Alcohol & 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

Cover Sheet for Marijuana Establishment Applications

What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

Items that are submitted without this page will be returned in the manner in which they were received.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Tanana Herb Company, LLC	**License Number:**	14467		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	TANANA HERB COMPANY, LLC				
Physical Address:	1200 Well Street				
City:	Fairbanks	**State:**	AK	**Zip Code:**	99701 - 2835
Designated Licensee:	Leslea Nunley				
Email Address:	tananaherbcompany@gmail.com				

Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

Attached Items:	Proof of Proposed Premises documents including: Lease from Alaska Railroad approving the sublease to Bear Electric Inc from current lessee Well Street, LLC to use as a marijuana cultivation facility. Lease from Bear Electric Inc to Tanana Herb Company, LLC to use the building for marijuana cultivation. Verification of assigned address as 1200 Wells Street from FNSB Community Planning FNSB Assessment summary with legal description and address information for property for verification with lease property descriptions. Copy of submitted FNSB zoning permit application listing street address, Borough legal description and property owner.

OFFICE USE ONLY					
Received Date:		Payment Submitted Y/N:		Transaction #:	

Supplement No. 2 to
ARRC Contract No. 20221
[New Contract No. 20320]

AMENDMENT TO LEASE
AND
ASSIGNMENT OF LEASE
(With Consent)

THIS AMENDMENT TO LEASE AND ASSIGNMENT OF LEASE is made on the day executed by the last signatory hereto, by and between **WELL STREET, LLC**, an Alaska limited liability company (hereinafter "ASSIGNOR"); **BEAR ELECTRIC, INC.**, an Alaska corporation (hereinafter "ASSIGNEE"), whose mailing address is P.O. Box 81772, Fairbanks, Alaska 99708; and the **ALASKA RAILROAD CORPORATION**, a public corporation created pursuant to AS 42.40 (hereinafter "LESSOR"), whose mailing address is P.O. Box 107500, Anchorage, Alaska 99510-7500.

RECITALS

A. LESSOR is the lessor of real property more fully described in the attached "Schedule 1" located in the Fairbanks Recording District, Fourth Judicial District, State of Alaska (the "Leased Premises") under that certain amended and restated ground lease, ARRC Contract No. 9132, dated September 19, 2007, between LESSOR and ADCO Properties, Inc. (the "Lease"), as more particularly described in that certain memorandum of lease which was recorded November 8, 2007 as Document No. 2007-026097-0 in the records of said recording district.

B. The Lease was assigned to ASSIGNOR under that certain Amendment to Lease and Assignment of Lease (With Consent), Supplement No. 2 to Contract No. 9132, dated November 16, 2016, which also revised rent provisions of the Lease and updated the legal description of the Leased Premises, and thereafter administered as ARRC Contract No. 20221. Said Supplement No. 2 was recorded November 17, 2016, at Document No. 2016-017271-0 in the records of said recording district.

C. ASSIGNOR is the lessee under the Lease or the successor in interest to such lessee.

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D. It is the desire of ASSIGNOR to assign and transfer all of its rights, interest, liabilities and obligations in the Lease and the Leased Premises to ASSIGNEE, and it is the desire of ASSIGNEE to accept all rights, interest, liabilities and obligations in the Lease and the Leased Premises.

E. The parties desire to amend the Lease to reflect the correct area of the Leased Premises, which is actually slightly larger than indicated in previous Lease documents.

F. The parties further desire to amend the Lease to reflect a change in the use of the Leased Premises allowed under the Lease.

G. The consent of LESSOR is required for any amendment to or assignment of the Lease. LESSOR intends by its signature hereto both to consent to the Assignment of Lease set forth below and to agree to the Amendment of Lease set forth below.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the ASSIGNOR, ASSIGNEE and LESSOR agree as follows:

1. Schedule 1, referred to in Paragraph 1.01 of the Lease, is hereby deleted in its entirety and the attached "Schedule 1 (prepared 08/09/2017)" is inserted in place thereof. Any references in the Lease to "Schedule 1" shall henceforth be deemed to refer to "Schedule 1 (prepared 08/09/2017)".

2. Paragraph 4.01 of the Lease is hereby deleted in its entirety and the following inserted in place thereof:

> 4.01 Use of Leased Premises. Lessee specifically agrees that for the term of this Lease, it shall use the Leased Premises for no other purposes other than (i) warehouse, storage and office space; and/or (ii) marijuana cultivation. Any change in use will require prior written approval of Lessor.

3. ASSIGNOR hereby assigns all of its rights, interests, liabilities and obligations in the Lease and the Leased Premises to ASSIGNEE; and ASSIGNEE hereby accepts and assumes all of ASSIGNOR'S rights, interests, liabilities and obligations in the Lease and Leased Premises.

4. ASSIGNEE shall at all times henceforth be considered as the Lessee under the terms of the Lease, and shall perform all of the obligations of Lessee as set forth in the Lease and all amendments thereto, including but not limited to the amendments contained herein.

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5. The lease amendment and assignment set forth herein shall have no force and effect until such time as they are agreed and consented to by the LESSOR pursuant to the terms of the Lease.

ASSIGNOR

Dated: 8.16.17

WELL STREET, LLC

By: John Mac Cheyne

Print: John Mac Cheyne

Its: Managing Member

ASSIGNEE

Dated: 8/16/17

BEAR ELECTRIC, INC.

By:

Print: JAMES NUNLEY

Its: President

AGREEMENT TO LEASE AMENDMENT AND CONSENT TO ASSIGNMENT

The ALASKA RAILROAD CORPORATION, as LESSOR under the Lease, hereby agrees to the amendment of the Lease set forth in this Supplement No. 2 to ARRC Contract No. 20221. LESSOR further hereby consents to the assignment of the Lease, as amended herein, by ASSIGNOR to ASSIGNEE. This Consent shall not release ASSIGNOR from any obligations that may have arisen or accrued or be based on events which occurred before the assignment.

LESSOR's consent to both the foregoing Lease amendment and the foregoing assignment of the Lease shall be null and void from the outset if the above-referenced assignment transaction is not closed and this Amendment to and Assignment of Lease (With Consent) document is not recorded within one hundred and twenty (120) days of LESSOR's signature below.

Henceforth, this Lease shall be known and administered as LESSOR's Contract No. 20320

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Except as otherwise expressly stated in this Supplement No. 2 to Contract No. 20221, nothing in this Consent to Assignment is intended to amend or alter any of the terms and conditions of the Lease or any amendments thereto previously executed by LESSOR and ASSIGNOR, or any predecessor in interest to either of them, all of which terms and conditions remain in full force and effect.

ASSIGNEE has made certain representations and warranties to LESSOR regarding its financial position. Any representation or warranty made by ASSIGNEE orally or in any document or certificate furnished to LESSOR in connection herewith which is untrue in any material respect as of the date on which made shall be an event of default for which the LESSOR may terminate the Lease.

Nothing in this Consent is to be construed as a consent by LESSOR to any subsequent assignment.

ALASKA RAILROAD CORPORATION

Dated: 8/16/2017

By: James W. Kubitz
James W. Kubitz
Vice President, Real Estate & Facilities

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 16 day of August, 2017, by James W. Kubitz, Vice President, Real Estate & Facilities of the Alaska Railroad Corporation, a public corporation created by Alaska Statute 42.40, on behalf of the corporation.

Notary Public
KELLYAN TAYLOR
State of Alaska
My Commission Expires Nov. 7, 2017

Kellyan Taylor
Notary Public in and for Alaska
My Commission expires: Nov. 7, 2017

STATE OFALASKA)
)ss.
FOURTH JUDICIAL DISTRICT)

Received by AMCO 9/6/2017

Well Street, LLC
Lease Contract No. 20221
[New Lease Contract No. 20320]

SCHEDULE 1

LEGAL DESCRIPTION
(prepared 08/09/2017)

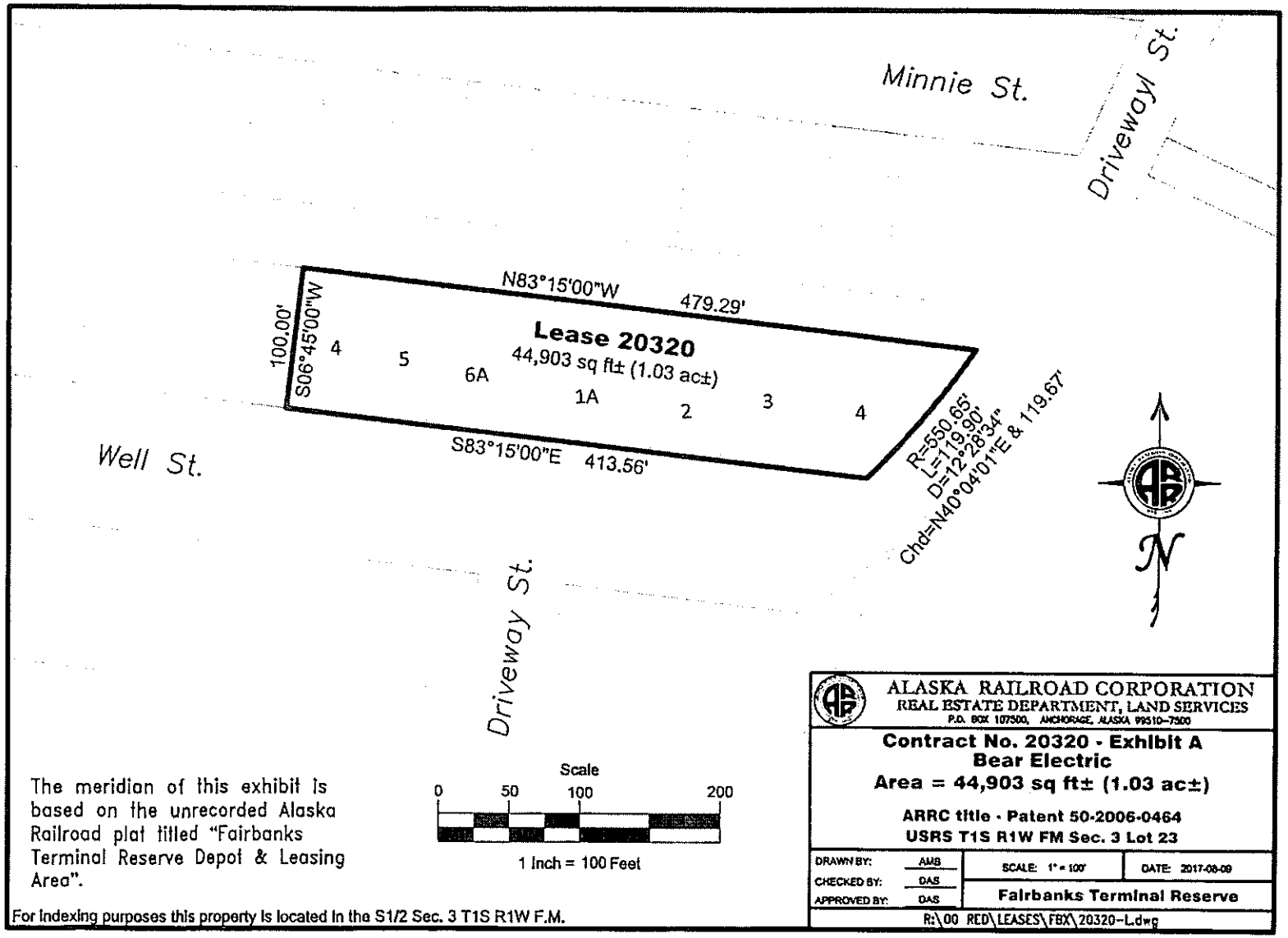
Seven lots within Section 3, Township 1 South, Range 1 West, Fairbanks Meridian, Alaska and situated in the Alaska Railroad Fairbanks Terminal Reserve in the Fairbanks Recording District, Fourth Judicial District, State of Alaska and described as follows:

> Lease Lots 4, 5 & 6A of Block E and 1A, 2, 3 & 4 of Block F as depicted on the unrecorded plat titled "Fairbanks Terminal Reserve Depot & Leasing Area" and the attached "Exhibit A", containing 44,903 square feet, more or less.

For indexing purposes the land lies within:
Lot 23, Section 3, Township 1 South, Range 1 West, Fairbanks Meridian

Recorder's Office, return to:
ALASKA RAILROAD CORPORATION
P.O. BOX 107500
ANCHORAGE, AK 99510-7500
STATE BUSINESS - NO CHARGE

Received by AMCO 9/6/2017



The meridian of this exhibit is based on the unrecorded Alaska Railroad plat titled "Fairbanks Terminal Reserve Depot & Leasing Area".

For Indexing purposes this property is located in the S1/2 Sec. 3 T1S R1W F.M.

Received by AMCO 9/6/2017

WAREHOUSE / SHOP LEASE

THIS AGREEMENT is entered into by and between

Bear Electric
2008 Perkins Drive
Fairbanks, AK 99709

hereinafter referred to as "LANDLORD"; and

Tanana Herb Company
PO Box 81772
Fairbanks, AK. 99708

hereinafter referred to as "TENANT".

WITNESSETH:

Tenant hereby leases and rents from Landlord that certain portion of the Landlord's property located at 1200 Well St., Fairbanks, Alaska, comprised of approximately 43,000 square feet of office and warehouse space.

TERM:

The INITIAL TERM of this lease is mutually agreed upon for the period of five (5) years commencing on the 1st day of August 2017 and expiring on the 31st day of July 2022.

SECURITY DEPOSIT:

SECURITYDEPOSIT SHALL BE WAIVED UNDER THIS LEASE AGREEMENT.

RENT:

Base rental rates shall increase throughout the term of this lease. The lease schedule shall be as follows:

Lease year 1- 5 (8/1/17 – 7/31/22) - $40,000 per month;

Tenant shall pay to Landlord the scheduled amount as rent for the premises together with such other sums as may be assessed by the Landlord under other provisions of this lease payable in monthly installments in advance, on the fifth (5th) day of each and every calendar month during the term of the lease. The first installment in the amount of $40,000.00 shall be due and payable upon signing of this lease.

All rents and other sums due thereunder shall be paid in cash or electronically transferred without discount or offset to an account to be determined. Rent not received within ten (10) days of the date upon which it was due shall be in default and shall bear a four percent (4%) late fee. Unpaid late fees shall be treated as rent for all purposes under this lease.

UTILITIES:

It is understood and agreed by both the Landlord and Tenant that Tenant accepts unit in "as is" condition, and that Tenant shall be solely responsible for all utilities unless noted:

_____

MAINTENANCE:

It is understood and agreed by both Landlord and Tenant that Tenant shall be responsible for maintenance of the leased premises except for those items which are Landlord's responsibility. Tenant promises to procure, maintain, and pay for all services necessary to maintain the leased premises in good repair, constant working order and in safe and sanitary condition; including but not limited to: electricity, heating fuel, water and septic. Landlord, at its cost and expense, shall maintain in good condition and repair, structural portions and the roof of the leased premises and be responsible for the replacement of all mechanical systems thereof during the term of this Lease and any extension or renewal thereof.

Initials

ALASKA RAILROAD LAND LEASE:

Landlord shall pay and discharge any and all land lease payments and any other impositions or charges levied or charged against the Leased Premises and arising out of Landlord's master lease agreement with the AKRR for the Leased Premises, on or before the applicable due date.

TAXES:

Landlord shall pay and discharge any and all real estate taxes and any other taxes, impositions or charges levied or charged against the Leased Premises and arising out of Landlord's ownership of the Leased Premises, on or before the applicable due date.

SNOW REMOVAL:

It is understood and agreed by both Landlord and Tenant that Landlord shall be solely responsible for ground snow and roof snow removal.

TRASH REMOVAL:

It is understood and agreed by both Landlord and Tenant that Tenant shall be solely responsible for garbage/trash removal.

ALTERATIONS:

Tenant shall make no alterations to the building or premises, internal or external which would change the character or condition of the building, or premises without the written consent of the Landlord, to include heating and/or air conditioning system.

INSURANCE:

Tenant understands and agrees that Landlord does not provide or carry any liability or personal property insurance on the Tenant, Tenant's agents, nor their personal property.

Tenant further understands and agrees that Landlord and the owner shall in no manner whatsoever be held responsible or liable for any damage, injury, theft, loss, or harm of any kind occurring to Tenant, Tenant's agents or personal property on the leased premises except for Landlord's negligence. Any insurance required to conduct the activity to be conducted by Tenant and any protection and insurance whether required by law or regulation to procure desired Tenant shall be Tenant's sole responsibility to procure and maintain. Tenant shall obtain and keep in force during the term of this agreement a policy or policies of insurance covering personal injury and property damage, in the minimum amounts of Two Million Dollars, ($ 2,000,000.00) per accident or loss and Two Million Dollars ($ 2,000,000.00) per person. The Landlord shall be named as an additional insured under each of those policies of insurance and copies of the insurance shall be delivered to Landlord. Landlord's insurance on the leased premises, if any, is for the sole benefit and protection of the Landlord.

ASSIGNMENT AND SUBLETTING:

Tenant shall not add, transfer or encumber this agreement or the property described in this agreement or permit occupancy of the property by any other person without the prior written consent of the Landlord, which consent shall not be unreasonably withheld or delayed. Landlord shall have the absolute right to refuse any proposed assignment or sublease if the proposed assignee or proposed sublease intends to change the character or the use of the premises, or if the financial condition of the proposed assignee or proposed Tenant is not as good or better than the financial condition of the Tenant at the commencement of this lease.

Nothing contained in this lease shall be interpreted to impair or affect in any way the right of the Landlord to assign, encumber or impair its rights under this lease to any person as security, to obtain financing, or for any other commercial purpose, provided only that the assignment does not materially impair the Landlord's covenant of quiet enjoyment to the Tenant.

USE OF THE PREMISES:

It is understood and agreed by the parties hereto that the herein described premises, unless excepted in writing by Landlord, is limited in use. The premises herein described will be used solely as storage and normal business activity related to cannabis cultivation, manufacturing and retail sales of cannabis. Any change in business or deviation will be considered a breach of the lease.

Initial

Tenant agrees to conduct its business so as not to constitute a nuisance and to observe all rules, regulations, and all laws and ordinances applicable to the use and occupancy of the premises. Tenant agrees not to store dead vehicles on the site at any time during the term of this lease. Failure to abide by this agreement shall constitute grounds for eviction.

HAZARDOUS SUBSTANCES:

It is understood and agreed to by Landlord and Tenant that all hazardous substances, including motor oil, shall be disposed of by Tenant in an environmentally approved manner. Any hazardous substances, including motor oil, spilled on the gravel pad, floor or ground must be cleaned up immediately by the Tenant. Repeated infractions, and/or failure to clean up spillage shall be cause for immediate eviction. Tenant agrees by execution of this document to bear all costs incurred by Landlord for removal and clean up of hazardous substances placed there by Tenant. It is understood and agreed by Tenant that hazardous substances, including waste oil, shall NOT be stored indoors.

Landlord agrees to hold tenant harmless from and against any and all damage or liabilities for any spills or contamination done by Landlord, landlord's agents or previous tenants, to tenant's premises and yard space.

FLOOR DRAINS:

Floor drains are solely for the disposal of water runoff. Tenant understands that units with septic systems are unable to handle excessive water disposal caused by vehicle washing and Tenant agrees not to wash any vehicles within the garage bays where septic systems are in use.

SURROUNDING AREA:

Tenant is responsible for the area immediately surrounding said leased unit. Upon vacating the unit, Tenant shall remove all items from within and without the leased unit.

QUIET ENJOYMENT:

Landlord covenants and warrants that, so long as Tenant is not in default under the covenants and agreements of this Lease, Tenant's quiet and peaceable enjoyment of the Leased Premises shall not be disturbed or interfered with.

INDEMNITY:

The Tenant shall indemnify, hold harmless and defend the Landlord and its agents from any and all liability to any person or persons for damages, claims, suits, liabilities, costs and expenses arising directly or indirectly from the occupancy and use of the premises, or arising from acts by such party, its agents, servants, employees, customers, sub-lessees and contractors, except to the extent caused by the negligence of willful misconduct of the other party or its agents, servants, employees, customers, sub-lessees or contractors.

Landlord agrees to hold Tenant harmless from and against any and all damage or liabilities for any spills or contamination done by Landlord, Landlord's agents or previous tenants, to tenant's premises or yard space.

DEFAULT:

TENANT'S DEFAULT: The occurrence of any of the following shall constitute a default by Tenant:

(a) Failure to pay rent within fifteen (15) calendar days of when due.

(b) Abandonment of the premises.

(c) Failure to perform any of the provisions of this lease if the failure to perform is not cured within thirty (30) days after notice has been given to Tenant. If the default cannot reasonably be cured within thirty (30) days, Tenant shall not be in default of this lease if Tenant commences to cure the default within the thirty (30) day period, and thereafter diligently and in good faith continues to cure the default.

Notices given under this paragraph shall specify the alleged default and the applicable lease provisions; and shall demand that Tenant perform the provisions of this lease or pay the rent that is in arrears, as the case may be, within the applicable period of time, or quit the premises. No such notice shall be deemed a forfeiture or a termination of this lease unless Landlord so elects in the notice.

Initials

REMEDIES: If Tenant or Landlord, as the case may be, causes a default the non-defaulting party shall have all remedies permitted by law including the following. These remedies are not exclusive; they are cumulative and in addition to any remedies now or later allowed by law.

(a) Either party, following notice and opportunity to cure extended to the other, after the other commits a default, can cure the default at the defaulting party's cost. If a party at any time, by reason of the other's default, pays any sum or does any act that requires the payment of any sum, the sum paid by the non-defaulting party shall be due immediately from the defaulting party to the other at the time the sum is paid, and if paid at a later date shall bear interest at the rate of five percent (5%) per annum from the date the sum is paid by the non-defaulting party until reimbursed by the defaulting party. The sum, together with interest on it, shall be additional rent with respect to amounts payable by Tenant.

(b) In the case of a Tenant default, Landlord can continue this lease in full force and effect, and the lease will continue in effect as long as Landlord shall have the right to collect rent when due. During the period Tenant is in default, Landlord can enter the premises at reasonable times and re-let them together with all improvements to third parties for Tenant's account. Tenant shall be liable immediately to Landlord for all reasonable costs Landlord incurs in re-letting the premises for the remaining term hereof, including, without limitation, reasonable broker's commissions, reasonable expenses of remodeling the premises required by the re-letting, and like reasonable costs. Re-letting can be for a period shorter or longer than the remaining term of this lease. Tenant shall pay to Landlord the rent due under this lease (for the remainder only of the current term) on the dates the rent is due, less the rent Landlord receives from any re-letting. No act by Landlord allowed by this paragraph shall terminate this lease unless Landlord notifies Tenant that Landlord elects to terminate this lease.

(c) In the case of a Tenant default, Landlord can terminate Tenant's right to possession of the premises any time after reasonable notice of default and Landlords' election to terminate. No act by Landlord other than giving notice to Tenant shall terminate this lease. Acts of maintenance, efforts to re-let the premises, or the appointment of a receiver on the Landlord's initiative to protect Landlord's interest under its lease shall not constitute a termination of Tenant's right to possession. On termination under this paragraph, Landlord has the right to recover from Tenant:

(i) At the time of the award the total amount of the unpaid rent that had been earned at the time of termination of this lease;

(ii) At the time of the award the total amount of unpaid rent that would have been earned after the date of termination of this lease until the time of award less the amount of such rental that Tenant proves could have been reasonably avoided;

(iii) At the time of the award the total amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided; and

(iv) Any other amount, and court costs, necessary to compensate Landlord for all detriment proximately caused by Tenant's default.

NOTICES:

All notices respecting this lease shall be in writing and delivered, in case of the Tenant, to the address listed above; and in case of the Landlord, by email at bearelectric.alaska@gmail.com and by mail to 2008 Perkins Drive, Fairbanks, Alaska 99709.

This lease shall bind and insure to the benefit of the parties hereto and their respective successors and assigns.

At the expiration or other termination of this lease, Tenant herein agrees to surrender the premises to Landlord in as good condition as when received, subject to ordinary wear and tear. Tenant is hereby authorized and required to remove all of its personal property and equipment.

GENERAL PROVISIONS:

A. Landlord or Landlord's agents shall have the right to enter leased premises at all times and promises to do so in such a manner as not to interfere with Tenant's use or occupancy of the premises. Landlord agrees to provide Tenant with 24 hour notice of inspection and understands that due to State regulations, Tenant will be required to escort all visitors through cultivation and retail facility.

B. Tenant shall be bound to prompt payment of all amounts due Landlord, without provisions for offset of any kind unless mutually agreed and documented by both parties.

Initials

C. Failure of Landlord to promptly pursue remedies due Landlord through Tenant's nonperformance of any covenants and agreements of the lease, shall in no manner be construed to waive or relinquish any such right.

DATED this 1st day of August 2017

TENANT(S):

TENANT

Tanana Herb Company

Member/owner

LANDLORD:

Owner:

Bear Electric Inc.

Initials

AMENDMENT TO WAREHOUSE/SHOP LEASE DATED AUGUST 1, 2017
BETWEEN BEAR ELECTRIC INC AND TANANA HERB COMPANY

1200 WELL STREET, FAIRBANKS AK 99701

The landlord/lessor will not remove or take possession of marijuana on the premises. If landlord/lessor takes possession of marijuana on the premises AMCO will be notified immediately.

Agreed to and signed this 5th day of December 2017

TENANT(S): TENANT

Member/Owner
Tanana Herb Company, LLC

LANDLORD:

Bear Electric Inc.

Fairbanks North Star Borough
P.O. Box 71267
Fairbanks, Ak 99707-1267

Date: 07/12/2017

WELL STREET LLC
ALASKA RAILROAD CORPORATION
PO BOX 60668
FAIRBANKS AK 99706 0668

RE: Physical Addresses (Property Acct# 0544094)

Dear Owners:

The Fairbanks North Star Borough Code (17.08.100) requires all areas of the FNSB to use the borough-wide FNSB street addressing system. The Fairbanks North Star Borough has assigned the following physical address(es) to the existing structure on

2008 T/R ASSEMBLED NOW KNOWN AS UMB03 BLOCK 3 R

as located on the attached site plan.

The assigned address(es) for your property is:
1200 WELL ST

For rapid and accurate dispatch of E-911 emergency aid (fire, police, ambulance), it is imperative that you post your numbers so they are clearly visible from the road.

Check with your phone and other telecommunication providers to insure the proper address appears in the E911 database.

Please post your numbers clearly on the structure, and at the driveway entrance if the building is not visible from WELL ST

Reflective house number signs may be available free of charge from:

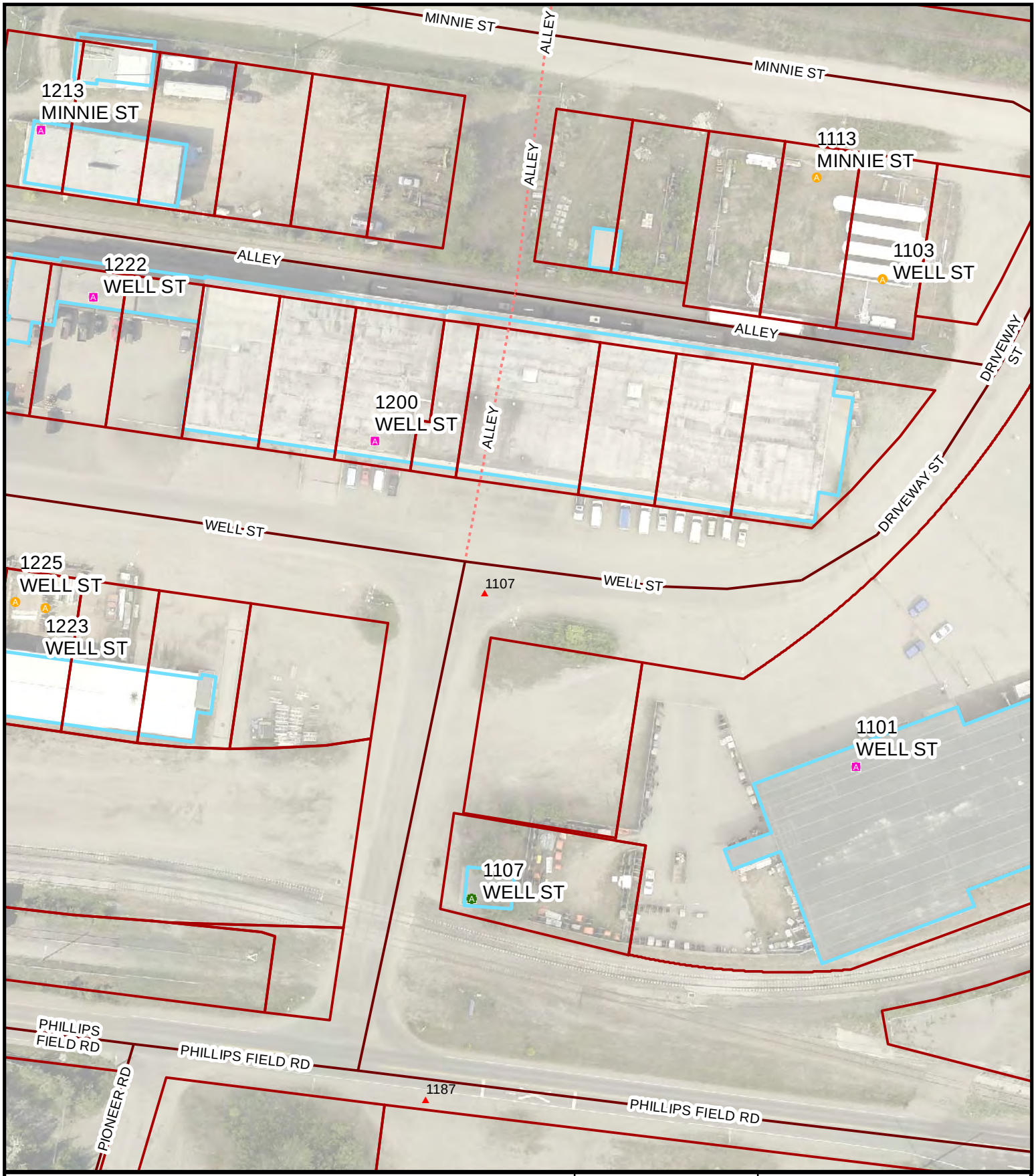
Fairbanks Fire Department (907) 450-6615

This letter should provide the necessary legalities for informing all applicable utility, title, mortgage, and insurance companies of the addresses assigned. If you have any questions, please contact me at Fairbanks North Star Borough, Department of Community Planning 459-1264.

Sincerely,

Bill Witte, GIS Tech – Street Addressing/E911
Ph: 907-459-1264 Email: bwitte@fnsb.us
Department of Community Planning

Received by AMCO 9/6/2017



Site Access Point

Site Address Point

Unverified Address

Site Address with Access Point

Vacant Awaiting Construction

Vacant; No structure or site plan

Building Outlines

1:1,000

Feet

0 25 50 100 150 200

N

FAIRBANKS NORTH STAR BOROUGH January 1, 1964

Address Assignment Map

Edited by KS

Redrawn by KBCO 9/6/2017

7/12/2017

Fairbanks North Star Borough
Community Planning/Emergency Operations
907 Terminal Street/P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260 Fax: (907) 205-5169
address@fnsb.us

For Office Use Only
Received By: KAS
Date Submitted:
Comm. Planning Dept
JUL 10 2017
RECEIVED

STREET ADDRESS REQUEST

REQUEST TYPE: ☒ New Street Address ☒ Verify Street Address ☐ Correction of Street Address ☐ New Construction

Applicant:	**Property Owner:**
Contact Name: Leslea Nunley	Name: Alaska Railroad Corporation
Mailing Address: 2008 Perkins Drive	Mailing Address: PO Box 107500
City, State Zip: Fairbanks, AK 99709	City, State Zip: Anchorage, AK 99510
Contact Phone #: 907-388-8023	Contact Phone #: 907-265-2300
E-mail: fananaherbcompany@gmail.com	E-mail: donovana@akrr.com

Property Information:	
Property Account Numbers (PAN): ~~[illegible]~~ 0544078	Access Street: Wells St.
Property Description: (Subdivision/TL – Block # – Lot #) Lots 4-6, Block E, ~~[illegible]~~ Lots 1-4, Block F, Rail Road	
Existing Site Address (if any): 1200 Wells St + 1106 Wells St.	
Comments (sub-address info, etc.):	

INSTRUCTIONS

1) Complete the Applicant, Property Owner, and Property Information sections above.
2) Attach an Addressing Site Plan.

Submittal Requirements (See example Addressing Site Plans page attached)

- ☐ Building perimeter (marked with a box for each building)
- ☐ Access location from the road (marked with X)
- ☐ Building entrance (marked with X)(if building has 1 entrance & multiple units, show main entrance & unit entrances)
- ☐ Driveway (draw single line)
- ☐ Road centerlines
- ☐ Lot lines
- ☐ Scale

Scan and email to address@fnsb.us or FAX to 907.205.5169 or drop off at the Community Planning Dept. An address assignment letter will be issued or we will notify you of application deficiencies within 5 business days.

I certify that ☐ (I am) ☒ (I am authorized to act for) the owner of the property.
I have attached a detailed site plan, drawn to scale and to the standards above.
I certify that the information included in this application is to the best of my knowledge true and complete.

APPLICANT SIGNATURE: Leslea Nunley **DATE:** 7/10/17

For Internal Use Only

Planning Review:	Zoning Permit:	Flood Permit:	Driveway Permit:	Comments:
BMH	☒ Required ☐ Issued	☐ Required ☐ Issued NA	☒ Required ☐ Issued	working w/ Manish on ZP DP needed from City if changing.

Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.
Received by AMCO 9/6/2017
Revised 5/8/2017
W:\Community Planning\$Admin\Forms & Handouts\FYE 2018\Applications\Application_Address.docx

Instructions

1.) Mark building location with 'X'
2.) Mark access location with 'X'
(Where end of driveway meets road.)
3.) Draw single line showing approximate driveway location connecting the two X's.

N
W E
S

Site Address Request Site Plan

Feet
0 30 60 120 180 240

Received by AMCO 9/6/2017

Property Summary

back to Search Page

PAN
0544078

PROPERTY PHYSICAL DESCRIPTION
UMB03 BLOCK E RAILROAD 2008 T/R ASSEMBLED LOTS 4, 5 & 6A BLOCK E & LOTS 1A, 2, 3 & 4 BLOCK F RAILROAD PREVIOUSLY ASSESSED AS UMB03 BLOCK E RAILROAD UMB03 BLOCK E RAILROAD 2004 T/R ASSEMBLED LOTS 4, 5 & 6 BLOCK E & LOTS 1, 2, 3 & 4 BLOCK F RAILROAD Assembled - 12-9-2003 Previously assessed as RAILROAD E&F PTNS

NEIGHBORHOOD
0150 Alaska Railroad

BUSINESS
Well Street, LLC.

PROPERTY CLASS
Industrial

MILLAGE GROUP
0010 RAILROAD

MOST RECENT MILLAGE RATE
17.7870

STATUS
TAXABLE

FIRE SERVICE AREA
CITY OF FAIRBANKS

IS PARENT OF THE FOLLOWING:
43672 43702 544086 544094 544108 544116 544124

ADDITIONAL INFORMATION
Building Details
View Property Location

LAND AREA

Parcel

Lot 4 Block E	5000 Square Feet
Lot 5 Block E	5000 Square Feet
Lot 6A Block E	7500 Square Feet
Lot 1A Block F	7500 Square Feet
Lot 2 Block F	5000 Square Feet
Lot 3 Block F	5000 Square Feet
Lot 4 Block F	14866 Square Feet

OWNER

NAME	INTEREST
WELL STREET LLC,	Lease
ALASKA RAILROAD CORPORATION,	OWNERSHIP

See Children property for potential address

Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of Alaska Recorders Office Search page. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Amendment of Lease	11/17/2016			2016-017271-0
Assignment of Lease	11/17/2016			2016-017272-0
Quitclaim Deed	11/17/2016			2016-017270-0
Record Survey	8/13/2009			2009-015365-0
Memorandum of Lease	11/8/2007			2007-026097-0
Amendment of Lease	6/1/2007			
Termination of Lease	5/31/2007			
Termination of Lease	5/31/2007			
US Patent	10/5/2006			2006-025473-0
Termination of Lease	9/30/1984			

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2017	$84,004	$781,176	$865,180	$27,964	$837,216
2016	$85,233	$1,401,060	$1,486,293	$27,964	$1,458,329
2015	$86,312	$1,400,670	$1,486,982	$27,964	$1,459,018

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2014	$87,312	$3,152,201	$3,239,513	$0	$3,239,513
2013	$88,237	$1,419,613	$1,507,850	$0	$1,507,850

Pay Property Taxes by credit card

Tax History (Updated: 07/14/17 03:50 AM AST)

Balance due figures are only valid until 07/01/2017

If taxes are delinquent the interest calculation date is: 9/1/2017. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2017	$14,891.56	$0.00	$0.00	$14,891.56	$0.00	$14,891.56
2016	$24,892.22	$0.00	$0.00	$24,892.22	$24,892.22	$0.00
2015	$25,207.44	$0.00	$0.00	$25,207.44	$25,207.44	$0.00
2014	$54,763.96	$0.00	$0.00	$54,763.96	$54,763.96	$0.00
2013	$25,530.90	$0.00	$0.00	$25,530.90	$25,530.90	$0.00

Received by AMCO 9/6/2017

Fairbanks North Star Borough
Department of Community Planning
907 Terminal Street/P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260 Fax: (907) 459-1255
planning@fnsb.us

For Office Use Only
Received By: DW
Date Submitted:
Comm. Planning Dept
AUG 17 2017
RECEIVED

MARIJUANA FACILITY ZONING PERMIT APPLICATION

FEES: ☐ $250 verification of sensitive use buffers

Applicant:	Property Owner:
Contact Name: Leslea Nunley	Name: Alaska Railroad Corporation
Business Name: Tanana Herb Company, LLC	Mailing Address: PO Box 107500
Mailing Address: PO Box 81772	City, State Zip: Anchorage, AK 99510-7500
City, State Zip: Fairbanks, AK 99708	Phone: 907-265-2617
Contact Number: 907-388-8023	Cell:
E-mail: tananaherbcompany@gmail.com	E-mail: EalumE@akrr.com

Property Information:

Property Description: UMB03 Block E Railroad 2008 T/R Assembled Lots 4,5&6A Block E & Lots 1A,2,3&4 Block F Railroad previously Assessed as UMB03 Block E Railroad UMB03 Block E Railroad 2004 T/R Assembled Lots 4,5&6 Block E & Lots1,2,3&4 Block F Railroad Assembled-12-9-2003 Previously assessed Railroad E&F Ptns

Situs Address: 1200 Well Street, Fairbanks, AK 99701	Lot Size: 49,866 ☐ acres ☑ square feet
Parcel Account Numbers (PAN): 0544078	Existing Zone: Heavy Industrial
Existing Use & Structures: Empty commercial warehouse	

Proposed Use/Construction:

Description of proposed use:
Marijuana Cultivation Facility Indoor Unlimited

Include number of employees, seating capacity, net office or sales area (sq. ft.)
20 employees

Size of existing construction in square feet: 49,999 sq ft	Size of proposed construction in square feet: none proposed	Building height/number of stories: 28 feet 2 story

I have attached a detailed site plan drawn to scale and to the standards of the Commercial/Industrial Site Plan guidelines.

I certify that the information included in this application is to the best of my knowledge true and complete.

APPLICANT SIGNATURE: Leslea Nunley **DATE:** 8/17/17

OWNER SIGNATURE (if different): see attached lease **DATE:**

If the applicant is not the sole property owner, written consent of all property owners must be provided pursuant to FNSBC 18.104.040(B).

I understand that the Zoning Permit is appealable and that said appeal must be submitted and perfected within 15 days of the date of the decision in accordance with FNSBC 18.104.090.

I can be notified of the decision at the above ☐ (phone number) ☐ (address) ☑ (e-mail).

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

Received by AMCO 9/6/2017