



October 26, 2016

Kenai Peninsula Borough  
Attn: Johni Blankenship  
Michele Turner  
VIA Email: [jblankenship@kpb.us](mailto:jblankenship@kpb.us)  
[micheleturner@kpb.us](mailto:micheleturner@kpb.us)

<b>License Number:</b>	10063
<b>License Type:</b>	Limited Marijuana Cultivation Facility
<b>Licensee:</b>	BRENNAN J NORDEN
<b>Doing Business As:</b>	BOB'S MORNING BEAR CULTIVATION
<b>Physical Address:</b>	21725 evelyn may st kasilof, AK 99610
<b>Designated Licensee:</b>	BRENNAN J NORDEN
<b>Phone Number:</b>	907-252-8868
<b>Email Address:</b>	morningbear25@hotmail.com

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

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

**This application is scheduled for the December 6-7 Marijuana Control Board Meeting.**

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

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

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

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

Sincerely,

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

Cynthia Franklin, Director

[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)



Alaska Marijuana Control Board

# Cover Sheet for Marijuana Establishment Applications

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

### What is this form?

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

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

### Section 1 – Establishment Information

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

Licensee:	BRENNAN J NORDEN	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	BOB'S MORNING BEAR CULTIVATION				
Physical Address:	21725 evelyn may st				
City:	kasilof	State:	AK	Zip Code:	99610
Designated Licensee:					
Email Address:	morningbear25@hotmail.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
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### OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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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:	Brennan John Norden	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Bob's Morning Bear Cultivation				
Premises Address:	21725 Evelyn May Street				
City:	Kaslíof	State:	ALASKA	ZIP:	99610

### Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Brennan John Norden
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?

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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.

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

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

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.

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.

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.

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).

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

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.

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.

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

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.



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

Brennan Norden

Printed name

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



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

My commission expires: 07-15-17



Alaska Marijuana Control Board

# Cover Sheet for Marijuana Establishment Applications

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

## What is this form?

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

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Licensee:	BRENNAN J NORDEN	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	BOB'S MORNING BEAR CULTIVATION				
Physical Address:	21725 evelyn may st				
City:	kaslof	State:	AK	Zip Code:	99610
Designated Licensee:					
Email Address:	morningbear25@hotmail.com				

### Section 2 – Attached Items

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

Attached Items:	ms-01: marijuana establishment operating plan 1 example of Employee badge 1 Example of Facility visitor's badge
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#### OFFICE USE ONLY

Received Date:	Payment Submitted Y/N:	Transaction #:
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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:	Brennan John Norden	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Bob's Morning Bear Cultivation				
Premises Address:	21725 Evelyn May Street				
City:	Kasliof	State:	ALASKA	ZIP:	99610

Mailing Address:	PO Box 1205				
City:	Kasliof	State:	ALASKA	ZIP:	99610

Primary Contact:	Brennan John Norden				
Main Phone:	907-252-8868	Cell Phone:	907-252-8868		
Email:	morningbear25@hotmail.com				





Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

### Section 2 – Security

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

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

#### Restricted Access Areas (3 AAC 306.710):

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

Bob's Morning Bear Cultivation (the Applicant) has implemented a Visitors Policy to restrict access to all parts of the licensed premises where marijuana or marijuana product is cultivated, stored, or stocked. The Visitors Policy details the security requirements to prevent unescorted individuals from entering restricted access areas. Such requirements include locking facility doors at all times to prevent general public access; requiring the Licensee, employees and agents of the marijuana establishment are required to wear a current identification badge bearing the person's photograph; requiring all visitors to call ahead and arrange access to the cultivation facility; and at all times visitors must be escorted by an employee.

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

The Applicant requires all visitors to call ahead and establish an appointment at the facility before they arrive. Upon arrival, an employee escort who will request identification from the visitor, complete the visitor's log, and issue a visitor's badge shall greet visitors. Valid forms of identification include an unexpired, unaltered passport; a driver's license or permit; or an identification card of any U.S. state or province or territory of Canada. Anyone without identification and/or under the age of 21 may not enter the cultivation facility. The designated employee shall record the information pertaining to the visit on a visitor's log and issue a visitor's identification badge before entering the restricted area. Information on the visitor's log includes name, date of birth, current date, time in/out, email address or phone number, and the employee escort's name. The visitor shall wear the badge while on premises. The employee escort is required to remain with the visitor and is responsible for noting the time the visitor leaves and retrieving the visitor's badge. The Visitor Policy shall apply to all facility visitors including, but not limited to, contractors, wholesale purchase customers, delivery/transportation drivers, and Alcohol and Marijuana Control Office (AMCO) regulators.



Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)

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

Phone: 907.269.0350

Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

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

The Applicant has created visitor's logs that are maintained in accordance with state requirements and internal policies. Information collected in a visitor's log shall include the visitor's name, birth date, phone number/email, time in/out, date of visit, and name of the employee responsible for escorting the visitor. The form shall be maintained in paper copy and once a page is completed, the page shall be scanned and uploaded for electronic file storage. The paper copy shall be stored in a secured file cabinet on site. The paper files shall be maintained for two years on site. Both versions of the file shall be made available to state regulatory officials and law enforcement upon request.

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

Please see attached .pdf document for sample identification badge for employees and for visitors.



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:

The facility has adequate exterior lighting to best support the security surveillance equipment. Motion-activated lights are located on each of the elevations of the facility building around the entire parameter. The motion sensor lights trigger when motion is detected within 100 ft. of the building. Cameras also activate when the motion/light is detected. The exterior lighting enhances the ability to clearly determine images on the video recording.

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

The facility has security alarm system sensors on all exterior doors and windows, exterior lighting, and continuous video monitoring. The Applicant has established policies that indicate how the alarm is de-activated each morning and activated each evening as the employees depart. The policy defines which employee has the responsibility for setting the alarm and disarming the alarm. Each authorized employee has a unique alarm access code. The policy also defines the procedure to follow in the event of an alarm, or a false alarm. If an alarm is triggered, the alarm system shall send a signal to the owner of the facility, and the manager-on-call. The facility owner or manager shall be responsible for calling the police in case of an emergency situation or breach of the facility. All false alarms shall be recorded in a false alarm log that shall collect data that may help avoid future false alarms.

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:

The alarm system installed has contact point sensors on all exterior doors and windows. When the licensed premise is closed for business, the alarm system shall be activated. The alarm shall be triggered by any disturbance of the doors or windows. The triggering of the alarm system shall send a signal to the owner and the manager-on-call. It shall be up to the discretion of the owner to establish if the alarm has been triggered because of an attempted breach or accidentally. If the alarm has been triggered due to an attempted breach, authorities shall be notified. If the alarm has been triggered accidentally (i.e. act of nature: a branch went through a window during a storm.) The alarm shall be recorded on a false alarm form.



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

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

The Applicant has policies in place regarding facility visitors, surveillance and alarm systems to prevent the diversion of marijuana or marijuana product. The Applicant has a strict hiring policy whereby all employees shall submit to background checks. All employees shall be trained to recognize potential diversion risks, and learn how to report errors and mistakes in inventory so it does not appear to be diversion of product. In addition to employee training, signs posted around the facility warn of the consequences of diversion of marijuana. Only specific employees shall be assigned administrative responsibilities in METRC, the inventory control system. The inventory tracking system is capable of sharing information with the systems the Alcohol and Marijuana Control Office (AMCO) implements to ensure that 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 is propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a marijuana product to a completed sale of marijuana or marijuana product or disposal of the harvest batch of marijuana or production lot of marijuana product. All marijuana and marijuana products shall be weighed on a certified scale. Additionally, weekly inventory audits will be performed and discrepancies will be investigated and resolved.

Describe your policies and procedures for preventing loitering:

The Applicant does not anticipate much loitering due to the location of the facility off a dead-end road in a sparsely populated area. Regardless, the Applicant has established a policy to prevent loitering that includes posting NO LOITERING and NO TRESPASSING signs around the exterior fence of the facility. If individuals are found loitering, they shall be asked to leave. If the individual refuses to leave, law enforcement may be called as a last resort. Signs posted on the premises indicate that the facility is under 24-hour video surveillance. Cameras shall be reviewed regularly to ensure the loitering policy is effective.

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

The Applicant has additional security devices including motion detectors and panic buttons. Motion detectors shall be connected with lights and alarms on the outside of the facility. Motion detectors installed in the facility shall trigger when the alarm is set and motion is detected. All alarm systems shall be set to send an audible alarm to the facility owner and manager on-call. The facility owner shall establish if the alarm is false or real. If the alarm is legitimate law enforcement shall be contacted. In the case of a false alarm, systems shall be reset and the false alarm shall be recorded in a false alarm log. Alarms and surveillance equipment shall be tested bi-weekly. All records related to security and alarms shall be backed up on hard drives and cloud based storage.



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:

In the event of a breach, the facility owner and manager on-call shall immediately be notified. The facility owner shall determine if the breach is a real or false alarm. If the breach is a real alarm, the facility manager shall alert a local law enforcement agency of the unauthorized breach of entry. The facility manager shall provide any information, including surveillance footage, that might help local law enforcement agencies identify and/or detain the individual(s) who caused the breach.

### 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

Both the interior and exterior of each entrance to the facility

Each point of sale area

Each video surveillance recording:

Yes No

Is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing

Clearly and accurately displays the time and date

Is archived in a format that does not permit alteration of the recorded image, so that the images can readily be authenticated



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:

The Applicant has installed a video surveillance and camera recording system in conjunction with a licensed, insured security system company. The video surveillance system covers the entirety of the interior and exterior of the facility. Each room of the facility has one camera adequate to maintain full surveillance of the room. In each room, cameras have been placed facing the primary entry door and in a position that provides a clear view of regular activity without obstruction from equipment to allow for the identification of all individuals in a room at any given moment. The exterior of the facility has four cameras, one on each elevation of the building and over the two doors. The video cameras have the capacity to clearly and accurately display the time and date, and shall be archived in a format that does not permit alteration of the recorded image, so that the images can readily be authenticated. Cameras are placed to capture a clear view adequately to identify any individual inside the licensed premises or within 20 feet of each of the entrances to the licensed premises.

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:

Surveillance recording equipment and video surveillance records are stored in a locked and secured cabinet accessible only to the owner, authorized employees and law enforcement personnel or state AMCO marijuana control board regulators. An off-site establishment may be maintained for files as time progresses, but the strict controls established for on-site video and records storage shall be maintained for the off-site facility. Only the owner shall have possession of the keys to the surveillance recording equipment cabinet. A surveillance system access log shall be used to record any access to the cabinet and equipment. A camera shall be placed to record any access to the storage.

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:

The Applicant shall exercise due diligence in preserving and maintain all required records. The Applicant has an operating procedure that shall ensure that all records and data, including electronically maintained records, are preserved and prevented from being lost or destroyed. All records including marijuana handler permits and employee files, licensed premises application, updates or alteration, restricted access area visitor logs, security alarm system instructions and information, video surveillance instructions and information, any information related to inspection of licensed premises, all inventory tracking system documents and files, all health and safety standards, all records related to waste disposal, all certifications related to standardized scales, all transportation manifests, and all financial and business records shall be maintained in paper and electronic form on location at the licensed facility for two years. Additionally, all records shall be permanently backed-up in a cloud server. The filing system established by the Applicant shall be similar for both electronic and paper files. Fire resistant filing cabinets on site shall require a key that shall be possessed by the owner and an authorized employee. All computer systems shall be maintained and anti-virus software updated regularly to guard against potential security threats. All local files shall be stored on an encrypted solid-state hard drive. A secondary hard drive (portable) shall contain redundant files, and shall be updated as needed. All cloud-based storage shall be password protected. All hard drives and local computer networks shall be password protected. The local network shall be encrypted.





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:

The Applicant plans to use METRC in combination with the point of sales/invoicing system Quickbooks. Plant tags and package tags shall be purchased and supplies of tags shall be accounted for and reordered as needed. Plant tags are assigned to plants at the clone stage and the clone data shall be entered into the tracking system. As the plants move through the cultivation rooms in stages, the plant tags mimic the movement in the software database. When the plants are harvested, the plant tags remain with the harvested product through the drying stage. Once the final product is dried, the plant tags shall be replaced with a package tag. All data related to inventory shall be recorded and tracked in METRC up until the finished package leaves the facility.



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:

The Applicant requires all employees to have a marijuana handler permit before being present or employed at the marijuana cultivation facility's licensed premises. All employees shall keep the permit on their person at all times when on the licensed premises. The Applicant has established operating procedures for hiring and training all employees. All new employees shall be trained in operating procedures including the processes involved in cultivation, entering plants into the inventory tracking system, harvesting plants, trimming and drying. Additionally, all employees shall be trained to properly use certified scales, inventory reconciliation, manifesting and transporting completed product.



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:

The Applicant has an established watering protocol that eliminates waste-water. The Applicant's manual watering protocol shall not create waste. Evaporation troughs are used to contain any spillage that may occur. Water shall be applied to individual plants as needed. All standard waste generated by the cultivation shall be stored in containers until it can be retrieved by a waste disposal company or transported to the local landfill, Central Peninsula Landfill. Other waste that can be recycled (i.e. metal sheeting, plastic pots, wood pallets, etc.) shall be collected and recycled.

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

The Applicant shall thoroughly grind the waste marijuana and mix it with soil and yard waste. The resulting mix shall be at least a 50/50 mix of marijuana plant matter and yard waste. The Applicant intends to recycle the leftover soil. Marijuana plant waste shall be mixed with yard waste and transported to the local landfill, Central Peninsula Landfill by the Licensee.



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

---

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

The Applicant has a standard operating procedure that establishes how marijuana waste shall be disposed of and recorded. Marijuana plants shall be cut at the base of the stem and separated from the soil. The soil shall be securely stored and recycled. The plant shall be put through a chipper or grinder and mixed with at least 50% yard waste. The resulting mixture shall be stored in a locked area on the property. Once per month or more, the waste product shall be transported to the local landfill, Central Peninsula Landfill by the Licensee.

All marijuana waste shall be weighed on certified scales and the amount of waste subtracted in the inventory control system. All waste shall be recorded on a manual waste log maintained by the Applicant. All records pertaining to waste and recycling shall be securely maintained in locked file cabinets or in secure electronic formats on an encrypted server.



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

### Section 6 – Transportation and Delivery of Marijuana and Marijuana Products

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

Applicants should be able to answer "Yes" to all items below.

**Marijuana Transportation:**

Yes No

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

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

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

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

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

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

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



Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

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

The Applicant has created standard operating procedures describing how marijuana shall be prepared, packaged, and secured for shipment. After harvesting a plant, the plant shall be trimmed, dried, then cured. Finished marijuana shall be packaged in food-grade plastic containers or vacuum-sealed bags in anticipation of shipping. METRC plant tags shall be replaced with package tags. When the product is ready to be shipped to a dispensary, a manifest shall be generated for the shipment in METRC and an invoice shall be produced in Quickbooks. The manifest shall be printed and attached to the shipment. When the shipment arrives at the destination, the dispensary facility shall receive the manifest in METRC and add the shipment to their inventory. The Applicant shall secure smaller boxes of marijuana for shipment within larger, secure, tamper-evident containers. The Applicant intends to use a third party secure transportation company to move the marijuana between their facilities and dispensing and manufacturing facilities. When marijuana or a marijuana product is transported, the marijuana establishment that originates the transport shall 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. A complete printed transport manifest on a form prescribed by the Alcohol and Marijuana Control Office (AMCO) and printed in METRC must be kept with the marijuana or marijuana product at all times.

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

The Applicant has an established standard operating procedure that defines how marijuana shall be packed for transportation. During transport, the marijuana shall be in a sealed package or container and in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product. Marijuana shall be located in a locked compartment of a transport vehicle, out of reach of the driver. The sealed package may not be opened during transport, except for inspection by law enforcement. A vehicle transporting marijuana or a marijuana product must travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and may not make unnecessary stops in between except to deliver or pick up marijuana or a marijuana product at another licensed marijuana establishment.



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:

No signs or advertising will be used for this facility. The Applicant has chosen to not advertise the location of the cultivation in any public media space or social media.

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

~~The Licensee~~ <sup>Applicant</sup> has a procedure in place whereby all visitors to the facility must call ahead for an appointment. All visitors must present a government issued identification to prove that they are 21 years of age or older. No one under 21 years of age shall be employed by the Licensee.

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

\_\_\_\_\_  
Signature of licensee

\_\_\_\_\_  
Printed name

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

\_\_\_\_\_  
Notary Public in and for the State of Alaska.

My commission expires: \_\_\_\_\_



Alaska Marijuana Control Board

# Form MJ-01: Marijuana Establishment Operating Plan

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

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

The Licensee has a procedure in place whereby all visitors to the facility must call ahead for an appointment. All visitors must present a government issued identification to prove that they are 21 years of age or older. No one under 21 years of age shall be employed by the Licensee.

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

Brennan J Noelen

Printed name

Subscribed and sworn to before me this 19 day of August, 2017.



Patricia M. Hime  
Notary Public in and for the State of Alaska.  
My commission expires: July 15, 2017



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

Alaska Marijuana Control Board

## Form MJ-01: Marijuana Establishment Operating Plan

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(Additional Space as Needed):

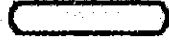


**FRIDA KAHLO**

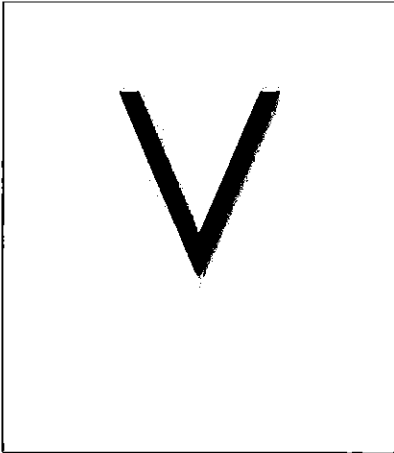
**Birthday 07/06/1907**

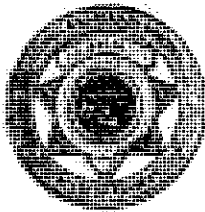
**Bob's Morning Bear Cultivation**

**Employee**



**Bob's Morning  
Bear Cultivation  
VISITORS BADGE**





Alaska Marijuana Control Board

# Cover Sheet for Marijuana Establishment Applications

Alcohol & Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1800  
Anchorage, AK 99501  
marijuana.licensing@alaska.gov  
https://www.commerce.alaska.gov/web/amco  
Phone: 907.269.0350

## What is this form?

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

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

### Section 1 – Establishment Information

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

Licensee:	BRENNAN J NORDEN	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	BOB'S MORNING BEAR CULTIVATION				
Physical Address:	21725 evelyn may st				
City:	kasilof	State:	AK	Zip Code:	99610
Designated Licensee:					
Email Address:	morningbear25@hotmail.com				

### Section 2 – Attached Items

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

Attached Items:	<p>MJ02- Premises Diagrama form</p> <p>7 pages of engineering + CAD drawings</p> <p>1) main overview</p> <p>2) A 2.1 Electrical plan</p> <p>3) C 1 Site + security plan</p> <p>4) Equipment Plan A 2.2</p> <p>5) A2 Floor plan</p> <p>6) A3.1 Typical wall section</p> <p>7) A3 Elevations</p>
-----------------	--

### OFFICE USE ONLY

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



Alaska Marijuana Control Board

## Form MJ-02: Premises Diagram

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

### 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:	Brennan John Norden	License Number:	10063
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Bob's Morning Bear Cultivation		
Premises Address:	21725 Evelyn May Street		
City:	Kasliof	State:	ALASKA
		ZIP:	99610



Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)

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

Phone: 907.269.0350

Alaska Marijuana Control Board

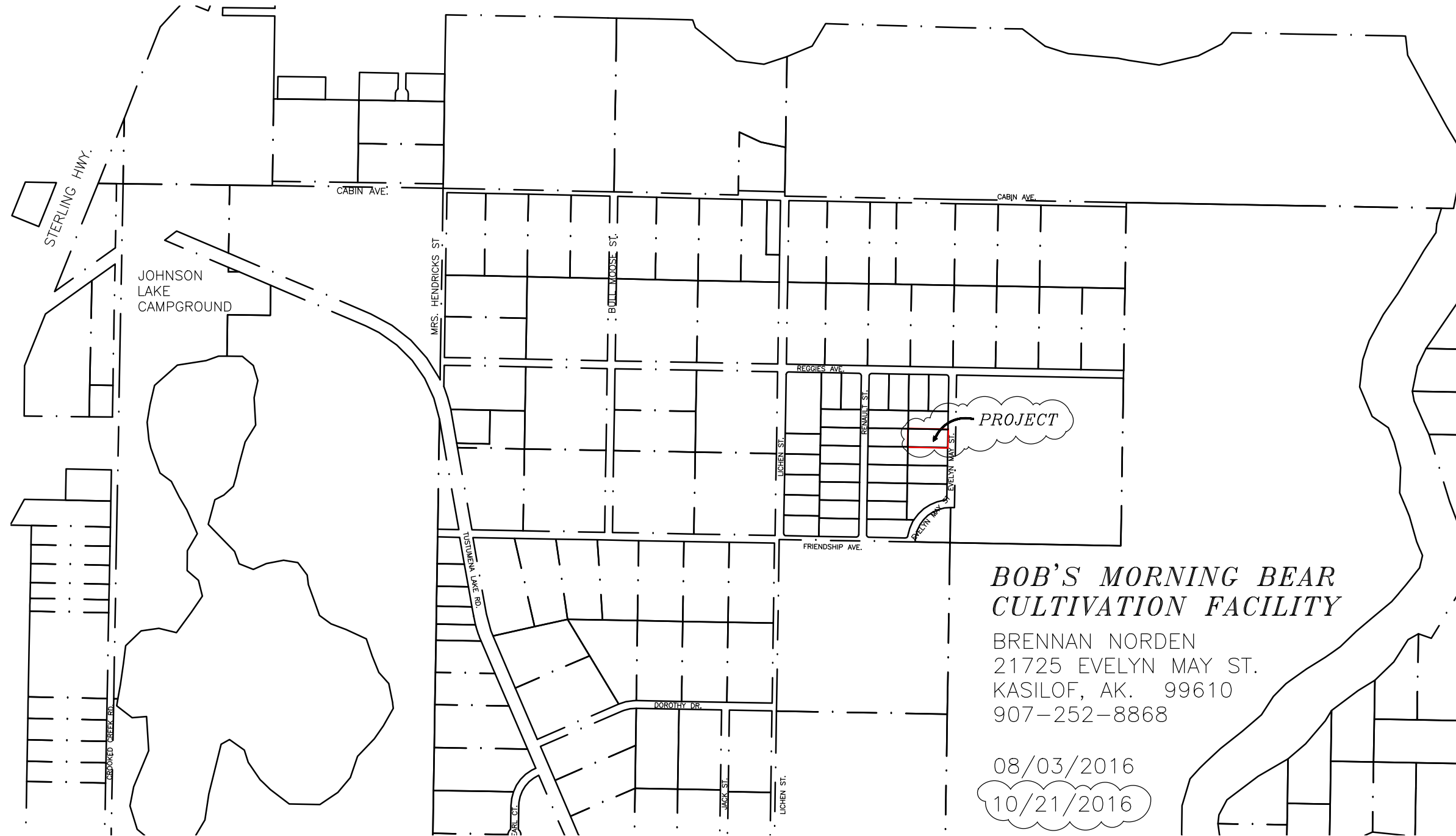
## Form MJ-02: Premises Diagram

### Section 2 – Detailed Premises Diagram

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

Please find maps and CAD drawings attached or uploaded with these forms.





**BOB'S MORNING BEAR  
CULTIVATION FACILITY**

BRENNAN NORDEN  
21725 EVELYN MAY ST.  
KASILOF, AK. 99610  
907-252-8868

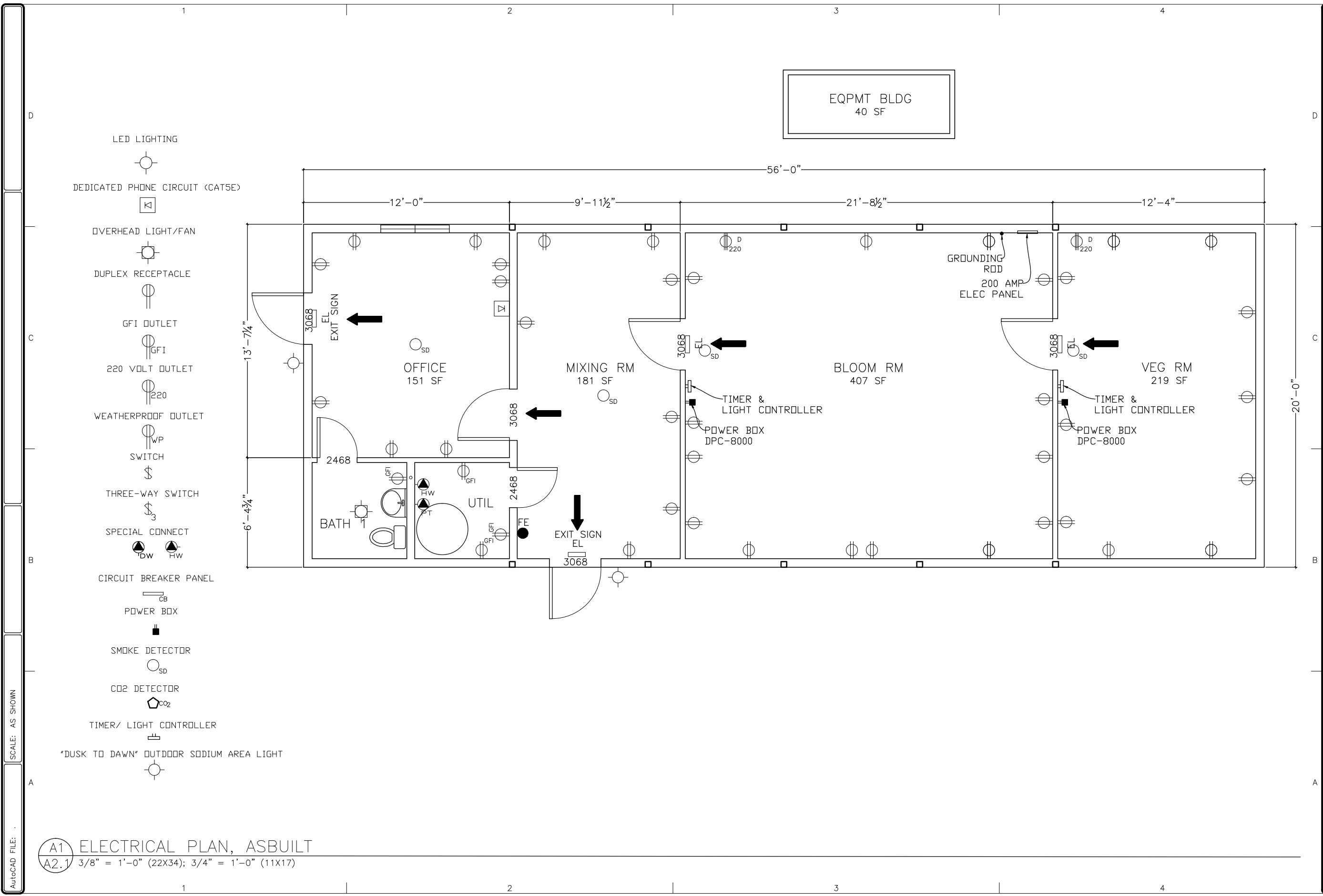
08/03/2016  
10/21/2016

LICENSED PREMISE: 1120 SF  
CULTIVATION CANOPY: 500 SF  
RESTRICTED ACCESS: 871 SF

SHEET INDEX	
SHEET NO.	SUBJECT
1	COVER - GENERAL NOTES, & INDEX
C1	SITE / SECURITY PLAN
A2	ASBUILT FLOOR PLAN
A2.1	ELECTRICAL PLAN, ASBUILT
A2.2	EQUIPMENT PLAN, ASBUILT
A2.3	REFLECTED CEILING PLAN
A3	ELEVATIONS
A3.1	TYP WALL SECTION
.	.
.	.

TYPE 'V' CONSTRUCTION  
OCCUPANCY TYPE: F2

KPB FILE NO. KN 0860122  
PARCEL ID 13723056  
0.99 ACRES  
BENCHMARK SD, RENAULT 1986 SUB,  
TRACT D, LOT 30



- LED LIGHTING
- DEDICATED PHONE CIRCUIT (CAT5E)
- OVERHEAD LIGHT/FAN
- DUPLEX RECEPTACLE
- GFI OUTLET
- 220 VOLT OUTLET
- WEATHERPROOF OUTLET
- SWITCH
- THREE-WAY SWITCH
- SPECIAL CONNECT
- CIRCUIT BREAKER PANEL
- POWER BOX
- SMOKE DETECTOR
- CO2 DETECTOR
- TIMER/ LIGHT CONTROLLER
- \*DUSK TO DAWN\* OUTDOOR SODIUM AREA LIGHT

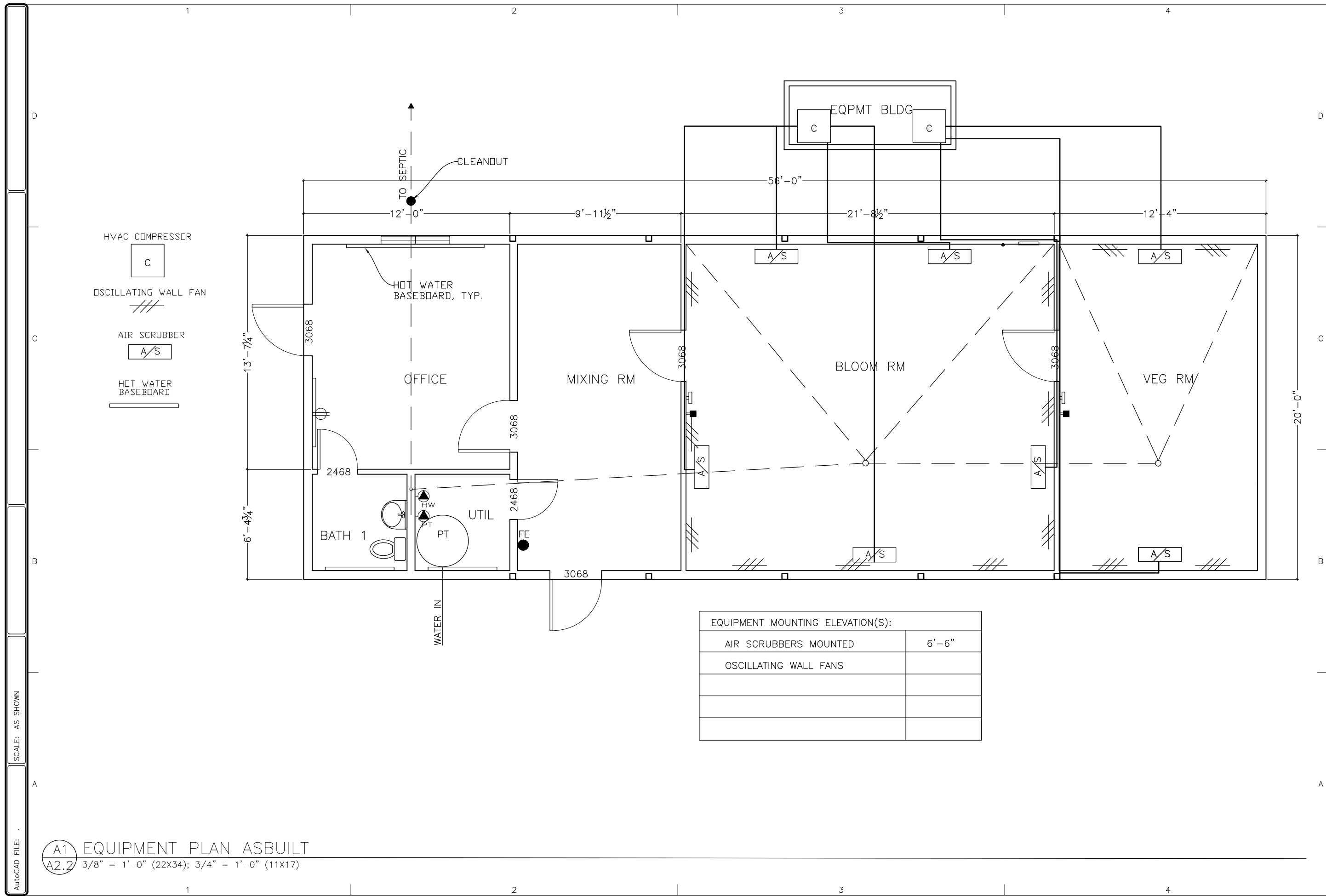
PROJECT: BOB'S MORNING BEAR CULTIVATION FACILITY  
 LOCATION/ CONTACT: 21725 EVELYN MAY ST. KASLOF, AK. 99610 (907) 252-8868

DESIGN BY: ASBUILT	
DRAWN: MZ	CHECKED: BN
JOB NO:	
DATE: 08/03/2016	
REVISIONS: <b>10/21/2016</b>	

CATEGORY:	SHEET:
<b>A</b>	<b>2.1</b>
SHEET CONTENTS: ELECTRICAL PLAN	

A1 ELECTRICAL PLAN, ASBUILT  
 A2.1 3/8" = 1'-0" (22X34); 3/4" = 1'-0" (11X17)

AutoCAD FILE: SCALE: AS SHOWN



EQUIPMENT MOUNTING ELEVATION(S):	
AIR SCRUBBERS MOUNTED	6'-6"
OSCILLATING WALL FANS	

**BOB'S MORNING BEAR CULTIVATION FACILITY**

PROJECT: 21725 EVELYN MAY ST.  
KASLOF, AK. 99610  
LOCATION/ CONTACT: (907) 252-8868

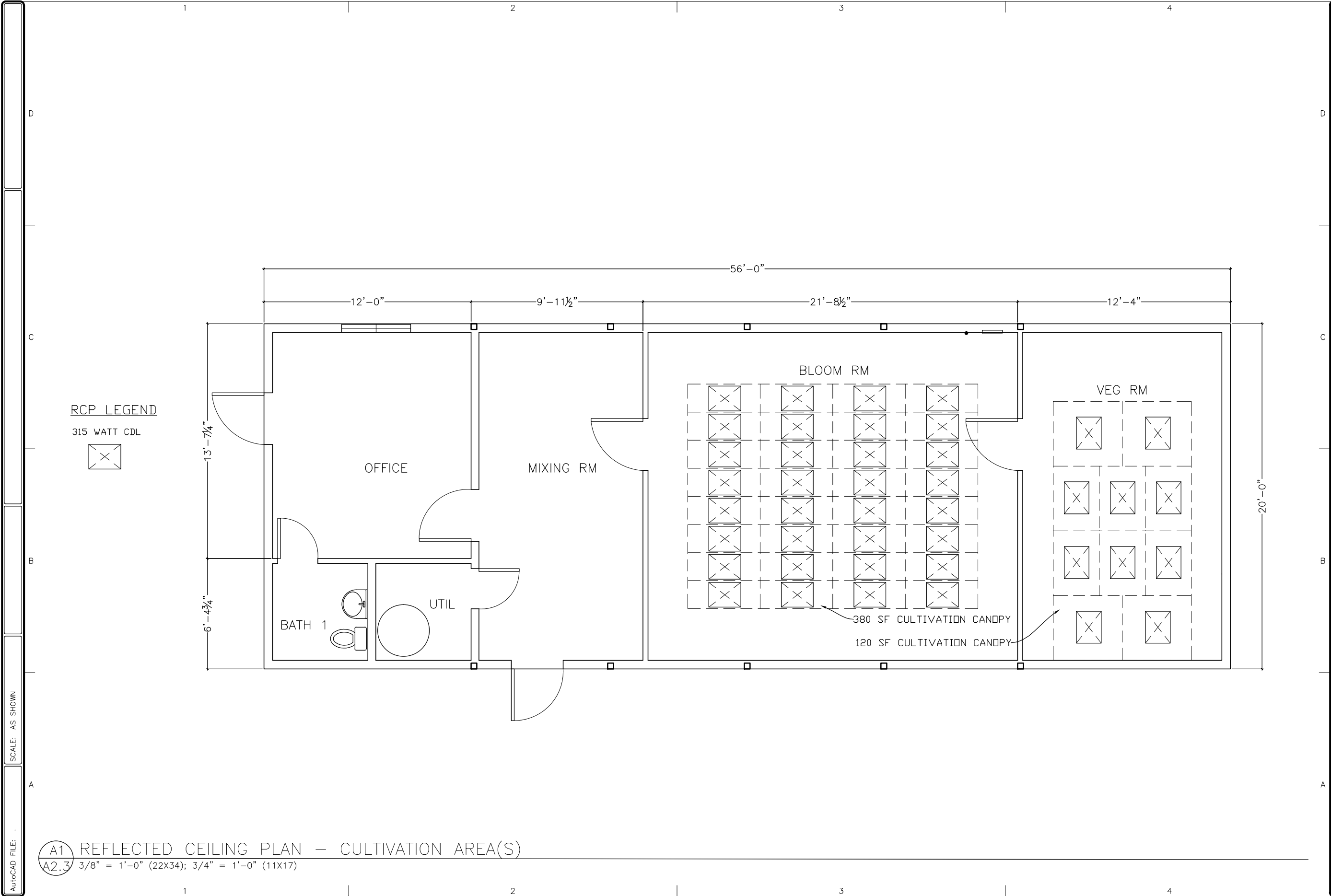
DESIGN BY: ASBULT  
DRAWN: MZ CHECKED: BN  
JOB NO: .  
DATE: 08/03/2016  
REVISIONS:  
**10/21/2016**

CATEGORY: SHEET:  
**A 2.2**

SHEET CONTENTS:  
EQUIPMENT PLAN  
.  
.  
.  
.

**A1** EQUIPMENT PLAN ASBULT  
A2.2 3/8" = 1'-0" (22X34); 3/4" = 1'-0" (11X17)

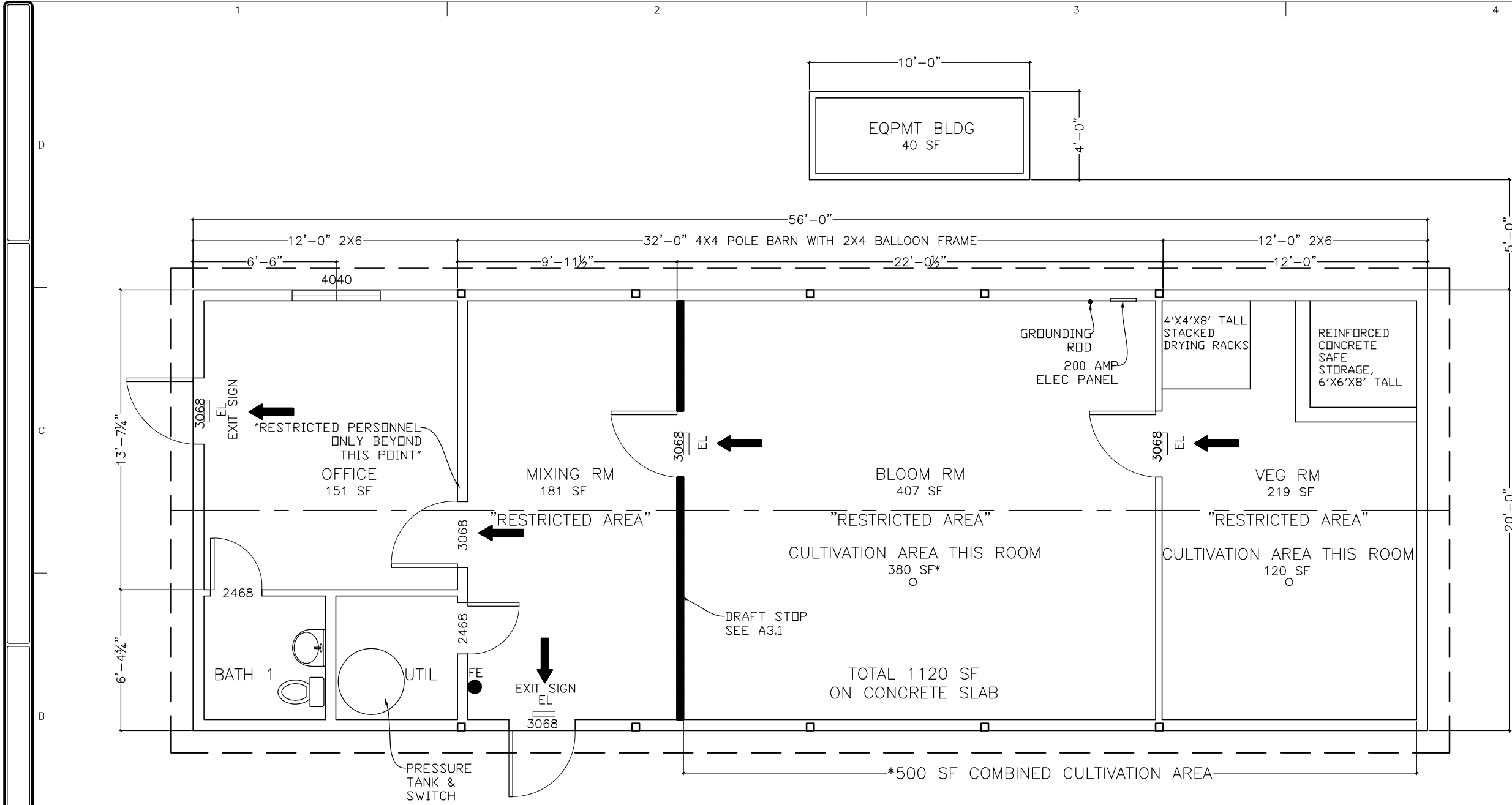
AutoCAD FILE: SCALE: AS SHOWN



PROJECT: BOB'S MORNING BEAR CULTIVATION FACILITY	
LOCATION/ CONTACT: 21725 EVELYN MAY ST. KASLOF, AK. 99610 (907) 252-8868	
DESIGN BY: ASBUILT	
DRAWN: MZ	CHECKED: BN
JOB NO:	
DATE: 10/21/2016	
REVISIONS:	
CATEGORY: A	SHEET: 2.3
SHEET CONTENTS: RCP	

A1 REFLECTED CEILING PLAN - CULTIVATION AREA(S)  
A2.3 3/8" = 1'-0" (22X34); 3/4" = 1'-0" (11X17)

AutoCAD FILE: SCALE: AS SHOWN



**LEGEND**  
 EL EMERGENCY EXIT SIGN / LIGHT  
 FE 2A-10B:C FIRE EXTINGUISHER, WALL MOUNTED AT MAX. 5'-0" TO TOP OF EXTINGUISHER OR ABOUT WAIST HIGH.

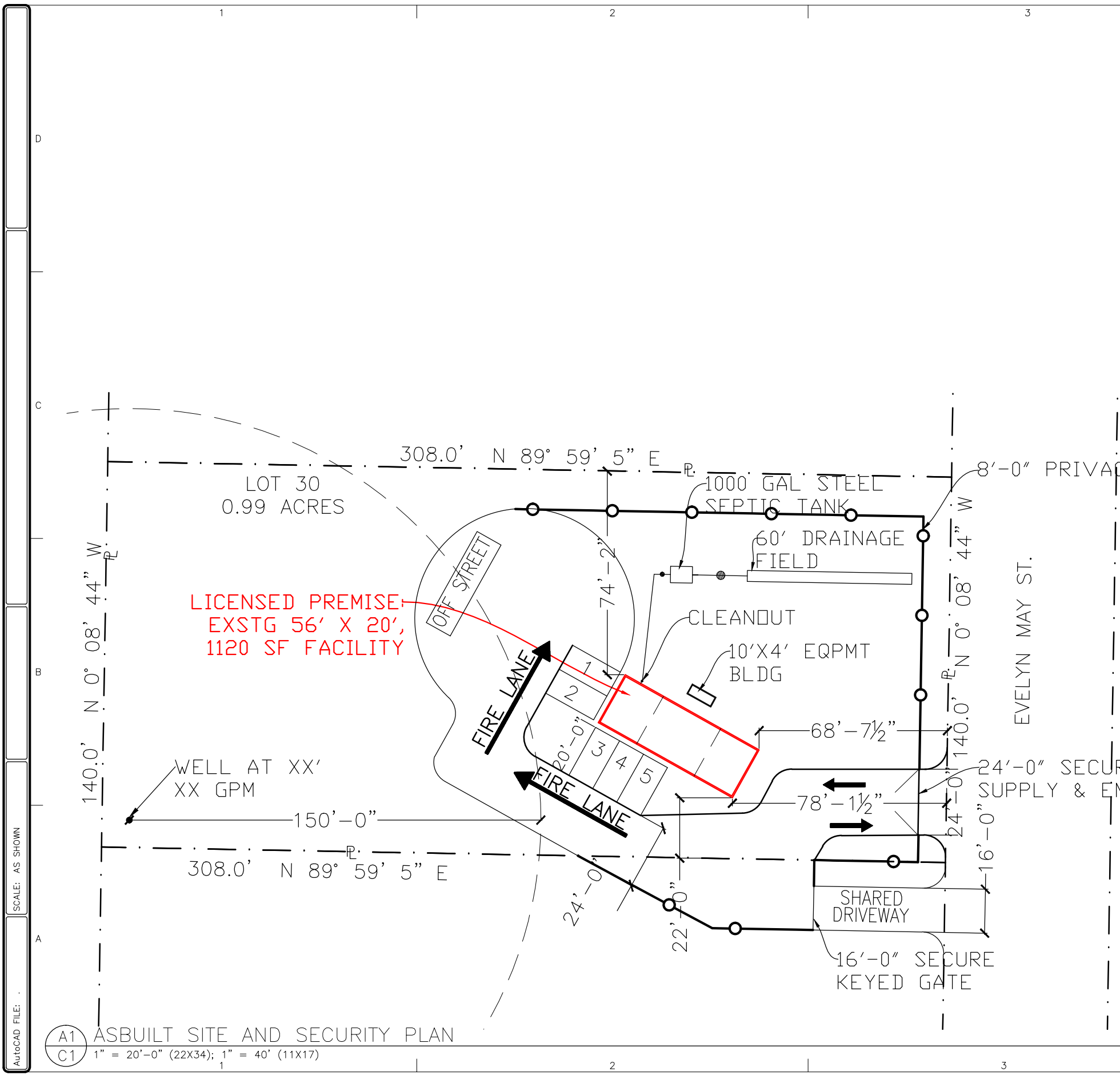
**BOB'S MORNING BEAR CULTIVATION FACILITY**  
 PROJECT: 21725 EVELYN MAY ST. KASILOF, AK. 99610  
 LOCATION/ CONTACT: (907) 252-8868

DESIGN BY: ASBUILT  
 DRAWN: MZ CHECKED: BN  
 JOB NO:  
 DATE: 08/03/2016  
 REVISIONS:  
**10/21/2016**

CATEGORY: SHEET:  
**A 2**  
 SHEET CONTENTS:  
 FLOOR PLAN

**A1 FLOOR PLAN, ASBUILT**  
 A2 3/8" = 1'-0" (22X34); 3/4" = 1'-0" (11X17)

AutoCAD FILE: SCALE: AS SHOWN



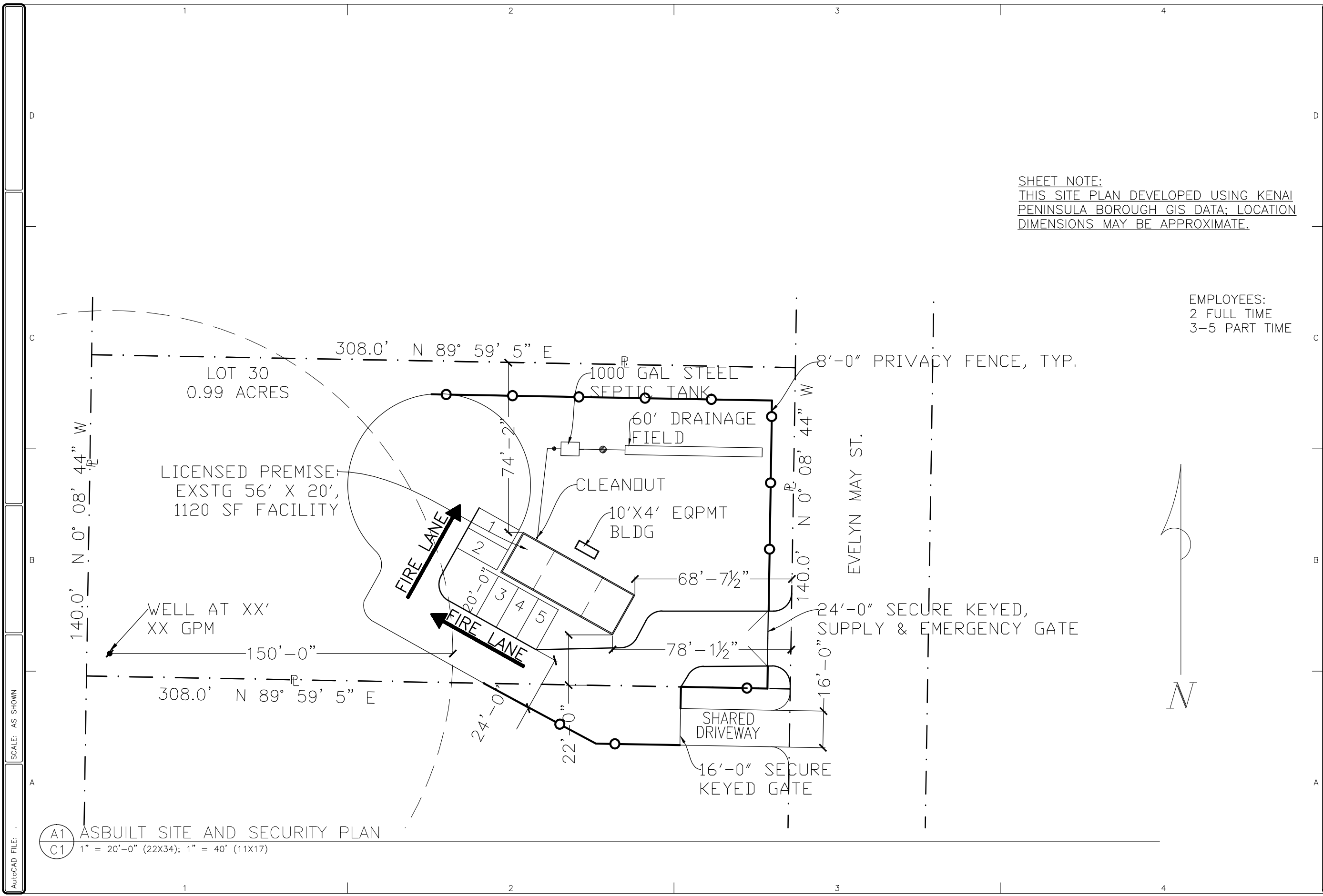
KPB 7.30.020(C)(1)	
1120 SF LICENSED PREMISE	PARKING SPACES PROVIDED
PARKING	5
LOADING	1
LICENSED PREMISE EMPLOYEES	
FULL TIME EMPLOYEES	2
PART TIME EMPLOYEES	3-5
<p>THE PREMISE IS ACCESSED FROM A BOROUGH MAINTAINED STREET. A 24'-0" WIDE SECURE KEYED ACCESS GATE IS PROVIDED FOR LOADING AND OFF-LOADING. EMERGENCY ACCESS IS PROVIDED BY SECURE KEYED ACCESS GATE AND A CLEAR FIRE LANE IS DESIGNATED.</p> <p>LOT COVERAGE IS LESS THAN 30%.</p> <p>LOT AREA IS 43,226.9 SF.</p>	

PROJECT: BOB'S MORNING BEAR CULTIVATION FACILITY  
 LOCATION/ CONTACT: 21725 EVELYN MAY ST. KASLOF, AK. 99610 (907) 252-8868

DESIGN BY: ASBUILT  
 DRAWN: MZ CHECKED: BN  
 JOB NO:  
 DATE: 08/03/2016  
 REVISIONS:  
 10/21/2016  
 10/25/2016

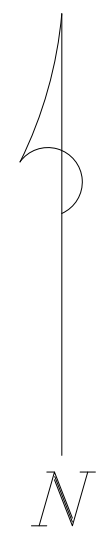
CATEGORY: SHEET: C 1  
 SHEET CONTENTS:  
 SITE PLAN

SHEET NOTE:  
 THIS SITE PLAN DEVELOPED USING KENAI PENINSULA BOROUGH GIS DATA; LOCATION DIMENSIONS MAY BE APPROXIMATE.



SHEET NOTE:  
THIS SITE PLAN DEVELOPED USING KENAI  
PENINSULA BOROUGH GIS DATA; LOCATION  
DIMENSIONS MAY BE APPROXIMATE.

EMPLOYEES:  
2 FULL TIME  
3-5 PART TIME



AutoCAD FILE: .  
SCALE: AS SHOWN

A1 ASBUILT SITE AND SECURITY PLAN  
C1 1" = 20'-0" (22X34); 1" = 40' (11X17)

BOB'S MORNING BEAR CULTIVATION FACILITY	
PROJECT:	21725 EVELYN MAY ST. KASLOF, AK. 99610 (907) 252-8868
LOCATION/ CONTACT:	
DESIGN BY:	ASBUILT
DRAWN:	CHECKED: MZ BN
JOB NO:	
DATE:	08/03/2016
REVISIONS:	10/21/2016
CATEGORY:	SHEET:
C	1
SHEET CONTENTS: SITE PLAN	

BOB'S MORNING BEAR CULTIVATION FACILITY

21725 EVELYN MAY ST.  
KASLOF, AK. 99610  
(907) 252-8888

LOCATION/CONTACT:

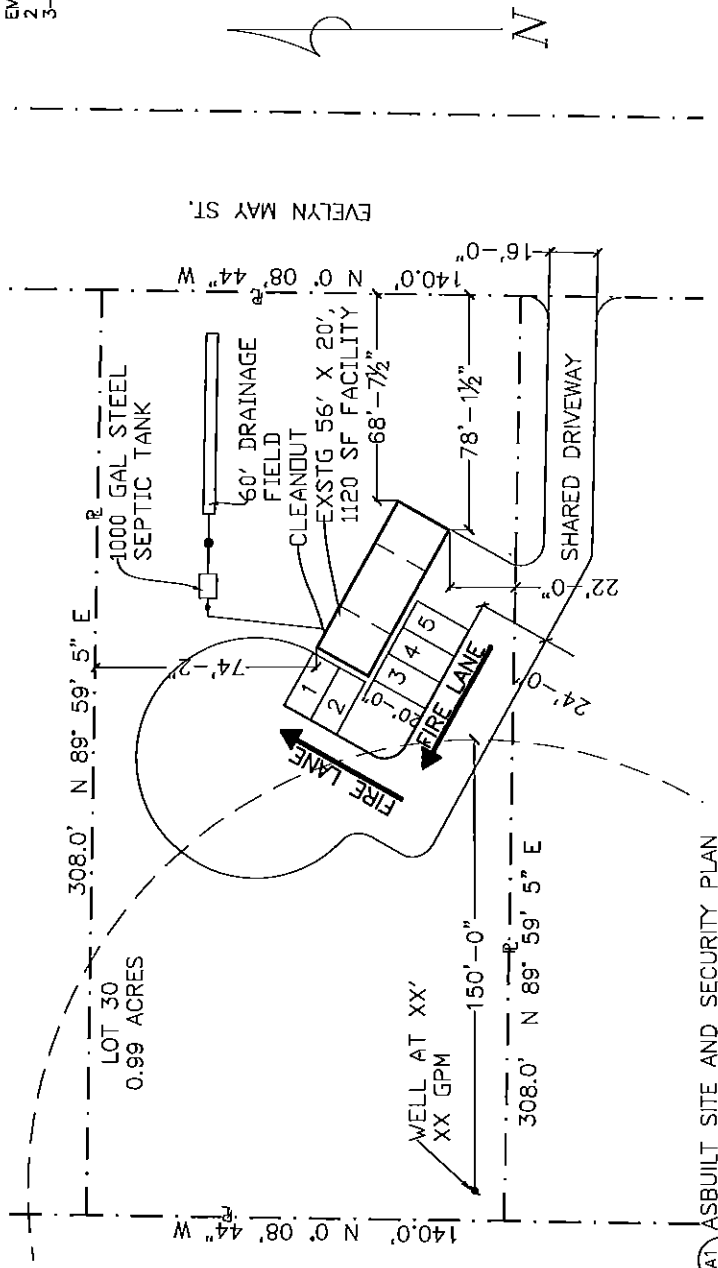
DESIGN BY: \_\_\_\_\_  
DATE: 08/03/2011  
REVISIONS: \_\_\_\_\_

CATEGORY: C1  
SHEET: 1

SKETCH CENTER:  
SITE PLAN

EMPLOYEES:  
2 FULL TIME  
3-5 PART TIME

SHEET NOTE:  
THIS SITE PLAN DEVELOPED USING KENAI  
PENINSULA BOROUGH GIS DATA. LOCATION  
DIMENSIONS MAY BE APPROXIMATE.



A1 ASBUILT SITE AND SECURITY PLAN  
C1 1" = 20'-0" (20034); 1" = 40' (11117)

SCALE: AS SHOWN

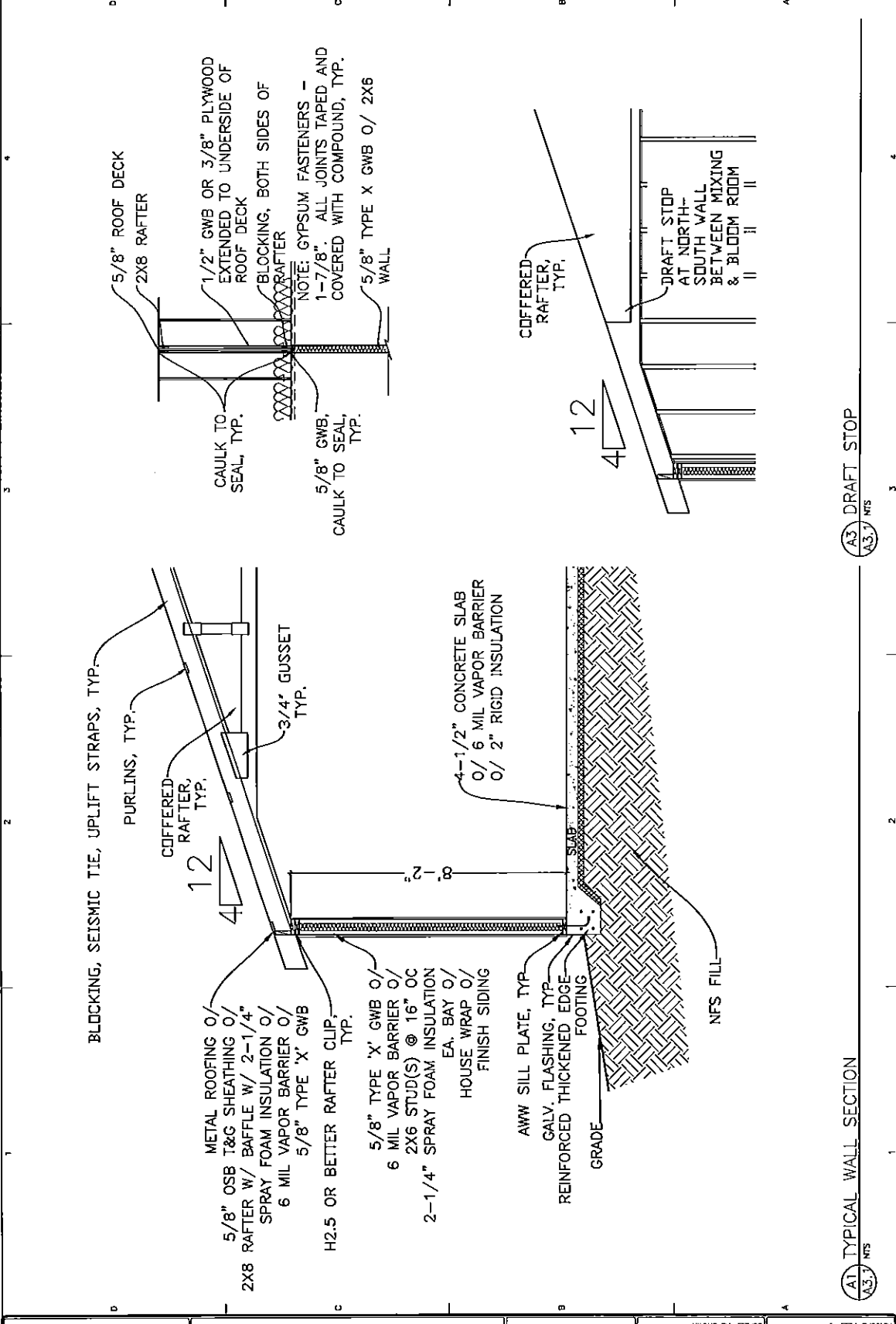


BOB'S MORNING BEAR CULTIVATION FACILITY  
 21725 EVELYN MAY ST.  
 KASLOU, AK 99610  
 (907) 252-8888

LOCATION/CONTACT

DESIGN BY: ABBOTT  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DATE: 06/07/2010  
 REVISIONS:

CATEGORY: SHEET  
 A 3.1  
 SHEET CONTAINS:  
 TYP. WALL  
 DRAFT STOP



A1 TYPICAL WALL SECTION  
 A3.1 NFS

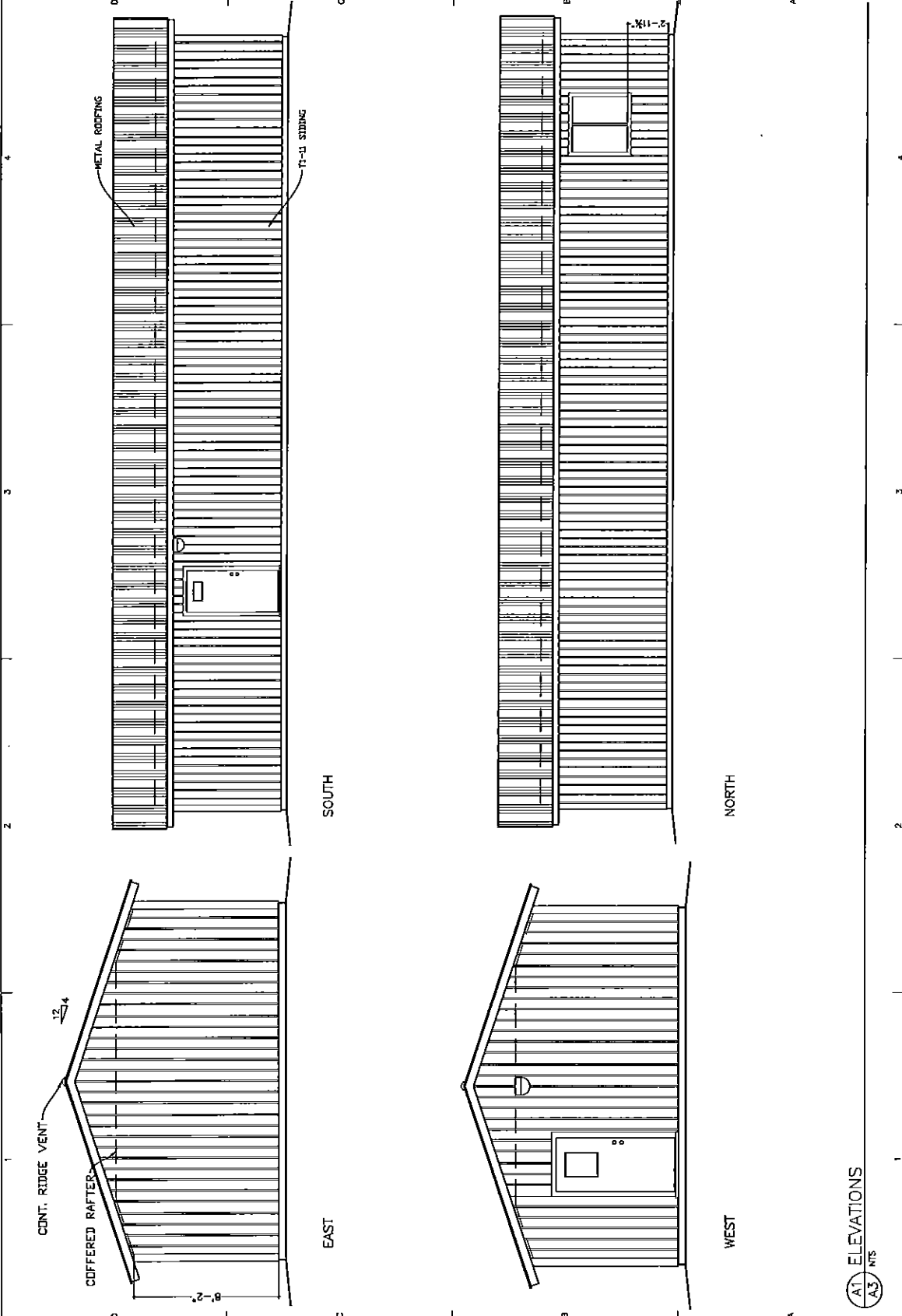
A3 DRAFT STOP  
 A3.1 NFS

SCALE: AS SHOWN

BOB'S MORNING BEAR CULTIVATION FACILITY  
 PROJECT  
 21725 EVELYN WAY ST.  
 KASLOF, AK 99610  
 (907) 252-8868  
 LOCATION / CONTACT

DESIGNER: [ ]  
 DRAWN: [ ]  
 CHECKED: [ ]  
 DATE: 06/03/2010  
 REVISIONS:

CATEGORY: SHEET  
 A 3  
 SHEET CONTENTS  
 ELEVATIONS



(A1) ELEVATIONS  
 (A3) INTS



Alaska Marijuana Control Board

Alcohol & Marijuana Control Office  
550 W 7<sup>th</sup> 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:	BRENNAN J NORDEN	License Number:	10063
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	BOB'S MORNING BEAR CULTIVATION		
Physical Address:	21725 evelyn may st		
City:	kasilof	State:	AK
		Zip Code:	99610
Designated Licensee:			
Email Address:	morningbear25@hotmail.com		

### Section 2 – Attached Items

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

Attached Items:	<i>mj 04 marijuana cultivation facility</i>
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Alaska Marijuana Control Board  
**Operating Plan Supplemental  
Form MJ-04: Marijuana Cultivation Facility**

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**What is this form?**

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

**What additional information is required for cultivation facilities?**

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

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

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

**Section 1 – Establishment Information**

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

Licensee:	Brennan John Norden	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Bob's Morning Bear Cultivation				
Premises Address:	21725 Evelyn May St				
City:	Kasilof	State:	ALASKA	ZIP:	99610



# Alaska Marijuana Control Board

## Operating Plan Supplemental

### Form MJ-04: Marijuana Cultivation Facility

#### Section 2 – Prohibitions

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

The marijuana cultivation facility will not:

Agree Disagree

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

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

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

#### Section 3 – Cultivation Plan

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

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



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

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

Initially, The Applicant will be using general hydroponic 3-part system to begin their plant cultivation. Eventually, the licenses will use a coco husk growing medium in a fabric pot.

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

The Applicant intends to add CO<sub>2</sub> to the flower room using a regulator controlled tank. This regulator will be on a timer and less than 10 hours a day. The following is a list of the nutrients and fertilizers that the Licensee intends to use: CaMg Plus- calcium carbonate (10%-30%), magnesium carbonate (5%-10%); Coco Medium - plant growing medium made out of coconut husk; FloraBloom Advanced Nutrient System - hydroponic plant nutrient (oxidizer); FloraGrow Advanced Nutrient System - hydroponic plant nutrient (oxidizer); FloraMicro Advanced Nutrient System - hydroponic plant nutrient (oxidizer); Nuke 'Em Insecticide and fungicide; pH Down liquid - phosphoric acid (10%-30%) Ammonium Dihydrogenorthohosphates (5%-10%), Citric Acid (5%-10%); pH Up Liquid - Potassium Carbonate (10%-30%).

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

The Applicant has an established watering protocol that eliminates waste-water. The Applicant has a manual watering protocol that shall not create waste. Evaporation troughs are used to contain any spillage that may occur. Water shall be applied to individual plants as needed. All standard waste generated by the cultivation shall be stored in containers until it can be retrieved by a waste disposal company or transported to the local landfill, Central Peninsula Landfill. Other waste that can be recycled (i.e. metal sheeting, plastic pots, wood pallets, etc.) shall be collected and recycled.



Alaska Marijuana Control Board

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

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

Describe the marijuana cultivation facility's waste disposal arrangements:

The Applicant shall thoroughly grind the waste marijuana and mix it with soil and yard waste. The resulting mix shall be at least a 50/50 mix of marijuana plant matter and yard waste. The Applicant intends to recycle the leftover soil. Marijuana plant waste shall be mixed with yard waste and transported to the local landfill, Central Peninsula Landfill by the Applicant

### Section 4 – Odor Control

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

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

The Applicant will use filters and air scrubbers to minimize odor. An enclosed system will be installed by a professional HVAC contractor. The HVAC system will meet the regulatory requirements for air circulation and odor dampening. The system will be tested to ensure that the facility is not emitting odor detectable by the public outside the facility.



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

**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:

Once a testing program is initiated the Applicant will register with a testing laboratory, and establish testing protocols and procedures that will comply with state regulations. The Applicant's Standard Operating Procedure will establish the process for selecting samples for testing, how that sample will be transferred to the lab, what the lab will test for, how to hold and destroy a batch (if necessary), how to hold and store a batch while waiting for the test results, and how to release a batch for sale/transfer once the testing has been complete. The standard operating procedure will also provide information on how to compile and compare results from tests, and how to publish those results for review by wholesale purchasers and consumers.





Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

**Section 6 – Security**

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

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

The marijuana cultivation facility applicant has:

Agree Disagree

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

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

Restricted Access Area (3 AAC 306.430):

Yes No

Will the marijuana cultivation facility include outdoor production?

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



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

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 Anchorage, AK 99501  
[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 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:

~~Licensee~~ <sup>Applicant</sup> The ~~licensee's~~ <sup>applicant's</sup> building is completely enclosed and surrounded by a fence. The only window in the building is located in the office, and is obscured from public view by the fence surrounding the building. The town of Kasilof, where the grow is established, has a population of about 600 people. The location of the ~~licensee's~~ <sup>applicant's</sup> facility is in a rural part of the community. This area is not exposed to foot traffic.

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.

*[Handwritten Signature]*

Signature of licensee

*Brennan J. Noth*  
 Printed name

Subscribed and sworn to before me this 19 day of August, 2016.



*Patricia M. Hime*  
 Notary Public in and for the State of Alaska.  
 My commission expires: July 15, 2017



Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)

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

Phone: 907.269.0350

Alaska Marijuana Control Board

Operating Plan Supplemental

**Form MJ-04: Marijuana Cultivation Facility**

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(Additional Space as Needed):



Alaska Marijuana Control Board

**Form MJ-07: Public Notice Posting Affidavit**

**What is this form?**

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

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

**Section 1 – Establishment Information**

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

Licensee:	Brennan Norden	License Number:	10063
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Bobs Morning Bear Cultivation		
Premises Address:	21725 Evelyn May		
City:	Kasilof	State:	AK
		ZIP:	99610

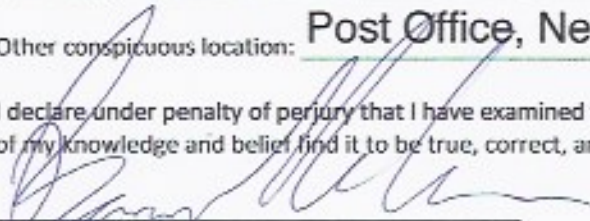
**Section 2 – Certification**

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: August 15, 2016 End Date: August 29, 2016

Other conspicuous location: Post Office, Newspaper

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

Brennan Norden  
 Printed name of licensee

  
 Notary Public in and for the State of Alaska

My commission expires: 07-15-17



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





Alaska Marijuana Control Board

**Form MJ-08: Local Government Notice Affidavit**

**What is this form?**

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

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

**Section 1 – Establishment Information**

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

Licensee:	Brennan Norden	License Number:	10063
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Bob's Morning Bear		
Premises Address:	21725 Evelyn May Street		
City:	Kasilof	State:	AK
		ZIP:	99610

**Section 2 – Certification**

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

Local Government: Kenai Peninsula Borough Name of Official: Johni Blankenship  
 Title of Official: Borough Clerk Date Submitted: 10/21/2016  
 Community Council: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 (Municipality of Anchorage and Matanuska-Susitna Borough only)

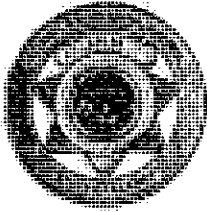
I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee  
Brennan Norden  
 Printed name of licensee



Wendy Amend  
 Notary Public in and for the State of Alaska  
 My commission expires: 07-15-17

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



Alaska Marijuana Control Board

# Cover Sheet for Marijuana Establishment Applications

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

## What is this form?

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

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

### Section 1 - Establishment Information

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

Licensee:	BRENNAN J NORDEN	License Number:	10063
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	BOB'S MORNING BEAR CULTIVATION		
Physical Address:	21725 evelyn may st		
City:	kaslof	State:	AK
		Zip Code:	99610
Designated Licensee:			
Email Address:	morningbear25@hotmail.com		

### Section 2 - Attached Items

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

Attached Items:	<i>MJ 09-Statement of Financial interest</i>
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### OFFICE USE ONLY

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Alaska Marijuana Control Board

## Form MJ-09: Statement of Financial Interest

### What is this form?

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

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

### Section 1 – Establishment Information

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

Licensee:	Brennan John Norden	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Bob's Morning Bear Cultivation				
Premises Address:	21725 Evelyn May Street				
City:	Kasilof	State:	ALASKA	ZIP:	99610

### Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Brennan John Norden				
Title:	Owner				
SSN:	[REDACTED]				



Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov)

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

Phone: 907.269.0350

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 19 day of August, 2016.

Patricia Hime  
Notary Public in and for the State of Alaska.

My commission expires: July 15, 2017





# Alcohol & Marijuana Control Office

**License Number:** 10063

**License Status:** New

**License Type:** Limited Marijuana Cultivation Facility

**Doing Business As:** BOB'S MORNING BEAR CULTIVATION

**Business License Number:** 1032827

**Designated Owner:** Brennan J Norden

**Email Address:** morningbear25@hotmail.com

**Latitude, Longitude:** 60.294782, -151.236894

**Physical Address:** 21725 evelyn may st  
kasilof, AK 99610  
UNITED STATES

## Owner #1

*Note: No affiliates entered for this license.*

**Owner Type:** Individual

**Name:** BRENNAN J NORDEN

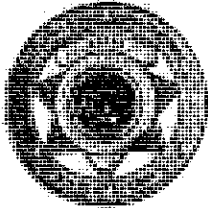
**SSN:** [REDACTED]

**Date of Birth:** 04/16/1973

**Phone Number:** 9072528868

**Email Address:** morningbear25@hotmail.com

**Mailing Address:** po box 1205  
kasilof, AK 99610  
UNITED STATES



Alaska Marijuana Control Board

# Cover Sheet for Marijuana Establishment Applications

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

## What is this form?

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

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

### Section 1 – Establishment Information

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

Licensee:	BRENNAN J NORDEN	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	BOB'S MORNING BEAR CULTIVATION				
Physical Address:	21725 evelyn may st				
City:	kaslof	State:	AK	Zip Code:	99610
Designated Licensee:					
Email Address:	morningbear25@hotmail.com				

### Section 2 – Attached Items

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

Attached Items:	<i>Lease agreement</i>
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#### OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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## **Alaska Lease Agreement**

**THIS LEASE AGREEMENT** (hereinafter referred to as the "Agreement") made and entered into this 1<sup>st</sup> day of December 2015, by and between Brennan Norden of Bob's Morning Bear Cultivation (hereinafter referred to as "Tenant") and Michael Hutton (hereinafter referred to as "Landlord").

### **WITNESSETH:**

**WHEREAS**, Landlord is the fee owner of certain real property being, lying and situated in Kasilof Alaska, such real property having a street address of 21725 Evelyn May Street Kasilof, Alaska 99610 (hereinafter referred to as the "Premises").

**WHEREAS**, Landlord desires to lease the Premises to Tenants upon the terms and conditions as contained herein; and

**WHEREAS**, Tenants desires to lease the Premises from Landlord on the terms and conditions as contained herein;

**NOW, THEREFORE**, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **TERM.** Landlord leases to Tenants and Tenants lease from Landlord the above described Premises together with any and all appurtenances thereto, for a term of 12 months such term beginning on 12/1/2015, and ending at 12 o'clock midnight on 12/1/2021.
2. **RENT.** The total rent for the term hereof is the sum One Thousand dollars (\$1,000) payable by the FIFTH day of each month of the term. All such payments shall be made to Landlord at Landlord's business address of PO Box 496 Kasilof, Alaska 99610.
3. **DAMAGE DEPOSIT.** Upon the due execution of this Agreement, Tenant shall deposit with Landlord the sum of Two Thousand dollars (\$2,000), as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenant, without interest, and less any set off for damages to the Premises upon the termination of this Agreement.
4. **USE OF PREMISES.** The Premises shall be used and occupied by Tenant during the term of this Agreement for the purpose of carrying on a limited marijuana cultivation facility. Tenant shall comply with any and all laws, ordinances, rules and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy and preservation of the Premises.
5. **CONDITION OF PREMISES.** Tenant stipulates, represents and warrants that Tenant has examined the Premises, and that they are at the time of this Lease in good order, repair, and in a safe, clean and tenantable condition.
6. **ASSIGNMENT AND SUB-LETTING.** Tenant shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord. A consent by Landlord to one such assignment, sub-letting or license shall not be deemed to be a consent to any subsequent assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Landlord or an assignment or sub-letting by operation of law shall be absolutely null and void and shall, at Landlord's option, terminate this Agreement.
7. **ALTERATIONS AND IMPROVEMENTS.** Tenant shall make no alterations to the buildings or improvements on the Premises or construct any building or make any other

improvements on the Premises without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Premises by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Premises at the expiration or earlier termination of this Agreement.

8. **NON-DELIVERY OF POSSESSION.** In the event Landlord cannot deliver possession of the Premises to Tenant upon the commencement of the Lease term, through no fault of Landlord or its agents, then Landlord or its agents shall have no liability, but the rental herein provided shall abate until possession is given. Landlord or its agents shall have thirty (30) days in which to give possession, and if possession is tendered within such time, Tenant agrees to accept the demised Premises and pay the rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Landlord or its agents, then this Agreement and all rights hereunder shall terminate.
9. **HAZARDOUS MATERIALS.** Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
10. **UTILITIES.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises.
11. **MAINTENANCE AND REPAIR; RULES.** Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Tenant shall:
  - (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
  - (b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
  - (c) Not obstruct or cover the windows or doors;
  - (d) Not leave windows or doors in an open position during any inclement weather;
  - (e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
  - (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Landlord;
  - (g) Keep all air conditioning filters clean and free from dirt;
  - (h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Tenant shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant;
  - (i) And Tenant's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;

- (j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
- (k) Deposit all trash, garbage, rubbish or refuse in the locations provided therefore and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
- (l) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.

12. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly uninhabitable by fire, storm, earthquake, or other casualty not caused by the negligence of Tenant, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Landlord and Tenant up to the time of such injury or destruction of the Premises, Tenant paying rentals up to such date and Landlord refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered uninhabitable, the Landlord shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Landlord exercises its right to repair such uninhabitable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Landlord as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.
13. **INSPECTION OF PREMISES.** Landlord and Landlord's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Landlord for the preservation of the Premises or the building. Landlord and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, that do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.
14. **SUBORDINATION OF LEASE.** This Agreement and Tenant's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.
15. **TENANT'S HOLD OVER.** If Tenant remains in possession of the Premises with the consent of Landlord after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Landlord and Tenant which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at TWELVE HUNDRED FIFTY DOLLARS (\$1,250) per month and except that such tenancy shall be terminable upon fifteen (15) days written notice served by either party.
16. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Tenant shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.

17. **ANIMALS.** Tenant shall be entitled to keep no more than ONE (1) domestic dogs, 0 cats or birds; however, at such time as Tenant shall actually keep any such animal on the Premises, Tenant shall not pay to Landlord a pet deposit.
18. **QUIET ENJOYMENT.** Tenant, upon payment of all of the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.
19. **INDEMNIFICATION.** Landlord shall not be liable for any damage or injury of or to the Tenant, Tenant's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Tenant hereby agrees to indemnify, defend and hold Landlord harmless from any and all claims or assertions of every kind and nature.
20. **DEFAULT.** If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the non-compliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Agreement. If Tenant fails to pay rent when due and the default continues for seven (7) days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement.
21. **LATE CHARGE.** In the event that any payment required to be paid by Tenant hereunder is not made within three (3) days of when due, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in the amount of ONE HUNDRED DOLLARS (\$100) per day.
22. **ABANDONMENT.** If at any time during the term of this Agreement Tenant abandons the Premises or any part thereof, Landlord may, at Landlord's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Tenant for damages or for any payment of any kind whatever. Landlord may, at Landlord's discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Landlord by means of such reletting. If Landlord's right of reentry is exercised following abandonment of the Premises by Tenant, then Landlord shall consider any personal property belonging to Tenant and left on the Premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and Landlord is hereby relieved of all liability for doing so.
23. **ATTORNEYS' FEES.** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.
24. **RECORDING OF AGREEMENT.** Tenant shall not record this Agreement on the Public Records of any public office. In the event that Tenant shall record this Agreement, this Agreement shall, at Landlord's option, terminate immediately and Landlord shall be entitled to all rights and remedies that it has at law or in equity.

25. **GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Alaska.
26. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
27. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
28. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Landlord or Tenant.
29. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
30. **NON-WAIVER.** No indulgence, waiver, election or non-election by Landlord under this Agreement shall affect Tenant's duties and liabilities hereunder.
31. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
32. **JOINT LIABILITY.** Each tenant shall be fully liable for lease.
33. **NOTICE.** Any notice required or permitted under this Lease or under state law shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

Michael Hutton

PO Box 495

Kasilof, AK 99610

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

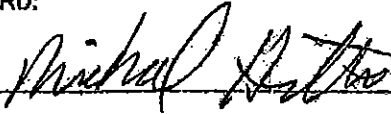
**34. ADDITIONAL PROVISIONS; DISCLOSURES.**

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**As to Landlord this 1<sup>st</sup> of December 2015.**

**LANDLORD:**

Sign: 

Michael Hutton

Date: 12/1/2015

**As to Tenant, this 1<sup>st</sup> of December 2015.**

**TENANT ("Tenant"):**

Sign: 

Brennan Norden

Date: 12/1/2015



August 19, 2016

Land Use Acknowledgement

To whom it may concern,

I, Michael Hutton give full permission to Brennan Norden dba Bob's Morning Bear Cultivation Facility to use the land I own and he occupies to build and manage a Limited Marijuana Cultivation Facility.

I am fully aware of his development plans and agree to allow him to use the land for the cultivation of marijuana.

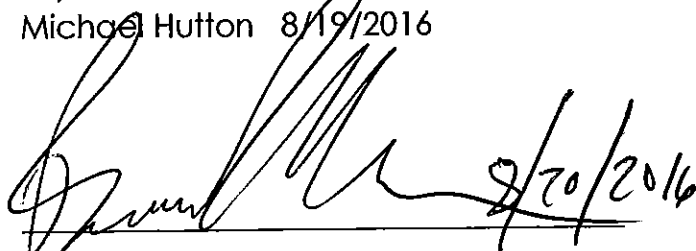
Mr. Norden and Mr. Hutton have a verbal (lease) agreement, and if need be will submit a written lease in lieu of this letter, if the letter is not sufficient for purposes of review by the Alaska Control Board of Alcohol and Marijuana for the Bob's Morning Bear Limited Cultivation Facility.

Mr. Brennan Norden is responsible for all activities related to the limited marijuana cultivation facilities.

Thank you,

 8/19/2016

Michael Hutton 8/19/2016

 8/20/2016

Brennan Norden 8/19/2016



Alaska Marijuana Control Board

# Cover Sheet for Marijuana Establishment Applications

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

## What is this form?

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

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

### Section 1 – Establishment Information

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

Licensee:	BRENNAN J NORDEN	License Number:	10063		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	BOB'S MORNING BEAR CULTIVATION				
Physical Address:	21725 evelyn may st				
City:	kasilof	State:	AK	Zip Code:	99610
Designated Licensee:					
Email Address:	morningbear25@hotmail.com				

### Section 2 – Attached Items

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

Attached Items:	Publishers Affidavit
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### OFFICE USE ONLY

Received Date:	Payment Submitted Y/N:	Transaction #:
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# PUBLISHER'S AFFIDAVIT

UNITED STATES OF AMERICA, }  
STATE OF ALASKA } ss:

Denise Reece being first duly sworn, on oath deposes and says:

That I am and was at all times here in this affidavit mentions, Supervisor of Legals of the Morris Publishing Group/Peninsula Clarion, a newspaper of general circulation and published at Kenai, Alaska, that the Limited Marijuana Cultivation Facility License

a printed copy of which is hereto annexed was published in said paper one each and every week for three successive and consecutive weeks in the issues on the following dates:

August 16, 22, 29, 2016

X Denise Reece

SUBSCRIBED AND SWORN to me before this 29th day of August, 2016

NOTARY PUBLIC in favor for the State of Alaska.

My Commission expires 6-May-19

## LIMITED MARIJUANA CULTIVATION FACILITY LICENSE

BRENNAN J NORDEN is applying under 3 AAC 306.400(a)(2) for a new Limited Marijuana Cultivation Facility License, license #10063, doing business as BOB'S MORNING BEAR CULTIVATION, located at 21725 Evelyn May St, Kenai, AK 99610, UNITED STATES.

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

PUBLISH: 8/16, 22, 29, 2016 2895/723590

Notary Public  
J. HAMLIN  
State of Alaska  
My Commission Expires May 6, 2019