



December 11, 2018

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

|                             |   |
|-----------------------------|---|
| <b>License Number:</b>      | 17079                                   |
| <b>License Type:</b>        | Limited Marijuana Cultivation Facility  |
| <b>Licensee:</b>            | DAVEY G NUNLEY                          |
| <b>Doing Business As:</b>   | COTTONMOUTH ROAD                        |
| <b>Physical Address:</b>    | 38496 Hugh Street<br>Sterling, AK 99672 |
| <b>Designated Licensee:</b> | DAVEY G NUNLEY JR                       |
| <b>Phone Number:</b>        | 907-398-6398                            |
| <b>Email Address:</b>       | alaskanorganics@gmail.com               |

**New 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.

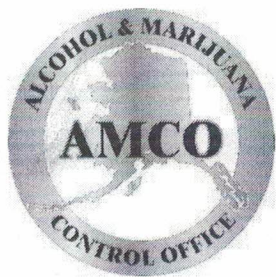
3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an 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 February 20-22, 2019 meeting.

Sincerely,

*Erika McConnell*

Erika McConnell, Director  
[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)



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:

- Control plan for persons under the age of 21
- Security
- Business records
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Health and safety standards
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising

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 & Contact Information

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

|                           |  |                      |        |                   |
|---------------------------|--|----------------------|--------|-------------------|
| <b>Licensee:</b>          | Davey G Nunley Jr.                     | <b>MJ License #:</b> | 17079  |                   |
| <b>License Type:</b>      | Limited Marijuana Cultivation Facility |                      |        |                   |
| <b>Doing Business As:</b> | Cottonmouth Road                       |                      |        |                   |
| <b>Premises Address:</b>  | 38496 Hugh St.                         |                      |        |                   |
| <b>City:</b>              | Sterling                               | <b>State:</b>        | Alaska | <b>ZIP:</b> 99672 |

|                         |           |               |        |                   |
|-------------------------|-----------|---------------|--------|-------------------|
| <b>Mailing Address:</b> | PO Bx 915 |               |        |                   |
| <b>City:</b>            | Sterling  | <b>State:</b> | Alaska | <b>ZIP:</b> 99672 |

|                             |                           |                    |              |  |
|-----------------------------|---------------------------|--------------------|--------------|--|
| <b>Designated Licensee:</b> | Davey G Nunley Jr         |                    |              |  |
| <b>Main Phone:</b>          | 907-398-6398              | <b>Cell Phone:</b> | 907-398-6398 |  |
| <b>Email:</b>               | alaskanorganics@gmail.com |                    |              |  |





# Form MJ-01: Marijuana Establishment Operating Plan

## Section 2 – Control Plan for Persons Under the Age of 21

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

The facility will be kept locked, secured, and video monitored at all times, and all persons entering the facility will be required to show a valid, government issued, picture ID that shows date of birth. In addition, all marijuana items will be kept in a separate locked room within the locked facility Cottonmouth Road cultivation facility has a single entrance that remains locked at all times. The entire facility is designated as a restricted access area with signage stating "Restricted Access Area: Visitor's Must Be Escorted" as well as signage stating that the premises is under video surveillance. The exterior entry door is in full view of a surveillance camera and is equipped with a sensor that sends an alert if an attempted intrusion is detected. The door from the office area to the cultivation facility is marked with a restricted access sign posted on it. All employees will be required to wear (clearly displayed on their person) employee ID badges at all times while working beyond this door.

## Section 3 – Security

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

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

Cottonmouth Road does not intend to give tours of the cultivation facility, however if a visitor (with the exception of law enforcement, AMCO enforcement, a Municipal inspector or other duly authorized agent) does have a legitimate reason to enter a restricted access area the following protocol will be followed: (1) visitors will be met at the exterior cultivation entrance door by the owner or a designated manager of the cultivation facility (2) all visitors will be asked to produce a valid, government issued, photo identification proving they are at least 21 years of age and are who they claim to be (3) visitors will then be asked to sign into a log and note their full name, organization affiliation, date, time in and out of the facility and the reason for the visit (4) all visitors will be given a Cottonmouth Road visitor badge to be displayed on their person for the duration of the visit and returned upon exit (5) The owner or a designated manager or employee will escort and actively supervise visitors. There will never be more than 5 visitors per supervising employee/licensee in the facility at a time. Cottonmouth Road shall restrict access to any part of the licensed premises where marijuana or a marijuana product is grown, processed, tested, stored, or stocked. Each entrance to a restricted access area will be marked by a sign that says "Restricted access area. Visitors must be escorted." Cottonmouth Road shall limit the number of visitors to not more than five visitors for each licensee, employee, or agent of the licensee who is actively engaged in supervising those visitors. In a restricted access area, a licensee, employee, or agent of the marijuana establishment shall wear a current identification badge bearing the person's photograph. A person under 21 years of age may not enter a restricted access area. Any visitor to the restricted access area must

- (1) show identification as required in 3 AAC 306.350 to prove that person is 21 years of age or older;
- (2) obtain a visitor identification badge before entering the restricted access area; and
- (3) be escorted at all times by a licensee, employee, or agent of the marijuana establishment.

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

Once the visitor has arrived at the facility, they will be required to show valid, picture id, to confirm age. Once verified to be over 21 years of age, they will then sign in to a visitors log, which will record: name, name of organization, time in and time out of facility, facility contact person, and reason for the visit. They will then receive a visitors badge that they will be required to display during the duration of the visit. An employee of the facility will escort the visitor at all times in all areas, including restricted access areas of the facility. The visitor log will be kept by management in the secured office and will not be accessible to employees. Copies of the log will be stored as business records within the office and will be made available to AMCO upon request. There will never be more than 5 visitors per supervising employee/licensee in the facility at a time. Cottonmouth Road shall restrict access to any part of the licensed premises where marijuana or a marijuana product is grown, processed, tested, stored, or stocked. Each entrance to a restricted access area will be marked by a sign that says "Restricted access area. Visitors must be escorted." Cottonmouth Road shall limit the number of visitors to not more than five visitors for each licensee, employee, or agent of the licensee who is actively engaged in supervising those visitors. In a restricted access area, a licensee, employee, or agent of the marijuana establishment shall wear a current identification badge bearing the person's photograph. A person under 21 years of age may not enter a restricted access area. Any visitor to the restricted access area must


- (1) show identification as required in 3 AAC 306.350 to prove that person is 21 years of age or older;
- (2) obtain a visitor identification badge before entering the restricted access area; and
- (3) be escorted at all times by a licensee, employee, or agent of the marijuana establishment.





# Form MJ-01: Marijuana Establishment Operating Plan

3.3. Provide samples of licensee-produced identification badges that will be displayed by each licensee, employee, or agent while on the premises, and of visitor identification badges that will be worn by all visitors while in restricted access areas:

|  |  |
|--|--|
| <p><b>EMPLOYEE</b><br/>Cottonmouth Road<br/>AK. Lic. # 17079</p> <p>Davey G. Nunley<br/>AK. HANDLER # 11779</p>  | <p><b>VISITOR</b></p> <p><b>VALID ONLY</b><br/><b>ACCOMPANIED</b><br/><b>BY EMPLOYEE OF</b></p> <p>Cottonmouth Road<br/>AK. Lic.# 17079</p> <p>Fine Cannabis Cultivars</p> |
|--|--|

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

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

Ample exterior lighting has been installed around the perimeter of the building and consists of several different types of commercial lights. The Mercury Vapor/High Pressure Sodium lights are set to automatically come on at dusk and also when motion is detected. Additional lights, specifically designed to illuminate the areas around the entrance and emergency exit will also be utilized during periods of darkness. This lighting is designed to be more than sufficient to facilitate surveillance and to ensure video cameras are able to clearly record individuals within 20 feet of the cultivation entry door, or emergency exit. Exterior lighting is checked frequently by Cottonmouth Road employees to ensure they are functioning as expected.





# Form MJ-01: Marijuana Establishment Operating Plan

**3.5. An alarm system is required for all license types that must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe the security alarm system for the proposed premises, explain how it will meet all regulatory requirements, and outline your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when the alarm system alerts of an unauthorized breach:**

Both the entrance and emergency only exit, the only two ways into the facility, as well as one window in the Control Room, will be armed at the end of each business day with an alarm system that will notify the licensee, authorized agents, and/or Alaska State Troopers, if licensee, does not respond. It will also engage a loud, audible alarm that will continue until deactivated by Owners, or authorized agent. Cottonmouth Road's system will monitor for intrusions with motion sensors in all areas of the building during closed hours. The facility will be under 24 hour monitoring by a security alarm company, or owners, who will receive electronic alerts if the alarm system is triggered. The owner also has access to surveillance footage via his cell phone or computer and receives electronic alerts to his cell phone when the alarm system is triggered. The last employee to leave the facility each night activates the overnight devices and sensors and will ensure the exterior door is locked. The 2 exterior doors and all exterior windows have motion sensors and each exterior window has a breakage sensor. If any of these sensors detects an intrusion or attempted intrusion, an automatic, electronic alert will be sent to the security monitoring company and/or to the owners cell phone who will contact law enforcement if necessary. The exterior siren will also be triggered if one these sensors detects an intrusion or attempted intrusion. Cottonmouth Road will notify the Department of Commerce, Community, and Economic Development, Alcohol and Marijuana Control Office as soon as reasonably practical and in any case not more than 24 hours after any unauthorized access to the premises or the establishment's knowledge of evidence or circumstances that reasonably indicate theft, diversion, or unexplained disappearance of marijuana, marijuana products, or money from the licensed premises.

**3.6. Describe your policies and procedures for preventing diversion of marijuana or marijuana product, including by employees:**

All handling of marijuana will be done only in areas with video surveillance, or direct visual supervision of licensee, or authorized agent. Visual inspection of video will be conducted weekly to look for any suspicious activity. As marijuana is harvested, weights before and after trimming will be monitored and compared to ensure prevention of diversion. Employees are not permitted to bring non-transparent beverage containers, backpacks, purses, or any other means of hiding marijuana product. In addition, clothing worn in the facility is left in the facility at the close of each business day. Cottonmouth Road will put measures into place to prevent all diversion including employee theft and burglary. In addition to the continuous surveillance camera monitoring, inventory is taken frequently as well as accurate reporting in metrc system. In the event that an employee is caught stealing marijuana, law enforcement will be notified and the employee will be terminated.

**3.7. Describe your policies and procedures for preventing loitering:**

Any person found loitering will be immediately ask to leave, and in the event this does not happen, they will be escorted off the property and given notice of trespass. If this occurs again, AST will be called and trespassing charges will be filed. The property has "Private Property No Trespassing " signs posted at property entrance. The owner will frequently monitor the property by walking the property and keeping an eye on the surveillance footage to deter illegal activity and loiterers.

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

**3.8. I certify that if any additional security devices are used, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm, to enhance security of the licensed premises, I will have written policies and procedures describing their use.**





# Form MJ-01: Marijuana Establishment Operating Plan

### Video Surveillance (3 AAC 306.720):

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

**3.9. The video surveillance and camera recording system for the licensed premises covers each restricted access area, and both the interior and exterior of each entrance to the facility.**



**3.10. Each video surveillance recording: is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing (consistent with the Alcohol & Marijuana Control Office's approved format list); clearly and accurately displays the time and date; and is archived in a format that does not permit alteration of the recorded image.**



**3.11. The surveillance room or area is clearly defined on the Form MJ-02: Premises Diagram that is submitted with this application.**



**3.12. 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 where access is limited to the licensee(s), an authorized employee, and law enforcement personnel (including an agent of the Marijuana Control Board).**



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

The entire cultivation facility (with the exception of the restroom, and non-marijuana product storage area) is under video surveillance including: the interior and exterior of the single entry door, the emergency exit, the office, every part of the areas under cultivation, marijuana storage areas and the exterior of the building. The cameras are free from obstructions and are able to capture a clear view of individuals inside the facility and within 20 feet of the entrance. Surveillance footage is checked daily to ensure all cameras are functioning properly and are free from obstructions.

OUTSIDE: There are two entrances, each will have adequate lighting, and a dedicated security camera with clear, unobstructed views of the entrances and at least 20ft surrounding each entrance.

FLOWER ROOM: There will be 6 cameras in the flower room, each view will overlap the next to provide complete visual coverage from all angles.

PROPOGATION ROOM: There will be 2 cameras each view will overlap the next to provide complete visual coverage from all angles.

DRY ROOM: There will be 2 cameras in the dry room, one at each end facing each other to provide complete visual coverage.

TRIM/CONTROL ROOM: There will be 3 cameras each view will overlap the next to provide complete visual coverage from all angles.

Entry/office area: there will be two cameras, each at opposite ends of the room, on opposite corners, so each view will overlap the next and will provide complete visual coverage from all angles.

**3.14. Describe the locked and secure area where video surveillance recording equipment and original copies of surveillance 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 Marijuana Control Board. If you will be using an offsite monitoring service and offsite storage of video surveillance records, your response must include how the offsite facility will meet these security requirements:**

The video surveillance recording equipment and original copies of surveillance records will be stored within a locked, security cabinet, that is housed in a locked, control room with 24 hr video monitoring. Only authorized personnel will have an access key/code. This information will be provided to AMCO and law enforcement upon request.





# Form MJ-01: Marijuana Establishment Operating Plan

## Section 4 – Business Records

Review the requirements under 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.

4.1. I certify that the following business records will be maintained and kept on the licensed premises:

Initials

- a. all books and records necessary to fully account for each business transaction conducted under my license for the current year and three preceding calendar years *(records for the last six months must be maintained on the licensed premises; older records may be archived on or off-premises);*
- b. 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;
- c. the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises;
- d. records related to advertising and marketing;
- e. a current diagram of the licensed premises, including each restricted access area;
- f. a log recording the name, and date and time of entry of each visitor permitted into a restricted access area;
- g. all records normally retained for tax purposes;
- h. 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;
- i. transportation records for marijuana and marijuana product, as required by 3 AAC 306.750(f); and
- j. registration and inspection reports of scales registered under the Weights and Measures Act, as required by 3 AAC 306.745.

*[Handwritten initials in boxes]*

4.2. A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records. Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:

All required records and data will be stored in a water/fire proof, locked safe or cabinet that will protect the integrity of data and records. Separate copies of all required data is kept in different forms, i.e., a hand written log book of records such as pruning waste, waste log information, harvest activity, etc. and this same information is logged into METRC system as well electronically. Contents will be inventoried and audited monthly to ensure the records and data is being maintained and protected. All electronic data will be stored on an external hard drive that is only accessible from a company computer. This data will be accessible through the Internet servers or cloud services. In addition, other required data and records such as financial record keeping, employee records, business transactions will be recorded using Quick Books software, and also stored on an external hard drive as well as hand written/typed spreadsheet, that will be printed and filed in a locked filing cabinet system.





# Form MJ-01: Marijuana Establishment Operating Plan

## Section 5 – Inventory Tracking of All Marijuana and Marijuana Product

Review the requirements under 3 AAC 306.730. All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with Metrc 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 is propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a marijuana product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

5.1. My marijuana establishment will be using Metrc, and if any other tracking software is used, it will be capable of sharing information with Metrc.



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



5.3. My marijuana establishment will use registered scales in compliance with AS 45.75.080 (Weights and Measures Act), as required by 3 AAC 306.745.



## Section 6 – Employee Qualification and Training

Review the requirements under 3 AAC 306.700. 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, must obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

6.1. 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.



6.2. 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 licensed premises) when on the licensed premises.



6.3. 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.



6.4. Describe any in-house training that will be provided to employees and agents (apart from a marijuana handler course):

There will be a workplace/industry standards orientation given to each employee. This will cover grow room etiquette, facility etiquette, clothing requirements, clean room etiquette and procedure for pest intervention, state employer/employee requirements, handler card requirements and facility safety and precautions. Each day will begin with a 10 minute, tailgate safety meeting. There will also be a one hour, weekly safety meeting to discuss the safety and health requirements under 3 AAC 306.735.





## Section 7 – Health and Safety Standards

Review the requirements under 3 AAC 306.735.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

7.1. I understand that a marijuana establishment is subject to inspection by the local fire department, building inspector, or code enforcement officer to confirm that health or safety concerns are not present.



7.2. I have policies regarding health and safety standards (including: ensuring a person with an illness or infection does not come into contact with marijuana or marijuana product; good hygienic practices; cleaning and maintenance of equipment and the premises; pest deterrence; chemical storage; sanitation principles; and proper handling of marijuana and marijuana product) and will take all reasonable measures and precautions to ensure that they are met or exceeded.



7.3. I have policies to ensure that any marijuana or marijuana product that has been stored beyond its usable life, or was stored improperly, is not salvaged and returned to the marketplace.



7.4. I have policies to ensure that in the event information about the age or storage conditions of marijuana or marijuana product is unreliable, the marijuana or marijuana product will be handled in accordance with 3 AAC 306.735(d).



Answer "Yes" or "No" to each of the following questions:

Yes      No

7.5. Adequate and readily accessible toilet facilities that are maintained and in good repair and sanitary condition are clearly indicated on my Form MJ-02: Premises Diagram.

7.6. Convenient handwashing facilities with running water at a suitable temperature are clearly indicated on my Form MJ-02: Premises Diagram.

7.7. If you answered "No" to either 7.5 or 7.6 above, describe how toilet and/or handwashing facilities are made accessible, as required by 3 AAC 306.735(b)(2):

## Section 8 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750.

8.1. Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment. Include a description of the type of locked, safe, and secure storage compartments to be used in vehicles transporting marijuana or marijuana product:

Marijuana products will be dried, cured, trimmed, weighed, and placed in vacuum sealed bags. Once ready for delivery, package tags will be issued and entered into METRC tracking system. A trip manifest shall be created prior to each shipment and will accompany marijuana product during delivery. All marijuana product will be transported in a locked job box, inside a locked vehicle.



# Form MJ-01: Marijuana Establishment Operating Plan

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

8.2. 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.

8.3. 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.

8.4. 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.

8.5. 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.

8.6. 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.

8.7. 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.

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

## Section 9 – Signage and Advertising

9.1. Describe any signs that you intend to post on your establishment with your business name, including quantity, dimensions, graphics, and location on your establishment (photos or drawings may be attached):

No advertising signs will be located on the building or facility property. The only signs will be NO Trespassing, Private Property, and No Loitering





# Form MJ-01: Marijuana Establishment Operating Plan

9.2. Describe any advertising you intend to distribute of your establishment. Include medium types and business logos (photos or drawings may be attached):

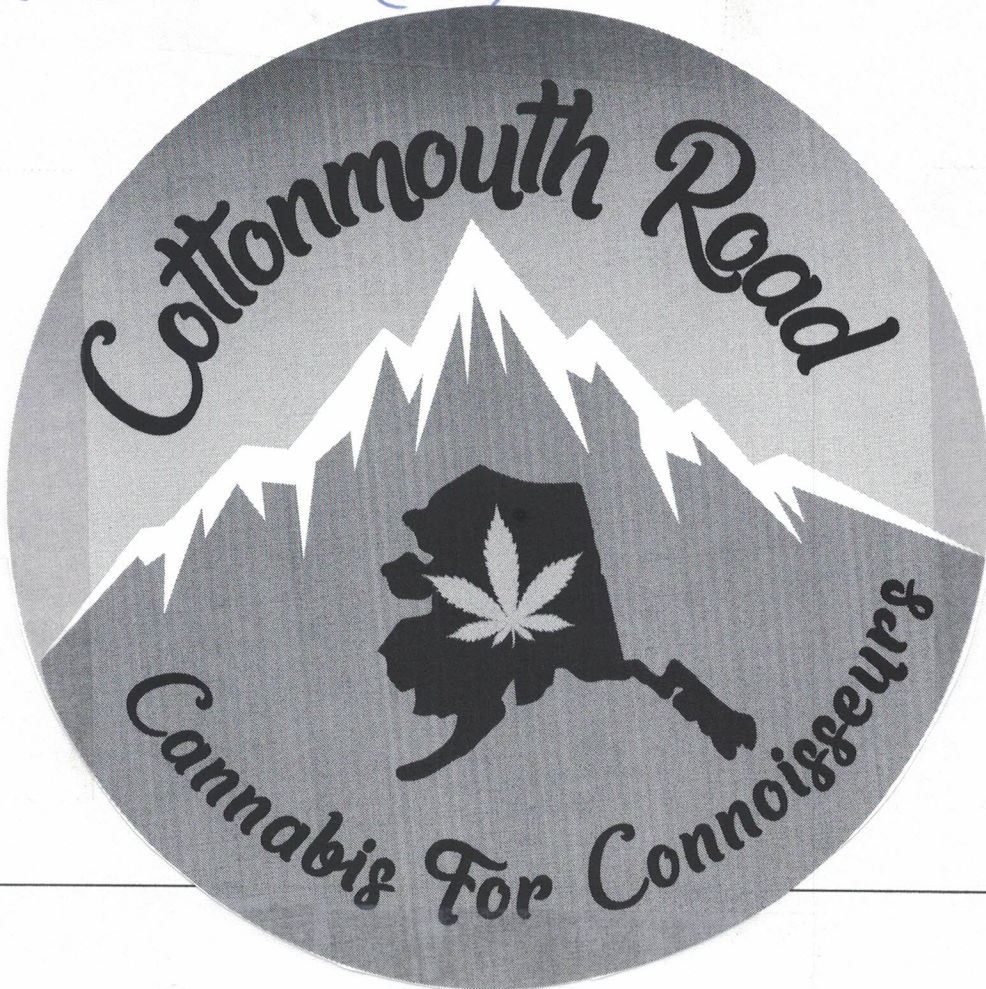
Advertising may be in the form of round stickers intended for application to packaging that will include company name, logo and short mission statement.

A company website will describe products and business related activities.

Banners with company logo

Any social media will be accompanied by the warning statement required in 306.570

Logo in attached file (color)



I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

*[Handwritten Signature]*  
Signature of licensee

DAVEY G. Nunley Jr.  
Printed name of licensee

Notary Public  
SHAUNTEALA GRAHAM  
State of Alaska  
My Commission Expires April 10, 2022

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

My commission expires: 4/10/22

Subscribed and sworn to before me this 20 day of April, 2018.





## 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). **All areas designated as the licensed premises of a single license must be contiguous.**

### What must be submitted with this form?

Applicants must attach multiple diagrams to this form, including (as applicable):

- **Diagram 1:**  
a diagram showing only the licensed premises areas that will be ready to be **operational at the time of your preliminary inspection** and license issuance;
- **Diagram 2:**  
if different than Diagram 1, a diagram outlining **all areas for which the licensee has legal right of possession** (a valid lease or deed), and clearly showing those areas' relationship to the current proposed licensed premises (*details of any planned expansion areas do not need to be included; a complete copy of Form MJ-14: Licensed Premises Diagram Change must be submitted and approved before any planned expansion area may be added to the licensed premises*);
- **Diagram 3:**  
a **site plan or as-built of the entire lot**, showing all structures on the property and clearly indicating which area(s) will be part of the licensed premises;
- **Diagram 4:**  
an **aerial photo of the entire lot and surrounding lots**, showing a view of the entire property and surrounding properties, and clearly indicating which area(s) will be part of the licensed premises (*this can be obtained from sources like Google Earth*); and
- **Diagram 5:**  
a diagram of the **entire building in which the licensed premises is located**, clearly distinguishing the licensed premises from unlicensed areas and/or premises of other licenses within the building. If your proposed licensed premises is located within a building or building complex that contains multiple business and/or tenants, please provide the addresses and/or suite numbers of the other businesses and/or tenants (*a separate diagram is not required for an establishment that is designating the entire building as a single licensed premises*).

**This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's main office before any new or transfer 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:          | Davey G. Nunley Jr.                    | MJ License #: | 17079  |      |       |
| License Type:      | Limited Marijuana cultivation facility |               |        |      |       |
| Doing Business As: | Cottonmouth Road                       |               |        |      |       |
| Premises Address:  | 38496 Hugh St.                         |               |        |      |       |
| City:              | Sterling                               | State:        | Alaska | ZIP: | 99672 |





# Alaska Marijuana Control Board Form MJ-02: Premises Diagram

## Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.

The following details must be included in all diagrams:

- License number and DBA
- Legend or key
- Color coding
- Dimensions
- Labels
- True north arrow

The following additional details must be included in Diagram 1:

- Surveillance room
- Restricted access areas
- Storage areas
- Entrances, exits, and windows
- Walls, partitions, and counters
- Any other areas that must be labeled for specific license types

The following additional details must be included in Diagram 2:

- Areas of ingress and egress
- Entrances and exits
- Walls and partitions

The following additional details must be included in Diagrams 3 and 4:

- Areas of ingress and egress
- Cross streets and points of reference

The following additional details must be included in Diagram 5:

- Areas of ingress and egress
- Entrances and exits
- Walls and partitions
- Cross streets and points of reference

I declare under penalty of unsworn falsification that I have attached all necessary diagrams that meet the above requirements, and that this form, including all accompanying schedules, statements, and depictions is true, correct, and complete.

Signature of licensee

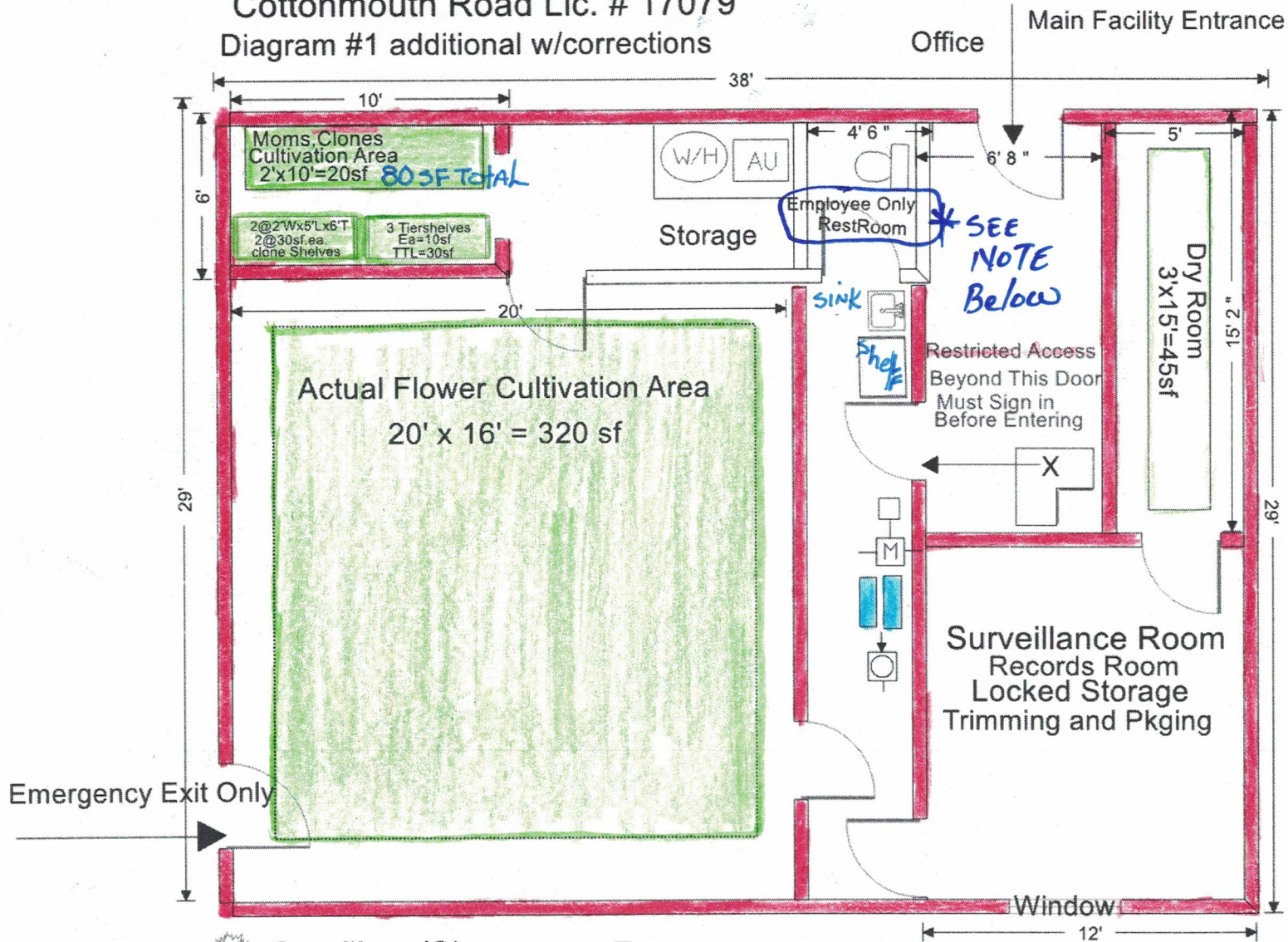
DAVEY G. Nunley Jr.  
Printed name of licensee







Notary Public  
SHAUNTEALA GRAHAM  
State of Alaska  
My Commission Expires April 10, 2022

Notary Public in and for the State of Alaska  
My commission expires: 4/10/22

Subscribed and sworn to before me this 20 day of April, 2018.

Cottonmouth Road Lic. # 17079  
 Diagram #1 additional w/corrections



-  Seedlings/Clones
-  WaterTank
-  Air Pump
-  FlowControl
-  Cultivation Footprint
-  Restricted Access Boundary / **LICENSE PREMISES**

NORTH

**\* Rest Room is NOT restricted!  
 ACCESS, HOWEVER, it IS  
 PART OF LICENSED PREMISES**

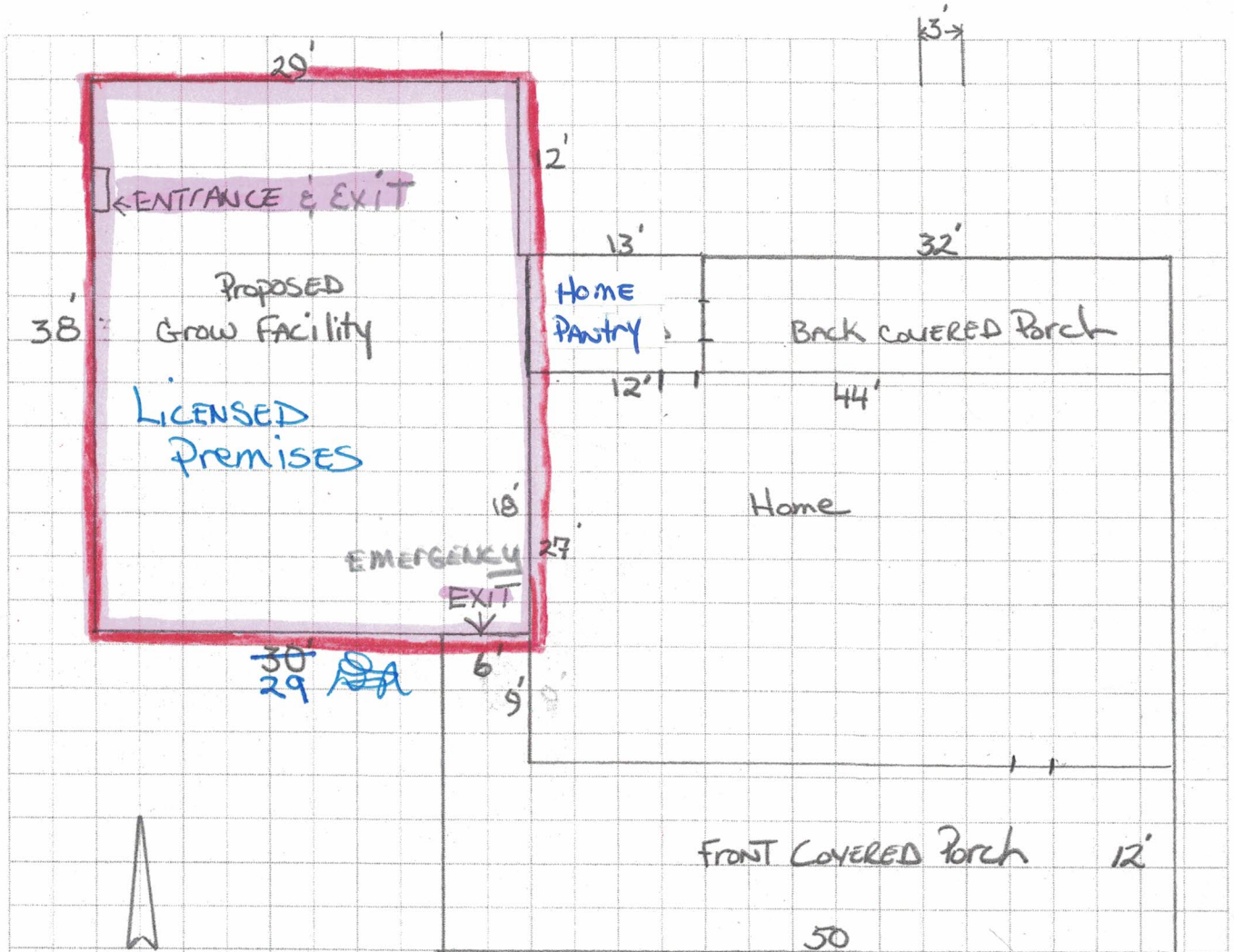


Diagram # 2

COTTONMOUTH ROAD LICENSE # 17079

Subject 38496 Hugh st. Sterling, AK. 99672

Date 3/25/18



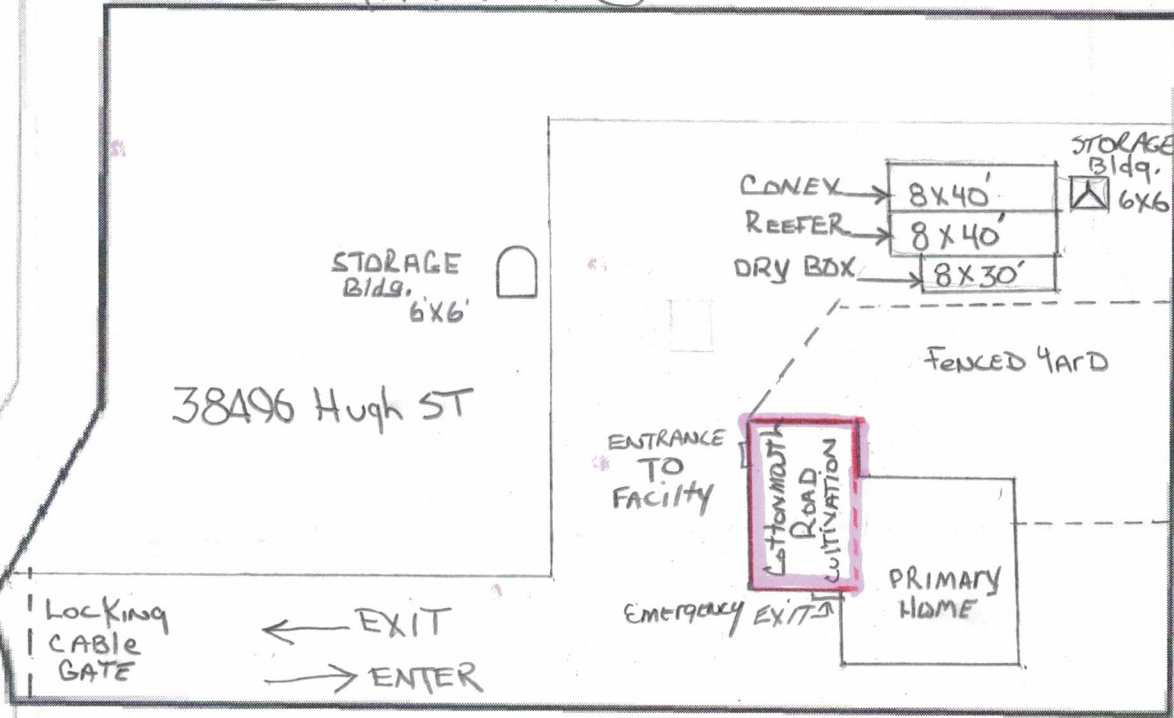
N

PROPOSED LICENSED PREMISE IN PINK highlight

LICENSED PREMISES OUTLINE

38500 Hugh ST

DIAGRAM #3



38496 Hugh ST

STORAGE Bldg. 6x6

CONEE REEFER DRY BOX  
8x40'  
8x40'  
8x30'

STORAGE Bldg. 6x6

FENCED YARD

ENTRANCE TO FACILITY

COTTONMOUTH ROAD CULTIVATION

PRIMARY HOME

EMERGENCY EXIT

Locking CABLE GATE

← EXIT  
→ ENTER

**PINK** = Restricted Access

Cottonmouth Road

LICENSE # 17079

Hugh ST.

↓ To Sterling Hwy.

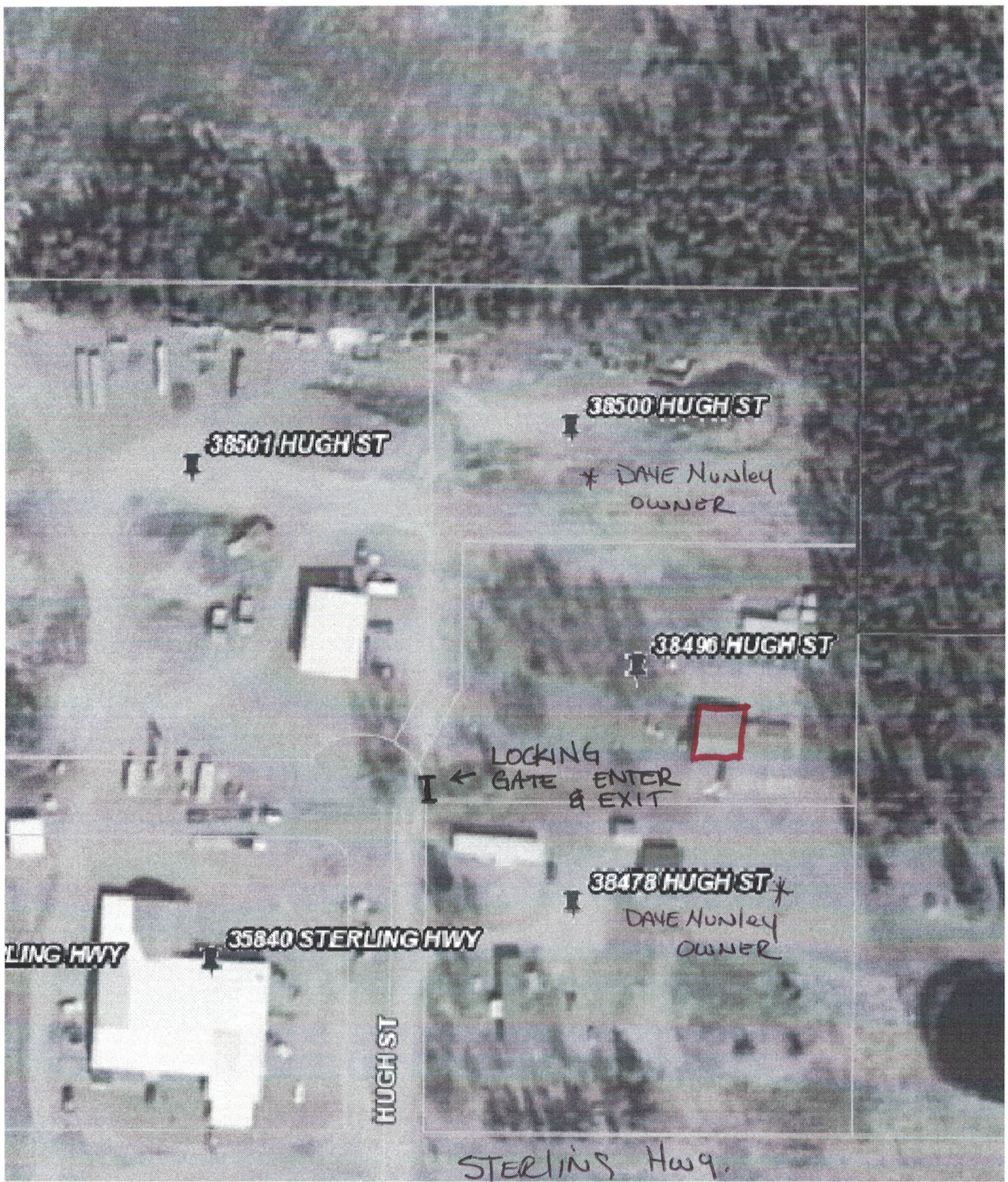


KPB Parcel Viewer



Printed: May 26, 2018  
Received: May 20, 2018





KPB Parcel Viewer  
Cottonmouth ROAD  
LICENSE # 17079



Printed: Mar 23 2018  
Received by: M.C. 2018

DIAGRAM 4



Google Maps 38496 HUGH sTREET STERLING ALASKA  
Cottonmouth Road License # 17079



Received by AMCO 4.22.18

Imagery ©2018 Google, Map data ©2018 Google 200 ft

↑  
North

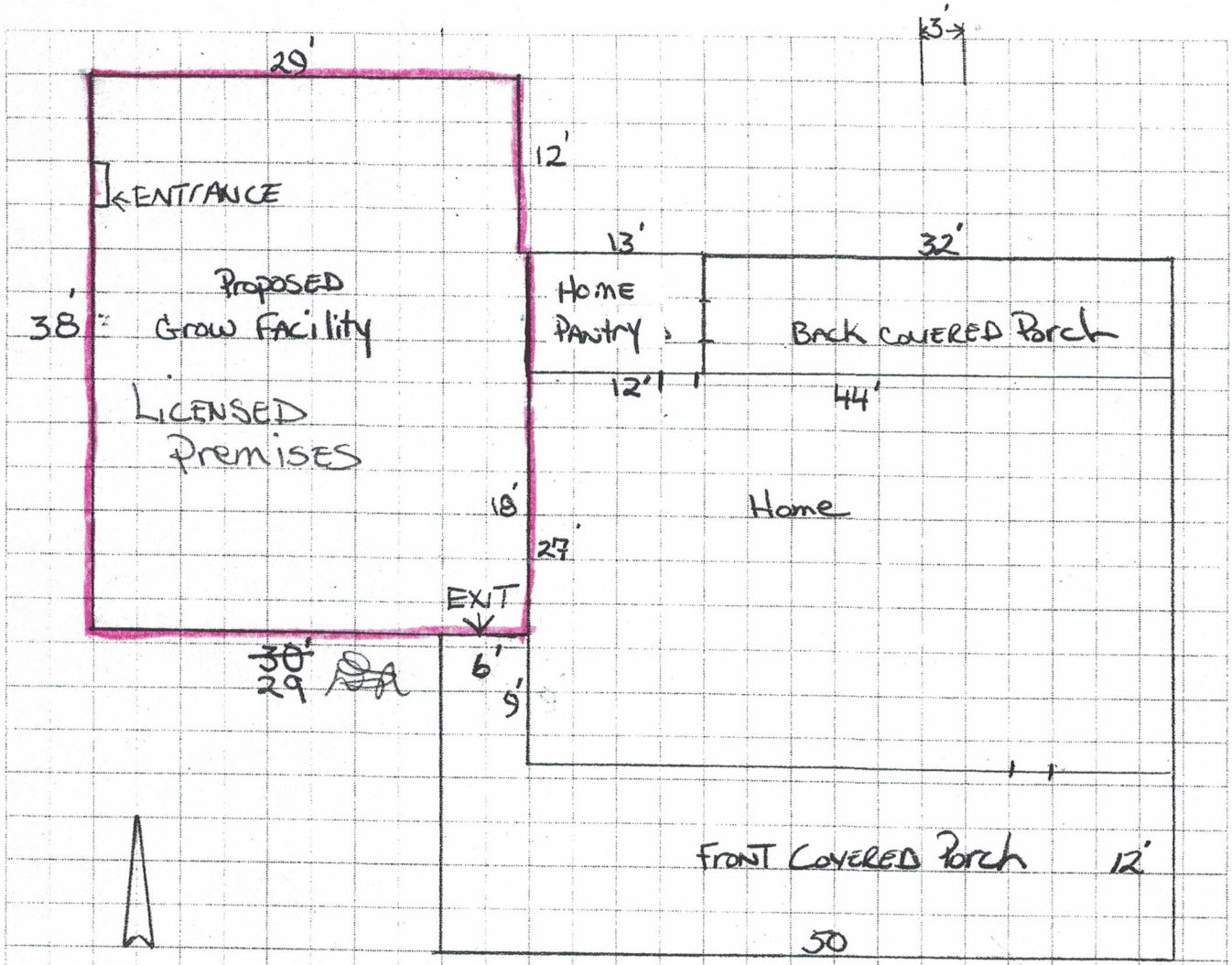


Diagram # 5

Cottonmouth Road License # 17079

Subject 38496 Hugh st. Sterling, AK. 99672

Date 3/25/18



N  PROPOSED LICENSED PREMISE IN PINK



## 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 **Form MJ-01: Marijuana Establishment Operating Plan**, 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 the 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 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
- Waste disposal
- Odor control
- Testing procedure and protocols
- Packaging and labeling

**This form must be completed and submitted to AMCO's main office before any new or transfer application for a standard marijuana cultivation facility or limited marijuana cultivation facility license will be considered complete.**

### Section 1 – Establishment Information

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

|                    |  |               |        |      |       |
|--------------------|--|---------------|--------|------|-------|
| Licensee:          | Davey G. Nunley Jr.                    | MJ License #: | 17079  |      |       |
| License Type:      | Limited marijuana cultivation facility |               |        |      |       |
| Doing Business As: | Cottonmouth Road                       |               |        |      |       |
| Premises Address:  | 38496 Hugh St.                         |               |        |      |       |
| City:              | Sterling                               | State:        | Alaska | ZIP: | 99672 |





Section 2 – Overview of Operations

2.1. Provide an overview of your proposed facility’s operations. Include information regarding the flow of marijuana from seed or clone to harvest and transfer from your premises:

Cottonmouth Road will cultivate as many plants possible in the cultivation areas designated on the facility plans submitted in the proceeding paper work, a total of approximately 450 sf. under cultivation from seed and/or clone using per-established methods of indoor gardening, including: hydroponic, aeroponic, natural soil and soil-less methods, conventional, and organic without the use of any chemical pesticides, fungicides, or insecticides. Once immature seedlings and/or clones reach 8" tall, they will be entered into the METRC system and tagged. Once these plants reach suitable size, they will be transferred to the flowering room. When they are mature and ready for harvest, each individual plant will be weighed and logged. Once harvest batches are entered into METRC, random samples of bud or flower will be sent to lab for compliance testing. Once batches are released in METRC, batches will then be separated into bud/Flower, trim, or waste. After curing and manicuring is complete, product will be bagged, weighed, tagged, and entered into METRC. A manifest will then be produced for each transport of product and retained in business records. Redundant business records of all handling, cultivating, harvesting, trimming, packaging and transporting of marijuana products will be kept in multiple forms to assist in matters of reconciliation and reproduction of these, state required business records.

Section 3 – Prohibitions

Review the requirements under 3 AAC 306.405 and 3 AAC 306.410.

3.1. I certify that the marijuana cultivation facility will not:

- a. sell, distribute, or transfer any marijuana or marijuana product to a consumer, with or without compensation;
b. allow any person, including a licensee, employee, or agent, to consume marijuana or marijuana product on the licensed premises or within 20 feet of the exterior of any building or outdoor cultivation facility; or
c. treat or otherwise adulterate marijuana with any organic or nonorganic chemical or compound to alter the color, appearance, weight, or odor of the marijuana.

Initials

Handwritten initials in three boxes corresponding to items a, b, and c.

Section 4 – Cultivation Plan

Review the requirements under 3 AAC 306.420 and 3 AAC 306.430.

4.1. 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:

Cottonmouth Road will utilize two (2) rooms for the cultivation of marijuana. They are as follows: Flower Room actual overall @ 23'x20' = 460sf. 20x16 (320sf) under canopy. Cottonmouth Road will utilize 5 gallon buckets with 5 gallon warrior pots modified and inserted into the bucket, and set directly on the floor. There will be no runoff, as the 5 gallon bucket catches all runoff from watering and also acts as a water reservoir for each plant. Propagation Room actual overall @ 5' x10' = 50 sf. Total canopy including shelves, = 80sf. There will be one or more mother plants staggered on the floor and grown in the same buckets as used in the flower room and described above. There will be 2- 2' W x 5' L x 6' tall, 3 tier shelves (10sf ea. shelf x 6 = 60sf canopy) used for clone propagation and plant vegetation growth. Vegetative plants will be grown in 1 gallon containers until transplanted to flower room. Each shelf will have florescent lights for plant growth. Total SF under canopy= 400sf





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

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

**4.2. The proposed area(s) for cultivation are clearly identified on the Form MJ-02: Premises Diagram that is submitted with this application.**

Answer "Yes" or "No" to the following question: Yes    No

**4.3. Will the marijuana cultivation facility include outdoor production?**

If "Yes", describe the outdoor structure(s) or the expanse of open or clear ground and how it is fully-enclosed by a physical barrier:

**4.4. Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility, whether indoors or outdoors, cannot be observed by the public from outside the facility:**

The only window in the facility, faces the forest, is within a 6' privacy fence, and has blinds and curtains that prevent anything within the facility from being visible to the public. In addition, restricted access rooms than contain cannabis are within the facility and not visible from anywhere outside the facility, and in fact, are not visible from within the facility, without first entering through multiple security measures, and at least 2 locked doors. All marijuana leaving the facility will be packaged in opaque bags, that are inside a locked, transport box, and is never visible to the public at any time. Company transport vehicle is generic and not marked with any company names or logos, indicating possible contents.

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

The following growing mediums are to be used: soil, peat, coco, rock wool, clay beads, hydroton, perlite, worm castings, compost, azolite, vermiculite, rubber grow chunks, soil, and wood bark. Alaskan Organics custom soil-less mixture with added perlite, and natural, nutrients for mother plants. Flowering plants will be grown in Alaskan Organics custom soil-less mixes, with added nutrients. Clones will be started in Root Riot sponges made of organic composted materials.

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

Alaskan Organics complete line of organic plant foods will be utilized with the addition of Genesis Microbial Teas, Yucca Schidigeria, Soluble kelp, kelp meal, sul-po-mag, Langbeinite, k-mag, cal-phos, gypsum, dolomite lime, ag lime, potassium sulfate, biomin copper, manganese sulfate, borax, Epsom salts, Earth Syrup, Dynamic Earth, and earth worm castings. Fox Farm nutrients, Neptune Harvest, Advanced Nutrients, General hydroponics and Mammoth P, Mycorrhizae, and other beneficial, fungi and bacteria. All plant nutrients are used, as top dressing, plant spikes, or incorporated with the soil/soiless medium when mixed. Soil/soiless mixes are just add water medium, and require very little additional nutrients. All Mother plants are hand watered and plants in the flower room will be watered and occasionally fed as needed with a drip system, with polyethylene tubing and drip emitters. Chemicals are not used as pesticides. Only Food grade Diatomaceous earth, Dr. Bronners soap, backing soda, potassium bicarbonate, insecticidal soap, yucca, chitin, hot pepper juice, tobacco juice, and Monterey Garden Insect Spray with Spinosad Concentrate, will be used for Insect and/or fungus control including botrytis, powdery mildew, and various Aspergillus fungus harmful to marijuana and humans. There will not be any CO2 used in the growing process created by CO2 generators, or any other artificial means. The only CO2 present is naturally and created by the atmosphere.





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

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

Well water is ran through a reverse osmosis system and then piped to 2 water tanks. As needed, water is taken from the tanks, and either piped to the flower room for distribution through a drip irrigation system, or removed from the tank via a spigot, and used to water the plants in the propagation room by hand. Waste water is only created from plant container runoff, and is contained in a run-off tray, where it is then evaporated to atmosphere. In the event of an accidental spill or large amount of runoff, the flower room is equipped with a floor drain to catch the runoff. This water is then distributed in a DEC approved septic system and leach field. This would be a rare occurrence.

## Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740.

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

**5.1. The marijuana cultivation facility shall give the board at least three days written notice required under 3 AAC 306.740(c) before making marijuana waste unusable and disposing of it.**



**5.2. Describe how you will store, manage, and dispose of any solid or liquid marijuana waste, including wastewater generated during marijuana cultivation, in compliance with any applicable laws. Include details about the material(s) you will mix with ground marijuana waste and the processes that you will use to make the marijuana waste unusable for any purpose for which it was grown:**

Cottonmouth Road and the owner will ensure that all marijuana plant waste is rendered unusable prior to leaving the inside of the facility and will maintain a log on the final destination of all marijuana plant waste. All marijuana marked for disposal will be stored in a secured bin, separated from all other marijuana and materials, until it can be rendered unusable. An email will be sent to AMCO Enforcement at least 3 days prior to rendering any marijuana plant waste unusable. Marijuana plant waste is rendered unusable by grinding and mixing with at least 50% other solid non-marijuana wastes, including: used growing medium, paper, recyclable growing containers, and once rendered unusable, marijuana will be securely stored in locked containers located on the premises until it can be fully composted, or used as worm feed and bedding. Wastewater generated during cultivation of marijuana will be discarded via the on-site floor drain, or hand wash sink connected to the septic and drain field system. Again, as stated above, there is very little runoff or waste water of any kind ever generated purposely, and there are adequate safeguards in place in the event of an accidental spill.





Section 6 – Odor Control

Review the requirements under 3 AAC 306.430.

Answer "Yes" or "No" to the following question: Yes No

6.1. Have you received an exemption from your local government for the odor control requirement set forth in 3 AAC 306.430(c)(2)? [ ] [X]

If "Yes", you must be able to certify the statement below. Read the following and then sign your initials in the box: Initials

I am attaching to this form documentation of my odor control exemption from the local government. [ ]

If "No" to question 6.1., 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:

Commercial grade fans combined with carbon filters and added ozone generator (air purifier) are used to scrub all exhausted air and air exchanged within the facility. The cultivation operation is set up to allow for positive airflow at all times with air being filtered twice before it is exhausted to the exterior of the building. Dehumidifiers/humidifiers are also used to maintain optimal humidity levels, and an added level of atmospheric control. All air within the facility is filtered and treated with ozone before being expelled to the outside.

Section 7 – Testing Procedure and Protocols

Review the requirements under 3 AAC 306.455 and 3 AAC 306.465.

You must be able to certify each statement below. Read the following and then sign your initials in the corresponding box: Initials

7.1. I understand and agree that the board or director will, 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. [Signature]

7.2. I will ensure that any individual responsible for collecting random, homogenous samples for required laboratory testing under 3 AAC 306.455 will prepare the necessary accompanying signed statement, provide the signed statement to the marijuana testing facility, and maintain a copy as a business record under 3 AAC 306.755. [Signature]

7.3. Describe the testing procedures and protocols the marijuana cultivation facility will follow:

All harvested marijuana is processed into batches. A designated employee/agent from the facility collects a testing sample at random from each batch. That individual prepares a signed statement attesting that each sample was randomly selected, provides a signed statement to the testing facility, and maintains a copy as a business record. The facility transports all samples to a licensed testing facility in compliance with the state regulations and the company's transportation policies. The facility takes care to ensure all individuals transporting marijuana have a valid marijuana handler permit issued by AMCO. While awaiting the testing results, the remainder of the batch is segregated in the secured quarantine area. Cottonmouth Road maintains all testing results as part of its official business records, and enters the results in METRC. Cottonmouth Road will comply with any request from AMCO for a random sample from any growing medium, soil amendment, fertilizer, crop production aid, pesticide, or water and shall bear the expense for all such requests.





Section 8 – Packaging and Labeling

Review the requirements under 3 AAC 306.470 and 3 AAC 306.475.

Answer "Yes" or "No" to the following question:

Yes No

8.1. Will the marijuana cultivation facility be packaging marijuana for a retail marijuana store to sell to a consumer without repackaging?

Yes  No

If "Yes", describe how the marijuana cultivation facility will ensure that the marijuana sold will meet the packaging requirements in 3 AAC 306.470, and provide a sample label that the facility will use to meet the labeling requirements set forth in 3 AAC 306.475:

[Empty box for response to 8.1]

Answer "Yes" or "No" to the following question:

Yes No

8.2. Will the marijuana cultivation facility be packaging marijuana in wholesale packages?

Yes  No

If "Yes", describe how the marijuana cultivation facility will ensure that the marijuana sold will meet the packaging requirements in 3 AAC 306.470, and provide a sample label that the facility will use to meet the labeling requirements set forth in 3 AAC 306.475:

Cottonmouth Road shall package its marijuana bud/flower/trim for sale to a retail or manufacturing facility, in a wholesale package, weighed without packaging material, that is vacuum sealed and does not exceed five pounds. This package will contain a single strain as identified on the label. The only printed image on the package will be the appropriate label. Nothing will specifically target a person under the age of 21. The packaging will protect the product from contamination and will not impart any toxic or damaging substance to the marijuana. It will be opaque and vacuum sealed. Each package prepared will be identified with a tracking label, generated for tracking by METRC, and by weight. Weight, packaging, and storing (after a lab sample is taken) in a locked cabinet, will be done in the facilities control room, under constant video surveillance. After receiving approval from the lab, and test results; labels with required information will be affixed to each package, and the packages returned to the locked storage cabinet until transport. All marijuana rejected by the lab will be treated as marijuana waste. All necessary paperwork will be filled out, and computer entries made, and rechecked for accuracy.

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 AS 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 unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

*[Signature]*  
Signature of licensee

DAYEY G. Nunley  
Printed name of licensee

Notary Public  
SHAUNTEALA GRAHAM  
State of Alaska  
My Commission Expires April 10, 2022

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

My commission expires: 4/10/22

Subscribed and sworn to before me this 20 day of April, 2018.





(Additional Space as Needed):

Page 6, Section 8.2 Sample Label for wholesale packages that shall be affixed to each commercial package:

A Health and Safety label containing the following:

"Marijuana has intoxicating effects and may be habit forming and addictive. Marijuana impairs concentration, coordination, and judgment. Do not operate a vehicle or machinery under its influence. There are health risks associated with consumption of marijuana. For use only by adults 21 and older. Keep out of the reach of children. Marijuana should not be used by women who are pregnant or breast feeding."

A tracking label containing the following:

Cultivation facility name, Cultivation facility license number, harvest batch number, net weight, pesticides, fungicides, herbicides, tracking codes.

NOTE: The tracking number for each package will be the same as the METRC tracking number on the METRC generated tracking tag affixed to the transport package.

A testing label containing the following:

Test facility name, test facility license number, cannabinoid profile for percentages of: THC, THCA, CBD, CBDA, CBN, microbial test results, residual solvents test results, contaminants test results, molds, mildew, and filth, herbicides, pesticides, fungicides, and harmful chemicals.





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 marijuana establishment license application, an applicant must give notice of the application to the public by posting a true copy of the application 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 new or transfer 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:          | Davey G Nunley Jr.            | License Number: | 17079 |      |       |
| License Type:      | Limited Marijuana Cultivation |                 |       |      |       |
| Doing Business As: | Cottonmouth Road              |                 |       |      |       |
| Premises Address:  | 38496 Hugh St.                |                 |       |      |       |
| City:              | Sterling                      | State:          | AK    | ZIP: | 99672 |

**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:

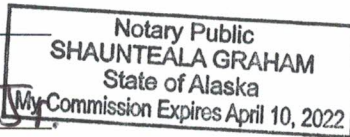
Start Date: 3/27/2018 End Date: 4/10/2018

Other conspicuous location: Cooks Corner Sterling Hwy, Sterling Alaska

I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

DAVEY G. Nunley Jr.  
 Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: April 10, 2022

Subscribed and sworn to before me this 6<sup>th</sup> day of December, 2018.





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 marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to each local government and any community council in the area of the proposed licensed premises. For an establishment located inside the boundaries of city that is within a borough, both the city and the borough must be notified.

**This form must be completed and submitted to AMCO's main office before any new or transfer 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:          | Davey G Nunley Jr.                     | License Number: | 17079 |
| License Type:      | Limited Marijuana Cultivation Facility |                 |       |
| Doing Business As: | Cottonmouth Road                       |                 |       |
| Premises Address:  | 38496 Hugh St                          |                 |       |
| City:              | Sterling                               | State:          | AK    |
|                    |  | ZIP:            | 99672 |

**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 (LG) official(s) and community council (if applicable):

Local Government(s): Kenai Peninsula Borough Date Submitted: 3/27/2018

Name/Title of LG Official 1: KPB Clerk Joni Blakenship Name/Title of LG Official 2: \_\_\_\_\_

Community Council: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 (Municipality of Anchorage and Matanuska-Susitna Borough only)

I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Notary Public  
**SHAUNTEALA GRAHAM**  
 State of Alaska  
 My Commission Expires April 10, 2022

Notary Public in and for the State of Alaska

DAVEY G. Nunley Jr.  
 Printed name of licensee

My commission expires: April 10, 2022

Subscribed and sworn to before me this 6<sup>th</sup> day of December, 2018.





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.

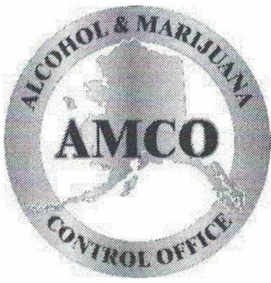
|                    |  |                 |       |      |       |
|--------------------|--|-----------------|-------|------|-------|
| Licensee:          | Davey G Nunley Jr.                     | License Number: | 17079 |      |       |
| License Type:      | Limited Marijuana Cultivation Facility |                 |       |      |       |
| Doing Business As: | Cottonmouth Road                       |                 |       |      |       |
| Premises Address:  | 38496 Hugh St.                         |                 |       |      |       |
| City:              | Sterling                               | State:          | AK    | ZIP: | 99672 |

## Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

|        |                     |                |            |  |
|--------|---------------------|----------------|------------|--|
| Name:  | Davey G. Nunley Jr. |                |            |  |
| Title: | Owner               |                |            |  |
| SSN:   | [REDACTED]          | Date of Birth: | [REDACTED] |  |





Alaska Marijuana Control Board

**Form MJ-09: Statement of Financial Interest**


**Section 3 – Certifications**

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

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

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.  
*The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

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

Notary Public  
SHAUNTEALA GRAHAM  
State of Alaska  
My Commission Expires April 10, 2022

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

DAVEY G. Nunley Jr.  
Printed name of licensee

My commission expires: 4/10/22

Subscribed and sworn to before me this 20 day of April, 2018



# Alcohol & Marijuana Control Office

**License Number:** 17079

**License Status:** New

**License Type:** Limited Marijuana Cultivation Facility

**Doing Business As:** COTTONMOUTH ROAD

**Business License Number:** 1067580

**Designated Licensee:** DAVEY G NUNLEY JR

**Email Address:** alaskanorganics@gmail.com

**Local Government:** Kenai Peninsula Borough

**Community Council:**

**Latitude, Longitude:** 60.538450, -150.816620

**Physical Address:** 38496 Hugh St. 99672  
Sterling, AK 99672  
UNITED STATES

## Licensee #1

**Type:** Individual

**Name:** DAVEY G NUNLEY JR

[REDACTED]

[REDACTED]

**Phone Number:** 907-398-6398

**Email Address:** alaskanorganics@gmail.com

**Mailing Address:** po bx 915  
Sterling, AK 99672  
UNITED STATES

**Note:** No entity officials entered for this license.

**Note:** No affiliates entered for this license.



# Alaska Commercial Lease Agreement

In consideration of the Landlord's leasing of the premises to the Tenant, the Tenant's leasing from the Landlord the premises, and the mutual benefits and obligations conferred by this lease on the Parties, and in recognition of the receipt and sufficiency of said consideration, the Parties hereby agree to the following terms and conditions:

**I. The Parties** - Lease agreement is between Lessor under the individual/entity (hereinafter known as the "Landlord") known as Davey G Nunley Jr. and Tina Rene Nunley and the Lessee under the individual/entity (hereinafter referred to as Tenant) known as Davey G Nunley Jr.

**II. Premises** - The space/property being leased shall be described as:

Cottonmouth Road a Marijuana Cultivation Facility Located at 38496 Hugh St. 99672  
(Hereinafter referred to as the "Premises").

**III. Space Rented** -- The space described equals: 1140  
Square Feet (SF)

**IV. Term** - The term of the lease shall be \_\_\_\_\_ 10 years beginning on the 1st day of March, 2018, and ending on the 1st day of March, 2028.

**V. Rent** - Rent shall be paid on the 1st of every month in the amount of Fifteen Hundred Dollars (\$ 1500.00) which equates to \$ 1.3157 Per Square Foot (\$/SF).

Check One

-- Rent shall increase \_\_\_\_\_ percent (\_\_\_\_%) on an annual basis.

-- Rent shall increase \_\_\_\_\_

xx-- Rent shall remain fixed for the lease term.

**VI. Common Areas** - The Tenant, along with any of their employees, may use the following common area(s) outside of all restricted access areas within the cultivation facility.

xx All Parking Space(s)

## VII. Renewals

### Check One

-- Tenant shall have the option to renew the lease for \_\_\_\_\_10year(s) under the following conditions:

Lease payment is renegotiated with cost of living expenses added .

-- Tenant does not have the right to renew the lease.

**VIII. Security Deposit** – The Tenant is required pay One thousand \_\_\_\_\_ Dollars (\$ 1000.00 ) as a Security Deposit. If the Tenant follows the terms and conditions of this agreement in good faith and without damaging the Premises, the Security Deposit will be returned within ten (10) business days. Otherwise, any repairs needed for the Premises will be deducted from the Security Deposit.

## IX. Condition Upon Move--In

### Check One

-- The Tenant agrees to take tenancy of the property on an “as is” basis, willing to make all fit--ups (if needed) on the Premises at the expense of the Tenant.

All fixtures shall x remain  not remain on the premises at the end of the lease term.

**X. Improvements During Lease Term** -- The Tenant, with written approval of the Landlord that may not be unreasonably withheld, shall be able to make any type of improvement to the Premises.

XI. **Use** – The Tenant will occupy the Premises for the following use:

Marijuana cultivation facility contained in submitted documents of 1140 sf at 38496 Hugh St. 99672 Sterling Alaska



Note the Americans with Disabilities Act (ADA): All businesses that are open to the public or employ 15 or more people require that the premises be accessible by persons with disabilities. In the event that the premises must be altered for ADA compliance, the cost of improvements, alterations, and/or modifications necessary for compliance with the ADA shall be the responsibility of:

(Check one)

-- Tenant

-- Landlord

-- Cost to be split equally between Landlord and Tenant.

## **XII. Utilities and Other Expenses**

### Check Who Pays

Landlord  Tenant -- **Air Conditioning (AC)**

Landlord  Tenant -- **Cable**

Landlord  Tenant -- **Electricity**

Landlord  Tenant -- **Gas**

Landlord  Tenant -- **Heat**

Landlord  Tenant -- **Internet**

Landlord  Tenant -- **Oil**

Landlord  Tenant -- **Sewer**

Landlord  Tenant -- **Water**

Landlord  Tenant -- **Other:** \_\_\_\_\_

Landlord  Tenant -- **Other:** \_\_\_\_\_

Landlord  Tenant -- **Other:** \_\_\_\_\_

**XIII. Landlord's Representations** – At the time of lease signing, the Premises shall be properly zoned for the Tenant's stated use as stated in Section XI and will be in compliance with all applicable state and federal laws and regulations. The Premises shall not have been used for the storage or disposal of any toxic or hazardous substances, and the Landlord has received no notice from any governmental authority concerning removal of any toxic or hazardous substances from the property.

## **XIV. Landlord's Responsibility**

- Landlord will regularly clean and maintain (including snow removal) the parking areas, yards, common areas, and exterior of the building and remove all litter so that the premises will be kept in an attractive condition.

Landlord/lessor will not take possession of, or remove marijuana from the premises and AMCO will be contacted in the event that this is necessary, as stated under section XX (Default Section) of this lease.

## **XV. Tenant's Responsibility**

- Tenant shall keep the Premises clean and well maintained at all times, so that the Premises shall be in marketable condition. Tenant shall follow all applicable marijuana cultivation facility, and handler card holder laws at all times.

## **XVI. Insurance**

Landlord agrees to carry fire and hazard related coverage insurance for the Premises. Tenant agrees to carry public liability insurance that includes the Landlord as an insured party for personal injury.

The coverage the Tenant shall provide will be in the amount(s) of:

### Check All That Apply

- \$100,000.00\_\_\_per occurrence
- \$ 1,000,000.00 per year

This agreement automatically releases the Landlord and Tenant from each other in reference to liability for property, loss, damage, personal injury, or anything else covered by the insurance plan.

## **XVII. Taxes**

### Check Who Pays

- XX Landlord  \*Tenant -- **Real Property Taxes**
- Landlord XX Tenant -- **Personal Property Taxes**

\*For Properties With Multiple Tenants -- If the Tenant pays for the real property taxes it should be noted that the calculation should be equal to that Tenant's portion of the property/total square feet.

**XVIII. Subletting** – The Tenant  does xx does not have the right to sublet the Premises. Any new Tenant under a sublease must meet the approval of the Landlord and such approval shall not be unreasonably withheld.

**XIX. Damage to the Premises** – The Tenant may terminate the lease agreement if necessary repairs to the Premises due to fire, flood, or any natural catastrophe keep the Tenant from being open for over ninety (90) days.

- If the Tenant is not able to be open for the ninety (90) day period due to damage to the Premises, there will be no rent paid during said period.

**XX. Default** – If the Tenant defaults on the lease agreement for non--payment of rent or for any other reason, the Landlord agrees to give notice to the Tenant



giving the Tenant the right to cure the issue(s). If the Tenant does not cure the issue(s) within the amount of time stated in the notice, then the Landlord has the right to take legal action by contacting AMCO immediately and notifying said entity of tenant default.

**XXI. Notice of Quiet Enjoyment** – During the term of the lease agreement, the Tenant has the right of quiet enjoyment of the Premises.

**XXII. Eminent Domain** – The lease automatically becomes void if the Premises are taken by eminent domain. During the process, the Tenant will have to right to claim:

- Value of the Lease Agreement
- Loss of Business Revenue
- Moving and Relocation Expenses

**XXIII. Holding Over** – If the Tenant remains in possession of the Premises after the lease agreement ends, the tenancy shall continue on a month--to--month, or “Tenancy at Will,” basis unless the Landlord gives notice for the Tenant to vacate.

**XXIV. Disagreements During the Lease Period** – If a disagreement arises during the lease period, the following actions shall take place:

Check All That Apply

XX - Litigation -- If a dispute arises from either the Landlord or Tenant; the parties have the right to take the matter to the court under the Premises’ jurisdiction.

XX -- Mediation with Possible Litigation – If there is a dispute between the Landlord and Tenant, all parties agree to attempt to come to an agreement through the use of an agreed upon mediator:

- It is agreed that the cost(s) involved in hiring the mediator shall be shared equally and that each party shall cooperate in a good faith attempt to reach a resolution. Both parties agree that they shall allow the mediator thirty (30) days from the first (1<sup>st</sup>) meeting to reach a compromise before going to court.

-- Mediation with Possible Arbitration – If there is a dispute between the Landlord and Tenant, all parties agree to attempt to come to an agreement through the use of an agreed upon mediator:

- It is agreed that the cost(s) involved in hiring the mediator shall be shared equally and that each party shall cooperate in a good faith attempt to reach a resolution. Both parties agree that they shall allow the mediator thirty (30) days from the first (1<sup>st</sup>) meeting to reach a compromise before going to the arbitrator.
- The arbitrator selected will be a third (3<sup>rd</sup>) party to be mutually agreed upon. The arbitrator shall decide all costs directed towards hiring the arbitrator. The Landlord shall not have to attend the mediation or arbitration process unless Tenant is current with the rental payments, either submitting to the Landlord directly or depositing the funds in an escrow account.

**XXV. Additional Agreements** – Landlord and Tenant additionally agree to the following: All as stated

**XXVI. Entire Lease Agreement** – This document supersedes any other writings in relation to the Premises and has authority over any oral agreements made between the Landlord and Tenant.

**XXVII. Successors and Assignees** – All assignees of the parties including heirs, successors, or anyone else that may be considered is mutually bound by this lease agreement.

**XXVIII. Notices** – All notices in relation to the Premises or this lease agreement shall be in writing and delivered to the following address below via Certified Mail with Return Receipt:

**Landlord**

**Davey G Nunley and Tina Rene Nunley**

PO BX 915 Sterling AK. 99672

**Tenant**

**Davey G Nunley Jr.**

**PO BX 915 Sterling Alaska 99672**

**XXIX. Governing Law** – This lease agreement will be governed by and construed in accordance with the laws in the State of Alaska.

**XXX. Counterparts and Modifications**

- The Landlord and Tenant agree that they shall sign several identical counterparts of this lease and any fully signed counterpart shall be treated as an original.
- Only writing(s) signed by the party against whom such a modification is sought to be enforced shall modify this lease.

**XXXI. Waiver** -- If either Landlord or Tenant waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.



**XXXII. Early Termination** -- The tenant  \*has  does not have the option to terminate the lease.

**XXXIII. Severability** -- If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision. It will not make any other provision of this lease invalid or unenforceable, and shall be modified, amended, or limited only to the extent necessary to render it valid and enforceable.

## Signatures

### Landlord

Name: DAVEY G Nunley

Date: 10-24-18

-- Broker(s)

Name: Tina Rene' Nunley

Date: 10-24-18  
Tina Rene' Nunley

-- Personal Guaranty -- Upon my authorization of this agreement, I personally guarantee the performance of all financial obligations under this lease.

[Signature]  
Name: DAVEY G Nunley

Date: 10-24-18

### Tenant

Name: DAVEY G. Nunley Jr.

Date: 10-24-18

Name: \_\_\_\_\_

Date: \_\_\_\_\_

# Notary Acknowledgment

State of: Alaska

County of: Kenai

On 12/06/18, before me, Shaunteala Graham,  
(notary)

Personally appeared,

**Landlord** Tina René Nunley  
Lina René Nunley  
Name: DAVEY G. Nunley Jr.  
Date: 12-6-18  
[Signature]

**Tenant**  
DAVEY G Nunley Jr.  
Name: [Signature]  
Date: 12-6-18

Personally known to me

OR

Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and has hereby acknowledged to me that he/she/they have executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

**Witness my hand and official seal**

Notary Signature

[Signature]

Notary Public  
SHAUNTEALA GRAHAM  
State of Alaska  
My Commission Expires April 10, 2022

Print Name

Shaunteala Graham

Commission exp. April 10, 2022



AFFP  
NEW LIMITED MARIJUANA CULTIVAT

**Affidavit of Publication**

STATE OF ALASKA }  
COUNTY OF KENAI } SS

Elizabeth Ulricksen, being duly sworn, says:

That she is Principal Clerk of the Kenai Peninsula Clarion, a daily newspaper of general circulation, printed and published in Kenai, Kenai County, Alaska; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

April 01, 2018, April 08, 2018, April 15, 2018

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Principal Clerk

Subscribed to and sworn to me this 15th day of April 2018.

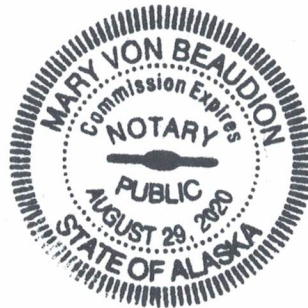


Mary Von Beaudion, Notary Public, Kenai County, Alaska

My commission expires: August 29, 2020

00001207 13002281

DAVE NUNLEY  
ALASKAN ORGANICS (KEN)  
PO BOX 915  
STERLING, AK 99672



**NEW LIMITED  
MARIJUANA CULTIVATION**

**NEW LIMITED  
MARIJUANA CULTIVATION  
FACILITY LICENSE**

**DAVE G  
306.400(a)(2)  
Cultiva  
doing b  
ated as  
99672,**

DAVE G NUNLEY JR is applying under 3 AAC 306.400(a)(2) for a new Limited Marijuana Cultivation Facility license, license#17079, doing business as COTTONMOUTH ROAD located as 38496 Hugh St. 99672, Sterling, AK 99672, UNITED STATES.

**3 AAC  
Marijuana  
#17079,  
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Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and a copy of the application will be posted on AMCO's website at <https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at [marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov) or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501. Pub: 4/1,8,15/2018 13002281/1207

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and a copy of the application will be posted on AMCO's website at <https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at [marijuana.licensing@alaska.gov](mailto:marijuana.licensing@alaska.gov) or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501. Pub: 4/1,8,15/2018 13002281/1207