AMCO received 5/14/2022

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.
The required $250 change fee may be made by check, cashier's check, or money order.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan, and along with an initiated application for an Onsite Consumption Endorsement if applicable. The licensed premises may not be altered unless and until the application has been approved by the board.

Section 1 – Establishment Information

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

Licensee:	Pakalolo Supply Company, Inc.	**MJ License #:**		10131	
License Type:	Retail Marijuana Store				
Doing Business As:	Pakalolo Supply Company				
Premises Address:	1851 Fox Avenue				
City:	Fairbanks	**State:**	Alaska	**ZIP:**	99701

Section 2 – Required Information

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices.

The following details must be included: See Attached Diagrams PSC #1 - 6, as indicated, for specific details.
Index and Checklist Diagrams PSC #1 - 6 are pages 12 - 17 of this form.

- ☑ **License number and DBA** All Diagrams
- ☑ **Legend or key** PSC #2 - 5
- ☑ **Color coding** PSC #4, #5
- ☑ **Dimensions** PSC #1 - 5
- ☑ **Labels** All Diagrams
- ☑ **True north arrow** PSC #1, #4
- ☑ **Surveillance room** PSC #3
- ☑ **Licensed premises boundary** PSC #2 - 5
- ☑ **Restricted access areas** PSC #3 - 5
- ☑ **Storage areas** PSC #2, #4, #5 - Labeled 'Inventory'
- ☑ **Entrances, exits, and windows** PSC #2 - 5
- ☑ **Walls, partitions, and counters** PSC #2 - 6
- ☑ **Any other areas that must be labeled for specific license types** PSC #2 - 5
- ☑ **Serving area**** PSC #2 - 5 - Labeled 'Lounge'
- ☑ **Employee monitoring area**** PSC #2 - 5 - Labeled 'Observation'
- ☑ **Ventilation exhaust points, if applicable**** PSC #3, #5

Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are submitting the MJ-14 form in conjunction with an onsite consumption endorsement application.

AMCO received 5/14/2022

Alaska Marijuana Control Board

Form MJ-14: Licensed Premises Diagram Change

Section 3 – Summary of Changes

Provide a summary of the changes for which you are requesting approval.

See attached Addendum to Form MJ-14.

Section 4 – Declarations

Read each statement below, and then sign your initials in the corresponding box to the right [if applicable]: Initials

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

The proposed changes conform to all applicable public health, fire, and safety laws. HCH

I have included a title, lease or other documentation showing sole right of possession to the additional area(s) if the additional area(s) are not already part of my approved licensed premises. HCH

As a marijuana establishment licensee, I declare under penalty of unsworn falsification that this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Howard C. Hollister

Printed name of licensee

GWENDOLYN MURDOCK
Notary Public
State of Alaska
My Commission Expires Dec 26, 2022

Notary Public in and for the State of Alaska

My commission expires: DEC. 26, 2022

Subscribed and sworn to before me this 9 day of May, 2022

AMCO received 5/14/2022

Section 5 – Approvals

Local Government Review is required to be completed before submission to the Alcohol and Marijuana Control Office.

Local Government Review (to be completed by an appropriate local government official):	Yes	No	Pending
The proposed changes shown on this form conform to all local restrictions and laws.	☒	☐	☐
A local building permit is required for the proposed changes.	☒	☐	

Signature of local government official

CB-02-22-016659
Building Permit #

5/6/22
Date

CHRISTOPH FALKE
Printed name of local government official

BUILDING PLANS EXAMINER
Title

Section 6 – AMCO Review

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:

AMCO received 5/14/2022

Addendum to Form MJ-14 Licensed Premises Diagram Change

Pakalolo Supply Company, Inc. / License #10131

Section 3 – Summary of Changes

This Form MJ-14 is being submitted in conjunction with a Form MJ-28b Onsite Consumption Marijuana Retail Endorsement Operating Plan Supplemental. The space to be used for our consumption area is the same as it was on our original Retail Marijuana Store application approved by the MCB in October, 2016. Pakalolo was one of the 5 original licenses to be approved with a consumption area included although no regulations for onsite were established for a number of years.

The following premise changes are being made:

* The 1st floor area directly behind the retail store will be converted from material handling/storage space and employee breakroom to the consumption lounge. An existing wall and inventory storage room will be removed. A new service/sales counter for providing marijuana and marijuana products along with food and beverage items will be built.

* New doors will replace those for entering the lounge from the store, and a new double door exterior emergency exit installed at the rear of the lounge on the south side of the Retail Store premises.

* On 2/3/22 a MJ-14 was approved for our Cultivation license #10230 that in part vacated an area on the 1st floor to be added to our Retail License #10131. This area is now hereby added to the Retail licensed premises, and will be used as the Monitoring room and a new Inventory storage room for the Retail Store and Consumption Lounge. (See Diagrams)

* The front arctic entry foyer to the building that provides access to the Retail Store as well as the 2 interior stairways that access the 2nd floor public spaces and offices are removed from the licensed premises and become public access non-licensed premises.

Attached are multiple diagrams to present all required information on one or more diagrams in an easy to locate system. An index and checklist is provided on page 1 of the MJ-14.

Attached is a copy of the City of Fairbanks Building Permit for this project.

Also attached is a copy of the proof of possession lease agreement with clear authority and right of possession to the space and additional area in the Use of the Premises section on page 4 of the lease.

AMCO received 5/14/2022

CITY OF FAIRBANKS ALASKA

800 Cushman Street
Fairbanks, AK 99701
Phone: (907) 459-6720
Fax: (907) 459-6719

Permit

Permit NO.: CB-02-22-016659
Permit Type: Commercial Building Permit
Work Classification: Alteration
Project Name: 3672 Pakalolo Remodel

Issue Date: 2/23/2022 Expires: 08/23/2022

Project Address	Parcel	Subdivision
1851 Fox Av	44377	AK RR Chena Industrial

Legal Description

Lot 10 Blk D Alaska Railroad

Owner Information	Owner Address	Phone	Cell Phone
Hollister Enterprises LLC	3264 Riverview Dr., Fairbanks, AK	(907) 322-9575	

Contractor(s)	Phone	Contractor Type

Required Inspections:

For Inspections call : 1 (907) 459-6720

Special Conditions / Details

Level 2 Alteration, Cafe'/Lounge, (113) Bldg. Occupant Load

Valuation:	$30,000.00
Total Sq Feet:	1,640

Fees Due	Amount
Fire Review & Inspection Fee	$83.00
Building Permit Fee (Auto)	$315.00
Permit Issuance Fee	$35.00
Plan Check Fee	$237.00
Total:	**$670.00**

Total	Amt Paid	Amt Due
$670.00	$0.00	$670.00

Approved By: C Falke

Fast Track: No

Inspection
Building Ceiling Grid Inspection
Building Final Inspection (Commercial)
Building Framing Inspection (Metal Stud)
Building Sheetrock Inspection
Fire Inspection

Proposed Use: Cultivation, Retail and Lounge/Cafe

Scope of Work: Add on-site consumption Lounge/Cafe

Conditions: 2018 IEBC, IBC, IMC. Mechanical Permit for Ventilation. Coordinate Fire Suppression Systems w/FM

Schedule Inspections 24hrs in Advance **NOTICE** **Applicant Copy**

SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, AND PLUMBING WORK

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS STOPPED AND NO INSPECTIONS ARE MADE FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HERBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LAW REGULATING CONSTRUCTION, SETBACKS, EASEMENTS OR THE PERFORMANCE OF CONSTRUCTION. I AGREE THAT THE WORK WILL BE DESCRIBED ABOVE PER THE APPROVED PLANS, SPECIFICATIONS AND CONDITIONS FURTHER SET FORTH BY THE BUILDING DEPARTMENT. IT IS THE DUTY OF THE APPLICANT TO INSURE THAT THE WORK IS EXPOSED AND ACCESSIBLE UNTIL APPROVED BY THE BUILDING OFFICIAL AS SPECIFIED IN THE INTERNATIONAL BUILDING CODE.

Signature of Owner, Contractor, or Authorized Agent Date Print Name and Title (Owner and Contractor)

AMCO received 5/14/2022

WAREHOUSE / SHOP LEASE

THIS AGREEMENT is entered into by and between:

Hollister Enterprises, LLC
3264 Riverview Drive
Fairbanks, AK 99709

Hereinafter referred to as "LANDLORD"; and

Pakalolo Supply Company, Inc.
3264 Riverview Drive
Fairbanks, AK 99709

Hereinafter referred to as "TENANT".

WITNESSETH:

Tenant hereby leases and rents from Landlord that certain portion of the Landlord's property as described below comprised of approximately 23,000 square feet of office, retail, basement and warehouse space under the terms and conditions herewith

LOCATION OF PREMISES:

1851 Fox Avenue
Fairbanks, AK 99701

GPS Coordinates: 64.847111
-147.752333

LEGAL ADDRESS: Lot 10, Block D, Alaska Railroad Chena Subdivision, F.M.

TERM:

The INITIAL TERM of this lease is mutually agreed upon for a five (5) year period commencing on the 1st day of June, 2019, and expiring on the 31st day of May 2024. The Lease shall have three (3) one year extension options at the amounts shown on the schedule of rent payments upon signed written agreement of the parties to the rents, terms, and conditions of the extension period.

SECURITY DEPOSIT:

Tenant shall deliver a security deposit in the amount of $5,000.00 to Landlord with the signing of this agreement payable at lease signing. Said deposit will be returned to Tenant upon termination of occupancy, provided the premises are in the same condition as when received less reasonable wear and tear. Should Tenant fail in the performance of the conditions herein provided, Tenant agrees that Landlord may retain said deposit on account for any loss or damage hereunder.

Initials: _____

AMCO received 5/14/2022

RENT:

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

Lease year 1	(6/1/19 - 5/31/20)	$_____ per month;
Lease year 2-5	(6/1/20 – 5/31/24)	$_____ per month;

Extension Options:

Lease year 6	(6/1/24 – 5/31/25)	$_____ per month;
Lease year 7-8	(6/1/25 – 5/31/27)	$_____ 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 first (1st) day of each and every calendar month during the term of the lease. The first installment in the amount of $_____ shall be due and payable upon signing of this lease.

All rents and other sums due thereafter shall be paid directly to the Landlord, or electronically transferred without discount or offset to an account to be determined and specified by written notice to the Tenant if the electronic transfer method is chosen by the Landlord. Rent not received and/or electronically deposited within ten (10) days of the date upon which it was due shall be in default, and shall bear a five percent (5%) 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 solely responsible for all maintenance of the leased premises including glass replacement, 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 systems and heating fuel, plumbing, water, septic, electrical and mechanical systems, and overhead doors. Landlord, at its cost and expenses, 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.

SNOW REMOVAL:

It is understood and agreed by both Landlord and Tenant that Tenant 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.

Initials: _____ _____

AMCO received 5/14/2022

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 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 allowed use of premises activity of the Tenant, and any protection and insurance whether required by law or regulation 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 One Million Dollars, ($ 1,000,000.00) per person, and Two Million Dollars ($ 2,000,000.00) per occurrence. 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.

DAMAGE BY FIRE OR OTHER CAUSES:

If the Demised Premises shall be partially (but less than substantially) damaged by fire, lightning, tempest, flood, earthquake, or explosion, unless caused by the negligence or deliberate act of Tenant, it agents, employees, or invitees, and if the damage may be reasonably repaired within sixty (60) days and the cost of repairs is less than $250,0000, then the damage shall be repaired with the insurance proceeds or by and at the expense of Tenant if there are insufficient insurance proceeds and the rent until such repairs shall be made shall be apportioned according to the part of the Demised Premises which is usable by Tenant. No penalty shall accrue for reasonable delay that may arise by reason of adjustment of insurance and for reasonable delay on account of "labor troubles" or any other cause beyond reasonable control. Repairs to alterations, additions, or improvements made by Tenant shall be performed by Tenant at its own expense in accordance with this Lease.

If the Demised Premises are totally or substantially damaged or are rendered wholly or substantially untenantable by fire or any other cause, or if the estimated cost to repair the damages is greater than 50% of replacement cost, or the estimated time to repair is greater than sixty (60) days, and if Landlord shall decide not to restore or not to rebuild the same, Landlord may, within thirty (30) days after such fire or other hazard, notify Tenant of such decision, and thereupon the Term of this Lease shall expire by lapse of time upon the third day after such notice is given, and Tenant shall vacate the Demised Premises and surrender the same to Landlord, and if Tenant is not in default under this Lease, Tenant shall not be liable for rent accruing after the date of the occurrence of such damage. "Substantially damaged" shall be defined as damage that significantly impairs Tenant's business operations. If the damage is due to the fault or neglect of Tenant, the debris shall be removed by, and at the expense of, Tenant. In the event Landlord decides not to repair the Demised Premises all insurance proceeds for such loss shall belong and be paid to Landlord. If Landlord shall decide to repair, rebuild, and restore the Demised Premises and Landlord's repairs, rebuilding, and restorations are not complete within six (6) months of the fire or other hazard, Tenant may, at its option, terminate this Lease upon written notice given to Landlord no later than thirty (30) days before the expiration of the six (6) months for Landlord's work. Within thirty (30) days of Tenant's termination of this Lease, Tenant shall vacate the Demised Premises and surrender the same to Landlord, and Tenant shall not be liable for rent accruing after the date of the occurrence of the fire or other hazard.

Tenant shall give immediate notice to Landlord in case of fire or other damage to the Demised Premises.

No damages, compensation, or claims shall be payable by Landlord for inconvenience, loss of business, or annoyance arising from any repair or restoration of any portion of the Demised Premises.

Initials: ____ ____

AMCO received 5/14/2022

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, retail sales of cannabis and a cannabis on-site consumption lounge area**. Any change in business or deviation will be considered a breach of the lease.

In the event of default by the Tenant, the Landlord agrees not to take possession of, or remove, marijuana from the premises, and that the State of Alaska Alcohol and Marijuana Office (AMCO) will be notified in the event that this is necessary.

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 cleanup 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.

Initials: ____ ____

AMCO received 5/14/2022

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 Landlord and Tenant shall each indemnify, hold harmless and defend the other party 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:

The occurrence of any of the following shall constitute a default by Tenant:

(a) Failure to pay rent within fifteen (15) 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.

If Tenant or Landlord, as the case may be, causes a default the non-defaulting party shall have all remedies permitted by law.

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 to:

Email address: chollister@hollisterenterprises.com (Preferred Method)
Or
By mail to: Hollister Enterprises, LLC
3264 Riverview Drive
Fairbanks, Alaska 99709.

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

Initials: ____ ____

AMCO received 5/14/2022

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:

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.

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.

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

DATED: This 30th day of May, 2019.

TENANT: PAKALOLO SUPPLY COMPANY, INC.

Howard C. Hollister — President

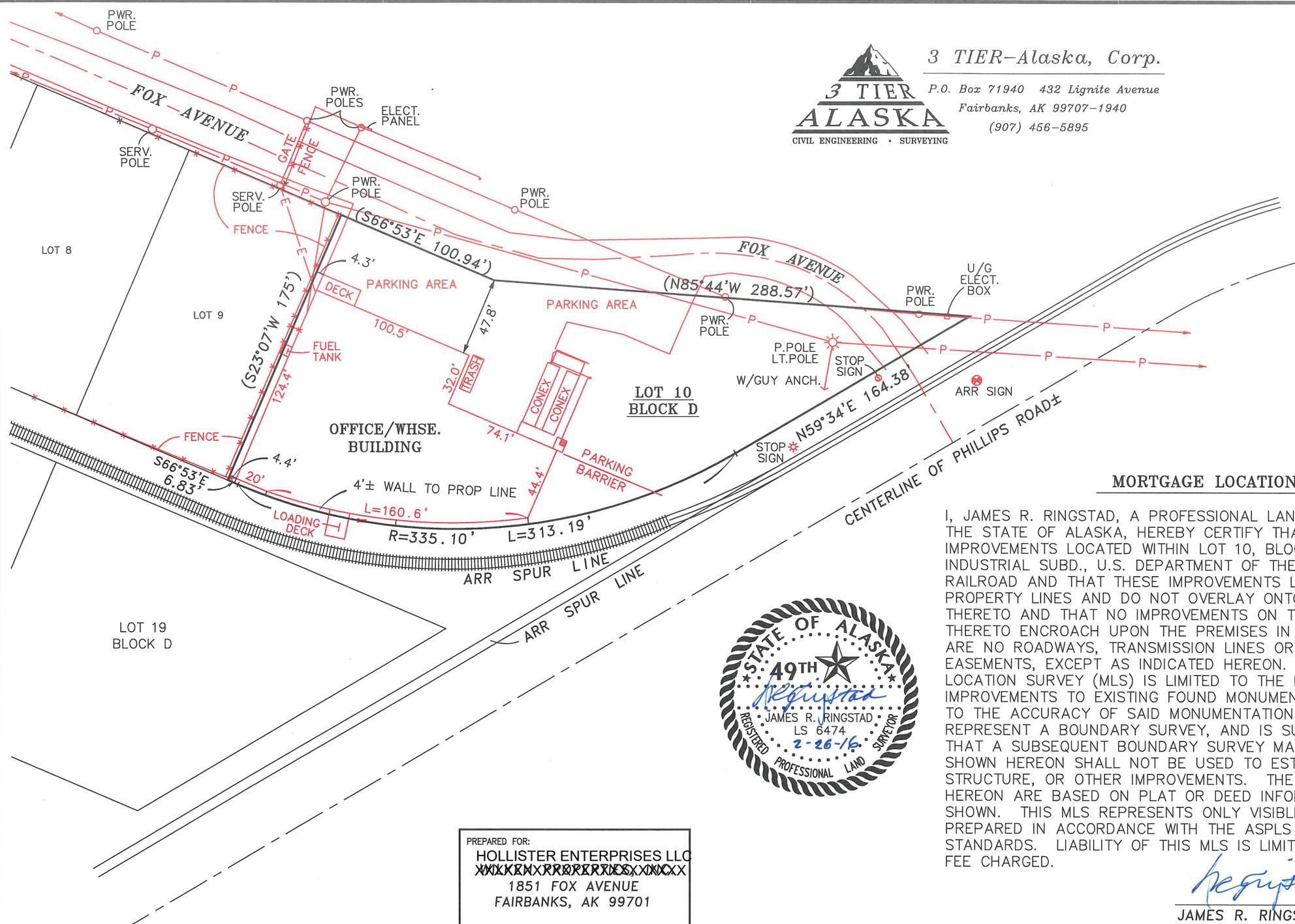
Keenan M. Hollister — Vice-President

LANDLORD: HOLLISTER ENTERPRISES, LLC

Howard C. Hollister — President

Initials: ____ ____

AMCO received 5/14/2022



3 TIER ALASKA
CIVIL ENGINEERING • SURVEYING

3 TIER–Alaska, Corp.
P.O. Box 71940 432 Lignite Avenue
Fairbanks, AK 99707–1940
(907) 456–5895

TRUE

GRAPHIC SCALE
0' 60'
SCALE: 1" = 60'

STATE OF ALASKA 49TH
JAMES R. RINGSTAD
LS 6474
2-26-16
REGISTERED PROFESSIONAL LAND SURVEYOR

MORTGAGE LOCATION SURVEY

I, JAMES R. RINGSTAD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, HEREBY CERTIFY THAT I AM FAMILIAR WITH THE IMPROVEMENTS LOCATED WITHIN LOT 10, BLOCK D, FAIRBANKS CHENA INDUSTRIAL SUBD., U.S. DEPARTMENT OF THE INTERIOR, THE ALASKA RAILROAD AND THAT THESE IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES AND DO NOT OVERLAY ONTO PROPERTY ADJACENT THERETO AND THAT NO IMPROVEMENTS ON THE PROPERTY ADJACENT THERETO ENCROACH UPON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR ANY OTHER VISIBLE EASEMENTS, EXCEPT AS INDICATED HEREON. LIABILITY OF THIS MORTGAGE LOCATION SURVEY (MLS) IS LIMITED TO THE RELATIONSHIPS OF IMPROVEMENTS TO EXISTING FOUND MONUMENTATION AND DOES NOT EXTEND TO THE ACCURACY OF SAID MONUMENTATION; NOR IS IT INTENDED TO REPRESENT A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION SHOWN HEREON SHALL NOT BE USED TO ESTABLISH ANY FENCES, STRUCTURE, OR OTHER IMPROVEMENTS. THE MEASUREMENTS SHOWN HEREON ARE BASED ON PLAT OR DEED INFORMATION AND VERIFIED AS SHOWN. THIS MLS REPRESENTS ONLY VISIBLE IMPROVEMENTS. THIS MLS IS PREPARED IN ACCORDANCE WITH THE ASPLS MORTGAGE LOCATION SURVEY STANDARDS. LIABILITY OF THIS MLS IS LIMITED TO THE AMOUNT OF THE FEE CHARGED.

JAMES R. RINGSTAD, L.S. 6474
DATE OF SURVEY: 2-26-2016

PREPARED FOR:
HOLLISTER ENTERPRISES LLC
~~WILKEN PROPERTIES~~
1851 FOX AVENUE
FAIRBANKS, AK 99701

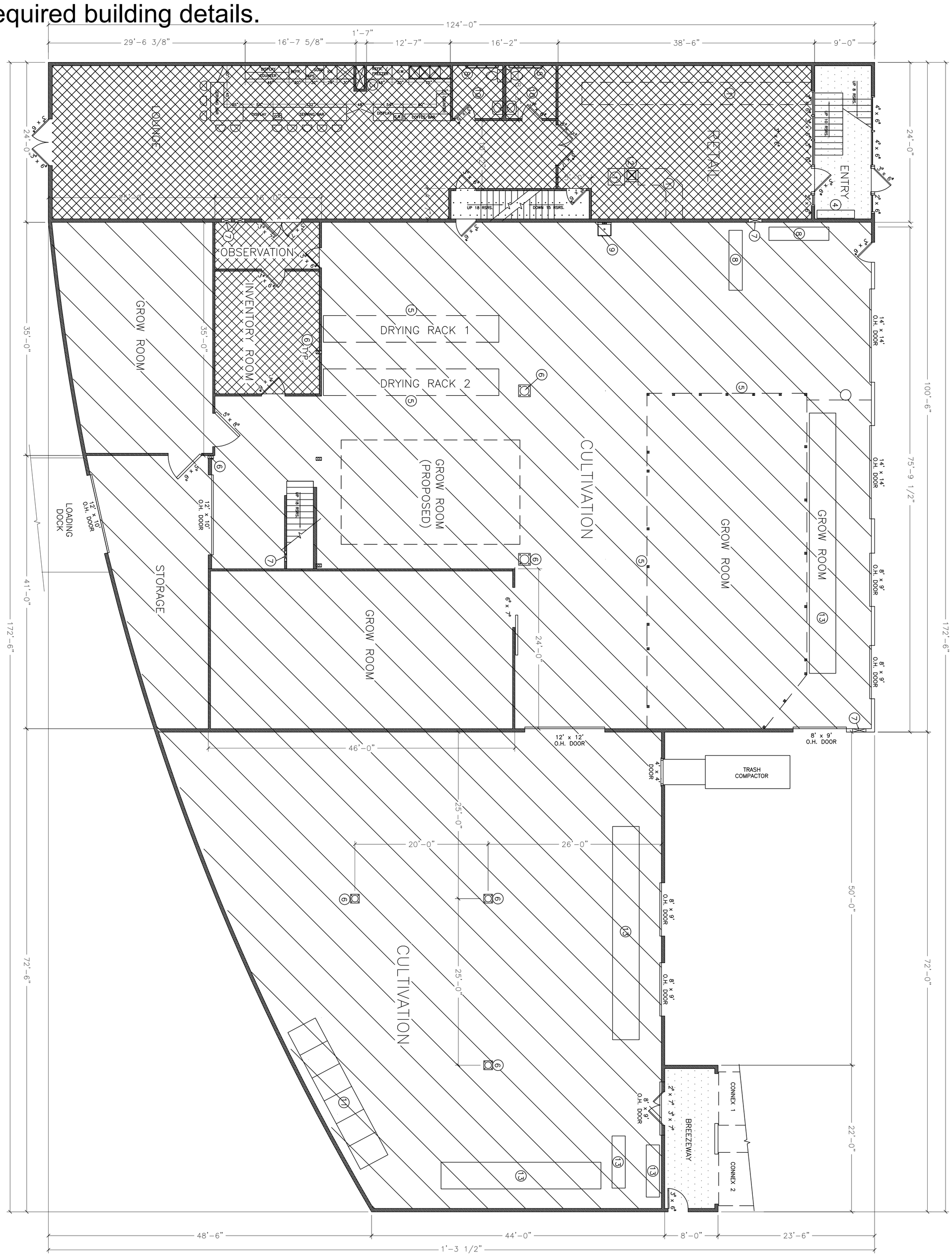
DRAWN:	CHECKED:	SCALE:	JOB NO.
JRR	JRR	1"=60'	3TA16904

AMCO received 5/14/2022

PSC #2

PAKALOLO SUPPLY COMPANY, INC. / RETAIL STORE LICENSE #10131 / 1851 FOX AVENUE, FAIRBANKS

Full Building diagram for first floor showing separate licensed premises for licenses #10131 and #10230 as well as public/private non-licensed areas. See additional diagrams for clear delineation of other required building details.



KEY NOTES

1. COUNTER W/ STORAGE BELOW
2. CHIMNEY ENCLOSURE
3. MECHANICAL CHASE
4. HEATER
5. 6 MIL. POLY WALL
6. COLUMN
7. ELECTRICAL PANEL
8. GRAB BAR
9. UTILITY SINK
10. HANDICAP ACCESSIBLE RESTROOM
11. COMPOST BINS (6)
12. LOCKER
13. METAL SHELVING

LEGEND

- LICENSED RETAIL
- LICENSED CULTIVATION AREAS
- PUBLIC / PRIVATE NON-LICESENCED SPACE

PAKALOLO FACILITY

FAIRBANKS

C. D. D.

Complete Design and Drafting
2471 Tanana Drive North Pole, Alaska 99705
Telephone (907) 651-2374

FIRST FLOOR USAGE PLAN

Date 10-NOV-19 Comm. No. 02011
In Charge .
Drawn By CRF
Checked by .

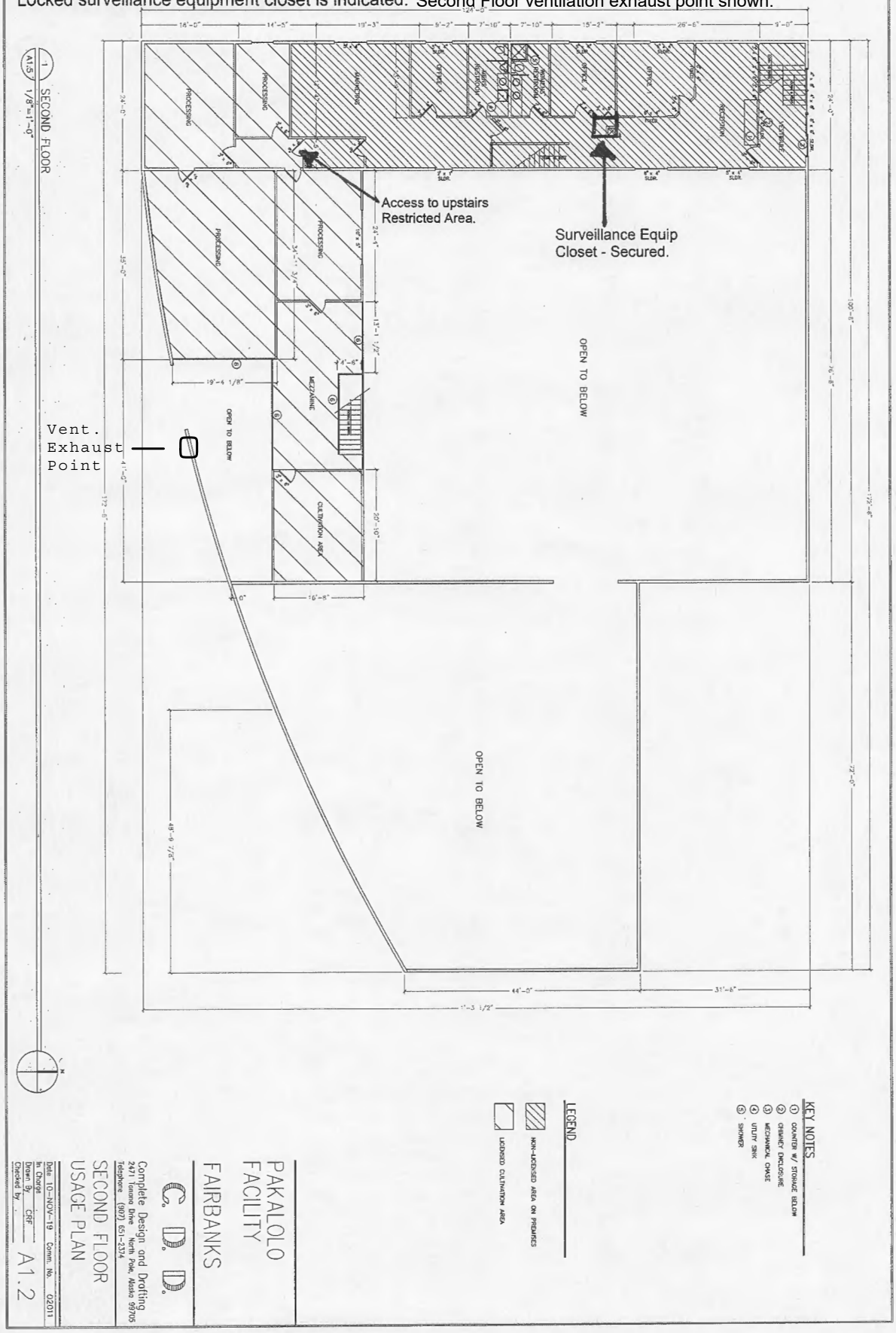
A1.3

PSC #3

AMCO received 5/14/2022

PAKALOLO SUPPLY COMPANY, INC. RETAIL STORE LICENSE #10131

2nd Floor Detail with Public Access Office Space and
upstairs restricted areas for Cultivation License #10230.
Locked surveillance equipment closet is indicated. Second Floor ventilation exhaust point shown.



AMCO received 5/14/2022

PSC #4

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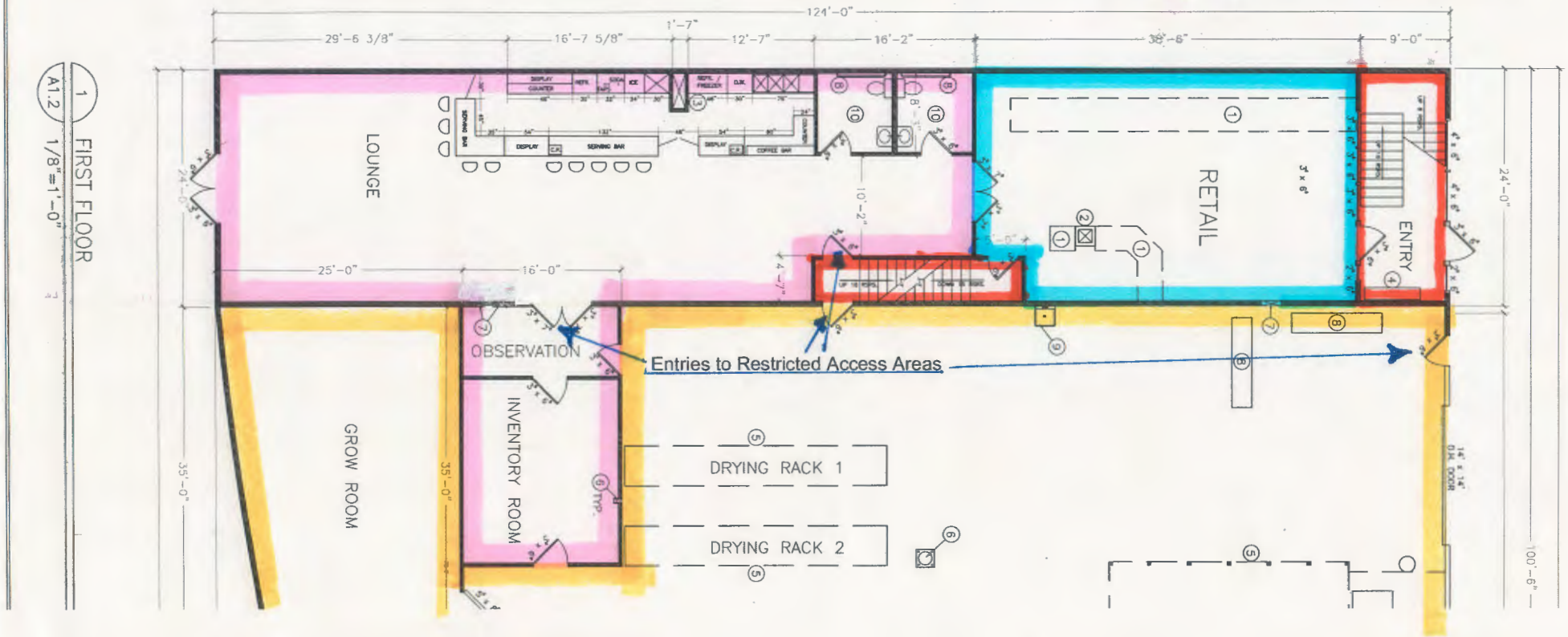
PAKALOLO SUPPLY COMPANY, INC. RETAIL STORE LICENSE #10131

Color Coding only of Specified Areas in, or adjoining to, retail store and on-site consumption area.

- Retail Store Area
- Consumption Lounge/Serving Area
- Cultivation Area - License #10230
- Entry - Non-Licensed Public Area

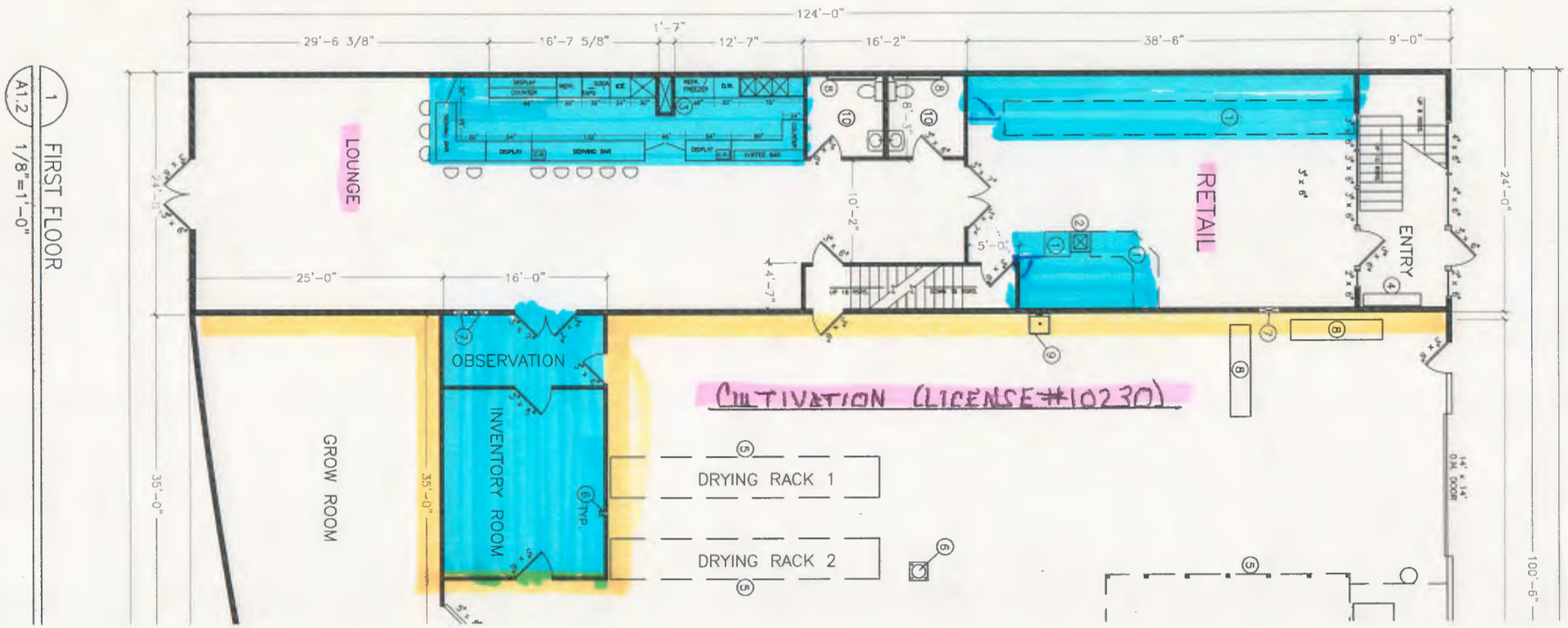


AMCO received 5/14/2022

PSC #5

PAKALOLO SUPPLY COMPANY, INC. RETAIL STORE LICENSE #10131 1851 FOX AVENUE, FAIRBANKS, AK.

Diagram of Restricted Access Areas in Retail Store and consumption Lounge area for license 10131 only. See other diagrams for more required details for premise change.



- RETAIL STORE / CONSUMPTION LOUNGE SALES AREAS, OBSERVATION, INVENTORY ROOMS

- CULTIVATION AREA (LICENSE #10230)

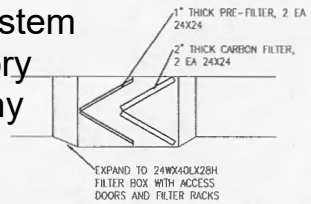
N →

PSC #6

AMCO received 5/14/2022

PAKALOLO SUPPLY COMPANY, INC. RETAIL STORE LICENSE #10131

Page 4 of Mechanical Engineer's Plan Drawings showing consumption area ventilation system supply and exhaust points on second story of south wall of Pakalolo Supply Company building.at 1851 Fox Avenue, Fairbanks.

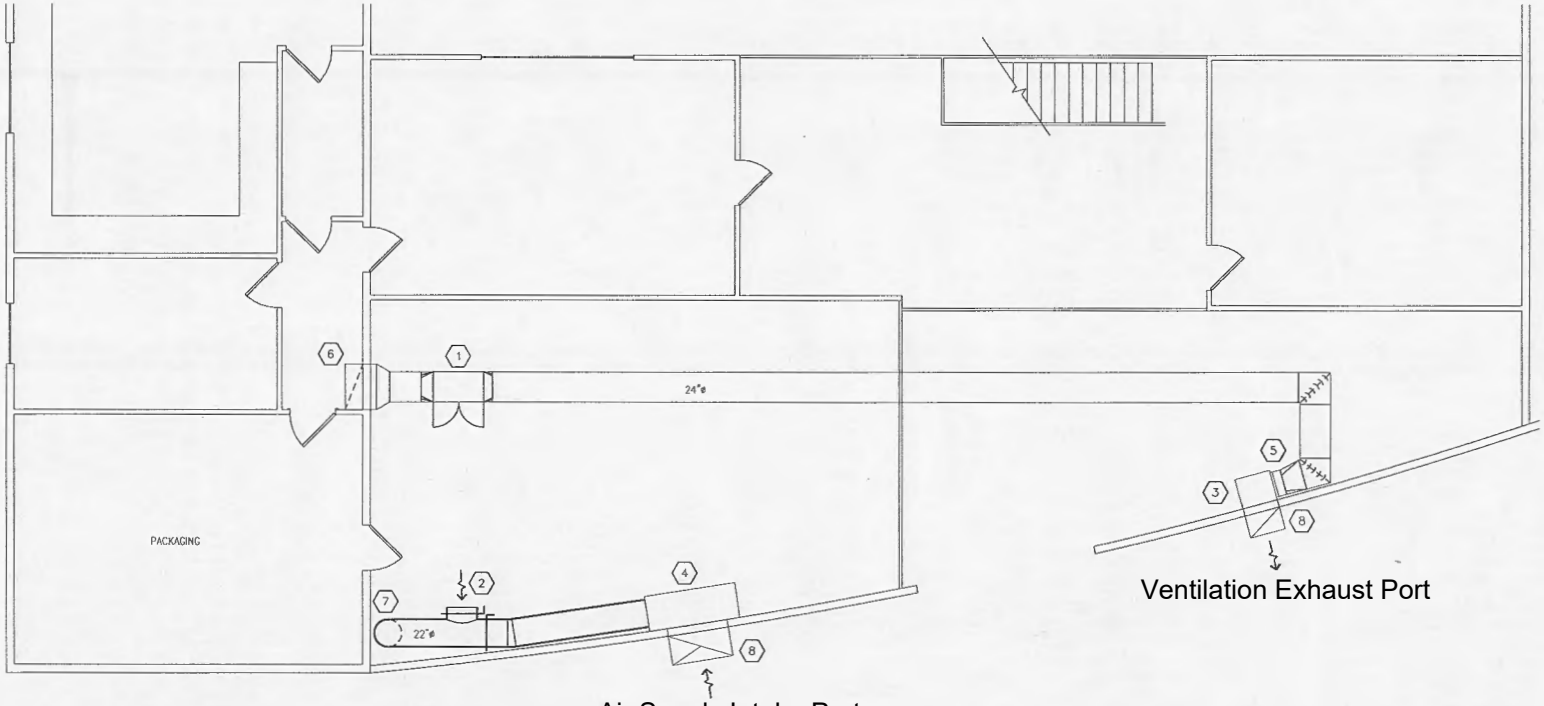


N 2 M102 ENLARGED SECTION AT FILTER 1/2" = 1'-0"

1/2"=1'-0" FULL SIZE 0' 1' 2' 4'

GENERAL NOTES
1. USE ROUND DUCT SIZES SHOWN OR EQUIVALENT FREE AREA RECTANGULAR DUCT.
2. NOT ALL DUCT TRANSITIONS AND OFFSETS ARE SHOWN. FIELD VERIFY ROUTING.

SHEET NOTES.
1. FILTER SECTION WITH PRE-FILTERS CAMFIL FARR 30/30, AND CITISORB CARBON FILTERS (OR ACCEPTED EQUAL FILTERS) DETAIL THIS SHEET.
2. VOLUME DAMPERS WITH KNOB OR LEVER FOR MANUAL ADJUSTMENT/SELECTION OF MAKEUP AIR SOURCE.
3. EXISTING EXHAUST FAN, APPROX 3800 CFM, FIELD VERIFY AIR FLOW DURING COMMISSIONING.
4. EXISTING AIR INTAKE MANIFOLD, FIELD VERIFY DIMENSIONS.
5. TRANSITION TO EXISTING FAN INLET.
6. 36X14 DOWN TO RG-1, FOR CONTINUATION SEE SHEET M101.
7. 22"ø DOWN TO LOUNGE AREA CEILING, FOR CONTINUATION SEE SHEET M101.
8. EXISTING WALL VENT TO REMAIN.



N 1 M102 SECOND FLOOR MECHANICAL PLAN 1/4" = 1'-0"

1/4"=1'-0" FULL SIZE 0' 2' 4' 8'

STATE OF ALASKA 49TH HELENA BRETAS RUETER ME-10190 04.28.2022 PROFESSIONAL ENGINEER

MECHANICAL DESIGN AND CONSULTING SERVICES (907)374-1688 RUETER ENGINEERING helena@brueter.com P.O. BOX 83585 FAIRBANKS AK 99708

SYMB	DATE	REVISION	BY

PROJECT: PAKALOLO SUPPLY CO. ON-SITE CONSUMPTION AREA 1851 FOX AVENUE FAIRBANKS, ALASKA

SHEET CONTENTS: MECHANICAL PLANS

DRAWN		HBR
DRAWN		HBR
CHECKED		HBR
DATE		04/28/2022

SHEET NUMBER: M102

HBR W.O. NUMBER: 2113

Note: This is page 4 only of Mechanical Engineer's stamped drawings of the consumption area ventilation system for purpose of showing the ventilation exhaust point. See MJ-28a for full set of engineer's mechanical plans.