



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822 • Fax (907) 861-8158

Email: permitcenter@matsugov.us

CONDITIONAL USE PERMIT FOR MARIJUANA RELATED FACILITIES – MSB 17.60

Carefully read instructions and applicable borough code. Fill out forms completely. Attach information as needed. Incomplete applications will not be processed.

Application fee must be attached:

 X \$1,500 for Marijuana Retail Facility
 \$1,500 for Marijuana Cultivation Facility

Prior to the public hearing, the applicant must also pay the mailing and advertising fees associated with the application. Applicants will be provided with a statement of advertising and mailing charges. Payment must be made prior to the application presentation before the Borough Planning Commission.

Required Attachments for a Marijuana Cultivation Facility:

 Wastewater and Waste Material Disposal Plan – 17.60.160 (A)
 Odor Mitigation and Ventilation Plan – 17.60.160 (B)
 Hazardous Chemicals Information – 17.60.160 (C)
 Security plan – 17.60.160 (D)

Required Attachments for Both Retail and Cultivation Facilities:

 X Documentation demonstrating full compliance with applicable fire code – 17.60.150 (D) (2)

Subject Property: Township: 17 , Range: N01 , Section: E07 , Meridian: Seward

MSB Tax ID# 55274B03L007A

SUBDIVISION: MIDWAY EST UNIT #1 RSB B/3 L/7 BLOCK(S): 3 , LOT(S): 7A

STREET ADDRESS: 4200 E Snider Drive, Wasilla, AK 99654

FACILITY / BUSINESS NAME: Shoreline Cannabis

Ownership: A written authorization by the owner must be attached for an agent or contact person, if the owner is using one for the application. Is authorization attached? ☒ **Yes** ☐ **No** ☐ **N/A**

Name of Property Owner

 J & T LLC

Mailing: 6405 Cobblecreek Circle

 Anchorage, AK 99507

Phone: Hm Fax

Wk 907-240-6795 Cell

E-mail terigunter@sencoak.com

Name of Agent / Contact for application

 Justin Benson (Jana Weltzin, Esq - Attorney)

Mailing: PO Box 141463

 Anchorage, AK 99514

Phone: Hm Fax

Wk Cell 907-280-7098

E-mail justin.benson121@yahoo.com

Site Plan – Attach a detailed, to scale, site plan clearly showing the following information:	Attached
Proposed and existing structure(s) on the site. Indicate which structure(s) will be used for the proposed use. Dimensions and locations of all existing and proposed structures on the site in relationship to all property lines.	Attached
Signage – Existing and Proposed.	Attached
Location and dimensions for all access points to and from the site to public rights-of-way or public access easements.	Attached
Buffering – Fences, vegetation, topography, berms, and any landscaping	Attached
Drainage	Attached
Vehicular and pedestrian circulation patterns.	Attached
Exterior site lighting.	Attached
Location and dimensions of parking areas to be provided	Attached
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Attached

Map – Attach a detailed, to scale, vicinity map clearly showing the following information:	Attached
Identify all existing land uses within 1,000 feet.	Attached
Scale and north arrow using standard engineering intervals such as 1" = 30', 1" = 50' or similar as required by project size.	Attached

In order to grant a conditional use permit under MSB 17.60, the Planning Commission must find that each of the following requirements have been met. Explain the following in detail:	Attached
Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?	Yes, Please review Narrative
Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?	No
Are sufficient setbacks, lot area, buffers and other safeguards being provided?	Yes
Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use in this section?	Yes
Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.	Contained in Narrative
Describe measures taken to reduce negative effects upon adjacent properties by: <ul style="list-style-type: none"> Increased property line and right-of-way buffers Planted berms and landscaping Site and building design features which contribute to the character of the surrounding area 	Contained in Narrative
Describe how this use is compatible with the character of the surrounding area.	Contained in Narrative
Current status of State License application process – 17.60.150 (D) (1)	Approved by MCB

17.60.170 Standards for Marijuana Retail Facilities:	Attached
Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing: <ul style="list-style-type: none"> • The proximity of the proposed use to existing businesses; • The proximity of parcels developed with residential uses; • Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use; and • Proposed hours of operations. 	Attached
Provide information showing minimum parking standards have been met as required by MSB 17.60.170 (B) and (C).	Attached

Floor Plan for Marijuana Retail Facilities -- Attach a detailed, to scale, floor plan clearly showing the following information:	Attached
Dimensions of all structures.	Attached
Interior floor plans (specific location of the use or uses to be made of the development).	Attached
Net floor area square footage calculations.	Attached

OWNER'S STATEMENT: I am owner of the following property:

MSB Tax account #(s) 55274B03L007A and, I hereby apply for approval of a conditional use permit to operate a marijuana related facility on the property as described in this application.

I understand all activity must be conducted in compliance with all applicable standards of MSB 17.60 and with all other applicable borough and state.

I understand that other rules such as local, state and federal regulations, covenants, plat notes, and deed restrictions may be applicable and other permits or authorization may be required. I understand that the borough may also impose conditions and safeguards designed to protect the public's health, safety and welfare and ensure the compatibility of the use with other adjacent uses.

I understand that it is my responsibility to identify and comply with all applicable rules and conditions, covenants, plat notes, and deed restrictions, including changes that may occur in such requirements.

I grant permission for borough staff members to enter onto the property as needed to process this application and monitor compliance. Such access will at a minimum, be allowed when the activity is occurring and, with prior notice, and at other times necessary to monitor compliance.

The information submitted in this application is accurate and complete to the best of my knowledge.

Teri Gunter
Signature: Property Owner

Teri Gunter
Printed Name

2-12-24
Date

[Signature]
Signature: Agent

Justin Benson
Printed Name

2-12-24
Date

Act: 5274B03L007A

PERMIT CENTER – FEE RECEIPT FORM

Property Location: 4200 E. Swider Dr.

Applicant: Shoreline Cannabis
Attn: Justin Benson

USE PERMITS {100.000.000.341.300}	Fee
8.35 Public Display of Fireworks	\$25.00
8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.52 Temporary Noise Permit	\$1000.00
8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees	\$500.00 \$1,000.00
8.55 Special Events Permit Site Monitor Fee / Per Day	\$300.00
17.02 Mandatory Land Use Permits	\$50.00
17.04 Nancy Lake Special Land Use District CUP	\$1,500.00
17.06 Electrical Generating & Delivery Facility Application	\$500.00
17.08 Hay Flats Special Land Use District Exception Application	\$1000.00
17.17 Denali State Park Conditional Use Permit	\$1500.00
17.18 Chickaloon Special Land Use District CUP	\$1500.00
17.19 Glacier View Special Land Use District CUP	\$1500.00
17.23 Port MacKenzie Development Permit	\$1000.00
17.25 Talkeetna Conditional Use Permit	\$1500.00
17.25 Talkeetna Conditional Use Permit – Variance	\$1500.00
17.27 Sutton Special Land Use District CUP	\$1500.00
17.29 Flood Damage Prevention Development Permit	\$100.00
17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
17.30.040 Earth Materials Extraction Admin. Permit	\$1000.00
17.30.050 Earth Materials Extraction CUP	\$1500.00
17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots Additional Lots or tracts being created – Per Lot	\$500.00 \$100.00
17.48 Mobile Home Park Permit Application	\$500.00
17.52 Residential Land Use District App (Rezone)	\$1,000.00
17.52 Conditional Use Permit Application CUP	\$1,500.00
17.55 Shoreline Setback Exception Application	\$300.00
X 17.60 Conditional Use Permit Application	\$1500.00
17.61 Commercial/Industrial Core Area Conditional Use Permit	\$1500.00
17.62 Coal Bed Methane	\$1500.00

	17.63 Conditional Use Permit for Racetracks	\$1500.00
	17.65 Variance	\$1500.00
	17.67 Tall Structures - Network Improvement Permit Nonconforming Use Administrative Permit Conditional Use Permit	\$100.00 \$200.00 \$500.00 \$1500.00
	17.70 Regulation of Alcoholic Beverage Use Permit Application	\$1500.00
	17.73 Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.	\$500.00
	17.75 Single-Family Residential Land Use District CUP	\$500.00
	17.76 Large Lot Single-Family Residential Land Use District Conditional Use Permit Application	\$1000.00
	17.80 Nonconforming Structures (Amnesty) Pre-Existing Legal Nonconforming (Grandfather)	\$300.00
	17.90 Regulation of Adult Businesses – Conditional Use Permit	\$300.00
	28.60 Timber Transport Permit	\$1500.00
		\$300.00

	RIGHT-OF-WAY FEES:	
	Driveway	\$50.00
<input type="checkbox"/>	Driveway Deposit {100.226.100}	\$150.00
	Construction	\$200.00
	Utility (Application Fee = \$100 ~ Distance Fee \$0.25/per lineal foot)	
	Encroachment	\$150.00
	Construction Bond {100.227.000}	

	PLATTING PRE-APPLICATION CONFERENCE:	
	Pre-Application Fee	\$50.00

	FEES:	
	Flood Plain Development Survey CD	\$10.00
	CD/DVD/DVD-R	\$7.50
	Construction Manual/Title 43	\$5.00
	Plat Map/Tax Map Copies/Mylar	\$5.00
	Color Maps	\$12.00
	Xerox Copies (B/W = \$0.25 ~ Color \$1.00/page 11X17 Color \$1.75/page)	
	Advertising Fees	
	Cultural Resources Books or Maps	
<input type="checkbox"/>	Citation Payment (If sent to collections – use total due from Courtview)	
	Thumb Drive 2GB = \$5, 4GB = \$8, 8GB = \$10; 16GB = \$15; 32GB = \$20	

\$ 1,500.00 Amount Paid Date: 2/20/24 Receipt # 1286 By: MC

Matanuska-Susitna Borough
Finance
350 E Dahlia Avenue
Palmer, AK 99645
907-861-8610
Welcome

03/05/2024 03:31PM Madeline C
000061-0015 000001286
Payment Effective Date 03/05/2024

MISCELLANEOUS RECEIPT

1000000000 341300 -	
Planning - Platting -	
2024 Item: 57	
1 @ \$1,500.0000	
1000000000 341300 -	
Planning - Platting -	
Map Fees	\$1,500.00

	\$1,500.00
Subtotal	\$1,500.00
Total	\$1,500.00
 CHECK	 \$1,500.00
Check Number 4722	

Change due	\$0.00

Paid by: JDW LLC

Comments: CONDITIONAL USE PERMIT
APPLICATION

Thank you for your payment

CUSTOMER COPY

From: [Brenda Butler](#)
To: [Rick Benedict](#); [Peggy Horton](#)
Cc: [Justin Benson](#); [Jana Weltzin](#); [Randi Baker](#)
Subject: Shoreline Cannabis Conditional Use Permit Application
Date: Thursday, February 15, 2024 4:03:28 PM
Attachments: [CUP Application - Shoreline Cannabis - Signed.pdf](#)
[MSB CUP Narrative - Shoreline Cannabis.pdf](#)
[Owner & Agent Permission Letter - Shoreline Cannabis - Signed.pdf](#)
[MSB Site Plans.pdf](#)
[Floor Plan.pdf](#)
[1000 Buffer Map .pdf](#)
[32848 Board Action Letter MSB Retail.pdf](#)
[2024-022 Central Mat-Su Fire Approval.pdf](#)
[Driveway Permit.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Afternoon Rick and Peggy,

Please find the attached application and supporting documents for Retail Marijuana Store conditional use permit.

The \$1500.00 application fee will be paid via the MSB eCommerce site using the AMCO license number 32848 immediately after this submission.

Please confirm receipt of this email submission and all 9 of its attachments.

Thank you and have a wonderful evening.

--

***** Please REPLY ALL when responding to this Email*****

Brenda Butler

JDW Counsel
Senior Paralegal, Notary Public
& Accounts Payable/Receivable
901 Photo Avenue, Second Floor
Anchorage, Alaska 99503
Phone: 907-231-3750
Fax: 360-483-3750
brenda@jdwcounsel.com
info@jdwcounsel.com

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Think green, please don't print unnecessarily

February 12, 2024

Owner & Agent Permission Letter for Use and Occupancy of Premises

Matanuska-Susitna Borough
Planning and Land Use Department
Development Services Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Shoreline Cannabis – Owner & Agent Authorization

Dear Planning Office:

We, Jackie Glatt and Teri Gunter, of J & T LLC, grant Lake Landing Investments, LLC permission to lease and use our property at 4200 E Snider Road Wasilla, AK 99654 as a Marijuana Retail Store. I am aware that Lake Landing Investments, LLC will be commercially selling marijuana and marijuana products on this property once the Matanuska-Susitna Borough approves the conditional use permit.

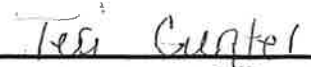
I, Justin Benson and Athena Rotzler, managing members of Lake Landing Investments, LLC, authorize Jana Weltzin and her firm of JDW, LLC to take all necessary actions to apply for and obtain one (1) conditional use permits for the operation of a Marijuana Retail Store of the property owned by J&T LLC located at MIDWAY EST UNIT #1 RSB B/3 L/7 BLOCK 3 LOT 7A, commonly known as 4200 E Snider Road Wasilla, AK 99654.

If you have any questions regarding this correspondence, please feel free to contact me.

Sincerely,



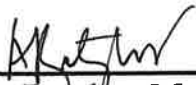
Jackie Glatt – J&T LLC



Teri Gunter – J&T LLC



Justin Benson - Managing Member
Lake Landing Investments, LLC



Athena Rotzler - Managing Member
Lake Landing Investments, LLC



SPACE ABOVE THIS LINE FOR RECORDER'S USE


QUITCLAIM DEED

The Grantor, Senco Alaska, Inc., an Alaska corporation, whose address is 877 E. Dowling Road, Anchorage, AK 99518, hereby grants, conveys, releases, and quitclaims all of its rights, title, and interest, without warranty, to J & T, LLC, an Alaska limited liability company, having an address of 6405 Cobblecreek Circle, Anchorage AK 99507, in the following described real property:

Lot 7A, Block 3, MIDWAY ESTATES SUBDIVISION, Unit No. 1, according to Plat No. 2002-110, located in the Palmer Recording District, Third Judicial District, State of Alaska


TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

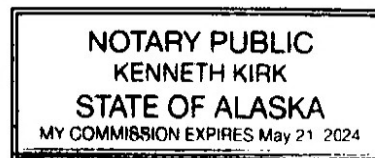
DATED AND SIGNED on September 12, 2023, in Anchorage, Alaska.


Teri L. Gunter, Grantor

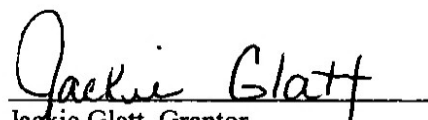
STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

SUBSCRIBED AND SWORN BEFORE ME on September 12, 2023, in Anchorage, Alaska by Teri L. Gunter, for the Grantor.


Kenneth Kirk
Notary in and for Alaska
My Commission Expires: May 21, 2024




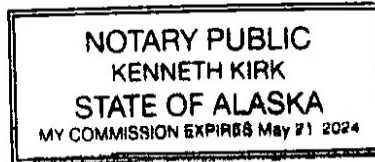
DATED AND SIGNED on September 12, 2023, in Anchorage, Alaska.


Jackie Glatt, Grantor

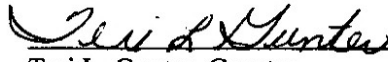
STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

SUBSCRIBED AND SWORN BEFORE ME on September 12, 2023, in Anchorage, Alaska
by Jackie Glatt, for the Grantor.


Kenneth Kirk
Notary in and for Alaska
My Commission Expires: May 21, 2024

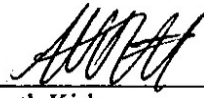


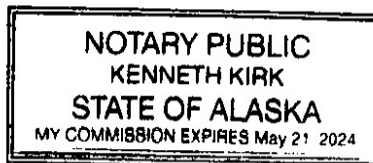
DATED AND SIGNED on September 12, 2023, in Anchorage, Alaska.


Teri L. Gunter, Grantee
On behalf of J & T, LLC

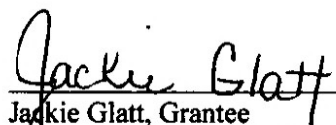
STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

SUBSCRIBED AND SWORN BEFORE ME on September 12, 2023, in Anchorage, Alaska by
Teri L. Gunter, for the Grantee.


Kenneth Kirk
Notary in and for Alaska
My Commission Expires: May 21, 2024




DATED AND SIGNED on September 12, 2023, in Anchorage, Alaska.


Jackie Glatt, Grantee
On behalf of J & T, LLC

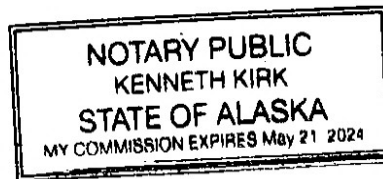


STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

SUBSCRIBED AND SWORN BEFORE ME on September 12, 2023, in Anchorage, Alaska by Jackie Glatt, for the Grantee.



Kenneth Kirk
Notary in and for Alaska
My Commission Expires: May 21, 2024



Filed for Record at the Request of Kenneth Kirk, Attorney at Law

AFTER RECORDING MAIL TO: J & T, LLC, 6405 Cobblecreek Circle, Anchorage AK 99507

Affidavit of Authority attached



AFFIDAVIT OF AUTHORITY

STATE OF ALASKA)
) ss.
3rd JUDICIAL DIST.)

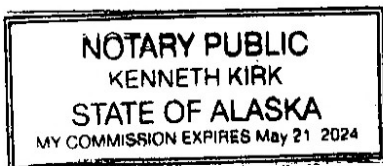
We, Teri L. Gunter and Jackie Glatt, hereby state the following under oath or affirmation, on penalty of perjury:


1. We are the officers of Senco Alaska, Inc..
2. Under the Articles and Bylaws of the corporation, we are authorized to transfer property.
3. We have signed the deed to which this Affidavit is attached, in accordance with such authority.

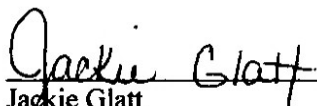
AFFIANT SAYS NOTHING FURTHER


Teri L. Gunter

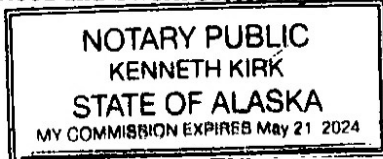
Subscribed and Sworn before me on September 12, 2023, by Teri L. Gunter.





Kenneth Kirk
Notary Public for Alaska
Commission expires May 21, 2024


Jackie Glatt

Subscribed and Sworn before me on September 12, 2023, by Jackie Glatt.




Kenneth Kirk
Notary Public for Alaska
Commission expires May 21, 2024



RETAIL MARIJUANA STORE CONDITIONAL USE PERMIT NARRATIVE

Lake Landing Investments, LLC

DBA Shoreline Cannabis

a locally owned and operated business

Submitted: _____, 2024

Prepared by:



JDW, LLC
Jana D. Weltzin, Esq.
901 Photo Avenue, Second Floor
Anchorage, AK 99503
jana@jdwcounsel.com
630-913-1113
907-231-3750

On behalf of:

Lake Landing Investments, LLC

Introduction:

We are pleased to introduce lifelong Alaskans and entrepreneurs Justin Benson and Athena Rotzler. Justin is a motivated and successful business owner in Alaska, where he has owned and operated Lawn Pro Alaska, a landscaping company, for more than fifteen years. Justin was uniquely suited to enter into the cannabis industry, in 2002 Justin earned a degree in Horticulture.

Athena has lived in Alaska for eight and a half years and is a stay-at-home mom who makes beautiful jewelry by hand and sells it at local functions; she is married to a lifelong Alaskan and has two children.

Justin is working on opening this retail shop to go along with his active-operating cultivation facility license that is located down the road from this proposed location and wants to take the brand he and Athena have developed to sell their marijuana in their own retail store. By branching out, Justin and Athena will integrate their business to maximize their efficiencies and provide multiple employment opportunities within the industry and within the Mat Su Borough. Justin and Athena are the managing members of Lake Landing Investments, LLC, which owns Shoreline Cannabis, a proposed new Retail Marijuana Store located in the Matanuska - Susitna Borough.

This Conditional Use Permit (“CUP”) application for a Retail Marijuana Store requests approval from this Honorable Commission. Shoreline Cannabis’ retail application has been approved with delegation by the Marijuana Control Board “MCB” during the June 2023 meeting.

Required attachments for a marijuana retail facility conditional use permit narrative:

Is the conditional use compatible with and will it preserve or not materially detract from the value, character, and integrity of the surrounding area?

√ The proposed use is compatible with adjacent properties and fits succinctly into the area as there is a mix of uses in the area – the area consists of large lots that house commercial uses such as a storage business and a dog groomer. The property faces the E. Palmer-Wasilla Highway and is situated for commercial use. The entire licensed area, including the restroom, pack/prep/inventory storage rooms, and the retail sales floor, will be approximately 2,400 square feet. The proposed use fits into the surrounding uses’ harmony in size and design. The facility is composed of a steel structural frame, metal roof panels, metal wall bracing, fasteners and sheet metal siding. The retail store is beige in color with black accenting in front, black commercial doors and a silver roof. The facility is located on a 1.18-acre lot off the E Palmer-Wasilla Highway located in the MIDWAY EST UNIT #1 RSB B/3 L/7 subdivision of the Matanuska-Susitna Borough. The surrounding area of the property is bordered by a mixture of commercial use, industrial use, residential homes and vacant lots. There are no sensitive uses within the required 1000 foot as-the-crow-flies measurement as outlined in MSB 17.60, the closest sensitive use is school grounds – Cottonwood Creek Elementary, which is over 3000 feet from the facility to the lot line of the school grounds. Therefore, the proposed use does not detract from the surrounding area’s character, value, and integrity of the surrounding area, however, the applicants are aware of

the residential uses nearby, and will take extra care to be responsive to neighbors if any concerns arise regarding the commercial nature of this proposed use. The facility will not produce any undue noise pollution and has an odor control method in place. It is not expected that the retail facility will generate smell, but regardless the retail will have odor controls. There will be no onsite consumption allowed at this proposed retail establishment. Exterior lights will be installed downward facing to ensure mitigation of light pollution. This retail facility will be operated by knowledgeable licensees who are in the industry, have the education and training to aide in smooth operations; ordinance compliance; regulation compliance etc., has a multitude of industry contacts, and will ensure that this use does not detract from the value, character, and integrity of the surrounding area. The neighboring uses that face the E Palmer-Wasilla Hwy include the storage cache, a pet grooming boutique, veterinary clinic, Builders Choice Lumber, the industrial/commercial neighbor north of the facility is the Schwabenhof, a bar/restaurant across the E. Palmer Wasilla Highway, a major thoroughway in Wasilla.

√ The applicants will ensure that the proposed use will not emit odor, will not produce excess dust, will have limited noise, and will have sufficient parking and loading in order to cut down on traffic generation in front of the premises and on the side-street thus fitting in with adjacent property uses. The facility design utilizes natural landscape screening in the back of the lot and meets the required setback from the side street. The proposed use will meet all compatible uses allowed on adjacent properties and will improve the overall neighborhood as the premises will not emit odor, will not produce excess dust, will not produce noise pollution, and will have parking and loading on the licensed premises to cut down traffic congestion on the street, thus fitting in with adjacent property uses. As detailed in the attached site plan, there will be ample space for parking on the premises and will have appropriate accessibility spaces under the Americans with Disabilities Act.

√ The facility will have a 24-hour monitoring alarm system, exterior lighting, and video surveillance. Commercial locking mechanisms and video surveillance secure all entrances to capture individuals within twenty (20) feet. Inside the licensed premises, video surveillance will cover all areas of the facility (apart from the bathroom) 24/7 (stored for a minimum of 40 days) to monitor and identify all activity. Specific portions of the store will be designated as restricted access areas, with signs posted prominently around the premises stating, “Restricted Access Area: Visitors Must Be Escorted” and “Video Surveillance in Progress.”

√ In the event a non-employee/agent of the company needs to access the restricted access area, the company visitor policy will be adhered to. A visitor will need to show their valid photo identification and obtain a visitor badge which must be visibly displayed on their persons at all times in restricted access areas. All visitors must be pre-approved by a Licensee or management (with the exception of AMCO officials, law enforcement, or an agent of the Matanuska Susitna Borough) - there should be no un-scheduled and unexpected visitors. To maintain the security of the facility and all marijuana products, access the facility will always be monitored and restricted. Access will only be granted to employees and licensees, AMCO agents, law enforcement, and the limited exception of scheduled pre-approved visitors. Additionally, Shoreline Cannabis’ exterior signage will indicate that any members of the public are not allowed unescorted access and will

be clearly displayed on the door. Distinct and apparent cameras will be placed throughout and around the facility to encourage people to not attempt access.

Will the granting of the conditional use permit be harmful to the public health, safety, convenience, and welfare?

√ No – Shoreline Cannabis’ retail establishment has a security system plan, diversion control policies, and a loitering check plan for the retail facility. Shoreline will also provide prompt and effective responses to community concerns if such concerns arise.

√ The facility is a commercial marijuana retail store and will only allow access to those who are at least 21 years of age or older. No persons will be allowed access to any marijuana or marijuana products at any time, unless under direct supervision of a Shoreline Cannabis licensee or employee, as all marijuana and marijuana product must be stored in the restricted access area per AMCO regulations. There is no on-site consumption is allowed at this retail establishment, and no customers will be allowed to consume in their vehicles in the parking lot. A Shoreline Cannabis employee shall perform regular parking lot and perimeter checks throughout the day, frequent but unscheduled, so no member of the public picks up on a scheduled pattern, to ensure that no persons are loitering and to ensure that no customers are consuming product on the property and/or in their vehicles.

√ All marijuana and marijuana products will be displayed in locked display cabinets for customers to view. The area behind the cabinets will be restricted access, and signage will be displayed accordingly. Employees will open the cabinet from within the restricted access area and place the product into exit packaging at the cash register before handing it to the customer. Once a customer’s transaction is complete, they will be instructed by an employee to exit the retail store.

√ To ensure Shoreline Cannabis will only allow access to persons over the age of 21, the retail establishment will check the ID of every person attempting to enter the retail store. Anyone under 21 or who does not produce a valid photo ID issued by a federal or state agency authorized to issue ID cards will be asked to leave the premises, no matter how familiar the employee is with the customer. Any employee checking IDs will have a valid marijuana handler permit and be trained to recognize altered/forged photo IDs.

Additional protections to ensure the prevention of any negative impact on the public health, safety, convenience, and welfare:

√ The facility will have a 24-hour monitoring alarm system, bright, prominent exterior lighting that is downward facing to minimize light pollution to neighboring lots, and video surveillance. All entrances are secured by commercial locking mechanisms and video surveillance to capture individuals within 20 feet. Inside the licensed premises, video surveillance will cover all areas of the facility (with exception of the bathroom) 24/7 (which is stored for a minimum of 40 days) to monitor and identify all activity. All visitors must be pre-approved by a licensee or a manager (with the exception of AMCO agents, MSB agents, and law enforcement). To maintain the security of the facility and all marijuana products, access to the facility will always be

monitored and restricted. Access to restricted areas will only be granted to employees and licensees, AMCO agents, MSB agents, law enforcement, and the limited exception of scheduled pre-approved visitors and those customers over the age of 21. Distinct and apparent cameras will be placed throughout and around the facility to encourage people to not attempt unauthorized access.

✓ On-site video surveillance will continuously monitor all areas of the premises where marijuana is present, including areas where marijuana is packaged, sold, and stored. Employees will perform mandatory inventory counts each week, check counts against Metrc records, compare with point-of-sale reports to ensure no diversion or inversion is occurring, and document the reports as official business records. Shoreline Cannabis will not tolerate theft, inversion, and diversion, and all employees will complete mandatory training to recognize such activity. Shoreline Cannabis management team understands that diversion can happen in two ways - inversion and diversion - and it can be equally profitable to divert product out of the legal system as it is diverting product from the illegal system into the legal market. If an employee is caught stealing marijuana OR infusing the facility with non-regulated black-market product, Shoreline Cannabis will notify local law enforcement immediately, comply with all directives, and provide all necessary information and records for the investigation. Shoreline Cannabis will take the necessary steps to ensure that illegal conduct by an employee does not compromise the facility's license and legitimate business operations. Once a theft is reported, the licensees or manager will update the product records in the tracking system, as needed, to maintain an accurate and comprehensive accounting for all marijuana products and inventory. The licensee(s) and/or manager will comply with all inquiries and investigations lodged by AMCO. Documentation related to marijuana theft will be maintained as a business record for five (5) years and made available to AMCO upon request. Video recordings will be stored for forty (40) days. Cameras will provide a full view of the entryway, retail sales area, point of sale system and cash registers, safes, money counting areas, and marijuana/marijuana product storage areas. Security monitors and video recording equipment will be securely located onsite.

✓ Qualified candidates will be hired on probationary period during which time they will receive training and evaluation specific to their position. Training will include marijuana industry trends; customer care; food handling; safety precautions and procedures; legal issues; and state and federal regulations. Training will be refreshed as needed, as well as when new regulations or products are introduced. Employees will be required to demonstrate their knowledge of these concepts before their training will be considered complete. Informative packets will be provided to employees and supplemented/updated as needed. These packets will cover; Marijuana cannabinoids; strain ratios; marijuana benefits and risks; local community concerns to address, general Alaska marijuana law; employment regulations; store policies; security and safety procedures; measures for the prevention of diversion, inversion and theft; recognizing forged, altered, or invalid identification, as well as signs of intoxication; in-depth information about job duties and responsibilities; response procedures for robberies, earthquakes, and other emergencies; statutes regarding confidentiality. Employees will receive semi-annual performance evaluations to ensure that they have retained their training information, and the store remains compliant. As

proper safety and security procedures are of utmost importance to Shoreline Cannabis, the most up-to-date reading materials will always be available to employees. Prior to beginning work, employees will be expected to understand the following: (1) Alaska laws, regulations, and codes governing the marijuana industry and marijuana establishments; (2) all of the permitting requirements to act as a marijuana handler (including obtaining a Marijuana Handler card from a state-approved course provider before commencing employment) and to work in a marijuana establishment; (3) Shoreline Cannabis standards, operational protocol, and best practices concerning marijuana retail sales; (4) general safety procedures and security protocol; (5) how to think defensively if threatening situations occur, and how to recognize the signs of impairment, drug abuse, and instability; (6) in-depth information about our particular strains and marijuana related products; (7) in-depth information on the requirements of each room, task, and system; (8) the general federal, state, and local employment regulations by which Shoreline Cannabis is governed; and (9) retail-specific education. To ensure full coverage for each position, all employees will be cross-trained on the requirements of each job.

✓ Shoreline Cannabis will have “No Loitering” signs clearly posted on the exterior of the facility. If an employee suspects a person is loitering outside the licensed premises, they will be given a verbal warning to leave the premises or law enforcement will be notified. Trained employees will maintain periodic checks around the property to deter unauthorized entrance or loitering around the facility. The exterior lighting system will keep the premises well-lit during closed hours and provide extra lighting for all surveillance recordings. Exterior lighting will be shielded and downward-direction to mitigate any unwanted light pollution. Lighting will be frequently checked by an employee to ensure that all fixtures are fully operational. An employee will check surveillance footage to ensure that lighting is adequate to prevent dark spots and capture the best facial image of every person who approaches the facility. If there are any issues with the quality of the surveillance capture, the lighting will be calibrated and/or additional lighting will be installed. All outdoor lighting will be shielded to protect against inclement weather and vandalism. The shielding will also prevent light pollution on the surrounding properties by directing light downwards.

✓ The facility’s architectural design incorporates lighting to project light onto the building and downward. The alarm system will monitor for intrusions with motion detectors on the facility windows, entrance and exits, including emergency exits on the west side of the licensed facility, restricted access area which includes secured storage, the office and storage areas during closed hours. Live security footage will also be accessible to the licensees and management via their cellular phones so they may keep an eye on the facility even when they are away. Any unauthorized or attempted intrusion will prompt an automatic electronic alert to the security company who will contact local law enforcement and a licensee or manager. All alarm systems and devices will be tested every six (6) months.

Are there sufficient setbacks, lot area, buffers, and other safeguards being provided?

√ As described previously, Shoreline Cannabis is located within a 1.18-acre parcel. This application and the layout of Shoreline Cannabis meet the required setbacks, buffers, and lot area. The entire retail operation is enclosed in a commercial-grade building.

√ There will be plenty of on-site parking for this use, including accessible spaces. Shoreline Cannabis' facility is 2,400 square feet, per MSB 17.60.150, the retail store requires 8 parking spaces (1 space per 350 sqft). Shoreline Cannabis has 7 10W x 20L parking spaces, and one ADA 11W x 5 isle x 20L parking space.

√ The facility has incorporated measures to reduce the negative effects it may have on the surrounding properties including, but not limited to, natural landscaping screening behind the facility, a u-shaped driveway and paved parking in front of the building and a black & beige commercial-metal architectural design that will not detract from the surrounding area's character.

√ The facility will not produce noise pollution and has an odor control method. A robust security plan and the "no loitering" policy will be implemented and thoroughly communicated to all employees. Additional safeguards include the following:

√ The lighting fixtures will be positioned at an inaccessible height with sturdy housings to deter vandalism and common obstructions. The bulbs will be extremely bright to maximize visibility and deter crime. The exterior lighting will be checked daily by a licensee, manager on duty or an employee to ensure that each light in the system is operational and that each mount is positioned for optimum recording clarity and to deter unauthorized presence on the premises. The building's architectural design incorporates downward/shielded lighting to prevent light from encroaching on neighboring properties or right of ways.

√ A third-party security company will install the alarm system and continuously monitor the electronic notifications if the alarm is triggered. The security company will periodically visit to check and maintain the equipment.

Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use of this section?

√ Yes.

Describe measures being taken to prevent potential negative effect upon other properties in the area due to such factors as noise and odor.

The proposed use will produce very little noise compared to adjacent properties. Shoreline Cannabis does not anticipate any noise from the facility, and if any noise is to be produced, it will be comparable to surrounding land uses. The roads that serve the facility and surrounding uses fluctuate during "rush hour", other times of the day the roads do not seem to be used to their maximum capacity; therefore, any increase in traffic flow on the roads serving the area will be sufficient to serve the area with this new proposed retail use.

Shoreline Cannabis will abide by a strict “no odor” policy per MSB 17.60.150(A)(1) that will ensure no odor is detectable by the public from outside the facilities. This use is a retail establishment and should not have any issues with odor seeping out from the retail to the outside air. However, in an abundance of caution, odor control methods will be utilized and will consist of a number of methods meant to eliminate odors such as; sealed marijuana containers and air sanitizers throughout the building and when transporting marijuana to/from the premises. All marijuana at the retail facility will be either pre-packaged in smell-proof packaging for sale, deli-style enclosed jars that are only opened to take the product out for sale to a customer and is repacked before exiting the facility, or in enclosed jars in small amounts for customers to smell.

Describe how use is compatible with the character of the surrounding area.

√ The facility is compatible with the character of the surrounding area as it exists on a property with commercial, industrial, and wooded residential neighboring lots. The vicinity includes several vacant land parcels that remain undeveloped, contributing to the area’s tranquil and secluded atmosphere, which aligns well with the nature of a marijuana retail store. The surrounding parcels and their uses are an excellent fit for a marijuana retail store.

Current status of State License Application Process.

The Marijuana Control Board approved the application with delegation during their June 2023 meeting. *See attached board action letter.*

Misc. Items and Information.

Please see the attached parking layout diagram, which complies with MSB 17.60.170(B)&(C).

Proposed hours of operation for the retail establishment shall be 8 am – 12am Monday-Friday, 10am – 12am Saturdays and 10am – 10pm on Sundays, however the store will likely reduce hours or extend hours on certain days, depending on customer demand.

The number of employees on-site will be a minimum of 3, depending on employee shifts, season, and other store needs.

Shoreline Cannabis has been reviewed and approved by Central Mat-Su Fire Department. *See attached certificate of approval.*








The logo for the store is understated and simple that shows a plane flying over a beautiful blue lake, surrounded by trees, mountains and blue skies with the company name under the imagery. Shoreline Cannabis will have one metal and plastic 21’x3’ sign on the front of the facility facing the Palmer-Wasilla Highway. Sign will be back-lit during operating hours and off during closed hours.



Thank you for your dedication to the Community and for your thoughtful consideration of this conditional land use application.



Building Use

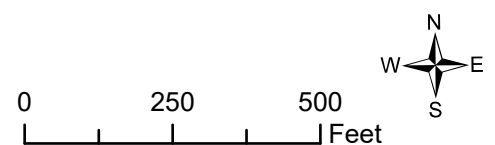
-  Government or School Grounds
-  Religious
-  Residential
-  Commercial
-  Industrial
-  Agricultural
-  Recreational

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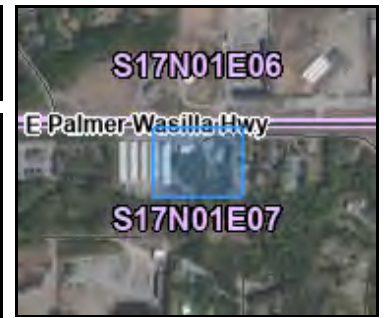
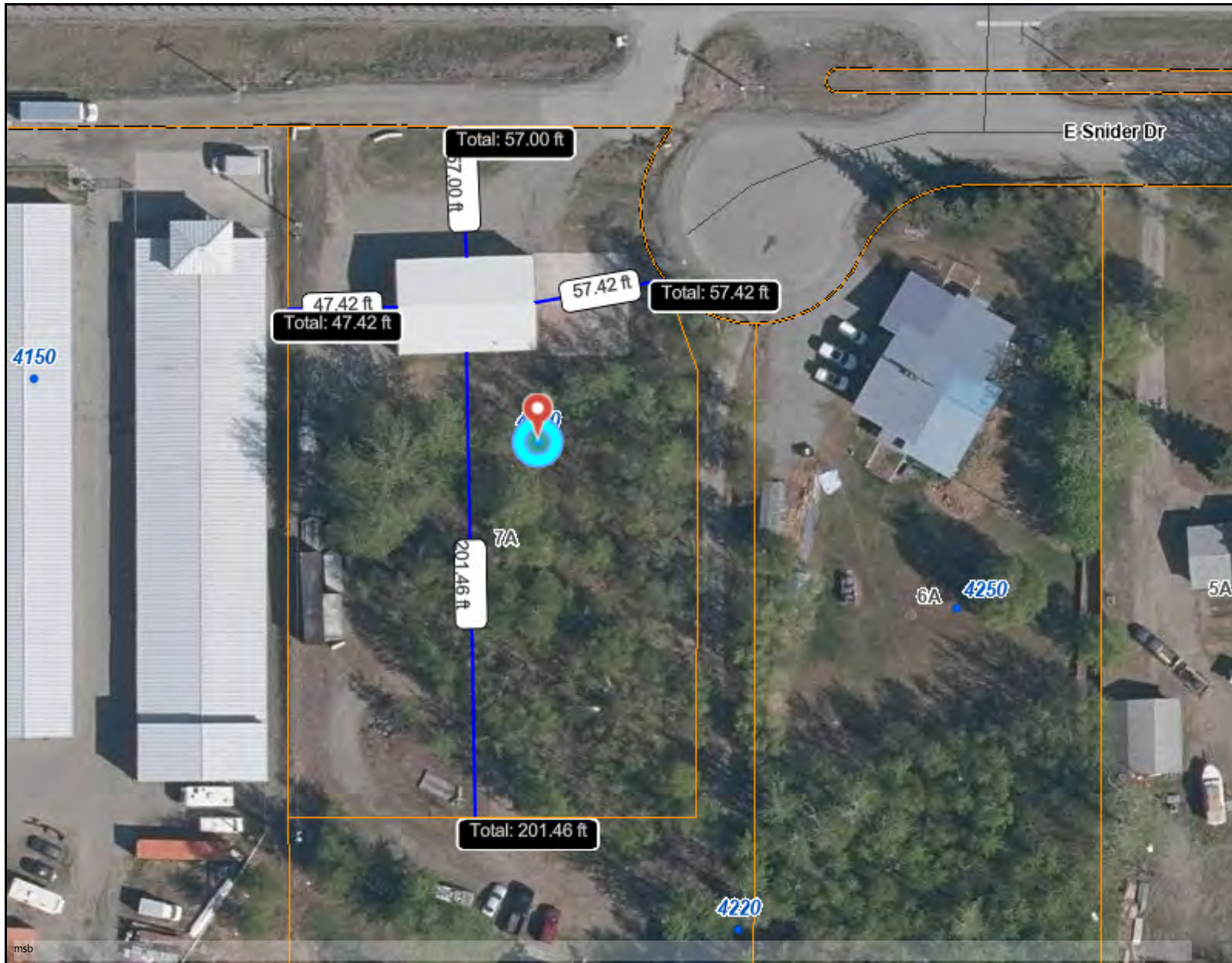
Land Use Map with 1000' buffer 5274B03L007A

MSB Development Services Division: 2/8/2024





Matanuska-Susitna Borough



Legend

ParcelViewer

Roads

— Minor Road

Mat-Su Borough Boundary



Address Numbers



Parcels



ROW and Easements

--- ROW Road

Section Lines



1 : 1611



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

SHORELINE CANNABIS SITE PLAN -
FRONT, SIDE & REAR
SETBACK/PROPERTY LINE DISTANCES

0 100 200
ft

WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 03/07/24

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Matanuska-Susitna Borough



Legend

ParcelViewer

Roads

- Major Road
- Minor Road

Mat-Su Borough Boundary



Address Numbers



Parcels



ROW and Easements

- ROW Road

Licensed Premises



Drainage



1 : 2204



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

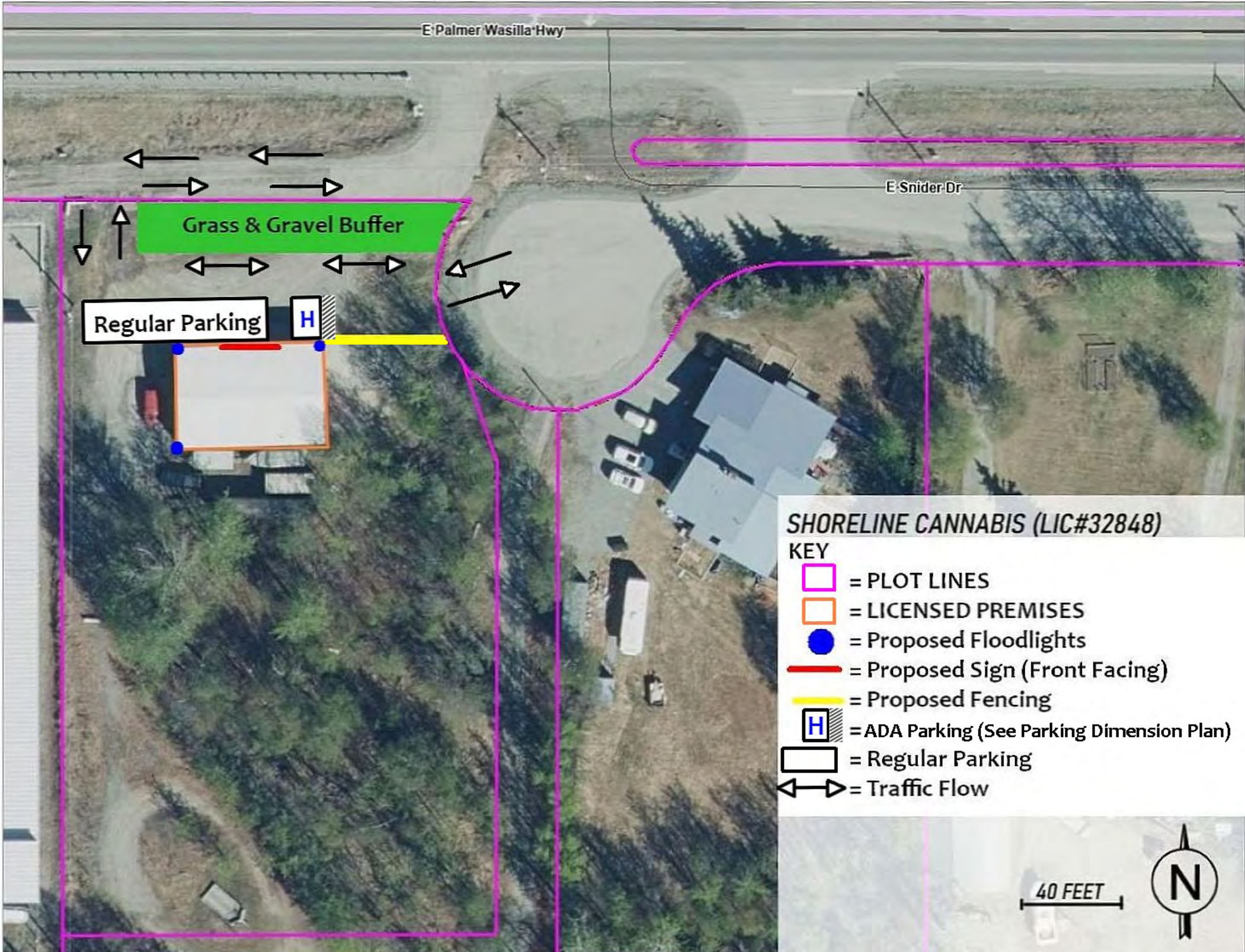
SHORELINE CANANBIS - SITE PLAN -
DRAINAGE

0 150 300
ft

WGS, 1984, Web_Mercator_Auxiliary_Sphere

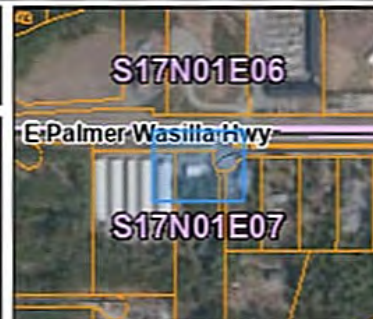
Date: 01/26/24

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Matanuska-Susitna Borough



Legend

ParcelViewer

Roads

- Major Road
- Minor Road

Mat-Su Borough Boundary



Address Numbers



Parcels



ROW and Easements

- ROW Road

Section Lines



1 : 1102

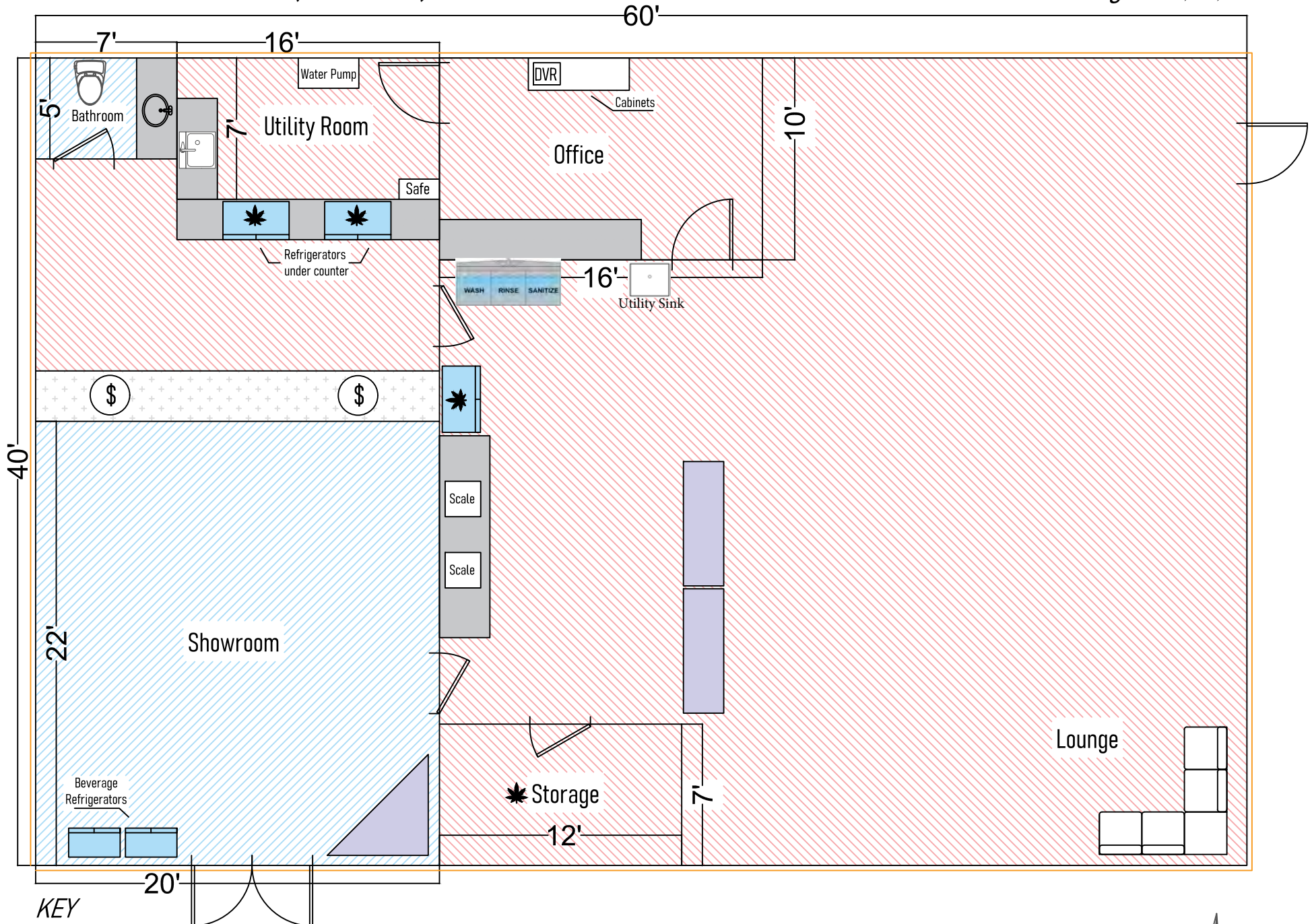


THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

SHORELINE CANNABIS - PARKING
DETAILS & DIMENSIONS

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KEY

RESTRICTED ACCESS AREA

SHELVING

GLASS DISPLAY CASE

LICENSED, NOT RESTRICTED

TABLE/COUNTER

USED FOR MJ STORAGE

LICENSED PREMISES/
RIGHT TO POSSESSION

REFRIGERATOR

POINT OF SALE

5 FEET



Fire & Life Safety Division

Physical: Station 51 – 1911 S Terrace Court, Palmer

Mailing: 101 W Swanson Avenue • Wasilla, AK 99654

Office (907) 861-8030 • Fax (907) 861-8157 • E-mail: FireCode@matsugov.us



August 24, 2023

Justin Benson
Lake Landing Investments LLC
10935 Cange St
Anchorage AK 99516
907-575-8521
Justin.benson121@yahoo.com

SUBJECT: Shoreline Cannabis
FIRE SERVICE AREA: Central Mat-Su FSA
PLAN REVIEW: 2024-022
TYPE OF CONSTRUCTION: VB
OCCUPANCY TYPE: M
2021 INTERNATIONAL BUILDING AND FIRE CODE

Justin:

Plans for remodeling the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of the remodel work. Any changes to the approved plans must be submitted to this office for review and approval. **You are prohibited to occupy this building until construction is completed for which plans have been examined and approved. After completion of the construction, you must schedule a certificate of occupancy inspection prior to opening.**

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances. Also understand that approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations. The plans have not been reviewed for compliance with the Federal Americans with Disabilities Act or structural requirements.

If we can be of further assistance in this matter, please contact us at the address above.

Sincerely,

A handwritten signature in black ink that reads 'Josh Henson'.

Joshua P. Henson
Deputy Fire Marshal

Fire and Life Safety Division

Central Mat-Su Fire Service Area No. 130 - District 1
Department of Emergency Services, Matanuska-Susitna Borough



Plan Review #2024-022 Shoreline Cannabis Renovation Approval

This is to certify that the plans for this building were reviewed by CMSFD's Fire & Life Safety Division on 8/24/2023, for conformance with AS 18.70.010–100; 13 AAC 50.027. This certificate becomes invalid 180 days after the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.

A handwritten signature in black ink that reads 'Josh Henson'.

by Joshua P. Henson, Deputy Fire Marshal

Authority: AS 18.70.080, 13 AAC 50.075 & MSB RS 06-054



State of Alaska

Department of Transportation and Public Facilities

Driveway Permit #26370

This permit allows the owner to construct and maintain a driveway within a State owned highway Right of Way.

Owner: Storage Cache, LLC

Mailing Address: Attention: John Simpson
19025 Villages Scenic Pkwy
Anchorage, Alaska 99516

Driveway location (highway, address, subdivision, legal description milepost, etc.)

Wasilla SHARED Access - Palmer-Wasilla Highway - 4150 E Snider Drive
(17N01E07B003) and 4200 E. Snider Drive (5274B03L007A)

Installed by DOT project per 1981 agreement.

Design Criteria

Driveway width	24 Feet	Road surface type	Paved
Left edge clearance	N/A	Shoulder type	Gravel
Right edge clearance	N/A	Landing surface type	Asphalt
Left return radius	20 Feet	Left driveway fore slope	: 1 3
Right return radius	30 Feet	Right driveway fore slope	: 1 3
Shoulder width	2Feet	Ditch depth	Feet
Approach angle	90 Degrees	Culvert Type	None
Landing grade	+/- 2 Percent	Culvert Size	N/A
Landing length	30 Feet	Culvert Length	N/A

This permit applies only to the State right of way.

This permit grants permission for a driveway allowing access to and from your property onto a State maintained highway. It does not permit the following within the right of way or within that

portion of a driveway that is within the right of way: (1) Parking of vehicles "for sale"; (2) Obstructions of any kind (i.e. logs, cables, fencing, etc.); (3) Advertising signs or banners/flags; (4) Parking vehicles with signs/advertising on the side.

A driveway constructed under permit within a highway right-of-way is the property of the State, but all cost and liability arising from the construction, operation, or maintenance of a driveway is at the sole expense of those lands served.

The Department is not obligated to change its maintenance practices to accommodate a driveway constructed under a permit, or to incur any additional expense removing snow berms or other obstructions from a driveway within a right of way resulting from the Department's activities, or activities under a permit issued under 17 AAC 15.

Owner is responsible for adjusting, relocating or removing the driveway without cost or liability to the Department if the use or safety of the highway requires.

This permit is not a property right but a temporary authorization, revocable by the State upon violation of any permit terms or conditions, or for other reasons. All reasonable attorney's fees and costs associated with legal or enforcement actions related to the terms and conditions of this permit will be borne by the Owner.

Any survey monument or monument accessory that is disturbed or destroyed during construction or maintenance of the driveway will be restored or replaced by a Land Surveyor licensed in the State of Alaska.

The Owner will be responsible for all necessary Federal, State, and Municipal permits and licenses required by law, pay all taxes and special assessments lawfully imposed upon the permitted area, and pay other fees and charges assessed under applicable law.

Placement of fill material in waters of the U.S., including wetlands and streams, requires prior authorization from the U.S. Army Corps of Engineers. It is the responsibility of the owner to contact the Corps before filling activities take place.

The Owner shall construct and maintain a driveway in such a manner that the highway, and all of the highway's appurtenances or facilities, including drainage facilities, pipes, culverts, ditches, traffic control devices, street lights, pathways, and sidewalks are not impaired or endangered in any way by the construction or maintenance. If you damage any improvements within the State owned right of way, you will be responsible for returning them to their previous condition. The Department will inspect and approve the restored improvements.

Owner will indemnify, defend, and hold harmless the State, and its officers, employees, and contractors, from any and all claims or actions resulting from injury, death, loss, or damage sustained by any person or personal property resulting directly or indirectly from Owner's use of or activities in the permitted area.

Landings from all paved roads must be paved and maintained from edge of the road to the length of the landing as stipulated in this permit.

If a culvert is required by this driveway permit, culvert ends must be installed at the time of installation and maintained continuously by the owner.

No person shall place, leave, or deposit upon any street, avenue, alley, sidewalk, or other public right of way any snow or ice which has been removed from a private driveway, private parking area, or the adjacent property. Owner is responsible for contractor's actions concerning placement of snow from Owner's property.

If driveway construction or maintenance interferes with the public's safety and/or use of facilities within State owned right of way, you will be directed to stop work until adjustments are made.

While doing construction or maintenance activities do not park equipment or stockpile material on the shoulder during non-working hours.

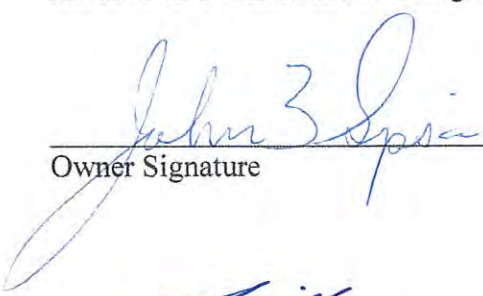
Owner is responsible for sight distance clearing of brush and obstructions adjacent to their property

Contact the Department for information about acceptable driveway markers (i.e., size, materials, distance, etc.) for placement within the right of way.

Attachments included as part of this permit are:

- Site Plan

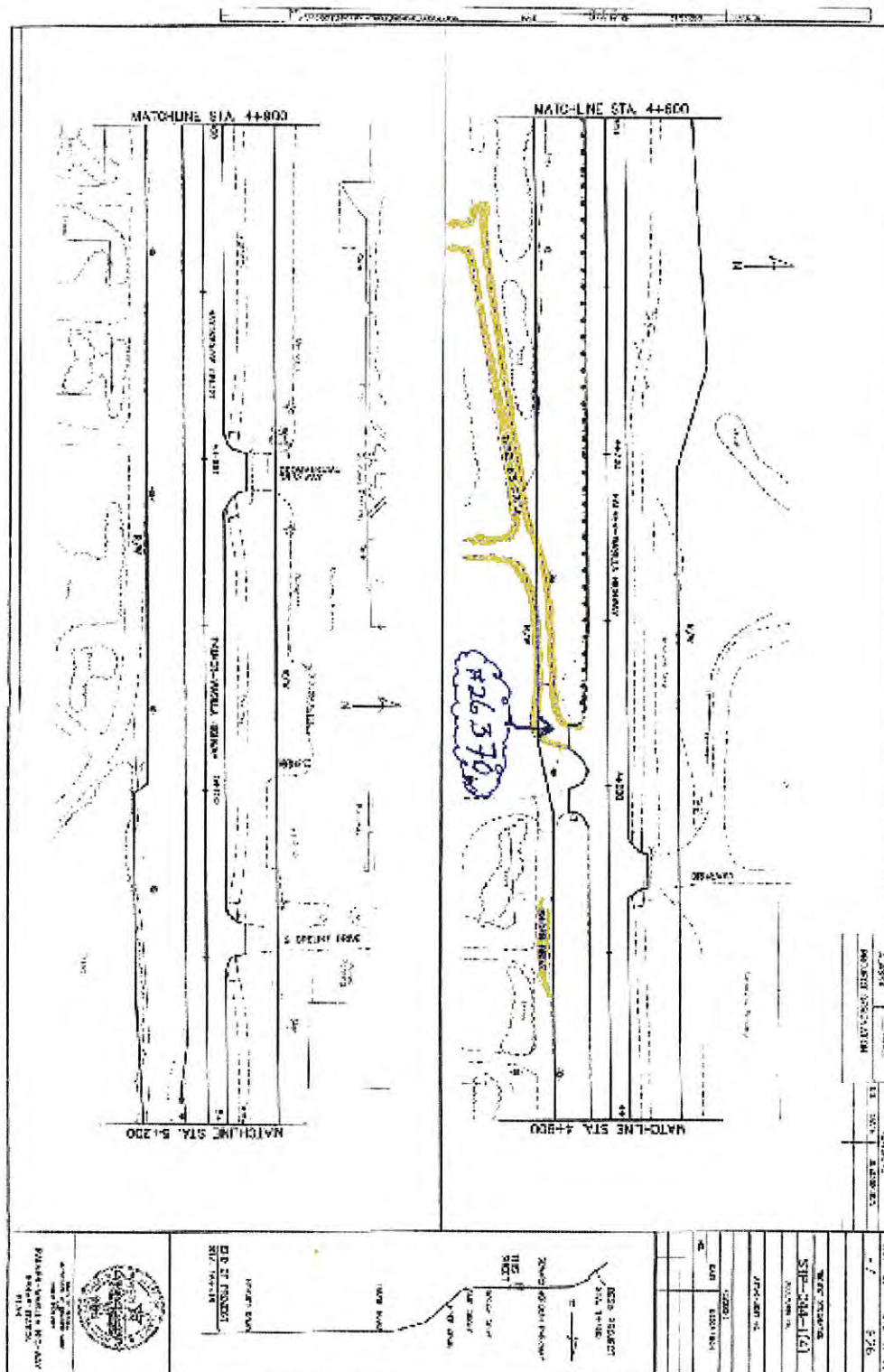
I, John Simpson, acknowledge and accept that Storage Cache, LLC will comply with all the provisions and conditions that the Department of Transportation and Public Facilities has included as a condition of issuing this permit.


Owner Signature

3-4-16
Date


DOT&PF Signature

3/7/16
Date



MAY 06 2022



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue, Palmer, Alaska 99645

(907) 861-7822 Fax (907) 861-8158

E-mail: PermitCenter@matsugov.us

Received

Driveway Permit ApplicationPermit Fee \$200 (\$150 Refundable if completed within 3 years) PERMIT NO. D28736

Property Owner: (Name) <u>Justin Benson</u>	Applicant/Agent: (Name) <u>MJM Services LLC</u>
Mailing Address <u>Po Box 141463</u>	Mailing Address <u>Po Box 872609</u>
City <u>Anchorage</u>	City <u>Wasilla</u>
State <u>AK</u>	State <u>AK</u>
Zip Code <u>99514</u>	Zip Code <u>99687</u>
Phone <u>907-575-8521</u>	Phone <u>907-376-5222</u>
Cell (optional)	Cell (optional) <u>907-775-1537</u>
E-mail (optional)	E-mail (optional) <u>ruthann@mjmpaving.com</u>
Site Address: <u>4200 Snider Dr. Wasilla</u>	Driveway Location Will Be Marked With: <u>Paint</u>
Property Tax ID #: <u>5274B03L007A.</u>	Expected Completion Date <u>09/30/2022</u>
Road You Are Applying For Access Onto: <u>Snider Dr. culdesac</u>	Driveway Surface Type <u>asphalt</u>
Only Corrugated Metal Pipe Culvert is Allowed	Distances: <u>see sketch.</u>
Culvert Length: <u>28'</u> Diameter: <u>15"</u>	Left: Width: <u>24'</u> Right:
Intended Use:	Pathway or sidewalk dimension (if applicable) <u>n/a</u>
<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family # of units _____	
<input checked="" type="checkbox"/> Commercial - Type: <u>Marijuana Dispensary</u> Estimated "peak hours" trips per day: <u>5-6pm 10 Vehicles</u>	

IF ACCESS IS ONTO A PAVED ROAD, APRON LENGTH TO BE 2 FEET MINIMUM

The Permittee certifies that he/she is the owner, lessee, or authorized agent of the property, that the conditions, restrictions and regulations of the borough will be complied with and that he/she will maintain the driveway in accordance with the provisions and standards attached to this permit, and any applicable code. I hereby certify that the information submitted on this application is complete and accurate to the best of my knowledge and that I am the applicant or agent of the same as stated in the attached documentation. By signing this permit I acknowledge and agree to accept the Driveway Standards and Provisions attached to this permit.

PERMITEE: Ruthann Conn MJM Services LLC DATE: 5/3/2022
Signature of PermitteePERMIT GRANTED BY: Nichelle Olsen DATE: 1/18/2024
Borough Representative

CMP-7-6-3-21965

PLN - DVS - Permits - DVS - 5274B03L007A -
Driveway - D28736 - Midway Est Unit 1

LOW VOLUME DRIVEWAY STANDARDS

High volume driveway accesses shall follow the standards in MSB 11.12.070

- A. Driveway width as measured at the property boundary, or at the outside edge of the borough right-of-way, should be a minimum of 10 feet wide and a maximum of 25 feet wide for a residential driveway. Return curves shall be a minimum of 6 feet and maximum of 20 feet. Driveways wider than 25 feet shall be designed by a professional civil engineer registered in the state of Alaska.
- B. Driveways to corner lots shall be located 60 feet from the projected point of intersection or property corner. Driveways to corner lots or lots that border two roadways shall gain access from the right-of-way of lowest classification when rights-of-way of multiple classifications bound a lot.
- C. Driveway edge clearance shall be equal to or greater than the radius of the driveway curve return. Edge clearance for flag lots with flag poles 40 feet wide or less shall have a minimum edge clearance of 5 feet.
- D. Driveways shall not drain onto the roadway. The first 10 feet from road shoulder shall be -2% (negative two percent) slope away from roadway. Where a negative slope away from the roadway is not feasible due to topographical constraints, the driveway shall be constructed in a manner that prevents water from flowing onto the roadway.
- E. Driveways shall have a minimum 10 foot landing measured from the outside edge of the road shoulder. The driveway landing shall be installed perpendicular to the roadway. A driveway may intersect the roadway at an angle no less than 60 degrees, upon approval by the Borough, if required by topographical or physical constraints.
- F. Unless otherwise specified, a minimum 12" diameter corrugated metal pipe culvert shall be used, and shall be sloped to match the ditch gradient with at least one foot of culvert visible at the toe of the side slopes on each side of the driveway.
- G. Permittee shall be responsible for maintenance of the culvert, including thawing, to ensure proper drainage.
- H. Driveways shall be installed and maintained to provide the required sight distance triangles. Driveway maintenance is the responsibility of the property owner, including culvert cleaning and thawing, and snow removal. Snow from driveway shall not be placed in or pushed across the roadway but should be stored on property where it does not obstruct traffic signage, address numbers, or sight triangles and placed in such a way as to not interfere with road maintenance.
- I. Fill or cut slopes within the right-of-way shall not exceed 2H:1V (2 horizontal:1 vertical) unless designed by a professional civil engineer registered in the state of Alaska.

DRIVEWAY PROVISIONS

- 1. A driveway constructed within the right-of-way of a public roadway is an encroachment into that right-of-way and requires a written permit. This permit shall not grant the Permittee exclusive right to use the area encroached upon. All driveways or road approaches shall be constructed to Borough Standards.
- 2. The Permittee is responsible for removal of snow berms placed in driveway during road maintenance activities. Snow removed from driveway by Permittee shall not be placed in the roadway so as to cause interference with road maintenance activities.
- 3. All driveways or road approaches constructed under this permit within any Borough lands or rights-of-way shall be the property of the Borough. All costs and liability in their connection or in connection with their maintenance shall be at the sole expense of those lands served and/or persons served.
- 4. Such facilities shall be constructed and maintained in such a manner that the highway and all its appurtenances or facilities including, but not limited to, all drainage pipe, culverts, utilities and their safety shall not be impaired or endangered in any way by the construction or maintenance of this facility.
- 5. The Permittee shall adjust, relocate or remove this facility without cost or liability to the Borough, if, at any time, or from time to time the use or safety of the roadway requires this to be done.
- 6. The Permittee shall assume all liability or costs in connection with the facilities and shall hold the Borough or its officers, agents, employees and contractors harmless in matters pertaining to the facilities.
- 7. The Borough has the right to inspect and/or reject materials or workmanship, to stop work until corrections are made or to require removal of the facility and to charge time and equipment to the Permittee to correct the facility if it is not installed to Borough Standards.
- 8. The Permittee certifies that the minimum clearance between the proposed finished driveway grade and the lowest aerial utility conductor is in accordance with the requirements of the National Electrical Safety Code (Sec. 23).
- 9. This Driveway Permit shall belong to the property it serves and the terms and conditions shall be binding upon the Permittee, owner of the property, all new owners, and/lessee. It is the Permittee's responsibility to inform the property owner, new owner, or lessee of the Driveway Permit and conditions.

Revised 12/9/2020



MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7801

www.matsugov.us

January 22, 2024

DRIVEWAY PERMIT

PERMIT # 28736

Tax ID # 5274B03L007A

The Matanuska-Susitna Borough has performed the Final Inspection of the existing driveway. The driveway has been adequately constructed to Borough standards and to the conditions outlined by the initial driveway inspector. **Your Approved Driveway Permit Number is listed above.**

Please keep this letter.

Any changes in land use or modifications of the driveway may require additional permitting. **It is the property owner's responsibility to keep the culvert ends clear of rocks and debris.** If you have any questions or concerns about your driveway or this permit, you may contact the Permit Center at 907-861-7822.

Sincerely,

Michelle Olsen, CFM
Right-of-Way Coordinator

Providing Outstanding Borough Services to the Matanuska-Susitna Community

Michelle Olsen

From: Ruthann Conn <ruthann@mjmpaving.com>
Sent: Tuesday, August 23, 2022 2:59 PM
To: Michelle Olsen
Subject: Fwd: Fwd: Fwd: D28736 - Senco Building - High Volume Driveway

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Michelle,

This is the calculations I received from the engineer for calculating the number of vehicles during the peak hours.

Let me know if you need anything further.

Thanks,

Ruthann
MJM Services LLC
907-376-5222

----- Forwarded message -----

From: **Sam Nuqul** <sdn@hlsalaska.com>
Date: Mon, Aug 22, 2022 at 10:15 AM
Subject: Re: Fwd: Fwd: D28736 - Senco Building - High Volume Driveway
To: Ruthann Conn <ruthann@mjmpaving.com>

Hello,

I have calculated the trips per peak hour using the I.T.E. common trip generation rate manual. For a marijuana dispensary the rate is 21.83 trips per 1,000 square feet ground floor area. The building area is approximately 2,270 sq. ft. So if you take $2270 \times 21.83 / 1000$ your final answer is 49.55

Sam NuquL
Hanson Land Solutions
305 E. Fireweed Ave.
Palmer, AK 99645
(907) 746-7738 ext. 6

On 8/22/2022 9:03 AM, Craig Hanson wrote:

Ruthann Conn <ruthann@mjmpaving.com>

Craig,

This is from Michelle at the Borough permitting office. Do you know the answer to her question?

I appreciate any help you can provide.

Thank you,

Ruthann
MJM Services LLC
907-376-5222

----- Forwarded message -----

From: **Michelle Olsen** <Michelle.Olsen@matsugov.us>
Date: Mon, Aug 22, 2022 at 6:53 AM
Subject: RE: D28736 - Senco Building - High Volume Driveway
To: Ruthann Conn <ruthann@mjmpaving.com>

Hi Ruthann,

I also need to know the trips per peak hour for this dispensary. The application lists 5-6 pm as the peak hour, but how many trips will there be in that peak hour?

Respectfully,

Michelle Olsen, CFM

Permit Technician

Matanuska-Susitna Borough

907-861-7822

From: Ruthann Conn <ruthann@mjmpaving.com>
Sent: Sunday, August 21, 2022 10:03 AM
To: Michelle Olsen <Michelle.Olsen@matsugov.us>
Subject: Re: D28736 - Senco Building - High Volume Driveway

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Michelle,

Attached is the drawing from Hanson Land Solutions for the high-volume driveway entrance.

Please let me know if you need anything further and when this is approved so we can proceed.

Thank you,

Ruthann

MJM Services LLC

907-376-5222

On Wed, Jun 8, 2022 at 5:11 PM Ruthann Conn <ruthann@mjmpaving.com> wrote:

Michelle,

Attached is the paperwork with the revised drawing to reflect the necessary changes for the high-volume driveway.

Please let me know if you need anything further.

Thanks,

Ruthann

MJM Services LLC

907-376-5222

On Tue, Jun 7, 2022 at 10:46 AM Michelle Olsen <Michelle.Olsen@matsugov.us> wrote:

Hi Ruthann

Here is the checklist for high volume driveway applications. Please submit the necessary documentation so we can get this driveway approved.

Thanks,

Respectfully,

Michelle Olsen, CFM

Permit Technician

Matanuska-Susitna Borough

907-861-7822

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE

[State of Alaska](#) / [Commerce](#) / [Marijuana](#) / [License Search](#) / License #32848

LICENSE NUMBER 32848

[Return to Search Results](#)

License Number: 32848

License Status: Delegated

License Type: Retail Marijuana Store

Doing Business As: Shoreline Cannabis

Business License Number: [2154335](#)

Issue Date:

Effective Date:

Expiration Date:

Email Address: justin.benson121@yahoo.com

Physical Address: 4200 E Snider Rd.
Wasilla, AK 99654
UNITED STATES

Licensees: Lake Landing Investments, LLC [10134482](#)

Entity Officials: Athena Rotzler
Justin Benson

Affiliates: Justin Benson
Athena Rotzler

Onsite Consumption Endorsement

Status:

Approval Date:

Issue Date:

Effective Date:



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

June 13, 2023

Lake Landing Investments, LLC
DBA: Shoreline Cannabis
Via: justin.benson121@yahoo.com

Re: Shoreline Cannabis #32848

Dear Lake Landing Investments, LLC:

At the June 1 - 2, 2023 meeting of the Marijuana Control Board in Anchorage, Alaska, the board voted to approve your new marijuana retail store application with delegation to the director. Delegation means that the board has authorized me to issue the license once all outstanding approvals are received.

Attached are post-approval instructions and the pre-inspection checklist, which provide information on your next steps. Please note that the pre-inspection checklist is informational. You will be provided with an individualized checklist at the appropriate time.

Please contact marijuana.licensing@alaska.gov with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carrie Craig".

Carrie Craig
Records and Licensing Supervisor

For
Joan Wilson, Director

cc: License File
Matanuska – Susitna Borough

From: [License Reviews](#)
To: amco.localgovernmentonly@alaska.gov
Cc: justin.benson121@yahoo.com
Subject: Lake Landing Investments LLC #32848 - Protest
Date: Thursday, June 8, 2023 9:57:00 AM
Attachments: [Lake Landing Investments LLC - License 32848 - Protest Letter.pdf](#)
[Persons to be Heard Form.pdf](#)

Good Morning,

A review of the files relating to the subject business and license application, as they relate to Matanuska- Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

PROTEST the issuance of the license for the following reason(s): No MSB Retail Marijuana Conditional Use Permit Issued, No MSB Business License, Unpaid \$100.00 MSB Review Fee.

Respectfully,

Rick Benedict – Planner II
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce,
Community,
and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

May 4, 2023

Matanuska-Sustina Borough

Attn: Alex Strawn, Permit Center

VIA Email: alex.strawn@matsugov.us ; license.reviews@matsugov.us

License Number:	32848
License Type:	Retail Marijuana Store
Licensee:	Lake Landing Investments, LLC
Doing Business As:	Shoreline Cannabis
Physical Address:	4200 E Snider Rd. Wasilla, AK 99654
Designated Licensee:	Justin Benson
Phone Number:	907-280-7098
Email Address:	Justin.benson121@yahoo.com

☒ **New Application** ☐ **New Onsite Consumption Endorsement Application (Retail Only)**

AMCO has received a complete application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.025(d)(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. 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, 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.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our June 1-2, 2023, meeting.

Sincerely,

Joan Wilson, Director

amco.localgovernmentonly@alaska.gov



Application for Food Establishment Permit

Alaska Department of Environmental Conservation
Division of Environmental Health
Food Safety and Sanitation Program



Permit ID:

Section 1- GENERAL INFORMATION (All applicants complete entire section - please print).

Purpose (check one) ☒ New ☐ Information Change ☐ Extensive Remodel ☐ Change of owner/operator ☐ Reactivate

Owner/Business Information	Name of Entity or Owner Responsible for Food Service Lake Landing Investments, LLC dba Shoreline Cannabis		AK Business License # 2154335		
	Business/Corporate Mailing Address PO Box 141463		City Anchorage	State AK	
	Business/Corporate Phone 907-575-8521		Zip 99514		
	Email justin.benson121@yahoo.com				
	Owner(s) or Corporate Officer(s) & Title(s) or Responsible Party Justin Benson and Athena Rotzler - members/managers/licensees		Fax		
Type of Entity <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Other:					
Establishment Information	Establishment Name Shoreline Cannabis		Physical Location		Nearest Community
	Establishment Mailing Address PO Box 141463		City Anchorage	State AK	Zip 99514
	Establishment Phone 907-575-8521		Fax	Contact Person	
	Establishment Physical Address 4200 E Snider Rd.		City Wasilla	State AK	Zip 99654

SEATING: (Food Service Only) ☒ N/A ☐ 25 or less ☐ 26-100 ☐ > 101

TYPE OF OPERATION Please describe the type of facility you plan to open below (i.e. restaurant, bar, grocery store, etc.)

"CONVENIENCE STORE" style
Retail Marijuana Store with no on-site consumption, selling commercially prepackaged marijuana and food products.

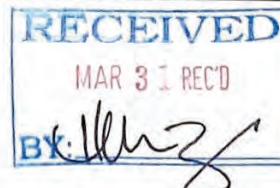
SECTION 2 - NEW OR EXTENSIVELY REMODELED FACILITIES

- a. A plan review will be required if your facility has never been permitted by the Alaska's Food Safety and Sanitation Program; has not had an active permit in the last five years; will be extensively remodeled; or is a new construction. If any of these apply, a Plan Review Application is required to process your application. Have you attached the [Plan Review Application](#)? ☒ Yes ☐ No

SECTION 3 - COMPLETE FOR ALL FOOD ESTABLISHMENTS (Check all that apply)

FOOD SERVICE ESTABLISHMENTS

- a. A copy of your menu will be required. Have you attached a copy of the proposed menu? ☒ Yes ☐ No
- b. Attach appropriate label, placard, or menu notation for the [consumer advisories](#) if you serve:
☐ Wild Mushrooms ☐ Unpasteurized juices ☐ Farmed halibut, salmon, or sablefish
☐ Raw/undercooked animal foods such as beef, shell eggs, lamb, pork, poultry, seafood, and shellfish.
- c. Methods of food preparation (check the one that most closely describes the establishment):
☐ Assembly of Ready to Eat Foods ☐ Cook and Serve
☐ Hot or cold Service for 2 hours or more is done ☒ Commercially Prepackaged Marijuana Infused Edibles
☐ Complex (Preparation 1 day or more in advance, cooling and reheating is done).
- d. Style of Service: ☒ Counter Service ☐ Self Service (i.e. buffet line, salad bar) ☐ Table Service
☐ Other:
- e. Do you plan to operate as a [caterer](#)? ☐ Yes ☒ No
If yes, list all the equipment used to protect food from contamination and maintain product temperature during:
Transportation: Hot or Cold Holding:





Plan Review Application
Alaska Department of Environmental Conservation
Division of Environmental Health
Food Safety and Sanitation Program



Permit ID: _____

Section A- General Information (All applicants complete entire section – please print).

Purpose (check one) ☐ New Construction ☒ Remodel of Existing Structure ☐ Reactivation

General Information	Establishment Name: Shoreline Cannabis	Date
	Plan Review Contact Name: Justin Benson	
	Phone Number: 907-575-8521	Email: justin.benson121@yahoo.com
	Address: 4200 E Snider Rd. Wasilla, AK 99654	
	Operating Days/Hours: 7 days/wk 8am-12am	Proposed Opening Date: 7/1/2023

If you are proposing to build a new food establishment or extensive remodeling of an existing food establishment in Alaska (except in the Municipality of Anchorage), you must submit a **completed Plan Review Packet 30 days prior to construction**. Additional information regarding calculations and drawings can be found in the Plan Review Guide.

Please Note: Failure to provide all the required information may delay the plan review process and permit issuance.

REQUIRED DOCUMENTATION LIST (Include the following in your packet)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Food Establishment Application | <input checked="" type="checkbox"/> Floor Plan |
| <input checked="" type="checkbox"/> Fees (Plan Review Fee is Non-Refundable) | <input checked="" type="checkbox"/> Plumbing Schematic |
| <input checked="" type="checkbox"/> Plot Plan | <input checked="" type="checkbox"/> Complete list of equipment (including manufacturer's specifications) |

SECTION B – REQUIRED DOCUMENTATION

- a. **Potable Water Supply.** Have plans been submitted to the [Drinking Water Program](#) as required by 18 AAC 80?

☐ Yes* ☒ No ☐ N/A (Municipal Water Supply) *Specify in comments.*

Comments:

***Attach a confirmation email or letter from the Drinking Water Program stating that the system has been approved.**

- b. **Wastewater Disposal System.** Have plans been submitted to the [Wastewater Program](#) as specified by 18 AAC 72?

☐ Yes* ☒ No ☐ N/A (Municipal System) *Specify in comments.*

Comments:

***Attach a confirmation email or letter from the Wastewater Program stating that the system has been approved.**

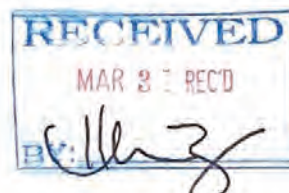
If you have a septic system, please provide the legal description of your property (Lot, Block, etc.)

- c. **Solid Waste Disposal.** Please describe how you plan to dispose of your solid waste:

Please see attached operating plan. Solid waste will be disposed of via landfill. Marijuana waste will be tracked, rendered fully unusable, and disposed of in accordance with AMCO policy and our attached operating plan.

- d. **Plot Plan.** Have you included a detailed to scale drawing of the plot plan including:

<input checked="" type="checkbox"/> All buildings	<input type="checkbox"/> Outside walk-in cooler(s)/freezer(s)	<input checked="" type="checkbox"/> Access for deliveries	<input type="checkbox"/> Oil/Fuel tanks
<input checked="" type="checkbox"/> Refuse storage site	<input type="checkbox"/> Outside storage areas	<input checked="" type="checkbox"/> Sewage disposal system	
<input checked="" type="checkbox"/> Potable water supply	<input checked="" type="checkbox"/> Identify nearby roads, other landmarks, and/or give GPS coordinates		





THE STATE
of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

AK Entity #: 10134482
Date Filed: 06/05/2020
State of Alaska, COR

FOR DIVISION USE ONLY

Web-6/5/2020 12:19:58 PM

Articles of Organization

Domestic Limited Liability Company

1 - Entity Name

Legal Name: Lake Landing Investments, LLC

2 - Purpose

Any Lawful Purpose

3 - NAICS Code

111998 - ALL OTHER MISCELLANEOUS CROP FARMING

4 - Registered Agent

Name: Lance Wells

Mailing Address: 733 West 4th Ave , Suite 308, Anchorage, AK 99501

Physical Address: 733 West 4th Ave , Suite 308, Anchorage, AK 99501

5 - Entity Addresses

Mailing Address: PO BOX 141463, Anchorage, AK 99514

Physical Address: 1540 N. Shoreline Drive, Wasilla, AK 99654

6 - Management

The limited liability company is managed by a manager.

7 - Officials

Name	Address	% Owned	Titles
Jessika Smith			Organizer

Name of person completing this online application

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: Jessika Smith



THE STATE
of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

AK Entity #: 10134482
Date Filed: 03/14/2022
State of Alaska, COR

FOR DIVISION USE ONLY

Web-3/14/2022 1:03:16 PM

Domestic Limited Liability Company

2022 Biennial Report

For the period ending December 31, 2021

Due Date: This report along with its fees are due by January 2, 2022

Fees: If postmarked before February 2, 2022, the fee is \$100.00.

If postmarked on or after February 2, 2022 then this report is delinquent and the fee is \$137.50.

Entity Name: Lake Landing Investments, LLC

Entity Number: 10134482

Home Country: UNITED STATES

Home State/Prov.: ALASKA

Physical Address: 733 w 4th Ave Ste 308, Anchorage, AK.
99501, anchorage, AK 99501

Mailing Address: PO BOX 141463, ANCHORAGE, AK 99514

Registered Agent information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

Name: Lance Wells

Physical Address: 733 WEST 4TH AVE , SUITE 308,
ANCHORAGE, AK 99501

Mailing Address: 733 WEST 4TH AVE , SUITE 308,
ANCHORAGE, AK 99501

Officials: The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Manager	Member
Justin Benson	PO BOX 141463, ANCHORAGE, AK 99514	60.00	X	X
Athena Rotzler	2440 E. TUDOR RD #913, ANCHORAGE, AK 99507	40.00	X	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

Purpose: Any Lawful Purpose

NAICS Code: 111998 - ALL OTHER MISCELLANEOUS CROP FARMING

New NAICS Code (optional):

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you

are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: Lance C. Wells, Atty.

Alaska Business License # 2154335

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

Shoreline Cannabis

PO Box 141463, Anchorage, AK 99514

owned by

Lake Landing Investments, LLC

is licensed by the department to conduct business for the period

April 12, 2022 to December 31, 2023
for the following line(s) of business:

42 - Trade



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

Received by AMCO 7.23.22

Shoreline Cannabis
PO Box 141463
Anchorage, AK 99514

Received by AMCO 7.23.22



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:	Lake Landing Investments, LLC	License Number:	32848		
License Type:	RETAIL MARIJUANA STORE				
Doing Business As:	Shoreline Cannabis				
Premises Address:	4200 E Snider Rd.				
City:	WASILLA	State:	AK	ZIP:	99654

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Justin Benson
Title:	member/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?

LIC#25707- The Hangar - Limited Marijuana Cultivation Facility



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.

JB

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

JB

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

JB

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.

JB

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.

JB

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.

JB

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).

JB

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

JB

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.

JB

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

JB

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.

JB



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 each statement:

Initials

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



I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.



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 the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Justin Benson

Printed name of licensee

SARAH DONAHUE
Notary Public, State of Alaska
Commission # 180101034
My Commission Expires
January 1, 2022

Notary Public in and for the State of Alaska

My commission expires: 2/28/26

Subscribed and sworn to before me this 6th day of July, 2022.



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:	Lake Landing Investments, LLC	License Number:	32848
License Type:	RETAIL MARIJUANA STORE		
Doing Business As:	Shoreline Cannabis		
Premises Address:	4200 E Snider Rd.		
City:	WASILLA	State:	AK
		ZIP:	99654

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Athena Rotzler
Title:	member/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?

LIC#25707- The Hangar - Limited Marijuana Cultivation Facility



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.

DS

[Signature]

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

DS

[Signature]

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

DS

[Signature]

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.

DS

[Signature]

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.

DS

[Signature]

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.

DS

[Signature]

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).

DS

[Signature]

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

DS

[Signature]

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.

DS

[Signature]

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

DS

[Signature]

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.

DS

[Signature]



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 each statement:

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

Initials

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

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 the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

DocuSigned by:

35D02DEA202F4C2

Signature of licensee

Athena Rotzler

Printed name of licensee

SARAH DONAHUE
Notary Public, State of Alaska
Commission # 180101034
My Commission Expires
2/25/26

Notary Public in and for the State of Alaska

My commission expires: 2/25/26

Subscribed and sworn to before me this 6th day of July, 2022.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

What is this form?

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

What must be covered in an operating plan?

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

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

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

Section 1 – Establishment & Contact Information

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

Licensee:	Lake Landing Investments, LLC	MJ License #:	32848		
License Type:	RETAIL MARIJUANA STORE				
Doing Business As:	Shoreline Cannabis				
Premises Address:	4200 E Snider Rd.				
City:	Wasilla	State:	Alaska	ZIP:	99654
Mailing Address:	PO Box 141463				
City:	Anchorage	State:	Alaska	ZIP:	99514
Designated Licensee:	Justin Benson				
Main Phone:	907-575-8521	Cell Phone:	907-575-8521		
Email:	justin.benson121@yahoo.com				



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

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

This is a marijuana retail store. Once legal Id's are checked at the main door, persons 21 years of age and older will be admitted. Upon admittance, they will review the menus with available selections, approach and place their order. Their order will be filled, point of sale system utilized for the sale and the product subsequently given to them in packaging as required. No tours or leisure visits are permitted within the licensed premises areas or any portion of this licensed facility including restricted areas. Any visitor to this part of the licensed premises will have to be able to prove: over 21 years of age via valid ID: State or federal, drivers license, passport etc., and a need to be escorted into any restricted access area. If a need is determined, visitor's identification will be screened, and the visitors log will be filled out. Visitor will wear an identification tag at all times while in the facility. No more than 5 visitors per employee or agent will be permitted in the facility at a time, in accordance with applicable laws and AMCO regulations. All other means of ingress and egress doors to this facility and building will remain locked at all times. No handling of the marijuana will occur except by the licensee, his employees or agents and not by and visitors or customers. All marijuana will be kept in restricted areas where no customers have access to it. Video surveillance will record all entries, exits, points of sale and rooms within this licensed facility with the exception of the rest room which is part of the licensed facility but not a restricted access area.

Section 3 – Security

Restricted Access Areas (3 AAC 306.710):

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

The Applicant requires all visitors to call ahead and establish an appointment at the facility before they arrive. Upon arrival, an employee escort who will request identification from the visitor, complete the visitor's log, and issue a visitor's badge shall greet visitors. Valid forms of identification include an unexpired, unaltered passport; a driver's license or permit; or an identification card of any U.S. state or province or territory of Canada. Anyone without identification and/or under the age of 21 may not enter the retail facility. The designated employee shall record the information pertaining to the visit on a visitor's log and issue a visitor's identification badge before entering the restricted area. Information on the visitor's log includes name, date of birth, current date, time in/out, email address or phone number, and the employee escort's name. The visitor shall wear the badge while on premises. The employee escort is required to remain with the visitor and is responsible for noting the time the visitor leaves and retrieving the visitor's badge. The Visitor Policy shall apply to all facility visitors including, but not limited to, contractors and delivery/transportation drivers. No more than five visitors per escort. All restricted access areas will be clearly marked and remain locked and closed.

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

A logbook to record the persons full name, date of visit, time of entry and departure and nature/purpose of visit will be maintained. Visitor's I.D. numbered badges will also be required to be worn at all times while upon the premises. Badges will be returned at the end of said visit and they will be accounted for at the end of each visit as well. The Applicant requires all visitors to call ahead and establish an appointment at the facility before they arrive. Upon arrival, an employee escort who will request identification from the visitor, complete the visitor's log, and issue a visitor's badge shall greet visitors. Valid forms of identification include an unexpired, unaltered passport; a driver's license or permit; or an identification card of any U.S. state or province or territory of Canada. Anyone without identification and/or under the age of 21 may not enter the retail facility. The designated employee shall record the information pertaining to the visit on a visitor's log and issue a visitor's identification badge before entering the restricted area. Information on the visitor's log includes name, date of birth, current date, time in/out, email address or phone number, and the employee escort's name. The visitor shall wear the badge while on premises. The employee escort is required to remain with the visitor and is responsible for noting the time the visitor leaves and retrieving the visitor's badge. The Visitor Policy shall apply to all facility visitors including, but not limited to, contractors and delivery/transportation drivers. No more than five visitors per escort. All restricted access areas will be clearly marked and remain locked and closed until a need for them to be opened is determined.



Form MJ-01: Marijuana Establishment Operating Plan

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



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

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

Commercial type exterior high lumen output lighting will be provided at all facility exits and entrances and each side of the building. Some of the lighting will be motion sensitive if desired or on at all times. Security cameras will be I.R. capable, and the field of view will cover the approach up to each exterior door. Security cameras will record 24 hours per day, seven days per week, 365 days per year for a minimum of 40 days as per AMCO regulation.



Form MJ-01: Marijuana Establishment Operating Plan

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

The alarm system that will be in use at the proposed facility will be provided and monitored by, Alarm.com or similar company. The system will be comprised of a main control panels with panic functions for fire, emergency and medical. Hold up alarms (silent alarms), multiple interior motion sensors, door and window sensors for all doors and windows. Motion detectors in all rooms and covering all doors and windows. Internal and external siren. All to be monitored at all times when activated during closed hours. Alarm system controls will be wall-mounted. Any time the facility is left unmanned, the alarm system shall be "active". All windows and exits will be monitored 24 hours a day, 7 days a week. The video system will record 24 hours per day, seven days per week, 24 hours per day in excess of 40 days with day, date and time stamps. Motion Detectors are integrated into the security system. In the event of a motion related alarm, Licensee or designated agent will view the camera feed from inside the proposed facility or other location to determine if any further action is necessary. The panic audible alarm button will be used in the event of any perceived security breach as well as silent alarm buttons/switches to be activated in case of hold up or other emergency that may arise. Procedures for a notification of security breach: If facility is staffed, assess situation and take appropriate action. Call 911 if necessary. If the situation allows, remain at facility to assist law enforcement.

If facility is vacant. Licensee or authorized agent are to return to facility to assist law enforcement once the area is made safe by law enforcement. Law enforcement will be notified immediately by the alarm monitoring company should the alarm be set-off or for fire or other emergency. They will then respond. All employees, agents of licensee and licensee will cooperate with members of law enforcement.

We will notify the Department of Commerce, Community, and Economic Development, Alcohol and Marijuana Control Office as soon as reasonably practical and in any case not more than 24 hours after any unauthorized access to the premises or the establishment's knowledge of evidence or circumstances that reasonably indicate theft, diversion, or unexplained disappearance of marijuana, marijuana products, or money from the licensed premises.

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

All marijuana product on premises will only be handled by licensee, employees or agents designated by licensee. All will have the required marijuana handler's card. Licensee, employee or agent will be present at transfers of marijuana product to ensure integrity of shipment. All marijuana product on premises will be logged in and tracked in accordance with Franwell/METRC system from seed to sale. Routine internal audits will be conducted periodically. Video cameras will run 24 hours per day, 365 days per year both indoors and outside as previously designated and will be stored for a minimum of 40 days. Should any diversion occur, a review of the video surveillance tapes both from the inside and outside will help to catch any perpetrator and proper action may be taken. Furthermore, the tracking system and recorded weights of marijuana product will detect any change to our marijuana supplies, so that action may immediately be taken which includes notification to AMCO and local law enforcement. All employees including their bags, backpacks, purses etc. will be subject to search as a part of their condition of employment upon suspicion of diversion. Furthermore, employees will have to place all personal belongings into a separate locker when coming to work or lock them within their vehicle or leave them at home. If diversion is determined to have occurred, AMCO enforcement will be notified immediately and no more than 24 hours after the diversion, theft or loss etc. is discovered.

3.7. Describe your policies and procedures for preventing loitering:

Signs will be posted stating a clear message that "No Trespassing" or "No Loitering" is permitted, and that area is video monitored 24/7. Video surveillance of the exterior areas will be available to employees inside the facility. Standard policy is to notify law enforcement of any violation these regulations or of any suspicious activity. There will be no loiterers or trespassers: None.

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

Initials

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



Form MJ-01: Marijuana Establishment Operating Plan

Video Surveillance (3 AAC 306.720):

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

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

JB

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

JB

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

JB

3.12. Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area where access is limited to the licensee(s), an authorized employee, and law enforcement personnel (including an agent of the Marijuana Control Board).

JB

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

Entrances/exits to and from the facility will have cameras (within 20 feet of each entrance/exit) trained on them from the interior in such a way that faces are easily identified. Facility entrances/exits will also have exterior cameras (within 20 feet of each entrance/exit) to monitor areas around exits to provide a view of the approach to the entrances/exits. All rooms will have cameras as well covering all portions of each room. All cameras will be high definition, mounted at a height sufficient for clear video footage with infrared/night vision capabilities for night viewing and recording.

3.14. Describe the locked and secure area where video surveillance recording equipment and original copies of surveillance records will be housed and stored, and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the Marijuana Control Board. If you will be using an offsite monitoring service and offsite storage of video surveillance records, your response must include how the offsite facility will meet these security requirements:

All video surveillance will be stored in a digital format on a local device and backed up on a hard drive. Storage will be sized appropriately to maintain at a minimum 40 days of recording, and a digital back-up of all data. Server rack will consist of a wall mountable, lockable cabinet sized appropriately to contain all necessary computer components. The rack will be located within a secure locked room within the proposed facility, ensuring that only authorized personnel are able to access the video surveillance equipment. Its' accessibility will be via password protection and only the licensee, or designated employee will have access to it. It maintains storage for over 40 days and will be accessible to AMCO enforcement and/or law enforcement as well upon request. It is not accessible to the general public.



Form MJ-01: Marijuana Establishment Operating Plan

Section 4 – Business Records

Review the requirements under 3 AAC 306.755. All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records.

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

Initials

- a. all books and records necessary to fully account for each business transaction conducted under my license for the current year and three preceding calendar years (*records for the last six months must be maintained on the licensed premises; older records may be archived on or off-premises*);
- b. a current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment;
- c. the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises;
- d. records related to advertising and marketing;
- e. a current diagram of the licensed premises, including each restricted access area;
- f. a log recording the name, and date and time of entry of each visitor permitted into a restricted access area;
- g. all records normally retained for tax purposes;
- h. accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed;
- i. transportation records for marijuana and marijuana product, as required by 3 AAC 306.750(f); and
- j. registration and inspection reports of scales registered under the Weights and Measures Act, as required by 3 AAC 306.745.

JB

JB

JB

JB

JB

JB

JB

JB

JB

JB

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

All business records will be kept on the premises in a locked file cabinet or safe. These records will be available for inspection upon request. These records include but are not limited to: a current employee list and handler card information, contact information for our vendors and video surveillance and alarm systems, records on advertising and marketing, visitor logs, tax records, premise diagram and transportation records. The digital records will be backed up at the end of each business day. Security camera video will be maintained for 40 days of recording at a minimum. This company will provide any record required to be kept on the licensed premises to an employee of the board upon request. Any records kept off premises will be provided within 3 days of the request. Some of these records may be kept on an external hard drive and maintained within the locked cabinet and/or safe.



Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Inventory Tracking of All Marijuana and Marijuana Product

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

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

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

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

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

Section 6 – Employee Qualification and Training

Review the requirements under 3 AAC 306.700. All licensees, and every employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, must obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

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

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

6.2. Each licensee, employee, or agent who is required to have a marijuana handler permit shall keep that person's marijuana handler permit card in that person's immediate possession (or a valid copy on file on the licensed premises) when on the licensed premises.

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

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

Aside from the marijuana handler's course and required testing, licensees, employees and agents will be kept current as to any change in regulation from AMCO, law enforcement (state, local or federal) as well as to any industry changes. This will be done monthly at monthly meetings between supervisor's and employees, unless METRC issues a bulletin or AMCO issues an advisory requiring more immediate dissemination of information. In this event, affected employees will be required to read and sign such memos at commencement of 1st shift after advisory or bulletin received. Additional training will also be made available to all employees through applicable media, legal articles, periodicals of trade and updated handler's recertification tests as they become due for recertification as well as any other information that may become available and be applicable. The internet is also a good source for updated information as well and will be utilized. Will subscribe to the AMCO mailing list and open METRC bulletins in timely fashion.







Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Health and Safety Standards

Review the requirements under 3 AAC 306.735.

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

- 7.1. I understand that a marijuana establishment is subject to inspection by the local fire department, building inspector, or code enforcement officer to confirm that health or safety concerns are not present. 
- 7.2. I have policies regarding health and safety standards (including: ensuring a person with an illness or infection does not come into contact with marijuana or marijuana product; good hygienic practices; cleaning and maintenance of equipment and the premises; pest deterrence; chemical storage; sanitation principles; and proper handling of marijuana and marijuana product) and will take all reasonable measures and precautions to ensure that they are met or exceeded. 
- 7.3. I have policies to ensure that any marijuana or marijuana product that has been stored beyond its usable life, or was stored improperly, is not salvaged and returned to the marketplace. 
- 7.4. I have policies to ensure that in the event information about the age or storage conditions of marijuana or marijuana product is unreliable, the marijuana or marijuana product will be handled in accordance with 3 AAC 306.735(d). 

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

Yes No

- 7.5. Adequate and readily accessible toilet facilities that are maintained and in good repair and sanitary condition are clearly indicated on my Form MJ-02: Premises Diagram. ☒ ☐
- 7.6. Convenient handwashing facilities with running water at a suitable temperature are clearly indicated on my Form MJ-02: Premises Diagram. ☒ ☐

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

Section 8 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750.

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

Marijuana or a marijuana product may only be transported to a licensed marijuana establishment by a licensee or an agent or employee of a licensee. Bulk batch packs of up to 5 pounds may be received. Once received and entered in to METRC, the marijuana will be packaged (if not purchased prepackaged) in a variety of ways. Batches of 1.0 gram packs may be produced as well as 1/8 oz, 1/4oz and 1 ounce packages: cannot exceed 1 ounce. All labeling on all packaging will meet the standards as required for retailers. See attached. All marijuana slated to leave the facility will be placed into a durable, tamper-evident METRC packaging prior to transport. The shipment will be accompanied by the appropriate manifest, and will be verified by the licensee or designated agent before the shipment is permitted to leave. A marijuana establishment shall keep records of all marijuana or marijuana products shipped from or received at that marijuana establishment as required under 3 AAC 306. 755. See cont'd response.



Form MJ-01: Marijuana Establishment Operating Plan

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

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

JB

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

JB

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

JB

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

JB

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

JB

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

JB

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

JB

Section 9 – Signage and Advertising

Review the requirements under 3 AAC 306.770.

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

Not more than three signs will be used, either attached to the building or within the windows (no marijuana or products shall be visible to the public) and each sign may not exceed 4800 square inches. The sign would depict the name of the facility, address, phone number and/or any logo. The signage including logo would not be enticing towards children.




Form MJ-01: Marijuana Establishment Operating Plan

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

Advertising may consist of local Alaska Leaf magazine, trade magazines, social media, lighters, clothing items or other items of permissible branding, website, business cards, stickers, and/or in collaboration with local and state wide retailers. It would reflect the name of the business, address, phone number, email address and company logo. The logo will not be enticing towards children. This list is merely inclusive but not exhaustive. See Attached Logo.

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


Signature of licensee

Justin Benson

Printed name of licensee




Notary Public in and for the State of Alaska

My commission expires: 2/28/22

Subscribed and sworn to before me this 6th day of July, 2022.



Form MJ-01: Marijuana Establishment Operating Plan

(Additional Space as Needed):

3.6 Cont'd Response:

All employees including their bags, backpacks, purses etc. will be subject to search as a part of their condition of employment upon suspicion of diversion. Furthermore, employees will have to place all personal belongings into a separate room when coming to work or lock them within their vehicle or leave them at home.

8.1 Cont'd Response:

In accordance with 3 AAC 306.470, when we package the marijuana, we will either place in a package of 1 ounce or less, in approved packaging for the retail store to sell individually. In accordance with 3 AAC 306.475, the packaging shall have these 5 statements to be on the packaging:

- {1} "Marijuana has intoxicating effects and may be habit forming and addictive.";
- (2) "Marijuana impairs concentration, coordination, and judgment. Do not operate a vehicle or machinery under its influence.";
- (3) "There are health risks associated with consumption of marijuana.";
- (4) "For use only by adults twenty-one and older. Keep out of the reach of children.";
- (5) "Marijuana should not be used by women who are pregnant or breast feeding.".

When marijuana or a marijuana product is transported the marijuana establishment that originates the transport shall 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. 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, the marijuana or marijuana product must be in a sealed package or container and in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product. The sealed package may not be opened during transport. A vehicle transporting marijuana or a marijuana product must travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and may not make unnecessary stops in between except to deliver or pick up marijuana or a marijuana product at another licensed marijuana establishment. When a marijuana establishment receives marijuana or a marijuana product transported in compliance with this section, the recipient of the shipment shall use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana product received. The recipient shall refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest. The locked, safe and secure storage compartment is located behind the rear seat of our transport vehicle and will be bolted or chained in to the vehicle frame. All marijuana product will be contained within this safe. The compartment measures approximately 18" wide x10" tall x 59" long. In the event that the proposed facility's planned transport vehicle is not available, a contract transportation/ security company such as Valkyrie Security & Asset Protection or The Transfer Answer will be utilized to carry out product transfers. It will have the required manifest and disclosures attached to the outside of it as required per regulation. See above.





Alaska Marijuana Control Board

Form MJ-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). **All areas designated as the licensed premises of a single license must be contiguous. All diagrams must have the licensed premises area labeled, and outlined or shaded as appropriate.**

What must be submitted with this form?

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

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

This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.

Section 1 - Establishment Information

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

Licensee:	Lake Landing Investments, LLC	MJ License #:	32848		
License Type:	RETAIL MARIJUANA STORE				
Doing Business As:	Shoreline Cannabis				
Premises Address:	4200 E Snider Rd.				
City:	Wasilla	State:	Alaska	ZIP:	99654



Form MJ-02: Premises Diagram

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices. Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are also applying for an onsite consumption endorsement.

The following details must be included in all diagrams:

- ☐ License number and DBA
- ☐ Legend or key
- ☐ Color coding
- ☐ Licensed Premises Area Labeled and Shaded, or Outlined as appropriate
- ☐ Dimensions
- ☐ Labels
- ☐ True north arrow

The following additional details must be included in Diagram 1:

- ☐ Surveillance room
- ☐ Restricted access areas
- ☐ Storage areas
- ☐ Entrances, exits, and windows
- ☐ Walls, partitions, and counters
- ☐ Any other areas that must be labeled for specific license or endorsement types
- ☐ ** Serving area(s)
- ☐ **Employee monitoring area(s)
- ☐ **Ventilation exhaust points, if applicable

The following additional details must be included in Diagram 2:

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

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

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

The following additional details must be included in Diagram 5:

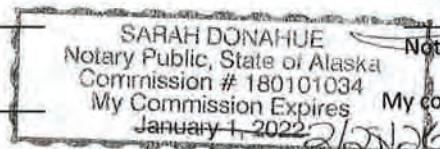
- ☐ Areas of ingress and egress
- ☐ Entrances and exits
- ☐ Walls and partitions
- ☐ Cross streets and points of reference

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

Signature of licensee

Justin Benson

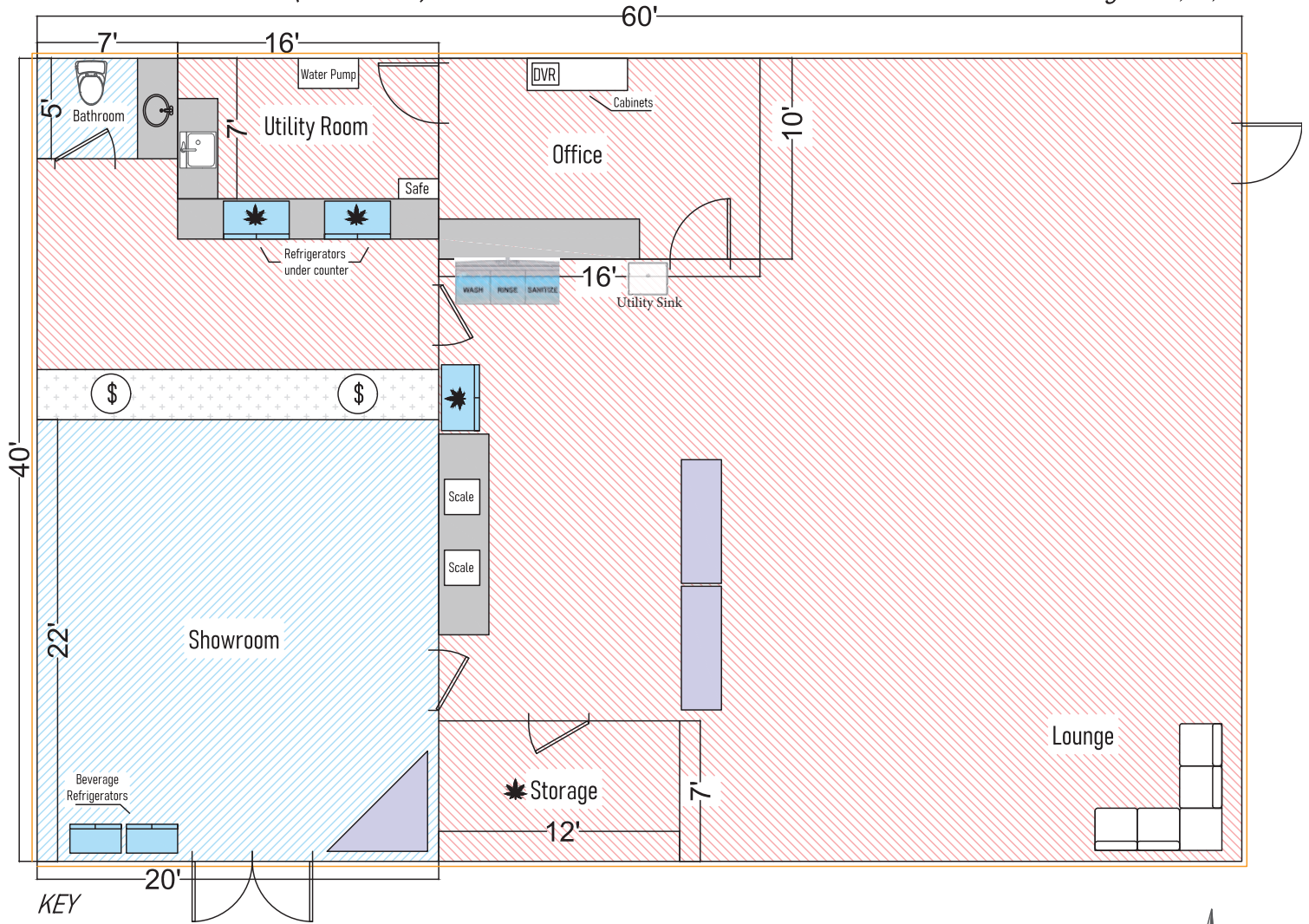
Printed name of licensee

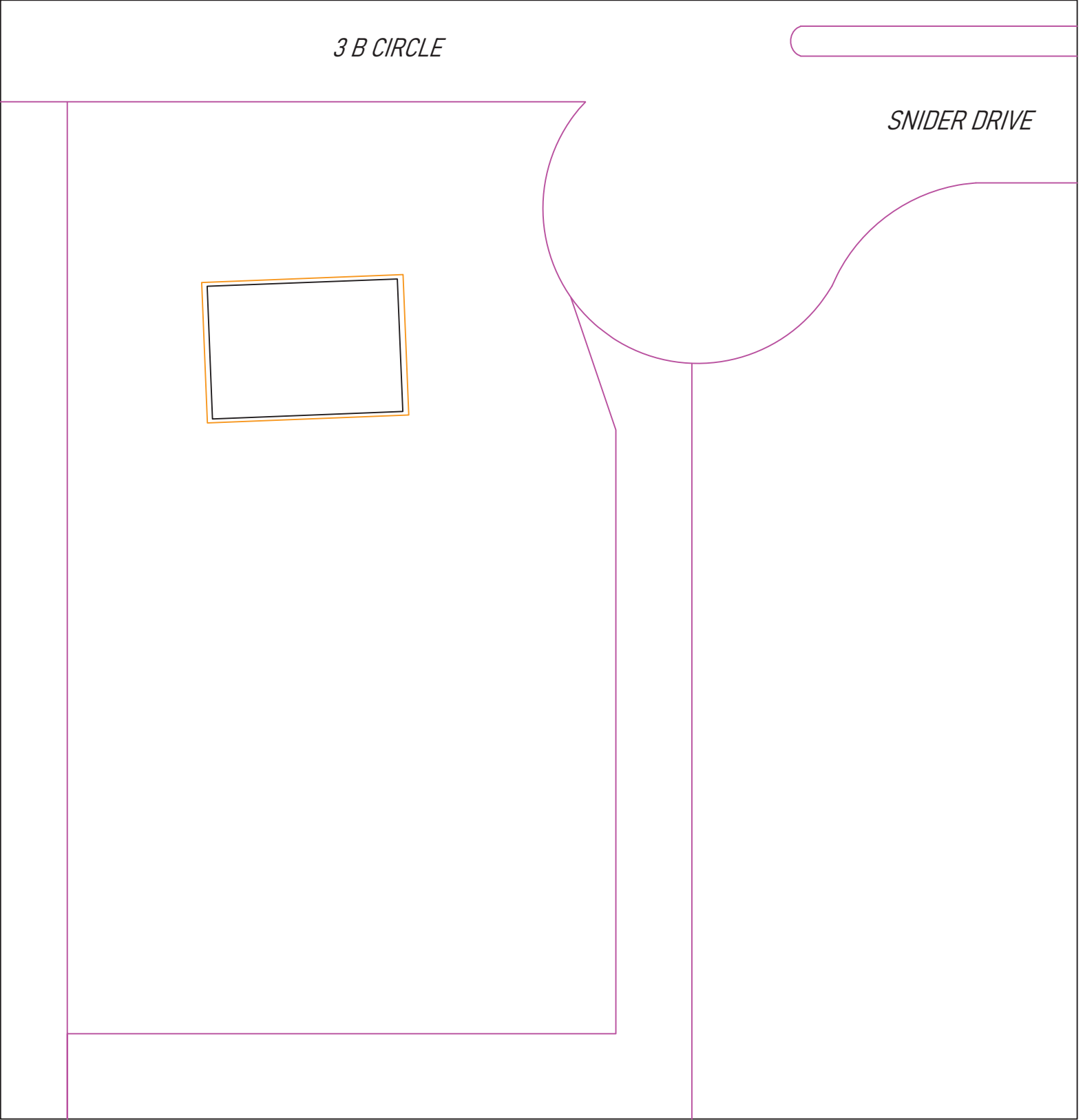


Notary Public in and for the State of Alaska

My commission expires: 2/20/26

Subscribed and sworn to before me this 6th day of July, 2022.





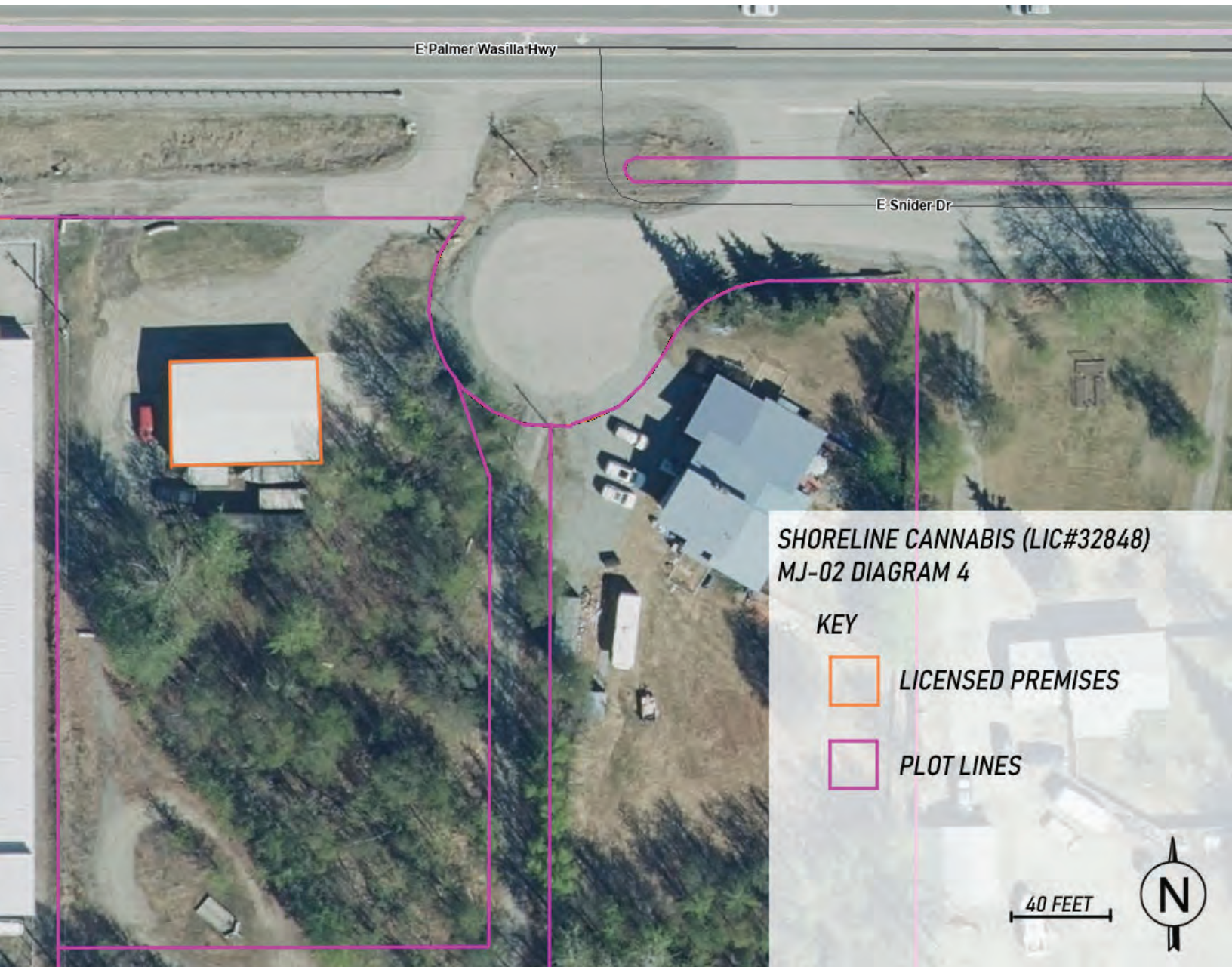
KEY

PLOT LINES

LICENSED PREMISES

40 FEET

N



E Palmer Wasilla Hwy

E Snider Dr

SHORELINE CANNABIS (LIC#32848)
MJ-02 DIAGRAM 4

KEY



LICENSED PREMISES



PLOT LINES

40 FEET





Alaska Marijuana Control Board Operating Plan Supplemental Form MJ-03: Retail Marijuana Store

What is this form?

This operating plan supplemental form is required for all applicants seeking a retail marijuana store license and must accompany **Form MJ-01: Marijuana Establishment Operating Plan**, per 3 AAC 306.020(b)(11). Applicants should review **Chapter 306: Article 3** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of the statutes and regulations.

If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020 and 3 AAC 306.315(2).

What additional information is required for retail stores?

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

- Prohibitions
- Signage and advertising
- Displays and sales
- Exit packaging and labeling
- Security
- Waste disposal

This form must be completed and submitted to AMCO's main office before any new or transfer application for a retail marijuana store license will be considered complete.

Section 1 – Establishment Information

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

Licensee:	Lake Landing Investments, LLC	MJ License #:	32848		
License Type:	Retail Marijuana Store				
Doing Business As:	Shoreline Cannabis				
Premises Address:	4200 E Snider Rd.				
City:	Wasilla	State:	Alaska	ZIP:	99654

**Form MJ-03: Retail Marijuana Store Operating Plan Supplemental****Section 2 – Overview of Operations**

2.1. Provide an overview of your proposed facility's operations. Include information regarding the intake and flow of marijuana and marijuana product at your premises, and a description of what a standard customer visit to your establishment would entail:

When an Incoming transfer of marijuana or marijuana product arrives at our facility, the transfer agent will be greeted and will have their marijuana handler permit checked by our staff before being granted access to our facility.

All transfers will occur in the secure portion of our facility.

All visitors, including other licensees and transfer agents, will be logged in our visitors log and will be issued a visitors pass to wear prior to being granted access to enter the secure portion of our facility.

Every Incoming transfer will be verified against the manifest; ensuring package tags are with product and match product, and that the quantities and weights manifested are accurate. Once weights, quantities, and package tags have been verified, the manifest will be signed and dated by the receiving manager on duty and the time of acceptance will be noted on the hard copy of the manifest and the transfer will be accepted in METRC. If any variance should exist between the manifested quantity and the actual quantity, every effort will be made to reach the licensee before accepting or rejecting any transfer.

See cont'd response, P. 6.

Section 3 – Prohibitions

Review the requirements under 3 AAC 306.310.

3.1. Describe how you will ensure that the retail marijuana store will not sell, give, distribute, or deliver marijuana or marijuana product to a person who is under the influence of an alcoholic beverage, inhalant, or controlled substance:

All staff members will be privately trained annually and prior to hire in preventing purchases by intoxicated persons under the influence of alcoholic beverages, inhalants, controlled substances as well as spice and other designer drugs. In addition, all employees will have completed the state required marijuana handlers course, passed the written examination in order to receive their current handler's permit (renewals as required).

See cont'd response P. 6.

3.2. I certify that the retail marijuana store will not:

Initials

- a. sell, give, distribute, deliver, or offer to sell, give, distribute, or deliver marijuana or marijuana product in a quantity exceeding the limit set out in 3 AAC 306.355;
- b. sell, give, distribute, deliver, or offer to sell, give, distribute, or deliver marijuana or marijuana product over the internet;
- c. offer or deliver to a consumer, as a marketing promotion or for any other reason, free marijuana or marijuana product, including a sample;
- d. offer or deliver to a consumer, as a marketing promotion or for any other reason, alcoholic beverages, free or for compensation; or
- e. allow a person to consume marijuana or a marijuana product on the licensed premises.

JB

JB

JB

JB

JB

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

Yes

No

3.3. Do you plan to request future approval of the Marijuana Control Board to permit consumption of marijuana or marijuana product in a designated area on the proposed premises?

☐☒

**Form MJ-03: Retail Marijuana Store Operating Plan Supplemental****Section 4 – Signage and Advertising**

Review the requirements under 3 AAC 306.360 and 3 AAC 306.365. All licensed retail marijuana stores must meet minimum standards for signage and advertising.

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

4.1. I understand and agree to follow the limitations regarding the number, placement, and size of signs on my proposed establishment, set forth in 3 AAC 306.360(a).

JB

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

JB

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

JB

4.4. I understand and agree to post, in a conspicuous location visible to customers, the notification signs required under 3 AAC 306.365.

JB

4.5. I certify that no advertisement for marijuana or marijuana product will contain any statement or illustration that:

a. is false or misleading;

JB

b. promotes excessive consumption;

JB

c. represents that the use of marijuana has curative or therapeutic effects;

JB

d. depicts a person under the age of 21 consuming marijuana; or

JB

e. 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.

JB

4.6. I certify that no advertisement for marijuana or marijuana product will be placed:

a. within 1,000 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;

JB

b. on or in a public transit vehicle or public transit shelter;

JB

c. on or in a publicly owned or operated property;

JB

d. within 1,000 feet of a substance abuse or treatment facility; or

JB

e. on a campus for postsecondary education.

JB

Section 5 – Displays and Sales

5.1. Describe how marijuana and marijuana products at the retail marijuana store will be displayed and sold:

Products at our facility will be displayed; (1) hanging on a wall located behind our counter space in a restricted access area and (2) in secured glass cases, which only authorized personnel can access. Customers will not have free access to such display cases. No product is to be touched by anyone other than our employees prior to sale. Customers will consult our staff on which products they intend to purchase. All purchases will be made at our designated Point of Sale (POS) system. Once payment has been issued, the customer will be provided with their packaged products and may exit the building. All products within that purchase will have labeling provided by either the originating licensed cultivation company or SupHerb. The label will include the logo, store name, license number, THC levels (levels provided by a licensed Marijuana Testing Facility), and all warning statements required under 3 AAC 306.345.



Section 6 – Exit Packaging and Labeling

Review the requirements under 3 AAC 306.345.

6.1. Describe how the retail marijuana store will ensure that marijuana and marijuana products sold on its licensed premises will meet the packaging and labeling requirements set forth in 3 AAC 306.345(a):

Products will be packaged in opaque, resealable, child-resistant packaging as described in 3 AAC 306.345 (a). Any and all products to be sold will comply with; 3 AAC 306.470, 3 AAC 306.475, 3 AAC 306.565, 3 AAC 306.570 and 3 AAC 306.345(b).
Upon receipt of any marijuana from a license cultivation facility, staff will be required to inspect such packaging to verify the labeling requirements described in 3 AAC 306.475(a) and 3 AAC 306.570(c). Staff will also make sure to review the labeling information to verify that packaging and potency conforms to regulations set forth in 3 AAC 306.560.
The facility will utilize weight measuring scales in compliance to 3 AAC 306.745 to verify weights of product. Packaging to be resold from a cultivation facility without additional handling from our facility will not be in excess of one ounce in weight and will contain our company logo and license number. Wholesale purchases will be verified to not be in excess of five pounds of product for repackaging.

6.2. Provide a sample label that the retail marijuana store will use to meet the labeling requirements set forth in 3 AAC 306.345(b):

RESPONSE TO QUESTION 6.2: SAMPLE LABEL

SAMPLE LABEL #1

(1) "Marijuana has intoxicating effects and may be habit forming and addictive."

(2) "Marijuana impairs concentration, coordination, and judgment.

Do not operate a vehicle or machinery under its influence."

(3) "There are health risks associated with consumption of marijuana."

(4) "For use only by adults twenty-one and older. Keep out of the reach of children."

(5) "Marijuana should not be used by women who are pregnant or breast feeding."

Retailer: Shoreline Cannabis

Retailer License No. 32848

BARCODE: |||||

Cultivator: SOME GROWER, LLC.

Cultivator License No. 12345

OG KUSH BUD 1.0 Grams

Harvest Batch No. 1A34fgh123

Net. Wt: 1.0 GR (0.03527396 OZ)

TEST: THCA: 18.48%, THC 16.6%, CBD: .06%

**Form MJ-03: Retail Marijuana Store Operating Plan Supplemental****Section 7 – Security**

Review the requirements under 3 AAC 306.350 and 3 AAC 306.720.

7.1. Describe the retail marijuana store's procedures for ensuring a form of valid photographic identification has been produced before selling marijuana or marijuana product to a person, as required by 3 AAC 306.350(a):

All employees will be trained in the recognition of valid and acceptable identification per SOA regulations governing acceptable forms of identification. See 3 AAC 306.350(a)&(b). Employees will take the following steps to ensure valid identification has been produced prior to any entry into the retail store as follows: Make certain ID has not expired and person is over 21 years of age; request ID be removed from wallet or purse or anything with a cover over it; take physical control of the ID; check the date of birth; ensure ID has not been tampered with; look for any material changes to ID. See continued response.

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

Initials

7.2. The video surveillance and camera recording system for the licensed premises covers each point-of-sale area.

JB

Section 8 – Waste Disposal

Review the requirements under 3 AAC 306.740.

8.1. Describe how you will store, manage, and dispose of any marijuana waste, including expired marijuana or marijuana products, in compliance with any applicable laws. Include details about the material(s) you will mix with ground marijuana waste and the processes that you will use to make the marijuana waste unusable for any purpose for which it was grown or produced:

Prior to deeming marijuana as waste, we will notify the AMCO 3 days in advance in writing. Once the MCB has been notified, product awaiting disposal will be separated and stored in our secure waste storage area. Our secure waste storage is secured and monitored in compliance to 3 AAC 306. 715 and 3 AAC 306. 720, utilizing commercial steel-doors with key code/fingerprint locking mechanisms and high definition surveillance cameras. Upon approval, any marijuana waste, including expired marijuana products will be ground and mixed with organic material consisting of household waste, paper, food, coffee grounds, leaves, grass clippings etc. to produce a final waste product that is no more than 50% marijuana product. Once marijuana product is reconciled to be unusable for any and all intended purposes, we will transfer the waste to our on-site secured dumpster to await final disposal. Upon final disposal, we will record the final destination of said waste, in accordance with 3 AAC 306.740(c)(2), and store these records in our secure office in compliance with 3 AAC 306.755.

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

Initials

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

JB

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

Signature of licensee

Justin Benson

Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 2/28/2026

Subscribed and sworn to before me this 6th day of July, 2022.



Form MJ-03: Retail Marijuana Store Operating Plan Supplemental

(Additional Space as Needed):

2.1 Response Cont'd:

Incoming marijuana or marijuana products received in bulk will be repackaged physically and within METRC, and will accordingly be labeled before imported into our POS system and becoming available for sale. Each time a bulk package is opened or repackaged, weights will be taken at the beginning and end of the process. Internal logs will be kept and variance due to moisture loss will be kept in Internal logs; adjusted, noted, and accounted for in METRC. Any waste will be noted in waste logs as well, and reported to AMCO via email three days before destroying and disposing of the waste material. Unpackaged quantities of bulk marijuana and/or marijuana product will remain locked in secure storage, consistent with our operating plan. METRC package tags will remain physically attached to the vessel containing bulk marijuana associated with each tag. Incoming marijuana or marijuana product which has been prepackaged prior to its arrival at our facility will have the labeling double checked for compliance before being made available for retail sale. Product will then be added to inventory within the point of sale system, and may have additional, POS specific, labeling/sku added. Upon entering the establishment, a customer will immediately be asked to present ID. Once their ID has been checked they will select product from a menu, be given an opportunity to view or sniff the product before purchasing. Products will be placed in AMCO compliant exit packaging before leaving our facility. All sales will be entered through our point of sale system, and will be reported through METRC, daily.

Each drawer will be closed at the end of each shift and the proceeds from each shift and day will be verified against accountability reports generated by our POS. At the end of each day, the day will be closed out within our POS. Within 24 hours of the closure of a business day, our sales data will be uploaded to METRC. Routine internal audits will be conducted- verifying accuracy between METRC, our POS, and product on hand. Inventory of prepackaged products will occur each night at the close of the shift and/or each morning before opening on internal forms, i.e. shift reports. Retail operations are anticipated to begin at 10am until as late as 12:00 a.m., 7 days a week.

3.1 Cont'd: Employees will look for signs of Impairment to include but not limited to:

- watery eyes ,
- slurred speech,
- blood shot or red eyes,
- glassy eyes which may have trouble staying open,
- their gait,
- coordination. This list is not exhaustive. If any of the above signs or any others are identified, they will be asked to leave the premises and no sales will occur. This facility implements a zero tolerance for non-compliant behavior on our licensed premises. Our policy requires that all personnel be trained on how to identify a person who is under the influence of an alcoholic beverage, inhalant, or controlled substance as set forth above. Any person(s) who are suspected of being in violation of 3 AAC306.310(a)(2) will be asked to vacate the premises and will be notified that non compliance will result in a trespassing charge in which local law enforcement will be notified.

7.1 Cont'd response:

A book/pamphlet of all legal ID's for all 50 states will also be used to include Canada should any questions arise surrounding its authenticity. If questions surround its authenticity, age verification etc. the person will not be admitted in to the facility and will be told to leave the premises immediately.



Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

What is this form?

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

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

Section 1 – Establishment Information

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

Licensee:	Lake Landing Investments, LLC	License Number:	32848		
License Type:	RETAIL MARIJUANA STORE				
Doing Business As:	Shoreline Cannabis				
Premises Address:	4200 E Snider Rd.				
City:	Wasilla	State:	Alaska	ZIP:	99654

Section 2 – Certification

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

Start Date: April 13, 2022

End Date: May 4, 2022

Other conspicuous location: 3 Bears Bulletin Board @ 4 Corners: 8151 Palmer-Wasilla Hwy. Palmer, Ak 99645

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

Signature of licensee

Justin Benson

Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 2/28/2024

Subscribed and sworn to before me this 6th day of July, 2022.



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-08: Local Government Notice Affidavit

What is this form?

A local government notice affidavit is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to each local government and any community council in the area of the proposed licensed premises. For an establishment located inside the boundaries of city that is within a borough, both the city and the borough must be notified.

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

Section 1 – Establishment Information

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

Licensee:	Lake Landing Investments, LLC	License Number:	32848		
License Type:	RETAIL MARIJUANA STORE				
Doing Business As:	Shoreline Cannabis				
Premises Address:	4200 E Snider Rd.				
City:	Wasilla	State:	Alaska	ZIP:	99654

Section 2 – Certification

I certify that I have met the local government notice requirement set forth under 3 AAC 306.025(b)(3) by submitting a copy of my application to the following local government (LG) official(s) and community council (if applicable):

Local Government(s): Mat-Su Borough Date Submitted: 7/13/2021
Name/Title of LG Official 1: Lonnie R. McKechnie CMC, Borough Clerk Name/Title of LG Official 2: Alex Strawn, Planning & Land Use Director
Community Council: South Lakes Community Council Date Submitted: (inactive)
(Municipality of Anchorage and Matanuska-Susitna Borough only)

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

Signature of licensee

Justin Benson

Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: 2/28/2026

Subscribed and sworn to before me this 15th day of July, 2022.



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

What is this form?

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

This form must be completed and submitted to AMCO's main office by each proposed licensee 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:	Lake Landing Investments, LLC	License Number:	32848
License Type:	RETAIL MARIJUANA STORE		
Doing Business As:	Shoreline Cannabis		
Premises Address:	4200 E Snider Rd.		
City:	WASILLA	State:	AK
		ZIP:	99654

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Athena Rotzler		
Title:	member/manager		
SSN:	██████	Date of Birth:	██████



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest**Section 3 – Certifications**

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

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

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

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

DocuSigned by:

35D62DEA202F4CZ

Signature of licensee

Athena Rotzler

SARAH DONAHUE
Notary Public, State of Alaska
Commission # 18010103
My Commission Expires
2/28/26

My commission expires: 2/28/26

Printed name of licensee

Subscribed and sworn to before me this 6th day of July, 20 22



Alaska Marijuana Control Board

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

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

This form must be completed and submitted to AMCO's main office by each proposed licensee 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:	Lake Landing Investments, LLC	License Number:	32848		
License Type:	RETAIL MARIJUANA STORE				
Doing Business As:	Shoreline Cannabis				
Premises Address:	4200 E Snider Rd.				
City:	WASILLA	State:	AK	ZIP:	99654

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Justin Benson				
Title:	member/manager				
SSN:	██████████	Date of Birth:	██████████		



Alaska Marijuana Control Board

Form MJ-09: Statement of Financial Interest

Section 3 – Certifications

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

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

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

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

Signature of licensee

Justin Benson

Printed name of licensee

SARAH DONAHUE Notary Public in and for the State of Alaska
Notary Public, State of Alaska
Commission # 180101034
My Commission Expires

2/28/22 January 1, 2022 My commission expires: 2/28/26

Subscribed and sworn to before me this 6th day of July, 2022.

ALL SO VALLEY
FRONTIERSMAN
AFFIDAVIT OF PUBLICATION

See Proof on Next Page

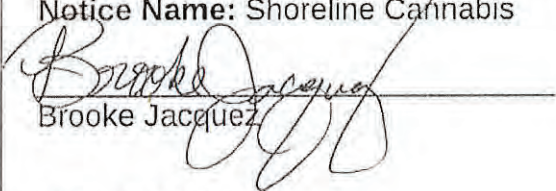
5751 E. MAYFLOWER CT.
Wasilla, AK 99654
(907) 352-2250 ph
(907) 352-2277 fax

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DIVISION BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED BEFORE Brooke Jacquez WHO, BEING FIRST DULY SWORN, ACCORDING TO LAW, SAYS THAT SHE IS THE LEGAL AD CLERK OF THE PUBLISHED AT WASILLA AND CIRCULATED THROUGH OUT MATANUSKA SUSITNA BOROUGH, IN SAID DIVISION THREE AND STATE OF ALASKA AND THAT THE ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE COPY, AND THAT THE RATE CHARGED THEREIN IS NOT IN EXCESS OF THE RATE CHARGED PRIVATE INDIVIDUALS, WAS PUBLISHED ON THE FOLLOWING DAYS:

PUBLICATION DATES:

15 Apr 2022, 22 Apr 2022, 29 Apr 2022

Notice Name: Shoreline Cannabis



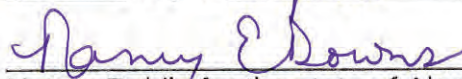
Brooke Jacquez

VERIFICATION

STATE OF ALASKA
MATANUSKA-SUSITNA BOROUGH

Signed or attested before me on this

29th day of April, A.D. 2022.



Notary Public for the state of Alaska
Justin Benson

NANCY E. DOWNS
Notary Public
State of Alaska
My Commission Expires
August 25, 2023

Lake Landing Investments, LLC is applying under 3 AAC 306.300 for a new Retail Marijuana Store License, License #32848, doing business as Shoreline Cannabis, located at 4200 E Snider Rd. Wasilla, AK, 99654, United States.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the ALCOHOL & MARIJUANA CONTROL OFFICE (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and application information will be posted on AMCO's website at <https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

Frontiersman

Publish Dates: 4/15/22, 4/22/22, 4/29/22