



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:	John Heritscko	MJ License #:	13116		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Escape				
Premises Address:	26189 Pepper Road				
City:	Anchor Point	State:	Alaska	ZIP:	99556



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

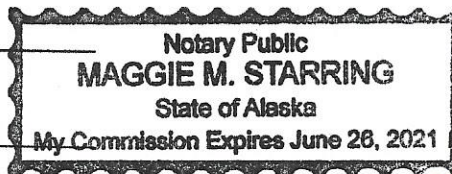
The following additional details must be included in Diagram 5:

- 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.

John A. Heritscho
 Signature of licensee

John Joseph Heritscho
 Printed name of licensee



Maggie M. Starring
 Notary Public in and for the State of Alaska
 My commission expires: 06/26/2021

Subscribed and sworn to before me this 18th day of February, 2018.



Alaska Marijuana Control Board

Cover Sheet for Marijuana Establishment Applications

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

What is this form?

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

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

Section 1 – Establishment Information

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

Licensee:	HERITSCKO JOHN	License Number:	13116
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	GREEN ESCAPE		
Physical Address:	26189 Pepper Road	State:	AK
City:	Anchor Point	Zip Code:	99556
Designated Licensee:	HERITSCKO JOHN		
Email Address:	johnheritscko@gmail.com		

Section 2 – Attached Items

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

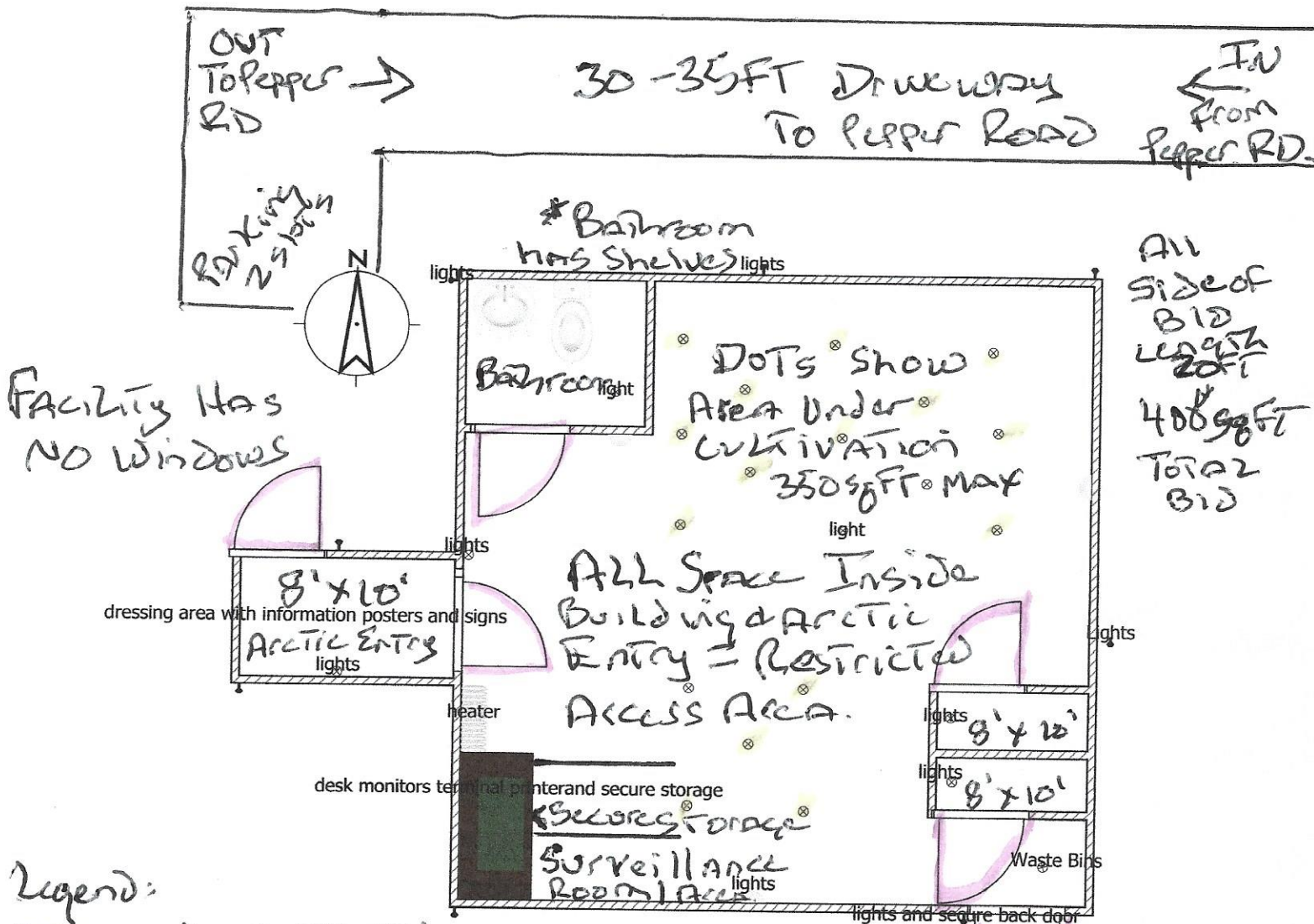
Attached Items:	<p style="text-align: center;">MS-02 Attachment</p> <p>9 pages of Facility Diagrams</p> <p>1 4 pages of Revised Facility Narrative</p>
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OFFICE USE ONLY

Received Date:	Payment Submitted Y/N:	Transaction #:
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13110 - Green Escape Diagram 1

Please See Facility Narrative For Further descriptions



Legend:

Dots = Under Cultivation

Area 350sqft MAX

Secure Commercial Grade All sides of Bld Length 20ft Door

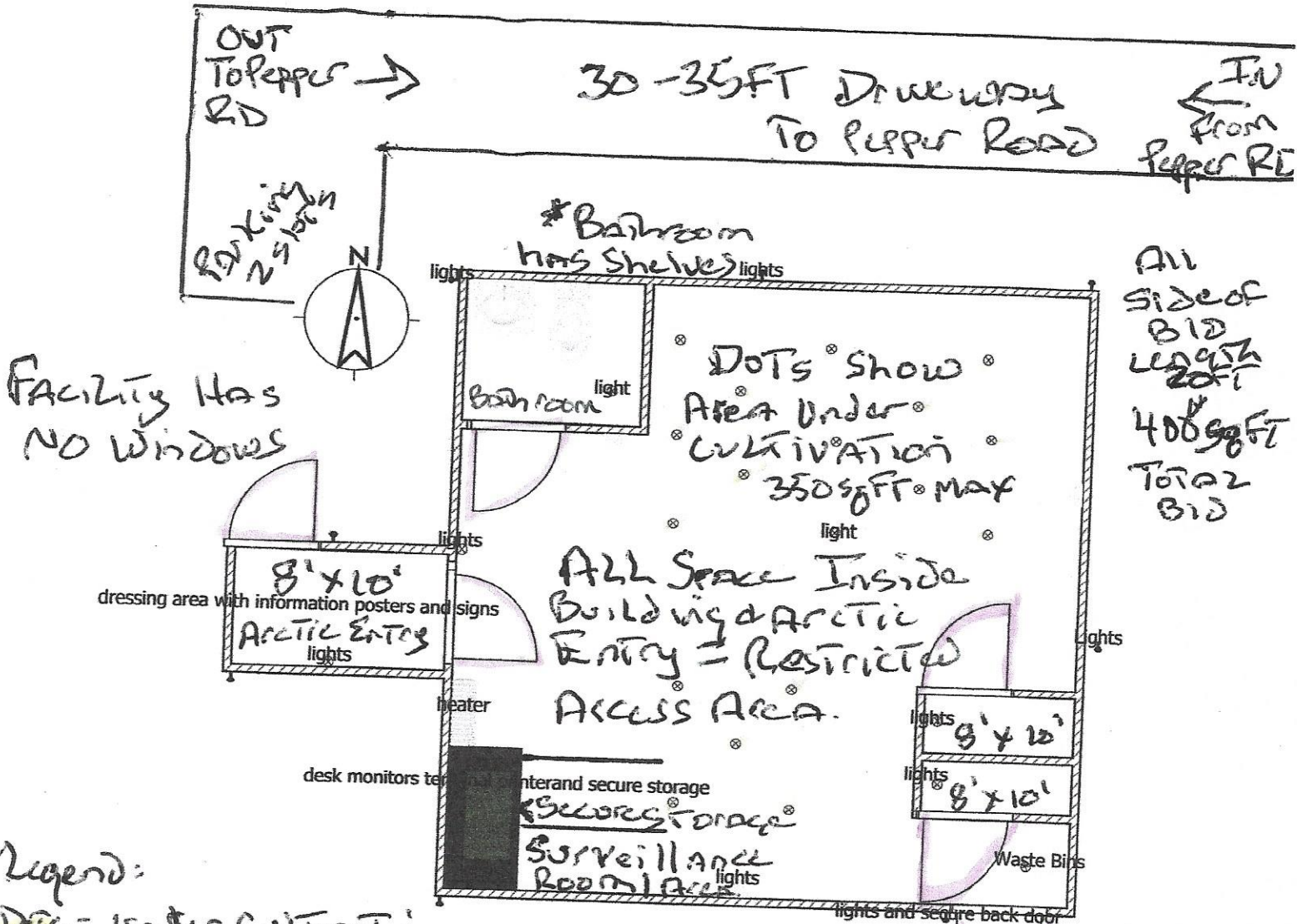
- 1) NO Smoking Area 20ft Surrounding Bld
- 2) Camera Capture 40ft Surrounding Bld
- 3) Signs as described in Facility Narrative

Facility not yet constructed
 Can construct to accommodate
 AMCB direction

26189
 Pepper Road
 Anchor Point Alaska

13110 - Green Space Diagram II-A / 2-A

Please See Facility Narrative For Further descriptions



Legend:

- Under Cultivation Area 350 sqft MAX
- Secure Commercial Grade All sides of BID length 20ft
- 1) No Smoking Area 20ft Surrounding BID
- 2) Camera Capture 40ft Surrounding BID
- 3) Signs as described in Facility Narrative

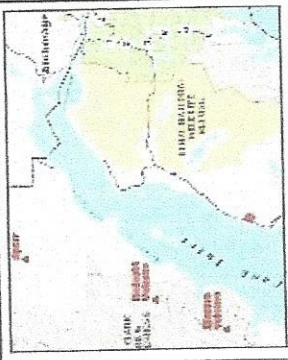
Facility not yet constructed
 Can construct to accommodate
 AMCB Direction

26189 Pepper Road
 Anchorage - Alaska

Diagram 2 Part B (Area Covered by Lease)

↑ N

Kenai Peninsula Borough Parcel Viewer



Legend

- Tax Parcels

13116
dca

Green
Escape
proposed
X = Licensed
premises

□ = proposed
owners quarters
Area 100ft (former)
from Licensed
premises

Notes
26189 Pepper Road

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 0.06 0.1 Miles

Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION

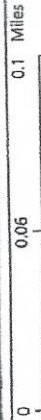
No Planned Expansion

Site Plan

Diagram 3A

NT

Kenai Peninsula Borough Parcel Viewer



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Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Tax Parcels

Green Escape
1311k

1 = Facility
400 FT Security
Perimeter

□ = Cabin
Living Quarters
for use

DISTANCE BETWEEN
Facility & Cabin
will be more than
400 feet.

NO OTHER BUILDINGS
will be considered for
planting

Notes
26189 Pepper Road, Anchor Point, Alaska
Lic 13116
Limited Marijuana Cultivation Facility
dba Green Escape

NO Planned Expansion

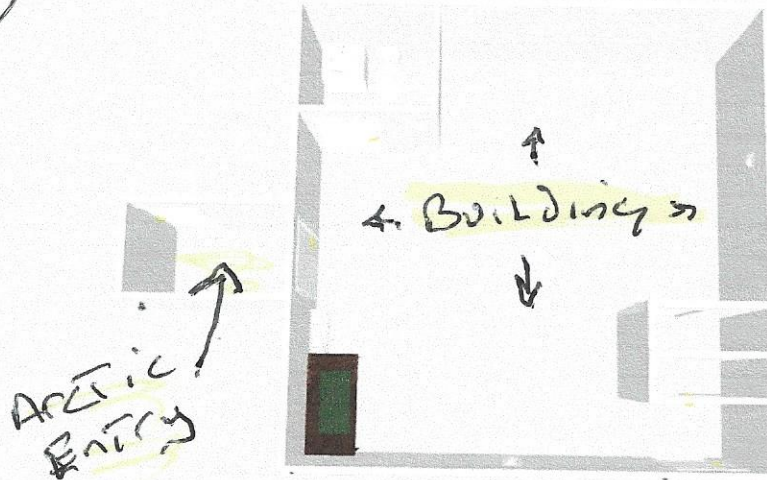
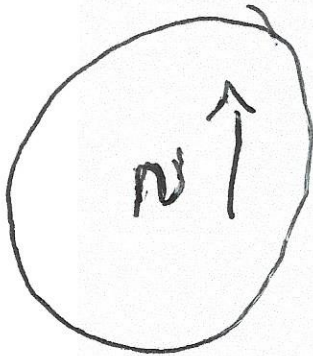
Diagram 3B

Area of Licensed Premises

Legend: Building + Arctic Entry Area Area of Licensed Premises

Building and 20FT surrounding Area is NO Smoking and NO Trespassing

Building and 40FT Surrounding Area NO Trespass and Camera Map Catchment



13116 Green Escape

26189 Pepper Road
Anchor Point Alaska

See Diagram 1 for More Information

Diagram 4

NS

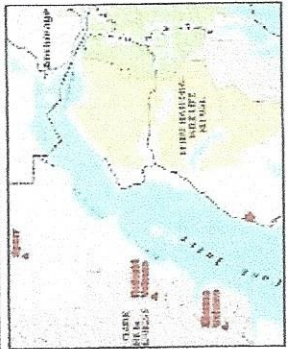


0 0.06 0.1 Miles

Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

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Legend

Tax Parcels

Key 3
 1 = Facility Location
 (Licensed Premises)

Notes

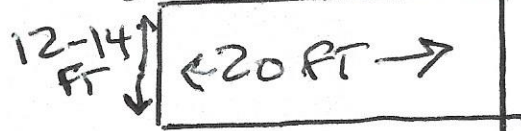
26189 Pepper Road, Anchor Point, Alaska
 Lic 13116
 Limited Marijuana Cultivation Facility
 dba Green Escape

Diagram 5 Part A



MAP Camera Catchment
40FT
↓

* Licensed Premises
Side View



* Top View

Building Arctic
Entry Arc Licensed Premises

MAP Camera
Catchment
40FT
↙
↘

40FT
↑
Camera
Catchment

All
Facility
Secure
Area
+

Licensed
Premises

* Please Diagram 1 and 3B for More Information *

* Building NOT Yet Constructed *

40FT
↑
CAMERA MAX CATCHMENT

= Doors
locked, signed, and
under camera

13116 PBA Grow Escape
26189 Pepper Road, Anchor Point Alaska



Diagram 5 East B.

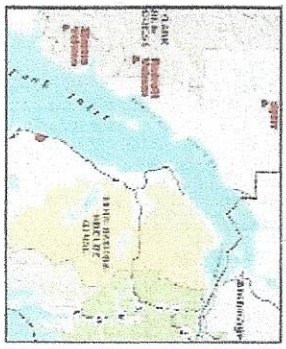
North ↑



Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

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Legend
 Tax Parcels

13116
Dba
Greens Escape

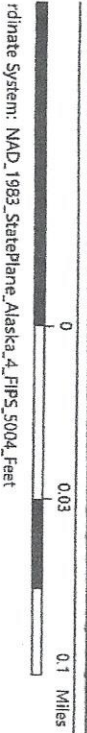
X =
Licensed
Premises

Notes
26189 Pepper Road



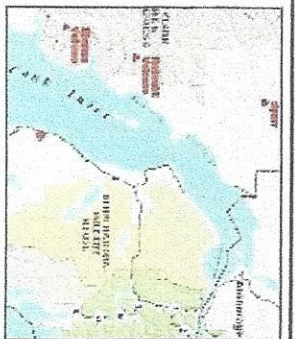
Aerial View

North



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Legend
 Tax Parcels

13116

Area

Green

Scrape

1 = 25 Acre

Premises

Notes

26189 Pepper Road

13116

DbA

Green Escape

Revised

FACILITY NARRATIVE

02/17/18

Green Escape will utilize less than 500sqft for cultivation activities (i.e.: growing, pruning, drying/curing, etc....). 350sqft will be the maximum space under cultivation. A spill kit consisting of: warning signs, bottled water, gloves, goggles, disposable garb, container with lid, first aid kit, and other appropriate items; will be made readily available. MSDS sheets will be readily available. The facility will be under full video and Carbon scrubbers will be used to cleanse (of odors and particles) outgoing air exchange.

The building will be (20'x20') 400sqft and in the shape of a square/rectangle. It will be of rigid (unclear) material and have no windows. Vents will be situated to provide adequate air exchange (between inside and out). Commercial grade Carbon scrubbers will be used to cleanse the outgoing air. Incoming air will be filtered using standard commercial grade filters. Six inch In line fans will facilitate the air movement. There will be a minimum of seven filtered air exchange vents. Filters will be tested and changed per manufacturer specifications, or upon need.

The facility will have a legally approved water source and septic system.

The facility will have a bathroom with sink, shelves and toilet. Spill kits will be available there. Proper supplies (i.e.: toilet paper) will be readily available). The facility will be smoke free, and smoking will be prohibited within (twenty or) thirty feet of the facility; signs will be posted. The owner does not smoke to date.

The drying and curing rooms will be appx.8'x10' each. they will be locked, lit, and under camera. The entire facility (inside and out) will be under camera. A desk area in the back of the facility will be used as a work station, (for processing marijuana) and house the video monitors. The desk area will have locked drawers and cabinet for secure information. This will be the security station and treated accordingly. The desk area will be under camera.

The facility will be well lit. Exits will be marked and a fire escape plan and extinguisher at each exit. Exit lights will have battery backup. All doors will be commercial grade and fireproof. Hazardous materials will be stored according to MSDS instruction and labeled accordingly. The facility will be painted in a fashion that does not raise attention (pastel/neutral colors); and benefits the plants (facility painted white on inside).

The facility will have no windows (or windowed doors). All doors will be commercial grade, fireproof, and under camera. The main door will be under camera and entrance controlled (arctic entryway). Roof panels will be opaque at minimum. All digital media will not be made available to the public (to include password protection), and no pictures will be

allowed. Marijuana will be packaged in opaque properly labeled containers and never sold or transferred to the general public (only approved licensed receivers; per the AMCB i.e.: Lab and retail merchants or processors).

The Green Escape building will have "all weather" flood lights affixed to the exterior. They will be set to operationalize manually or by motion. The lights will be set to brighten the facility perimeter, plus forty feet. They will be turned on during dark hours and off during light hours (unless night vision cameras prescribe use of a motion sensor switch). The lights will be checked daily and fixed (or replaced) immediately (if needed). The checks and actions taken will be entered into a log book (to include date and time); and maintained for three years. All records will be maintained at the locked desk; inside the facility. All facility signs (inside and out) will be well lit.

There will be no signs posted on the outside of the facility, with the business name. Except, one on the front door (18" x 18" & in color). That will have the Logo and business name. The only other posted signs will be to warn of the secure site, that the location is under camera, and no smoking or trespassing. Those will be commercially purchased (weatherproof) and visible at each facet of the facility perimeter (within camera range). They will be grounded on staves.

The Facility will be constructed on the high ground envelope (3.5ac total envelope of the 24ac property) utilizing the 20'x20' building space (plus controlled artic entrance way appx 8'x8' or less). Camera and light will extend 40' in each direction (from facility wall). The Facility will be accessed by Pepper Road (maintained) and have a courtesy parking spot for The Board (employees of) and Law Enforcement. It may also be used for loading (for transport). The parking spot will be by the main entrance; and posted with a secure facility / no trespassing sign. The driveway will

be 30-35 ft wide; allowing entrance from Pepper Road. One other structure will be built at least forty feet away from The Facility. It will be the owners private domicile and posted for no trespassing. The owner cherishes his privacy, and no desire for any human gatherings at said domicile (or anywhere on the property). The Owner is a conservationist who is working with the Katchemac Heritage Land Trust, to ensure no negative environmental impact. The entire property is transitioning ownership to the Cultivation Facility Owner (John Heritscko); from his parents (current legal owners). The property has no liens or legal encumbrances that would have effect on the construction or use of the proposed facility.

The Facility has full support from the local Conservation Preservation Organization. A letter of support was attached to this application. Let this document serve as an aide to augment facility information (drawings) provided the AMCB and KPB. All information should be considered. This document supersedes any (all) previous facility narrative.