



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

September 1, 2021

City & Borough of Sitka

Attn: City & Borough of Sitka

Via Email: [sara.peterson@cityofsitka.org](mailto:sara.peterson@cityofsitka.org)  
[melissa.henshaw@cityofsitka.org](mailto:melissa.henshaw@cityofsitka.org)  
[brian.hanson@cityofsitka.org](mailto:brian.hanson@cityofsitka.org)  
[planning@cityofsitka.org](mailto:planning@cityofsitka.org)

License Number:	10220
License Type:	Retail Marijuana Store
Licensee:	WEED DUDES INCORPORATED
Doing Business As:	Weed Dudes
Physical Address:	1321 Sawmill Creek Road Suite #J & K Sitka, AK 99835 - 9645
Designated Licensee:	Anna Michelle Cleaver
Phone Number:	907-738-6423
Email Address:	michelle@weeddudessitka.com

☒ License Renewal Application

☐ Endorsement Renewal Application

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

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

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a "conditional protest" as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board's satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to me the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read 'Glen Klinkhart', with a stylized flourish at the end.

Glen Klinkhart, Director  
907-269-0350

## COMMERICAL LEASE AGREEMENT

Eagle Bay Inn LLC

1321 Sawmill Creek Road Suite C

Sitka, Alaska 99835

This lease is made this 1<sup>st</sup> day of January 2020 by and between Eagle Bay Inn LLC and Anna Michelle Cleaver, Weed Dudes Incorporated. In consideration for the mutual promises and covenants contained herein, and for good and valuable consideration, the parties hereby agree as follows:

Eagle Bay Inn LLC leases to Anna Michelle Cleaver, Weed Dudes Incorporated rents from the Landlord the following described premises: Bays J, J2, & K located at 1321 Sawmill Creek Road of the Sitka Business Plaza. Eagle Bay Inn LLC is aware this is for a Marijuana Business.

The terms of this lease shall be for five years, commencing 1/01/2020 and ending 12/31/2025.

Eagle Bay Inn LLC will not take possession of or remove marijuana from the premises, and that Alaska Marijuana Control Office (AMCO) will be contacted in the event that this is necessary.

Anna Michelle Cleaver, Weed Dudes Incorporated shall pay to Eagle Bay Inn LLC as rent \$45,600.00 per year in equal installments of \$3,800.00. This payment shall include sales tax.

This lease is subject to all present and future mortgages affecting the premises.

Anna Michelle Cleaver, Weed Dudes Incorporated shall use and occupy the premises only as a business: this is subject at all times to the approval of Eagle Bay Inn LLC.

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Anna Michelle Cleaver, Weed Dudes Incorporated agrees at their own expense to furnish all utilities and heating expense.

Anna Michelle Cleaver, Weed Dudes Incorporated shall purchase at their own expense liability insurance in the amount of one million dollars, or have it in the business insurance policy, for the premises and shall provide a copy to the landlord Eagle Bay Inn LLC.

Anna Michelle Cleaver, Weed Dudes Incorporated shall be responsible for the snow and ice removal at the back and front of the business entrance. Snow removal of the parking lot shall be provided by Eagle Bay Inn LLC. During heavy snow, the tenant will comply with all parking and removing vehicles as needed.

Anna Michelle Cleaver, Weed Dudes Incorporated agrees that they will not permit or engage in any activity that will affect and increase in the rate of insurance for the building or commit any nuisance thereon.

At the end of the term of this lease, Anna Michelle Cleaver, Weed Dudes Incorporated shall have the right to renew or to surrender and deliver the premise in the same condition (subject to any additions, alterations, or improvements, if any) as presently exists, reasonable wear and tear excluded.

Upon default in any term or condition of this lease, Eagle Bay Inn LLC shall have the right to undertake any or all other remedies permitted by law.

This lease shall be binding upon and insure the benefit of the parties, their heirs, successors and assigns.

Signed this 1<sup>st</sup> day of January 2020

Anna Michelle Cleaver

Anna Michelle Cleaver

Vicki Brown

Vicki Brown

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# Alcohol & Marijuana Control Office

Initiating License Application

5/7/2021 11:34:56 AM

**License Number:** 10220**License Status:** Active-Operating**License Type:** Retail Marijuana Store**Doing Business As:** WEED DUDES**Business License Number:** 1032760**Designated Licensee:** ANNA M CLEAVER**Email Address:** michelle@weeddudessitka.com**Local Government:** Sitka (City and Borough of)**Local Government 2:****Community Council:****Latitude, Longitude:** 57.028890, -135.182940**Physical Address:** 1321 Sawmill Creek Road  
Suite #J & K  
Sitka, AK 99835-9645  
UNITED STATES**Licensee #1****Type:** Individual**Name:** ANNA M CLEAVER**SSN:** [REDACTED]**Date of Birth:** [REDACTED]**Phone Number:** 907-738-6423**Email Address:** michelle@weeddudessitka.com**Mailing Address:** 100 Bahovec Court  
Sitka, AK 99835-9645  
UNITED STATES**Note:** No entity officials entered for this license.**Note:** No affiliates entered for this license.

Department of Commerce, Community, and Economic Development

# CORPORATIONS, BUSINESS & PROFESSIONAL LICENSING

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## ENTITY DETAILS

### Name(s)

Type	Name
Legal Name	WEED DUDES INCORPORATED
Previous Legal Name	Weed Dudes LLC

**Entity Type:** Business Corporation

**Entity #:** 10036827

**Status:** Good Standing

**AK Formed Date:** 3/16/2016

**Duration/Expiration:** Perpetual

**Home State:** ALASKA

**Next Biennial Report Due:** 1/2/2022

**Entity Mailing Address:** 1321 SAWMILL CREEK RD STE J, SITKA, AK 99835

**Entity Physical Address:** 1321 SAWMILL CREEK RD STE J/K, SITKA, AK 99835

### Registered Agent

**Agent Name:** Anna Michelle Cleaver

**Registered Mailing Address:** 100 BAHOVEC COURT, SITKA, AK 99835-9645

**Registered Physical Address:** 100 BAHOVEC COURT, SITKA, AK 99835-9645

### Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
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AK Entity #	Name	Titles	Owned
	Anna Michelle Cleaver	President, Shareholder, Director, Secretary, Treasurer, Vice President	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
3/16/2016	Creation Filing	<a href="#">Click to View</a>	<a href="#">Click to View</a>
3/16/2016	Initial Report	<a href="#">Click to View</a>	
12/03/2017	Biennial Report	<a href="#">Click to View</a>	
10/24/2019	Biennial Report	<a href="#">Click to View</a>	
3/06/2020	Conversion	<a href="#">Click to View</a>	<a href="#">Click to View</a>
3/06/2020	Change of Officials	<a href="#">Click to View</a>	
5/06/2020	Change of Officials	<a href="#">Click to View</a>	
9/04/2020	Entity Address Change	<a href="#">Click to View</a>	

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Alaska Entity #10036827

State of Alaska  
Department of Commerce, Community, and Economic Development  
Corporations, Business, and Professional Licensing

## Certificate of Conversion

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

**WEED DUDES INCORPORATED**  
formerly  
**Weed Dudes LLC**



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **March 6, 2020**.

A handwritten signature in cursive script, appearing to read "Julie Anderson".

Julie Anderson  
Commissioner

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# **BYLAWS OF WEED DUDES INCORPORATED**

## **ARTICLE I**

### **OFFICES AND BOUNDARIES**

The principal office of Weed Dudes Incorporated (corporation) is in Sitka, Alaska. The Corporation may have such other offices as the Board of Directors (Board) may designate.

## **ARTICLE II**

### **PURPOSES AND FUNCTIONS**

The purposes and functions of the Corporation will be determined by the Board.

## **ARTICLE III**

### **MEMBERSHIP AND ANNUAL MEETING**

The corporation does not have members.

## **ARTICLE IV**

### **BOARD OF DIRECTORS**

The business and affairs of the Corporation will be managed by the Board. The number of directors of the Corporation will be five (5). Each director will hold office until his successor is elected and qualified, unless succession is otherwise provided in these Bylaws. A regular meeting of the Board may be held with or without notice and at the same place as the annual meeting of the members, or one selected by the Board. The Board may provide, by resolution, the time and place for the holding of additional meetings without notice other than such resolution.

Special meetings of the Board may be called by or at the request of the President, Secretary, or any two directors. The person or persons authorized to call special meetings of the Board may fix any place as the place for holding any special meeting of the Board called by

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them. Notice of any special meeting will be given at least two (2) days in advance. Any director may waive notice of any meeting. The attendance of a director at a meeting constitutes a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not called or convened lawfully. Neither the business to be transacted nor the purpose of any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting.

The act of the majority of the directors present at a meeting at which a quorum is present will be the act of the Board. Any action required or permitted to be taken by the Board may be taken without a meeting if all the members of the Board consent to the action and the consents are noted in the minutes of the meeting.

Any vacancy occurring on the Board may be filled by the affirmative vote of a majority of the remaining directors, though less than a quorum of the Board, or by a sole remaining director. A director elected to fill a vacancy will be elected for the unexpired term of his predecessor in office. Any directorship to be filled by reason of an increase in the number of directors will be filled by election at an annual meeting, or at a special meeting of members called for that purpose. In no case may a vacancy continue for longer than six (6) months or until the next annual meeting, whichever occurs first.

## **ARTICLE V**

### **OFFICERS**

The officers of the Corporation will be a President, one Vice-President, a Secretary, and a Treasurer, each of whom will be elected by the Board. Such other officers as may be deemed necessary may be elected or appointed by the Board. Any two or more offices may be held by

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the same person, except the office of President.

The officers of the Corporation will be elected annually by the Board at the first meeting of the Board held after the annual meeting of the members. If the election of officers will not be held at such meeting, such election will be held as soon thereafter as convenient. Each officer will hold office until his successor is elected and qualified, or until his death, or until he resigns or is removed in the manner provided in the Bylaws. Any officer or agent elected or appointed by the Board may be removed by the Board whenever, in its judgment, the best interests of the Corporation would be served thereby, but such removal will be without prejudice to the contract rights, if any, of the person so removed.

The President will be the principal executive officer of the Corporation and, will in general supervise and control all of the business and affairs of the Corporation. In the absence of the President or in the event of his death, inability or refusal to act.

The Vice-President will perform the duties of the President, and when so acting will have all the powers of, and be subject to all the restrictions upon, the President.

The Secretary will (a) keep the minutes of the members and the Board of Directors' meetings in books provided for that purpose; (b) maintain and prepare meeting agendas; (c) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (d) be custodian of the corporate records; (e) be the parliamentarian of the meetings of the Board and the membership; (f) keep a register of each member's address and keep records of attendance of all meetings, (g) in general, perform all duties incidental to the office of Secretary, and such other duties as may be assigned to him by the President or by the Board.

The Treasurer will keep the books of the corporation and may have to be bonded if the board decides. The Treasurer will be responsible for monies due and payable to the

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Corporation, and deposit all such monies in the name of the Corporation in such banks the Board decides and in general, perform all of the duties incidental to the office of Treasurer and such other duties as may be assigned to him by the President or by the Board.

The officers and members of the Board will not receive any salary or payment for carrying out their duties, but may, upon submission of proper documentation and approval by the Board, be reimbursed their reasonable expenses incurred in support of the Corporation.

## ARTICLE VI

### CONTRACTS, LOANS, CHECKS & DEPOSITS

The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances. No loans will be contracted on behalf of the Corporation and no evidence of indebtedness will be issued in its name unless authorized by a resolution of the Board. Such authority may be general or confined to specific instances.

All checks, drafts, or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation will be signed by such officer or officers, agent or agents, of the Corporation and in such manner as will be determined by resolution of the Board. The Corporation will keep correct and complete books and records of account, minutes of the proceedings of its members and Board, and records of its members containing the names and addresses of all members. All funds of the Corporation not otherwise employed will be deposited to the credit of the Corporation in such banks, trust companies, or other depositories as the Board may select.

## ARTICLE VII

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### FISCAL YEAR

The fiscal year of the Corporation will be January 1 to December 31.

### ARTICLE VIII

#### EXECUTIVE COMMITTEE

The Board may, by resolution adopted by a majority of its members, designate two or more directors to constitute an executive committee, which to the extent provided in the resolution, may exercise the authority of the Board in the management of the Corporation.

### ARTICLE IX

#### WAIVER OF NOTICE

Whenever any notice is required to be given to any member or director of the Corporation under the provisions of these Bylaws or under the provisions of the Articles of Incorporation or under the provisions of the Alaska Corporation Act, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, will be deemed equivalent to the giving of such notice.

### ARTICLE X

#### AMENDMENTS

These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted by the Board at any regular or special meeting of the Board. On the date below, the Board approved these Bylaws

DATED: 5/20/20  
By: A. Michelle Cleaver  
Anna Michelle Cleaver  
Its: Secretary

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Weed Dudes Inc.  
Anna Michelle Cleaver  
1321 Sawmill Creek Road, Suite J, K  
Sitka, AK 99835  
Phone: 907-738-6423  
Email: michelle@weeddudessitka.com

May 7, 2021

AMCO  
550 W. 7<sup>th</sup> Ave, Suite 1600  
Anchorage, AK 99501

RE: Weed Dudes Inc. Corporate Officers

To Whom it May Concern:

Anna Michelle Cleaver is the sole member and shareholder of Weed Dudes Incorporated. She is the President, the treasurer, the secretary etc. She owns 100% of Weed Dudes Incorporated.

Sincerely,

*Anna Michelle Cleaver*  
Anna Michelle Cleaver

AMCO

JUN 21 2021



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

Alaska Marijuana Control Board

Form MJ-20: Renewal Application Certifications

What is this form?

This renewal application certifications form is required for all marijuana establishment license renewal 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. 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 licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	Weed Dudes, Inc	License Number:	10220		
License Type:	Retail store				
Doing Business As:	Weed Dudes				
Premises Address:	1321 Sawmill Creek Rd, #J, #K				
City:	Sitka	State:	AK	ZIP:	99835

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	Anna Michelle Cleaver
Title:	President

Section 3 – Violations & Charges

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

Initials

I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.

AMC
-----

I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.

AMC
-----

I certify that a notice of violation has **not** been issued to this license between July 1, 2020 and June 30, 2021.

AMC
-----

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:

Initials

I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).

--

AMCO



Alaska Marijuana Control Board

Form MJ-20: Renewal Application Certifications

Section 4 – Certifications & Waiver

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

Initials

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

AMC

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

AMC

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

AMC

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

AMC

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

AMC

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

AMC

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

AMC

I, Anna Michelle Cleaver, hereby waive my confidentiality rights under AS 43.05.230(a) and authorize the State of Alaska, Department of Revenue to disclose any and all tax information regarding this marijuana license to the Alcohol and Marijuana Control Office (AMCO) upon formal request as part of any official investigation as long as I hold, solely, or together with other parties, this marijuana license.

AMC

As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

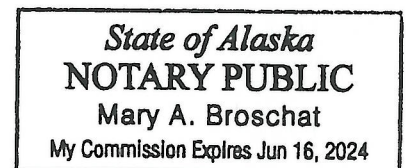
Anna Michelle Cleaver  
Signature of licensee

Mary A. Broschat  
Notary Public in and for the State of Alaska

Anna Michelle Cleaver  
Printed name of licensee

My commission expires: 6/16/24

Subscribed and sworn to before me this 7 day of May, 2021.



AMCO

JUN 21 2021