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-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:** | Steven Duprey | **MJ License #:** | | 21463 | |
| **License Type:** | Limited Marijuana Cultivation Facility | | | | |
| **Doing Business As:** | Rock Solid Buds | | | | |
| **Premises Address:** | 48235 Miracle Ave | | | | |
| **City:** | Soldotna | **State:** | Alaska | **ZIP:** | 99669 |



AMCO
DEC - 6 2021

Alaska Marijuana Control Board

# Form MJ-02: Premises Diagram

## Section 2 – Required Information

**For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.** *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

STEVEN DUREZ
Printed name of licensee

OFFICIAL SEAL
Randi Broyles
Notary Public State of Alaska

Randi Broyles
Notary Public in and for the State of Alaska
My commission expires: 07/21/23

Subscribed and sworn to before me this 2nd day of December, 2021.



AMCO
DEC – 6 2021

**FORM MJ-02 SUPPLIMENTAL INFORMATION**

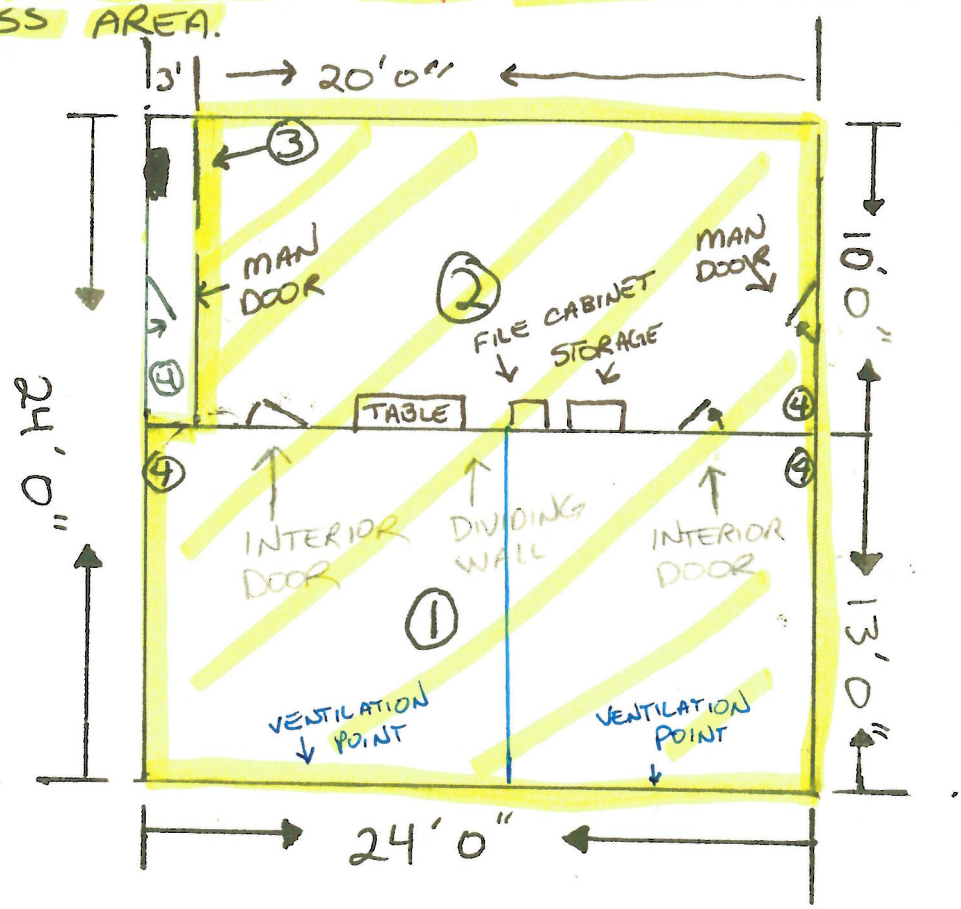
1. Diagram 1-2 does not contain a surveillance room. The reason for this is that all surveillance shall be done thru a third-party company named simply safe. They shall be instructed to notify me and the local authorities should a security issue arise.
2. Diagram #4 caused questions so I added more information by drawing lines around where my property is. I added 2 more pages from the Kenai Peninsula Borough's interactive map. I added a front view picture to give a visual reference to the MCB of my property and the buildings that are on it. I noted on that picture that neither google maps nor the KPB parcel viewer show my tool/wood shed which were built in the summer of 2016.
3. My lot is 1.08 acres, for the record, and encompasses my house, a tool/wood shed, a deck with a hot tub on it which is attached to the house via stairs that exit from my bedroom, and also the proposed Cultivation Facility.
4. The wording on the google maps overhead that says "approximate placement of licensed premises" used the word approximate only due to the fact that there was no real way to accurately express it on the overhead picture as the overhead picture does not show any other structures that are on my property. Not my deck. Not my wood/tool shed. And not the building for the Cultivation facility. The actual measurements are on Diagram 3, which is hand drawn and show multiple dimensions.
5. I hope this clarifies the information provided. Thanks

AMCO
DEC - 6 2021

# DIAGRAM #1/2

1. RESTRICTED ACCESS AREA FOR FLOWING PLANTS
2. RESTRICTED ACCESS AREA FOR VEGITATING PLANTS ALL PROCESSING AND STORAGE SHALL BE IN THIS AREA
3. NOT RESTRICTED ACCESS DUE TO BREAKER PANEL PLACEMENT. FLOOR AROUND THIS AREA SHALL BE CLEAR OF ANY OBSTRUCTIONS PER ELECTRICAL BUILDING CODE
4. LOCATION OF FIRE EXTINGUISHERS

THE HIGHLITED AREA DENOTES USABLE/RESTRICTED ACCESS AREA.



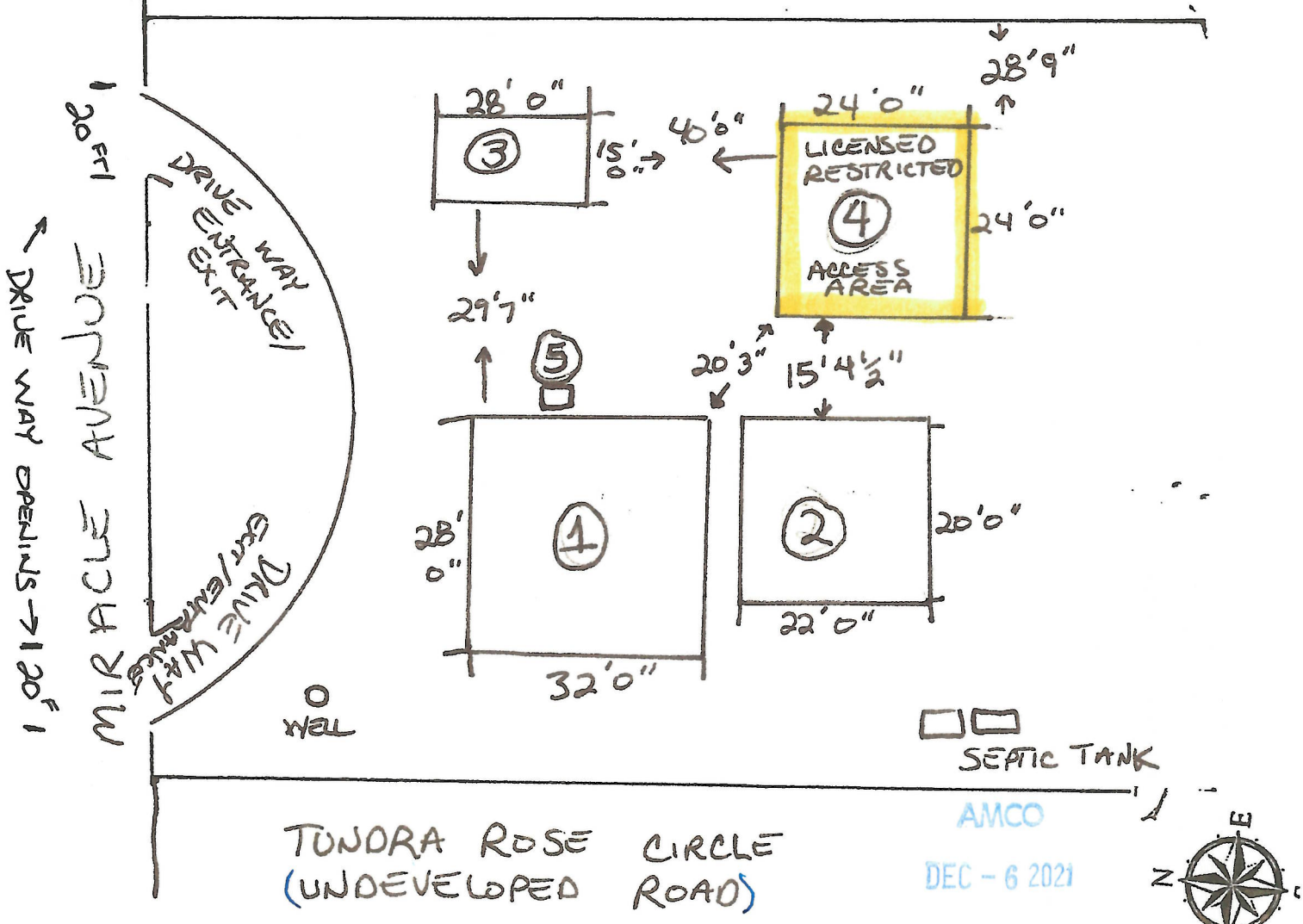
AMCO
DEC - 6 2021

DOING BUSINESS AS: ROCK SOLID BUDS LICENSE# 21463

DIAGRAM # 3 OVER HEAD VIEW OF EXHISTING AND PROPOSED BUILDING AKA: "GENERAL SITE INFORMATION"

① PRINCIPLE RESIDENCE ② DECK BEHIND THE RESIDENCE ③ WOOD / TOOL SHED ④ 24 FT x 24 FT BUILDING FOR PROPOSED CULTIVATION FACILITY ⑤ FUEL OIL TANK

ADDRESS IS 48235 MIRACLE AVE SOLDOTNA ALASKA OWNED BY THE LICENSEE STEVEN DUPREY




AMCO
DEC - 6 2021

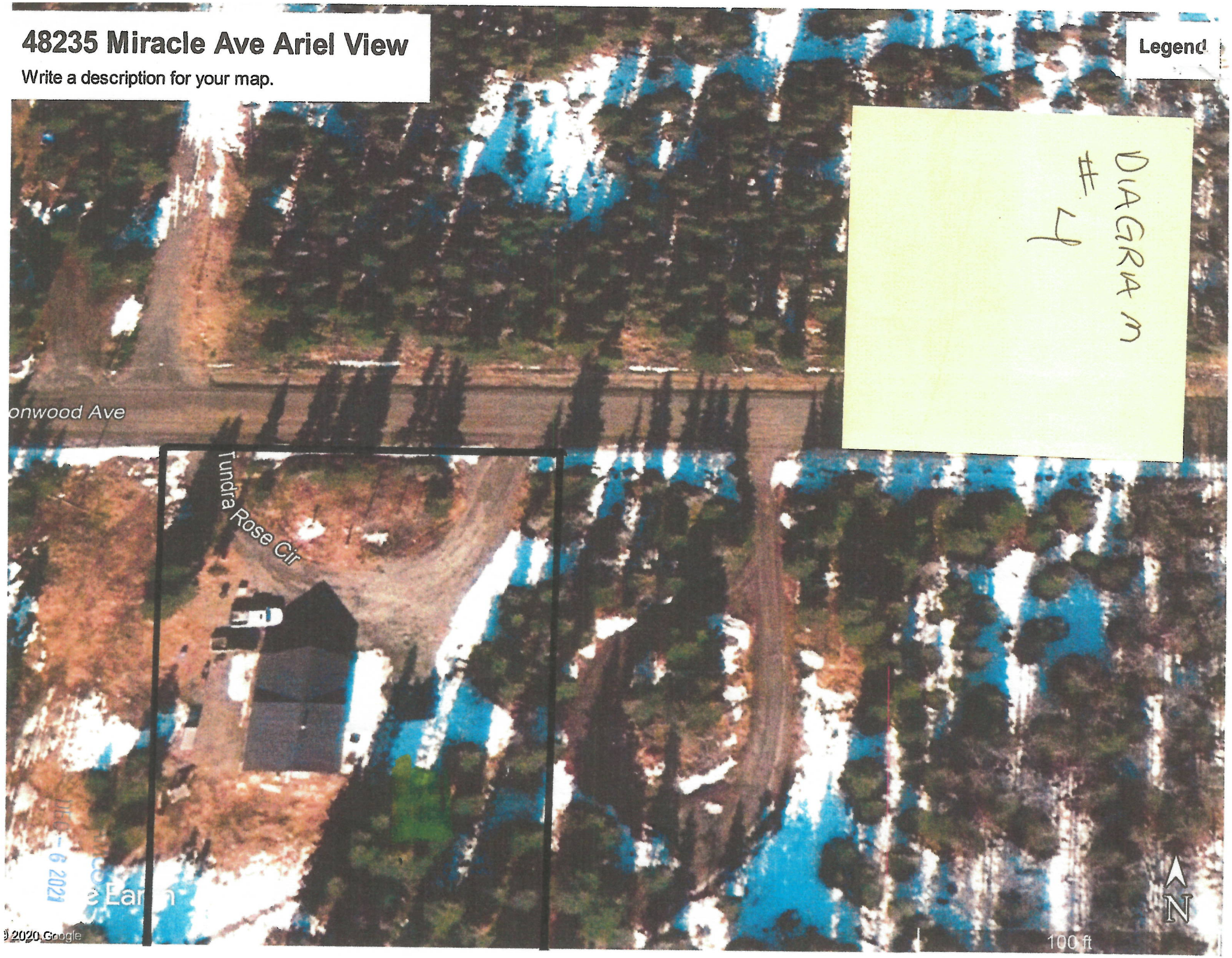
DOING BUSINESS AS ROCK SOLID BUDS LICENSE # 21463

# 48235 Miracle Ave Ariel View

Write a description for your map.

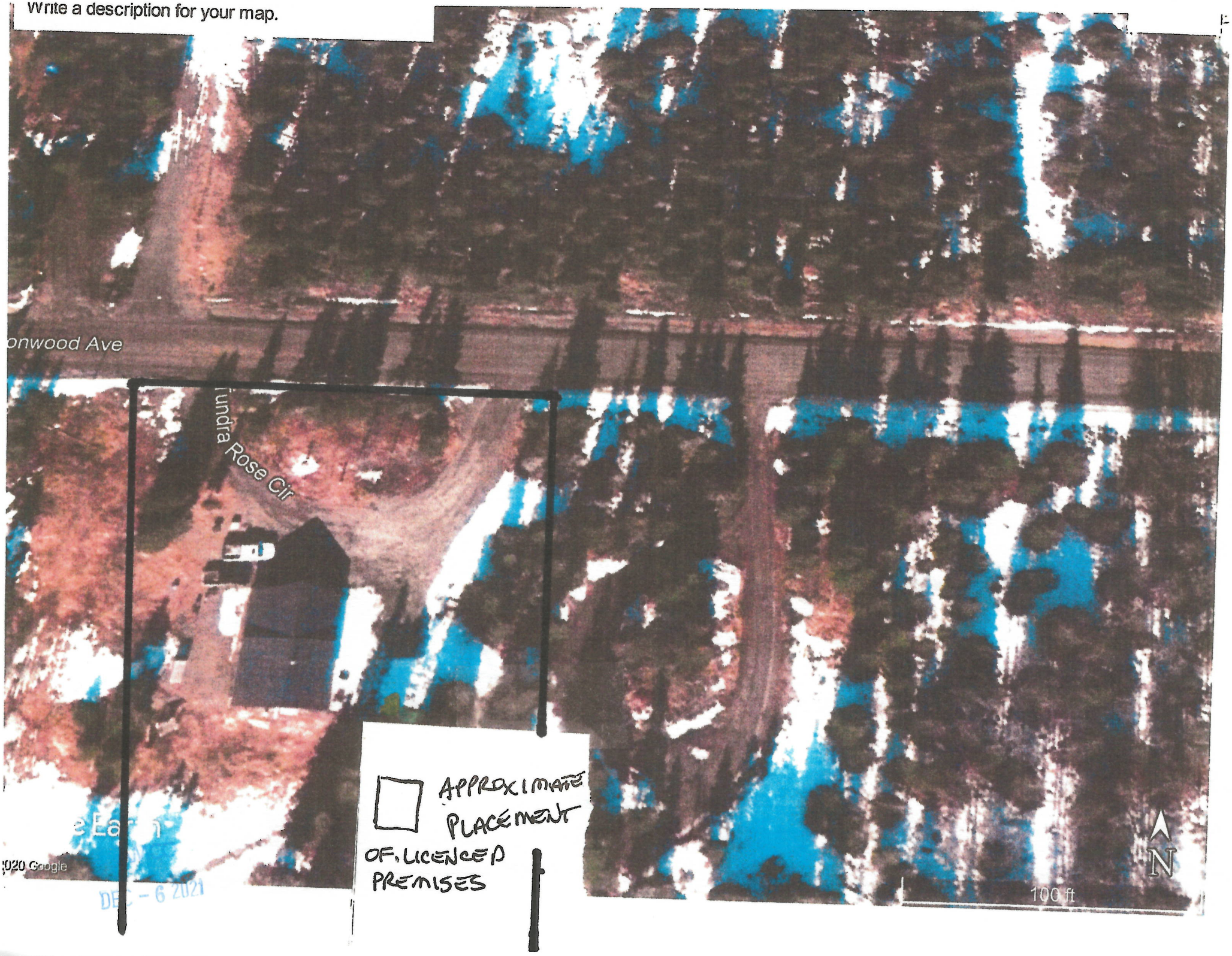
Legend

DIAGRAM
#4




DEC - 6 2021

Write a description for your map.




DEC - 6 2021

Kenai Peninsula Borough
Basic Map Viewer

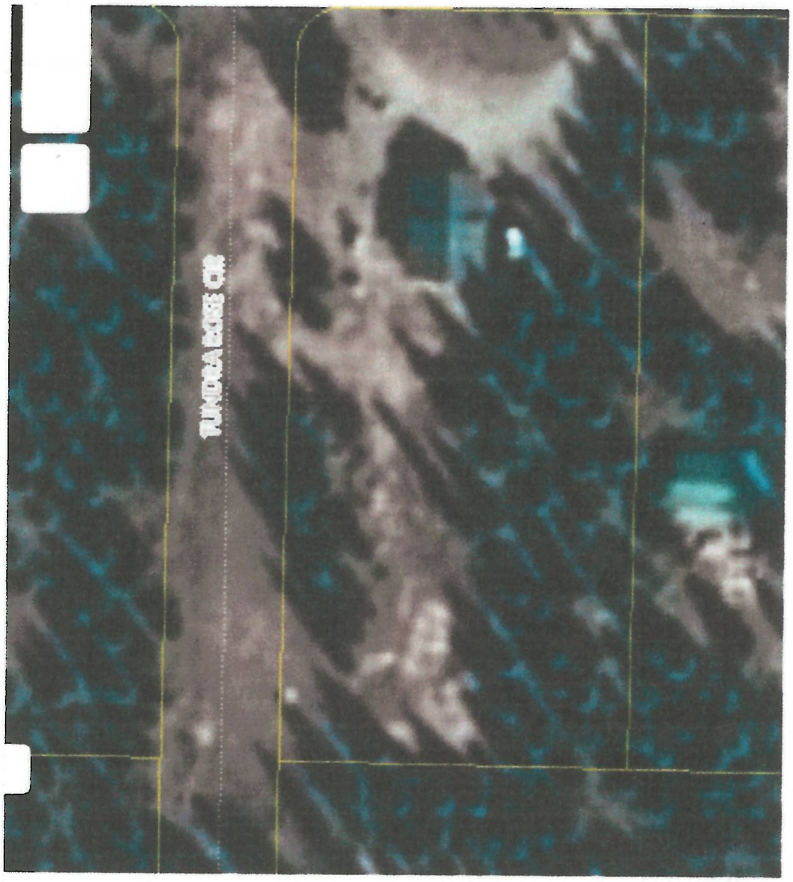
Search... Sign in

Basic Tools

Tool Labels

Filter Layers... Filter

- [x] Places
- [x] Land Records
  - [ ] Local Option Zones
  - [ ] LotLines
  - [x] Parcel Lines and Ownership Type
  - [ ] Township, Range and Section
- [x] Transportation
- [ ] Material Sites
- [x] Water
- [x] Backgrounds
  - [ ] *2020 Imagery (Limited Coverage)*
  - [x] 2012 / 2013 Imagery
  - [x] *Hillshade*




N

AMCO
DEC - 6 2021

Layers

0 50 100ft

Kenai Peninsula Borough
Basic Map Viewer

Search... Sign in

Basic Tools

Tool Labels

Filter Layers... Filter

- [x] Places
- [x] Land Records
  - [ ] Local Option Zones
  - [ ] LotLines
  - [x] Parcel Lines and Ownership Type
  - [ ] Township, Range and Section
- [x] Transportation
- [ ] Material Sites
- [x] Water
- [x] Backgrounds
  - [ ] 2020 Imagery (Limited Coverage)
  - [x] 2012 / 2013 Imagery
  - [x] *Hillshade*

N

AMCO
DEC - 6 2021

Layers

0 150 300ft

← NORTH

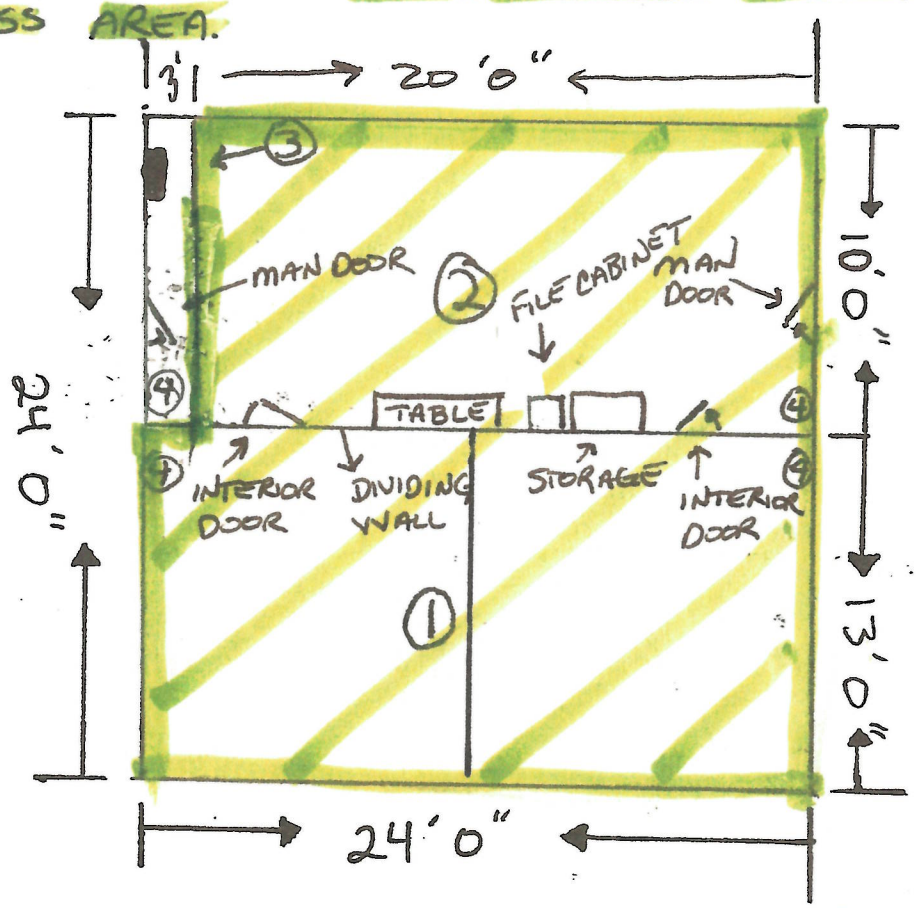
THIS IS A FRONT VIEW. PICTURE WAS TAKEN FROM THE ROAD. IF YOU COMPARE THIS PHOTO WITH GOOGLE MAPS OR EVEN THE KENAI PENINSULA PARCEL VIEWER YOU WILL NOT SEE MY WOOD SHED/TOOL SHED WHICH WAS BUILT 5 SUMMERS AGO IN 2016. I WANTED TO NOTE THIS FOR VISUAL PERSPECTIVE.

AMCO
DEC - 6 2021

# DIAGRAM # 5

1. RESTRICTED ACCESS AREA FOR FLOWING PLANTS
2. RESTRICTED ACCESS AREA FOR VEGITATING PLANTS
   ALL PROCESSING AND STORAGE SHALL BE IN THIS AREA
3. NOT RESTRICTED ACCESS DUE TO BREAKER PANEL PLACEMENT. FLOOR AROUND THIS AREA SHALL BE CLEAR OF ANY OBSTRUCTIONS PER ELECTRICAL BUILDING CODE
4. LOCATION OF FIRE EXTINGUISHERS

THE HIGHLITED AREA DENOTES USABLE/RESTRICTED ACCESS AREA.




AMCO
DEC - 6 2021

N
W E
S

DOING BUSINESS AS: ROCK SOLID BUDS LICENSE# 21463

M[illegible]ged. Center latitude: 60.4963 degrees North. Center longitude: 151.1820 degrees West. Visible Features: 9 f[illegible]ible on txparcels. 4 features visible on Roads. 4 features visible on Addresses.

Kenai Peninsula Borough

Express Map Viewer

48235 MIRACLE AVE

Sign in

Tools

Tool Labels

Search Results: 48235 MIRACL...

No results to display

Items appear after you perform a valid search or other task that returns results.

WKID: 4326 Lat/Long ▲

Lat: 60.49650° N
Lon: 151.18162° W

Scale 1: 9,975

Go

0 50 100ft

Search Results: 48235 ...

AMCO

DEC - 6 2021

Map | Dashboard | Reports | Vehicle History | Work Orders | Driver Logs

Help

Home

Show: All Vehicles | Vehicles Filter

Vehicles | Address Search | LSD Search | Work Alone | Geofences | Facilities

Tools | Layers

NORTH

Vehicles

Details | Locate | Follow

| Vehicle | Driver | Address |
|---|---|---|
| K365 | | Tesoro Rd, Kenai, |
| K350 | | 51608 Kenai Spur |
| K355 | | 51516 Kenai Spur |
| K372 | Thomas Wheeler | , Kenai, Alaska |
| K426 | | Tesoro Rd, Kenai, |
| K443 | | 51606 Kenai Spur |
| K452 | | , Kenai, Alaska |
| K453 | | , Kenai, Alaska |
| K456 | | 51300 Curry Ln, Ke |
| K462 | | 51301 Curry Ln, Ke |
| K482 | Jacob Stutsman | 49038 Holt Lampkin |
| K483 | | 51502 Kenai Spur |
| K502 | | 67506 Sterling Hw |
| K503 | | 51301 Curry Ln, Ke |
| K510 | Jacob Rogers | 51430 Halliburton |
| K517 | | , Kenai, Alaska |
| K518 | | 51506 Kenai Spur |
| K523 | | , Kenai, Alaska |
| K524 | | 51468 Kenai Spur |
| K525 | | 51457 Kenai Spur |
| P533 | | 51558 Kenai Spur |
| R3492 | | 51300 Curry Ln, Ke |
| T032 | | |
| T038 | | |
| T190 | | |

View Pane

Vehicles | LSD Search | Work Alone | Geofences | Facilities

Map

Map Style | Satellite

Middle Ave | Miracle Ave | Miracle Ave | Miracle Ave | Miracle Ave

Blue Ridge

Tundra Rose Cir

Tundra Rose Cir

© 2020 Assetworks LLC - HERE, GDM, (C) 2012 DrillingInfo.Com, Mentor Engineering

49334 Miracle Ave, Soldotna, Alaska

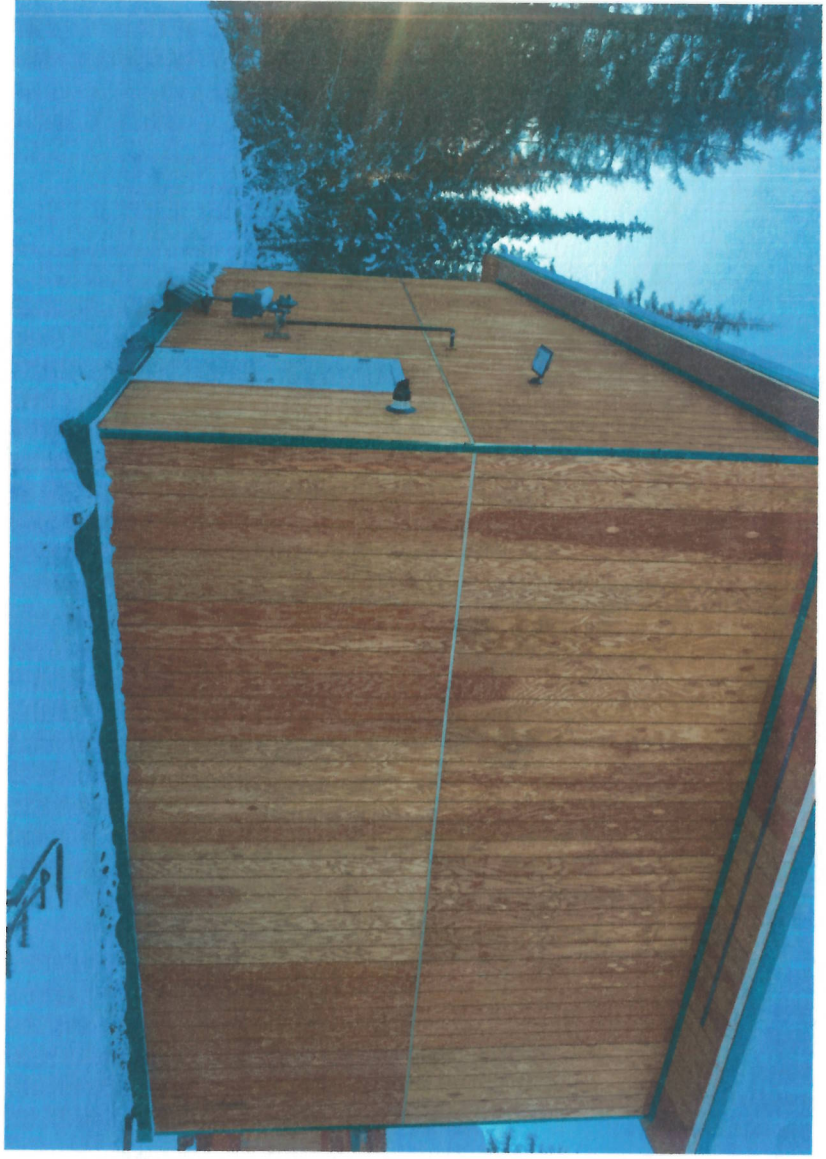
Lat: 60.4963 Lon: -151.1836

Welcome John (Company: Peak Oilfield Service Company LLC) | No unread notifications

AMCO

DEC - 6 2021

N



THIS SHOWS THE SECOND ENTRANCE AND IS THE EAST SIDE OF THE BUILDING

LICENSE # 21463

AMCO
DEC - 6 2021

N

SIDE VIEW SHOWING 1 OF 2 ENTRANCES. THIS IS THE WEST SIDE OF THE BUILDING

AMCO
DEC - 6 2021

LICENSE # 2143 63

← N

THIS IS THE FRONT SIDE OF MY BUILDING, WHICH IS THE NORTH SIDE OF THE BUILDING

LICENSE # 21463

AMCO
DEC - 6 2021