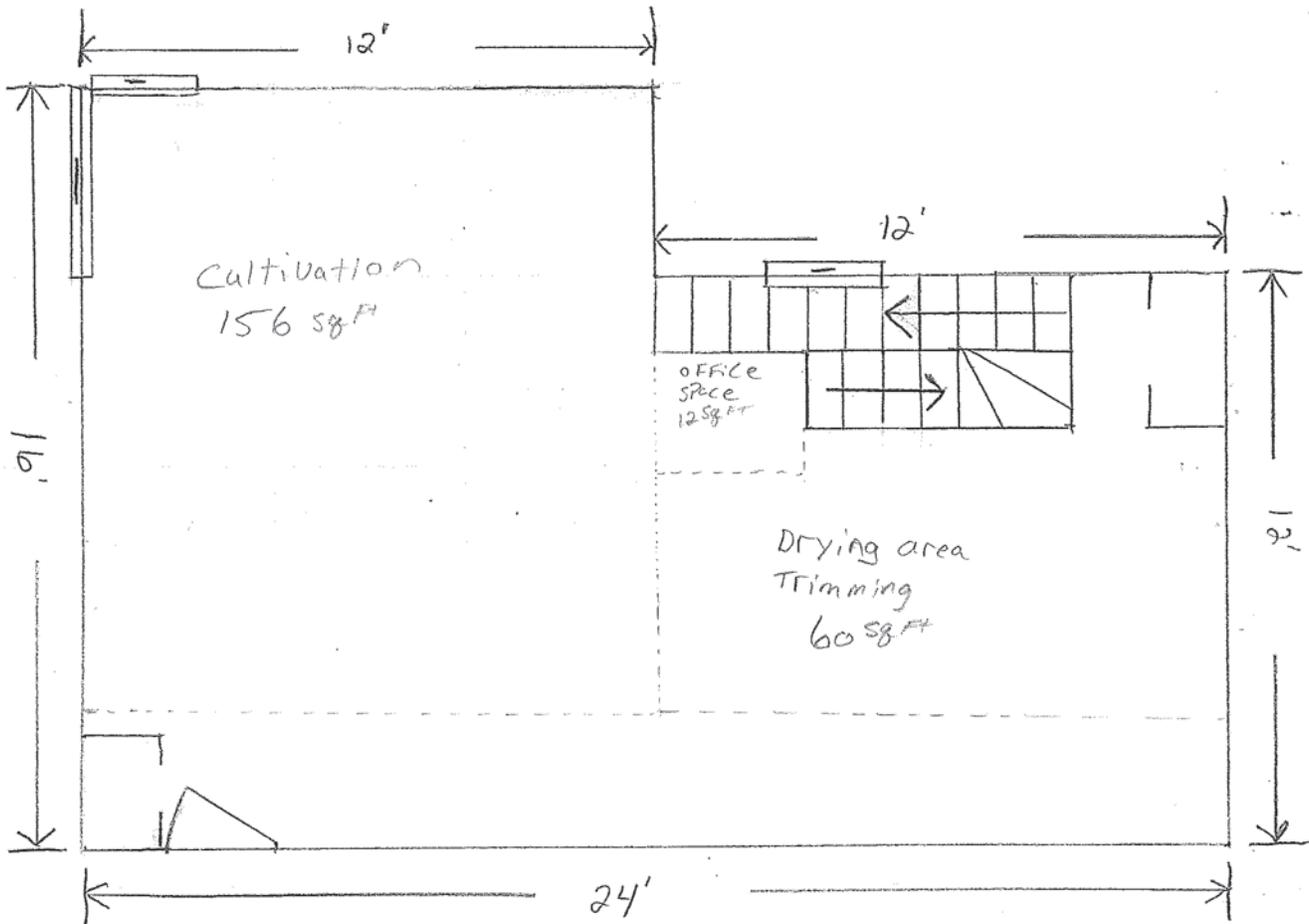
Drawn By
B.J.W.

Comm. Planning Dept

MAY 17 2016

RECEIVED

Green Dreams Cultivation
680 Winch Rd



First Floor Plan

scale $\frac{1}{4}'' = 1'$

5/4/16

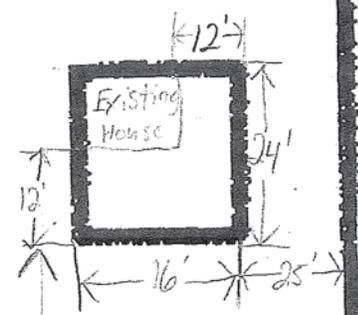
Drawn By
B.J.W

Comm. Planning Dept

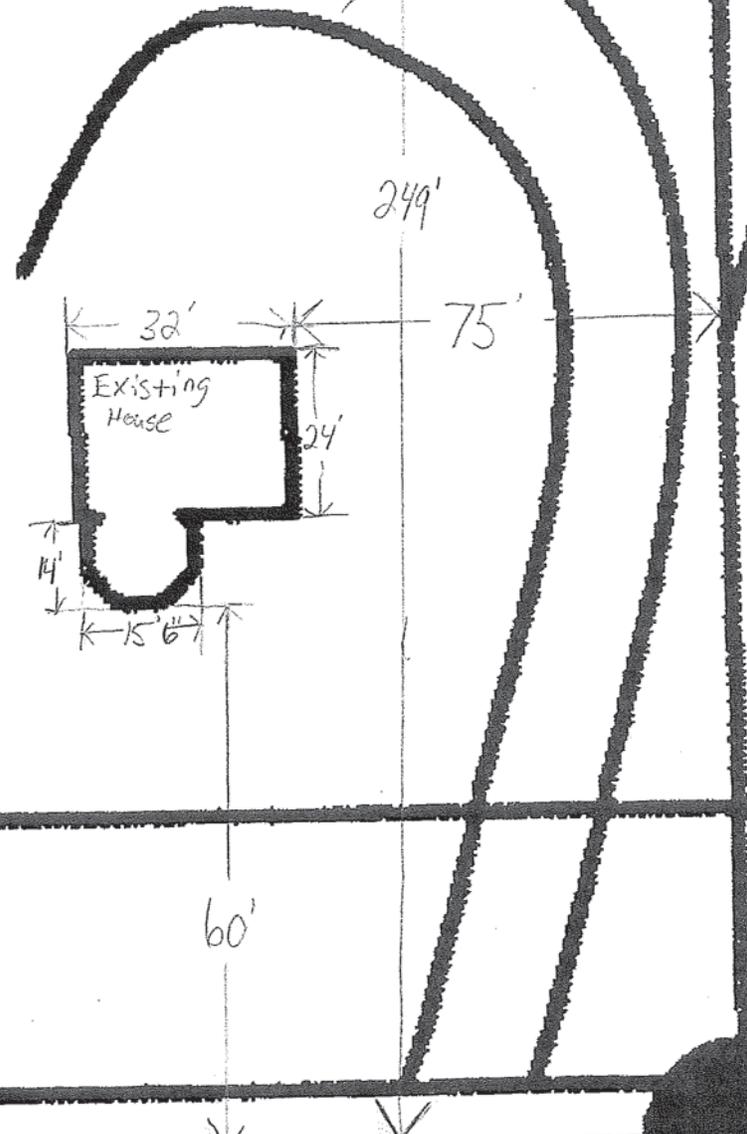
MAY 17 2016

RECEIVED

491.12'



Driveway
14' x 220' x 6"
Gravel driveway



Comm. Planning Dept

MAY 17 2016

RECEIVED

79' bhh

Comm. Planning Dept

MAY 18 2016

RECEIVED

Limited Moriskans
Cultivation Facility Small

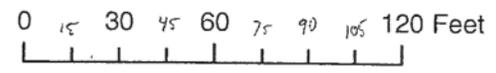
Two 9'x18'
Parking Spaces
Gravel

12'
18'
24'
16'
25'
Existing House
loading
Area

Driveway
14'x220'x6"
Gravel

Parking

244'
32'
24'
156'
74'
Existing House



05/04/16

Permission For Use Of Property

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I am the owner of this property (listed on borough records). The address 680 Winch Rd. is located in the North Star Borough in the Fairbanks area. It is located on Lot 1B of Baskin Subdivision, Government Lot 8 Section 8 T1N R1E. On this 4.5 acre property is the house I live in 670 Winch Rd. Also adjoining this property is a 4.5 acre lot without any structures (raw land). It is Lot 1A Baskin Subdivision and I am also the owner of this property.

Sincerely

Steven Baskin



Comm. Planning Dept

MAY 18 2016

RECEIVED