

Alcohol & Marijuana Control Office

Initiating License Application

6/14/2021 2:58:25 PM

License Number: 12989

License Status: Active-Operating

License Type: Limited Marijuana Cultivation Facility

Doing Business As: PINNACLE PROJECTS

Business License Number: 1074959

Designated Licensee: Dan N Vanzee

Email Address: danvanzee@gmail.com

Local Government: Kenai Peninsula Borough

Local Government 2:

Community Council:

Latitude, Longitude: 60.516700, -151.085416

Physical Address: 37035 Nicholas View Lane
Soldotna, AK 99669
UNITED STATES

Licensee #1

Type: Individual

Name: Dan N Vanzee

SSN: [REDACTED]

Date of Birth: [REDACTED]

Phone Number: 907-394-1741

Email Address: danvanzee@gmail.com

Mailing Address: 37035 Nicholas View Lane
Soldotna, AK 99669
UNITED STATES

Note: No entity officials entered for this license.

Note: No affiliates entered for this license.



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-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:	Dan N Vanzee	License Number:	12989		
License Type:	Limited Marijuana Cultivation				
Doing Business As:	Pinnacle Projects				
Premises Address:	37035 Nicholas View Lane				
City:	Soldotna	State:	AK	ZIP:	99669

Section 2 – Individual Information

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

Name:	Dan N Vanzee
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.

dvz

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.

dvz

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

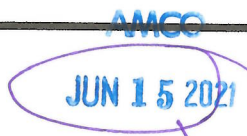
dvz

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).

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Alaska Marijuana Control Board

Form MJ-20: Renewal Application Certifications

Section 4 – Certifications & Waiver

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

Initials

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

dvz

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.

dvz

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

dvz

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

dvz

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

dvz

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.

dvz

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.

dvz

I, Dan N Vanzee, 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.

dvz

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.

Dan N. Vanzee
Signature of licensee

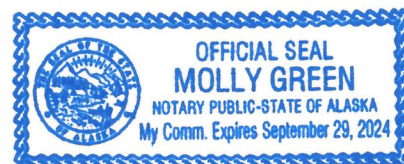
Molly Green
Notary Public in and for the State of Alaska

Dan N. Vanzee

Printed name of licensee

My commission expires: 9-29-24

Subscribed and sworn to before me this 10 day of June, 2021.



JUN 15 2021

LEASE AGREEMENT

The undersigned, Danny Neal Van Zee hereinafter called **TENANT(S)**, agree(s) to lease from **Catherine Y. DeLacee OWNER** for Lease of 37035 Nicholas View Lane, Located in the NE corner of Lot #1 of Pinnacle Hill Sub Division, Soldotna Alaska and consisting of 480 Sq Feet.

A 10 Year tenancy shall begin on December 1, 2017 under the following terms and conditions:

1. RENT:

The annual rental of \$1.00 plus sales tax is due on or before the 1st day of each December and payable to **Catherine Y. DeLacee**.

2. PROVISIONS:

The amount above includes : Rent, water/sewer

Does NOT include: Snow and trash removal, electric

3. USE:

TENANT & Landlord agrees that the premises is to be used and occupied by TENANT and his employees as a State of Alaska licensed Marijuana Cultivation Facility..

4. DEPOSIT:

TENANT has paid the sum of \$1.00 as a security deposit for the performance of TENANT'S obligation hereunder to include clean and damages to the premises. This deposit does not limit OWNER rights or TENANT obligations.

5. DEPOSIT REFUND:

Such amount of the deposit as is necessary to clean, repair damage or remedy such breach shall be retained by the OWNER or his AGENT and the balance with a statement of charges remitted to the TENANT within 14 days. **TENANT shall notify Owner immediately when unit is vacated and ready for inspection.**

6. LATE CHARGE:

It is understood that the total rent is due on the first (1st) day of each December If rent is not received by the fifth (5th) day of that month or if the check is returned for insufficient funds, there will be a \$25.00 late charge plus \$25.00 NSF fee in addition to the full amount of the rent.

7. CONDITION:

TENANT accepts the premises in its present condition

8. LIABILITY:

OWNER shall maintain property insurance on the building and permanently installed fixtures and equipment and agrees to waive all rights of subrogation against TENANT, their employees and guests, except in case of gross negligence or intentional malfeasance.

All personal property in the premises shall be at the risk of the TENANT. OWNER shall **NOT** be responsible for any damages to person or property sustained by TENANT or others due to the building in which the premises is situated or any part or appurtenance thereto becoming out of repairs, or for any act or neglect of employees, or due to the happening of an accident from whatsoever cause in and about said building. TENANT shall save and keep OWNER and his AGENT harmless from any and all claims, damages and suits for property damage or personal injury on account of any defects in said premises now or hereafter occurring.

9. MAINTENANCE:

TENANT shall maintain the premises in good order and in clean and sanitary condition. Smoke detectors are to be maintained by TENANT

10. REPAIRS:

If repairs of damage or replacement of lost or missing items of furnishings or equipment, cleaning or painting are required to restore the premises to the condition of said property on the effective date of this agreement (less reasonable wear and tear), the cost of such repair, replacement and/or cleaning shall be paid by the TENANT to OWNER or his AGENT immediately upon demand, less the amount of said deposit. Tenant shall be liable for any damage to property due to utilities being shut off due to non payment or any other reason.

11. ASSIGNMENT:

TENANT may not assign this agreement nor sublet the premises or any part thereof without written consent of the OWNER or his AGENT.

12. ALTERATIONS:

TENANT may make any alterations to the premises without written consent of the OWNER or his AGENT.

13. ACCESS:

TENANT shall allow OWNER access at all reasonable times to said premises.

14. REMOVAL OF PROPERTY:

In case of a default of this agreement the landlord/lessor will not remove from the premises or take possession of marijuana, and AMCO enforcement will be contacted .

15. ABANDONMENT OF PREMISES:


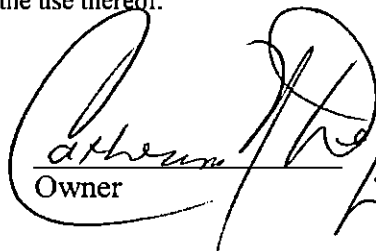
In the event the Tenant is absent from the premises for seven (7) consecutive days without the notification to Landlord and while in default of rent, Tenant shall, at the option of the Landlord, be deemed to have abandoned the premises.

16. ABANDONMENT OF PERSONAL PROPERTY:

In the event the Tenant shall abandon or vacate the premises leaving personal property in the premises, said personal property shall be considered abandoned by the Tenant. If it is not claimed within 15 days after the Tenant abandoned or vacated the premises and the Landlord SHALL dispose of the abandoned personal property according to the laws of the State of Alaska.

17. GOVERNMENTAL REGULATIONS:

TENANT shall comply with any government rules and regulations shown as relevant to this agreement and any additional rules applicable to said premises or the use thereof.

 _____ Date 6/11/20
Tenant
 _____ Date 6/11/20
Owner