

Alcohol & Marijuana Control Office**License Number:** 10141**License Status:** Active-Operating**License Type:** Limited Marijuana Cultivation Facility**Doing Business As:** COYOTE AND TOAD'S GARDEN, LLC**Business License Number:** 1015840**Designated Licensee:** Tiffany Metz**Email Address:** whaleycooper@gmail.com**Local Government:** Skagway (Municipality of)**Local Government 2:****Community Council:****Latitude, Longitude:** 59.485000, -135.280000**Physical Address:** 100 Rio Faux Lobo
Skagway, AK 99840
UNITED STATES**Licensee #1****Type:** Entity**Alaska Entity Number:** 10026537**Alaska Entity Name:** Coyote and Toad's Garden, LLC**Phone Number:** 907-612-0338**Email Address:** whaleycooper@gmail.com**Mailing Address:** PO BOX 711
Skagway, AK 99840
UNITED STATES**Entity Official #1****Type:** Individual**Name:** Steven Briody**SSN:** [REDACTED]**Date of Birth:** [REDACTED]**Phone Number:** 907-612-0338**Email Address:** whaleycooper@gmail.com**Mailing Address:** PO BOX 711
Skagway, AK 99840
UNITED STATES**Entity Official #2****Type:** Individual**Name:** Tiffany Metz**SSN:** [REDACTED]**Date of Birth:** [REDACTED]**Phone Number:** 907-612-0338**Email Address:** ynaffitmetz@gmail.com**Mailing Address:** PO BOX 711
Skagway, AK 99840
UNITED STATES**Note:** No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: Renewal Application Certifications

What is this form?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

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

Section 1 - Establishment Information

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

Licensee:	Coyote & Todd's Garden LLC	License Number:	10141
License Type:	limited Marijuana Cultivation Facility		
Doing Business As:	Coyote and Todd's Garden LLC		
Premises Address:	100 Rio Fox Labo		
City:	Shogunway	State:	AK ZIP: 99840

Section 2 - Individual Information

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

Name:	Steven Briody
Title:	owner

Section 3 - Violations & Charges

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

Initials

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

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

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

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

Initials

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





Form MJ-20: Renewal Application Certifications

Section 4 – Certifications & Waiver

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

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

SB

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

SB

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

SB

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

SB

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

SB

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

SB

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

SB

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

SB

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

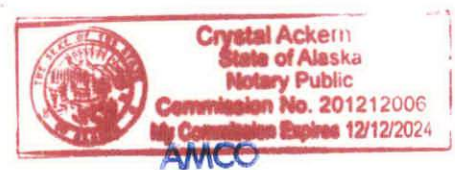
Steven Bridy
Signature of licensee

Crystal Ackern
Notary Public in and for the State of Alaska

STEVEN BRIDY
Printed name of licensee

My commission expires: 12/12/2024

Subscribed and sworn to before me this 23rd day of APRIL, 2021.





Alaska Marijuana Control Board

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

Section 1 – Establishment Information

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

Licensee:	Coyote and Tosses Garden LLC	License Number:	10141
License Type:	Limited Marijuana Cultivation Facility		
Doing Business As:	Coyote and Tosses Garden LLC		
Premises Address:	100 Ryo Fox Lobo		
City:	S Kingsway	State:	AK
		ZIP:	99840

Section 2 – Individual Information

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

Name:	Tiffany Metz
Title:	Owner

Section 3 – Violations & Charges

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

Initials

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

TM

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

TM

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

TM

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

Initials

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MAY 28 2021



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TM

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

TM

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

TM

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

TM

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

TM

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

TM

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

TM

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

[Signature]
Signature of licensee

Crystal Ackerman
Notary Public in and for the State of Alaska

Tiffany Metz
Printed name of licensee

My commission expires: 12/12/2024

Subscribed and sworn to before me this 23rd day of APRIL, 2021.



AMCO

FORM 1

STANDARD FORM OF RENTAL AGREEMENT

Pursuant to Section 9(1) of the ~~Rental of Residential Property Act~~ ^{Commercial}, hereinafter called "the Act," and section 3 of the Regulations

PARTIES

I. THIS AGREEMENT MADE this June day of 15, 2017.

BETWEEN:

Monica Bounds
(Name)

hereinafter called the LESSOR
121 Banyan Dr. #226
(Street Address and Post Office Box where applicable)

Hilo HI 96720
(Community) (Postal Code)

907-612-1033
(Telephone Number(s))

Coyote and Toads Garden LLC AND
Tiffany Metz & Steven Briody
(Name(s))

hereinafter called the LESSEE(s).

PREMISES

II. In consideration of the mutual benefits and promises herein, THE PARTIES AGREE THAT:

1. The lessor will rent to the lessee and the lessee will rent from the lessor the following residential premises:

Apartment Single Family Home shipping containers
 Room Mobile Home
 Portion of Duplex or Row Housing Mobile Home Site Lot 1A

located at 100 Rio Faux Lobs (Lot 1A Vannic Berthe Subdivision)
(Street Address and Apartment Number where applicable)
Skagway AK 99840
(Community) (Postal Code)

The Superintendent or Property Manager of the residential premises (if different from the lessor) is

(Name)

(Street Address and Post Office Box where applicable)

(Community) (Postal Code)

(Telephone Number(s))

TERM

2. This agreement is to begin on the May day of 9, 2016.

OR

FIXED TERM

This agreement is to begin on the _____ day of _____, 20____,
and end on the _____ day of _____, 20____.

RENT

3. The lessee will pay rent at the following rate:
\$ 200 per Month (Week/Month).

The first payment of rent is due on the _____ day of each _____ (week/month).
Payments shall be delivered/mailed to

Monica Bounds
(Name)

(Address)

SERVICES & FACILITIES

4. The rent mentioned above includes payments for the following services and facilities:

- Heat
- Electricity
- Washer & Dryer (without charge)
- Washer & Dryer (coin operated)
- Cable TV Hook-up Apparatus
- Cable TV Service
- Janitorial Service for Common Areas
- Parking
- Snow Removal for Parking Lot & Walkways
- Grass Cutting
- Other (Specify)

use of property lot 1A to cultivate Marijuana as Coyote & Toads Garden LLC

The following services and facilities are the responsibility of the Lessee:

- None
- Other (Specify)

All property Tax and Insurance

★ Disclaimer from Lessor:

The lessor will not take possession of or remove marijuana from the premises, Amco will be notified in the event that this is necessary.

SECURITY DEPOSIT

5. A security deposit is not required.

OR

A security deposit in the amount of \$ _____ has been/is to be paid by the lessee to the

CONDITIONS

1. By operation of sections 6 and 7 of the Act, the statutory conditions set out in those sections (a copy of which is attached as Schedule "A") apply to this agreement.

TERMINATION BY LESSEE

2. By operation of section 11 of the Act, the lessee may terminate this agreement by serving on the lessor a notice of termination in accordance with the notice requirements set out in subsection 11(2) (a copy of which is attached as Schedule "B").

TERMINATION BY LESSOR

3. By operation of section 12 of the Act, the lessor may not terminate this agreement other than for a cause set out in sections 13, 14, or 15 of the Act and in accordance with the applicable notice requirement as set out in those sections (a copy of which is attached as Schedule "C").

IV. THE PARTIES AGREE THAT

1. The additional terms or conditions [if any] set out on Schedule "D" and initialed by both parties apply to this rental agreement.
2. This agreement is binding upon the lessor, his/her heirs, assigns, personal representatives, and successors in title, and the lessee and his/her assigns.

Richard J. Lee
WITNESS

Monica Bounds
LESSOR

WITNESS

[Signature]
LESSEE

WITNESS

[Signature]
LESSEE

NOTE:

ONCE THE LESSEE SIGNS, THE LESSOR MUST ENSURE THAT THE LESSEE RECEIVES A COPY OF THE AGREEMENT AND INFORMATION RE THE PREMISES. (See ss. 30 and 31 of Act, attached as Schedule "E".)

SCHEDULE "A"
STATUTORY CONDITIONS

6. Notwithstanding any agreement, waiver, declaration or other statement to the contrary, where the relationship of lessor and lessee exists in respect of residential premises by virtue of this Act or otherwise, there shall be deemed to be a rental agreement between the lessor and lessee, with the following conditions applying as between the lessor and lessee as statutory conditions governing the residential premises:

1. Condition of Premises

The lessor shall keep the premises in a good state of repair and fit for habitation during the tenancy and shall comply with any enactment respecting standards of health, safety or housing notwithstanding any state of non-repair that may have existed at the time the agreement was entered into.

2. **Services**
Where the lessor provides or pays for a service or facility to the lessee that is reasonably related to the lessee's continued use and enjoyment of the premises, such as heat, water, electric power, gas, appliances, garbage collection, sewers or elevators, the lessor shall not discontinue providing or paying for that service to the lessee without permission from the Director.
3. **Good Behaviour**
The lessee and any person admitted to the premises by the lessee shall conduct themselves in such a manner as not to interfere with the possession, occupancy or quiet enjoyment of other lessees.
4. **Obligation of the Lessee**
The lessee shall be responsible for the ordinary cleanliness of the interior of the premises and for the repair of damage caused by any willful or negligent act of the lessee or of any person whom the lessee permits on the premises, but not for damage caused by normal wear and tear.
5. **Subletting Premises**
 - (1) Where a fixed term rental agreement is for a period greater than six months, the lessee may assign or sublet the premises subject to the consent of the lessor, which consent will not unreasonably be withheld or charged for unless the lessor has actually incurred expense in respect of the grant of consent, in which case he shall be entitled to recover such reasonable expenses as were actually incurred.
 - (2) Subsection (1) does not apply to
 - (a) a rental agreement in respect of residential premises that are developed under the *National Housing Act* R.S.C. 1985, Chap. N-11 or the *Housing Corporation Act* R.S.P.E.I. 1988, Cap. H-11 and are administered by or for the Government of Canada, the Government of the province, or an agency thereof;
 - (b) non-profit housing; or
 - (c) co-operative housing where the lessee is a member of the housing co-operative.
6. **Entry of Premises**
Except in the case of an emergency, the lessor shall not enter the premises without the consent of the lessee unless the lessor has served written notice stating the date and time of the entry to the lessee at least twenty-four hours in advance of the entry and the time stated is between the hours of 9 a.m. and 9 p.m.
7. **Entry Doors**
Except by mutual consent, the lessor or the lessee shall not during occupancy under the rental agreement alter or cause to be altered the lock or locking system on any door that gives entry to the premises.
8. **Late Payment Penalty**
Where the rental agreement contains provision for a monetary penalty for late payment of rent, the monetary penalty shall not exceed one per cent per month of the monthly rent.
9. **Quiet Enjoyment**
The lessee shall have quiet enjoyment of the residential premises, and shall not be barred from free access to them during the term of the rental agreement.
10. **Delivery of Possession**
Where notice of termination has been given in accordance with this Act, and all remedies in relation thereto have been exhausted, the lessee shall deliver up possession of the residential premises.
7. In addition to the statutory conditions set out in section 6, the following statutory conditions apply in respect of an agreement to rent a mobile home site or a mobile home:
 1. Other than withholding, on reasonable grounds, his consent to a subletting of the mobile home site, the lessor shall not restrict in any way the right of a lessee of a mobile home site from selling, renting or otherwise parting with the possession of a mobile home owned by the lessee.
 2. The lessor shall not receive any compensation or benefit from any negotiations of the lessee to trade, sell, rent or otherwise part with possession of a mobile home situate on that site, unless provided for in a separate written agency agreement that is entered into by the lessee after the lessee has entered into the rental agreement and has moved onto the site.
 3. (1) The lessor of a mobile home site shall not require a lessee to pay a fee where the lessee is moving a mobile home to or from a site.
(2) Subsection (1) does not preclude a lessor from requiring a lessee to pay any reasonable expenses or damages which the lessor has actually incurred as a result of the moving or removing.
 4. (1) Except as provided in this condition, the lessor shall not restrict in any way the right of the lessee to purchase goods or services from the person of the lessee's choice.
(2) The lessor may set reasonable standards for mobile home equipment.
 5. The lessor is responsible for compliance with any municipal bylaws or other enactment in respect of the common areas of the mobile home park and the services provided by the lessor to the lessee in the mobile home park.
 6. The lessee is responsible for compliance with any municipal bylaws or other enactment in respect of the mobile home and the mobile home site on which it is located to the extent that the lessor is not responsible.

SCHEDULE "B"

11. (1) A lessee may terminate a rental agreement by serving on the lessor a notice of termination which complies with section 18.
- (2) A notice of termination is to be served by the lessee
 - (a) if the premises are let under a fixed term agreement, at least two months before the expiration of any fixed term, to be effective on the last day of that term;

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MAY 28 2021

- (b) if the premises are let from month to month, at least one month before the due date for payment of rent, to be effective on the day preceding the due date;
- (c) if the premises are let from week to week, at least one week before the due date for payment of rent, to be effective on the day preceding the due date.

SCHEDULE "C"

13. (1) Where a lessee fails to pay rent in accordance with the rental agreement, the lessor may, on any day following the day the rent was due, serve the lessee with a notice of termination to be effective not earlier than twenty days after the date it is served.
 - (2) A lessee may, within ten days of being served with a notice of termination under subsection (1) deliver to the lessor all the rent due as of that date, whereupon the notice shall be void.
 - (3) Where a lessee is persistently or habitually late in the payment of rent the lessor may apply to the Director for such order, including termination of the rental agreement as the Director considers just.
 - (4) This section applies in place of all other remedies, statutory or otherwise, for failure to pay rent.

14. (1) The lessor may also serve a notice of termination upon the lessee where
 - (a) statutory condition 3 or 4, or any other term of rental agreement has been breached, other than failure to pay rent;
 - (b) occupancy by the lessee has resulted in the residential property or residential premises being damaged to an extent that exceeds reasonable wear and tear, and the lessee has failed within a reasonable time after the damage occurred to take the necessary steps to repair the damage;
 - (c) the lessee has failed to give, within thirty days after the date he entered into a rental agreement, the security deposit requested pursuant to section 10;
 - (d) the lessee has knowingly misrepresented the residential property or residential premises to a prospective lessee or purchaser of the residential property or residential premises;
 - (e) the safety or other lawful right or interest of the lessor or other lessee in the residential property has been seriously impaired by an act or omission of the lessee or a person permitted in or on the residential property or residential premises by him;
 - (f) the number of persons permanently occupying the residential premises violates public health or fire safety standards prescribed by any Act or regulations;
 - (g) the residential premises must be vacated to comply with an order by a provincial, regional or municipal government authority respecting zoning, health, safety, building or fire prevention standards;
 - (h) the lessee has purported to assign or sublet the residential premises in violation of this Act;
 - (i) the rental agreement is for a fixed term with an option to renew and the lessee has not exercised the option.
 - (2) Subject to subsection (3), a notice of termination pursuant to subsection (1) shall
 - (a) in the case of a month to month or fixed term rental agreement, be served not less than one month before the date on which it is to be effective;
 - (b) in the case of a week to week rental agreement, be served not less than one week before the date on which it is to be effective.
 - (3) Where notice has been given for any of the reasons set out in subsection (1), the Director may, upon the application of the lessor, order that the termination be effective earlier than the date provided for in subsection (2).
 - (4) An application made by a lessor pursuant to subsection (3) shall be heard at the same time as any application made by the lessee pursuant to subsection 16(1)

15. (1) Where the lessor in good faith seeks to
 - (a) have possession of the premises for occupation by himself, his spouse, children or parents, or the parents of his spouse;
 - (b) convert the premises to a use other than residential use;
 - (c) renovate the premises where the nature of the renovations are advised to the lessee and are such that the renovations cannot be carried out while the lessee occupies the premises;
 - (d) demolish the premises,

the lessor may serve the lessee with a notice of termination to be effective not less than two months after it is served.

 - (1.1) Where
 - (a) the lessor is the owner of residential premises comprising not more than two rental units;
 - (b) the lessor enters into an agreement of sale of the residential premises to a purchaser; and
 - (c) the purchaser has sworn an affidavit that he wishes to have possession of the premises for occupation by himself, his spouse, children or parents or the parents of his spouse,

the lessor may serve the lessee with a notice of termination to be effective not less than two months after it is served and the notice shall be accompanied by a copy of the affidavit referred to in clause (c).
 - (2) Notwithstanding subsection (1), where a lessor serves a notice of termination under this section respecting a mobile home site, other than when the lessee is renting a mobile home and the mobile home site under a single rental agreement, the period of notice shall not be less than six months.
 - (3) Where a lessor serves a lessee notice of termination under this section, the lessee may, at any time during the period of notice
 - (a) give to the lessor at least ten days written notice of a termination date earlier than that specified by the lessor; and
 - (b) pay the lessor, on the date he gives notice of termination under clause (a), the proportionate amount of rent due up to the date the earlier termination is specified to be effective, or, where the rent has been paid in advance, claim and receive from the lessor reimbursement of that proportionate amount.

SCHEDULE "D"

ADDITIONAL TERMS OR CONDITIONS - SECTION IV
OF RENTAL AGREEMENT

These additional terms or conditions may not conflict with the requirements of the Act.

SCHEDULE "E"

30. (1) Where a rental agreement in writing is executed by a lessee, the lessor shall ensure that a fully executed duplicate original copy of the agreement is delivered to the lessee at the time of signing or within twenty-one days after the lessee signed the agreement.
 - (2) Where subsection (1) is not complied with, only the provisions of this Act and the standard form rental agreement are binding upon the lessee, and the lessee is not bound by any additional terms contained in the written agreement unless and until it is served on him in accordance with subsection (1).
 - (3) Where a written rental agreement has been entered into before the effective date and the lessee has not been supplied with a copy of the agreement, the lessor shall, within twenty-one days of the effective date deliver a copy of the agreement to the lessee in compliance with subsection (1).
31. (1) The lessor shall at the time of entering into the rental agreement provide the lessee with the following information in writing:
 - (a) the name and address of the lessor;
 - (b) the name and telephone number of the person responsible for the premises.
 - (2) Where the lessor rents more than one residential premises in the same building and retains possession of part for the use of all lessees in common, the lessor shall post and maintain posted in the common area a notice giving the information required by subsection (1).

Coyote & Todd's Garden L.L.C Operating Agreement

This agreement, entered into on January 24th 2019 is between Steven Briody and Tiffany Metz of Skagway AK.

Whereas the members desire to create a limited liability company under the laws of the state of Alaska and set forth the terms herein of the company's operation and the relationship between the members.

Now, therefore, in consideration of the mutual covenants set forth herein and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the members and the company agree as follows:

Purpose:

The purpose of the company is to engage in and conduct any and all lawful businesses, activities or functions, and to carry on any lawful activities in connection with or incidental to the foregoing, as the members in their discretion shall determine. The members agree to put intention & love into the cultivation of some dope ass marijuana.

Term:

The term of the company shall be perpetual, continuing until terminated under the agreement of both members.

Distributions:

All profit & loss related to the company shall be equally shared between Steven Briody & Tiffany Metz.

Books, Records & Tax Returns:

Both members agree to keep records of expenses & file a yearly tax return. As well as monthly state & quarterly federal taxes.

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MAY 28 2021

Management:

Both members agree to share equal management of the company.

Ownership of company Property:

Both members agree to equally share ownership of company property.

Dissolution and liquidation:

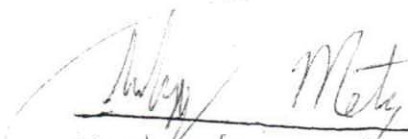
Upon death or disability of a member, the remaining member shall take over the distributions, management and ownership of the absent member.


This agreement and the rights and liabilities of the members hereunder shall be governed by and determined in accordance with the laws of the state of Alaska.

This agreement shall be binding upon and inure to the benefit of the members hereto and their respective heirs.

In witness whereof, the members have executed this agreement this 24th day of January 2019.

Coyote and Toads Garden L.L.C


member/owner signature


member/owner signature

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MAY 28 2021

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Coyote & Toads Garden L.L.C

List of Members:

Tiffany Metz 50% owner

Steven Brisdy 50% owner

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MAY 28 2021