



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM J: Conditional Use Permit for Marijuana Cultivation Facility at 1210 Beardslee Way

Case No: CU 17-08
Proposal: Marijuana Cultivation/Grow Operation
Applicant: Justin Brown for AKO Farms, LLC
Owner: Martin Enterprises, Inc.
Location: 1210 Beardslee Way
Legal Desc.: Lot 1B Mick's Resubdivision
Zone: I – Industrial District
Size: Lot approx. 17,957 s.f.; Proposed Building: 7,500 s.f.
Parcel ID: 30360000
Existing Use: Industrial
Adjacent Use: Industrial and Heavy Commercial
Utilities: Available
Access: Price Street and Smith Street to Beardslee. Direct access off of Beardslee

KEY POINTS AND CONCERNS:

- Odor: impacts from odor due to location are less of concern. Carbon filters, negative pressure system, and masking agents will be used to mitigate impacts as conditions of approval.
- Security: a security plan will require state tracking system, alarms, motion detectors, surveillance, and other means to minimize diversion, theft, crime, and other impacts as conditions of approval.
- Waste management will be in accord with state license and also local regulations and procedures.
- On site traffic circulation and parking will be marked.
- No known sensitive uses within 500 feet.
- 7,500 proposed building will be built to spec for cultivation
- Any concerns that come in during operation may be revisited through discretionary review.
- Annual report required.
- No other concerns about location or use outside of standard conditions.

RECOMMENDATION: Approve the conditional use permit subject to the attached conditions of approval.

ATTACHMENTS

- | | |
|-----------------------------|-----------------------|
| A. Vicinity Map | F. Existing Plats (2) |
| B. Aerial Map | G. AMCO Application |
| C. Zoning Map | H. Application |
| D. Site Plan with Parking | I. Mailing List |
| E. Floor Plan (both floors) | J. Proof of Payment |
| | K. Warranty Deed |

BACKGROUND/PROJECT DESCRIPTION

The proposal is for a marijuana cultivation facility¹ in an Industrial Zoning District (I) located at 1210 Beardslee Way. Therefore, the proposed use is subject to receiving a conditional use permit to be able to operate subject to section 22.24.026.

The grow operation is located on two floors and the proposed structure is 50 feet by 75 feet for a total gross floor area of 7,500 s.f.. On the first floor there are external stairs/landing; 4 enclosed rooms for budding; 2 bathrooms; mechanical room; and future concentrate room; on the second floor there is one large veg room; bathroom, dressing/locker room; process area; ante room; office; secured area; 4 separate drying rooms; 5 separate lung rooms; and cloning room.

ANALYSIS

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES.²

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

Using a study from Boulder, Colorado, Marijuana Cultivation was studied with actual traffic and parking observations and also compared and contrasted to similar light industrial, manufacturing and pharmacy businesses to calculate a range of traffic and parking impacts. Using observation and modeling, the average trip rate for cultivation was about 6.97 trips per 1,000 square feet per day. Average peak parking was about 6 spaces in the highest hour and day. There was correlation between square footage and trip rates for cultivation.

Staff believes the traffic that will be generated will be able to be handled by the existing road ways, access, and property layout. In addition, Cultivation does not appear to create high traffic peak demand per hour nor per day that exceeds the existing road system and layout.

b. Amount of noise to be generated and its impacts on surrounding land use:

¹ § 22.08.587 C

² § 22.24.010.E

There is no objective analysis regarding noise. Subjectively, cultivation use would not appear to create any noise impacts to an industrial area. In reviewing other planning analysis of such marijuana cultivation uses, staff found no concerns about noise impacts in commercial zones.

c. Odors to be generated by the use and their impacts: Odors are a concern.

There is difficulty ascertaining the quantitative, objective impact of marijuana odor. Subjectively, some may like the odor – whether as an odor alone or compared to other noxious odors that may be found in commercial and industrial areas. State regulations identify under section 3 AAC 306.420 (F) Odor Control under the operating plan that each applicant must submit to the state Alcohol and Marijuana Control Office (AMCO). In addition, Section 3 AAC 306.430 (C)(2) states, “Does not emit an odor that is detectable by the public from outside the marijuana cultivation facility except as allowed by a local government conditional use permit process.” [Staff has highlighted for emphasis].

Therefore, odor is a concern, and while it may appear, from code, that no odor can be detected, it also reads that a local government can address odor as it sees fit for the location. Taking both of these into account, it appears prudent to condition a high level of odor control, but recognize absolute elimination may not be feasible, practical, or necessary depending upon surrounding land use.

d. Hours of operation: Staff views a grow operation as a 24 hour non-stop operation. Plants and their respective grow systems do not stop operating when people leave the building. Monitoring systems continue to run, plants grow, pumps and fans operate, etc.

e. Location along a major or collector street: Located between Price and Smith Street with direct access off of Beardslee Way.

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: not a concern.

g. Effects on vehicular and pedestrian safety: Due to industrial nature, access, parking, and traffic circulation (e.g. entrance, exit) shall be clearly marked to avoid impacts to vehicular and pedestrian safety.

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: Part of the operating plan will include emergency access and lock box for EMS use. Due to operating plan and regulations, emergency access may be better than average use. Positive impact only.

i. Logic of the internal traffic layout: Property has proper layout; however, parking, access, and traffic patterns shall be clearly marked.

j. Effects of signage on nearby uses: None anticipated.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: not of concern.

l. Relationship if the proposed conditional use is in a specific location to the goals, policies, and objectives of the comprehensive plan: There are many goals, policies, and objectives that this proposal could fall

under, these include but are not limited to: 2.1.2 economic growth, 2.1.3 foster quality family life (condition to protect these), 2.1.10 diverse and vital local job base, 2.1.13 diversified industry and utilizing Sitka's resources for best return on investment (renewable electricity), 2.2.1 economic base, 2.2.3 produce high quality goods, 2.2.5 protect health and welfare of community (through conditions), 2.2.10 respect social and community values (70% support recreational marijuana), 2.3.6 focus on waste water and watershed protection (through conditions and operating plan), 2.4.1 orderly use, 2.4.4 resolve conflicts of use through public process, and 2.6.2 commercial development without substantial negative impacts (through conditions and regulations). Overall, the request subject to the attached conditions of approval and default state regulations appears to offer the best economic development by providing jobs, tax revenue, utilizations of electricity that has extra supply, comports with existing community values, and creates harmony of use for the area.

Some of the positive impacts include increasing jobs directly and indirectly through on-site employees, contractors for building and business design, sale tax revenue, tourism incentives, and sale of electricity. Potential negative impacts are adequately mitigated through stringent state regulations incorporated into the municipal conditional use permit via security protocols, tracking system, diversion protocols, camera and security features, odor control, and other means.

m. Other criteria that surface through public comments or planning commission review

1. Any impact or criteria that surfaces through public comment, planning staff review, or planning commission review.³

Safety: Building Safety is being reviewed by the Building Department and shall be governed by Conditions of Approval:

Parking: Per section 22.20.100, the applicant shall provide parking in compliance with code. Staff has analyzed the use and parking studies done in Boulder, Colorado using industry standard traffic engineering calculations, observations, and models and concluded that peak parking demand would not exceed 6 spaces within an hour. Staff has applied Section 22.20.100(G)(13) for industrial and manufacturing uses, which staff believes is most similar to cultivation. This section has a formula and options. Due to the nature of the establishment, staff will apply the portion of subsection (G)(13) that requires one parking space per 3 employees.

- Though applicant can meet parking requirements, a condition will require the applicant to provide an updated parking and traffic circulation plan as well as clearly mark entrance, exit, parking, and loading areas.
- It is concluded that the parking as shown on the applicant's site plan of 9 parking spaces and one loading area is sufficient to fulfill requirements.

³ §22.24.026(D)(2)

Marijuana 500 Foot Buffers

The state requires a 500 foot buffer from sensitive uses that include educational facilities, recreational centers, youth centers, churches, or correctional facilities. This is measured in different ways. Educational, recreation center, and youth center type uses are measured from the public entrance of the marijuana establishment to the outer boundary of the sensitive use by the shortest pedestrian route (determined by State AMCO Board); or 2) from the public entrance of the marijuana establishment to the main public entrance of the religious or correctional facility measured by the shortest pedestrian route (determined by State AMCO Board).

- There are no state regulated sensitive uses that staff is aware of per site visit. However, this is conditioned to comply with state buffers and burden is upon applicant.

C. Required Findings for Conditional Use Permits. The planning commission shall not recommend approval of a proposed development unless it first makes the following findings and conclusions: ⁴

Sitka General Code Section 22.30.160.C lays out the necessary findings, criteria for analysis, and example of mitigation conditions of approval. To sum, it must be found that as conditioned or modified that there are not any material negative impacts to public health, safety, welfare that includes things such as impacts to infrastructure or adjacent structures or uses and that the approval complies with all applicable code and comprehensive plan policies and rules. Further, marijuana uses have specific findings they must meet. In essence, the required findings are the same type of factual determination with simplified language.

Specific Guidance from 22.24 on Findings for Marijuana Uses⁵

Findings of Fact: Upon review and considerations of the required criteria, the Planning Commission shall determine whether the proposed use(s) at the proposed project location are found to not present a negative impact to the public's health, safety, and welfare.

1. If such a finding can be made, then the proposed use shall be approved with standard regulations, dimensions, and setbacks.

2. In the alternative, where the Planning Commission finds negative impacts are present, the Planning Commission shall only approve conditional use permits where the negative impacts can be adequately mitigated by conditions of approval that preserve the public's health, safety, and welfare. ***These conditions of approval shall be case by case specific and in addition to the standard regulations.***

3. If negative impacts to the public's health, safety, and welfare cannot be mitigated through conditions of approval then the Planning Commission shall so find and deny the proposed conditional use permit.

RECOMMENDATION

⁴ § 22.30.160.C – Required Findings for Conditional Use Permits

⁵ §22.24.026(E)

It is recommended that the Planning Commission adopt the staff's analysis and required findings as found in the staff report and approve the conditional use permit subject to the attached conditions of approval.

Recommended Motions: (two motions - read and voted upon separately)

- 1) I move to find that there are no negative impacts present that have not been adequately mitigated by the attached conditions of approval (supports approval).
- 2) I move to approve the conditional use permit request filed by Justin Brown for AKO Farms, LLC marijuana cultivation at 1210 Beardslee Way, in the Industrial zoning district subject to the 12 attached conditions of approval. The property is also known as Lot 1B Mick's Resubdivision. The owner of record is Martin Enterprises, Inc..

Required Standard Conditions of Approval:⁶

1. Owners, operators, and staff of conditional uses shall comply with all state and municipal licensing regulations.
2. All licensed facilities shall comply with all life and safety regulations as promulgated by the municipal Building Official.
3. All licensed manufacturing and cultivation uses shall provide a fire safety plan, material handling plan, and comply with all fire safety regulations that satisfies the Fire Marshal or their designee and the Building Official.
4. All licensed facilities and/or uses shall provide screening from public view of any marijuana related commercial, retail, cultivation, or manufacturing use.
5. All licensed facilities and/or uses shall establish an active sales account and business registration with the Municipality and shall comply with all standard & required accounting practices.
6. It shall be a standard regulation that all conditional uses comply with all applicable state regulations and licensing laws or it shall be deemed to abandon and extinguish and associated municipal license or conditional use permit.
7. All approved Conditional use permits shall comply with all Sitka General Code or shall be deemed to abandon and extinguish any associated municipal license or conditional use permit

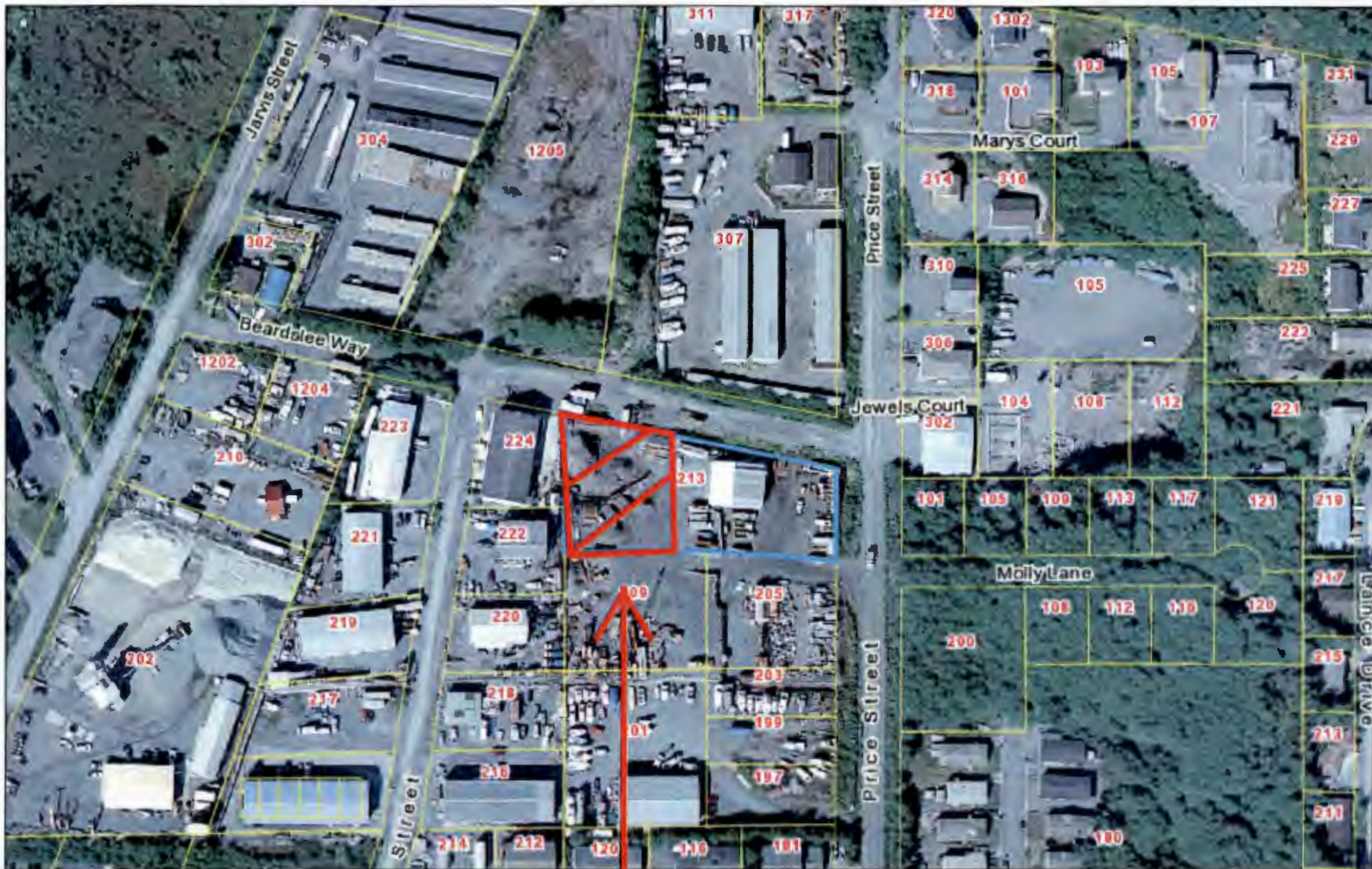
Additional Recommended Conditions

8. **Applicant shall provide a Parking and traffic circulation plan.**
9. **Odor Control shall include charcoal filters and other best means to limit and mitigate odor impacts to surrounding uses. Should a meritorious odor complaint be received the Planning Commission may require additional odor control measures to mitigate any actual negative impacts.**

⁶ §22.24.026(C)

10. The proposed cultivation site shall not be located within 500 feet of any school grounds, recreation or youth center, religious service building, or correctional facility that was legally established prior to approval of this conditional use permit as intended by licensing restriction and regulations of the state in 3 AAC Chapter 306.
11. The permittee shall report, annually, to the planning commission on gross sales, sales tax amounts, complaints, police or other law or regulation enforcement activity, and summary of operations.
12. The permit is subject to review should there be a meritorious complaint, impact to public health safety or welfare, or violation of a condition of approval. The review may occur at the discretion of the Planning Director or by motion of the Planning Commission to address meritorious issues or complaints that may arise. During this review, based on the evidence provided, existing code and conditions of approval, the permit may be amended or revoked to address impacts to public health, safety, and welfare.





City & Borough of Sitka, Alaska

Selected Parcel: 213 PRICE ID: 30360000

Printed 3/16/2017 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

100 m
200 ft



MainStreetGIS
MainStreetGIS, LLC
www.mainstreetgis.com

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.



City & Borough of Sitka, Alaska

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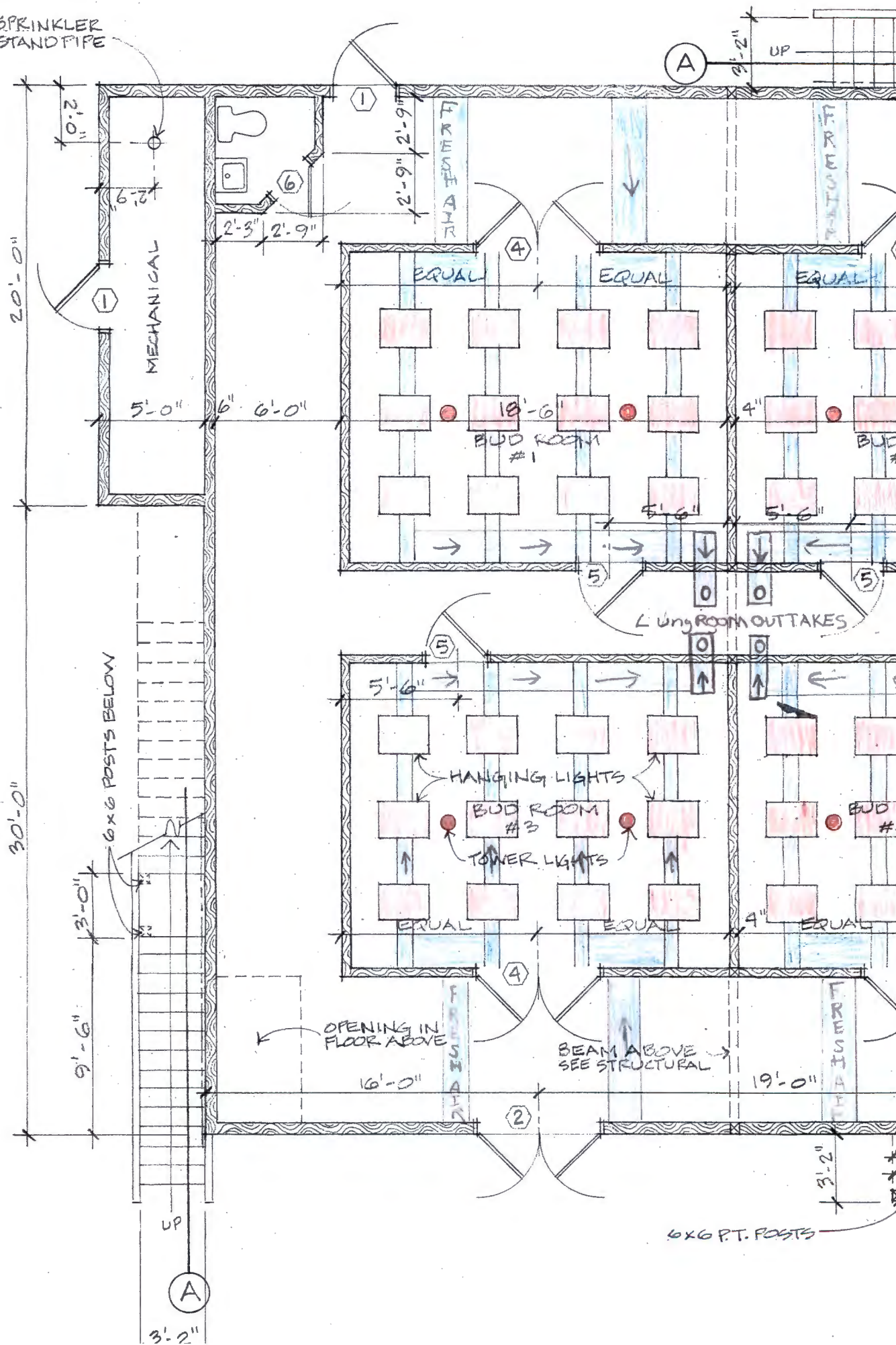
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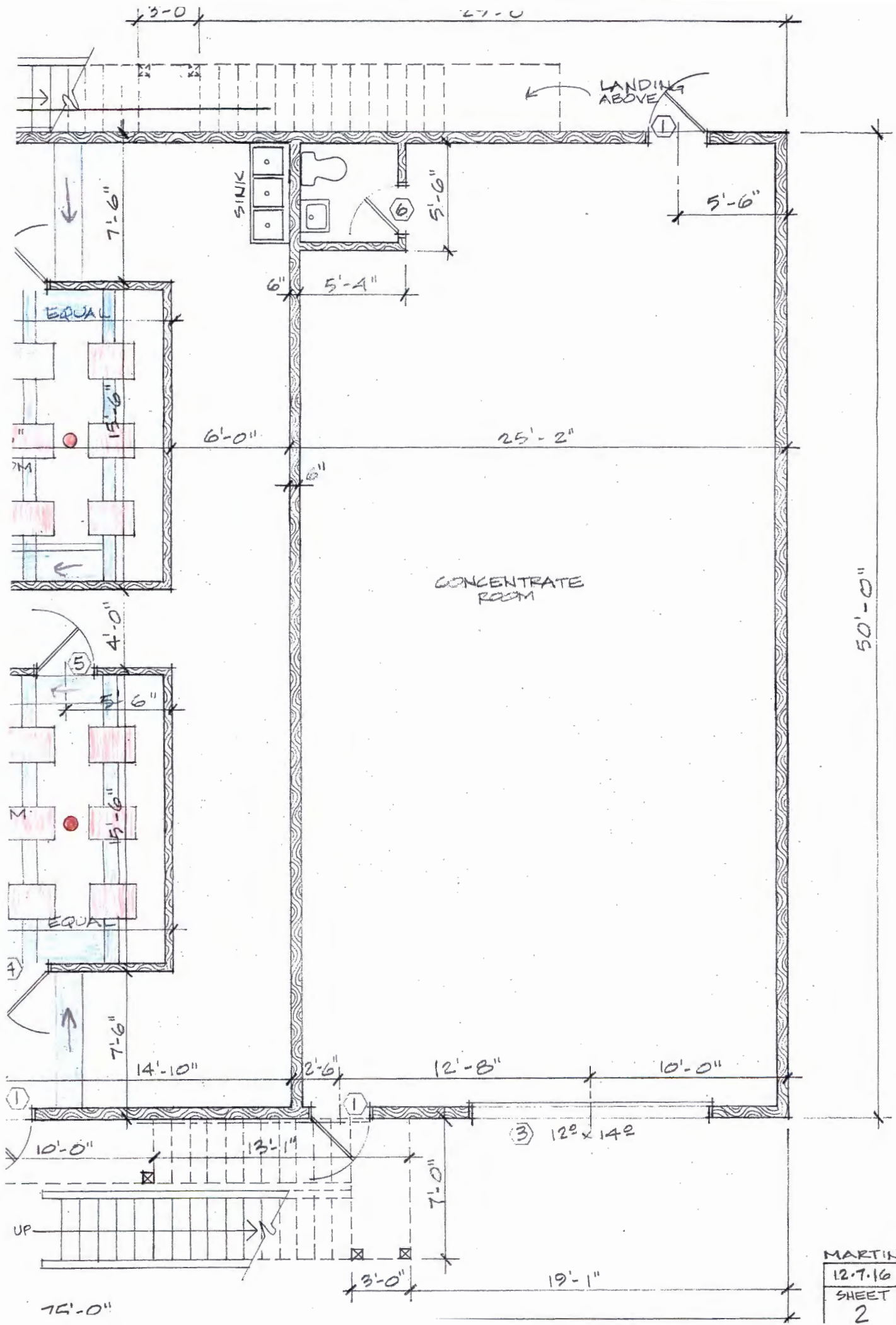


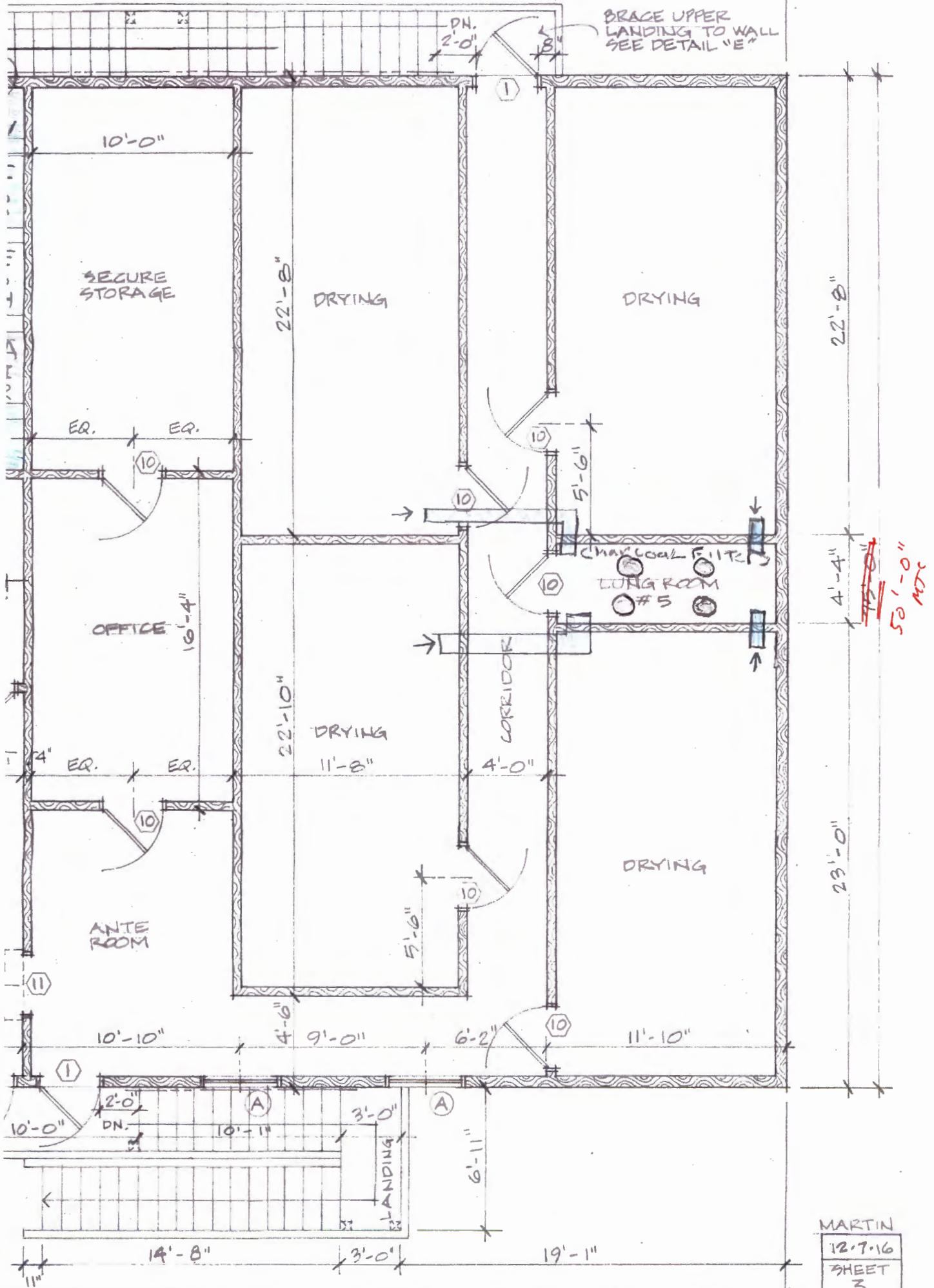
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- SPRINKLER
- STANDPIPE







R PLAN 1/8" = 1'-0"

N 0.00' E 189.16'

LOT 1B

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

10'
5'

ACCESS & UTILITY EASEMENT

PARKING

9' x 18'

ELEC.

170.31



LOADING

BUILDING
DRIP

TWO STORY
COMMERCIAL
BUILDING
(7,600 SQ. FT.)

SPRINKLER
STANDPIPE
LOCATION
PHONE

SEWER
WATER

LEGAL : LOT 1B, MICK'S SUBDIVISION

SITE PLAN

1" = 20'

MARTIN ENTERPRISES
1210 BEARDSLEE, SITKA, AK.

MARTIN
12.7.16
SHEET
1
OF 5

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 12-14-15 OWNER Michael Tisher
DATE _____ OWNER _____
(SIGNATURE) (SIGNATURE)

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF December, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Michael Tisher

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND he ACKNOWLEDGED TO ME THAT he SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN

MY COMMISSION EXPIRES 9-1-2016

STATE OF ALASKA

NOTARY PUBLIC

MELISSA HENSHAW

Melissa Henshaw

My Commission Expires 9-1-2016

CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA IN THE NAME OF:

Michael Tisher
AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL THAT CURRENT TAXES FOR THE YEAR 2015 WILL BE DUE ON OR BEFORE AUGUST 31, 2015, DATED THIS 14th DAY OF December, 2015.

Melissa Henshaw

ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 9-15-11, DATED December 11, 2015, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/17/15 CHAIRMAN, PLATTING BOARD

Sam Pissard

SECRETARY

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: Michael Tisher

CALL OWNERS OF RECORD, AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS 17th DAY OF Dec.

2015, AT SITKA, ALASKA.

Donna Sweeney III

FINANCE DIRECTOR

CITY & BOROUGH OF SITKA

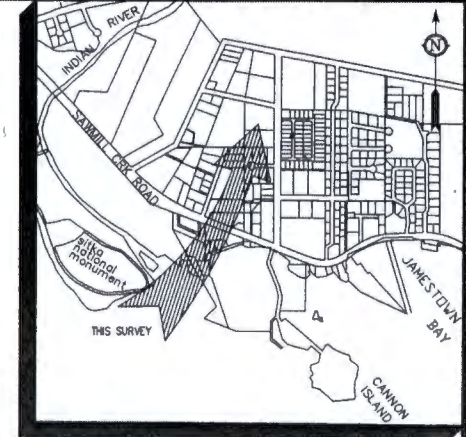
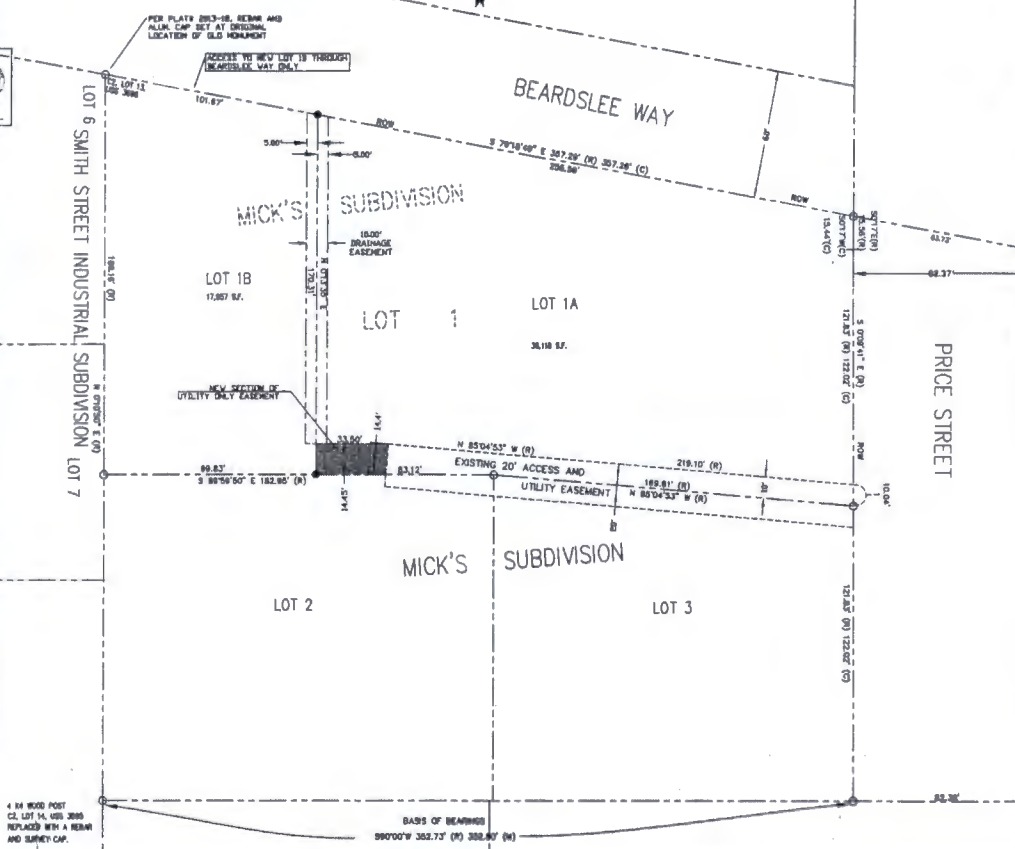
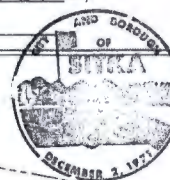
CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK 15, PAGE 138, DATED March 1, 2015, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE 12/15/2015 MAYOR

Sara Peterson

CITY AND BOROUGH CLERK



VICINITY MAP
SCALE 1"=1,000'

LEGEND

- ⊕ BLM/GLD PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- (R) RECORDED DATA
- (C) COMPUTED DATA
- (M) MEASURED DATA

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, MICK'S SUBDIVISION, INTO TWO (2) LOTS.
- 2) WATER, SANITARY SEWER, AND ELECTRIC UTILITIES ALREADY IN PLACE WITHIN THE EXISTING 20' ACCESS AND UTILITY EASEMENT WILL BE EXTENDED TO SERVE NEW LOT 1B THROUGH A UTILITY ONLY EASEMENT.
- 3) A MAINTENANCE AGREEMENT FOR UTILITIES WITHIN THE NEW EASEMENT AND EXISTING EASEMENT ARE FILED UNDER SERIAL NO. 2016-000130-0, SITKA, ALASKA RECORDING DISTRICT.



O'NEILL
SURVEYING AND ENGINEERING

BOX 1849 SITKA, ALASKA 99835
PHONE: (907) 747-6700
FAX: (907) 747-7590
EMAIL: on@engrask.net

BY	DATE	REV.	DESCRIPTION OF CHANGE



DESIGNED P. O'NEILL
DRAWN WAD/OT/ACAD
CHECKED PMH
DATE OF PLAT 12/15/2015
SCALE 1" = 40'
DRAWING NAME 30234-22-00
PROJECT NO. 30234-22-00

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT ON February 2, 2016 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.
DATE 1/16/16 Patrick K. O'Neill
PATRICK K. O'NEILL, L.S. 4504

MICK'S RESUBDIVISION

LOT 1, MICK'S SUBDIVISION
(PLAT # 2013-18)

CLIENT: MICHAEL TISHER, SITKA, ALASKA

1 OF 1
SHEET



















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:	AKO Farms LLC	License Number:	12253		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	AKO Farms LLC				
Premises Address:	1210 Beardsley				
City:	Sitka	State:	AK	ZIP:	99835

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Justin R Brown
Title:	General Manager

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?

Manufacturing, Processing, Concentrates, retail and on site consumption.



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

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

Initials

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

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

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

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

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

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

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

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

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

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

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

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



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

Alaska Marijuana Control Board

Form MJ-00: Application Certifications

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

Initials

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

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

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

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

All marijuana establishment license applicants:

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

Signature of licensee

Printed name

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public in and for the State of Alaska.

My commission expires: _____



Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). Your diagram must show all entrances and boundaries of the premises, restricted access areas, and storage areas, and dimensions. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex. For those applying for a limited marijuana cultivation license, the proposed area(s) for cultivation must be clearly delineated.

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

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

Yes No

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



Section 1 – Establishment Information

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

Licensee:	AKO Farms LLC	License Number:	12253		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	AKO Farms LLC				
Premises Address:	1210 Beardsley				
City:	Sitka	State:	AK	ZIP:	99835



Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

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.

See attachments



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:	AKO Farms LLC	License Number:	12253		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	AKO Farms LLC				
Premises Address:	1210 Beardsley				
City:	Sitka	State:	ALASKA	ZIP:	99835

Mailing Address:	103 Metlakatla				
City:	sitka	State:	ALASKA	ZIP:	99835

Primary Contact:	Justin Brown				
Main Phone:	907 738 5301	Cell Phone:			
Email:	Rgrjrb@hotmail.com				



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

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

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

Restricted Access Areas (3 AAC 306.710):

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

All entrances inside/outside will be commercial grade metal security doors that will require a keyless security pass. Only employees of AKO Farms LLC will be able to move through the building. All visitors will be logged in and escorted at all times. Camera/security system will notify staff of any attempts of restricted access. All restricted areas will be marked with restricted access signs.

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

All visitors will enter the upper entrance and be processed at the office/security station reception area. There an employee will check their ID and be logged in then given a visitors badge. They will be escorted at all times. No more than 5 visitors at one time. When finished with visit all visitors will be logged out and then exit property.



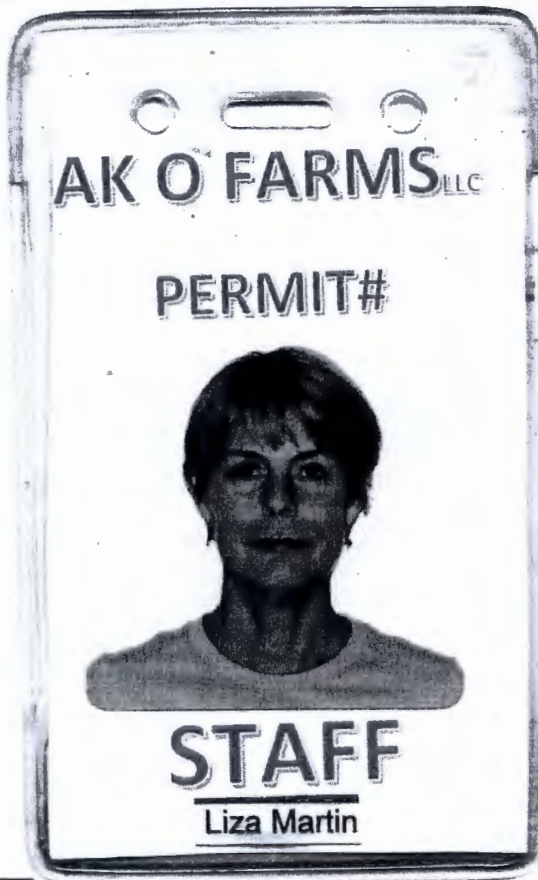
Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

After visitors' I.D. is checked, they will sign into a log book with date, arrival/departure time, type of I.D. They will be given a visitors badge to wear while in the facility then escorted throughout the facility with an employee. All records will be stored in a lock proof cabinet in a restricted area. Surveillance video will be on at all times.

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:

By local building codes, all exits/entrances will have lighting. There will be lighting over all windows and doors. Lights and cameras will be placed a minimum of 8 feet from the ground on the exterior of building and will pick up to 20 feet of perimeter.

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

All doors and windows in the facility will have alarms, the alarms as well as key pad controls and will be monitored by a license alarm company, who will notify police department, owners and owner representatives. All windows will have glass break detectors, motion detectors will be set up in all restricted areas.

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:

At the end of a business day the alarm system will be activated by a key pad in the reception area by the entrance/exit door which will be monitored by a licensed alarm company.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

Once a plant reaches 8" in height it will be bar coded and tracked by the state approved marijuana inventory tracking system, METRC. Marijuana products will be stored in a water and fire proof safe in a locked office, located in a restricted area. Diversion of marijuana and marijuana products will also be prevented with use of video surveillance equipment, located throughout the facility.

Describe your policies and procedures for preventing loitering:

This facility sits by itself on a private open lot, any loiters will be recorded on surveillance cameras, that will have a 20 foot range of the building. There will be 12" by 12" "no loitering" signs placed on all sides of the building. Anyone refuses to leave the premises will be escorted off by law enforcement.

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:

Motion detectors will be activated using the security key pad at the entrance/exit during non business hours. Motion detectors will be located at each interior area around the windows and doors monitoring unauthorized motion during non business hours. The security system will be installed by a licenced Security Company.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

If an alarm company receives an unauthorized breach of security the alarm company will notify the local law enforcement, owner, owner representative. Who will then come to the facility. The local fire department requires any building with a sprinkler system to have a lock box mounted by the main entrance so police or fire department can access the facility. MCB will be notified within 24 hours. All products will be inventoried to MCB and local authorities. A quality control review of security measures will be conducted and proper steps to correct any deficiencies in the security plan will be made.

Video Surveillance (3 AAC 306.720):

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

Video surveillance and camera recording system covers the following areas of the premises:

Yes No

Each restricted access area and each entrance to a restricted access area

☒ ☐

Both the interior and exterior of each entrance to the facility

☒ ☐

Each point of sale area

☒ ☐

Each video surveillance recording:

Yes No

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

☒ ☐

Clearly and accurately displays the time and date

☒ ☐

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

☒ ☐



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

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

There will be exterior video cameras placed over each entrance which will provide a clear 20 foot view of the perimeter of the facility, there will be interior cameras facing the entrances which will capture every individual entering and exiting the facility. Cameras will be placed in the interior facing restricted areas.

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:

All video surveillance recording equipment will be housed in a locked safe cabinet. A surveillance camera will be placed to record the cabinet. Video surveillance tapes will be stored for 40 days, authorized personnel will have the key to the locked safe cabinet. Any law enforcement or agent of the board will have access to the key from the authorized personnel.

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)

☒ ☐



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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:

Records including inventory, testing results, quality control and quality assurance, accurate and comprehensive inventory tracking data, bookkeeping for each business transaction, employee list, business and vendor contacts, advertising and marketing, diagrams of licensed premise, waste management and visitor's log. Current records will be stored for 6 months in a locked safe cabinet on premise for authorized personnel to view. The records and data will then be electronically recorded and stored in a water/fire proof safe for up to 4 years. The original records will not be permitted to leave the site for the current year and 3 years proceeding years preventing any possibility of being lost or stolen.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 3 – Inventory Tracking of All Marijuana and Marijuana Product

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

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

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

Marijuana Tracking and Weighing:

Yes No

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

☒ ☐

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

☒ ☐

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

The marijuana tracking system that the state recommends is the METRC program, we will install the METRC system so that we can seamlessly connect with the state of Alaska MCB. If the MCB changes it's system we will change ours to match whatever the state recommends.



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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

All employees will have in their possession a current state certified Marijuana handlers card, visible at all times when they are on site. A copy of every employees handler card will be kept with employee information file. Employee product training will be an on going process, along with updates on state requirments. Employees handler card numbers will be on their I.D. badge that they wear at all times.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Waste Disposal

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

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

Marijuana Waste Disposal:

Yes No

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

☒☐

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

The waste will be held in plastic bags in the waste holding area. The waste disposal must be rendered unusable and includes any plant waste, any samples that we are given and samples used for testing at the labs. The waste must be rendered unusable by grinding up and mixing it with at least an equal amount of compostable materials. As per city of Sitka waste water management the waste water can be disposed of into the sewer system. The state will be notified 3 days in the inventory tracking system before waste is destroyed. There will be records kept of all waste.

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

All waste will be ground at 50/50 mix with organic materials, sawdust and coffee grounds, which will render it unusable.



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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:

After 3 business days all marijuana waste to include root balls, water leaves, stems, dead plants, plants deemed unfit for cultivation, and all plant material removed for pruning. These materials shall be destroyed by means of grinding through a wood chipper and mixing with either sawdust or coffee grounds. The end product will be stored in plastic garbage bags and stored till proper disposal at city transfer station.



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:

Product will be put into a locked storage cabinet in a restricted area until test results are given. Product will then be packaged into 1 lb or 5 lb special breathable plastic bags. Each package will be identified by a tracking label. Generated for tracking, by the state of Alaska. The package will be placed in a secure locked tote. The locked tote with label and documented paperwork will then be placed in a locked trunk of a registered vehicle. The documented driver will then deliver package with out extra stops and never leaving vehicle or product alone.

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

The sealed and secured package will be placed in a locked tote which will then be placed in the locked trunk of the registered vehicle. We will use a 2' by 3' metal tote, with a secure lock.



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:

One sign front of building reading AKO FARMS LLC this will be 2' by 6'

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)

☒ ☐



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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:

There will be a sign 12" by 12' posted by the entrance stating "No one under the age of 21 allowed." The same sign will be posted inside the reception area. Security cameras will be in place. Valid issued government I.D. will be checked in reception area.

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

Signature of licensee

Printed name

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public in and for the State of Alaska.

My commission expires: _____



Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

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

Phone: 907.269.0350

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:	AKO FARMS LLC	License Number:	12253		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	AKO Farms LLC				
Premises Address:	1210 Beardsley				
City:	Sitka	State:	ALASKA	ZIP:	99835



Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

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Section 2 – Prohibitions

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

The marijuana cultivation facility will not:

Agree Disagree

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

☒☐

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

☒☐

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

☒☐

Section 3 – Cultivation Plan

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

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

There will be
1 clone room 11' x 5' 4" = 59.4 sq ft
1 vegetative room 19' 6" X 37' 6" = 737 sq ft
4 flowering rooms 15' 6" x 18' 6" each = 1160.64 sq ft

the overall will be 1957.04 sq ft



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

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

commercial bag soils, coconut husk products and rock wool

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

All fertilizers will be stored in a secured area they will included
General Hydro PH up and down
CANNA line of products
Botanicare line of products
sulfur
carbon dioxide burners in vegetative room/ Flowering rooms

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

There will be hand watering, drip irrigation, flood and drain, and air o phonics. All systems will run to waste.



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

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Describe the marijuana cultivation facility's waste disposal arrangements:

Per City of Sitka waste water treatment drains to public system. Other waste will be transported to the city transfer station.

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:

Negative pressure air system
Compartmentalization of growing/processing areas
System from a certified Licenced Plummer
4 charcoal filter system
odor masking agents/ozona



Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

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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:

There will be a random, homogenous sample for testing by segregating harvested marijuana into batches of individual strains of bud and flower, then selecting a random sample from each batch in an amount required by the marijuana testing facility. A designated person will prepare a signed statement showing that each sample has been randomly selected for testing. Provide the signed statement to the marijuana testing facility, will maintain a copy as a business record. Transport the sample to the testing facility under the regulations of transport.



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

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Section 6 – Security

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

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

The marijuana cultivation facility applicant has:

Agree Disagree

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

☒ ☐

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

☒ ☐

Restricted Access Area (3 AAC 306.430):

Yes No

Will the marijuana cultivation facility include outdoor production?

☐ ☒

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



Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

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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:

No ground floor windows and all doors are solid with no windows. The upstairs windows will be covered with blinds.

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

Printed name

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public in and for the State of Alaska.

My commission expires: _____

Alcohol & Marijuana Control Office

License #12253
Initiating License Application
2/21/2017 11:56:39 AM

License Number: 12253

License Status: New

License Type: Standard Marijuana Cultivation Facility

Doing Business As: AK O FARMSLLC.

Business License Number: 1035604

Designated Licensee: justin brown

Email Address: rgrjrb@hotmail.com

Local Government: Sitka (City and Borough of)

Community Council:

Latitude, Longitude: 57.051579, -135.306230

Physical Address: 1210 beardsley
sitka, AK 99835
UNITED STATES

Licensee #1

Licensee Type: Entity

Alaska Entity Number: 10037708

Alaska Entity Name: AKO Farms, LLC

Phone Number: 907-738-5301

Email Address: rgrjrb@hotmail.com

Mailing Address: 103 metlakatla st
sitka, AK 99835
UNITED STATES

Affiliate #1

Licensee Type: Individual

Name: Elizabeth Martin

SSN: 227-66-3506

Date of Birth: 01/12/1956

Phone Number: 907-738-3484

Email Address: lizaak13@gmail.com

Mailing Address: P O Box 2752 2217 hpr
sitka, AK 99835
UNITED STATES

Affiliate #2

Licensee Type: Individual

Name: justin brown

SSN: 574-72-9848

Date of Birth: 09/06/1975

Phone Number: 907-738-5301

Email Address: rgrjrb@hotmail.com

Mailing Address: 103 metlakatla st
sitka, AK 99835
UNITED STATES

Affiliate #3

Licensee Type: Individual

Name: marty Martin

SSN: 574-26-6206

Date of Birth: 09/21/1955

Phone Number: 907-738-4048

Email Address: martinent@gci.net

Mailing Address: P O Box 2752 2217 hpr
Sitka, AK 99835
UNITED STATES



Public Notice

Application for Marijuana Establishment License

License Number: 12253

License Status: Initiated

License Type: Standard Marijuana Cultivation Facility

Doing Business As: AK O FARMSLLC.

Business License Number: 1035604

Email Address: rgrjrb@hotmail.com

Latitude, Longitude: 57.051579, -135.306230

Physical Address: 1210 beardsley
sitka, AK 99835
UNITED STATES

Licensee #1

Licensee Type: Entity

Alaska Entity Number: 10037708

Alaska Entity Name: AKO Farms, LLC

Phone Number: 907-738-5301

Email Address: rgrjrb@hotmail.com

Mailing Address: 103 metlakatla st
sitka, AK 99835
UNITED STATES

Affiliate #1

Licensee Type: Individual

Name: Elizabeth Martin

Date of Birth: 01/12/1956

Phone Number: 907-738-3484

Email Address: lizaak13@gmail.com

Mailing Address: P O Box 2752 2217 hpr
sitka, AK 99835
UNITED STATES

Affiliate #2

Licensee Type: Individual

Name: justin brown

Date of Birth: 09/06/1975

Phone Number: 907-738-5301

Email Address: rgrjrb@hotmail.com

Mailing Address: 103 metlakatla st
sitka, AK 99835
UNITED STATES

Affiliate #3

Licensee Type: Individual

Name: marty Martin

Date of Birth: 09/21/1955

Phone Number: 907-738-4048

Email Address: martinent@gci.net

Mailing Address: P O Box 2752 2217 hpr
Sitka, AK 99835
UNITED STATES

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

POSTING DATE 21 Feb 17

AKO Farms, LLC is applying under 3 AAC 306.400(a)(1) for a new Standard Marijuana Cultivation Facility license, license #12253, doing business as AK O FARMSLLC., located at 1210 beardsley, sitka, AK, 99835, UNITED STATES.

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

Feb 22 march 1, 8

Affidavit of Publication

STATE OF ALASKA
FIRST JUDICIAL DISTRICT) ss.
AT SITKA, ALASKA

Travis Smith, being first sworn, says she or he
is the publisher, managing editor or business manager of the DAILY SITKA
SENTINEL, a newspaper printed and published in Sitka, Alaska, and le-
gally qualified as a medium of official and legal publications, and that the
Legal Notice a copy of

which is hereto annexed, was published in the Daily Sitka Sentinel on:

2/22/17, 3/1/17, 3/8/17.

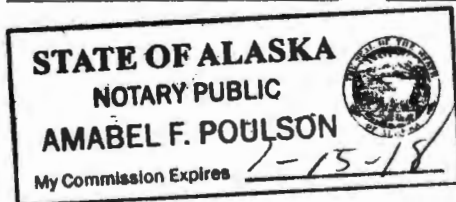
Signature _____

Sworn and subscribed to

before me this 9 day of October, 20 17

Notary Public for Alaska

My commission expires _____, 20 _____



LEGAL NOTICE

AKO Farms, LLC is applying under 3 AAC 306.400(a)(1) for a new Standard Marijuana Cultivation Facility licence, licence #12253, doing business as AK O FARMS LLC., located at 1210 Beardsley, Sitka, AK, 99835, UNITED STATES.

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

Published: February 22, March 1, March 8, 2017



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE

☒ CONDITIONAL USE

☐ ZONING AMENDMENT

☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Build a 50' x 100' building
for use in marijuana cultivation, processing
manufacturing and concentrates

PROPERTY INFORMATION:

CURRENT ZONING: Industrial PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Storage PROPOSED LAND USES (if changing): Marijuana Facility

APPLICANT INFORMATION:

PROPERTY OWNER: Martin Ent

PROPERTY OWNER ADDRESS: Po Box 437

STREET ADDRESS OF PROPERTY: 1210 Beardslee

APPLICANT'S NAME: AKO Farms

MAILING ADDRESS: 103 METLAKATLA ST

EMAIL ADDRESS: RGRJRB@hotmail.com DAYTIME PHONE: 738 5301

PROPERTY LEGAL DESCRIPTION:

TAX ID: 30360000 LOT: 1B BLOCK: _____ TRACT: _____

SUBDIVISION: Mick's Subdivision US SURVEY: 3695

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment
- ☐ Proof of ownership
- ☐ Copy of current plat

For Conditional Use Permit:

- ☐ Parking Plan
- ☐ Interior Layout

For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
- ☐ Plat Certificate from a title company
- ☐ Topographic information
- ☐ Proof of Flagging

If Pertinent to Application:

- ☐ Landscape Plan
- ☐ Drainage and Utility Plan

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Owner

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.



Applicant (If different than owner)

22 Feb 17
Date

1210 Beardsly Narrative

AKO farms plans to develop 1210 Beardsley in to a marijuana cultivation, processing and manufacturing facility along with concentrate production and an industrial kitchen. The structure will measure 50'x100' and be located at the rear of the property.

Samantha Pierson

From: Martin Ent. Inc. <martinent@gci.net>
Sent: Thursday, March 02, 2017 8:41 AM
To: Planning Department
Subject: 1210 Beardsley

Samantha &
Mike
2nd 2017

March

Sitka Planning Dept.

To Whom it May Concern, Martin Enterprises Inc. is the owner of 1210 Beardsley, and I Marty Martin am the owner of Martin Enterprises Inc. and I give permission to Justin Brown to file for a

Conditional Use Permit for this property located at 1210 Beardsley. As long as the Conditional Use permit is only for 1210 Beardsley.

Thank You !

Martin Enterprises Inc.

Marty J Martin

Parcel ID: 30310002
JARVIS SAWMILL, LLC
JARVIS SAWMILL, LLC
P.O. BOX 31668
BELLINGHAM WA 98228

Parcel ID: 30310004
SOUTHEAST EARTHMOVERS, INC.
SOUTHEAST EARTHMOVERS, INC.
P.O. BOX 784
SITKA AK 99835-0784

Parcel ID: 30320008
TODD/RACHEL MILLER
MILLER, TODD/RACHEL
P.O. BOX 1292
SITKA AK 99835-1292

Parcel ID: 30330000
JONATHAN/GRACE ZARLEY/HWANG
ZARLEY, JONATHAN & HWANG,
GRACE
P.O. BOX 1506
KAMUELA HI 96743-1506

Parcel ID: 30340001
MARK/DAWN YOUNG
PRICE ST. STORAGE, LLC
YOUNG, MARK, N./DAWN, L.
P.O. BOX 2016
SITKA AK 99835-2016

Parcel ID: 30350002
TOM/ANITA MATTINGLY/BERGEY
MATTINGLY, TOM/BERGEY, ANITA
P.O. BOX 624
SITKA AK 99835-0624

Parcel ID: 30350003
DAVIS, INC.
DAVIS, INC.
P.O. BOX 859
SITKA AK 99835-0859

Parcel ID: 30350004
MATTHEW/JULIEAN STROEMER
STROEMER, MATTHEW/JULIEANNE
1403 EDGECLIMBE DR
SITKA AK 99835

Parcel ID: 30350005
MARINER ENTERPRISES
MARINER ENTERPRISES
223 SMITH ST
SITKA AK 99835

Parcel ID: 30350006
GEORGE/STEVEN SKANNES
SKANNES, GEORGE/STEVEN
P.O. BOX 6035
SITKA AK 99835-6035

Parcel ID: 30350007
MICHAEL/SUSAN LITMAN
LITMAN, MICHAEL, A./SUSAN, J.
P.O. BOX 1971
SITKA AK 99835-1971

Parcel ID: 30350008
PW PROPERTIES, LLC
PW PROPERTIES, LLC
3301 C ST, STE 209
ANCHORAGE AK 99503

Parcel ID: 30350009
A & B ENTERPRISES, LLC
A & B ENTERPRISES, LLC
2166 HALIBUT POINT RD, #A
SITKA AK 99835

Parcel ID: 30350010
A & B ENTERPRISES, LLC
A & B ENTERPRISES, LLC
2166 HALIBUT POINT RD, #A
SITKA AK 99835

Parcel ID: 30360000
TISHER CONSTRUCTION, LLC
TISHER CONSTRUCTION, LLC
315 SEWARD ST, STE B
SITKA AK 99835

Parcel ID: 30360010
ROGER/COLLEEN INGMAN
REVOCABLE TRUST
INGMAN REV. TRUST, ROGER &
COLLEEN
P.O. BOX 1155
SITKA AK 99835-1155

Parcel ID: 30360020
TISHER CONSTRUCTION, LLC
TISHER CONSTRUCTION, LLC
315 SEWARD ST, STE B
SITKA AK 99835

Parcel ID: 30370001
HANSEN & HANSEN ENTERPRISE, LLC
HANSEN & HANSEN ENTERPRISE, LLC
201 PRICE ST.
SITKA AK 99835

Parcel ID: 30370002
MELCHOR/GLORY SUBILLAGA
SUBILLAGA, MELCHOR & GLORY FE
1709 HALIBUT POINT RD, #35
SITKA AK 99835

Parcel ID: 30370003
MELCHOR/GLORY SUBILLAGA
SUBILLAGA, MELCHOR & GLORY FE
1709 HALIBUT POINT RD, #35
SITKA AK 99835

Parcel ID: 30370004
MELCHOR/GLORY SUBILLAGA
SUBILLAGA, MELCHOR & GLORY FE
1709 HALIBUT POINT RD, #35
SITKA AK 99835

Parcel ID: 30462400
MOUNTAIN VIEW ESTATES, LLC
MOUNTAIN VIEW ESTATES, LLC
P.O. BOX 3075
SITKA AK 99835-3075

Parcel ID: 30462450
HARD ROCK CONSTRUCTION, LLC
HARD ROCK CONSTRUCTION, LLC
P.O. BOX 1451
SITKA AK 99835-1451

Parcel ID: 30462452
MOUNTAIN VIEW ESTATES, LLC
MOUNTAIN VIEW ESTATES, LLC
P.O. BOX 3075
SITKA AK 99835-3075

Parcel ID: 30462454
MARTIN ENTERPRISES, INC.
MARTIN ENTERPRISES, INC.
P.O. BOX 437
SITKA AK 99835-0437

Parcel ID: 30462468
ROMAN/RACHEL SOROKIN
SOROKIN, ROMAN & RACHEL
P.O. BOX 834
SITKA AK 99835-0834

Parcel ID: 30462500
115 HARVEST WAY LLC
115 HARVEST WAY LLC
P.O. BOX 1401
SITKA AK 99835-1401

Parcel ID: 30643001
FREDERICK SMITH
SMITH, FREDERICK, D.
601 UNION ST, STE 3920
SEATTLE WA 98101-4054

Parcel ID: 30643031
DONALD/REBECCA ANDERSON
ANDERSON, DONALD & REBECCA
310 PRICE ST
SITKA AK 99835

Parcel ID: 30643032
BRUCE/ANN MARIE PARKER
PARKER, BRUCE & ANN MARIE
P.O. BOX 6290
SITKA AK 99835-6290

Parcel ID: 30643201
TROY'S EXCAVATION, LLC
TROY'S EXCAVATION, LLC
P.O. BOX 1541
SITKA AK 99835-1541

Parcel ID: 30643204
ERNEST/GAYLEN
EGGLESTON/NEDHAM
EGGLESTON, ERNEST & NEDHAM,
GAYLEN
401 MILLS ST
SITKA AK 99835

Parcel ID: 30643206
J.,STEVE/JILL DANIELS
DANIELS, STEVE & JILL
P.O. BOX 707
PELICAN AK 99832-0707

P&Z Mailing
March 10, 2017

INVOICE

CITY AND BOROUGH OF SITKA

100 LINCOLN STREET, SITKA ALASKA 99835

DATE: 2/22/17

To: Justin Brown

ACCOUNT # 100-300-320-3201.002
PLANNING & ZONING

Variance.....	
Conditional Use Permit.....	100.00
Minor Subdivision.....	
Major Subdivision.....	
Zoning Map Change.....	
Zoning Text Change.....	
Lot Merger.....	
Boundary Line Adjustment.....	
General Permit.....	
Appeal of Enforcement Action (Pending).....	
Other.....	
Sales Tax.....	5.00
TOTAL.....	105.00

Thank you

PAID

FEB 22 2017

CITY & BOROUGH OF SITKA



AFTER RECORDING, RETURN TO:

Martin Enterprises, Inc.
PO Box 2752
Sitka, Alaska 99835

AETIA 53489

WARRANTY DEED
A.S. 34.15.030

The Grantor, **TISHER CONSTRUCTION, LLC, an Alaska Limited Liability Company**, whose address is 315 Seward Street, Sitka, Alaska 99835, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **MARTIN ENTERPRISES, INC.**, Grantee, whose mailing address is PO Box 2752, Sitka, Alaska 99835, the following-described real estate:

Lot 1B of Mick's Resubdivision according to Plat No. 2016-3, Records of the Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

DATED this 17th day of November, 2016.

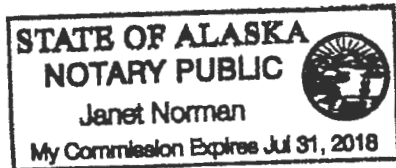
GRANTOR: **TISHER CONSTRUCTION, LLC, an Alaska Limited Liability Company**

By: Michael J. Tisher
Michael J. Tisher, General Manager

STATE OF ALASKA)
)
FIRST JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on this 17th day of November, 2016, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Michael J. Tisher**, to me known and known to me to be the General Manager of **TISHER CONSTRUCTION, LLC, an Alaska Limited Liability Company**, and known to me to be the person who signed the foregoing instrument, on behalf of said limited liability company, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said limited liability company for the uses and purposes therein expressed.

WITNESS my hand and official seal on the day and year in this certificate first above written.



Janet Norman
Notary Public in and for Alaska
My Commission Expires: 7-31-18

