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-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(8). **All areas designated as the licensed premises of a single license must be contiguous.** **All diagrams must have the licensed premises area labeled, and outlined or shaded as appropriate.**

What must be submitted with this form?

Applicants must attach multiple diagrams to this form, including (as applicable):

- **Diagram 1:**
  a diagram showing only the licensed premises areas that will be ready to be **operational at the time of your preliminary inspection** and license issuance;

- **Diagram 2:**
  if different than Diagram 1, a diagram outlining **all areas for which the licensee has legal right of possession** (a valid lease or deed), and clearly showing those areas' relationship to the current proposed licensed premises *(details of any planned expansion areas do not need to be included; a complete copy of Form MJ-14: Licensed Premises Diagram Change must be submitted and approved before any planned expansion area may be added to the licensed premises);*

- **Diagram 3:**
  a **site plan or as-built of the entire lot**, showing all structures on the property and clearly indicating which area(s) will be part of the licensed premises;

- **Diagram 4:**
  an **aerial photo of the entire lot and surrounding lots**, showing a view of the entire property and surrounding properties, and clearly indicating which area(s) will be part of the licensed premises *(this can be obtained from sources like Google Earth)*; and

- **Diagram 5:**
  a diagram of the **entire building in which the licensed premises is located**, clearly distinguishing the licensed premises from unlicensed areas and/or premises of other licenses within the building. If your proposed licensed premises is located within a building or building complex that contains multiple business and/or tenants, please provide the addresses and/or suite numbers of the other businesses and/or tenants *(a separate diagram is not required for an establishment that is designating the entire building as a single licensed premises)*.

This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's main office before any new or transfer license application will be considered complete.

Section 1 – Establishment Information

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

Licensee:	Majestic Gardens llc	**MJ License #:**	15395		
License Type:	Standard Marijuana Cultivation facility				
Doing Business As:	Majestic Gardens llc				
Premises Address:	121856 Kenai Spur Hwy				
City:	Kenai	**State:**	Alaska	**ZIP:**	99611

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Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.
Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are also applying for an onsite consumption endorsement.

The following details must be included in all diagrams:

- [X] License number and DBA
- [X] Legend or key
- [X] Color coding
- [X] Licensed Premises Area Labeled and Shaded, or Outlined as appropriate
- [X] Dimensions
- [X] Labels
- [X] True north arrow

The following additional details must be included in Diagram 1:

- [X] Surveillance room
- [X] Restricted access areas
- [X] Storage areas
- [X] Entrances, exits, and windows
- [X] Walls, partitions, and counters
- [X] Any other areas that must be labeled for specific license or endorsement types
- [ ] ** Serving area(s)
- [ ] **Employee monitoring area(s)
- [ ] **Ventilation exhaust points, if applicable

The following additional details must be included in Diagram 2:

- [X] Areas of ingress and egress
- [X] Entrances and exits
- [X] Walls and partitions

The following additional details must be included in Diagrams 3 and 4:

- [X] Areas of ingress and egress
- [X] Cross streets and points of reference

The following additional details must be included in Diagram 5:

- [X] Areas of ingress and egress
- [X] Entrances and exits
- [X] Walls and partitions
- [X] Cross streets and points of reference

I declare under penalty of unsworn falsification that I have attached all necessary diagrams that meet the above requirements, and that this form, including all accompanying schedules, statements, and depictions is true, correct, and complete.

Signature of licensee

Deniece M Isaacs
Printed name of licensee

STATE OF ALASKA
NOTARY PUBLIC
Brandy L. Koppes
My Commission Expires Aug 15, 2023

Brandy L. Koppes
Notary Public in and for the State of Alaska
My commission expires: Aug. 15, 2023

Subscribed and sworn to before me this 23rd day of August, 2019.

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Diagrams 1,2+5

15395 Standard M.F Licensed Premises + Restricted Access area

15393 Retail M.S.

S Surveillance

lease - to Majestic Gardens llc

Bathroom — NOT Restricted (NORA)

E/E — Exit/Enter

Rental

Window

N

Room #1 Grow
Room #2 Clone-mom
Room #3 Dry, Store, Work
(RA) restricted access chain
Room #4 Workmics Recieving-loading

Fence Chainlink
NON-Marijuana Rental area

Garbage area

Storage Shed non-marijuna Rental area

Standard Cultivation 15395

Room #2 clone/mom

Room #3

Mech Closet

Room #4

EMPLOYEE R.R. DOOR

FLOOR DRAIN

AREA #1

FUTURE UTIL SINK - STUB IN WATER & DRAIN

15395 Grow #1 Room

UTIL SINK

FLOOR DRAIN

AREA #2

Sliding door

Fire Exit only

E/E

DOOR

OFFICE

S

HALL

ADA UNISEX R.R. 100

RECEIVING

(RA)

15393 Majestic Gardens

(RA) chain

NON-MARIJUNA Rental

vent

vent

22'-5½"

56'

16'

16'

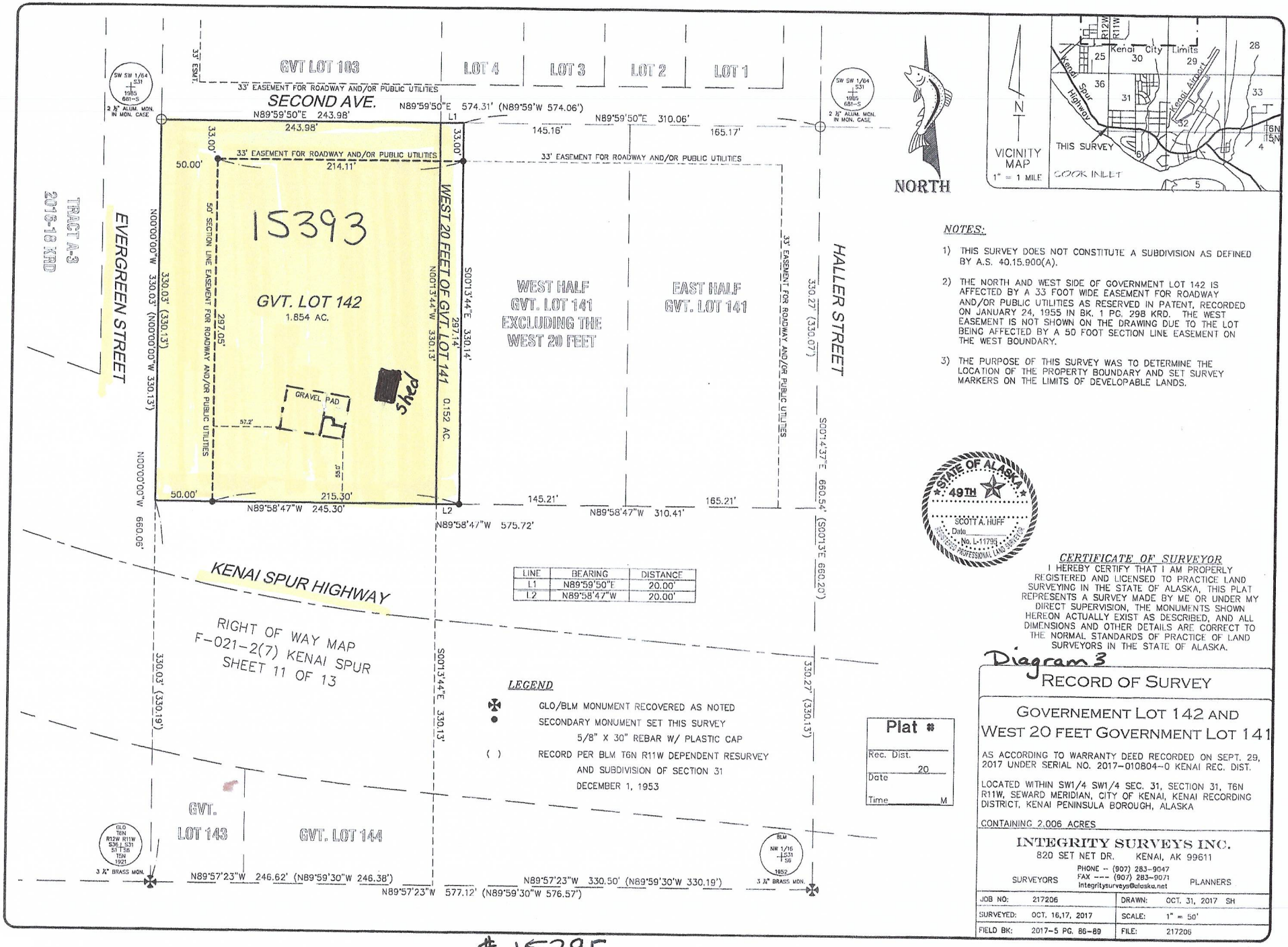
35'

14'

Diagram 1,2+5

15395

#15395 Diagram #3



LINE	BEARING	DISTANCE
L1	N89°59'50"E	20.00'
L2	N89°58'47"W	20.00'

LEGEND

✠ GLO/BLM MONUMENT RECOVERED AS NOTED

● SECONDARY MONUMENT SET THIS SURVEY 5/8" X 30" REBAR W/ PLASTIC CAP

( ) RECORD PER BLM T6N R11W DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 31 DECEMBER 1, 1953

NOTES:

1) THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900(A).

2) THE NORTH AND WEST SIDE OF GOVERNMENT LOT 142 IS AFFECTED BY A 33 FOOT WIDE EASEMENT FOR ROADWAY AND/OR PUBLIC UTILITIES AS RESERVED IN PATENT, RECORDED ON JANUARY 24, 1955 IN BK. 1 PG. 298 KRD. THE WEST EASEMENT IS NOT SHOWN ON THE DRAWING DUE TO THE LOT BEING AFFECTED BY A 50 FOOT SECTION LINE EASEMENT ON THE WEST BOUNDARY.

3) THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LOCATION OF THE PROPERTY BOUNDARY AND SET SURVEY MARKERS ON THE LIMITS OF DEVELOPABLE LANDS.

STATE OF ALASKA 49TH
SCOTT A. HUFF
Date
No. L-11795
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE NORMAL STANDARDS OF PRACTICE OF LAND SURVEYORS IN THE STATE OF ALASKA.

Diagram 3

RECORD OF SURVEY

GOVERNEMENT LOT 142 AND WEST 20 FEET GOVERNMENT LOT 141

AS ACCORDING TO WARRANTY DEED RECORDED ON SEPT. 29, 2017 UNDER SERIAL NO. 2017-010804-0 KENAI REC. DIST.

LOCATED WITHIN SW1/4 SW1/4 SEC. 31, SECTION 31, T6N R11W, SEWARD MERIDIAN, CITY OF KENAI, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA

CONTAINING 2.006 ACRES

Plat #
Rec. Dist.
20
Date
Time M

INTEGRITY SURVEYS INC.
820 SET NET DR. KENAI, AK 99611
SURVEYORS PHONE -- (907) 283-9047 FAX --- (907) 283-9071 integritysurveys@alaska.net PLANNERS

JOB NO:	217206	DRAWN:	OCT. 31, 2017 SH
SURVEYED:	OCT. 16,17, 2017	SCALE:	1" = 50'
FIELD BK:	2017-5 PG. 86-89	FILE:	217206

#15395

#15395 Diagram #3 Page 4

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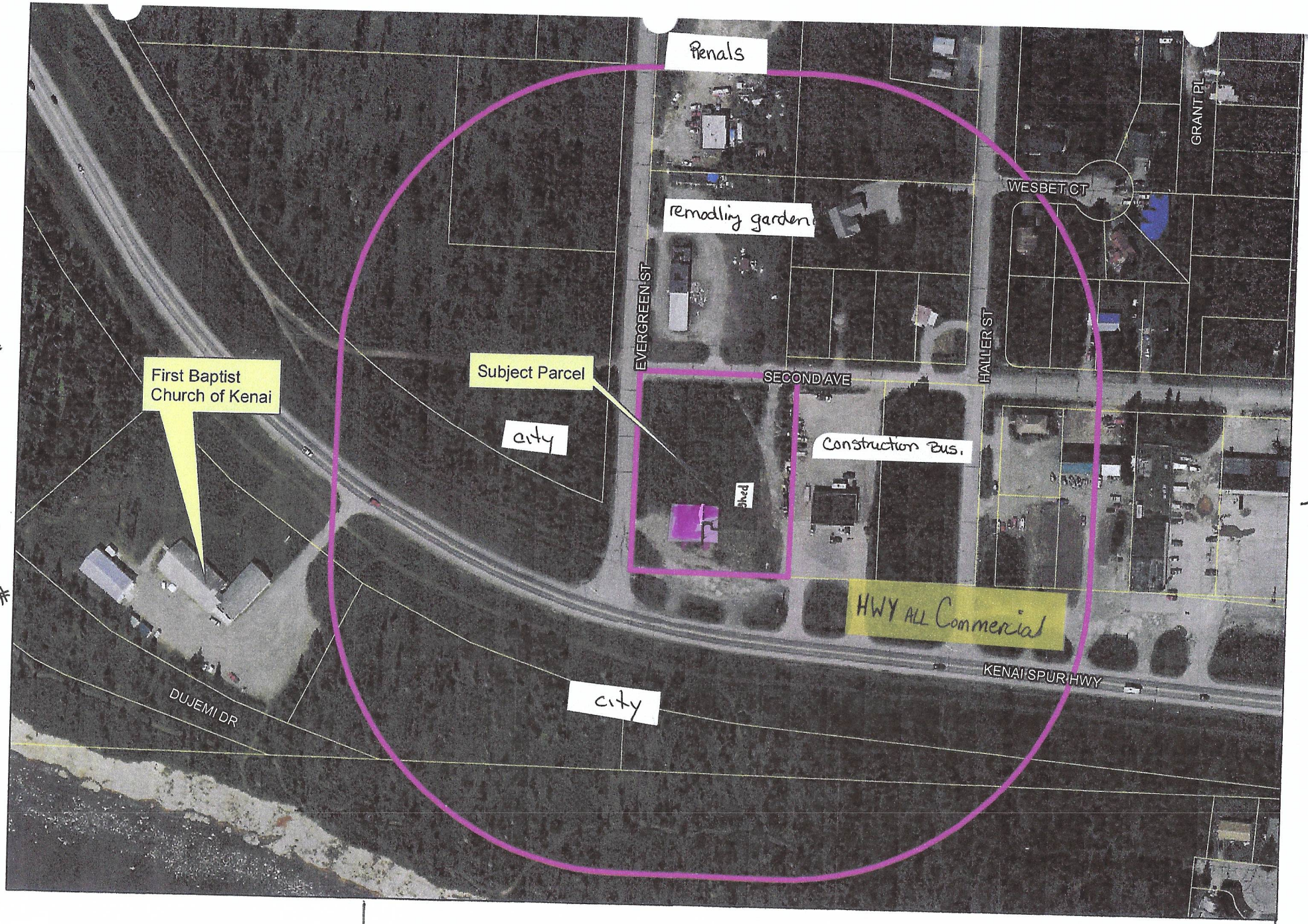
Page 4



PZ17 - 21 Proposed Commercial Marijuana Establishment 500 - Foot Buffer

Diagram #4

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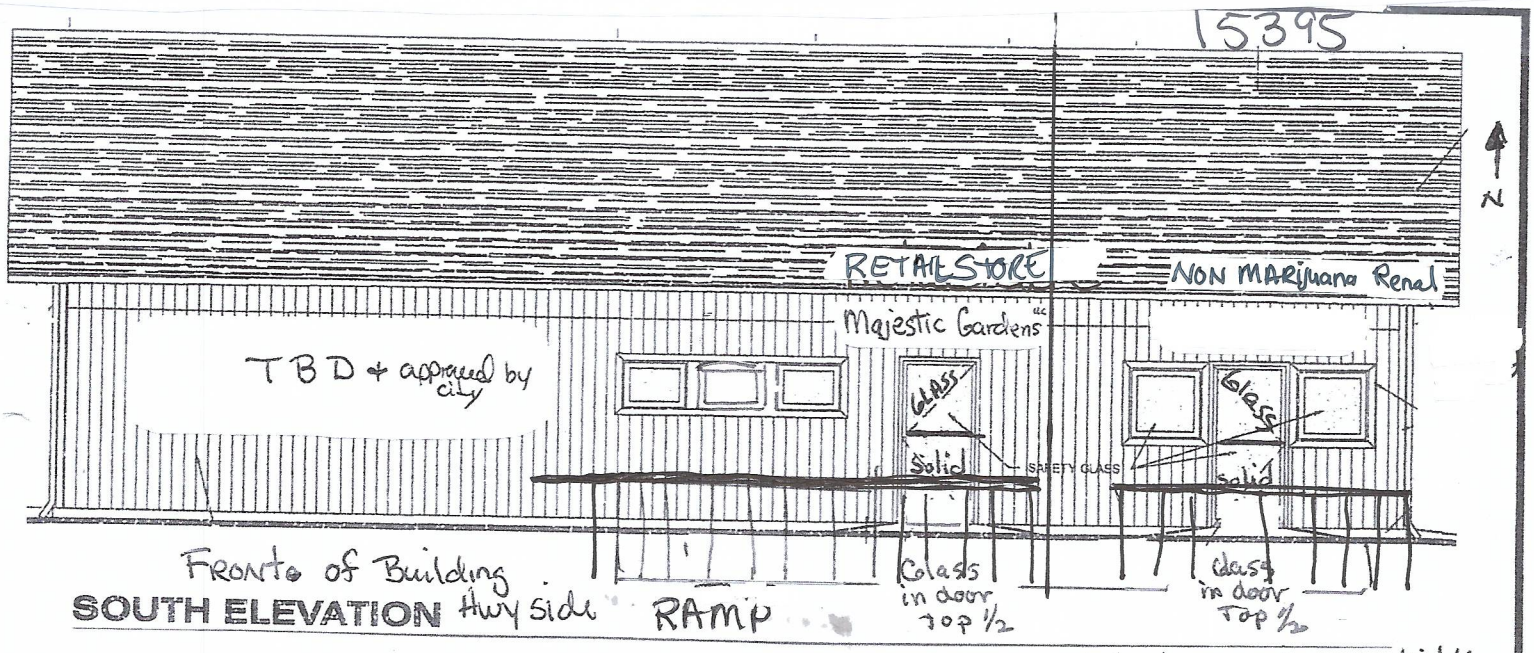
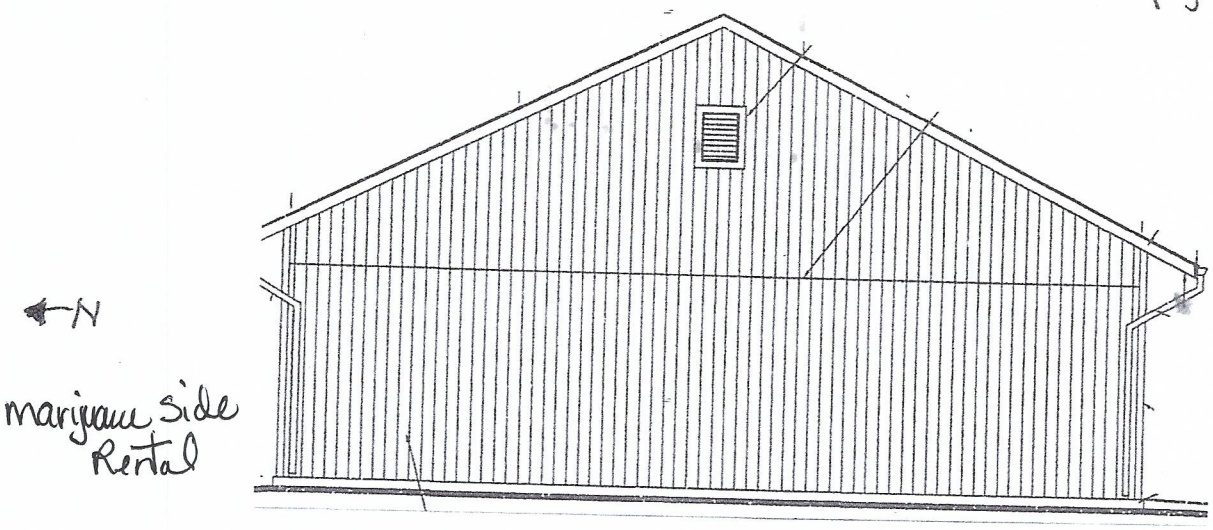
Section 2 – Detailed Premises Diagram

FRONT



SOUTH ELEVATION

2% slop grade away building



West Elevation - Facing Evergreen street side

Diagram ~~#~~ 5
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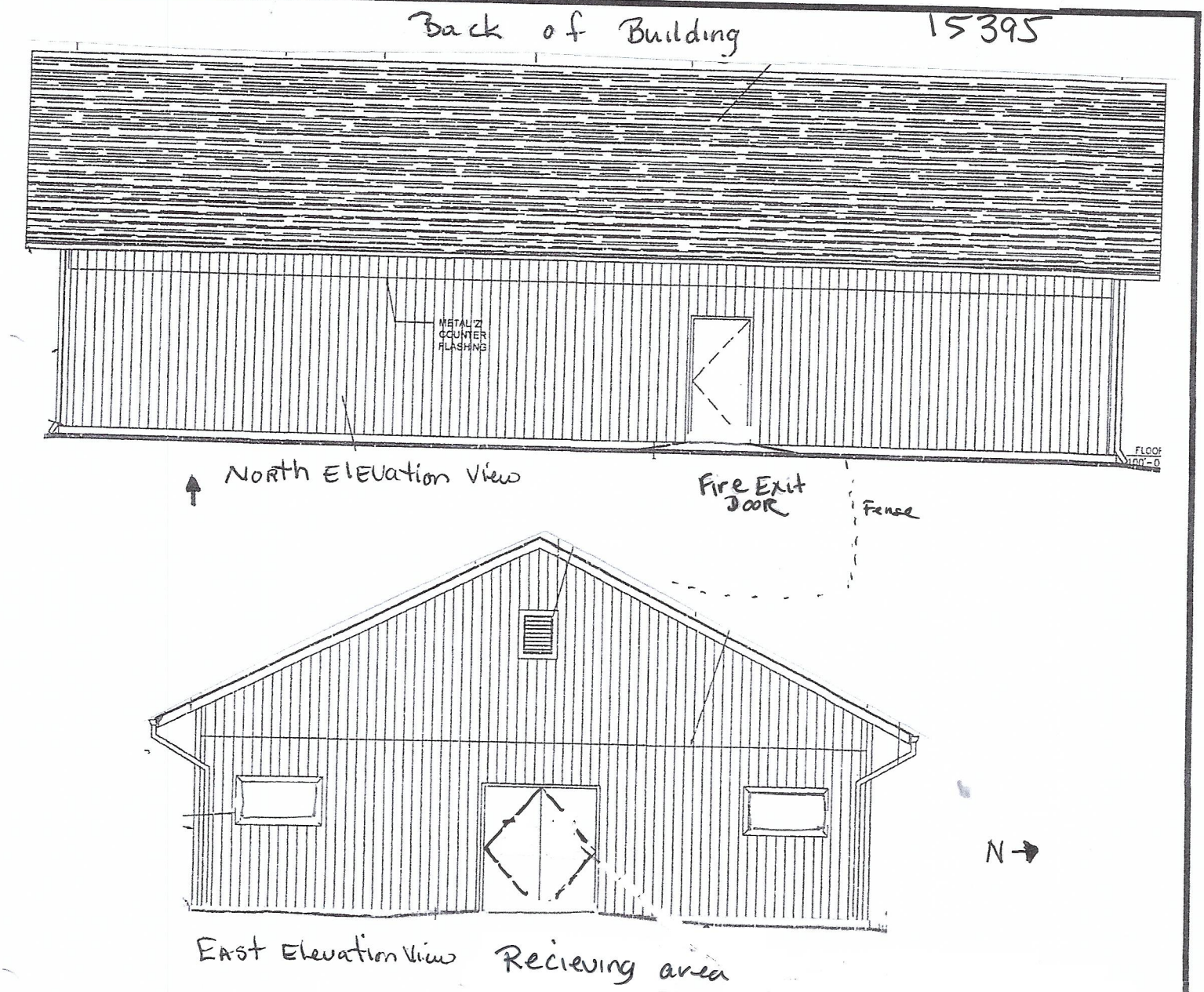

Diagram #6
15395

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