



# Public Notice

## Application for Marijuana Establishment License

**License Number:** 19473

**License Status:** Active-Operating

**License Type:** Limited Marijuana Cultivation Facility

**Doing Business As:** GOLDSTREAM CANNABIS ANNEX

**Business License Number:** 1082714

**Email Address:** gvpf907@gmail.com

**Latitude, Longitude:** 64.509570, -147.564720

**Physical Address:** 2922 Parks Hwy Studio 10  
Fairbanks, AK 99709  
UNITED STATES

### Licensee #1

**Type:** Entity

**Alaska Entity Number:** 10081414

**Alaska Entity Name:** Goldstream Grown, LLC

**Phone Number:** 907-460-4619

**Email Address:** gvpf907@gmail.com

**Mailing Address:** 3875 Geist Rd  
Ste E #272  
Fairbanks, AK 99709  
UNITED STATES

### Entity Official #1

**Type:** Individual

**Name:** Carolyn Dobbs

**Phone Number:** 907-460-4619

**Email Address:** gvpf907@gmail.com

**Mailing Address:** 3875 Geist Rd  
Ste E #272  
Fairbanks, AK 99709  
UNITED STATES

### Affiliate #1

**Type:** Individual

**Name:** Carolyn Dobbs

**Phone Number:** 907-460-4619

**Email Address:** gvpf907@gmail.com

**Mailing Address:** 3875 Geist Rd  
Ste E #272  
Fairbanks, AK 99709  
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 a copy of the application 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](mailto:marijuana.licensing@alaska.gov) or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

**POSTING DATE** \_\_\_\_\_

# Alcohol & Marijuana Control Office

**License Number:** 19473

**License Status:** Active-Operating

**License Type:** Limited Marijuana Cultivation Facility

**Doing Business As:** GOLDSTREAM CANNABIS ANNEX

**Business License Number:** 1082714

**Designated Licensee:** Carolyn Dobbs

**Email Address:** gvpf907@gmail.com

**Local Government:** Fairbanks North Star Borough

**Local Government 2:**

**Community Council:**

**Latitude, Longitude:** 64.509570, -147.564720

**Physical Address:** 2922 Parks Hwy Studio 10  
Fairbanks, AK 99709  
UNITED STATES

## Licensee #1

**Type:** Entity

**Alaska Entity Number:** 10081414

**Alaska Entity Name:** Goldstream Grown, LLC

**Phone Number:** 907-460-4619

**Email Address:** gvpf907@gmail.com

**Mailing Address:** 3875 Geist Rd  
Ste E #272  
Fairbanks, AK 99709  
UNITED STATES

## Entity Official #1

**Type:** Individual

**Name:** Carolyn Dobbs

**Phone Number:** 907-460-4619

**Email Address:** gvpf907@gmail.com

**Mailing Address:** 3875 Geist Rd  
Ste E #272  
Fairbanks, AK 99709  
UNITED STATES

## Affiliate #1

**Type:** Individual

**Name:** Carolyn Dobbs

**Phone Number:** 907-460-4619

**Email Address:** gvpf907@gmail.com

**Mailing Address:** 3875 Geist Rd  
Ste E #272  
Fairbanks, AK 99709  
UNITED STATES



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:	Goldstream Grown, LLC	License Number:	19473		
License Type:	Limited Cultivation				
Doing Business As:	Goldstream Cannabis Annex				
Premises Address:	2922 Parks Hwy Studio 10				
City:	Fairbanks	State:	Alaska	ZIP:	99709

**Section 2 – Individual Information**

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

Name:	Carolyn Dobbs
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 <b>not</b> been convicted of any criminal charge in the previous two calendar years.	<input type="text" value="CD"/>
I certify that I have <b>not</b> committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.	<input type="text" value="CD"/>
I certify that a notice of violation has <b>not</b> been issued to this license between July 1, 2019 and June 30, 2020.	<input type="text" value="CD"/>

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).	<input type="text"/>



# Form MJ-20: Renewal 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 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.

CD

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.

CD

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

CD

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

CD

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

CD

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.

CD

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.

CD

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

[Signature]  
Notary Public in and for the State of Alaska

Carolyn Dobbs  
Printed name of licensee

My commission expires: 02/10/24

Subscribed and sworn to before me this 24 day of June, 2020.



AMCO

## the ANNEX LEASE

This LEASE AGREEMENT made between Goldstream Grow, LLC (Tenant) and Nancy Burnham (Landlord), entered into on October 4, 2019 (Date).

1. ADDRESS: Tenant agrees to lease the space known as studio #10 located at 2922 Parks Highway, Fairbanks, AK.

2. TERM of Lease is for a period of 60 (sixty) days / weeks / months. Rent is due the first day of rental period (for daily or weekly rental) or the first day of the month.

3. RENT: \$ 650<sup>00</sup> month

4. SECURITY AND KEY DEPOSIT: \$ NA

5. USE OF PROPERTY: Limited Cultivation

6. REPAIRS AND MAINTENANCE: Tenant will keep the premises in a clean and safe condition. The landlord will keep the structure, heating and electrical systems in good repair. The landlord may enter the premises for inspection and repair at any time with reasonable notice to tenant and without notice in cases of emergency or probable cause to avoid property damages.

7. DAMAGE: The unit is in excellent condition as of the inception of this lease. Any change in this condition, unless agreed to by the Landlord, will be considered damage with replacement or repair the responsibility of the Tenant.

8. ALTERATIONS AND ADDITIONS: Any construction fastened in any way within a unit shall require approval in advance by the Landlord.

9. JANITORIAL: Tenants are responsible for keeping the public toilet and common washbasin in hallway clean. The Landlord will provide all cleaning and paper products. The Landlord will be responsible for trash removal. **TENANTS WILL USE RED TRASH CONTAINER** for disposal of toxic/ flammable products (ie. solvents).

10. Tenant shall not perform any act or practices which may create a hazard for the occupants or building or be a nuisance (odors/noises) to others occupying the building. Tenants shall not use the premises for any business or purpose that is unlawful or in violation or any laws. This is not a residential space.

11. Signage will be limited to tenant's window or with prior agreement of the Landlord.

LICENSE 19473

LEASE pg 1

12. The Tenant waives all claims against the landlord for damages to goods or for injuries to persons on or about the demised premises from any cause arising at any time.

13. The tenant will indemnify and hold harmless landlord on account of damage or injury to any person or to the goods of any person, arising from the use of the demised premises by tenant or arising from failure of tenant to keep the demised premises in good condition as provided in this agreement.

14. The landlord shall not be liable to tenant for damage by or from any act or negligence of adjoining or contiguous property.

15. To implement the provisions of this section the tenant shall maintain a liability policy in an amount of NA per person or per incident, with landlord being named as an additional insured under said policy within 30 days of the execution of this document.

16. **DEFAULT:** Failure to observe, keep and perform any of the terms of this lease.

17. **REMEDIES:** In the event of default, landlords Nancy or Don may serve written notice that she/he elects to terminate this lease in ten days unless such default has been cured.

Owner's signature:

*Nancy Burham*

Tenant's signature:

*[Handwritten signature]*

9.15.2020

Tenant's address: /email /phone

Carolyn Dobbs - Goldstream Growth, LLC

3875 Geist Rd Ste E #272

Ft. Belknap, AK 99709

(907) 460 4619

gv pf 907@gmail.com

Nancy Burham 1-907-251-1274

Please make checks out to: the ANNEX.

PO Box 95

Ester, AK 99725

Please mail checks to above address

LICENSE 1947

LEASE pg 2

**AMENDMENT TO REAL ESTATE LEASE**

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the \_\_\_ day of March 26, 2019 under that certain Real Estate Lease originally dated Oct 2018, related to the property commonly known as 2922 Parks Highway Studio 10, Fairbanks, AK 99709.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED BY BOTH LANDLORD AND TENANT, THE PARTIES HEREBY AGREE THAT THE LEASE IS AMENDED AS FOLLOWS.

1. **USE of Premises:** Landlord is aware and agrees to the commercial cultivation of marijuana and the use of the property as a state licensed marijuana establishment.
2. **Default:** Landlord shall not take into its possession any marijuana or marijuana product and shall contact the State of Alaska AMCO prior to any access to the licensed premises if Tenant cannot be reached, abandons the property, or similar event.

Except to the extent that the terms and conditions of this Lease Amendment are to the contrary, all other terms and conditions of the original Lease Agreement and any amendments thereto remain in full force and effect.

DATED effective as of the year and date above set forth.

**LANDLORD:**

By: Donald B. Coover  
Mary B. Bullen

**TENANT: Goldstream Grown. LLC**

By: [Signature]  
Carolyn Dobbs, Member

Nancy Burnham

dba The Annex

PO Box 95  
Ester, AK 99725

Dear Commissioners,

I am writing on behalf of Carolyn Dobbs dba Goldstream Cannabis, license number 19473.

Ms Dobbs is leasing a space at The Annex for her business as noted above. She has occupied the space since 10/12/2018 and signed a year long lease at that time.

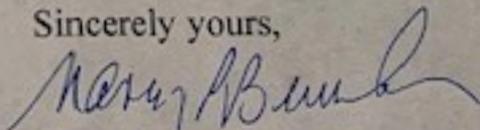
In my dealings with her and other tenants in the building, I require a lease be signed as a show of good faith. Once the year long lease is over tenants are not required to sign ongoing leases unless I deem it necessary.

I have not required Ms Dobbs to sign an extended lease as she is an excellent renter and we have an agreement in good faith based on the original lease.

If you require a formally drawn up document I can accommodate you.

As I said, I do not require an extension of the lease of my tenants.

Sincerely yours,



Nancy Burnham

Department of Commerce, Community, and Economic  
Development

## CORPORATIONS, BUSINESS & PROFESSIONAL LICENSING

[State of Alaska / Commerce / Corporations, Business, and Professional Licensing / Search & Database](#)

[Download / Corporations / Entity Details](#)

# ENTITY DETAILS

## Name(s)

Type	Name
Legal Name	Goldstream Grown, LLC

**Entity Type:** Limited Liability Company

**Entity #:** 10081414

**Status:** Good Standing

**AK Formed Date:** 3/30/2018

**Duration/Expiration:** Perpetual

**Home State:** ALASKA

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

**Entity Mailing Address:** 3875 GEIST RD STE E #272, FAIRBANKS, AK 99709

**Entity Physical Address:** 1300 WASHINGTON DR, STE 201, 1300 WASHINGTON DR,  
STE 201, FAIRBANKS, AK 99709

## Registered Agent

**Agent Name:** Carolyn Dobbs

**Registered Mailing Address:** 3875 GEIST RD STE E #272, FAIRBANKS, AK 99709

**Registered Physical Address:** 1860 STEESE HWY, FAIRBANKS, AK 99712

## Officials

 Show Former

AK Entity #	Name	Titles	Owned
	Carolyn Dobbs	Member	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
3/30/2018	Creation Filing	<a href="#">Click to View</a>	<a href="#">Click to View</a>
3/30/2018	Initial Report	<a href="#">Click to View</a>	
12/31/2019	Biennial Report	<a href="#">Click to View</a>	

COPYRIGHT © STATE OF ALASKA · DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT ·

## OPERATING AGREEMENT

The following document is the operating agreement of:

### **Goldstream Grown, LLC**

Hereafter referred to in this document as “The Company.”

The Company was formed on March 30, 2018 when articles of organization were filed with the state of Alaska. A copy of this document has been placed in The Company record book. All members of The Company hereby agree with its provisions. The Company will be managed by its member(s).

### **GENERAL PROVISIONS**

**Ownership Percentage**—A member’s ownership interest in The Company shall be calculated as a percentage based on the member’s contribution. A member’s “ownership percentage” shall be calculated as follows: the member’s capital contribution divided by total contributed capital shown on the books of The Company. Transfer of a member’s ownership of The Company, or a change in the member’s ownership percentage in The Company may only take place upon approval of a majority of the members.

**Voting**—Each member shall be entitled to vote on matters affecting The Company at a meeting held to discuss such matters. A member’s voting “power” shall be equal to the member’s ownership percentage.

**Compensation**—Members will not be paid for their time in managing The Company. Members may, however, receive compensation in the form of salaries, bonuses, or any other gratuity allowed by law for services rendered to The Company as an employee, officer, or independent contractor. Also, members may be reimbursed for reasonable expenses incurred on behalf of The Company as evidenced by proper receipts.

**Other Business Interests**—A member may not own or be involved in any way with an activity or entity that competes with The Company, or otherwise might diminish the earning potential of The Company without the prior written approval of all members.

**Meetings**—At this time, The Company does not have scheduled meetings, but it may provide for such scheduled meetings upon the approval of a majority of members. A special meeting may be requested by a member at any time either verbally or in writing. The member making this call for a meeting shall provide a proposed date and time for the meeting. Agreement to have a meeting can be expressed by the members either verbally or in writing. If any member can not attend the meeting, then the member(s) unable to attend shall propose an alternative date and time for the meeting.

If all the members cannot attend the proposed meeting, then it shall be postponed until all members can attend. A requested meeting may not be postponed for more than six months. A meeting of The Company may be held without all members in attendance if the member(s) unable to attend provide in writing their approval of the meeting.

Minutes of all meetings shall be taken and a copy provided to all members. A copy shall also be placed in the Company minute book.

## **FINANCIAL PROVISIONS**

**Tax Classification**—The members intend for The Company to be taxed as a S Corporation. Officers are hereby granted authority to do whatever necessary to retain “S Corporation” tax status with State and Federal agencies.

**Accounting**—The Company shall have a tax year beginning January 1 and ending December 31 of each year. Accordingly, The Company shall be known as a calendar year taxpayer. The books of the Company shall be maintained on a cash basis.

**Tax Matters Partner**—The Company shall appoint a representative to handle tax and accounting matters. This person shall be the Secretary of The Company, and if the Secretary is unable to act in this position, then the President shall act instead.

**Property**—Title to all property purchased or leased for The Company shall be titled in the name of The Company. Officers are hereby granted authority to lease equipment on behalf of The Company in due course of business.

**Capital Contributions**—In consideration for their percentage ownership in The Company, members shall contribute either cash, property, or services to The Company. Cash received shall be deposited in The Company’s bank account and no interest shall be paid on the amount. Title to any property given shall be transferred to The Company. Below is an accounting of consideration given by the members in exchange for their ownership in The Company.

Members may decide occasionally that additional capital must be contributed to The Company. This decision shall be made at a meeting of the members with all members in attendance. Since any change in the capital accounts will result in a change in the ownership percentage, the decision must be unanimous.

**Capital Withdrawals**—Members are not allowed to withdraw their capital contributions without written approval of all members. Members will not be able to “Draw” against their capital contributions without written approval of all members. Loans to members may be approved from time to time as circumstances arise. Loans must be approved by all members.

**Distributions**—From time to time distributions may be made from profits, sale of equipment, or other sources. Before payment, distributions shall be approved by all members and shall be paid to each member in proportion to their ownership percentage. In the event that The Company ceases operations, distributions of cash and property shall be made to the members after all creditors and suppliers are paid. Such a distribution shall be made to the members in proportion to their own percentage.

### OWNERSHIP

**Changes in Ownership**—A member can withdraw from The Company at any time. The member wanting to withdraw must give written notice to the other members 60 days prior to the date of withdrawal.

**Transfer of Membership**—A member may not transfer, sell, assign, offer as collateral, or pledge his/her ownership in The Company without prior written approval of the other members. This transfer restriction also applies to the members voting rights.

### DISSOLUTION

The Company shall be dissolved upon any of the following events:

- Death or other event that prevents a member from participating in the operation of The Company. In this event, the remaining members may vote not to dissolve The Company within 90 days. If the remaining members agree unanimously, The Company shall continue and not dissolve.
- Agreement of all members to dissolve The Company

### OTHER PROVISIONS

**Officers**—Members may agree to appoint one or more officers to be responsible for representing The Company in its due course of business. It is agreed to appoint at least a President and a Secretary. Other offices and officers may be appointed as the need arises or at the pleasure of the members. Officers may be compensated for services rendered in their prospective positions. This compensation may be in addition to any other compensation received from The Company.

The following members shall be officers of the Company:

Manager: Carolyn Dobbs

Member: Carolyn Dobbs

**Company Records**—The Company Secretary must maintain all records for The Company that are required by law. This may include but not be limited to a list of all members including their addresses and ownership percentage, records of ownership transfers, minutes of all member meetings, bank statements and accounting records. These records are to be kept at the principal office of The Company and may be reviewed by any member by giving at least one day's notice to The Company's Secretary.

**Authority**—Officers of the Company and or any member of The Company has authority to transact any business or enter into any transaction or carry out any act to complete the formation of the Company or further its financial interest in the due course of business with one exception: No member has authority to obtain loans, lines of credit or commit The Company to any bank or lending institution without prior written approval of all members.

**Disputes**—In the event of a dispute between the members regarding this operating agreement or any matter regarding The Company, the dispute shall be settled by arbitration according to the rules of the American Arbitration Association. The arbitration or mediation service hearing the dispute shall be agreed upon by the members before proceeding. The cost of the arbitration/mediation shall be borne by The Company.

If the dispute cannot be settled by arbitration, the matter may go before a court with jurisdiction in such matters. If the matter goes before a court, then the members individually shall bear the cost of the proceedings. The prevailing party may seek reimbursement of expenses related to the proceedings.

**Changes**—This document is the only agreement between the members of The Company and replaces any verbal or written agreement between members. It cannot be replaced, amended or altered in any way without the approval of the members of The Company that adopted and approved the agreement being replaced or amended. If any provision of this agreement is determined to be legally unenforceable, then that provision only shall be stricken from the agreement, leaving the remainder of the agreement in force.

As evidenced by their signatures below, the members hereby adopt this agreement in its entirety and agree to be bound by its terms. The signatures need not be notarized.

Date 03/30/2018

Signatures of all officers:

  
\_\_\_\_\_

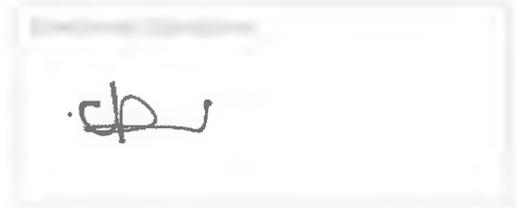
# Signature Certificate

 Document Reference: BJTKHUIUWK5V5ZY8GDH8M2

**RightSignature**  
Easy Online Document Signing



Carolyn Dobbs  
Party ID: ZTRTKMJS95X5ER4V63D2N7  
IP Address: 216.67.19.19  
**VERIFIED EMAIL:** gvpf907@gmail.com



Multi-Factor  
Digital Fingerprint Checksum

0d053dd3a54520c0fb3a508818222b357d28ba47



## Timestamp

2018-03-30 13:08:01 -0700  
  
2018-03-30 13:08:00 -0700  
  
2018-03-29 21:09:04 -0700  
2018-03-29 16:40:52 -0700

## Audit

All parties have signed document. Signed copies sent to: Carolyn Dobbs and Hayden Nilson.  
Document signed by Carolyn Dobbs (gvpf907@gmail.com) with drawn signature. - 216.67.19.19  
Document viewed by Carolyn Dobbs (gvpf907@gmail.com). - 216.67.19.19  
Document created by Hayden Nilson (hayden@rwcpaak.com). - 208.82.213.208



This signature page provides a record of the online activity executing this contract.