



December 5, 2017

Kenai Peninsula Borough
Attn: John Blankenship
VIA Email: jblankenship@kpb.us
CC: micheleturner@kpb.us
kring@kpb.us

License Number:	12989
License Type:	Limited Marijuana Cultivation Facility
Licensee:	VANZEE N DAN
Doing Business As:	PINNACLE PROJECTS
Physical Address:	37035 Nicholas View Lane Soldotna, AK 99669
Designated Licensee:	VANZEE N DAN
Phone Number:	907-394-1741
Email Address:	danvanzee@gmail.com

New Application **Transfer of Ownership Application**

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

To protest the approval of this application(s) pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our January 24-26, 2018 meeting.

Sincerely,

Erika McConnell

Erika McConnell, Director
amco.localgovernmentonly@alaska.gov



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

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

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:	Dan N VanZee	License Number:	12989		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Pinnacle Projects				
Premises Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	AK	ZIP:	99669

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Dan N Van Zee
Title:	Chief Grow Officer and Owner

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

None.

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

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



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

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

Initials

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

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

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Phone: 907.269.0350

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

Initials

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

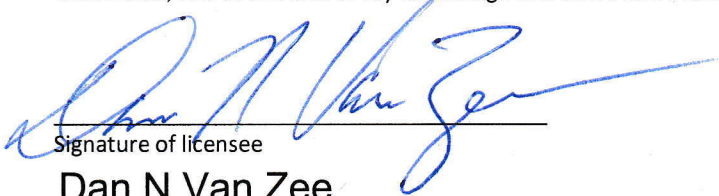
I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

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

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

All marijuana establishment license applicants:

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

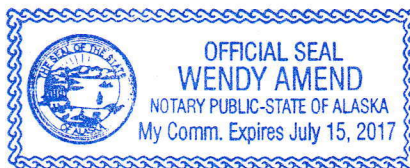


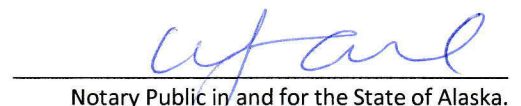
Signature of licensee

Dan N Van Zee

Printed name

Subscribed and sworn to before me this 24 day of June, 2017.




Notary Public in and for the State of Alaska.

My commission expires: 07-15-17



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:	Dan N VanZee	License Number:	12989		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Pinnacle Projects				
Premises Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	ALASKA	ZIP:	99669

Mailing Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	ALASKA	ZIP:	99669

Primary Contact:	Dan N VanZee				
Main Phone:	262-1588	Cell Phone:	394-1741		
Email:	danvanzee@gmail.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:

Pinnacle Projects is committed to the safety and security of our employees, as well as our community. In our efforts to comply with the Cole Memorandum (2013), as well as 3 AAC 306.71 O(a), we will maintain a security plan that will ensure that the overall premises and restricted access areas are safe and secure by limiting access to only authorized individuals and that the premises are under video surveillance at all times. These methods will be utilized to ensure that unescorted members of the public will not be able to access restricted areas of the premises.

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

The licensee and employees of Pinnacle Projects will be given an electronic access key code to the doors of the facility. The licensee will also have access to the physical keys to the facility. Visiting law enforcement personnel including an agent of the Board, will be given either the key code access and/or physical keys to the facility to allow limited access to restricted areas. All other personnel will be issued a non-technological badge limiting their access to restricted access areas and visitors will abide by the processes below.

Pinnacle Projects staff will comply with 3AAC 306.710(c) and require all visitors to present photo identification before entering the facility. Pinnacle Projects staff will ensure that visitors' forms of photo identification comply with 3 AAC 306.350 to assess age and ability to enter the premises and includes; an unexpired, unaltered passport, an unexpired, unaltered drivers license; instruction permit, or identification card of any state or territory of the United States, the District of Columbia or a province of Canada or an identification card issued by a federal or state agency authorized to issue a driver's license of identification card.

Pinnacle projects will limit the number of visitor to the facility to 5 at a time to ensure compliance with 3AAC 306.710.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

All visitors to the facility must sign into the facility's visitor log book with the following information per 3 AAC 306.755(6): their name, date and time of visit, organization affiliation (as applicable), and signature of the visitor as well as a staff member. Staff will make a copy of the visitor's photo identification before giving out any visitor's pass to the facility. Visitors will also present themselves to the facility's main entrance security camera to obtain unobstructed view of their face before entering the facility.

Visitors will include; **contracted service personnel vendor/suppliers and consultants.**

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

During work hours employees will be required to carry an identification badge issued by Pinnacle Projects that is visible and identifies the employee by name and picture 3 AAC 306.710(c).

Employees are responsible for maintaining the security of their identification badges after hours by not leaving it visible to the public (i.e. vehicles) and are responsible for notifying management immediately if their badge or Marijuana Handlers Card is lost or stolen at which point management personnel will make a note in the employees file, issue a new card with provide a new employee identification number. Identification badges will be issued the first day of employment and will be issued to full-time part-time employees. Badge sample below:





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:

Exterior lighting consists of floodlights that will be placed on the front and the rear of the building, to allow for lighting over the entrance and exit of the facility when motion has been detected (See diagram below for placement). Two (2) lights will be placed on the peak of the roof on the front and rear of the building to allow for clear lighting over the entrance and exit of the facility.

Light specifications below:

High Power 100w LED Floodlight (or comparable) 2 ea dusk till dawn,

2 ea Motion sensing.

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

The Cole memorandum outlined by the Office of the Deputy Attorney General (2013) asks that marijuana establishments prevent the use of violence in the cultivation and distribution of marijuana. In order to address this area of concern and other community safety concerns, Pinnacle Projects will rely on an alarm system in conjunction with video surveillance equipment and security monitoring as well as other awareness skills to protect the premise and product and will therefore help to limit exposure to theft with the use firearms and exposure to minors under the age of 21 years. **Any unauthorized attempt to enter the premises will trigger alarm horns to sound, strobe lights illuminate and phone calls to the Alarm System monitoring personnel, and phone notification of Licensee.**

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 will be activated on all exterior doors by the last employee leaving the building at closing time. The employee is required to ensure all doors are closed, locked and secured as necessary to ensure the alarm system can be activated. The alarm system will be monitored by a third party agency.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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Phone: 907.269.0350

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

Owner, employees, visitors and other individuals will be held to a zero tolerance policy on the diversion of marijuana (3 AAC 306.715(c)(1)). The electronic tracking system, Metre will be used to ensure diversion of marijuana does not occur throughout the normal processes of the cultivation facility. Marijuana will be entered into the system and tracked throughout the cultivation, packaging, testing, disposal and selling process. If the tracking system shows potential diversion of product authorized personnel will initiate an investigation that will include; talking to employees on shift, assessing last log in's to the system and product in question, notifying the Marijuana Control Board and reviewing video feed.

Describe your policies and procedures for preventing loitering:

Pinnacle Projects will operate under a "no loitering" policy that will limit individuals from standing or waiting without purpose on or around the premises as accordingly under 3 AAC 306.715(c)(2). Security and authorized employees will perform routine but unscheduled patrols in order to assess potential loitering situations. Loiterers will be asked to leave when discovered and law enforcement will be called if continued loitering persists. During business hours employees will be provided training on the importance of limiting loitering and learn skills to verbally remove individuals from the premises.

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:

Pinnacle Projects policy and procedure regarding the use of additional security devices is noted below as part of the overall alarm and security system of the facility:

Motion detectors will be activated and utilized for after hours monitoring of the exterior of the licensed premises. Motion sensors cannot be located in the interior of the facility due to air flow technicalities that could falsely activate the system.



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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 case of an unauthorized breach of security, the third party monitoring company will immediately notify local law enforcement and the Pinnacle Projects designated licensee. If the designated licensee is not on site during the unauthorized breach they will be sent a notification and arrive on site to assist law enforcement personnel as safety permits or if unavailable will provide an authorized employee capable of accessing needed systems to aide in the investigation. All employees will be trained on how to interact with law enforcement and maintain compliance during investigations and unauthorized breaches.

Video Surveillance (3 AAC 306.720):

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

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



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

Video cameras will be placed with a full view of the premises, entrance and exit of exterior doors as well as will be placed strategically in Restricted Access Areas in order to identify individuals and provide a clear view of regular activity without blockage of lighting hoods, fixtures or other equipment per 3 AAC 306.720(b).

Security cameras will consist of 6 Camera system,
including 4 interior, and 2 exterior.

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:

Pursuant to 3AAC 306.720(d) surveillance recording equipment and records will be housed in **metal locked cabinets and safe, secured with digital locking system which can be provided to insure** accessibility only to the marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the Board. Pinnacle Projects may use an offsite monitoring service and offsite storage of video surveillance records as needed as long as security requirements at the offsite facility are at least as strict as onsite security requirements as described in this section. In-house access to video surveillance records by authorized personnel will be logged by name, date, record accessed and time.

n

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

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Phone: 907.269.0350

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:

1. **Policy and Purposes:** This Policy represents the policy of Pinnacle Projects with respect to the retention and destruction of documents and other records, both in hard copy and electronic media (which may merely be referred to as "documents" in this Policy). Purposes of the Policy include (a) retention and maintenance of documents necessary for the proper functioning of Pinnacle Projects as well as to comply with applicable legal requirements, including, but not limited to 3 AAC 306.755; (b) destruction of documents which no longer need to be retained ; and (c) guidance for the Ownership, management, and staff and other constituencies with respect to their responsibilities concerning document retention and destruction.
2. **Administration:** Pinnacle Project's Chief Grow Officer shall be the administrator ("Administrator") in charge of the administration of this Policy. The Administrator's responsibilities shall include supervising and coordinating the retention and destruction of documents pursuant to this Policy and particularly the Document Retention Schedule included below. The Administrator shall also be responsible for documenting the actions taken to maintain and/or destroy Pinnacle Projects documents and retaining such documentation. The Administrator may also modify the Document Retention Schedule from time to time as necessary to comply with law, local ordinances, and the MCB control regulations, and/or to include additional or revised document categories as may be appropriate to reflect the Pinnacle Projects' policies and procedures.
3. **Suspension of Document Destruction; Compliance.** Pinnacle Projects becomes subject to a duty to preserve (or halt the destruction of) documents once litigation, an audit or a government investigation is reasonably anticipated. Therefore, if the Administrator becomes aware that litigation, a governmental audit or a government investigation has been instituted, or is reasonably anticipated or contemplated, the Administrator shall immediately order a halt to all document destruction under this Policy, communicating the order to all affected constituencies in writing. The Administrator may thereafter amend or rescind the order only after conferring with legal counsel. If any board member or staff member becomes aware that litigation, a governmental audit or a government investigation has been instituted, or is reasonably anticipated or contemplated, with respect to Pinnacle Projects, and they are not sure whether the Administrator is aware of it, they shall make the Administrator aware of it. Failure to comply with this Policy, including, particularly, disobeying any destruction halt order, could result in possible civil or criminal sanctions. In addition, for staff, it could lead to disciplinary action including possible termination.

See Attachment N for Continued Information



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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:

Pinnacle Projects will utilize the state compliant and approved Marijuana Enforcement Tracking Reporting & Compliance (Metr) electronic inventory tracking system pursuant to regulation 3 AAC 306.730. Metr will track all marijuana that is propagated, grown, cultivated, transferred or destroyed within the facility and will share results in real-time with the Marijuana Control Board. Marijuana at the facility will be entered the tracking system and receive unique RFID secure bar codes that will be attached to each plant. The bar code will allow the system to track the plants entire life cycle from when it's entered into the system through product transfer. Metr will be used for overall state tracking needs to aide in overall company compliance and operations including; destruction reports, pending harvest events, transportation events & manifests, existing inventory logs, quarantined inventory and plant count.



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Section 4 – Employee Qualification and Training

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

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

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

Marijuana Handler Permit:

Yes No

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

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

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

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

All employees will be 21 years and older and are required to have a marijuana handlers card as outlined in 3 AAC 306.425 & 3 AAC 306. 700 and meet all pre-employment requirements before the start of employment. Employees will fulfill their duties as stated in their job description throughout their tenure. Employees will meet all applicable laws for being employed in the U.S. and all applicable employee taxes and procedures. Pinnacle Projects will follow all labor laws and strive for a safe and secure working environment.



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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:

Pinnacle Projects will store, manage and dispose of any solid or liquid waste, including wastewater and other waste determined by the Board in compliance with applicable federal, state and local laws and regulations as outlined in 3 AAC 306.740(a).

All waste material will be stored in plastic line drums, one will hold compostable material that will be mixed with food and animal waste to make new growing media. We will not be composting any material in the initial phases of operation. All wasted material initially will be ground up and mixed with shredded paper, shredded plastic waste, and vegetable oil to insure it is no longer usable. Any liquid waste will be deposited in an onsite septic tank system.

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

When a plastic drum liner is filled to capacity AMCO will be given a three day email notice of our intent to render it unusable. Once AMCO has approved destruction all materials will be ground together with an equal amount of paper and plastic material, saturated with vegetable oil, and it will be deposited at the Kenai Peninsula Borough Landfill.



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 facility will have waste bins within the Grow room in order to be used throughout the workday for solid waste (as defined above). Each bin will be labeled as "Solid Plant Waste" and will be secured with a latched lid that will ensure proper storage and sanitation. Each bin will be emptied as needed during heavy waste times (i.e. harvesting plants) and on a no more than a 3 to 5 day rotation basis during all non-heavy waste times.

During transfer into the larger storage bins, solid waste will be weighed using an industrial scale as outlined below and in compliance with 3 AAC 306.745 and logged into the electronic inventory tracking system. An Email notice will be sent to AMCO to provide the required three (3) day notice to the Board in preparation for rendering it unusable and disposing of it (3 AAC 306.745(b)(1)). Sample scale below:

OHAUS CS COMPACT SCALES

H-2717*	5,000 g/ 11 lbs	1 g / .1 oz
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All waste material will be stored in plastic lined metal drums, one will hold compostable material that will be mixed with food and animal waste to make new growing media. We will not be composting any material in the initial phases of operation. All wasted material initially will be ground up and mixed with shredded paper, shredded plastic waste, and dish washing detergent to insure it is no longer usable. When a plastic drum liner is filled to capacity AMCO will be given a three day email notice of our intent to render it unusable. Once AMCO has approved destruction all materials will be ground together with an equal amount of paper and plastic material, saturated with vegetable oil, and it will be deposited at the Kenai Peninsula Borough Landfill.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

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

Phone: 907.269.0350

Section 6 – Transportation and Delivery of Marijuana and Marijuana Products

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

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

Marijuana Transportation:

Yes No

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

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:

When packaging for direct resale of one ounce or less it will be labeled with (1) "Marijuana has intoxicating effects and may be habit forming and addictive."; (2) "Marijuana impairs concentration, coordination, and judgment. Do not operate a vehicle or machinery under its influence."; (3) "There are health risks associated with consumption of marijuana."; (4) "For use only by adults twenty-one and older. Keep out of the reach of children."; (5) "Marijuana should not be used by women who are pregnant or breast feeding."

Wholesale packaging of 5 pounds or less shall affix a label containing the following information to each package of marijuana sold to another marijuana establishment. (1) the name and license number of the marijuana cultivation facility where the marijuana was grown; (2) the harvest batch number assigned to the marijuana in the package; (3) the net weight of the marijuana in the package, not including weight of the shipping container, using a standard of measure as indicated by the tracking system; and (4) a complete list of all pesticides, fungicides, and herbicides used in cultivation of the marijuana. A label will be affixed to the shipping container showing that a licensed marijuana testing facility has tested each harvest batch in the shipment as provided in 3 AAC 306.645. The label will report the test results, (1) a cannabinoid potency profile expressed as a range of percentages that extends from the lowest percentage to highest percentage of concentration for each cannabinoid listed from every test conducted on that strain of marijuana from the same marijuana cultivation facility within the last three months; (2) a statement listing the results of microbial testing required by 3 AAC 306.645(b)(2); (3) a statement listing the results of residual solvent testing required by 3 AAC

All packaging will have a tracking label generated for tracking by the marijuana cultivation facility's marijuana inventory tracking system.

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

When transferring inventory (or product) to a testing facility, product manufacturing or retail facility based on purchase orders from licensed marijuana establishments the electronic inventory tracking system labels will allow the packaged items to be transferred legally with a transport manifest. Product will be placed within a sealed and tamper-evident shipping container, affixed with a proper label on the shipping container and with a valid transport manifest attached at all times (3 AAC306.435).

Pinnacle Projects will utilize authorized employees to transport and deliver marijuana and marijuana product to and from the facility.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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Phone: 907.269.0350

Section 7 – Signage and Advertising

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

The facility's signage is important in maintaining safety and security of the overall operations of the business and community. Pinnacle Projects will not have any exterior business signs to ensure that safety risks are mitigated as much as possible. The only signs located on the exterior of the building will be; "No Trespassing", "No Loitering", "No Smoking", "Restricted Access Area Visitors must be escorted", "Parking" and "No Parking" (as applicable). Also, by having no exterior signage and being discrete, Pinnacle Projects is focusing on helping prevent crimes or situations associated with knowledge of an establishment to minors and criminal enterprises, therefore helping to prevent the need for violence and other heightened situations to occur in the cultivation of marijuana (Cole Memorandum, 2013).

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

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

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

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

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

Agree Disagree

Is false or misleading

Promotes excessive consumption

Represents that the use of marijuana has curative or therapeutic effects

Depicts a person under the age of 21 consuming marijuana

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



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

No advertisement for marijuana or marijuana product will be placed:
Disagree

Agree

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:
Disagree

Agree

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

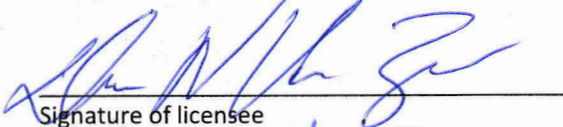
Form MJ-01: Marijuana Establishment Operating Plan

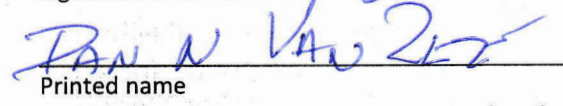
Section 8 – Control Plan for Persons Under the Age of 21

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:

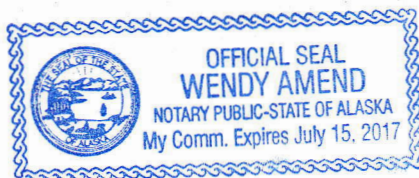
Pinnacle Projects will work diligently to ensure that no person under the age of 21 years gains access to any portion of the licensed premises and marijuana items. The perimeter will be monitored by security cameras 24 hours per day, seven days per week. There will be signs indicating "no trespassing" and "no loitering" in order to ensure that any unauthorized persons including individuals under 21 years of age are not allowed on the premises. In the case of an unauthorized entrance into the premises, the security system will alarm and notify law enforcement and Pinnacle Projects Management according to the security procedures. Entrances to the building will have restricted access area signs that indicate it is unlawful for individuals under the age of 21 years and unauthorized persons to enter. All visitors will be required to show valid photo identification before being allowed into the facility. Valid identification as outlined by 3 AAC 306.350 to assess age include; an unexpired, unaltered passport, an unexpired, unaltered drivers license; instruction permit, or identification card of any state or territory of the United States, the District of Columbia or a province of Canada or an identification card issued by a federal or state agency authorized to issue a driver's license of identification card.

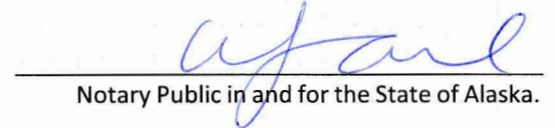
I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.


Signature of licensee


Printed name

Subscribed and sworn to before me this 24 day of June, 2017.




Notary Public in and for the State of Alaska.

My commission expires: 07-15-17



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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Anchorage, AK 99501

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Phone: 907.269.0350

Attachment N

All digital records will be maintained for a minimum of 5 years using daily backup of all systems to three places. 1. Shall be the on site hard drive within the video or computer system. 2. A portable hard drive that will be removed from the premise on a daily basis. 3. Systems will also be backed up daily to Cloud Storage space on the internet. All paper records will be Scanned to digital format for storage.

(1) 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 must be maintained on the marijuana establishment's licensed premises; older records may be archived on or off premises; (2) 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; (3) the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises; (4) records related to advertising and marketing; (5) a current diagram of the licensed premises including each restricted access area; (6) a log recording the name, and date and time of entry of each visitor permitted in a restricted access area; (7) all records normally retained for tax purposes; (8) 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; and (9) transportation records for marijuana and marijuana product as required under (b) A marijuana establishment shall provide any record required to be kept on the licensed premises to an employee of the board upon request. Any record kept off premises must be provided to the board's employees within three business days after a request for the record. (c) A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records. Loss of records and data, including electronically maintained records, will not be considered an excuse for a violation of this rule. Failure to retain records required under this section may be interpreted by the board as a license violation affecting public



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

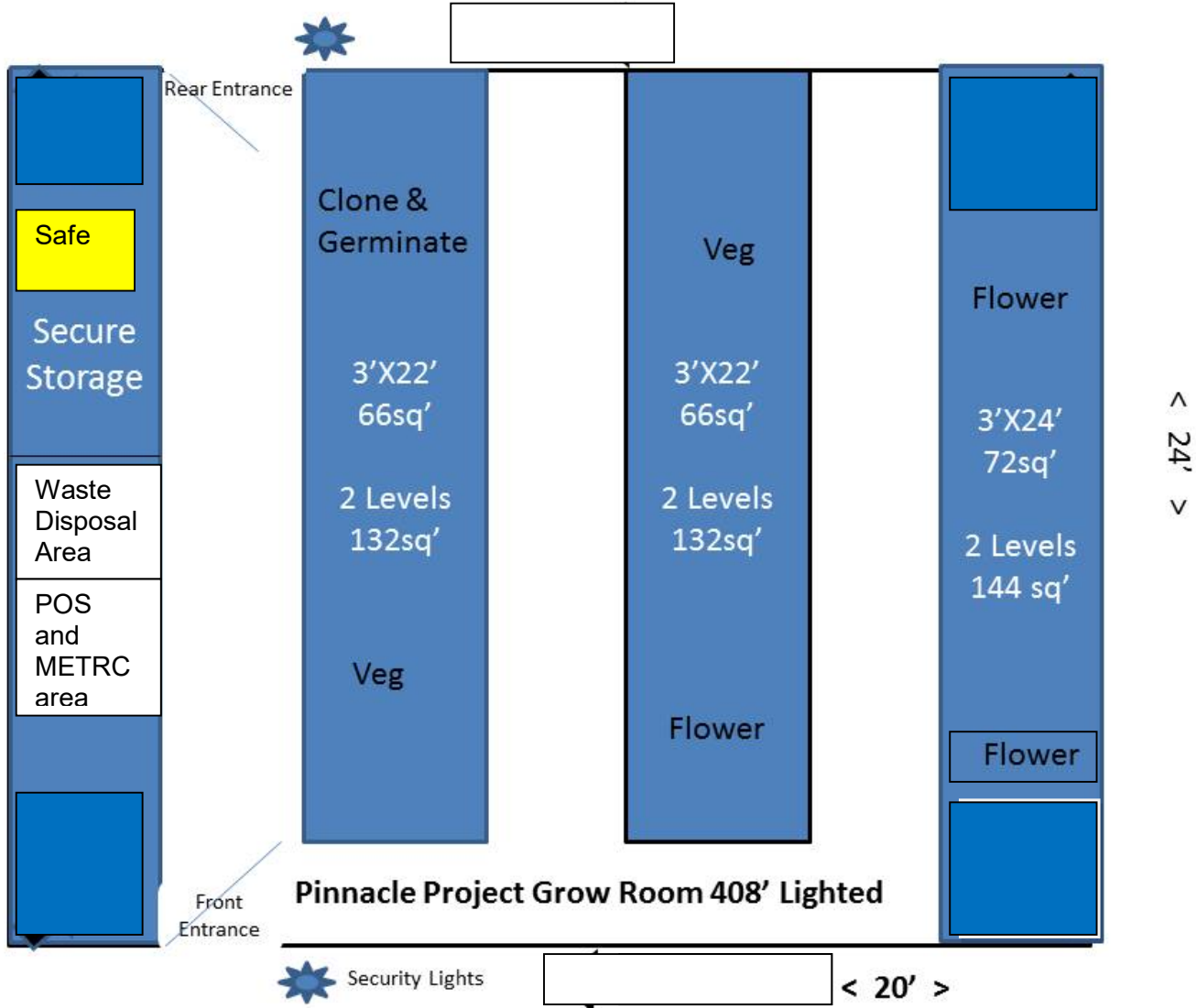
Attachment Q



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Pinnacle Projects Grow room Layout,
One room 20'X24' all restricted access





Alaska Marijuana Control Board Form MJ-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). Your diagram must show all entrances and boundaries of the premises, restricted access areas, and storage areas, and dimensions. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex. 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 to, and submitted with any supplemental 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 completed and 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:	Van Zee N Dan	License Number:	12989		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Pinnacle Projects				
Premises Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	AK	ZIP:	99669

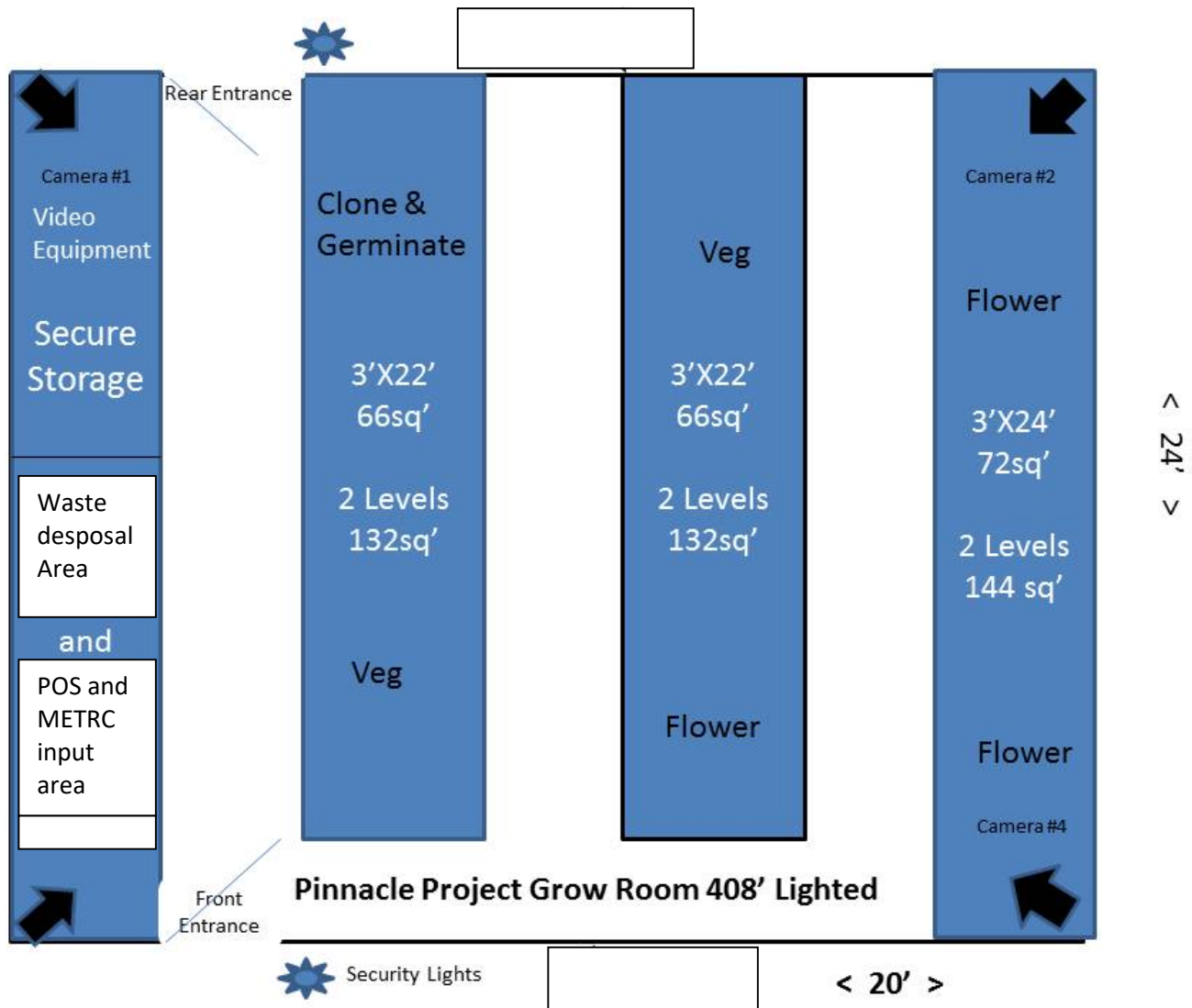


Alaska Marijuana Control Board
Form MJ-02: Premises Diagram

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.

**This entire 20' X 24' area will be considered Restricted Access Area.
Blue rectangles indicate our Grow area tables.**



This entire 20' X 24' area will be considered Restricted Access Area.
Blue rectangles indicate our Grow area tables.



Alaska Marijuana Control Board
Form MJ-02: Premises Diagram

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

ASSESSED VALUE: \$245,600

OWNERS:

DELACEE CATHERINE Y
37035 NICHOLAS VIEW LN
SOLDOTNA, AK 99669

Address:

Name:

VAN ZEE DAN N

<<<---Owner of record

Address:

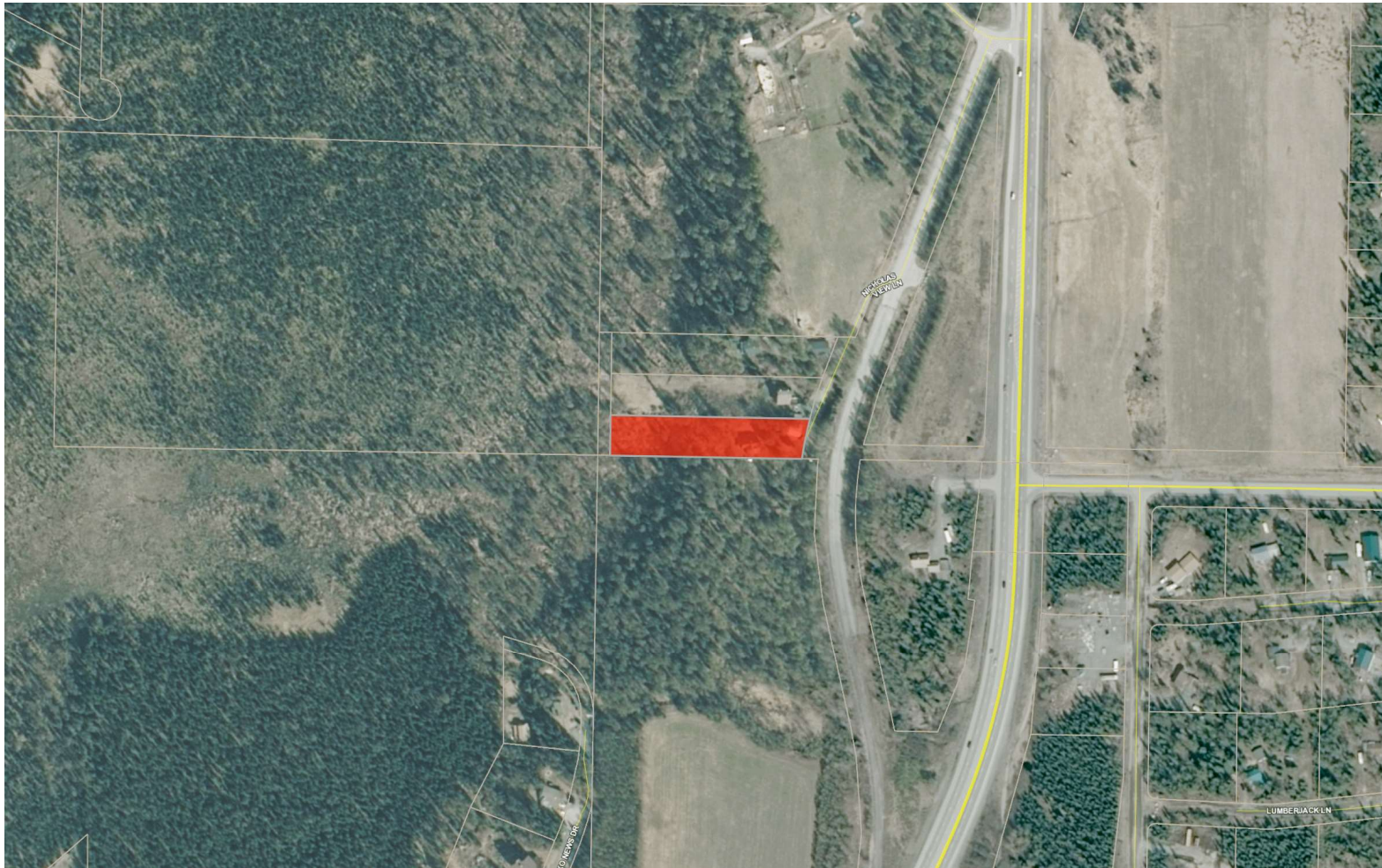
Name:

1 1/2 L FRAME 2 , 9 05 1971

Kenai Peninsula Borough GIS Division

PARCEL REPORT 5/11/2017 11:56

The
data





Alaska Marijuana Control Board Form MJ-02: Premises Diagram

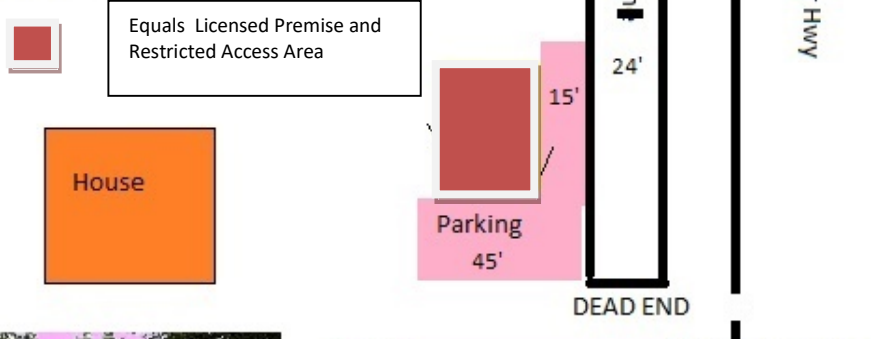
Pinnacle Projects

Limited Marijuana Cultivation Facility

Nicholas View Lane is an unmaintained Borough

The limited grow operation proposed by Pinnacle Projects will be housed in a renovated 20x24 garage at the end of Nicholas View Lane.

This business will not allow public access and all shipping and receiving will be preformed by Pinnacle Projects vehicles.





Alaska Marijuana Control Board Form MJ-02: Premises Diagram



The Pinnacle Projects property is owned by myself Dan VanZee and my wife Catherine DeLacee as indicated on the KPB Parcel Report. Attached



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

What is this form?

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

What additional information is required for cultivation facilities?

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

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

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

Section 1 – Establishment Information

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

Licensee:	Dan N VanZee	License Number:	12989		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Pinnacle Projects				
Premises Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	ALASKA	ZIP:	99669



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

Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501

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

Phone: 907.269.0350

Section 2 – Prohibitions

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

The marijuana cultivation facility will not:

Agree Disagree

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

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

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

Section 3 – Cultivation Plan

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

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

The cultivation growing and harvest spaces are to all be contained in **one open layout room** on-site. The areas will be broken down as follows: A germination / propagation / vegetative growth area, a flowering area (using grow tents) devoted to late stage / flowering growth of the plant, and a packaging / trim / dry room for completion of the harvest process. Marijuana will then be placed in a storage / quarantine area through the testing process and until ready for transport to licensed marijuana establishments.

Calculations for space intended to be under cultivation is as follows:

Entire facility space: 480 sqft (20' x 24')

Mother / Clone / Vegetation Area:

Flowering Area:

Packaging / Trim / Dry Area:

Storage and Quarantine Area:



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

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

Pinnacle Projects will utilize commercially available potting soil as our primary growth medium in order to generate the best possible results. The Chief Grow Officer and other designated employees, throughout the entire growing process, will ensure that the soil is not contaminated with pests, mold, mildew, or other problems, and will check growing mediums regularly. Reputable companies that have a reputation for providing mediums free of contaminants, pests, and / or other diseases will be used when purchasing grow mediums.

Once a grow cycle has been completed, the soil will be disposed of by putting it in a container or bag and taking it to a solid wastefacility.

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

Authorized employees following proper safety guidelines, including but not limited to: Wearing gloves, protective eyewear, clean clothing, and other items necessary to handle fertilizers. Fertilizers will be used throughout the growing process up until the last several weeks to give it a flush period to ensure that no residual fertilizers remain present in the plant when harvested. Fertilizers will be mixed and handled according to the instructions on the label as well as to the specifications of the Chief Grow Officer. In addition to Fertilizers and Nutrients we will be suppling CO2 Gas through a closely monitored automated release system to maintain a 1200 to 1400 ppm ratio in the Flowering area only. In the future we will be composting our own growing media and cutting back on the use of fertilizer.

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

Potted plants will be hand watered by employees as directed by the Chief Grow Officer on a regular schedule. Pots will be placed in trays that will catch excess water until absorbed by the plant. Water / fertilizers will be hand mixed in large containers and then applied directly to each pot in the amount it requires.

Excess solution will be stored in sealed containers for up to three (3) days and if not used will be disposed of in according with all state and local regulatory requirements.



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

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

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

Phone: 907.269.0350

Describe the marijuana cultivation facility's waste disposal arrangements:

Pinnacle Projects will store, manage, and dispose of any solid or liquid waste, including wastewater, and other waste as determined by the Board in compliance with applicable federal, state, and local laws and regulations as outlined in 3 AAC 306.740(a). Pinnacle Projects will ensure that health and safety standards are met during the waste disposal process by ensuring that personal protective equipment (PPE) is used and reasonable precautions are taken while storing, managing, and disposing of solid or liquid waste as outlined in 3 AAC 306.740. Waste is defined as marijuana plant waste, including roots, stalks, leaves, and stems that have not been processed with a solvent, solid marijuana sample plant waste in the possession of a marijuana testing facility, and other waste as determined by the Marijuana Control Board.

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:

Pinnacle Projects will abide by the strict no odor policy that will ensure that no odor is detectable by the public from outside the facility as required by 3 AAC 306.420(a)(2)(F) and 3 AAC 306.430(c)(2). Odor control methods will consist of a number of methods meant to eliminate odors by utilizing methods like sealed containers, air filters (EcoAir Carbon Plus Carbon Filter), and air sanitizers throughout the building, and while transporting marijuana to and from the premises. Containers will be checked regularly and containers that are no longer odor-proof will be replaced promptly.

Odor control systems will be checked and filters / cannisters / lights changed monthly. A record will be kept on filter and light changes, and maintenance required will be kept in the business record. Authorized employees will initial the record when completing any maintenance and regularly check to ensure it completed and signed off. The Chief Grow Officer will ensure all maintenance and checks are conducted per the policy and procedure and determine overall odor control needs of the facility.



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

Describe the marijuana cultivation facility's waste disposal arrangements:

Pinnacle Projects will store, manage, and dispose of any solid or liquid waste, including wastewater, and other waste as determined by the Board in compliance with applicable federal, state, and local laws and regulations as outlined in 3 AAC 306.740(a). Pinnacle Projects will ensure that health and safety standards are met during the waste disposal process by ensuring that personal protective equipment (PPE) is used and reasonable precautions are taken while storing, managing, and disposing of solid or liquid waste as outlined in 3 AAC 306.740. Waste is defined as marijuana plant waste, including roots, stalks, leaves, and stems that have not been processed with a solvent, solid marijuana sample plant waste in the possession of a marijuana testing facility, and other waste as determined by the Marijuana Control Board. All waste material will be stored in plastic line drums, one will hold compostable material that will be mixed with food and animal waste to make new growing media. We will not be composting any material in the initial phases of operation. All wasted material initially will be ground up and mixed with shredded paper, shredded plastic waste, and vegetable oil to insure it is no longer usable. Any liquid waste will be deposited in an onsite septic tank system. When a plastic drum liner is filled to capacity AMCO will be given a three day email notice of our intent to render it unusable. Once AMCO has approved destruction all materials will be ground together with an equal amount of paper and plastic material, saturated with vegetable oil, and it will be deposited at the **Kenai Peninsula Borough Landfill**.

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:



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:

Pinnacle Projects will abide by all regulations regarding testing as outlined in 3 AAC 306.455 and 3 AAC 306.465.

Pinnacle Projects will establish an authorized employee as the designated employee responsible for collecting each sample as outlined in 3 AAC 306.455(a)(2). The designated employee will be trained and responsible for weighing out and packaging samples for testing before sale as well as all required random sampling requested by a Marijuana Control Board Director and / or staff as outlined in 3 AAC 306.465.

Upon request by a Marijuana Control Board Director and / or staff the authorized employee will collect all samples requested and submit the testing facility indicated by AMCO without delay.

The authorized employee will select a sample and take the sample to a weighing device to ensure that the sample size is less than the maximum gram amount. All weighing devices used in the Cultivation Facility will be certified in compliance with AS 45.75.080, the Alaska Weights and Measures Act. The Chief Grow Officer will be responsible for maintaining the weighing devices.

The designated employee will initiate the testing procedure when applicable and follow through with the entire process until completion. The designated employee will prepare a signed statement for each sample showing that the sample was randomly selected from the bath and then provide the signed statement to the licensed testing facility and place a copy in the business record as a part of the overall process.



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:

No outdoor structures are a part of this facility



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

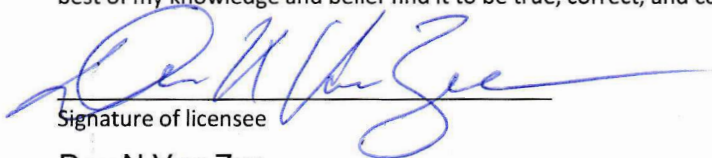
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marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

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:

The cultivation facility has no windows accessible to the public.

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

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

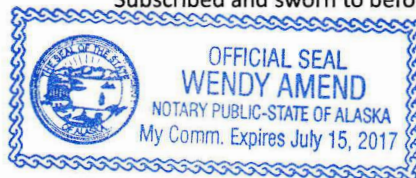


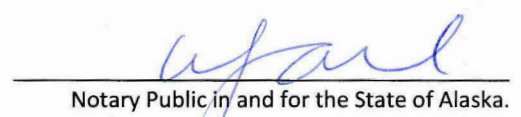
Signature of licensee

Dan N Van Zee

Printed name

Subscribed and sworn to before me this 24 day of June, 2017.




Notary Public in and for the State of Alaska.

My commission expires: 07-15-17



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

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

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

Phone: 907.269.0350

Sample Labels

Retail Labels

Pinnacle Projects
10/25/2017-1:08PM,#12989
Blue Berry, Joints, (o.80g)
THC: 19.06%, CBD: 0.10%

This is a Marijuana product. Marijuana has intoxicating effects and may be habit forming and addictive. Marijuana impairs concentration, coordination, and judgement. Do not operate a vehicle or machinery under its influence. There are health risks associated with the consumption of marijuana. For use only by adults twenty one and older. Keep out of reach of children. Marijuana should not be used by women who are pregnant or breast feeding.

Wholesale Label

Pinnacle Projects Lic# 12989
Batch Number 907128 Net Weight 1 Pound

a complete list of all pesticides, fungicides, and herbicides used in cultivation of the marijuana.



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550 W 7th Avenue, Suite 1600
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Phone: 907.269.0350

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

(Additional Space as Needed):



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

Alaska Marijuana Control Board

Form MJ-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:	Dan N Van Zee	License Number:	12989		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Pinnacle Projects				
Premises Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	Alaska	ZIP:	99669

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:

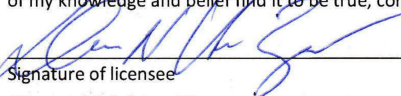
Start Date: 5/4/17

End Date: 5/25/17

Other conspicuous location: Peninsula Center Mall

Public use bulletin board central hall

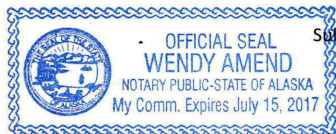
I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.


 Signature of licensee

Dan N Van Zee
 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 24 day of June, 20 17.



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.

Table with license details: Licensee: Dan N VanZee, License Number: 12989, License Type: Limited Marijuana Cultivation Facility, Doing Business As: Pinnacle Projects, Premises Address: 37035 Nicholas View Lane, City: Soldotna, State: AK, ZIP: 99669

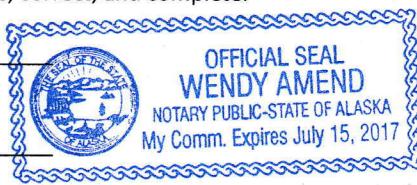
Section 2 - Certification

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: Katie Ring, Title of Official: Borough Clerk Secretary, Date Submitted: 05/04/17, Community Council: (Municipality of Anchorage and Matanuska-Susitna Borough only), Date Submitted: 05/04/17

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: Dan N Van Zee, Printed name of licensee: Dan N Van Zee



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

Subscribed and sworn to before me this 24 day of June, 2017.



Public Notice

Application for Marijuana Establishment License

RECEIVED

License Number: 12989

License Status: Initiated

License Type: Limited Marijuana Cultivation Facility

Doing Business As: PINNACLE PROJECTS

Business License Number: 1051843

Email Address: danvanzee@gmail.com

Latitude, Longitude: 60.516700, -151.085416

Physical Address: 37035 Nicholas View Lane
Soldotna, AK 99669
UNITED STATES

MAY 04 2017

Borough Clerk's Office
Kenai Peninsula Borough

Licensee #1

Note: No entity officials entered for this license.

Type: Individual

Note: No affiliates entered for this license.

Name: VANZEE N DAN

Date of Birth: 01/28/1949

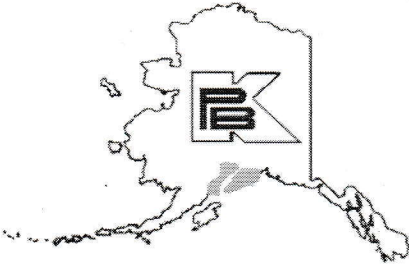
Phone Number: 907-394-1741

Email Address: danvanzee@gmail.com

Mailing Address: 37035 Nicholas View Lane
Soldotna, AK 99669
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.

POSTING DATE _____



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2160 • **FAX:** (907) 714-2388

Toll-free within the Borough: 1-800-478-4441 Ext. 2160

Email: assemblyclerk@kpb.us

**JOHNI BLANKENSHIP, MMC
BOROUGH CLERK**

MARIJUANA LICENSE LOCAL REVIEW STANDARDS

5/4/2017

Pinnacle Projects
danzanee@gmail.com

RE: *Pinnacle Projects – Application for Limited Marijuana Cultivation Facility (License Number: 12989)*

We received your public notice for application for Marijuana Establishment License on 5/4/2017. Once your complete application is received by the Borough Clerk's office from the Alcohol & Marijuana Control Office (AMCO) it will be forwarded to the Kenai Peninsula Borough (Borough) Planning and Finance Department for review. The borough has 60 days from receipt of your complete application from AMCO to make recommendations to the Marijuana Control Board (MCB). A staff report will be prepared based upon standards set out in KPB 7.30. The Planning Commission will hold a public hearing on the application and forward its recommendation to the Borough Assembly. The Assembly is the borough's commenting authority to the MCB. The Assembly will also hold a public hearing regarding the license application prior to making its recommendation to the MCB.

In order for the Borough to determine compliance with standards set out in KPB 7.30.020(C)(1), you will need to provide a site development plan with adequate detail to accurately depict the following:

If your parcel is accessed from a borough road:

- The width and location of the entrance and exit;
- a clear route for delivery vehicles which shall allow vehicles to turn safely;
- the location of on-site parking and loading areas designed to preclude vehicles from backing out into the roadway;

If your parcel is accessed from a state road:

- a clear route for delivery vehicles which shall allow vehicles to turn safely;
- the location of on-site parking and loading areas designed to preclude vehicles from backing out into the roadway; and

The Kenai Peninsula Borough's standards and process are more completely set forth in the enclosed copy of KPB Chapter 7.30 "Marijuana License Protocols." If you have any questions regarding the borough's role in the state's processing of marijuana license applications please contact the Borough Clerk's office at 714-2160. Please return your completed acknowledgement form and site development plan within the next two (2) weeks in order to facilitate the process.

Included with this packet please find the following documents:

- KPB 7.30
- Acknowledgement Form

Thank you,
Johni Blankenship, MMC
Borough Clerk



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:	Dan N VanZee	License Number:	12989		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Pinnacle Projects				
Premises Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	AK	ZIP:	99669

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Danny N Van Zee				
Title:	Chief Grow Officer and Owner				
SSN:	[REDACTED]				



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

Alaska Marijuana Control Board

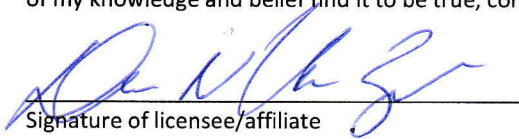
Form MJ-09: Statement of Financial Interest

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.



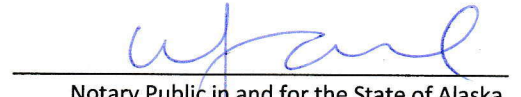
Signature of licensee/affiliate

Dan N Van Zee

Printed name

Subscribed and sworn to before me this 24 day of June, 20 17.




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

Alcohol & Marijuana Control Office

License Number: 12989

License Status: New

License Type: Limited Marijuana Cultivation Facility

Doing Business As: PINNACLE PROJECTS

Business License Number: 1051843

Designated Licensee: VANZEE N DAN

Email Address: danvanzee@gmail.com

Local Government: Kenai Peninsula Borough

Community Council:

Latitude, Longitude: 60.516700, -151.085416

Physical Address: 37035 Nicholas View Lane
Soldotna, AK 99669
UNITED STATES

Licensee #1

Type: Individual

Name: VANZEE N DAN

[REDACTED]
[REDACTED]

Phone Number: 907-394-1741

Email Address: danvanzee@gmail.com

Mailing Address: 37035 Nicholas View Lane
Soldotna, AK 99669
UNITED STATES

Note: No entity officials entered for this license.

Note: No affiliates entered for this license.

LEASE AGREEMENT

The undersigned, **Danny Neal Van Zee** hereinafter called TENANT(S), agree(s) to lease from **Catherine Y. DeLacee OWNER** for Lease of 37035 Nicholas View Lane, Located in the NE corner of Lot #1 of Pinnacle Hill Sub Division, Soldotna Alaska and consisting of 480 Sq Feet.

A 10 Year tenancy shall begin on December 1, 2017 under the following terms and conditions:

1. RENT:

The annual rental of **\$1.00 plus** sales tax is due on or before the 1st day of each December and payable to **Catherine Y. DeLacee**.

2. PROVISIONS:

The amount above includes : Rent, water/sewer

Does NOT include: Snow and trash removal, electric

3. USE:

TENANT & Landlord agrees that the premises is to be used and occupied by TENANT and his employees as a State of Alaska licensed Marijuana Cultivation Facility..

4. DEPOSIT:

TENANT has paid the sum of **\$1.00** as a security deposit for the performance of TENANT'S obligation hereunder to include clean and damages to the premises. This deposit does not limit OWNER rights or TENANT obligations.

5. DEPOSIT REFUND:

Such amount of the deposit as is necessary to clean, repair damage or remedy such breach shall be retained by the OWNER or his AGENT and the balance with a statement of charges remitted to the TENANT within 14 days. **TENANT shall notify Owner immediately when unit is vacated and ready for inspection.**

6. LATE CHARGE:

It is understood that the **total rent is due on the first (1st) day of each December** If rent is not received by the **fifth (5th) day of that month** or if the check is returned for insufficient funds, there will be a **\$25.00** late charge plus **\$25.00** NSF fee in addition to the full amount of the rent.

7. CONDITION:

TENANT accepts the premises in its present condition

8. LIABILITY:

OWNER shall maintain property insurance on the building and permanently installed fixtures and equipment and agrees to waive all rights of subrogation against TENANT, their employees and guests, except in case of gross negligence or intentional malfeasance.

All personal property in the premises shall be at the risk of the TENANT. OWNER shall **NOT** be responsible for any damages to person or property sustained by TENANT or others due to the building in which the premises is situated or any part or appurtenance thereto becoming out of repairs, or for any act or neglect of employees, or due to the happening of an accident from whatsoever cause in and about said building. TENANT shall save and keep OWNER and his AGENT harmless from any and all claims, damages and suits for property damage or personal injury on account of any defects in said premises now or hereafter occurring.

9. MAINTENANCE:

TENANT shall maintain the premises in good order and in clean and sanitary condition. Smoke detectors are to be maintained by TENANT

10. REPAIRS:

If repairs of damage or replacement of lost or missing items of furnishings or equipment, cleaning or painting are required to restore the premises to the condition of said property on the effective date of this agreement (less reasonable wear and tear), the cost of such repair, replacement and/or cleaning shall be paid by the TENANT to OWNER or his AGENT immediately upon demand, less the amount of said deposit. Tenant shall be liable for any damage to property due to utilities being shut off due to non payment or any other reason.

11. ASSIGNMENT:

TENANT may not assign this agreement nor sublet the premises or any part thereof without written consent of the OWNER or his AGENT.

12. ALTERATIONS:

TENANT may make any alterations to the premises without written consent of the OWNER or his AGENT.

13. ACCESS:

TENANT shall allow OWNER access at all reasonable times to said premises.

14. REMOVAL OF PROPERTY:

In case of a default of this agreement the landlord/lessor will not remove from the premises or take possession of marijuana, and AMCO enforcement will be contacted .

15. ABANDONMENT OF PREMISES:

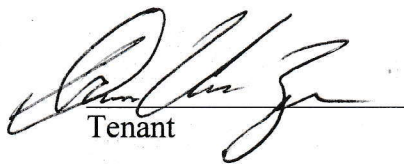
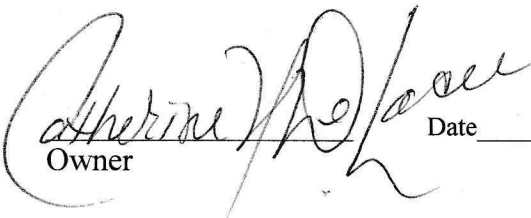
In the event the Tenant is absent from the premises for seven (7) consecutive days without the notification to Landlord and while in default of rent, Tenant shall, at the option of the Landlord, be deemed to have abandoned the premises.

16. ABANDONMENT OF PERSONAL PROPERTY:

In the event the Tenant shall abandon or vacate the premises leaving personal property in the premises, said personal property shall be considered abandoned by the Tenant. If it is not claimed within 15 days after the Tenant abandoned or vacated the premises and the Landlord SHALL dispose of the abandoned personal property according to the laws of the State of Alaska.

17. GOVERNMENTAL REGULATIONS:

TENANT shall comply with any government rules and regulations shown as relevant to this agreement and any additional rules applicable to said premises or the use thereof.


 Date 11/27/17

 Date 11/27/17
 Tenant Owner

CLARION

PENINSULA



PO Box 3009, Kenai, AK 99611 - (907) 283-7551 - Fax (907) 283-3299

PUBLISHER'S AFFIDAVIT

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

Elizabeth A. Ulricksen 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

PO - Marijuana
a printed copy of which is hereto annexed was published in said paper once each and every wk for 3 successive and consecutive wks in the issues on the following dates:

LIMITED MARIJUANA CULTIVATION FACILITY LICENSE

VANZEE N DAN is applying under 3 AAC 306.400(a)(2) for a new Limited Marijuana Cultivation Facility license, license #12989, doing business as PINNACLE PROJECTS, located at 37035 Nicholas View Lane, Soldotna, AK 99669, 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.

Pub: 5/12, 19 & 26/2017 8055291/736309

Account No. 1000736309

Danny Vanzee
37035 Nicholas View Lane Soldotna AK 99669 US

Ad # 8055291

Pub Date	Edition	Section	Page
05/12/2017	KEN PENINSULA CLARION	LEGAL NOTICES	C 4
05/19/2017	KEN PENINSULA CLARION	LEGAL NOTICES	C 4
05/26/2017	KEN PENINSULA CLARION	LEGAL NOTICES	C 3

x [Signature]
SUBSCRIBED AND SWORN to me before
this 31st day of May, 2019.

NOTARY PUBLIC in favor for the State of Alaska.

My commission expires October 7th, 2019

