



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West 7th Avenue, Suite 1600

Anchorage, AK 99501

Main: 907.269.0350

May 24, 2016

Kenai Peninsula Borough

Attn: Johni Blankenship

VIA Email: jblankenship@kpb.us

CC: micheleturner@kpb.us

License Number:	10011
License Type:	Limited Marijuana Cultivation Facility
Licensee:	Green Rush Gardens LLC
Doing Business As:	GREEN RUSH GARDENS LLC
Physical Address:	38827 Twin Rd. Sterling, AK 99672
Designated	Ryan Geller
Phone Number:	907-953-0899
Email Address:	gellerryan@ymail.com

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

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

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

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

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

May 24, 2016

Page 2

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

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Franklin", is positioned above the typed name.

Cynthia Franklin, Director

amco.localgovernmentonly@alaska.gov



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:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Entity Documentation.
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OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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State of Alaska
Department of Commerce, Community and Economic Development
Corporations, Business and Professional Licensing

Certificate of Organization

The undersigned, as Commissioner of Commerce, Community and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

Green Rush Gardens LLC



IN TESTIMONY WHEREOF, I execute the certificate
and affix the Great Seal of the State of Alaska
effective **May 21, 2015**.

A handwritten signature in cursive script, appearing to read "Chris Hladick".

Chris Hladick
Commissioner



STATE OF ALASKA
DEPARTMENT OF
COMMERCE
COMMUNITY AND
ECONOMIC DEVELOPMENT

Bill Walker, Governor
Chris Hladick, Commissioner
Janey Hovenden, Director

Division of Corporations, Business and Professional Licensing

Office Use Only

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Limited Liability Company
Initial Biennial Report

Entity Name: Green Rush Gardens LLC
Entity Number: 10029707
Home Country: UNITED STATES

Home State/Province: ALASKA

Registered Agent

Name: Ryan Geller
Physical Address: 38827 TWIN RD, STERLING, AK
99672
Mailing Address: PO BOX 393, STERLING, AK
99672

Entity Physical Address: 38827 TWIN RD, STERLING, AK 99672

Entity Mailing Address: PO BOX 393, STERLING, AK 99672

Please include all officials. Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Ryan Geller	PO Box 393, Sterling, AK 99672	100	Manager, Member

NAICS Code: 111998 - ALL OTHER MISCELLANEOUS CROP FARMING

New NAICS Code (optional):

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

Name: Ryan Geller

PO Box 110806, Juneau, AK 99811-0806
Telephone: (907) 465-2550 Fax: (907) 465-2974 Text Tel: (907) 465-5437
Website: <http://commerce.alaska.gov/dnn/cbpl>



STATE OF ALASKA
DEPARTMENT OF
COMMERCE
COMMUNITY AND
ECONOMIC DEVELOPMENT

Bill Walker, Governor
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Division of Corporations, Business and Professional Licensing

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Articles of Organization

Domestic Limited Liability Company

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1 - Entity Name

Legal Name: Green Rush Gardens LLC

2 - Purpose

Agricultural Production

3 - NAICS Code

111998 - ALL OTHER MISCELLANEOUS CROP FARMING

4 - Registered Agent

Name: Ryan Geller

Mailing Address: PO Box 393, Sterling, AK 99672

Physical Address: 38827 Twin Rd, Sterling, AK 99672

5 - Entity Addresses

Mailing Address: PO Box 393, Sterling, AK 99672

Physical Address: 38827 Twin Rd, Sterling, AK 99672

6 - Management

The limited liability company is managed by a manager.

7 - Officials

Name	Address	% Owned	Titles
Ryan Geller			Organizer

Name of person completing this online application

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

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Telephone: (907) 465-2550 Fax: (907) 465-2974 Text Tel: (907) 465-5437
Website: <http://commerce.alaska.gov/dnn/cbpl>

OPERATING AGREEMENT

of

Green Rush Gardens LLC

This Operating Agreement (the "Agreement") made and entered into this 21 day of May, 2015

BY:

Ryan Geller of 38827 Twin Rd, Sterling, Alaska 99672

(the "Member").

BACKGROUND:

A. The Member wishes to be the sole member of a limited liability company.

B. The terms and conditions of this Agreement will govern the member within the limited liability company.

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

Formation

1. By this Agreement the Member forms a Limited Liability Company (the "Company") in accordance with the laws of the State of Alaska. The rights and obligations of the Member will be as stated in the Alaska Revised Limited Liability Company Act (the "Act") except as otherwise provided here.

Name

2. The name of the Company will be Green Rush Gardens LLC.

Purpose

3. This company is organized for the conduct of any or all lawful affairs for which a limited liability company may be organized. The purpose of this company is to cultivate and sell marijuana.

Term

4. The Company will continue until terminated as provided in this Agreement or may dissolve under conditions provided in the Act.

Place of Business

5. The Principal Office of the Company will be located at 38827 Twin Rd, Sterling, Alaska 99672 or such other place as the Members may from time to time designate.

Capital Contributions

6. The following table shows the Initial Contributions of the Member. The Member agrees to make the Initial Contributions to the Company, full and on time, according to the following terms:

Member	Contribution Description	Value of Contribution	Delivery Date
Ryan Geller	This member is the sole investor	\$0.00	N/A

- 7.

Allocation of Profits/Losses

7. Subject to the other provisions of this Agreement, the Net Profits or Losses, for both accounting and tax purposes, will accrue to and be borne by the sole Member:

Ryan Geller of 38827 Twin Rd, Sterling, Alaska 99672.

8. Distributions will be made monthly.

9. No Member will have priority over any other Member for any Distribution.

Nature of Interest

10. A Member's interest in the Company will be considered personal property.

Withdrawal of Contribution

11. No Member will withdraw any portion of their Capital Contribution without the unanimous consent of the other Members.

Liability for Contribution

12. A Member's obligation to make their required Capital Contribution can only be compromised or released with the consent of all remaining Members or as otherwise provided in this Agreement. If a Member does not make the Capital Contribution when it is due, he is obligated at the option of the remaining Members to contribute cash equal to the agreed value of the Capital Contribution. This option is in addition to and not in lieu of any others rights, including the right to specific performance that the Company may have against the Member.

Additional Contributions

13. Additional Contributions may be required from time to time as determined by a majority vote of the Members. Where Additional Contributions are determined to be required and where an individual Member is unwilling or unable to meet this requirement within a reasonable period, the remaining Members may contribute in proportion to their existing Capital Contributions to resolve the amount in default.
14. Any advance of money to the Company by any Member in excess of the amounts provided for in this Agreement or subsequently agreed to, will be deemed a debt due from the Company rather than an increase in the Capital Contribution of the Member. This liability will be repaid with interest at such rates and times to be determined by a majority of the Members. This liability will not entitle the lending Member to any increased share of the Company's profits nor to a greater voting power. Satisfaction of such debts will have priority over any other payments to Members.

Capital Accounts

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

Interest on Capital

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

Compensation of Members for Services Rendered

17. Members will not be compensated by the Company for services rendered to or on behalf of the Company, except reimbursement for expenses directly related to the operation of the Company.

Management

18. Management of this Company is vested in the Members.

Authority to Bind Company

19. Only the following individuals have authority to bind the Company in contract: Any member.

Duty of Loyalty

20. Any Member may invest in or engage in any business of any type, including without limitation, a business that is similar to the business of the Company whether or not in direct competition with the Company and whether or not within the established or contemplated market regions of the Company. A Member will have no obligation to present any opportunity to the Company. Neither the Company nor any Member will have any right to that opportunity or any income derived from that opportunity.

Duty to Devote Time

21. Each Member will devote such time and attention to the business of the Company as the majority of the Members will from time to time reasonably determine for the conduct of the Company's business.

Member Meetings

22. Member meetings will be held at a time and in a location that is reasonable, convenient and practical considering the situation of all Members.
23. A meeting may be called by any Member providing that appropriate notice has been provided to the other Members.
24. Regular meetings of the Members will be held only as required.

Voting

25. Each Member will have a single equal vote on any matter.

Admission of New Members

26. A new Member may only be admitted to the Company with a unanimous vote of the existing Members.
27. The new Member agrees to be bound by all the covenants, terms, and conditions of this Agreement, inclusive of all current and future amendments. Further, a new Member will execute such documents as are needed to effect the admission of the new Member. Any new Member will receive such business interest in the Company as determined by a unanimous decision of the other Members.

Voluntary Withdrawal of a Member

28. Any Member will have the right to voluntarily withdraw from the Company.
29. The voluntary withdrawal of a Member will have no effect upon the continuance of the Company.

30. It remains incumbent on the withdrawing Member to exercise this dissociation in good faith and to minimize any present or future harm done to the remaining Members as a result of the withdrawal.

Involuntary Withdrawal of a Member

31. Events leading to the involuntary withdrawal of a Member from the Company will include but not be limited to: death of a Member; Member mental incapacity; Member disability preventing reasonable participation in the Company; Member incompetence; breach of fiduciary duties by a Member; criminal conviction of a Member; Operation of Law against a Member or a legal judgment against a Member that can reasonably be expected to bring the business or societal reputation of the Company into disrepute. Expulsion of a Member can also occur on application by the Company or another Member, where it has been judicially determined that the Member: has engaged in wrongful conduct that adversely and materially affected the Company's business; has willfully or persistently committed a material breach of this Agreement or of a duty owed to the Company or to the other Members; or has engaged in conduct relating to the Company's business that makes it not reasonably practicable to carry on the business with the Member.
32. The involuntary withdrawal of a Member will have no effect upon the continuance of the Company.

Dissociation of a Member

33. In the event of either a voluntary or involuntary withdrawal of a Member, if the remaining Members elect to purchase the interest of the withdrawing Member, the remaining Members will serve written notice of such election, including the purchase price and method and schedule of payment for the withdrawing Member's interest, upon the withdrawing Member, their executor, administrator, trustee, committee or analogous fiduciary within a reasonable period after acquiring knowledge of the change in circumstance to the affected Member. The purchase amount of any buyout of a Member's interest will be determined as outlined in the Valuation of Interest section of this Agreement.

34. The remaining Members retain the right to seek damages from a dissociated Member where the dissociation resulted from a malicious or criminal act by the dissociated Member or where the dissociated Member had breached their fiduciary duty to the Company or was in breach of this Agreement or had acted in a way that could reasonably be foreseen to bring harm or damage to the Company or to the reputation of the Company.
35. On any purchase and sale resulting from the voluntary or involuntary dissociation of a Member, a dissociated Member will only have liability for Company obligations that were incurred during their time as a Member. Immediately upon purchase of a withdrawing Member's interest, the Company will prepare, file, serve, and publish all notices required by law to protect the withdrawing Member from liability for future Company obligations. Where the remaining Members have purchased the interest of a dissociated Member, the purchase amount will be paid in full, but without interest, within 90 days of the date of withdrawal. The Company will retain exclusive rights to use of the trade name and firm name and all related brand and model names of the Company.

Buyout Agreement

36. In the event of a Member's interest in the Company becoming for sale, due to any reason, the remaining Members of the Company have a right of first purchase on the interest. The value of the interest in the Company will be determined as outlined in the Valuation of Interest section of this Agreement.

Assignment of Interest

37. Where a Member's financial interest in the Company is assigned to another party who is not an existing Member, that party will be treated as a new Member. An assignment of full Membership status inclusive of all duties, obligations, and rights held by the previous Member will be governed by the conditions described under the Admission of New Members section of this Agreement.
38. In the event that a Member's interest in the company is transferred or assigned as the result of a court order or Operation of Law, the trustee in bankruptcy or other person acquiring that Member's interest in the Company will only acquire that Member's economic rights and interests and will not acquire any other rights of that Member or be

admitted as a Member of the Company or have the right to exercise any management or voting interests.

Valuation of Interest

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

Dissolution

41. The Company may be dissolved by a unanimous vote of the Members. The Company will also be dissolved on the occurrence of events specified in the Act.
42. Upon Dissolution of the Company and liquidation of Company property, and after payment of all selling costs and expenses, the liquidator will distribute the Company assets to the following groups according to the following order of priority:
- a. in satisfaction of liabilities to creditors except Company obligations to current Members;
 - b. in satisfaction of Company obligations to current Members to pay debts; and
 - c. to the Members in proportion to their profit and loss share in the Company.

43. The claims of each priority group will be satisfied in full before satisfying any claims of a lower priority group. Any excess of Company assets after liabilities or any insufficiency in Company assets in resolving liabilities under this section will be resolved by the Members in proportion to the profit and loss share of each Member as set out in this Agreement.

Records

44. The Company will at all times maintain accurate records of the following:

- a. Information regarding the status of the business and the financial condition of the Company.
 - b. A copy of the Company federal, state, and local income taxes for each year, promptly after becoming available.
 - c. Name and last known business, residential, or mailing address of each Member, as well as the date that person became a Member.
 - d. A copy of this Agreement and any articles or certificate of formation, as well as all amendments, together with any executed copies of any written powers of attorney pursuant to which this Agreement, articles or certificate, and any amendments have been executed.
 - e. The cash, property, and services contributed to the Company by each Member, along with a description and value, and any contributions that have been agreed to be made in the future.
45. Each Member has the right to demand, within a reasonable period of time, a copy of any of the above documents for any purpose reasonably related to their interest as a Member of the Company, at their expense.

Books of Account

46. Accurate and complete books of account of the transactions of the Company will be kept in accordance with generally accepted accounting principles (GAAP) and at all

reasonable times will be available and open to inspection and examination by any Member. The books and records of the Company will reflect all the Company's transactions and will be appropriate and adequate for the business conducted by the Company.

Banking and Company Funds

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

Audit

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

Tax Treatment

49. This Company is intended to be treated as a disregarded entity, for the purposes of Federal and State Income Tax.

Annual Report

50. As soon as practicable after the close of each fiscal year, the Company will furnish to each Member an annual report showing a full and complete account of the condition of the Company including all information as will be necessary for the preparation of each Member's income or other tax returns. This report will consist of at least:

- a. A copy of the Company's federal income tax returns for that fiscal year.

Goodwill

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

Governing Law

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

Force Majeure

53. A Member will be free of liability to the Company where the Member is prevented from executing their obligations under this Agreement in whole or in part due to force majeure, such as earthquake, typhoon, flood, fire, and war or any other unforeseen and uncontrollable event where the Member has communicated the circumstance of the event to any and all other Members and where the Member has taken any and all appropriate action to satisfy his duties and obligations to the Company and to mitigate the effects of the event.

Forbidden Acts

54. No Member may do any act in contravention of this Agreement.
55. No Member may permit, intentionally or unintentionally, the assignment of express, implied or apparent authority to a third party that is not a Member of the Company.
56. No Member may do any act that would make it impossible to carry on the ordinary business of the Company.
57. No Member will have the right or authority to bind or obligate the Company to any extent with regard to any matter outside the intended purpose of the Company.
58. No Member may confess a judgment against the Company.
59. Any violation of the above forbidden acts will be deemed an Involuntary Withdrawal of the offending Member and may be treated accordingly by the remaining Members.

Indemnification

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

Liability

61. A Member or any employee will not be liable to the Company or to any other Member for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred or implied by this Agreement or the Company. The Member or employee will be liable only for any and all acts and omissions involving intentional wrongdoing.

Liability Insurance

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

Life Insurance

63. The Company will have the right to acquire life insurance on the lives of any or all of the Members, whenever it is deemed necessary by the Company. Each Member will cooperate fully with the Company in obtaining any such policies of life insurance.

Amendment of this Agreement

64. No amendment or modification of this Agreement will be valid or effective unless in writing and signed by all the Members.

Title to Company Property

65. Title to all Company property will remain in the name of the Company. No Member or group of Members will have any ownership interest in Company property in whole or in part.

Miscellaneous

66. Time is of the essence in this Agreement.
67. This Agreement may be executed in counterparts.
68. Headings are inserted for the convenience of the Members only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in a neutral gender include the masculine gender and the feminine gender and vice versa.
69. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the Members' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.
70. This Agreement contains the entire agreement between the Members. All negotiations and understandings have been included in this Agreement. Statements or representations that may have been made by any Member during the negotiation stages of this Agreement, may in some way be inconsistent with this final written Agreement. All such statements have no force or effect in respect to this Agreement. Only the written terms of this Agreement will bind the Members.
71. This Agreement and the terms and conditions contained in this Agreement apply to and are binding upon each Member's successors, assigns, executors, administrators, beneficiaries, and representatives.
72. Any notices or delivery required here will be deemed completed when hand-delivered, delivered by agent, or seven (7) days after being placed in the post, postage prepaid, to the Members at the addresses contained in this Agreement or as the Members may later designate in writing.

73. All of the rights, remedies and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies and benefits allowed by law.

Definitions

74. For the purpose of this Agreement, the following terms are defined as follows:

- a. "Additional Contribution" means Capital Contributions, other than Initial Contributions, made by Members to the Company.
- b. "Capital Contribution" means the total amount of cash, property, or services contributed to the Company by any one Member.
- c. "Distributions" means a payment of Company profits to the Members.
- d. "Initial Contribution" means the initial Capital Contributions made by any Member to acquire an interest in the Company.
- e. "Net Profits or Losses" means the net profits or losses of the Company as determined by generally accepted accounting principles.
- f. "Operation of Law" means rights or duties that are cast upon a party by the law, without any act or agreement on the part of the individual, including, but not limited to, an assignment for the benefit of creditors, a divorce, or a bankruptcy.
- g. "Principal Office" means the office whether inside or outside the State of Alaska where the executive or management of the Company maintain their primary office.

IN WITNESS WHEREOF the parties have duly affixed their signatures on this 12 day of May, 2016.

A handwritten signature in black ink, appearing to read 'Ryan Geller', is written over a horizontal line.

Ryan Geller (Member)



Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

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License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

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Attached Items:	Form MJ-00 Application Certifications
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OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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Alaska Marijuana Control Board

Form MJ-00: Application Certifications

What is this form?

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO's main office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
City:	Sterling	State:	AK	ZIP:	99672

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Ryan Geller
Title:	Owner

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

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

☐ ☒

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



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

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Premises Address:	38827 Twin Rd				
City:	Sterling	State:	ALASKA	ZIP:	99672

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Ryan Geller
Title:	Owner

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

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

☐☒

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



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

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

Initials

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

RG

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

RG

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

RG

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

RG

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

RG

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

RG

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

RG

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

RG

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

RG

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) and affiliates (as defined in 3 AAC 306.990(a)(1)) have been listed on my online marijuana establishment license application.

RG

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

RG

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.

RG



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

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

Initials

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

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

☐

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

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

☒

All marijuana establishment license applicants:

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

Signature of licensee

Subscribed and sworn to before me this 15 day of April, 2016



Madeleine Wilcox
Notary Public in and for the State of Alaska.

My commission expires: 05/12/19



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

What is this form?

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO's main office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd.				
City:	Sterling	State:	ALASKA	ZIP:	99672

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Janna Karvonen
Title:	Affiliate

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

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

☐ ☒

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



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

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

Initials

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

JK

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

JK

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

JK

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

JK

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

JK

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

JK

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

JK

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

JK

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

JK

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) and affiliates (as defined in 3 AAC 306.990(a)(1)) have been listed on my online marijuana establishment license application.

JK

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

JK

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.

JK



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

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

Initials

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

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

☐

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

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

☐

All marijuana establishment license applicants:

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


Signature of licensee

Subscribed and sworn to before me this 16 day of May, 2016.




Notary Public in and for the State of Alaska.

My commission expires: 05/12/19



Alaska Marijuana Control Board

Alcohol & Marijuana Control Office
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Anchorage, AK 99501
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Phone: 907.269.0350

Cover Sheet for Marijuana Establishment Applications

What is this form?

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

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

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Form MJ-01 Marijuana Establishment Operating Plan. Completed, signed and notarized
------------------------	--

OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan**What is this form?**

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38 of Alaska Statutes** and **Chapter 306 of the Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Security
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Waste disposal
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising
- Control plan for persons under the age of 21

Applicants must also complete the corresponding operating plan supplemental forms (Form MJ-03, Form MJ-04, Form MJ-05, or Form MJ-06) to meet the additional operating plan requirements for each license type.

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
City:	Sterling	State:	AK	ZIP:	99672
Mailing Address:	P.O. Box 393				
City:	Sterling	State:	AK	ZIP:	99672
Primary Contact:	Ryan Geller				
Main Phone:	907-953-0899	Cell Phone:	907-953-0899		
Email:	Greenrushgardens907@gmail.com				



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan**What is this form?**

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38** of **Alaska Statutes** and **Chapter 306** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Security
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Waste disposal
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising
- Control plan for persons under the age of 21

Applicants must also complete the corresponding operating plan supplemental forms (**Form MJ-03**, **Form MJ-04**, **Form MJ-05**, or **Form MJ-06**) to meet the additional operating plan requirements for each license type.

Section 1 – Establishment Information

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

Licensee:	Ryan Geller	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
City:	Sterling	State:	AK	ZIP:	99672
Mailing Address:	P.O. Box 393				
City:	Sterling	State:	AK	ZIP:	99672
Primary Contact:	Ryan Geller				
Main Phone:	907-953-0899	Cell Phone:	907-953-0899		
Email:	Greenrushgardens907@gmail.com				



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

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

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

Restricted Access Areas (3 AAC 306.710):

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

Around the private property where the cultivation establishment is located which has its own private driveway there are posted "No Trespassing" signs as well as security system signs at every entrance to the property. To enter restricted access areas a person must have a security code as well as a key to enter the premises from the exterior. This will give way to a decontamination room where you then must disarm a Vivint security system within 1 minute before it alerts owners, affiliates and authorities of a possible intrusion. Once the security system is properly disarmed a person will need a second separate key to access the garden/growing space.

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

Visitors will only be approved for admittance if they are deemed to be essential personnel (e.g. potential employees, inspectors, or maintenance providers). If a visitor is deemed essential then they shall be accompanied by an owner, affiliate or designated employee at all times while the visitor is on the premises as well as be required to sign in and out.



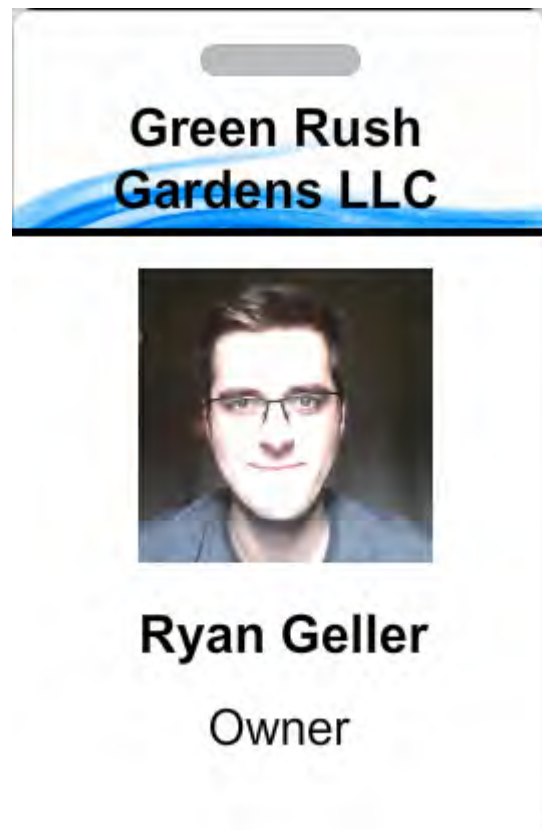
Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

A sign in sheet will be posted in the decontamination room immediately upon entering the premises. Every entrant into restricted areas will be required to log; name, date, time of entry, purpose of entry and time of exit.

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





Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

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

There are four lights installed near the lone exterior man door as well as the garage door. These lights are photo cell controlled to be on when it is dark so there will be a clear, well-lit view of the doors at all times.

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

Vivint Security Company has installed an alarm system on the premises. This system includes a door sensor on the lone exterior man door, this sensor will trigger an alarm when the sensor mounted on the door its self has separated from the sensor mounted on the door frame. A control panel; where a security code must be entered within one minute if an alarm is triggered, the correct code must be entered before it alerts Vivint dispatch to contact authorities as well as owners and affiliates of an unwanted intrusion. There is a garage door sensor as well that is mounted on the only garage door, if the garage door is opened it will also trigger an alarm.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

A person signing out of the garden will be required to arm the security system as well as lock all doors within the building as they depart the premises. It is a requirement of Green Rush Gardens LLC that the premises be locked and the security system be armed at all times with the only exception being the time in which an authorized entrant is on the premises. The facility has no windows so the door sensors with an armed alarm system, exterior lighting as well as security cameras will be the primary resources for security.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

Any useable marijuana on premises will be stored in a six-hundred pound fireproof safe- the combination will be held by owners only. Vegetative plants, flowering plants and drying racks will be under constant video surveillance and daily plant inspections should prevent and deter any diversion of any marijuana or marijuana byproduct.

Describe your policies and procedures for preventing loitering:

Cultivation facility sits on 1.76 acres of private property. At various locations around the perimeter of the property there are no trespassing signs posted as well as signs indicative of the security system at each private driveway entrance.

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

Security control panel has a panic button that can be pushed at any time whether the system is armed or not to reach Vivint dispatch in case of emergency. There is also video surveillance in place so anyone who approaches the exterior door of the premises, enters the decontamination room, or enters the flowering or vegetative rooms will be recorded.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

Describe your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when any automatic or electronic notification system alerts a local law enforcement agency of an unauthorized breach of security:

All Green Rush Gardens personnel will be trained that if an alarm has been triggered and you are on the premises then you shall leave if possible locking all doors upon exit. If exit is not possible because of an intruder then personnel will be trained to cooperate fully with any threatening intruder to better ensure their safety. Personnel who are able, will gather in the main driveway until law enforcement arrives. Upon the authorities' arrival, all personnel should cooperate fully, and stay at a safe distance until the facility has been deemed safe for entrance. If the alarm should be triggered while no one is on the premises an owner and or agent of Green Rush Gardens will contact law enforcement to better understand what triggered the alarm and offer any assistance necessary.

Video Surveillance (3 AAC 306.720):

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

Video surveillance and camera recording system covers the following areas of the premises:	Yes	No
Each restricted access area and each entrance to a restricted access area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Both the interior and exterior of each entrance to the facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Each point of sale area	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Each video surveillance recording:	Yes	No
Is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clearly and accurately displays the time and date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is archived in a format that does not permit alteration of the recorded image, so that the images can readily be authenticated	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Alaska Marijuana Control Board****Form MJ-01: Marijuana Establishment Operating Plan**

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

A security camera is mounted at the exterior door in a position that will capture any person who enters or approaches the entrance. Every room within the facility is equipped with video camera that captures the entrance to that room. The cameras are positioned in such a way that any and all personnel who enter the facility will be recorded by a minimum of two cameras.

Describe the locked and secure area where video surveillance recording equipment and records will be housed and stored and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the board:

A: The surveillance equipment (e.g. DVR storage system) will be stored in a locked metal cabinet inside of a locked room within the facility. The cabinet will only be accessible to authorized personnel. Any time this cabinet is opened it will be required that a person log their reason for entry.

Location of Surveillance Equipment and Video Surveillance Records:

Yes No

Surveillance room or area is clearly defined on the premises diagram



Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area



Surveillance recording equipment access is limited to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board



Video surveillance records are stored off-site





Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Business Records (3 AAC 306.755):

All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records. Applicants should be able to answer "Yes" to all items below.

Business Records Maintained and Kept on the Licensed Premises:

Yes No

All books and records necessary to fully account for each business transaction conducted under its license for the current year and three preceding calendar years; records for the last six months are maintained on the marijuana establishment's licensed premises; older records may be archived on or off-premises

☒ ☐

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

☒ ☐

The business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises

☒ ☐

Records related to advertising and marketing

☒ ☐

A current diagram of the licensed premises including each restricted access area

☒ ☐

A log recording the name, and date and time of entry of each visitor permitted into a restricted access area

☒ ☐

All records normally retained for tax purposes

☒ ☐

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

Transportation records for marijuana and marijuana product as required under 3 AAC 306.750(f)

☒ ☐



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

A marijuana establishment is required to exercise due diligence in preserving and maintained all required records.

Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:

All records will be kept in both electronic and hard copies. Hard copies will be stored off of the cultivation premises. Electronic copies will be stored on a hard drive as well as backup cloud storage. Only owners or authorized agents will have access to stored records.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 3 – Inventory Tracking of All Marijuana and Marijuana Product

Review the requirements under 3 AAC 306.730, and identify how the proposed establishment will meet the listed requirements.

All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with the system the board implements to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

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

Marijuana Tracking and Weighing:

Yes No

A marijuana inventory tracking system, capable of sharing information with the system the board implements to ensure tracking for the reasons listed above, will be used

☒☐

All marijuana delivered to a marijuana establishment will be weighed on a scale certified in compliance with 3 AAC 306.7

☒☐

Describe the marijuana tracking system that you plan to use and how you will ensure that it is capable of sharing information with the system the board implements:

We will be utilizing an excel spreadsheet that logs seed or clone progress from initial propagation/planting until the plant leaves the possession of Green Rush Gardens LLC via sale or destruction. We will record time and date as well as personnel involved in significant events. This tracking system will be set up to record all of the information prescribed by the board and the tracking system implemented. Our system will also include additional information that is not required by the state in order to better track plant health. Our system will be modeled after the board's prescribed system so that the two systems are compatible.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 4 – Employee Qualification and Training

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

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

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

Marijuana Handler Permit:

Yes No

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

☒ ☐

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

☒ ☐

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

☒ ☐

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

Green Rush Gardens will not employ any person without proper state required permits. Any employee, owner, or agent will not be eligible to work in restricted areas without current handlers permit in their possession. Random inspections and video surveillance will ensure that permits are carried by all employees while on premises. All Green Rush Gardens personnel will successfully complete a training course before entering the garden. This training course will inform individuals of all state regulations and how to perform specific tasks accordingly (inventory tracking system, waste disposal, testing, security protocol etc.).



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer “Yes” to the statement below.

Marijuana Waste Disposal:

Yes No

The marijuana establishment shall give the board at least 3 days notice in the marijuana inventory tracking system required under 3 AAC 306.730 before making the waste unusable and disposing of it

☒☐

Describe how you will store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation, production, process, testing, or retail sales, in compliance with applicable federal, state, and local laws and regulations:

All waste will be segregated at Green Rush Gardens. Normal household waste that contains no marijuana or by-product will be deposited in labeled containers and disposed of accordingly. Any marijuana by-product or waste that has come into contact with marijuana will be deposited in isolated containers and stored in a restricted area until it is dry and any marijuana odor has diminished. All marijuana waste will then be ground and mixed with equal or greater parts cardboard and or newspaper to ensure that it is unusable. After this process is complete any waste will be placed in a locked metal box in the bed of a truck and deposited at the nearest authorized disposal facility. Any wastewater generated will be drained into a residential private drain system.

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

Ground marijuana waste will be mixed with equal or greater amounts of ground up cardboard and/or newspaper to comply with state regulations.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

All unused marijuana roots, stalks and leaves will be rendered unusable by shredding via a plant shredder as well as mixing this product with shredded newspaper and/or cardboard. After the plant/paper mixture is bagged and logged as destroyed waste it will be taken to the nearest authorized disposal site by a qualified employee, owner or agent of Green Rush Gardens LLC.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 6 – Transportation and Delivery of Marijuana and Marijuana Products

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

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

Marijuana Transportation:

Yes No

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

☒ ☐

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

☒ ☐

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

☒ ☐

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

☒ ☐

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

☒ ☐

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

☒ ☐

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

☒ ☐



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

Each batch will be dried on premises as well as cured. The product will then be stored in glass jars, labeled and segregated until test results confirm the validity of the batch. Each jar will be given tamper evident seal at the lid. Upon receiving test results these jars will then be given labels bearing Green Rush Gardens credentials, test results, state required warning labels and any other pertinent information regarding the batch of marijuana. The jars will then be secured in a locked safe on premises until the time of transport to a designated legal dispensary. When product is transferred it will be signed out of the garden and accompanied by proper manifest and labeling information. It will be transported by a permitted individual in the authorized transport vehicle.

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

When marijuana is ready for transport it will be loaded in a vehicle that has been specifically outfitted to securely carry the product. The marijuana will be in a locked and secure metal storage compartment which is bolted down in the bed of a truck. The compartment in which the marijuana will be stowed is located within a locked camper shell. This will ensure that an individual seeking access to the marijuana must first open two secure compartments. The marijuana will at no time be visible to the public during transfer.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Signage and Advertising

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

On the outside of the cultivation facility we will be placing a Green Rush Gardens LLC plaque. This plaque will only be visible when at facility entrance door. Plaque will be approximately 2 feet tall by 2 feet wide.

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

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

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

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

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

Is false or misleading

☐ ☒

Promotes excessive consumption

☐ ☒

Represents that the use of marijuana has curative or therapeutic effects

☐ ☒

Depicts a person under the age of 21 consuming marijuana

☐ ☒☐ ☒

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



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

No advertisement for marijuana or marijuana product will be placed:

Agree Disagree

Within one thousand feet of the perimeter of any child-centered facility, including a school, childcare facility, or other facility providing services to children, a playground or recreation center, a public park, a library, or a game arcade that is open to persons under the age of 21

☐ ☐

On or in a public transit vehicle or public transit shelter

☐ ☐

On or in a publicly owned or operated property

☐ ☐

Within 1000 feet of a substance abuse or treatment facility

☐ ☐

On a campus for post-secondary education

☐ ☐

Signage and Promotional Materials:

Agree Disagree

I understand and agree to follow the limitations for signs under 3 AAC 306.360(a)

☐ ☐

The retail marijuana store will not use giveaway coupons as promotional materials, or conduct promotional activities such as games or competitions to encourage sale of marijuana or marijuana products

☐ ☐

All advertising for marijuana or any marijuana product will contain the warnings required under 3 AAC 306.360(e)

☐ ☐



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

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

The only persons that will be admitted onto the premises will be authorized personnel that are verified to be over 21 with proper state identification. Any inspectors, agents, or potential employees will be required to sign in and out of the premises and have proper verified identification which will be photocopied and logged for security purposes. Any inspectors, agents or potential employees will be in the presence of a current owner, employee or affiliate at all times, this is the only way someone will be able to gain access as there entrance codes and keys needed to enter that only authorized personnel possess.

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

Signature of licensee

Printed name

Subscribed and sworn to before me this 15 day of April, 2016.

Notary Public in and for the State of Alaska.

My commission expires: 05/12/19





Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

What is this form?

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

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

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Form MJ-02: Premises Diagram. With all supplemental documentation
------------------------	---

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Received Date:		Payment Submitted Y/N:		Transaction #:	
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Alaska Marijuana Control Board

Form MJ-02: Premises Diagram**What is this form?**

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). Your diagram must show all entrances and boundaries of the premises, restricted access areas, and storage areas, and dimensions. For those applying for a limited marijuana cultivation license, the proposed area(s) for cultivation must be clearly delineated.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached, and submitted to any supplemental premises diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

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

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

**Section 1 – Establishment Information**

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
City:	Sterling	State:	AK	ZIP:	99672



Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). Your diagram must show all entrances and boundaries of the premises, restricted access areas, and storage areas, and dimensions. For those applying for a limited marijuana cultivation license, the proposed area(s) for cultivation must be clearly delineated.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached, and submitted to any supplemental premises diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

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

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.



Section 1 – Establishment Information

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

Licensee:	Ryan Geller	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
City:	Sterling	State:	AK	ZIP:	99672



Alaska Marijuana Control Board

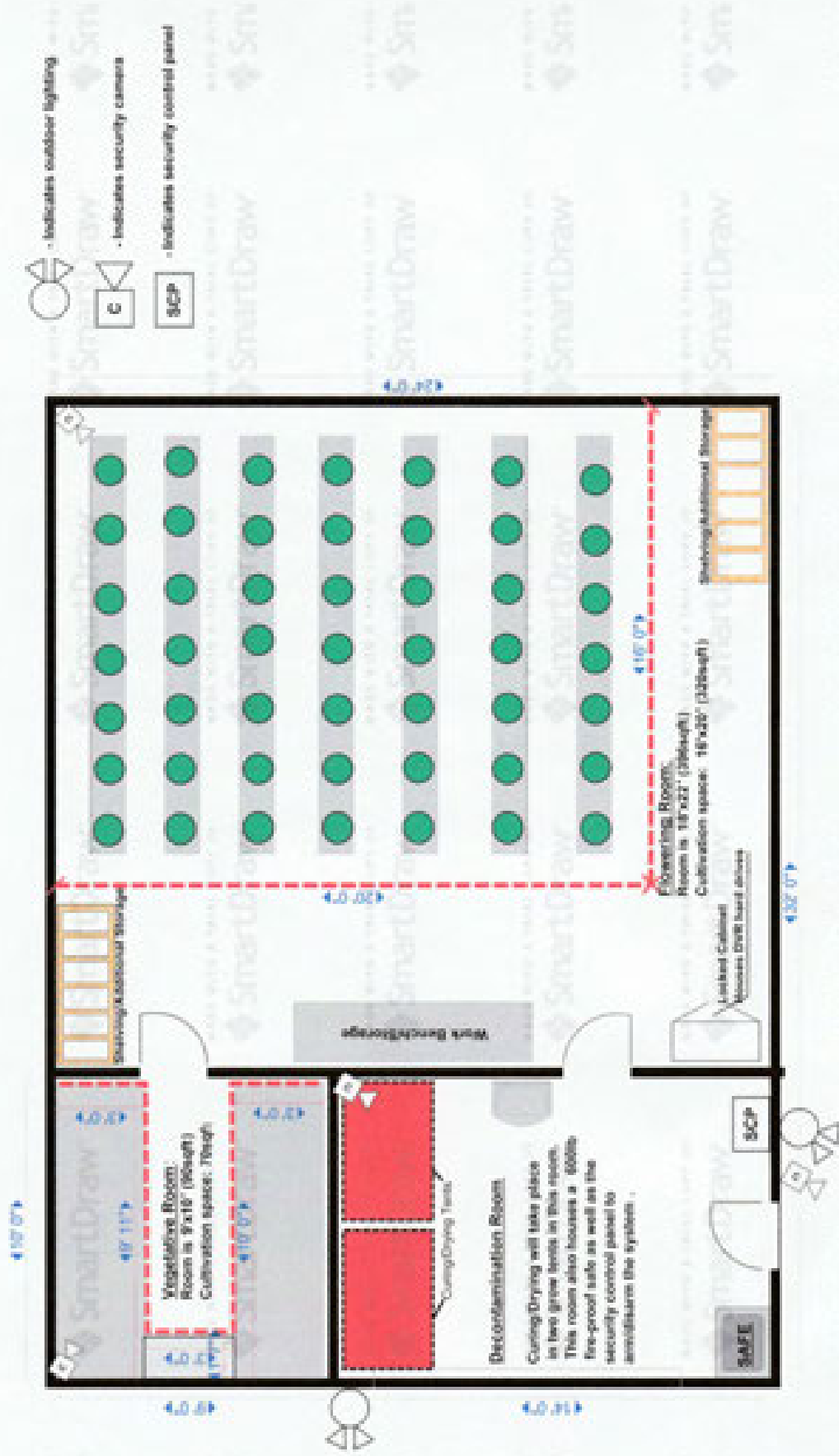
Form MJ-02: Premises Diagram

Section 2 – Detailed Premises Diagram

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

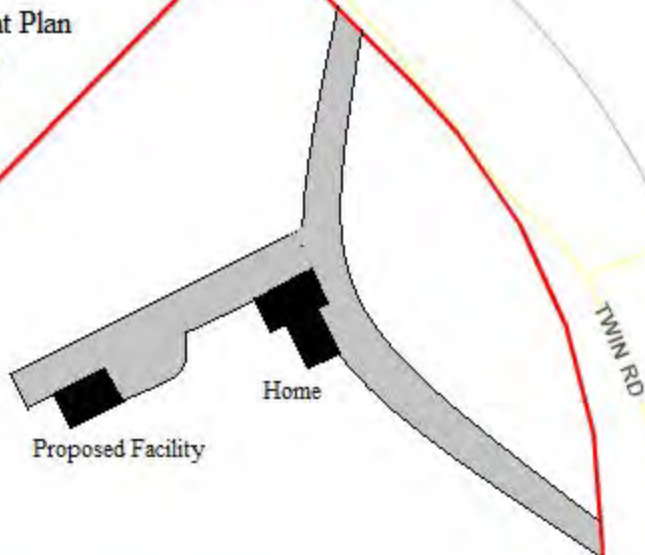
All areas at Green Rush Gardens are considered to be restricted access areas only to be accessed by authorized, permitted employees.

Green Rush Gardens LLC Limited Marijuana Cultivation Facility



Green Rush Gardens

Site Development Plan
(License 10011)



Structure-
Driveway-
Property Line-





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?

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Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Form MJ-04: Marijuana Cultivation Facility. Completed, signed and notarized.
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Alaska Marijuana Control Board

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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

What is this form?

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

What additional information is required for cultivation facilities?

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

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

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

Section 1 – Establishment Information

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

Licensee:	Ryan Geller	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

What is this form?

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

What additional information is required for cultivation facilities?

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

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

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

Section 1 – Establishment Information

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

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Premises Address:	38827 Twin Rd		
City:	Sterling	State:	AK
		ZIP:	99672



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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Section 2 – Prohibitions

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

The marijuana cultivation facility will not:

Agree Disagree

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

☒ ☐

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

☒ ☐

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

☒ ☐

Section 3 – Cultivation Plan

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

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

Cultivation will occur in two rooms inside the facility. The first room (flowering room) is 18'x22' for a total of 396sqft. Of the 396sqft, 320sqft (a 16'x20' space) will be under cultivation. The second room (vegetation room) is a 9'x10' room for a total of 90sqft. Of this 90sqft only 70sqft will be under cultivation. Total area of entire grow space is 486sqft with only 390sqft under cultivation.



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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

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

Woven rock wool cubes will be used in early plant development. Plants will be transferred into hydroton clay pebbles upon maturity and will remain in clay pebbles until harvest/destruction.

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

The only delivery systems used will be a nutrient solution irrigation system. This irrigation system will be delivering water and nutrients directly to root-bases. Nutrients/Fertilizers are all produced by Advanced Nutrients and we are utilizing their "Grand Master" nutrient list (This includes: Grow, Micro, Bloom, B-52, Rhino Skin, Voodoo Juice, Big Bud, Bud Ignitor, Overdrive and Flawless Finish)

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

Nutrient reservoirs will provide irrigation to plants in each stage of development. A pump within the reservoir provides water and nutrients to the plants. Excess water/nutrients drain out of the plant and back into the reservoir. As water/nutrients are used by the plants, growers will apply more water and nutrients to the reservoir. What little waste water is not consumed by plants will be disposed of in a residential drain system.



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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Describe the marijuana cultivation facility's waste disposal arrangements:

Waste will be stored in restricted areas for drying until it is properly ground up and mixed to be made unusable. It will then be transported in a locked truck to the nearest authorized disposal site.

Section 4 – Odor Control

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

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

The facility is equipped with dual industrial grade odor/carbon filtration units. Each stand-alone unit operates in conjunction with an industrial grade 2000 cfm exhaust fan. These fans will maintain a negative pressure in the entire facility ensuring that any air exhausted from the building has been filtered. Filters will be maintained as needed and replaced annually per manufacture recommendation.



Alaska Marijuana Control Board

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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Section 5 – Testing Procedure and Protocols

Review the requirements under 3 AAC 306.455 and 3 AAC 306.465, and identify how the proposed premises will meet the listed requirements.

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

I understand and agree that:

Agree Disagree

The board will or the director shall from time to time require the marijuana cultivation facility to provide samples of the growing medium, soil amendments, fertilizers, crop production aids, pesticides, or water for random compliance checks



Describe the testing procedure and protocols the marijuana cultivation facility will follow:

The facility will ensure that all product be kept safe and segregated until it has been tested by a licensed facility. When a batch is deemed ready to be tested a designated person will take a random sample accompanied by all the necessary documents to the nearest testing facility. Upon receiving results, the facility will then deem the batch ready for sale/destruction.

Section 6 – Security



Alaska Marijuana Control Board

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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

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

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

The marijuana cultivation facility applicant has:

Agree Disagree

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

☒☐

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

☒☐

Restricted Access Area (3 AAC 306.430):

Yes No

Will the marijuana cultivation facility include outdoor production?

☐☒

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



Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Alcohol and Marijuana Control Office

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

Phone: 907.269.0350

Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility cannot be observed by the public from outside the facility:

The cultivation facility has no windows. It is located on private property. The facility surveillance and security systems will notify facility owners and employees of unwanted intrusions.

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

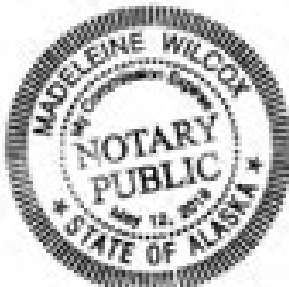
I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee

Ryan Geller

Printed name

Subscribed and sworn to before me this 15 day of April, 2016



Madeleine Wilcox

Notary Public in and for the State of Alaska

My commission expires: 05/12/19



Alaska Marijuana Control Board

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Cover Sheet for Marijuana Establishment Applications

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Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Form MJ-07: Public Notice Affidavit. Signed and notarized.
------------------------	--

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Received Date:		Payment Submitted Y/N:		Transaction #:	
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Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

What is this form?

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

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

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Green Rush Gardens LLC		
Premises Address:	38827 Twin Rd		
City:	Sterling	State:	ALASKA
		ZIP:	99672

Section 2 – Certification

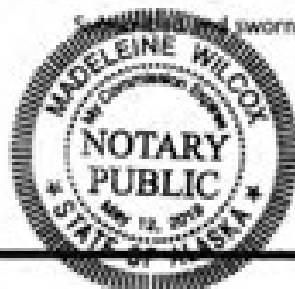
I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: 08 March 2016 End Date: 19 March 2016

Other conspicuous location: Bing Brown's 32640 Sterling Hwy. Sterling, AK 99672

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

Signature of licensee



Subscribed and sworn to before me this 11 day of May, 2016

Madeleine Wilcox
Notary Public in and for the State of Alaska.

My commission expires: 05/12/19



Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit**What is this form?**

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

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

Section 1 – Establishment Information

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

Licensee:	Ryan Geller	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
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:

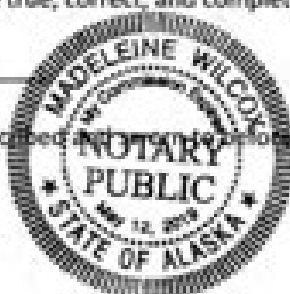
Start Date: 08 March 2016 End Date: 19 March 2016

Other conspicuous location: Ring Brown's 32640 Sterling Hwy, Sterling, AK, 99672

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

Signature of licensee

Subscribed and sworn to before me this 11 day of April, 2016



Madeleine Wilcox
Notary Public in and for the State of Alaska.

My commission expires: 05/12/19



Alaska Marijuana Control Board

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City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Form MJ-08: Local Government Notice. Completed, signed and notarized with all supplemental documentation.
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Alaska Marijuana Control Board

Form MJ-08: Local Government Notice Affidavit

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

What is this form?

A local government notice affidavit is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a new marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application (produced by the board's application website) to the local government and any community council in the area of the proposed licensed premises.

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

Section 1 - Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
City:	Sterling	State:	ALASKA	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 and community council (if applicable):

Local Government: Kenai Peninsula Borough

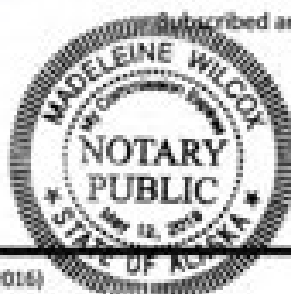
Date Submitted: 11 April 2016

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

Date Submitted: _____

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

Signature of licensee: _____



Subscribed and sworn to before me this 11 day of May, 2016

Maria Ulin
Notary Public in and for the State of Alaska.

My commission expires: 05/12/19



Alaska Marijuana Control Board

Form MJ-08: Local Government Notice Affidavit**What is this form?**

A local government notice affidavit is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a new marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application (produced by the board's application website) to the local government and any community council in the area of the proposed licensed premises.

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

Section 1 – Establishment Information

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

Licensee:	Ryan Geller	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	Green Rush Gardens LLC				
Premises Address:	38827 Twin Rd				
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 and community council (if applicable):

Local Government: Kenai Peninsula Borough

Date Submitted: 11 April 2016

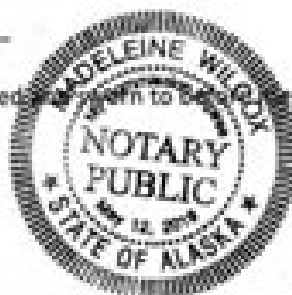
Community Council: _____
(Municipality of Anchorage and Matanuska-Susitna Borough only)

Date Submitted: _____

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

Signature of licensee

Subscribed



this

day of

April

2016

Notary Public in and for the State of Alaska.

My commission expires: 05/12/19



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

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

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

Email: assemblyclerk@kpb.us

JOHNI BLANKENSHIP, MMC
BOROUGH CLERK

MARIJUANA LICENSE LOCAL REVIEW STANDARDS

April 11, 2016

*Green Rush Gardens LLC
gellerryan@ymail.com*

RE: *DBA – Application for Limited Marijuana Cultivation Facility (License Number: 10011)*

We received your public notice for application for Marijuana Establishment License on April 11, 2016. Once your complete application is received by the Borough Clerk's office from the Alcohol & Marijuana Control Office (AMCO) it will be forwarded to the Kenai Peninsula Borough (Borough) Planning and Finance Department for review. The borough has 60 days from receipt of your complete application from AMCO to make recommendations to the Marijuana Control Board (MCB). A staff report will be prepared based upon standards set out in KPB 7.30. The Planning Commission will hold a public hearing on the application and forward its recommendation to the Borough Assembly. The Assembly is the borough's commenting authority to the MCB. The Assembly will also hold a public hearing regarding the license application prior to making its recommendation to the MCB.

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

If your parcel is accessed from a borough road:

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

If your parcel is accessed from a state road:

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

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

Included with this packet please find the following documents:

- KPB 7.30
- Acknowledgement Form

Thank you,
Johni Blankenship, MMC
Borough Clerk



Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

What is this form?

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

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

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Form MJ-09: Statement of Financial Interest. Completed, signed and notarized with all supplemental documentation.
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OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest**What is this form?**

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

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

Section 1 – Establishment Information

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

Licensee:	Ryan Geller	License Number:	10011
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Green Rush Gardens LLC		
Premises Address:	38827 Twin Rd		
City:	Sterling	State:	AK
		ZIP:	99672

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Ryan Geller
Title:	Owner/Affiliate
SSN:	██████████



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:	Green Rush Gardens LLC	License Number:	10011
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Green Rush Gardens LLC		
Premises Address:	38827 Twin Rd		
City:	Sterling	State:	AK
		ZIP:	99672

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Ryan Geller
Title:	Owner
SSN:	██████████



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Section 3 – Certifications

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

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

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


Signature of licensee/affiliate



Subscribed and sworn to before me this 15 day of April, 2016.


Notary Public in and for the State of Alaska.

My commission expires: 05/12/19



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).

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Licensee:	Ryan Geller	License Number:	10011
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Green Rush Gardens LLC		
Premises Address:	38827 Twin Rd		
City:	Sterling	State:	AK
		ZIP:	99672

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Janna Karvonen
Title:	Affiliate
SSN:	██████████



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

Section 3 – Certifications

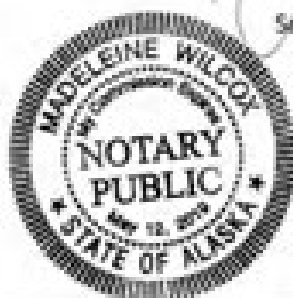
I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

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

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

Signature of licensee/affiliate

Subscribed and sworn to before me this 15 day of April, 2016



Notary Public in and for the State of Alaska

My commission expires: 05/12/19



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest**What is this form?**

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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.

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License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Green Rush Gardens LLC		
Premises Address:	38827 Twin Rd		
City:	Sterling	State:	ALASKA
		ZIP:	99672

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Janna Karvonen
Title:	Affiliate
SSN:	



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

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

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


Signature of licensee/affiliate

Subscribed and sworn to before me this 16 day of May, 2018




Notary Public in and for the State of Alaska.

My commission expires: 05/12/19

Alcohol & Marijuana Control Office

Initiating License Application

3/8/2016 9:55:31 PM

License Number: 10011

License Status: New

License Type: Limited Marijuana Cultivation Facility

Doing Business As: GREEN RUSH GARDENS LLC

Business License Number: 1032775

Designated Owner: Ryan Geller

Email Address: gellerryan@ymail.com

Latitude, Longitude: 60.543179, -150.814862

Physical Address: 38827 Twin Rd.
Sterling, AK 99672
UNITED STATES

Owner #1

Owner Type: Entity

Alaska Entity Number: 10029707

Alaska Entity Name: Green Rush Gardens LLC

Phone Number: 9079530899

Email Address: greenrushgardens907@gmail.com

Mailing Address: PO BOX 393
Sterling, AK 99672
UNITED STATES

Affiliate #1

Owner Type: Individual

Name: Janna Karvonen

SSN: [REDACTED]

Date of Birth: 11/15/1987

Phone Number: 9079530822

Email Address: jkarvonen1606@gmail.com

Mailing Address: PO BOX 393
Sterling, AK 99672
UNITED STATES

Affiliate #2

Owner Type: Individual

Name: Ryan Geller

SSN: [REDACTED]

Date of Birth: 07/18/1985

Phone Number: 9079530899

Email Address: gellerryan@ymail.com

Mailing Address: PO BOX 393
Sterling, AK 99672
UNITED STATES



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?

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Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	Proof of Possession for Proposed Premises.
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OFFICE USE ONLY

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

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2012-004826-0

Recording Dist: 302 - Kenai

5/24/2012 10:27 AM Pages: 1 of 2



STATUTORY WARRANTY DEED

29688

THE GRANTOR

Keith E. Ikerd and Elizabeth J. Ikerd, Husband and Wife
whose address is: P.O. Box 943 Sterling, AK 99672

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to

THE GRANTEE

Ryan J. Geller, An Unmarried Person
whose address is: P.O. Box 1236 Soldotna, AK 99669

the following described real estate, situated in the KENAI Recording District **THIRD** Judicial District, State of Alaska:

Legal Description:

Lot Three (3), Block Three (3), AMENDED WEAVER SUBDIVISION, PART ONE, according to Plat No. 84-184, Kenai Recording District, Third Judicial District, State of Alaska.

SUBJECT TO TAXES, EASEMENTS, COVENANTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

Dated this 5-21- day of May, 2012.

Keith E. Ikerd

Elizabeth J. Ikerd

Statutory Warranty Deed

Continued...

Page 2

STATE OF ALASKA

)

) SS.

)

On this day, before me the undersigned Notary Public in and for said State, did personally appear Keith E. Ikerd and Elizabeth J. Ikerd to me known/proved to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged he/she/they signed the same as his/hers/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of May, 2012.

Keri Hille

Notary Public in and for the State of Alaska

My Commission Expires: 7-16-12

After Recording Return To:

Ryan J. Geller
P.O. Box 1236
Soldotna, AK 99669



2 of 2

2012-004826-0

COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 18 day of April, 2016

BETWEEN:

Ryan Geller of PO Box 393, Sterling, Alaska, 99672

Telephone: (907) 953-0899 Fax: _____

(the "Landlord")

OF THE FIRST PART

- AND -

Green Rush Gardens LLC of 38827 Twin Rd, Sterling, Alaska, 99672

Telephone: (907) 953-0899

(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Definitions

1. When used in this Lease, the following expressions will have the meanings indicated:
 - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
 - b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at _____, 38827 Twin Rd, Sterling, AK, 99672, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
 - c. "Common Areas and Facilities" mean:
 - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to

- time are not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and
- ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
- d. "Leasable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements;
- e. "Premises" means the building at _____, 38827 Twin Rd, Sterling, AK, 99672.
- f. "Rent" means the total of Base Rent and Additional Rent.

Intent of Lease

2. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the Tenant will pay the Base Rent and any Additional Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.

Leased Premises

3. The Landlord agrees to rent to the Tenant the building municipally described as _____, 38827 Twin Rd, Sterling, AK, 99672, (the "Premises"). The Premises will be used for only the following permitted use (the "Permitted Use"):
Limited Marijuana Cultivation Facility.
Neither the Premises nor any part of the Premises will be used at any time during the term of this Lease by Tenant for any purpose other than the Permitted Use.
4. While the Tenant, or an assignee or subtenant approved by the Landlord, is using and occupying the Premises for the Permitted Use and is not in default under the Lease, the Landlord agrees not to Lease space in the Building to any tenant who will be conducting in such premises as its principal business, the services of: Limited Marijuana Cultivation Facility.

Term

5. The term of the Lease is a periodic tenancy commencing at 12:00 noon on April 18, 2016 and continuing on a year-to-year basis until the Landlord or the Tenant terminates the tenancy.

Rent

6. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$0.00, payable per month, for the Premises (the "Base Rent").
7. The Tenant will pay the Base Rent on or before the _____ of each and every month of the term of this Lease to the Landlord.
8. For any rent review negotiation, the basic rent will be calculated as being the higher of the Base Rent payable immediately before the date of review and the Open Market Rent on the date of review.

Use and Occupation

9. The Tenant will use and occupy the Premises only for the Permitted Use and for no other purpose whatsoever. The Tenant will carry on business under the name of Green Rush Gardens and will not change such name without the prior written consent of the Landlord, such consent not to be unreasonably withheld. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the term and throughout the term, will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as

may be determined from time to time by the Landlord.

10. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, provincial, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

Quiet Enjoyment

11. The Landlord covenants that on paying the Base Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

Distress

12. If and whenever the Tenant is in default in payment of any money, whether hereby expressly reserved or deemed as rent, or any part of the rent, the Landlord may, without notice or any form of legal process, enter upon the Premises and seize, remove and sell the Tenant's goods, chattels and equipment from the Premises or seize, remove and sell any goods, chattels and equipment at any place to which the Tenant or any other person may have removed them, in the same manner as if they had remained and been distrained upon the Premises, all notwithstanding any rule of law or equity to the contrary, and the Tenant hereby waives and renounces the benefit of any present or future statute or law limiting or eliminating the Landlord's right of distress.
13. If the Tenant continues to occupy the Premises without the written consent of the Landlord at the expiration or other termination of the term, then the Tenant will be a tenant at will and will pay to the Landlord, as liquidated damages and not as rent, an amount equal to twice the Base Rent plus any Additional Rent during the period of such occupancy, accruing from day to day and adjusted pro rata accordingly, and subject always to all the other provisions of this Lease insofar as they are applicable to a tenancy at will and a tenancy from month to month or from year to year will not be created by implication of law; provided that nothing in this clause contained will preclude the Landlord from taking action for recovery of possession of the Premises.

Utilities and Other Costs

14. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, telephone, Internet and cable.

Insurance

15. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's Policy of Insurance.

Governing Law

16. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Alaska, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

17. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Alaska (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

Assignment and Subletting

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

Bulk Sale

19. No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

Care and Use of Premises

20. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.

21. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
22. The Tenant will not engage in any illegal trade or activity on or about the Premises.
23. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

Surrender of Premises

24. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

Hazardous Materials

25. Marijuana

Rules and Regulations

26. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot, laundry room and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

General Provisions

27. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
28. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
29. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recovered by the Landlord as rental arrears.

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

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 18 day of April, 2016.

(Witness)

Ryan Geller (Landlord)

Green Rush Gardens LLC (Tenant)

(Witness)

Per: (SEAL)

KENAI PENINSULA BOROUGH

144 North Binkley Street · Soldotna, Alaska 99669

Toll-free within the Borough: (800) 478-4441

Phone: (907) 714-2230 · Fax: (907) 714-2393

www.borough.kenai.ak.us

PUBLIC INFORMATION REPORT



MIKE NAVARRE
BOROUGH MAYOR

PARCEL OVERVIEW

Parcel Number	Physical Address	Certified Total Value	Data as of:	Assessment Year
063-800-04	38827 TWIN RD	\$177,400	04/11/16	2015

OWNER INFORMATION

Owner Name	Mailing Address	Legal Party Role
GELLER RYAN J	PO BOX 393 STERLING AK 99672-0393	Owner

Transfer Date: 05/24/2012

Document Number: 20120048260

Deed Book / Page: ---

LOCATION / DESCRIPTION

Taxing Unit	Inside City Limits:
Primary Address 38827 TWIN RD	NO
Deeded Acreage 1.7600	City: N/A
Legal Desc. T 5N R 9W SEC 11 Seward Meridian KN 0840184 WEAVER SUB PART 1 AMENDED LOT 3 BLK 3	

PARCEL TYPE

Property Class Code 110 Residential Dwelling - single

ASSESSMENT INFORMATION

Certified Tax Year:	2015	2014	2013	2012
Certified Land Value	22,600	22,600	20,100	20,100
Certified Improvements Value	154,800	149,400	149,000	155,800
Certified Total Assessed Value	177,400	172,000	169,100	175,900
Certified Total Taxable Value	127,400	172,000	169,100	155,900



Alaska Marijuana Control Board

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

Cover Sheet for Marijuana Establishment Applications

What is this form?

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

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

Section 1 – Establishment Information

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

Licensee:	Green Rush Gardens LLC	License Number:	10011		
License Type:	Limited Marijuana Cultivation Facility				
Doing Business As:	GREEN RUSH GARDENS LLC				
Physical Address:	38827 Twin Rd.				
City:	Sterling	State:	AK	Zip Code:	99672
Designated Owner:	Ryan Geller				
Email Address:	gellerryan@ymail.com				

Section 2 – Attached Items

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

Attached Items:	<p>Publishers affidavit.</p>
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OFFICE USE ONLY

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

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

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

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

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

March 2, 9, 16, 2016

X Denise Reece

SUBSCRIBED AND SWORN to me before
this 16th day of March, 2016

L. Peikert

NOTARY PUBLIC in favor for the
State of Alaska.

My Commission expires 07-09-2017

LIMITED MARIJUANA CULTIVATION FACILITY LICENSE

Green Rush Gardens LLC is apply-
ing for a new Limited Marijuana
Cultivation Facility License 3 AAC
306.400(2) d/b/a GREEN RUSH
GARDENS LLC, located at 38827
Twin Rd., Sterling, AK, 99672, UNIT-
ED STATES.

Interested persons should submit
written comment or objection to their
local government, the applicant, and
to the Alcohol & Marijuana Control
Office at 550 W 7th Ave, Suite 1600,
Anchorage, AK 99501.

PUBLISH: 3/2, 9, 16, 2016 2633/714407

