Proposed Changes to operating plan and licensed premises diagram

Comm. Planning Dept
MAY 05 2017
RECEIVED

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-14: Licensed Premises Diagram Change

What is this form?

This licensed premises diagram change form is required for all marijuana establishment licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises, under 3 AAC 306.100 and 3 AAC 306.705. **The required $250 change fee may be made by credit card online (VISA, MasterCard, or Discover), or by check or money order.**

Your diagram must show all entrances and boundaries of the premises, restricted access areas, and storage areas, and dimensions. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex. Limited marijuana cultivation licensees must clearly delineate the proposed area(s) for cultivation.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form, as long as it meets the requirements listed on this form. The first and third pages must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be signed by the licensee and by the local government having jurisdiction over the location of the premises before it is submitted to AMCO staff for review.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan. The licensed premises may not be altered unless and until the AMCO Director has given written approval on this form. Please note that licensees seeking to change licensed premises diagrams for multiple licenses must submit a separate completed copy of this form for each license.

	Yes	No
I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.	☑	☐

Section 1 – Establishment Information

Enter information for the licensed establishment.

Licensee:	RCFC, LLC	**License Number:**	10005		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Rosie Creek Farm				
Premises Address:	2659 Livingston Loop				
City:	Fairbanks	**State:**	AK	**ZIP:**	99709

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Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances, walls, partitions, counters, windows, areas of ingress and egress, restricted access areas, and storage areas. Include dimensions in your drawing. Use additional copies of this form or attached additional documents as needed.

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Section 3 – Declarations and Approvals

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

If a local building permit is required, I have attached a copy of it to this form. ☐

As a marijuana establishment licensee, I declare under penalty of unsworn falsification that I have examined this form, including all attachments, and to the best of my knowledge and belief find the provided information to be true, correct, and complete.

Signature of licensee

Michael J Emers

Printed name of licensee

Notary Public in and for the State of Alaska.

My commission expires: 4 27 21

"Official Seal" Notary Public Nico Morin State of Alaska

Subscribed and sworn to before me this 9th day of May, 2017.

Local Government Review (to be completed by an appropriate local government official):

	Yes	No
The proposed changes shown on this form conform to all local restrictions and laws.	☒	☐
A local building permit is required for the proposed changes.	☐	☒

D. Christine Nelson — Signature of local government official

5-8-17 — Date

D. Christine Nelson — Printed name of local government official

Community Planning Director — Title

AMCO Review:

	Approved	Disapproved
	☐	☐

Signature of AMCO Enforcement Supervisor

Signature of Director

Printed name of AMCO Enforcement Supervisor

Printed name of Director

Date

AMCO Comments:

License 10005 - Rosie Creek Farm

MJ-14 Diagram Narrative

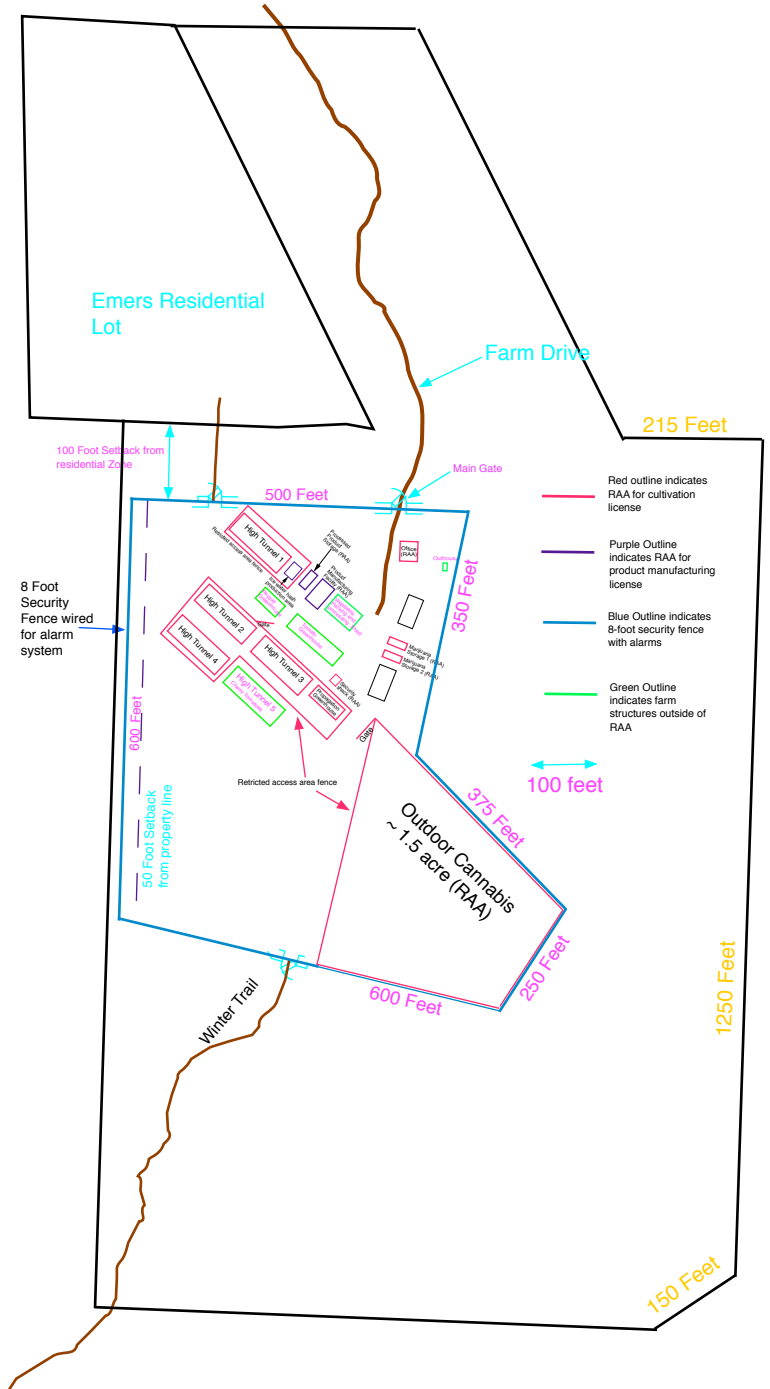
We are proposing a premises diagram change to reflect both changes in our operating plan in an accompanying MJ-15 and changes to the restricted access areas (RAA) and licensed premises areas for our standard cultivating facility, and to accommodate a new proposed product manufacturing license application.

The outer eight foot "security fence" is staying the same. We are adding fences within the outer fence that will enclose outdoor cultivation areas. These are the RAA fences. These inner fences will be the required six-feet tall and provide a visual and physical barrier.

We are also adding two more structures and one greenhouse to our licensed premises. We are adding two "marijuana storage" units that are secure 8' x 20' storage containers (connexes). These two containers are of steel construction and will have the required commercial grade locks and be designated as RAA's.

The one new greenhouse ("Propagation Greenhouse") is a 20' x 48' structure of steel bows covered by 2 layers of greenhouse film. This will serve for seed production and will be within a RAA fence.

Instead of the entire area fenced in by the 8 foot security fence being designated as the cultivation facility's licensed premises, we are proposing that only those areas indicated on our proposed new diagram outlined in red be the licensed premises. All other areas within the security fence (that aren't designated as the product manufacturing facility) will be unlicensed areas.


Emers Residential Lot
Farm Drive
215 Feet
100 Foot Setback from residential Zone
Main Gate
500 Feet
Red outline indicates RAA for cultivation license
Purple Outline indicates RAA for product manufacturing license
Blue Outline indicates 8-foot security fence with alarms
Green Outline indicates farm structures outside of RAA
8 Foot Security Fence wired for alarm system
High Tunnel 1
High Tunnel 2
High Tunnel 3
High Tunnel 4
High Tunnel 5
Proposed Storage (RAA)
Product Manufacturing (RAA)
Office (RAA)
Outhouse
Marijuana Storage 1 (RAA)
Marijuana Storage 2 (RAA)
350 Feet
600 Feet
50 Foot Setback from property line
Retricted access area fence
100 feet
375 Feet
Outdoor Cannabis ~ 1.5 acre (RAA)
250 Feet
600 Feet
Winter Trail
1250 Feet
150 Feet

MJ-14 Premises diagram map key

Description	Construction	Restricted Access Area?	Licensed Premises?	Use	Dimensions	Area
Security Fence	Steel posts @20' and 12 ga. wire mesh	no	no	Outer security Fence		
Restricted access area fences	Wire mesh fences, w steel posts	yes	yes	Inner fences for restricted access areas within farm compound		
High Tunnel 1	Steel frame and greenhouse plastic	yes	yes	Cannabis growing and trimming	96' x 30'	2880 ft^2
High Tunnel 2	Steel frame and greenhouse plastic	yes	yes	Cannabis growing and trimming	96' x 30'	2880 ft^2
High Tunnel 3	Steel frame and greenhouse plastic	yes	yes	Cannabis growing and trimming	96' x 30'	2880 ft^2
High Tunnel 4	Steel frame and greenhouse plastic	yes	yes	Cannabis growing and trimming	96' x 30'	2880 ft^2
High Tunnel 5	Steel frame and greenhouse plastic	no	no	Cherry Tomatoes	96' x 30'	2880 ft^2
Tomato Greenhouse	Wood frame and greenhouse plastic	no	no	Tomatoes	96' x 20'	1920ft^2
Pepper Greenhouse	Wood frame and greenhouse plastic	no	no	Vegetables	40' x 20'	800 ft^2
Vegetable processing shed and cold storage.	Timber frame mostly open air. On concrete pad.	no	no	Vegetable processing, packing	40' x 20'	800 ft^2
Propagation Greenhouse	Steel frame and greenhouse plastic	yes	yes	Cannabis growing and seed increases	20' x 48'	960 ft^2
Product Manufacturing Facility	Modular building (ATCO units)	yes	Yes for proposed new product	Employee bathroom,	20' x 24' (double unit)	480 ft^2

			manufacturing facility	trimming, product manufacturing		
Ice Water Hash Production area	Open Air moveable tent	yes	Yes for proposed new product manufacturing facility	Ice water hash production	10' x 10'	
Processed Product Storage	Steel storage container, insulated and heated	yes	Yes for proposed new product manufacturing facility	product storage (concentrates)	8' x 20'	160 ft^2
Farm Office	Frame	yes	yes	office	24' x 16'	384 ft^2
Marijuana Storage 1	Steel storage container	yes	yes	Product storage	8' x 20'	160 ft^2
Marijuana Storage 2	Steel storage container	yes	yes	Product storage	8' x 20'	160 ft^2
Processed Product Storage	Steel storage container, insulated and heated	yes	Is the same one as above?	product storage (concentrates)	8' x 20'	160 ft^2
Security Shack	Frame	yes	yes		8' x 12'	96 ft^2
Well		no	no			
Outhouse	Alaska outhouse construction	no	no			32 ft^2

Fairbanks North Star Borough
Department of Community Planning

P.O. Box 71267
Fairbanks, Alaska 99707-1267

Phone: (907) 459-1260
Fax: (907) 459-1255
planning@co.fairbanks.ak.us

Zoning Permit Number: 17435

This permit is issued based on the lot dimensions and zone applicable to the lot on the date of issuance. If prior to construction, the zone or the lot dimensions change, this permit will no longer be valid and a new permit must be obtained.

General Information

Date: 5/8/2017

Applicant: EMERS MICHAEL
Mailing Address: PO BOX 181, ESTER AK 99725

Telephone: 907-479-3642
Cell Phone: 907-347-1800
Email: mike@rosiecreekfarm.com

Property Description: 0549495 TRACT A ROSIE CREEK FARM

Site Address: 2659 LIVINGSTON LOOP

Existing Use: Agriculture Structure: Agricultural uses

Proposed Use: Commercial Structure: Marijuana cultivation facility, outdoor limited : 6.5 ac of 35.5 ac (18.3%)

Dwelling Units: 0 New: NA Existing: NA

Building Height (stories): 15

Total Area of Structure: 22,048 SF New: 3,744 SF Existing: 18,304 SF

Lot Size: 35.55 AC

Est. Construction Cost: $0

Note: See revised site plan dated 5/5/17. One 960 sq ft propagation greenhouse and two 160 sq ft marijuana storage buildings added within existing 6.5 acre area. Interior fencing around marijuana cultivation areas added. Vegetable cultivation areas remain inside 6.5 acre area.
Conditional use permit required for marijuana product manufacturing, limited use.
The proposed Marijuana cultivation facility, outdoor limited is zoned RA-20.
The applicant shall submit current and accurate documents if the site plan or other application materials are changed subsequent to issuance of this permit.
This outdoor marijuana cultivation facility, including all land planted with marijuana, shall be located at least 50 feet from a lot line.

- I certify that I am the owner or that I am authorized to act for the owner of the property.
- I certify that this information is to the best of my knowledge true and complete.
- I acknowledge and will comply with the conditions set forth in this zoning permit.
- I understand that the holder of this permit is required to comply with all other applicable laws, including city, borough, state and federal laws.
- I agree to submit current and accurate documents if the site plan or other application materials are changed subsequent to issuance of this permit.
- I understand that this permit is appealable and that this appeal must be submitted and perfected within 15 days of the date of the decision in accordance with FNSBC 18.104.090.
- This permit is issued contingent upon the applicant obtaining the appropriate State of Alaska Commercial Marijuana Facility License.

Applicant Signature — Date: 5/9/2017

Zoning Specifications

Flood Zone: X (91%)/A (9%)

Existing Zone: ~~GU-1~~ RA20/RE-4
Minimum Lot Size: ~~40000~~ 800,000 sq. ft./1100,000 sq. ft.
Front Yard Req: ~~0~~ 35'/35'
Side Yard Req: ~~0~~ 10'/25'
Rear Yard Req: ~~0~~ 10'/25'

Road Service Area: Yes
Parking Spaces Req: 4
Building Type: Principal

Conditions

Floodplain Permit Required: No
FNSB Driveway Permit Required: Yes
Conditions: Marijuana cultivation facility, outdoor limited

Reasons: Marijuana cultivation facility, outdoor limited meets Title 18 requirements

Permit Approval: Approved

Zoning Official: J. Wasinger for MS Singh, M — Date: 5/9/17 ~~2/29/2016~~

This is a Fairbanks North Star Borough Community Planning Department Zoning Permit. Please contact other departments and agencies to obtain permits as necessary.

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Alaska Marijuana Control Board

Form MJ-15: Operating Plan Change

What is this form?

This operating plan change form is required for all marijuana establishment licensees seeking to change a licensed marijuana establishment's existing operating plan, under 3 AAC 306.100. With this form, a licensee may request changes to as much or as little as desired of Form MJ-01 and/or the corresponding operating plan supplemental for the establishment's license type.
The required $250 change fee may be made by credit card online (VISA, MasterCard, or Discover), or by check or money order.

Please download, complete, and submit with this form **only the pages** of Form MJ-01 and/or the corresponding operating plan supplemental that contain sections that you are requesting to change. All fields that are left blank will be considered unchanged from the existing operating plan. All fields that are completed and submitted with this form will be considered as changes to the existing operating plan and are subject to board approval. **Please do not submit any wholly unchanged pages of an operating plan.**

The form(s) that I am requesting board approval to change is:

- [x] **Form MJ-01:** Marijuana Establishment Operating Plan
- [ ] **Form MJ-03:** Retail Marijuana Store Operating Plan Supplemental
- [x] **Form MJ-04:** Marijuana Cultivation Facility Operating Plan Supplemental
- [ ] **Form MJ-05:** Marijuana Product Manufacturing Facility Operating Plan Supplemental
- [ ] **Form MJ-06:** Marijuana Testing Facility Operating Plan Supplemental

This form must be completed and submitted to AMCO's main office prior to changing existing operations. The licensed establishment's operations may not be altered unless and until the Marijuana Control Board has approved of the changes. Please note that licensees seeking to change operating plans for multiple licenses must submit a separate completed copy of this form for each license.

Section 1 – Establishment Information

Enter information for the licensed establishment.

Licensee:	RCFC, LLC	**License Number:**	10005		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Rosie Creek Farm				
Premises Address:	2659 Livingston Loop				
City:	Fairbanks	**State:**	AK	**ZIP:**	99709

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Form MJ-15: Operating Plan Change

As a marijuana establishment licensee, I declare under penalty of unsworn falsification that I have examined this form, including all accompanying documents, schedules, and statements, and to the best of my knowledge and belief find them to be true, correct, and complete.

Signature of licensee

Michael Emers
Printed name

Subscribed and sworn to before me this 19th day of May, 2017.

Notary Public in and for the State of Alaska.

My commission expires: 04/27/21

"Official Seal"
Notary Public
Nico Morin
State of Alaska
Commission #1794210 Expires: 04/27/2021

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Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

Review the requirements under 3 AAC 306.710 – 3 AAC 306.720 and 3 AAC 306.755, and identify how the proposed premises will meet the listed requirements.

Describe how the proposed premises will comply with each of the following:

Restricted Access Areas (3 AAC 306.710):

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

The entire farm is protected by an eight (8) foot perimeter security fence. As required by 3 AAC 306.710, any and all portions of the Farm where cannabis is handled, packaged, cured, grown, and stored is a restricted access area. The Farm has fenced in the entire area where any of these activities will take place. The Farm will post several large signs on the fenced perimeter identifying the entire area as a "Restricted Access Area- Visitor Must be Escorted by Authorized Personnel Only". In addition to the fence around the entire farm, areas where cannabis is being grown and processed are either in secure buildings on the premises or within non-visible 6-foot fencing. This will represent interior fences within the larger security fence. See attached diagram Exhibit A.

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

All Visitors must be pre-approved by management prior to their arrival at the Farm. Any non-management approved Visitor will be asked to promptly leave the premises and law enforcement will be alerted if a Visitor is found on the premise without management approval. Pursuant to 3 AAC 306.710, the Farm will never allow a group of visitors on the premises in an amount over five (5) visitors per authorized employee supervision at a time. Visitors must present a valid state or federal I.D prior to entering the licensed premises (i.e., State Driver's License, State issued I.D. Card, Governments I.D. card, and/or USA passport). All valid IDs must be unaltered, no other documents will be sufficient to gain access to a restrict access area. Any visitor must be over the age of 21 years of age in the restricted access area – there is absolutely no exception to this requirement. Prior to entry into restricted areas, farm visitors will be entered into the "Visitor Logbook". All visitors will be issued a temporary badge that will be visible at all times prior to entering any restricted access area. A farm staff member who is qualified for escorting visitors will escort all farm visitors. The farm escort will maintain visual contact with farm visitors at all times. Visitors will be required to remain with their assigned employee/agent at all times. Any breach of the Farm's policy or State regulations will result in immediate removal out of the restricted access area.

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Form MJ-01: Marijuana Establishment Operating Plan

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

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

Rosie Creek Farm is an outdoor cultivation operation in operation in the summer months where lighting is not an issue. The cameras in use for our security operations are also able to perform in low light conditions. Nevertheless, security lighting is very important for employee safety and to deter entrance into restricted areas by unauthorized individuals. Therefore, the outside of the fenced perimeter and key buildings will be adequately lit to facilitate monitoring of all activities adjacent to the fence and buildings.

The Farm will install LED motion detector floodlights at all three gates on the security fence and above the entrances to all greenhouses and buildings in the farm compound. In addition, there will be motion detector LED floodlights pointing inwards at the corners of the restricted areas of both the outdoor cultivation area and inside the high-tunnels where marijuana is grown so as to provide for employee safety and to deter unauthorized persons.

An alarm system is required for all license types. Describe the security alarm system for the proposed premises:

The Farm will contract with a third party alarm system and monitoring company, to provide and install all alarm system equipment. The security alarm system will be monitored by the alarm company at a central location 24 hours per day, 7 days a week to detect unauthorized intrusion and notify local law enforcement, if needed. The alarm system will monitor all points of entry, curing area for cannabis, trimming area, and storing area to prevent diversion of the product. Any unauthorized intrusion or attempted intrusion will send an automatic, electronic alert to law enforcement. A key pad will be located at entry of the fenced perimeter for authorized managers, and remote operability will be available or for owners and law enforcement officers, including MCB Enforcement Officers.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

The alarm system will be monitored by a third party agency that will monitor the system 24 hours a day, 7 days a week. During non-business hours monitoring of all devices within the system will be active and monitored. In the event of a security breach of the license premises, the alarm signal will be initiated and will be received by the monitoring center that will notify security, local law enforcement and the licensee.

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Form MJ-01: Marijuana Establishment Operating Plan

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:

All security cameras will be positioned in such a manner as to get the most identifiable view of anyone within 20 feet of their line of sight at each entrance and along the exterior and interior fence. Cameras will be placed at an adequate height to insure unobstructed viewing of all product, plants and persons insuring all are captured on a maximum clear sight picture. Each camera will be placed in a manner that produces a clear view of any person inside the licensed premises, and within 20 feet of each entrance of the license premises on the exterior of the fenced perimeter and interior of the perimeter. Cameras will be placed in a manner among the cultivation area, unobstructed, so that the plants are all viewable via the camera. Cameras will also be placed within the trimming and processing area, curing area, and in the designated cannabis waste processing area to ensure there is no diversion of the product.
All security cameras will be positioned in such a manner as to get the best facial image of anyone within view. All cameras will have the ability to see at night using infrared technology for night-time recordings.
The security cameras recording footage shall be kept and stored for at least 40 days in an easily viewable format and shall be available for review at the request of the MCB. The digital video recorder (DVR) and will be available to the Division and local law enforcement upon request. Footage from security cameras will be accessible remotely, allowing owners, officers and managers to view operations from anywhere. A central station monitoring service will also monitor security camera recordings remotely, 24 hours a day, and notify law enforcement if needed. During a power outage all video cameras and recording equipment will be run on emergency power with a battery backup system to ensure that they will continue to operate for at least 1 hour. A failure notification system will be installed to provide audible and visual notification of any failure in the electronic monitoring system. Any time a camera fails, a loud, beeping notification and a visual alert of the camera screen going black will alert cultivation agents of the failure.
Pursuant to 3 AAC 306.720(e), all recordings and images must also include the accurate time and date of the recorded image, in order to ensure authenticity. The recording equipment will be stored in a secured locked area, accessible only to the owners of the Farm, law enforcement, peace officers and the MCB enforcement officers.

Describe the locked and secure area where video surveillance recording equipment and 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 board:

All security and surveillance equipment will be secured behind an access controlled secure door within the licensed premises. To prevent unauthorized access the proximity reader will have restricted programming which will only allow the licensee or an authorized agent into the room. The secure room will also have cameras inside and out with overlapping fields of view, as well as tamper resistant housings. All recording devices, power supplies and control equipment will also be locked by password or housing to prevent tampering. For further clarification see attached JVSG camera design.
Pursuant to 3AA306.720(b) Surveillance recording equipment and video surveillance records must be housed in a locked and secure area or in a lock box, cabinet, closet or other secure area that is accessible only to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board. A marijuana establishment may use an offsite monitoring service and offsite storage of video surveillance records as long as security requirements at the offsite facility are at least as strict as onsite security requirements as described in this section:
The security shed, housing all supporting security and camera equipment will be insulated and temperature controlled to insure the integrity of all security-supported hardware for the licensed facility:
a. The single entry point will have Access control supported with LED (green-yellow-red) and buzzer options.
b. Within and on the exterior of the Security Shack cameras will be in placed in a way that produces a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each
entrance to the licensed premises Pursuant to 3AA306.720(b)

Location of Surveillance Equipment and Video Surveillance Records:	Yes	No
Surveillance room or area is clearly defined on the premises diagram	☑	☐
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	☑	☐
Surveillance recording equipment access is limited to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board	☑	☐
Video surveillance records are stored off-site	☑	☐

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Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer "Yes" to the statement below.

Marijuana Waste Disposal:	Yes	No
The marijuana establishment shall give the board at least 3 days notice in the marijuana inventory tracking system required under 3 AAC 306.730 before making the waste unusable and disposing of it	☑	☐

Describe how you will store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation, production, process, testing, or retail sales, in compliance with applicable federal, state, and local laws and regulations:

1. In this section, the term "marijuana" is intended to refer to all parts of the marijuana plant, including trim, sugar leaf, any other leafs, root balls, flower and/or bud. Disposing of marijuana in a safe, secure, and environmentally responsible manner is a top priority for RCF. Rendering marijuana unusable before disposal will ensure that marijuana and marijuana products are safely kept away from the public. RCF will ensure that all marijuana is rendered unusable prior to leaving the facility. The Lead Grower will maintain a log on the status of all marijuana waste, tracking the type of waste, the date of disposal, the date it was rendered unusable.2. RCF will implement the same disposal methods that other marijuana cultivation facilities have sucessfully employed in Colorado and Washington. These methods render all marijuana unusable and safe for disposal. To render marijuana unusable, the Farm will grind and/or incorporate the marijuana waste with compostable solid wastes so that the resulting mixture is at least fifty percent non-marijuana waste which will consist of existing farm compost, animal manure, and farm vegetable waste or or organic fertilizers such as fish bone meal or bloodmeal.3. The Lead Grower will ensure that the resulting mixture is composed of no more than 50% marijuana by volume. The Lead Grower will log the composition of the mixture, and the records will be made available to the MCB upon request. The disposal log shall be kept as part of the Company's business records pursuant to 3 AAC 306.755.4. Any cannabis products that for one reason or another have become unacceptable for will be rendered unusable. Farm staff will complete the "Disposing of Unusable Marijuana" Form. This form will document the date of disposal, the name and registration number of the agent disposing of the unusable marijuana, the method and location of the disposal, the description of the unusable cannabis, the reason for the disposal and any necessary information for inventory control including weight at the time of disposal. Before disposal the Farm Manager or Lead Grower must sign the form approving the disposal. The Farm staff responsible for composting will maintain a log on the status of all marijuana waste, tracking the type of waste, the date of disposal, the date it was rendered unusable. The ICA will then make sure that all information has been recorded into the Metrc tracking system. All cannabis waste will be chipped or ground and rendered further unfit for consumption by being mixed with animal manure or fish emulsion and added to the Farm compost pile which, in turn, will be managed in accordance with standards set in the National Organic Program's (NOP) guidelines for managing compost (Title 7 CFR 3201.56) a. Compliance with Disposal Regulations 5. RCF will comply with all Federal, State, and local laws, regulations, land ordinances and codes.6. If at any time our local government and/or the MCB implements or approves a different type of disposal method than the one described in this Disposal Plan, RCF will take immediate action to ensure that it complies with all of the requirements. 7. The Disposal Plan that RCF will be utilizing is safe, secure, and complies with all Federal, State, and local laws, regulations, and codes. It is a model that has been thoroughly tested and implemented in both Colorado and Washington, serving the needs of cultivation facilities, governing bodies, and most importantly, protecting our youth from diversion of usable marijuana. RCF will work to implement every step of this Disposal Plan in its day-to-day business operations.
Disposal Records in the Inventory Control System:1. All marijuana rendered unusable and disposed of will be tracked using the Metrc System. Upon identifying any plant, batch of plants, or any quantity of marijuana for disposal, the plant(s) or item will immediately be marked in the Metrc System for disposal. Upon rendering the plant(s) or item unusable, the following information will be recorded in the disposal Metrc Inventory Control System:
1. A description of and reason for the marijuana being disposed of, including, if applicable, the number of failed or other unusable marijuana plants and the weight of the plant(s) or item(s);2. The date of disposal;
3. Confirmation that the marijuana was rendered unusable before disposal; 4. The method of disposal; and
5. The name of the Company and the marijuana handler card registration number for the Company's agent responsible for disposal.
Non-Marijuana Waste During the course of normal farm operations numerous waste products can also be generated. The following is RCF's protocols for managing these other waste products:
a. Run off water from the plants during cultivation:
All runoff generated from irrigation and rain is soaked into the farm soil. In the event of major storm events, buffer strips of vegetation have been planted along the perimeters of the farm to act as a natural filter for farm runoff. This practice has been approved by RCF's Organic Operating Plan and inspected by agents of the NOP during the Farm's annual Organic Certification Inspection.
b. Unusable non-marijuana plant materials and medium used for cultivation.
These are composted in the Farm's compost system managed in accordance with the NOP's guidelines for managing compost (Title 7 CFR 3201.56) Since all cultivation mediums are also approved for use in Organic systems, they are treated by the NOP the same as plant materials.
c. Packaging materials and other solid waste.
These will be collected in refuse containers and transported to the Fairbanks North-Star Borough's Transfer station at either Chena Pump Road or the Park's Highway station by Ester. Any recyclable waste such as glass, aluminum and paper will be transferred to the Recycling center at the UAF campus.
d. Waste oils, solvents and other hazardous materials from vehicles, tractors and building and maintenance operations. These will be collected in leak-proof containers and disposed of at the Borough landfill.
*please see page 18 for larger text

Describe what material or materials you will mix with the ground marijuana waste to make it unusable:

All marijuana waste will be mixed with existing farm compost, farm vegetable waste, animal manure or fish emulsion to render it unusable. When added to the Farm compost pile no more than 50% of the batch being composted will be marijuana waste.

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Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

(Additional Space as Needed):

1. In this section, the term "marijuana" is intended to refer to all parts of the marijuana plant, including trim, sugar leaf, any other leafs, root balls, flower and/or bud. Disposing of marijuana in a safe, secure, and environmentally responsible manner is a top priority for RCF. Rendering marijuana unusable before disposal will ensure that marijuana and marijuana products are safely kept away from the public. RCF will ensure that all marijuana is rendered unusable prior to leaving the facility. The Lead Grower will maintain a log on the status of all marijuana waste, tracking the type of waste, the date of disposal, the date it was rendered unusable.2. RCF will implement the same disposal methods that other marijuana cultivation facilities have successfully employed in Colorado and Washington. These methods render all marijuana unusable and safe for disposal. To render marijuana unusable, the Farm will grind and/or incorporate the marijuana waste with compostable solid wastes so that the resulting mixture is at least fifty percent non-marijuana waste which will consist of existing farm compost, animal manure, and farm vegetable waste or or organic fertilizers such as fish bone meal or bloodmeal.3. The Lead Grower will ensure that the resulting mixture is composed of no more than 50% marijuana by volume. The Lead Grower will log the composition of the mixture, and the records will be made available to the MCB upon request. The disposal log shall be kept as part of the Company's business records pursuant to 3 AAC 306.755.4. Any cannabis products that for one reason or another have become unacceptable for will be rendered unusable. Farm staff will complete the "Disposing of Unusable Marijuana" Form. This form will document the date of disposal, the name and registration number of the agent disposing of the unusable marijuana, the method and location of the disposal, the description of the unusable cannabis, the reason for the disposal and any necessary information for inventory control including weight at the time of disposal. Before disposal the Farm Manager or Lead Grower must sign the form approving the disposal. The Farm staff responsible for composting will maintain a log on the status of all marijuana waste, tracking the type of waste, the date of disposal, the date it was rendered unusable. The ICA will then make sure that all information has been recorded into the Metrc tracking system. All cannabis waste will be chipped or ground and rendered further unfit for consumption by being mixed with animal manure or fish emulsion and added to the Farm compost pile which, in turn, will be managed in accordance with standards set in the National Organic Program's (NOP) guidelines for managing compost (Title 7 CFR 3201.56).a. Compliance with Disposal Regulations 5. RCF will comply with all Federal, State, and local laws, regulations, land ordinances and codes.6. If at any time our local government and/or the MCB implements or approves a different type of disposal method than the one described in this Disposal Plan, RCF will take immediate action to ensure that it complies with all of the requirements. 7. The Disposal Plan that RCF will be utilizing is safe, secure, and complies with all Federal, State, and local laws, regulations, and codes. It is a model that has been thoroughly tested and implemented in both Colorado and Washington, serving the needs of cultivation facilities, governing bodies, and most importantly, protecting our youth from diversion of usable marijuana. RCF will work to implement every step of this Disposal Plan in its day-to-day business operations.

Disposal Records in the Inventory Control System:1. All marijuana rendered unusable and disposed of will be tracked using the Metrc System. Upon identifying any plant, batch of plants, or any quantity of marijuana for disposal, the plant(s) or item will immediately be marked in the Metrc System for disposal. Upon rendering the plant(s) or item unusable, the following information will be recorded in the disposal Metrc Inventory Control System:

1. A description of and reason for the marijuana being disposed of, including, if applicable, the number of failed or other unusable marijuana plants and the weight of the plant(s) or item(s);2. The date of disposal;

3. Confirmation that the marijuana was rendered unusable before disposal; 4. The method of disposal; and

5. The name of the Company and the marijuana handler card registration number for the Company's agent responsible for disposal.

Non-Marijuana Waste During the course of normal farm operations numerous waste products can also be generated. The following is RCF's protocols for managing these other waste products:

a. Run off water from the plants during cultivation:

All runoff generated from irrigation and rain is soaked into the farm soil. In the event of major storm events, buffer strips of vegetation have been planted along the perimeters of the farm to act as a natural filter for farm runoff. This practice has been approved by RCF's Organic Operating Plan and inspected by agents of the NOP during the Farm's annual Organic Certification Inspection.

b. Unusable non-marijuana plant materials and medium used for cultivation.

These are composted in the Farm's compost system managed in accordance with the NOP's guidelines for managing compost (Title 7 CFR 3201.56). Since all cultivation mediums are also approved for use in Organic systems, they are treated by the NOP the same as plant materials.

c. Packaging materials and other solid waste.

These will be collected in refuse containers and transported to the Fairbanks North-Star Borough's Transfer station at either Chena Pump Road or the Park's Highway station by Ester. Any recyclable waste such as glass, aluminum and paper will be transferred to the Recycling center at the UAF campus.

d. Waste oils, solvents and other hazardous materials from vehicles, tractors and building and maintenance operations. These will be collected in leak-proof containers and disposed of at the Borough landfill.

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Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment:

In accordance with 3 AAC 306.470, all marijuana will be packaged for resale in packages:

1. not exceeding one ounce for resale to consumers without additional handling by the retail marijuana store except to add the retail marijuana store's own identifying name or logo and license number; or

2. in a wholesale package not exceeding five pounds for re - packaging by the retail marijuana store; or

3. to a marijuana product manufacturing facility in a wholesale package not exceeding five pounds, consisting of a single strain or a mixture of strains as identified on the label.

4. When the Farm packages marijuana for a retail marijuana store to sell to a consumer without re-packaging, the packaging will be designed or constructed to be significantly difficult for children under five years of age to open; but not normally difficult for adults to use properly. The packaging will not have any printed images, including cartoon characters, that specifically target individuals under the age of 21.
a. In addition, the packaging will:
b. protect the product from contamination and must not impart any toxic or damaging substance to the marijuana;
c. be four mil or greater thickness plastic, heat sealed, and with no easy-open corner, dimple or flap;
d. be opaque so that the product cannot be seen without opening the packaging material.

5. Each package prepared in compliance with this section must be identified by a tracking label generated for tracking by the marijuana cultivation facility's marijuana inventory control system.
6. A marijuana cultivation facility shall prepare marijuana for transport or transfer to another marijuana establishment by placing marijuana packaged in compliance within a sealed, tamper-evident shipping container and affixing a label in compliance with 3 AAC 306.475 to the shipping container;

7. The Farm will generate a transport manifest from the marijuana cultivation facility's marijuana inventory system; the transport manifest must remain with the marijuana at all times.

Describe the type of locked, safe, and secure storage compartments that will be used in any vehicles transporting marijuana or marijuana product:

Any vehicle transporting cannabis products will be unmarked and inconspicuous. Vehicles that will be used for transportation of cannabis products will contain a secure and sanitary area affixed to the inside of the transportation vehicle that will lock and will ensure the cannabis products cannot be seen by anyone from outside of the transportation vehicle. The secure storage area within the transportation vehicle will be sanitized before and after each use.

Prior to departure, the Farm manager shall ensure the cannabis is in a sealed package, and locked in a safe, and secure storage compartment in the vehicle that will be transporting the marijuana. All Farm team members will be trained and will understand that under no circumstances (absent instruction from a duly authorized law enforcement officer) shall the sealed package containing the cannabis be opened during transportation as required by 3 AAC 306.750(4)(d).

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Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Signage and Advertising

Describe any signs that you intend to post on your establishment with your business name, including quantity and dimensions:

Because we do not wish to attract undue attention to our location, we have opted not to have a sign of our farm on the main road. Instead, we will have a sign on our farm driveway 400m from the main road and just outside of our security fence. The sign is a three-foot by four-foot wooden sign with a picture of our farm logo and the words "Rosie Creek Farm".

If you are not applying for a retail marijuana store license, you do not need to complete the rest of Section 7, including Page 17.

Restriction on advertising of marijuana and marijuana products (3 AAC 306.360):

All licensed retail marijuana stores must meet minimum standards for signage and advertising.

Applicants should be able to answer "Agree" to all items below.

No advertisement for marijuana or marijuana product will contain any statement or illustration that:	Agree	Disagree
Is false or misleading	☑	☐
Promotes excessive consumption	☑	☐
Represents that the use of marijuana has curative or therapeutic effects	☑	☐
Depicts a person under the age of 21 consuming marijuana	☑	☐
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	☑	☐

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Form MJ-01: Marijuana Establishment Operating Plan

Section 8 – Control Plan for Persons Under the Age of 21

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:

Rosie Creek Farm is located adjacent to the residence where the owners of the farm (Mike Emers and Joan Hornig and their children) reside on a separate property. Although this has always been their family farm, they understand that the nature of their operation must change in order to add cannabis as a new crop. For reasons of public safety and minor protection, security and other restrictions must exist. However, the farm will still be producing organic vegetables for sale in the community and Mike and Joan still wish that their children could participate in their harvest and sale in what is still, their back yard. For this reason, our security plan calls for fences within a fence where the cannabis growing and processing areas are sequestered is a separate area of the farm by the required six-foot fence with a visible barrier. The eight-foot security fence (described above) will surround and protect the entire farm. (A visual explanation of this layout is provided in the MJ-14 changes of the facilities layout).

Signage will be placed on all entrances to the farm and on all restricted areas within the farm that states: "No one under 21 is allowed in restricted areas". A farm employee designated for escorting visitors will check identification of all visitors entering restricted areas of the Farm. Identification must be a valid government issued identification card. Any farm visitor failing to provide a valid government issued identification card will be denied access to restricted areas of the farm.

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee

Michael Emers

Printed name

Subscribed and sworn to before me this 22 day of May, 2017.

Official Seal
STATE OF ALASKA
Notary Public
Naomi Spoerle
Commission Expires 01/26/19

Notary Public in and for the State of Alaska.

My commission expires: 01/26/2019

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Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Section 2 – Prohibitions

Applicants should review 3 AAC 306.405 – 3 AAC 306.410 and be able to answer "Agree" to all items below.

The marijuana cultivation facility will not:	Agree	Disagree
Sell, distribute, or transfer any marijuana or marijuana product to a consumer, with or without compensation	■	☐
Allow any person, including a licensee, employee, or agent, to consume marijuana or marijuana product on its licenses premises or within 20 feet of the exterior of any building or outdoor cultivation facility	■	☐
Treat or otherwise adulterate marijuna with any organic or nonorganic chemical or compound to alter the color, appearance, weight, or odor of the marijuana	■	☐

Section 3 – Cultivation Plan

Review the requirements under 3 AAC 306.420, and identify how the proposed premises will meet the listed requirements.

Describe the size of the space(s) the marijuana cultivation facility intends to be under cultivation, including dimensions and overall square footage. Provide your calculations below:

Rosie Creek Farm is located in the southwest portion of the Fairbanks North-Star Borough approximately 15 miles from the town of Fairbanks. Its 35.5 acres are gently sloping south and range from a mixed aspen/birch/white spruce upland forest to black spruce lowland forest to active floodplains and associated wetlands of the Tanana River. The farm straddles 2 land-management zones within the borough. Five acres of its property are a former lot in a residential zone, and still zoned residential, and the remaining twenty-eight acres are zoned agricultural. Of the agricultural-zoned acres, approximately seven acres are cleared and fenced-in farmland and the remainder are wooded. Because of slope and floodplain limitations, there are only two to three of the remaining acres that could be cleared for future farm expansion.

The majority of the farmê agricultural land was cleared in 1998 and the topsoil was enriched over the years in accordance with USDA organic standards. With the implementation of the National Organic Program (NOP) in 2003 the farm applied for and was granted USDA organic certification. In accordance with NOP regulations, the farm is given and must pass a yearly on-site inspection to ensure itê continuing privilege of using the USDA organic brand.

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Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Describe the marijuana cultivation facility's growing medium(s) to be used:

Plants will be started from seed in Sun-gro Companyê Sunshine #1 Natural and Organic potting soil mix. The ingredients are: sphagnum peat moss, coarse perlite, dolomitic limestone, and an organic wetting agent.

Plants will subsequently be planted out in the farm soil, which originated from windborne glacial loess and has 5-7% organic matter.

Describe the marijuana cultivation facility's fertilizers, chemicals, gases, and delivery systems, including carbon dioxide management, to be used:

There will be fertilization in the greenhouse for seedling and young plants. Liquid fertilization of an all-purpose 4-1-3 fertilizer (Down-to Earth 4-1-3) will be given twice per week after germination. Prior to planting out in the field, all plants will be given a root-soak in Maxicrop (1-0-4), an organically approved kelp-based product.

Based on soil tests, soil amendments will be applied to all field and high tunnel crops. The main soil amendments will be Alaska Sea-Ag fish bone meal (4-9-0.5), a locally produced product, Down-to Earth fish-meal (8-6-0), and an organically sourced sulphate of potash (0-0-50).

Describe the marijuana cultivation facility's irrigation and waste water systems to be used:

There will be fertilization in the greenhouse for seedling and young plants. Liquid fertilization of an all-purpose 4-1-3 fertilizer (Down-to Earth 4-1-3) will be given twice per week after germination. Prior to planting out in the field, all plants will be given a root-soak in Maxicrop (1-0-4), an organically approved kelp-based product.

Based on soil tests, soil amendments will be applied to all field and high tunnel crops. The main soil amendments will be Alaska Sea-Ag fish bone meal (4-9-0.5), a locally produced product, Down-to Earth fish-meal (8-6-0), an organically sourced sulphate of potash (0-0-50), and K-mag, an organic source of potassium (0-0-22).
There will be no chemicals, gases, delivery systems, or carbon dioxide management.

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Alaska Marijuana Control Board

Operating Plan Supplemental

Form MJ-04: Marijuana Cultivation Facility

Section 6 – Security

Review the requirements under 3 AAC 306.430 and 3 AAC 306.470 – 3 AAC 306.475, and identify how the proposed premises will meet the listed requirements.

Applicants should be able to answer "Agree" to the two items below.

The marijuana cultivation facility applicant has:	Agree	Disagree
Read and understands and agrees to the packaging of marijuana requirements under 3 AAC 306.470	■	☐
Read and understands and agrees to the labeling of marijuana requirements under 3 AAC 306.475	■	☐

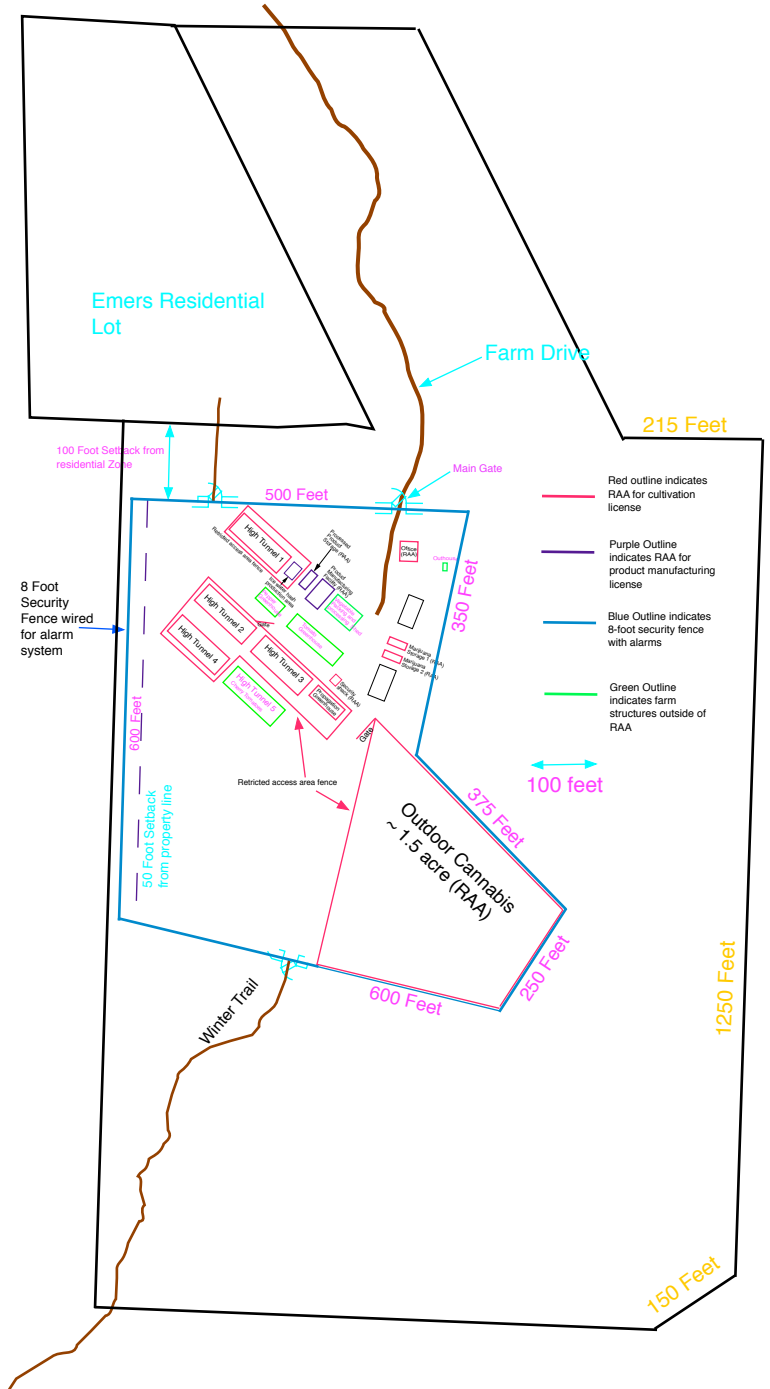
Restricted Access Area (3 AAC 306.430):

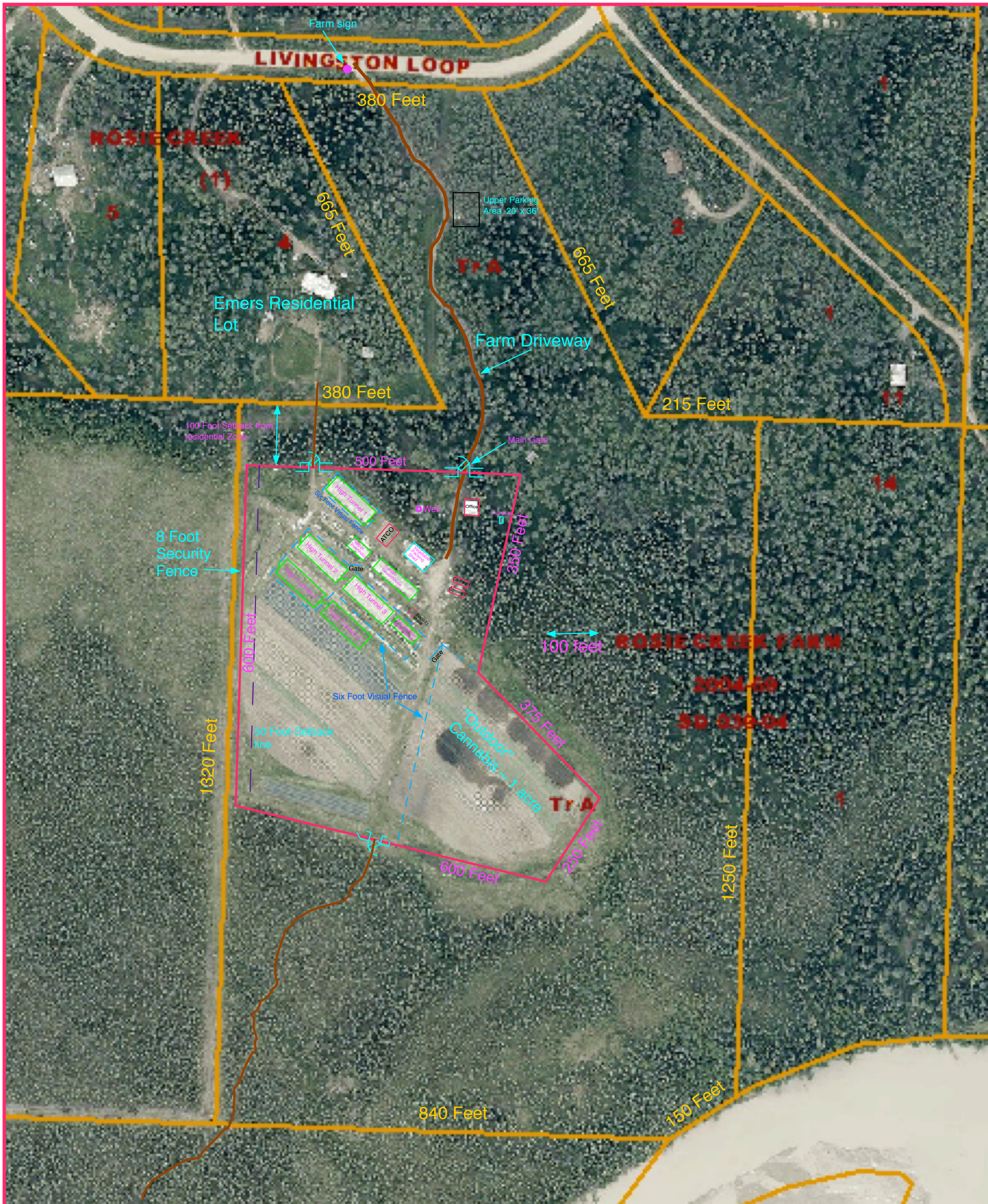
	Yes	No
Will the marijuana cultivation facility include outdoor production?	■	☐

If "Yes", describe the outdoor structure(s) or the expanse of open or clear ground fully enclosed by a physical barrier:

Of the 35.5 acres of the farm property, an eight-foot high fence encloses approximately 7.5 acres. The fence is a steel game fence of 12.5 gauge, galvanized steel with six-inch square mesh. Line-posts are 2 3/8 inch diameter steel at twenty-foot intervals and corner and gate-posts are 2 æ inch steel. All posts are sunk four-feet into the soil. The fence is of the same specifications as the Large Animal Research Center at the University of Alaska, Fairbanks.
Of the 7.5 acre enclosed area, approximately one acre is wooded, another approximately 2.5 acres are buildings, greenhouses, walkways, and roadways and 4 acres are cleared farm fields.
The farm buildings are: five 2,800 squareÖoot high tunnels, a 1,920 square-foot heated greenhouse, a smaller 800 square foot greenhouse, a 800 square-foot processing building with includes a 150 square-foot cold storage a 400 square-foot office, and a 120 square-foot Security-shackê to house electronic equipment necessary for video monitoring equipment in our field and greenhouse cultivation areas. We intend to purchase two 10ê 24êÇATCOé units which will serve as a trimming room and a processing room for product manufacturing. We also intend to purchase three 10ê20ê çonnexesé to serve as product storage.

Exhibit A


Emers Residential Lot
Farm Drive
215 Feet
100 Foot Setback from residential Zone
Main Gate
500 Feet
Red outline indicates RAA for cultivation license
Purple Outline indicates RAA for product manufacturing license
Blue Outline indicates 8-foot security fence with alarms
Green Outline indicates farm structures outside of RAA
8 Foot Security Fence wired for alarm system
High Tunnel 1
High Tunnel 2
High Tunnel 3
High Tunnel 4
High Tunnel 5
Proposed Storage (RAA)
Product Manufacturing (RAA)
Office (RAA)
Outhouse
Marijuana Storage 1 (RAA)
Marijuana Storage 2 (RAA)
350 Feet
600 Feet
50 Foot Setback from property line
Retricted access area fence
100 feet
375 Feet
Outdoor Cannabis ~ 1.5 acre (RAA)
250 Feet
600 Feet
Winter Trail
1250 Feet
150 Feet



Farm sign
LIVINGSTON LOOP
380 Feet
ROSIE CREEK
(1)
5
4
665 Feet
Upper Parking Area 20' x 36'
Tr A
665 Feet
2
1
1
11
Emers Residential Lot
Farm Driveway
380 Feet
215 Feet
100 Foot Setback from residential Zone
Main Gate
500 Feet
High Tunnel 1
Six Foot Visual Fence
Well
Office
Outhouse
ATCO
Pepper Greenhouse
Vegetable Packing Shed
350 Feet
8 Foot Security Fence
High Tunnel 2
Gate
Tomato Greenhouse
Connex 1
Connex 2
High Tunnel 4
High Tunnel 3
Security shack
High Tunnel 5
Gate
14
100 feet
ROSIE CREEK FARM
2004-69
SD 039-04
600 Feet
Six Foot Visual Fence
375 Feet
"Outdoor" Cannabis ~ 1 acre
50 Foot Setback line
1320 Feet
Tr A
1
250 Feet
600 Feet
1250 Feet
840 Feet
150 Feet