THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE
550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

MEMORANDUM

TO: Chair and Members of the Board DATE: November 4, 2026

FROM: Tyler Wallace – Licensing Examiner 2 RE: High-Mark Alaska LLC dba High-Mark 24870

This is a Transfer of controlling interest in the licensed entity for a Marijuana Retail Store in the Matanuska-Susitna Borough. The transfer involves High-Mark Alaska LLC, dba High-Mark – Casey Wilkins-25%, Chase Mazzoli-25%, Greg Miller 25%, Joey Bresser 25% to Joey Bresser-75%, Greg Miller-25%.

Other Licenses Direct/Indirect Interests:
20984 dba King St. Cult- Greg Miller
23989 dba Next Level Labs- Greg Miller
20983 dba King Street Cannabis Co.- Greg Miller
24870 dba High-Mark- Joey Bresser
43593 dba High-Mark- Joey Bresser

Determined Complete Notice Sent:	9/15/26
Public Objection Period Ends:	10/15/26
Local Government Response/Date:	Waive Protest 9/22/26
Fire Marshal Response/Date:	Compliant 9/15/26
DEC:	Compliant 9/18/26
DOL-WC Response/Date:	Compliant 10/29/26
DOL-ES Response/Date:	Compliant 9/15/26
DOR Response/Date:	Non-Compliant 9/15/26
Creditor(s) Response/Date:	None
Background check status:	Complete
Objection(s) Received/Date:	None

Other Public Comments Received:	None
Staff Questions/Issues for Board:	Pending Delegation Compliance

APPLICATION DOCUMENTS



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
Marijuana Establishment

Form MJ-17c: License Transfer Application

This transfer application must be completed and submitted to AMCO's main office, along with all necessary supplemental documents and fees listed in **Form MJ-17b: License Transfer Application Checklist**, before a transfer of ownership, including a change that affects the controlling interest of an entity, will be considered by the Marijuana Control Board.

Please note that licensees seeking to change controlling interest of an entity that owns multiple licenses must submit a separate completed copy of this form and the required supplemental documents and fees for each license.

Licensees seeking to establish a security interest in the license transferred must submit all documentation required under 3 AAC 306.051.

Section 1 – Transferor Information

Enter information for the ***current*** licensee and licensed establishment.

Licensee:	High-Mark Alaska LLC	**License Number:**	24870		
License Type:	Retail Marijuana Store				
Doing Business As:	High-Mark				
Premises Address:	3807 Unit A West Machen Road, Unit A				
City:	Wasilla	**State:**	Alaska	**ZIP:**	99623
Email:	joeybresser@aol.com				
Local Government:	Matanuska-Susitna Borough				

☐ Regular ownership transfer ☒ Transfer of controlling interest in the licensed entity
☐ Transfer with security interest ☐ Compelled re-transfer ☐ Transfer of Location

Section 2 – Transferee Information

Enter information for the ***new*** applicant seeking to be licensed. The business license # should be issued for the DBA listed below and held by the transferee.

Licensee:	High-Mark Alaska LLC	**Alaska Entity #**	10259586		
Mailing Address:	9315 Commons Place				
City:	Anchorage	**State:**	Alaska	**ZIP:**	99502
Doing Business As:	High-Mark				
New Premises Address: (Skip if location remains the same).					
City: (Skip if location remains the same).		**Local Government:** (Skip if location remains the same):			
State of Alaska Business License #:	2193431	**Business Phone:**	907-250-5666		

Designated Licensee: A main contact person.	Joey Bresser		
Contact Email:	joeybresser@aol.com	**Phone Number:**	907-250-5666

AMCO Received 8.27.26

Form MJ-17c: License Transfer Application

Section 3 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 4. If any entity official is another entity, you must include the AK Entity # of that entity in the Entity Official Name field, attach a separate completed copy of this page that breaks down the ownership information for that entity, and submit the supplemental documents and fingerprint fees listed on Form MJ-17b required for each individual entity official. Entity documents must be submitted for each entity listed on this form.
If more space is needed, please attach additional completed copies of this page.

- If the applicant is a **corporation**, list each ***officer or director, and owner of any of the corporation's stock***.
- If the applicant is a **limited liability company**, list each ***member holding any ownership interest and each manager***.
- If the applicant is a **partnership** or **limited partnership**, list each ***partner holding any interest and each general partner***.

Entity Official Name:	Joey Bresser				
Title(s):	Member	**Phone:**	907-250-5666	**% Owned:**	75
Email:	joeybresser@aol.com				
Mailing Address:	9315 Commons Place				
City:	Anchorage	**State:**	Alaska	**ZIP:**	99502
Entity Official Name:	Greg Miller				
Title(s):	Member	**Phone:**	907-715-1831	**% Owned:**	25
Email:	miller.greg@live.com				
Mailing Address:	1125 West Gail Drive				
City:	Wasilla	**State:**	Alaska	**ZIP:**	99654
Entity Official Name:					
Title(s):		**Phone:**		**% Owned:**	
Email:					
Mailing Address:					
City:		**State:**		**ZIP:**	
Entity Official Name:					
Title(s):		**Phone:**		**% Owned:**	
Email:					
Mailing Address:					
City:		**State:**		**ZIP:**	
Entity Official Name:					
Title(s):		**Phone:**		**% Owned:**	
Email:					
Mailing Address:					
City:		**State:**		**ZIP:**	

AMCO Received 8.27.26

Section 4 – Other Licenses

Ownership and financial interest in other marijuana establishments:	Yes	No
Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other marijuana establishment that is licensed in Alaska?	X	

If "Yes", disclose which individual(s) has the financial interest, which license number(s), and license type(s):

Greg Miller has a financial interest in delegated Cultivation license #30567

Section 5 – Authorization

Communication with AMCO staff:	Yes	No
Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?	X	

If "Yes", disclose the name of the individual and the reason for this authorization:

JDW Counsel - Attorney Jana D. Weltzin, Esq. and staff

Section 6 – Transferee Certifications

Read the line below, and then sign your initials in the box to the right of the statement:	Initials
I certify that all proposed licensees (as defined in 3 AAC 306.020) have been listed on this application.	
Completed copies of all required documents and fees listed on Form MJ-17b are attached to this form.	
I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.	
I agree to provide all information required by the Marijuana Control Board in support of this application.	

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of transferee

Joey Bresser
Printed name of transferee

BRENDA MILLS
My Commission Expires
NOTARY PUBLIC
May 27, 2029
STATE OF ALASKA

Subscribed and sworn to before me this 6th day of August, 20 26

Brenda M Mills
Notary Public in and for the State of Alaska.

My commission expires: May 27, 2029

AMCO Received 8.27.26

Section 7 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of unsworn falsification that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) approve of the transfer of this license, and that the information on this form is true, correct, and complete.

Signature of transferor

Official Seal
Hunter Mills
Notary Public-State of Alaska
My Comm. Expires 01/02/2028

Notary Public in and for the State of Alaska.

Casey Wilkins
Printed name of transferor

My commission expires: 01/02/2028

Subscribed and sworn to before me this 6th day of August, 2026.

Signature of transferor

Notary Public in and for the State of Alaska.

Chase Mazzoli
Printed name of transferor

My commission expires: _____

Subscribed and sworn to before me this ____ day of _____, 20____.

Signature of transferor

Notary Public in and for the State of Alaska.

Printed name of transferor

My commission expires: _____

Subscribed and sworn to before me this ____ day of _____, 20____.

AMCO Received 8.27.26

Form MJ-17c: License Transfer Application

Section 7 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of unsworn falsification that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) approve of the transfer of this license, and that the information on this form is true, correct, and complete.

Signature of transferor

Casey Wilkins

Printed name of transferor

Notary Public in and for the State of Alaska.

My commission expires: _____

Subscribed and sworn to before me this ____ day of _____, 20___.

Signature of transferor

Chase Mazzoli

Printed name of transferor

BRENDA MILLS
My Commission Expires
NOTARY PUBLIC
May 27, 2029
STATE OF ALASKA

Notary Public in and for the State of Alaska.

My commission expires: May 27, 2029

Subscribed and sworn to before me this 6th day of August, 2026

Signature of transferor

Printed name of transferor

Notary Public in and for the State of Alaska.

My commission expires: _____

Subscribed and sworn to before me this ____ day of _____, 20___.

AMCO Received 8.27.26

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https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-17d: Unaltered Operating Plan and/or Premises Diagram Form

Why is this form needed?

This operating plan and/or diagram form is required to be submitted by the transferee for any marijuana establishment transfer license application where the transferee is not making changes to the operating plan and/or premises diagram approved by the Marijuana Control Board, in the course of the transfer application, per 3 AAC 306.045(e). By completing this form you are certifying that no changes will be made to the operating plan and/or premises diagram that have been previously submitted and approved for this license. This form replaces the information required by regulations 3 AAC 306.020(b)(8), 3 AAC 306.020(c), 3 AAC 306.315(2), 3 AAC 306.420, 3 AAC 306.520(2) and (3), and 3 AAC 306.615 if no changes are being made to your operating plan or diagram during the transfer.

Section 1 – Establishment Information

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

New Licensee:	High-Mark Alaska LLC	**License Number:**	24870		
License Type:	Retail Marijuana Store				
Doing Business As:	High-Mark				
Premises Address:	3807 W Machen Road, Unit A				
City:	Wasilla	**State:**	Alaska	**ZIP:**	99623

Section 2 – Certification

You must be able to certify at least one of the statements below. Read the following and then sign your initials in the applicable box(es) to the right: Initials

I certify that there will be no changes to the operating plan for this license. [JB]
If the above statement is certified you will not be required to submit forms MJ-01 and MJ-03, MJ-04, MJ-05 or MJ-06.

I certify that there will be no changes to the premises diagram for this license. [JB]
If the above statement is certified, you will not be required to submit form MJ-02.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification. [JB]

Joey Bresser
Printed name of transferee

Signature of transferee

AMCO Received 8.27.26

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Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

Why is this form needed?

A public notice posting affidavit is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(10). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by posting a true copy of the application for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per 3 AAC 306.025(b)(1).

This form must be completed and submitted to AMCO's Anchorage 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:	High-Mark Alaska LLC	**License Number:**	24870		
License Type:	Retail Marijuana Store				
Doing Business As:	High-Mark				
Premises Address:	3807 Unit A West Machen Road				
City:	Wasilla	**State:**	Alaska	**ZIP:**	99623

Section 2 – Certification

I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: August 11, 2026 End Date: August 21, 2026

Other conspicuous location: Foodmart bulletin board - 3051 Wasilla-Fishhook Rd, Wasilla, AK 99654

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Signature of licensee

Joey Bresser
Printed name of licensee

BRENDA MILLS
My Commission Expires
NOTARY PUBLIC
May 27, 2029
STATE OF ALASKA

Brenda Mills
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: May 27, 2029

Subscribed and sworn to before me this 24th day of August, 2026.

AMCO Received 8.27.26

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-08: Local Government Notice

Why is this form needed?

A local government notice is required for all marijuana establishment license applications with a proposed premises that is located within a local government, per 3 AAC 306.025(b)(3). As soon as practical after initiating a marijuana establishment license application, an applicant must give notice of the application to the public by submitting a copy of the application to each local government and any community council in the area of the proposed licensed premises. For an establishment located inside the boundaries of city that is within a borough, both the city and the borough must be notified.

This form must be completed and submitted to AMCO's Anchorage 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:	High-Mark Alaska LLC	**License Number:**	24870		
License Type:	Retail Marijuana Store				
Doing Business As:	High-Mark				
Premises Address:	3807 Unit A West Machen Road				
City:	Wasilla	**State:**	Alaska	**ZIP:**	99623

Section 2 – Certification

I certify that I have met the local government notice requirement set forth under 3 AAC 306.025(b)(3) by submitting a copy of my application to the following local government (LG) official(s) and community council (if applicable):

Local Government(s): Matanuska-Susitna Borough Date Submitted: 08/06/2026

Name/Title of LG Official 1: Lonnie McKechnie/Borough Clerk Name/Title of LG Official 2: License Reviews/MSB Planning Dept

Community Council: Meadow Lakes Community Council Date Submitted: 08/06/2026
(Municipality of Anchorage and Matanuska-Susitna Borough only)

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right: Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Joey Bresser
Printed name of licensee

Signature of licensee

AMCO Received 8.27.26

Alaska Business License # **2193431**

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

High-Mark

2521 E MTN Village, PMB 385, Wasilla, AK 99654

owned by

High-Mark Alaska LLC

is licensed by the department to conduct business for the period

February 9, 2024 to December 31, 2025
for the following line(s) of business:

44-45 - Retail Trade

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STATE OF ALASKA

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

Alaska Entity #10259586

State of Alaska
Department of Commerce, Community, and Economic Development
Corporations, Business, and Professional Licensing

Certificate of Organization

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

High-Mark Alaska LLC

IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **February 9, 2024**.

Julie Sande
Commissioner

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STATE OF ALASKA

AK Entity #: 10259586
Date Filed: 02/09/2024
State of Alaska, DCCED

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THE STATE of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

Articles of Organization

Domestic Limited Liability Company

Web-2/9/2024 6:15:35 PM

1 - Entity Name

Legal Name: High-Mark Alaska LLC

2 - Purpose

Any lawful purpose.

3 - NAICS Code

459999 - ALL OTHER MISCELLANEOUS RETAILERS

4 - Registered Agent

Name: Casey Wilkins
Mailing Address: 2521 E MTN Village, PMB 385, Wasilla, AK 99654
Physical Address: 2521 E MTN Village, PMB 385, Wasilla, AK 99654

5 - Entity Addresses

Mailing Address: 2521 E MTN Village, PMB 385, Wasilla, AK 99654
Physical Address: 3807 W Machen Rd, Wasilla, AK 99654

6 - Management

The limited liability company is managed by its members.

7 - Officials

Name	Address	% Owned	Titles
Chase Mazzoli			Organizer

Name of person completing this online application

This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Name: Chase Mazzoli

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COR

THE STATE of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: corporations.alaska.gov

FOR DIVISION USE ONLY

Domestic Limited Liability Company

Initial Biennial Report

Entity Name: High-Mark Alaska LLC

Entity Number: 10259586

Home Country: UNITED STATES

Home State/Prov.: ALASKA

Physical Address: 3807 W MACHEN RD, WASILLA, AK 99654

Mailing Address: 2521 E MTN VILLAGE, PMB 385, WASILLA, AK 99654

Registered Agent information cannot be changed on this form. Per Alaska Statutes, to update or change the Registered Agent information this entity must submit the Statement of Change form for this entity type along with its filing fee.

Name: Casey Wilkins

Physical Address: 2521 E MTN VILLAGE, PMB 385, WASILLA, AK 99654

Mailing Address: 2521 E MTN VILLAGE, PMB 385, WASILLA, AK 99654

Officials: The following is a complete list of officials who will be on record as a result of this filing.

- **Provide all officials and required information. Use only the titles provided.**
- **Mandatory Members:** this entity must have at least one (1) Member. A Member must own a %. In addition, this entity must provide all Members who own 5% or more of the entity. A Member may be an individual or another entity.
- **Manager:** If the entity is manager managed (per its articles or amendment) then there must be at least (1) Manager provided. A Manager may be a Member if the Manager also owns a % of the entity.

Full Legal Name	Complete Mailing Address	% Owned	Member
Greg Miller	1125 West Gail Drive, Wasilla, AK 99654	25	X
Joey Bresser	9315 Commons Place, Anchorage, AK 99502	25	X
Casey Wilkins	2521 East Mountain Village, PMB 385, Wasilla, AK 99654	25	X
Chase Mazzoli	17690 East Idle Drive, Palmer, AK 99645	25	X

If necessary, attach a list of additional officers on a separate 8.5 X 11 sheet of paper.

NAICS Code: 459999 - ALL OTHER MISCELLANEOUS RETAILERS

New NAICS Code (optional):

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This form is for use by the named entity only. Only persons who are authorized by the above Official(s) of the named entity may make changes to it. If you proceed to make changes to this form or any information on it, you will be certifying under penalty of perjury that you are authorized to make those changes, and that everything on the form is true and correct. In addition, persons who file documents with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor. Continuation means you have read this and understand it.

Operating Agreement for High-Mark Alaska LLC

1. **Introduction**
- **Business Name:** High-Mark Alaska LLC
- **Principal Place of Business:** 3807 West Machen Rd, Unit A
  Wasilla, Ak 99654
- **Purpose of Business:** Marijuana retail
- **Effective Date:** 02/03/2024

2. **Members**
- **Group A Members:**
  - Greg Miller
  - Joey Bresser

- **Group B Members:**
  - Casey Wilkins
  - Chase Mazzoli

3. **Ownership and Capital Contributions**
- **Initial Capital Contributions:**
  - Greg Miller: $100,000
  - Joey Bresser: $100,000
  - Casey Wilkins: $0
  - Chase Mazzoli: $0

- **Ownership Shares:**
  - Greg Miller: 25% (Group A)
  - Joey Bresser: 25% (Group A)
  - Casey Wilkins: 25% (Group B)
  - Chase Mazzoli: 25% (Group B)

- **Future Capital Contributions:**
  - Procedures for additional capital contributions shall be determined by a majority vote of the members.

4. **Management and Voting**
- **Management Structure:**
  - The business shall be managed by its members (Member-Managed) or by appointed managers (Manager-Managed) as decided by a majority vote.

- **Voting Rights and Procedures:**
  - Each member shall have voting power proportional to their ownership interest.
  - Major decisions, including amendments to the operating agreement, the addition of new members, and capital expenditures over $10,000, require a unanimous vote.

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- Day-to-day operational decisions may be made by a majority vote.

5. **Duties and Responsibilities**
- **Defined Roles and Responsibilities:**
  - Greg Miller: Owner (Group A)
  - Joey Bresser: Owner (Group A)
  - Casey Wilkins: Owner (Group B) - Manage day-to-day operations, increase foot traffic, increase sales, provide an excess of product at a competitive rate. Responsible for operations and any excess debt that may arise that cannot be covered by High-Mark Alaska LLC.
  - Chase Mazzoli: Owner (Group B) - Manage day-to-day operations, increase foot traffic, increase sales, provide an excess of product at a competitive rate. Responsible for operations and any excess debt that may arise that cannot be covered by High-Mark Alaska LLC.

**management and operations. Casey Wilkins, and Chase Mazzoli, will be in charge of managing day to day operations.

- **Expectations and Obligations Over the Next 3 Years:**
  - Each Group B member is expected to meet specific performance milestones and contribute actively to the business's success.
  - Once the 3-year mark is reached and milestones are achieved, Group B members will then become Group A members.

- **Ability to Sell Products from Other Businesses:**
  - All members have the ability to bring and sell products to High-Mark Alaska LLC from their other businesses or businesses they are associated with, provided that the transactions are conducted in a fair and equitable manner.

6. **Distributions**
- **Profit and Loss Allocation:**
  - Profits shall be distributed equally among all members.
  - All losses, including delinquent taxes, bills, nets, loans, etc., will be the sole responsibility of Casey Wilkins and Chase Mazzoli if the company cannot cover them. They agree to cover any excess liabilities out of pocket.

- **Distribution Frequency and Procedures:**
  - Distributions shall be made quarterly, or as otherwise decided by a majority vote.

7. **Buyout and Exit Provisions**
- **Buyout Clauses:**
  - Group B members: Casey Wilkins and Chase Mazzoli (Group B Members), cannot exit for the first 3 years. In the event a Group B member needs to exit early, Group A members have the option to claw back the shares at the value of the current contribution of the exiting Group B member.

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STATE OF ALASKA

- Group A members: Greg Miller and Joey Bresser (Group A members) have the right to transfer ownership to family members without rights to purchase from remaining members, granted they qualify for all AMCO licensing requirements. In the event of a death, ownership will be transferred according to their legal will or to a family member.

- **Procedures for Member Withdrawal:**
  - Withdrawal procedures shall be determined by a majority vote, considering the best interest of the business.

- **Valuation of Membership Interest:**
  - Membership interest shall be valued based on an independent appraisal or a formula agreed upon by all members.

8. **Confidentiality and Fiduciary Responsibility**
- **Confidentiality Agreement:**
  - Members shall not disclose any proprietary or confidential information related to the business to any third party.

- **Fiduciary Responsibility:**
  - Members shall act in the best interest of the business and uphold their fiduciary duties, including the duty of care, loyalty, and good faith.

9. **Dispute Resolution**
- **Mediation and Arbitration Procedures:**
  - In the event of a dispute, members agree to first seek mediation. If mediation fails, disputes shall be resolved through binding arbitration in Alaska.

- **Jurisdiction and Governing Law:**
  - This agreement shall be governed by and construed in accordance with the laws of the State of Alaska.

10. **Amendments**
- **Procedures for Amending the Operating Agreement:**
  - This operating agreement may be amended only by a unanimous vote of the members.

11. **Miscellaneous**
- **Notices:**
  - Any notices required under this agreement shall be in writing and delivered to the addresses provided by each member.

- **Entire Agreement:**
  - This document constitutes the entire agreement between the members and supersedes all prior agreements and understandings.

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STATE OF ALASKA

- **Severability:**
  - If any provision of this agreement is found to be unenforceable, the remaining provisions shall continue in full force.

12. **Non-Disclosure Agreement (NDA) Clause**
1. **Confidential Information:**
   - For purposes of this Agreement, "Confidential Information" includes all written, electronic, or oral information, including but not limited to, technical data, trade secrets, know-how, research, product plans, products, services, customers, markets, software, developments, inventions, processes, formulas, technology, designs, drawings, engineering, hardware configuration information, marketing, finances, and other business information disclosed by one party to the other.

2. **Obligations of Confidentiality:**
   - Each member agrees to keep all Confidential Information disclosed to them by the other members or by the business in strict confidence. Members shall not disclose, disseminate, or otherwise make available any Confidential Information to any third party without the prior written consent of the disclosing party.
   - Members shall take all reasonable measures to protect the confidentiality of and avoid disclosure and unauthorized use of the Confidential Information. Such measures shall be at least the level of protection the receiving party uses to protect its own confidential information of similar importance.
   - Members shall not use any Confidential Information for any purpose other than in connection with their duties and responsibilities as members of High-Mark Alaska LLC.

3. **Exceptions:**
   - The obligations of confidentiality shall not apply to any information which:
     - Was known to the receiving party prior to receipt from the disclosing party;
     - Is or becomes generally known to the public through no fault or breach of the receiving party;
     - Is rightfully received by the receiving party from a third party without breach of any confidentiality obligation;
     - Is independently developed by the receiving party without use of or reference to the disclosing party's Confidential Information;
     - Is required to be disclosed by law, regulation, or court order, provided that the receiving party gives the disclosing party prompt written notice of such requirement prior to such disclosure and cooperates with the disclosing party to seek an appropriate protective order.

4. **Prohibited Associations:**
   - Members agree that JDW, or anyone associated with these parties shall not be involved in any capacity with arbitration, mediation, or judicial proceedings related to High-Mark Alaska LLC

5. **Return of Materials:**

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- Upon termination of membership or at any time upon request by the disclosing party, the receiving party shall promptly return or destroy all documents and other tangible materials representing the Confidential Information and all copies thereof.

6. **No License:**
- Nothing in this Agreement shall be construed as granting or conferring any rights by license or otherwise in any Confidential Information except as expressly provided herein.

7. **Term:**
- The obligations of this clause shall continue for a period of five (5) years following the termination of a member's membership in High-Mark Alaska LLC.

8. **Remedies:**
- Each member acknowledges that any breach of this Non-Disclosure Agreement may cause irreparable harm to the disclosing party for which damages may not be an adequate remedy. Therefore, the disclosing party shall be entitled to seek injunctive relief in addition to any other remedies available at law or in equity.

Group B Milestones
Performance Milestones and Penalties
```
Each Group B partner agrees to achieve the following milestones within the specified timeframes:
1. Milestone 1: $1,000 daily average by 2025
2. Milestone 2: $1,500 daily average by 2026
3. Milestone 3: $1500 daily average by 2027

Failure to achieve these milestones will result in the following penalties:
1. Penalty 1: Optional clawback
2. Optional clawback requires both group A party's to be in agreeance to claw back.

### Capital Call Provisions

Additional capital contributions shall be required from Group B members Casey Wilkins and Chase Mazzoli in the event the company cannot cover liabilities.

### Signature Section

By signing below, each member agrees to the terms and conditions outlined in this Operating Agreement for High-Mark Alaska LLC.

**Group A Members:**

**Greg Miller**

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STATE OF ALASKA
```

Signature: _____
Date: 06/28/2024

Joey Bresser
Signature: _____
Date: 6/28/2024

Group B Members:

Casey Wilkins
Signature: _____
Date: 06-28-24

Chase Mazzoli
Signature: _____
Date: 6/28/24

This agreement has been executed as of the Effective Date first written above.

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STATE OF ALASKA

ANCHORAGE DAILY NEWS

AFFIDAVIT OF PUBLICATION

ACCOUNT #: 101523 CAMPAIGN #: 56564 COST: $605.00

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Lisi Misa
being first duly sworn on oath deposes and says that she is a representative of the Anchorage Daily News, a daily newspaper. That said newspaper has been approved by the Third Judicial Court, Anchorage, Alaska, and it now and has been published in the English language continually as a daily newspaper in Anchorage, Alaska, and it is now and during all said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a copy of an advertisement as it was published in regular issues (and not in supplemental form) of said newspaper on

July 12, 19, 26/2026

and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is not in excess of the rate charged private individuals.

Signed Lisi Misa

Subscribed and sworn to before

me this 28th day of July, 2026.

Lisa McGuire

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES
8/4/2030

LISA M. MCGUIRE
ELECTRONIC NOTARY PUBLIC
STATE OF ALASKA
MY COMMISSION EXPIRES AUG. 04, 2030

AMCO Received 8.27.26

Document Ref: 6CDND-VUNOZ-PBJZV-WZXWJ

ALASKA LEGISLATURE

Dunleavy vetoes campaign contribution limits, allowing Alaska ballot initiative to proceed

Iris Samuels
Anchorage Daily News

Gov. Mike Dunleavy on Thursday vetoed a bill that would have enacted new campaign contribution limits in Alaska ahead of the November election.

Lawmakers had narrowly passed the bill in the final hours of the legislative session that ended in May, looking to preempt a ballot measure that seeks to reinstate limits on contributions to Alaska political candidates, after previous limits were invalidated by a federal court in 2021.

In a message accompanying his veto, Dunleavy wrote that Alaska's campaign finance laws "should not limit the ability of Alaskans to support candidates they believe in while preserving an advantage for candidates wealthy enough to fund their own campaigns."

The bill "does nothing to address the advantage held by self-funded candidates. That is not fair balance," Dunleavy wrote. "It restricts ordinary political participation while leaving personal wealth as a preferred path to political influence. This bill, if it became law, would radically tilt in the favor of the wealthy when it comes to elected office."

The 2021 elimination of campaign contribution limits has transformed the way political candidates in Alaska fund their campaigns. While large contributions were once funneled to so-called independent expenditure groups that operate separately from the candidates' campaigns, large contributions can now flow to the candidates directly.

Dunleavy himself benefited heavily from unlimited donations to his 2022 campaign, including from his Texas-based brother, Francis Dunleavy, who gave him hundreds of thousands of dollars as he sought reelection. In 2018, when Alaska still had strict contribution limits, Francis Dunleavy and other wealthy backers of the aspiring governor instead gave to an independent group.

The veto of the bill now assures that Alaska voters will be asked in August whether they would like to reinstate limits on campaign contributions. The last time such a question was put before Alaska voters, it passed with broad support.

Under the initiative certified for the August ballot, Alaskans will be asked whether to limit individual contributions to $2,000 for candidates and $5,000 for political parties. Groups would be limited to $4,000 for candidates and $5,000 for parties. These limits would increase with inflation in subsequent years.

The limits would apply to legislative candidates, along with candidates for governor and lieutenant governor.

Until the 2021 court decision, Alaska had some of the lowest campaign contribution limits in the country. A federal court invalidated the state's limits for being too low, but left open the possibility for the state to adopt higher inflation-adjusted limits.

However, Dunleavy has opposed the reintroduction of limits. Supporters of unlimited spending say that the court decision has allowed funding to flow directly to candidates, as it did to Dunleavy when he ran for reelection in 2022, rather than to independent spending groups that are unaffiliated with the candidates.

This year's ongoing governor's race shows that candidates are benefiting from personal wealth and large contributions from family members and acquaintances, as candidates with limited means and connections struggle to keep up.

Among the sponsors of the ballot initiative seeking to reinstate campaign contribution limits is former state attorney general Bruce Botelho, who has said that Alaskans are troubled by the influence of unlimited money in political campaigns.

In an email Thursday, Botelho said the sponsors of the ballot initiative are not organizing a campaign to support it, because they lack the resources to do so.

"We are relying on the good judgment of Alaskans to reinstate limits on campaign contributions," Botelho wrote.

Thursday's veto marks Dunleavy's 20th bill veto since the beginning of the year.



Photos by BILL ROTH / ADN

Jackie Shepherd and Chris Mabry relax in the Nordic Spa hot tub at the Alaska Club on July 7.

FROM PAGE A3

OPEN & SHUT

Brewster, the club's chief executive.

"A lot of times you make major renovations and people are like, 'Oh, it's just more of the same,' " he said. "But this is the type of amenity where people are going, 'Wow, this is having a dramatic impact on my life.' Or, 'It's changing the quality of life in Anchorage.' "

The Nordic Spa at The Alaska Club is located at 5201 E. Tudor Road, near Boniface Parkway.

It consists of three hot tubs, a warm pool, two cold-pool plunges, a steam bath, a salt-stone sauna and a gas-fed fire pit.

Nordic spas are designed to support muscle recovery, blood flow and relaxation as people move from hot to cold and back.

Outdoor pools are rare in Alaska, and the spa is drawing people in sunshine and rain, Brewster said.

Building it was a big endeavor, he said. There's 30 miles of pipe underground carrying water and wires, plus glycol to warm decks and benches.

The Alaska Club launched 40 years ago when the original investors bought the Tudor Road facility, previously the Teamsters Union recreation center after the state's pipeline boom.

The Alaska Club now has 16 locations from Anchorage to Fairbanks, including trampoline parks.

The spa highlights the club's focus not just on fitness, but also family fun and wellness, Brewster said.

"We're trying to provide an environment for people to come and exercise that doesn't depend completely on discipline," said Brewster, an Alaska Club employee for more than 35 years.

He said the spa will also sparkle on dark winter days, when mist rises off pools and pool lights color the surrounding walls like the northern lights.

A couple of bathers at closing time Tuesday said it's great having a Nordic spa in town, to complement the Alyeska Resort spa in Girdwood.

"It allows you to relax, but right here in Anchorage," said Chris Mabry, visiting with his fiancee, Jackie Shepherd.

The spa is free with most memberships. A visit is $65 for member guests. It's $95 for nonmembers.

It's open from 8 a.m.-8 p.m. on weekdays, and from 8 a.m.-6:30 p.m. on weekends.



Nightclub owner John Pattee at the revamped Club Seven 21 on Fourth Avenue in downtown Anchorage on June 30.

Club Seven 21: Owner John Pattee opened this nightclub in early June after renovating the former Gaslight Lounge at 721 W. Fourth Ave.

Pattee created Club Seven 21 to help reinvigorate downtown, he said.

Some downtown businesses have closed in recent years, citing concerns about increased homeless traffic and safety, including the Williwaw Social bar recently.

Everything is new, he said.

"Floors, ceilings, walls, tile, bathrooms and the DJ booths and lighting are 100% new," Pattee said.

"And we're changing the music style to match the clientele we're trying to get, so it's a lot of EDM (electronic dance music), top 40 music," he said. "Before it was a lot of rap and hip-hop."

The mechanical bull has also been removed, leaving more room for dancing.

"So it's definitely nicer and more catered to people who want to go out and have fun, have a few drinks and dance," he said. "It's a good place for anyone."

The Gaslight Lounge, which Pattee owned for more than 35 years, has been the scene of numerous bar break fights and shootings inside and nearby over the years, sometimes leading to calls for its closure.

Shut

Arctic Smokehouse BBQ: This barbecue joint in the Boniface Plaza near the Glenn Highway recently closed after half a year in operation.

The customer base was growing, but finding employees, especially reliable ones, was hard, said owner Bill Martin.

Workers called out sick regularly, limiting the food lineup because items needed daily preparation, he said.

Martin said he'll return his focus to his construction firm that builds FedEx facilities across the U.S.

"I finally realized that unless I'm here 24 hours a day, it wasn't going to be done like I wanted it to be done," he said.

ALASKA NEWS

2 dead in Glenn Highway collision after pickup crosses median near Anchorage weigh station

Anchorage Daily News

Two drivers died and a juvenile passenger was seriously injured in a multi-vehicle collision on the Glenn Highway on Thursday morning near the Anchorage weigh station, police say.

The collision occurred in the southbound lanes of the highway at the S curves just after 8 a.m., according to the Anchorage Police Department. The highway didn't fully reopen until after 4:30 p.m.

Officers arriving at the area found that a Ford F-150 had crossed over the median from the northbound lanes of the highway and struck three southbound vehicles, according to a police update Thursday afternoon.

The truck struck a GMC Acadia, a Ford Explorer and a Kia Soul, police said. The impact killed the driver of the F-150, 73-year-old Robert Twito, and the driver of the Kia Soul, 37-year-old Donna Reisinger, who police identified in a later update. The crash also left a juvenile passenger in the Soul with what police described as life-threatening injuries, according to police.

The other drivers were not hurt, police said. The collision occurred during rainy conditions Thursday morning.

No additional information was immediately available, including what may have caused the pickup to veer into oncoming traffic or the general age of the juvenile, police spokesperson Gina Romero said.

Numerous units from the Anchorage Fire Department also responded to what fire officials called a "horrific wreck" in a Facebook post offering assistance to bystanders.

"Thank you to those who did everything possible to help the people involved," the department wrote. "We understand the mental and emotional turmoil that comes along with attempting to save lives and even witnessing a scene. If you may have been impacted by the events this morning, don't hesitate to reach out."

Department officials said people needing assistance can call 311, select option 1, and ask for the "MCT" or Mobile Crisis Team operated by the municipality.

The team can visit in person or by phone, as well as help with longer-term care and finding support, officials said. The municipality has additional resources listed online.

The highway closure began in the middle of the busy Thursday morning commute, in an area with no detours to bypass the area. Photos and videos of the area showed major traffic backups. Drivers still headed south before the closure area reported being stopped at the Anchorage landfill exit and turned around there.

One southbound lane reopened just before 12:30 p.m., police said. Delays continued throughout the day.

The fatal collision came a little over a week after a July 1 crash on the Seward Highway killed two drivers, sent several vehicles into the water of Potter Marsh, and closed the highway for more than seven hours.



BILL ROTH / ADN

Anchorage police investigate the scene of a fatal vehicle collision in the southbound lanes of the Glenn Highway near the weigh station on Thursday.

ALASKA NEWS

Kenai woman seriously injured in bear mauling

Anchorage Daily News

A Kenai woman was mauled after she encountered a brown bear with cubs early Thursday morning and fired several shotgun rounds at it, Alaska State Troopers say.

The woman, who was not identified, let out her two dogs in the area of Karluk Avenue and Bore Tide Drive just before 5 a.m. Thursday, troopers said in an online statement. The brown bear, with two cubs, climbed over a fence into her front yard.

One dog ran into the house but the other ran away from the front door, troopers said. "In an effort to protect the dog in the front yard, the woman retrieved a shotgun from inside the house, then fired 3 or 4 rounds trying to scare the bears away," troopers said in the statement.

The sow then attacked the woman as she stood on her front deck, troopers said. Someone else at the house came out and scared away the bear by screaming and yelling at it, according to the agency. The woman was brought back into the house with what troopers described as serious injuries and was medevaced by helicopter to a hospital in Anchorage.

Wildlife troopers and representatives of the Alaska Department of Fish and Game came to the area and collected samples left behind by the bears, troopers said. The animals appear to have disturbed bird feeders in the yard prior to the encounter.

Both agencies ask that members of the public report any Kenai-area brown bear sightings by calling 907-262-4453, or reporting to the Department of Fish and Game.

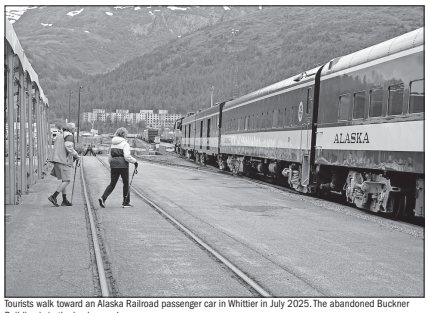
High-Mark Alaska LLC, doing business as High-Mark, located at 3807 West Machen Road, Unit A, Wasilla, AK 99623 is applying under 3 AAC 306.045 for transfer of controlling interest in a Retail Marijuana Store (3 AAC 306.300), license #24870. The transfer involves a change in ownership percentage from Joey Bresser 25%, Greg Miller 25%, Casey Wilkins 25% and Chase Mazolli 25% to Joey Bresser 75% and Greg Miller 25%.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and a copy of the application will be posted on AMCO's website at https://www.commerce.alaska.gov/web/amco. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 and Attorney Jana Weltzin, Esq. at jana@jdwcounsel.com or JDW, LLC, 501 Photo Avenue, Second Floor, Anchorage, AK 99503.

AMCO Received 8.27.26



A truck emerges from the Anton Anderson Memorial Tunnel on the Whittier side in July 2025, as vehicles are lined up in lanes on the right in preparation to leave Whittier through the tunnel. The tunnel has only one lane, and traffic goes through in shifts. It also accommodates train traffic.



Tourists walk toward an Alaska Railroad passenger car in Whittier in July 2025. The abandoned Buckner Building is in the background.

WHITTIER

Tiny town designs transportation plan to handle huge crowds

Yereth Rosen
Alaska Beacon

The western Prince William Sound town of Whittier is small, with only about 250 residents packed into a narrow slice of land between the mountains and the sea. But it accommodates a huge number of travelers who move in and out by cruise ship, ferry, railroad, car, bus and truck.

In recent years, according to city officials, Whittier has gotten about 700,000 visitors annually: tourists, recreational users, seafood workers, cargo shippers and others. That number is expected to increase substantially in the coming years.

To help figure out ways to move people in and out more efficiently, with fewer bottlenecks and confusion, the city and the state Department of Transportation and Public Facilities are developing a plan to guide the next 20 years: Whittier Moves.

"All eyes are on Whittier as an area of opportunity to grow tourism and freight," the plan's website says. But to realize that potential, improvements are needed to address challenges posed by the narrow geography between the water and the mountains, including limited flat land and a sole ground transportation link to the outside, the Anton Anderson Memorial Tunnel. It is North America's longest combined rail-auto tunnel, but it is only one lane wide, meaning travelers to and from Whittier, whether in cars or on the train, have to take turns.

A draft master plan released in June is the product of numerous meetings, workshops, open houses and other events. Among the concerns raised by residents and visitors were lack of adequate parking during busy periods, confusing or missing signage and overtaxed public facilities. City and state officials will accept comments on the draft plan will through July 24, and they expect to complete a final plan this year.



Photos by YERETH ROSEN / Alaska Beacon

The Coral Princess cruise ship towers over small boats docked at Whittier's harbor in July 2025. The Princess ship is at the old cruise terminal. In the distance, at left, is a new cruise terminal built by Huna Totem Corp. in cooperation with Norwegian Cruise Line. Thanks largely to the new terminal, cruise ship visits to Whittier this year are expected to be more than double 2024's total.

Concurrent with the Whittier Moves project is the city's Whittier Safety Action Plan, which is to "identify existing safety issues, analyze roadway data, and recommend strategies and projects that can improve safety for people walking, biking, driving, and operating commercial vehicles."

The planning work is timely. Traffic in and out of Whittier is on the rise, thanks largely to a big increase in cruise ship use.

In 2024, Whittier received 46 cruise ship calls ferrying 296,300 passengers, according to the Department of Transportation and Public Facilities. Last year, after a new cruise terminal opened, ship calls jumped to 73, according to the department. This year, there are 103 ship calls expected, more than twice the number just two years ago, according to the department.

Additionally, a big crowd is expected in Whittier in early August, when the U.S. Navy is set to commission a new warship named after the late U.S. Sen. Ted Stevens, R-Alaska.

Along with its role as a road-marine-railroad hub that attracts tourists, recreationalists, seafood harvesters and cargo shippers, Whittier regularly lands on lists as one of the "weirdest" towns in the nation.

The modern town, where the Alaska Railroad, Alaska Marine Highway System and the state road system converge, is a military legacy.

Nearly all residents live in a single building, the Begich Towers, a converted military building that also houses a store, post office and church.

Beneath Whittier's shops, restaurants and other structures is a web of tunnels left by the military, most of them closed but some still in regular use, like the underground route between the Begich Towers and the Whittier School.

The biggest building in town, taking up a significant portion of the scarce space between the water and the mountains, has been abandoned for decades: the 273,600-square-foot Buckner Building. Used for only a few years in the 1950s, it was its own city under one roof, "including a shooting range, drycleaner, theater, bank, barber shop, commissary, post exchange, craft shop, snack bar, officer's club, serviceman's club, bowling alley, library, bakery, classrooms, radio & TV stations, office space, dental clinic and hospital," as the Alaska Department of Environmental Conservation describes it. The building has long been closed to public use because of asbestos and other hazards.

A bill passed by the Legislature aims to help Whittier gain a bit more space to accommodate visitors and traffic. The measure, House Bill 216, allows the city to buy land from the state-owned Alaska Railroad, transactions that require legislative approval. The city and railroad have already struck deals for some parcels located in strategic spots. The bill became law and went into effect July 3 without the governor's signature.

Originally published by the Alaska Beacon, an independent, nonpartisan news organization that covers Alaska state government.

SEWARD

Former police officer banned from police work in plea deal for texting while driving on duty

Chris Aadland
Anchorage Daily News

A former Seward police officer has been permanently banned from working in law enforcement in Alaska after prosecutors say he was caught repeatedly using his cellphone while driving a juvenile who had been arrested to Soldotna in 2024.

Matthew Susko pleaded guilty to one count of driving while operating a screen, a traffic violation, on Thursday, according to court records. Prosecutors originally charged the former Seward police officer in December of last year with one count of misdemeanor reckless driving and a dozen counts of driving while operating a screen after he repeatedly used his cellphone while taking a teenage girl who had been arrested to Soldotna late one night in November 2024, according to the charging document.

Susko, 40, surrendered his Alaska police officer certification and agreed to not seek work as a police officer in any U.S. state or territory, according to a plea deal with prosecutors he signed Thursday. Susko is permanently banned from working in law enforcement in Alaska under the terms of the plea agreement and agreed to have his name entered into a national database of decertified officers.

A judge also ordered Susko to pay a $600 fine, according to court records. The fine was higher than the typical $500 fine, prosecutors said, because the offense was partly committed in a "Highway Safety Zone."

It's unclear why Susko didn't face charges for more than a year after the on-duty incident.

Susko's cellphone use during the drive, according to prosecutors, was captured on his body camera.

During the drive from Seward to Soldotna's Kenai Peninsula Youth Facility, prosecutors said he used his phone for a total of 15 minutes to view and send messages and play "oldies" music, including Elvis Presley's "Jailhouse Rock," through the Spotify app.

Susko's body camera captured him "actively manipulating" the phone or having it viewable in at least one hand for an estimated 12.5 miles of the 102-mile trip, according to the charging document.

During the drive from Seward to Soldotna's Kenai Peninsula Youth Facility, prosecutors said he used his phone for a total of 15 minutes to view and send messages and play "oldies" music, including Elvis Presley's "Jailhouse Rock," through the Spotify app.

"The longest observed incident was 4 minutes during which (Susko) was either texting or using an app with one hand, both hands, or holding the phone with one hand with the active phone screen within his line of sight," prosecutors wrote in the document.

Susko's body camera also recorded him remarking on the road's poor conditions while continuing to use his phone and take his hands — sometimes both, and when experiencing black ice on the roadway — to operate the device's screen, prosecutors said.

When asked by the girl — who he directed to sit in the front passenger seat — who he was texting, Susko responded by saying he was informing dispatchers of their progress and that "we're in a cop car. Everything we do is legal," according to the charging document.

Seward police's dispatch supervisor denied texting with Susko that night and said dispatch doesn't communicate with officers though text messaging, prosecutors said.

When the incident was discovered and how Seward police officials responded is unclear.

It's also unclear whether Susko was terminated or resigned from the department, and when. A Seward Police Department Facebook post suggests that Susko was sworn in as an officer in 2021.

Seward police Chief Louis Tiner declined to answer a list of emailed questions on Friday afternoon, saying he was unable to comment on personnel issues.

Contact Chris Aadland at caadland@adn.com.

JUNEAU

Legislator chases bear away from fellow lawmaker outside Capitol

James Brooks
Alaska Beacon

Rep. Garret Nelson, R-Sutton, chased a black bear away from Rep. Julie Coulombe, R-Anchorage, in front of the Alaska State Capitol during a late-night encounter this week.

"It was a real safari night," Nelson said on social media.

According to Coulombe, she was walking toward the Assembly Building, home to apartments used by legislators, when she saw the bear approaching her on Wednesday night.

"I am not good with bears. They freak me out," she said by phone on Friday.

Nelson, who had just climbed in a ride-sharing car, asked the driver to stop, got out of the car and bluff-charged the bear, holding his cellphone in front of him to film the encounter.

Nelson posted the video on social media afterward, jokingly writing, "Just attack the bear first! You can get your free life advice with me whenever you want. It might end up with a serious injury (maybe death)….yes. But as my brother Geremy says, if you come out with a good story, it's worth it."

His ride-sharing driver posted a separate, similar video that corroborated the event.

Asked about the incident by phone, Nelson confirmed that he isn't encouraging people to run at bears.

"I'm not advising people to randomly charge bears. I just weighed the risk and figured that one I outweighed that bear by probably 150 pounds, and he was already on his way out," Nelson said.

Bear sightings are common in downtown Juneau during the spring, summer and fall, including near the state Capitol. Earlier this month, a downtown Juneau resident shot a bear out of a tree, injuring it. The Alaska Department of Fish and Game later killed the animal.

The department recommends that people who encounter a bear in the wild should "avoid it and give the bear every opportunity to avoid you."

Coulombe said the bear was trotting toward her before Nelson got out of the car, started filming and chased the animal away.

"All I could think of was I was just going to run back into the Capitol because, I mean, I had really nowhere else to go," she said.

Afterward, Coulombe said, "I was like, 'My hero.' He was so proud of himself. 'You know, I saved you, Julie. I say I saved you,' and he did."

Nelson said that while the situation worked out for him, his tactics shouldn't be repeated.

"Don't charge bears. This is a do as I say, not as I do situation," he said.

Originally published by the Alaska Beacon, an independent, nonpartisan news organization that covers Alaska state government.

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First National Bank Alaska
MEMBER FDIC

FORECLOSURE SALE

July 22, 2026 @ 10:00 a.m.
Boney Courthouse, 303 K Street, Anchorage, AK 99501

Property Type: Single-Family Residence
3 Bdrm, 2 Ba, 1,140 Sq. Ft.

Property Address: **4123 RESURRECTION DR., ANCHORAGE, AK 99504**

Assessed Value: $254,400
Minimum Bid: $157,085.65

PROPERTY SOLD AS IS, WHERE IS. • Call (907) 777-3392

Sale date and bid amount are subject to change.

AMCO Received 8.27.26

POLITICS

Alaska elections division official blocks journalist's camera after hearing on US Senate race ballot listing

Mari Kanagy and Chris Aadland
Anchorage Daily News



Screengrab of video courtesy of Alaska's News Source

Alaska's News Source said Alaska Division of Elections spokesperson Steve Kirch put his hands on a KTUU photojournalist's camera as reporter Wil Courtney asked the division director, Carol Beecher, about the candidacy of U.S. Senate candidate Dan J. Sullivan of Petersburg on Wednesday.

A state agency spokesperson grabbed a local TV news crew's camera Wednesday afternoon while a reporter attempted to question Alaska's elections director after a legislative hearing about her decision to not list a U.S. Senate candidate's party affiliation next to his name on the primary election ballot.

The encounter came as Division of Elections Director Carol Beecher was leaving a hearing at the Legislative Information Office in Anchorage, where she answered questions from lawmakers about how the division designed the ballot. It does not list any political party affiliation for challenger Dan J. Sullivan, who sought to be listed as a Republican, and the ballot refers to him by his full first name, in an election where he is among several candidates seeking to unseat GOP incumbent Sen. Dan S. Sullivan.

After Alaska's News Source reporter Wil Courtney approached Beecher outside the meeting, division spokesperson Steve Kirch placed his hand on an Alaska's News Source camera, blocking its view, as Courtney asked Beecher additional questions about the decision while she walked outside to her vehicle from the meeting. Beecher had just spent over an hour at a Joint House Judiciary & State Affairs Committee hearing answering questions from Alaska legislators about the reasons for listing Dan J. Sullivan's name as the agency did.

"No, no," Kirch, a former political reporter for Alaska's News Source, said before moving to the camera to block its view with his hand as Courtney asked Beecher, "This is a public decision that's been made. We have questions how we ultimately got to this place, so why is Dan J. Sullivan's (party) not on the ballot?"

Dan J. Sullivan, a retired teacher from Petersburg, filed to run for U.S. Senate as a Republican to challenge the incumbent of the same first and last name in late May.

In addition to listing the Petersburg Sullivan as "Sullivan, Daniel J. Jr." and without a party affiliation, the primary ballot lists the two-term incumbent as Sullivan, Dan S. He is also designated as a "Registered Republican" and "Incumbent." The Division of Elections has printed and mailed absentee ballots for the Aug. 18 primary election, Beecher said.

At the hearing Wednesday, lawmakers questioned Beecher about the Division of Elections' decision to omit one candidate's political party and label the other as an incumbent, both highly unusual moves without precedent in recent years. They also asked Beecher whether the division had the legal authority to determine if a candidate is running with the intention to deceive voters, and asked her about the precedent that could set for future elections.

"A candidate's personal preferences or messaging priorities do not create a right to have specific information printed on the ballot. The ballot is not a forum for campaign expression, and the division is not constitutionally required to include information beyond what is necessary for election administration," Beecher said.

> *"As far as the contact with the cameras, look, it's clear, it's observable. The public can watch that, and they can gather what information they want from that. Anyone watching that, and anyone watching news to gather information, especially as important as an election that's coming up, they should know we're asking these questions on behalf of all Alaskans and registered voters."*
>
> – Tracy Sabo, news director at Alaska's News Source

Alaska's U.S. Senate race is considered one of a handful that could determine control of the chamber in November. The slate of 16 candidates in the primary includes both Sullivans and five other Republicans along with three Democrats and several other candidates who are independent or registered with third parties. Under Alaska's open primaries, all candidates appear on the same ballot. The top four vote-getters, regardless of party affiliation, will advance to the ranked choice general election in November.

The Alaska Supreme Court in late June upheld a lower court order determining that the Petersburg Sullivan is eligible to appear on the primary ballot, and directed the Division of Elections to determine how the same-named candidates would be presented to voters.

The dispute over his candidacy escalated this summer after the National Republican Senatorial Committee and the Alaska Republican Party urged the division to keep him off the ballot, raising questions about his effort to run as a Republican and alleging it was a trick by Democrats that was intended to deceive voters. Beecher, a Republican, then claimed that his candidacy was not filed in good faith but instead "with a purpose to confuse or mislead," and she decided to remove the Petersburg Sullivan from the ballot in mid-June.

An Anchorage Superior Court judge determined that the division's decision to remove him "was based on a 'good-faith' requirement" that doesn't appear in the U.S. Constitution, state statute or the division's regulations.

The challenger has maintained that he met all candidate eligibility requirements and that he's running because he believes the incumbent has done a poor job serving Alaskans.

The day after the Supreme Court ruling, the Division of Elections released a sample ballot showing how it will distinguish between the two Sullivans.

Alaska's News Source defends reporter

The incident between Alaska's News Source reporters and division representatives occurred in the building parking lot as Beecher and Kirch left the Anchorage Legislative Information Office after the Wednesday hearing.

Tracy Sabo, the station's news director, said in an interview that reporter Wil Courtney and photojournalist Freddy Wheeler followed Beecher outside to ask her questions about the move after she left the meeting early. No physical contact was made with Wheeler, Sabo said.

When the crew, which appeared to be waiting outside for Beecher, approached her and Kirch as they left the building, Kirch can be heard saying "no, no" and appears to try to wave off the pair of journalists in the video of the encounter posted by Alaska's News Source.

In the video after Courtney asks Beecher why Sullivan's party affiliation is not listed on the ballot, Kirch walks toward Wheeler and places his hand on the camera, in front of the camera's lens, and walks with the camera to continue blocking its view as Courtney presses Beecher to respond to his questions until she reaches her vehicle.

"As far as the contact with the cameras, look, it's clear, it's observable. The public can watch that, and they can gather what information they want from that," Sabo said. "Anyone watching that, and anyone watching news to gather information, especially as important as an election that's coming up, they should know we're asking these questions on behalf of all Alaskans and registered voters."

Courtney has reported heavily on the Petersburg Sullivan's campaign and questions about whether he'd appear on the ballot. In recent weeks, he's reported multiple stories about the challenger's party affiliation being omitted from the ballot, including a story from June 30 where Courtney visited Division of Elections offices in person to ask why Dan J. Sullivan was listed on the ballot without a party affiliation and with a name formatted differently from how he filed as a candidate.

Courtney also visited Petersburg to try to interview Dan J. Sullivan at his home, where Alaska's News Source said the candidate declined to speak to Courtney, calling the news station's outreach efforts "aggressive."

Sabo said Courtney's reporting methods have been persistent but professional. Questioning public officials in a public space about their actions or decisions as he did on Wednesday, she said, is standard journalistic practice.

The encounter won't deter the station from continuing to report on the issue and press elections officials to explain their decision, Sabo said.

"It's a story about public accountability and ballot transparency," she said Thursday. "After the events of yesterday, it's also now apparently about press rights in public spaces, that we take very seriously. And we're going to keep asking those questions."

Beecher was being escorted by two Alaska State Troopers while the encounter unfolded, said Department of Public Safety spokesperson Austin McDaniel. The troopers were escorting Beecher due to "vague and indirect threats" received by the Division of Elections, though trooper attendance at high-profile legislative hearings and events is also not unusual, he said.

The troopers escorting Beecher were not involved in the encounter with the Alaska's New Source journalists and did not observe any violation of criminal laws, McDaniel said.

Kirch did not respond to a request for comment or emailed questions about the incident.

In a statement, the National Press Photographers Association said the journalists had a right to film in the parking lot and ask questions.

"What makes this even worse is that Kirch is a public relations manager for the Division of Elections," wrote Alicia Calzada, deputy general counsel for the organization. "It is Kirch's job to work with journalists and provide information to the media and the public, not to protect officials from scrutiny, or interfere with journalists who are doing their job. He should not be working in public relations for the government if he can't handle being near a camera."

Legislators question Beecher

At the hearing, Beecher defended the division's choice for how it displayed both Sullivans' names on the ballot, saying it was designed "to maximize the differentiation between these candidates, so that we did not want any voters to be confused between the two candidates."

Beecher described the scenario as an "unprecedented and challenging situation, and we have not encountered it before, and hope to not encounter it in the future." This is the first time to Beecher's knowledge that the division has not included a candidate's political party or has listed a candidate as an incumbent on a ballot, she told the committee.

A review of sample ballots listed on the division's website from the past five general elections did not show candidates for federal office listed as incumbents.

Beecher said that the Division of Elections has the discretion to design a ballot "to ensure clarity and avoid confusion."

Alaska law says candidates in the same race with the same name should be distinguished on the ballot using middle initials, but an attorney for the Division of Elections said that they did not find that distinction to be "sufficient" in a June court hearing.

Rep. Ashley Carrick, an Anchorage Democrat, asked Beecher to explain the decision not to include Dan J. Sullivan's party on the ballot.

"What I can say is that the intent of the division in designing the ballot in this way was to ensure that the voters know very clearly which Dan or Daniel Sullivan they are voting for," Beecher responded.

Carrick said she understood the division's decision to distinguish Sen. Sullivan as "incumbent," but was "really concerned" about the precedent the division set in choosing not to include the Petersburg Sullivan's party affiliation.

"As far as the way that the ballot was designed, I'm certain that there could be many arguments about different ways that it could have been done should have been done, but in the end, this was the decision that the division made under what we have the authority to do with designing the ballot, and it was determined this would be the most distinctive way to differentiate between the two," Beecher said. "I understand your concerns, but in the end, this was a decision that we made."

Rep. Ky Holland, an Anchorage independent, noted that Alaska law restricts the use of adding information that may "overly distinguish" a candidate on the ballot, and that "it's been suggested that being listed as an incumbent might cross that line." Alaska law says the division may not include on the ballot "any honorary or assumed title or prefix" listed as part of a candidate's name.

Rep. Kevin McCabe, a Big Lake Republican, said that when there's a conflict between protecting the voters or benefiting the candidates, the division should prioritize the voters.

"It seems to me that you're protecting the voters in this case. You're trying to differentiate two candidates with similar names, and this is how you've chosen to do it. And you said earlier in your statement that you have the freedom to do that," McCabe said.

Beecher told the committee that she was limited in talking about the legal justification behind the decision, as she is not a lawyer and the question of how the ballot differentiates between the two candidates could still be subject to a lawsuit.

The Daily News' Chris Aadland reported from Anchorage, and Mari Kanagy reported from Juneau.

ADN.com

High-Mark Alaska LLC, doing business as High-Mark, located at 3807 West Machen Road, Unit A, Wasilla, AK 99623 is applying under 3 AAC 306.045 for transfer of controlling interest in a Retail Marijuana Store (3 AAC 306.300), license #24870. The transfer involves a change in ownership percentage from Joey Bresser 25%, Greg Miller 25%, Casey Wilkins 25% and Chase Mazoll 25% to Joey Bresser 75% and Greg Miller 25%.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and a copy of the application will be posted on AMCO's website at https://www.commerce.alaska.gov/web/amco. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 and Attorney Jana Weltzin, Esq. at jana@dlecounsel.com or JDW, LLC, 901 Photo Avenue, Second Floor, Anchorage, AK 99503.

PTS Investments, Inc. dba Anchorage Billiard Palace located at 903 W Northern Lights Blvd Anchorage is applying for transfer of a Dispensary License AS 04.09.200 liquor license to DZM, LLC dba Billiard Palace and Bar located at 903 W Northern Lights Blvd Anchorage. Interested persons should submit written comment to their local governing body, the applicant, and to the Alcoholic Beverage Control Board at 550 West 7th Ave. Suite 1600 Anchorage AK 99501 or alcohol.licensing@alaska.gov.

Betti's LLC is making application for a new Restaurant or Eating Place AS 04.09.210 liquor license doing business as Betti's located at 3956 Spenard Road, Anchorage, AK 99517.

Interested persons should submit written comment to their local governing body, the applicant, and to the Alcoholic Beverage Control Board at 550 West 7th Ave. Suite 1600 Anchorage, AK 99501 or alcohol.licensing@alaska.gov.

MATANUSKA-SUSITNA BOROUGH
NOTICE OF VACANCIES IN OFFICE AND CANDIDATE FILING

The Matanuska-Susitna Borough will hold a **regular election on Tuesday, November 3, 2026**. The following offices are to be filled at the election:

- Assembly District 1 – four-year term ending November 2030
- Assembly District 2 – four-year term ending November 2030
- Assembly District 4 – four-year term ending November 2030
- Assembly District 5 – four-year term ending November 2030
- School Board District 3 – three-year term ending November 2029
- School Board District 6 – three-year term ending November 2029

(Note: School Board Seats 3 and 6 could be a two-year term should the proposition proposed in Ordinance Serial No. 26-081, that changes school board seat terms, pass at the November 3, 2026, Regular Election.)

The candidate filing period opens at 8 a.m. on **Monday, August 17, 2026**, and closes at 5 p.m. on **Friday, August 28, 2026**.

Candidate Qualifications: Any person is eligible for Borough office if the person is a qualified voter of the Borough and meets State and Borough requirements for the office. Candidates shall provide proof that they are eligible or shall be eligible by the date of the election, to be recognized as a candidate for any election.

- Candidates for Assembly seats shall reside in the Assembly District for which they file for one year immediately prior to the election and meet the requirements of MSB 2.12.030; and
- Candidates for School Board seats shall reside in the district for which they file for and meet the requirements of MSB 19.04.

Candidate Declarations: Declarations of candidacy and other candidate filing forms shall be filed during the candidate filing period, beginning at **8 a.m. on Monday, August 17, 2026, through 5 p.m. on Friday, August 28, 2026**, at the Borough Clerk's Office, located at 350 E. Dahlia Avenue, Palmer, Alaska. Candidate filing packets will be available for pick-up starting Wednesday, August 12 at 8 a.m., but cannot be filed until the filing period opens on August 17. Candidate filing forms can be obtained through the Borough Clerk's Office or downloaded at **www.matsu.gov/elections**.

If you are interested in running for office and would like more information, please call the Borough Clerk's Office at 907-861-8683.

AMCO Received 8.27.26

THE STATE of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

CORP

Corporations Section
PO Box 110806, Juneau, AK 99811
Website: *Corporations.Alaska.Gov*

Change of Officials

Limited Liability Company (AS 10.50)

This Change of Officials form is only for Limited Liability Companies and is used to report changes between biennial reporting periods in: members, managers, and percentage of interest held.

This Change of Officials will not be filed if the entity's biennial report is not current. To verify the entity's biennial report due date, go online to *Corporations.Alaska.Gov* and select *Search Corporations Database*.

Standard processing time for complete and correct filings submitted to this office is approximately 10-15 business days. All filings are reviewed in the date order they are received.

The information you submit is a public record and will be posted on the State's website.

IMPORTANT

Each Limited Liability Company is required to notify this office when there is a change of officials. — AS 10.50.765

PART I Payment of Fees

Required Fees:	☐ Nonrefundable Filing Fee	**$25.00**

PART II Entity Information

Entity Name:	High-Mark Alaska LLC
Alaska Entity Number:	10259586

PART III Officials Removed

☐ I understand any Members and/or Managers not listed in Part IV below are removed from record as a result of this filing. The name and title of all previous Members or Managers are publicly available in the last Biennial Report or Change of Officials form at *www.Corporations.Alaska.Gov* and click *Search Corporations Database*.

AMCO Received 8.27.26

PART IV ALL Current Officials

The following is a complete list of ALL current and new officials who will be on record as a result of this filing. Any previous Members or Managers not listed in this section will be removed from record.

- An LLC must have at least one member who owns a % of the LLC.
- Must provide all members who own 5% or more of the LLC.
- Members must own a % of the LLC. A member may be a manager if the LLC is manager managed.
- If the LLC is Manager-Managed (designated in the Articles of Organization or Certificate of Registration), then you must list at least one Manager. If applicable, a Manager may also be a Member.

List ALL officials and their current information to be on record *Print additional pages, if necessary.*		% Owned	Member	Manager
Legal Name:	Joey Bresser	75	☒	☐
Mailing Address:	9315 Commons Place, Anchorage, AK 99502			
Legal Name:	Greg Miller	25	☒	☐
Mailing Address:	1125 West Gail Drive, Wasilla, AK 99654			
Legal Name:			☐	☐
Mailing Address:				
Legal Name:			☐	☐
Mailing Address:				
Legal Name:			☐	☐
Mailing Address:				
Legal Name:			☐	☐
Mailing Address:				
Legal Name:			☐	☐
Mailing Address:				
Legal Name:			☐	☐
Mailing Address:				
Legal Name:			☐	☐
Mailing Address:				

AMCO Received 8.27.26

PART V Signature

Change of Officials must be signed by: a member; or a manager if manager managed; or an attorney-in-fact. Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

Printed Name:	Joey Bresser	**Title:***	Member
Signature:		**Date Signed:**	8/14/2026

**If signing on behalf of a member or manager which is an entity, then identify the signer's relationship and signing authority with the member entity. For example: John Smith, President of XYZ Inc. the sole member of ABC LLC.*

AMCO Received 8.27.26

THE STATE of ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Corporations Section
PO Box 110806, Juneau, AK 99811
Website: *Corporations.Alaska.Gov*

Contact Information

Return this form with your filing.

- This information may be used by the Division to assist with processing your attached filings.
- This form will not be filed for record or appear online.

PART I Entity Information

Enter your entity information as it appears on this filing.

Entity Name:	High-Mark Alaska LLC
Alaska Entity Number:	10259586

PART II Contact Information

Whom may we contact with any questions or problems with this filing?

Company:	High-Mark Alaska LLC		
Contact Person:	Joey Bresser		
Mailing Address:	9315 Commons Place, Anchorage, AK 99502		
Email Address:	joeybresser@aol.com	**Phone Number:**	907-250-5666

PART III Document Return Address

☒ Return my filings to the address provided ABOVE.

☐ Return my filings to this address provided BELOW:

Company:		**Contact Person:**	
Mailing Address:			

AMCO Received 8.27.26

WAREHOUSE AND RETAIL SPACE LEASE

High Mark Cannabis

AGREEMENT OF SPACE LEASE, (hereafter, "Space Lease,"), made this _____, day of February 2024 between: Joey Bresser, (hereafter, "Landlord"), AND Joey Bresser, Greg Miller, Casey Wilkins, and Chase Mazzoli (hereafter, "Tenants"), High-Mark Alaska LLC DBA High-Mark (hereafter, the "Company") of Space Lease as described in Section 1.01.

The Property: 3807 W. Machen Rd., Wasilla, AK 99623

Space Leased Description: 2,400 sq. ft. consisting of downstairs main lobby, upstairs apartment, garage shop area, and entire 22,000 square foot lot.

Landlord owns a building and surrounding property on the above-described real property and Tenant desires to lease such building and surrounding property, (hereafter, "Premises"), from Landlord under the terms and conditions herein contained.

NOW, THEREFORE IT IS AGREED:

ARTICLE I: SPACE LEASE

Section 1.01 DESCRIPTION OF SPACE LEASE

Landlord hereby leases to Tenants, and Tenants leases from Landlord, approximately 2,400 square feet of rentable two-story space, warehouse garage, and entire 22,000 square foot lot.

Section 1.02 CONDITION OF PREMISES

Other than the improvements specifically identified in this Space Lease, Tenants shall accept the leased space "as-is."

Section 1.03 SERVICES FURNISHED BY THE LANDLORD

Landlord shall furnish and pay all costs for:

(A) Real PropertyTaxes.
(B) Maintaining the roof and overall structure of the Premises.
(C) Snow removal.

Landlord shall not be liable for damages or otherwise for failure, stoppage or interruption of any services or utilities unless Landlord is the proximate cause for such failure, stoppage, or interruption.

Section 1.04 SERVICES FURNISHED BY THE TENANT

Tenants shall be responsible for:

(A) Installation and monthly service fees for Telephone services, Internet / Cable services, and all other required services at the Space Lease. All existing utilities shall be transferred to the tenant's name or to the sublessor's name if property is subleased to a third party.
(B) Regular maintenance of operating equipment (plumbing, mechanical and electrical, including replacement of bulbs/ballasts) within and at the Space Lease.
(C) Personal property and liability insurance for the Space Lease.
(D) Any improvements necessary to facilitate and enhance business operations.

Section 1.05 QUIET ENJOYMENT

(A) Tenants, upon paying for rents and performing all of the terms and covenants on its part to be performed, shall peacefully and quietly enjoy the Premises under the terms of this Space Lease.

(B) Landlords shall have the right to enter the Premises during reasonable business hours, with a prior 24-hour notice to Tenants, for the purposes of providing maintenance or inspecting the Premises. However, due to the nature of the business that will be conducted at the Premises, the integral regulatory scheme governing such business type, Tenants must first approve Landlord's request to enter, and Landlord must ensure that any person it sends as its agent for purposes of maintaining or inspecting the Premises must be 21 years of age, have a valid government issued identification, agree to signing in on the company's visitor log and produce identification to Tenants or Tenant's agent, and stay within the eyesight of Tenants or Tenant's agent as required by the State of Alaska's marijuana control board regulations.

(C) Landlord, and all of Landlord's agents and representatives, which enter the Premises for any reason whatsoever, including the aforementioned reasons of maintenance and/or inspection, shall agree to a confidentiality agreement to not discuss with anyone outside of the Premises, except the Landlord, any and all activity they witness or overhear in regards to business operations within the Premises.

ARTICLE II : TERM

Section 2.01 LENGTH OF TERM

(A) The term of this Space Lease shall be for eighteen (18) months following the Commencement of Term, unless sooner terminated or extended as herein provided.

(B) Tenant shall have the right to extend the length of the term of this Space Lease for an additional five (5) years at the end of the initial term.

(C) In the event Landlord decides to sell premise at the conclusion of this Space Lease or at any other time, Tenants shall have the first right of refusal to purchase the entire building at the same price as any other bona fide offer, unless the premise is sold to the Landlord's relative.

Section 2.02 COMMENCEMENT OF TERM

The term of this Space Lease shall commence on February 1, 2024.

Section 2.03 SURRENDER OF POSSESSION

Upon expiration or on the sooner termination of this Space Lease, Tenant shall peacefully and quietly leave, surrender, and yield to Landlord all and singular the Premises, broom clean, in good order and repair, ordinary wear and tear accepted, together with all alteration, additions and fixed improvements, except personal property or moveable trade fixtures put in at the expense of the Tenant. If the last day of the term of this Space Lease falls on Sunday, this Space Lease shall expire on the business day immediately following.

Tenant, on or before said date, shall remove all such property from the Premises. Tenant shall indemnify Landlord against loss or liability resulting from such delay by Tenant, including without limitations any claims made by any succeeding Tenant founded on such delay.

Section 2.04 POSSESSION

Landlord shall give possession of the Premises on the Commencement of Term date as so stated in this Space Lease to the Tenants. If Landlord is unable to give possession of the Premises on the date herein fixed for the Commencement of Term, this Space Lease and all its provisions, including the date herein fixed for expiration of the Space Lease, shall nevertheless continue in full force and effect, and Tenant's monthly Base Rent for that month shall be prorated to reflect the delay of delivery of the Premises. Tenant's remedies are the following:

(A) The Commencement of Term date and expiration date shall be extended in accordance with the actual date of Tenant's occupancy.

(B) In the event said occupancy is delayed by Landlord's inability to provide said Premises for Tenants, beyond thirty (30) days from the anticipated Commencement of Term, Tenant shall have the right to terminate this Space Lease in its entirety. In such an event, Landlord shall return all and any Base Rent and/or Security Deposit payments to Tenants and neither Tenants nor Landlord shall have any liability to the other.

(C) It is acknowledged and accepted by Tenants that Landlord may be unable to complete all Landlord's provided improvements by the occupancy date. Tenants, at Tenant's option, may agree to accept such conditions and allow Landlord to complete by or on a mutually agreeable date.

ARTICLE III: BASE RENT

Section 3.01 COVENANT TO PAY BASE RENT

Tenants covenants to and shall pay to the Landlord at: 3807 W. Machen Rd., Wasilla, AK 99623 Or Tenants may directly deposit payments into a bank account of Landlord's designation.

Landlord agrees to include rent abatement provision that will be in effect and commence on 02/01/2024 and conclude on 03/01/2024-03/31/2024. Thereafter, monthly rent rate of $2,400.00 will commence on 04/01/2024 and conclude on 08/01/2025-08/31/2025.

Section 3.04 LATE CHARGE ON UNPAID RENT

A late charge of five percent (5%) of any Base Rent (see Section 3.01 for Base Rent Monthly Payments), or any other sum due to the Landlord hereunder, shall be assessed by the Landlord against the Tenants and applied to each and every payment not received at the designated place of payment on or before the fifteenth (15th) day following the date when such payment is due.

Section 3.05 SERVICE CHARGE ON PAST DUE AMOUNTS

If the Tenants fails to pay any Base Rent, or any other sum due to the Landlord when the same is due and payable hereunder, all such unpaid amounts shall bear interest 30 days from the date due to the date of payment at twelve percent (12%) per annum or 1.0% per month.

ARTICLE IV: USE OF PREMISES

Section 4.01 USE OF PREMISES

Tenants shall use the Premises for the purpose of cultivation and processing - so long as all operations shall be legal, appropriately licensed by the State of Alaska, and shall follow all rules and regulations set forth by the State and the Matanuska Susitna Borough.

Section 4.02 COMPLIANCE WITH LAWS

Tenants shall comply with all applicable laws, ordinances, and regulations of duly constituted public authorities now elected or hereafter amended in any manner affecting the Space Lease, whether or not any such law, ordinance or regulation which may be hereafter enacted involves a change of policy on the part of the governmental body enacting as the same. Tenants further agrees it will not permit any unlawful occupation, business, or trade to be conducted on said Premises or any use to be made thereof contrary to any such state law, local ordinance, or local and state regulation.

Section 4.03 RULES AND REGULATIONS OF BUILDING

(A) As a condition of this Space Lease, Tenants shall comply with all reasonable rules and regulations promulgated by Landlord from time to time for all tenants in the building and surrounding property; however, no rule or regulation that causes a material and adverse impact on Tenant's business shall apply to Tenants.

(B) The landlord/lessor will not take possession of or remove marijuana from the premises, and that AMCO will be contacted in the event that this is necessary.

ARTICLE V: MAINTENANCE, REPAIR, ALTERATIONS

Section 5.01 COVENANT TO MAINTAIN AND REPAIR

(A) Tenants shall, during the term of this Space Lease and any renewal extension thereof, at its sole expense, keep the interior of the Premises in good order and repair as it was on the date of actual delivery of possession of the Premises, reasonable wear and tear and damages by accidental fire or other casualty excepted, and be responsible for all day to day janitorial and light bulb and fluorescent tube replacement services and the associated expense. Tenants shall be responsible for the maintenance of all the above ground plumbing fixtures and plumbing lines that are associated with the hydroponic system, mechanical features, and electrical conduits that are specifically used within Tenant's Premises and not in the common areas of the building and surrounding property.

(B) Landlord during the term of this Space Lease and any renewal or extension thereof shall keep the structural supports and exterior walls of the Premises in good order and repair. Within the common areas of the building and surrounding property, the Landlord shall maintain and repair the below ground plumbing structures, plumbing fixtures and plumbing lines, mechanical features and mechanical features Tenants do not have access to, electrical conduit, equipment for the general supply of hot and cold water, and electricity, except that the Tenants shall be responsible for any and all repairs to the above list as a result of alterations or damages thereto by Tenants, its employees, customers, servants, agents, licensees or invitees.

Section 5.02 ALTERATIONS, ADDITIONS

(A) Tenants agrees that they:

1. Shall not cut or drill or otherwise deface or injure the exterior of the building without the Landlord's consent, which such consent shall not be unreasonably withheld or delayed.
2. Shall comply with all reasonable regulations of Landlord designated to promote the safety or good order of the building, as long as said regulations do not have a materially adverse impact on Tenant's business.
3. Shall not, with the exception of improvements, alterations, and additions that are necessary to comply with the State and local rules and regulations and to effectuate the agreed upon use of the Premises, (i.e., light fixtures, security

systems, ventilation improvements, etc.), without the Landlord's prior written consent obtained in each instance, make any alteration, additions, or improvements in or about the Premises. Tenants has the discretion to make improvements, alterations, and additions necessary to comply with State and local rules and regulations and to operate in and on the Premises for Tenant's intended purposes.

4. Shall, with the Landlord's prior consent obtained in each instance, make any alterations or additions to the (i) electrical wiring, (ii) plumbing, heating or ventilating equipment, appliances, or systems, (iii) water, sewer or gas lines, equipment, appliances or systems, (iv) water mains or pipes to supply water for refrigeration or ventilating apparatus, or, (v) other equipment, machinery, apparatus, or installation in or about the Premises. Tenants will, upon Landlord's written request, provide the Landlord with periodic updates on the physical changes it has made or plans on making to the Premises.

(B) Landlord agrees and acknowledges that the Tenants:

1. Has fully disclosed their intended USE OF PREMISES in Section 4.01 of this Space Lease.

2. Will be conducting standard and proprietary marijuana industry business operations, including cultivation, manufacturing and all things related that are of a very proprietary nature and provides the Tenants with a competitive advantage over other marijuana establishments.

3. Will be creating, designing, building, installing and purchasing the entire gamut of Tenants improvements, alterations and additions to the Premises at their own expense.

Section 5.03 PROHIBITION OF LIENS

Tenants and Landlord shall not do or suffer anything to be done causing the Space Lease and/or Premises to be encumbered by liens of any nature, notes and/or mortgages and shall whenever and as often as any lien is recorded against said property, purporting to be for labor or materials furnished or to be furnished to the Tenants or Landlord, discharge the same of record within thirty (30) days after the date of filing.

Section 5.04 NOTICE OF NON-RESPONSIBILITY

Notice is hereby given that Landlord shall not be liable for any labor or materials furnished or to be furnished to Tenants on credit, and that no lien of any nature or type shall attach to or affect the reservation or other estate of Landlord in and to the Premises herein demised. At least seven (7) days before commencement of any work that is or may be the subject of a lien for work done or materials furnished to the Premises, Tenants shall notify Landlord in writing thereof, to allow Landlord, if it desires, to post and record notices of non-responsibility or to take any other steps Landlord deems appropriate to protect its interests.

ARTICLE VI: ASSIGNMENT AND SUBLETTING

Section 6.01 ASSIGNMENT AND SUBLETTING

Tenants shall not assign, mortgage or encumber this Space Lease, in whole or in part, or sublet all or any part of the Premises without prior written consent of Landlord. Such consent by Landlord shall not be unreasonably withheld or delayed.

ARTICLE VII: INDEMNITY

Section 7.01 INDEMNIFICATION OF LANDLORD

(A) Tenants shall indemnify, defend and save Landlord harmless for all suits, demands, claims, actions, damages, liability and penalties, judgments, awards, interest, cost and expenses, including all reasonable and actual attorney's fees incurred in connection with loss of life, bodily or personal injury or property damage arising from or out of any occurrence in, upon, said Premises.

(B) In no event shall Landlord be liable to Tenants for any injury to any person or damage to anything in or about the Premises unless such loss, damage or injury is caused by the negligence of the Landlord. None of the agents or employees of the Landlord shall be responsible for any of the liabilities, obligations or agreements of the Landlord under this Lease.

ARTICLE VIII: CASUALTIES, DESTRUCTION

Section 8.01 RESTORATION, ABATEMENT

If all or any part of the Premises, as referenced in this Space Lease, is damaged or destroyed by fire or other casualty insured under Landlord's standard fire insurance policy Landlord shall repair the same with reasonable dispatch out of the insurance proceeds received from the insurer. In any event, regardless of timing of payment from the insurance policy or whether said insurance policy will cover the damage, Landlord will pay for and use its best efforts to complete the repairs necessary to allow Tenants to continue its use of the Premises as soon as possible.
If fire or other casualties damage the Premises, as referenced in this Space Lease, or any parts thereof, to such an extent that makes the use of the Premises impracticable, the Base Rent shall be abated. If, due to fault or failure of Tenants, and Tenants fails to adjust its own insurance claim within a reasonable time, and as a result thereof the repair and restoration is delayed, there shall be no abatement of Base Rent during the period of such resulting delay, or if the fire or damage to said Premises is caused by carelessness, negligence or improper conduct of Tenants, then notwithstanding such damage or destruction, Tenants shall be liable for the Base Rent during the unexpired period, without an abatement.

Section 8.02 TERMINATION OF LEASE UPON CASUALTY

In the event of damage to or destruction of or to the Premises, as referenced in this Space Lease, by fire or other casualty, Landlord shall use its best efforts to commence repairs and/or restoration as soon as possible, but in any event the Landlord shall have repaired and/or restored all such damage and/or destruction back to the original condition, as of the date Tenants first took possession of the Premises, within ninety (90) days from the date the damage or destruction occurred. Landlord, absent Landlord's negligence or intentional destruction, shall not be liable for destroyed crop or equipment.

If the Landlord fails to complete all the repairs and/or restoration to the damage and/or destruction contemplated herein within ninety (90) days, but has commenced with the repairs within ninety (90) days and is proceeding with diligence and continuity, Tenants
may, at Tenant's sole discretion, by written notice, allow a thirty (30) day extension for the Landlord to complete the repairs and/or restoration as described herein.

If Tenants, in its discretion, does not provide the Landlord an extension of time to complete the repairs and/or restorations, or if the Tenants provide the Landlord a thirty (30) day extension and the Landlord does not complete the repairs and/or restorations within the thirty (30) day

extension period, the Tenants may, by written notice, terminate this Space Lease on the date specified in such notice, and be entitled to the return of the full Security Deposit, as if that date had been originally fixed as the expiration date of the term herein of the Space Lease, provided such early termination date be less than one hundred fifty (150) days after the event of damage and/or destruction as contemplated herein.

Section 8.03 EXEMPTION OF LIABILITY

Landlord shall not, with the exception of the obligations and responsibilities detailed in Sections 8.01, 8.02, and the obligations and responsibilities of any other term, provision, covenant and/or condition of this Space Lease, be liable for any loss of business arising from damage to or destruction of the Premises, as referenced in this Space Lease, unless such damage, destruction or loss is a direct result of Landlord's negligence.

ARTICLE IX: EMINENT DOMAIN

Section 9.01 GENERAL

If the whole or part of the Premises, as referenced in this Space Lease, shall be taken for any public or quasi-public use, under any statute, or by right of eminent domain, or private purchase in lieu thereof by a public body vested with the power of eminent domain, then at such time as possession shall be taken thereunder of this Space Lease, or any part thereof, the following provisions described in Sections 9.02 and 9.04 shall be operative.

Section 9.02 TAKING OF ALL PREMISES

If all of the Premises, as referenced in this Space Lease, is taken by eminent domain, the term herein Space Lease and all rights of Tenants hereunder shall immediately cease and terminate, and the Base Rent shall be adjusted as of the time of such termination so that
Tenants shall have paid Base Rent up to the time of taking. The Tenants shall be entitled to the return of the full Security Deposit amount.

Section 9.03 TAKING OF SUBSTANTIAL PART OF PREMISES

If the taking by eminent domain reduces the area of the Premises, as referenced in this Space Lease, which materially affects the use being made by the Tenants of the Space Lease, Tenants shall have the right by written notice to Landlord, no later than thirty (30) days after possession is taken, to elect to, terminate this Space Lease.

(A) If such election to terminate this Space Lease is made by Tenants, the provisions for the taking of the whole shall govern, or:

(B) If such election to terminate is not made, this Space Lease shall continue and Landlord shall be entitled to the condemnation proceeds and the Base Rent shall be reduced in the same proportion that the rentable square footage of the Premises, as
referenced in this Space Lease, taken bears to the rentable square footage of the Premises originally leased, and the Landlord shall, upon receipt of the award in condemnation make all necessary repairs or alterations to the Premises in which the Space Lease is located so as to constitute the portion of the building not taken a completed architectural unit. In any
event, Landlord shall make the necessary repairs to the Premises, as referenced in this Space Lease, in a manner and condition whereby Tenants can reasonably conduct its business from within the Premises.

ARTICLE X: DEFAULT AND REMEDIES

Section 10.01 DEFAULT OF TENANTS

Each of the following, but not limited thereto, shall be deemed a default by Tenants and a breach of this Space Lease:

(A) A failure in the payment of the monthly Base Rent for a period of two (2) consecutive months shall be considered a material breach and default under the terms of this Space Lease.

(B) A failure in the performance of any covenant or conditions on the part of Tenants to be performed, for a period of sixty (60) days after the service of notice thereof by Landlord, provided, however, that no default on the part of Tenants shall be deemed to exist as the result of failure to complete said covenant or conditions, if said covenant or conditions are modified before the end of such sixty (60) day period, or Tenants has begun to rectify the same, and thereafter prosecutes the curing thereof to completion with diligence and continuity.

(C) The filing of a case, by or against Tenants, for any relief under the Federal Bankruptcy Code 1978, as now or hereafter amended or supplemented, or its successor, or the filing of any case by or against Tenants under any future bankruptcy act for the same or similar relief.

(D) The dissolution, or the commencement of any action or proceeding for the dissolution or for liquidation, of Tenants, whether instituted by or against Tenants, or for the appointment of a receiver or trustee of the property of Tenants.

(E) The taking possession of the property of Tenants by any governmental office or agency to statutory authority for the dissolution or liquidation of Tenants.

(F) The making by Tenants of a general assignment for the benefit of creditors.

(G) The vacation or abandonment of the Premises, as referenced in the Space Lease, by Tenants for a period exceeding forty (40) consecutive days.

Section 10.02 REMEDIES OF LANDLORD

In the event of any default of Tenants as above provided, Landlord shall have the following rights or remedies, in addition to any rights or remedies that may be given to Landlord by statute, law or otherwise:

(A) To immediately re-enter and re-let the Premises, as referenced in the Space Lease, in Landlord 's name, at such price and on such terms as Landlord in its sole and absolute discretion deem fit, subject to any obligations Landlord may have to mitigate Tenant's damages.

(B) In the event of a material breach by Tenants that results in a default as identified in Section 10.01, Tenants shall remain liable to pay Landlord, and shall promptly pay Landlord:

1. All past due rent,
2. The present value, computed at a discount rate of six percent (6%) per annum, of all future rents which Tenants will owe Landlord under this Lease, and
3. All direct and indirect costs, fees and damages incurred or suffered by Landlord as a direct and foreseeable result of such default, including without limitation, all legal costs and actual attorney's fees.

ARTICLE XI : GENERAL PROVISIONS

Section 11.01 WAIVER OF BREACH

No failure by either Landlord or Tenants to insist upon strict performance by the other of any covenant, agreement, term or condition of this Space Lease, or to exercise any right or remedies consequent upon breach thereof, shall constitute a waiver of any such breach or of

such covenant, agreement, term or condition. No waiver of any breach shall affect or alter this Space Lease but each and every covenant, condition, agreement and term of this Space Lease shall continue in full force and effect with respect to any other then existing or subsequent breach.

Section 11.02 ENTIRE AGREEMENT DISCLOSURES

(A) This agreement supersedes all other prior agreements and understanding between the Parties and may not be changed or terminated orally. No change, termination or attempted waiver of any of the provisions hereof shall be binding unless in writing and signed by the Parties against whom the same is sought to be enforced.

(B) If any provision of this Space Lease, the deletion of which would not be adversely affect the receipt of any material benefit by either Party, shall be held unenforceable or invalid to any extent, the remaining provisions shall not be affected and shall be valid and enforceable.

Section 11.03 CONSTRUCTION OF LEASE

Words of any gender used in this Space Lease shall be held to include any other gender and words of the singular number shall be held to include the plural when the sense requires.

Section 11.04 NOTICES

Any notices or demand which under the terms of this Space Lease or any stature must be given or made by the Parties hereto, shall be in writing and given or made by mailing the same by registered or certified mail address to the other Party as follows:

Landlord: Joey Bresser
Address: 9315 Commons Place Anchorage, AK 99502
Tenant: Joey Bresser
Address: 9315 Commons Place Anchorage, AK 99502
Tenant: Greg Miller
Address: 1125 West Gail Drive Wasilla, AK 99654
Tenant: Casey Wilkins
Address: 2521 East Mountain Village PMB 385 Wasilla, AK 99654
Tenant: Chase Mazzoli
Address: 17690 East Idle Drive Palmer, AK 99645

Either Party may, however designate in writing such new or other address to which such notice or demand shall thereafter be given, made or mailed. Any notice given hereunder by mail shall be deemed delivered when deposited in the United States mail at any general branch post office and mailed by registered or certified prepaid mail.

Section 11.05 HAZARDOUS MATERIALS

Tenants shall keep the Premises, as referenced in the Space Lease, free of any and all hazardous materials. Tenants shall neither release upon the Premises nor cause nor permit the Premises to be used to manufacture, process, transport, store, handle or dispose of hazardous materials except in compliance with all applicable laws and other governmental requirements. For purposes of this Space Lease, the term "Hazardous Material" shall not be interpreted to include the following compounds / chemicals / materials: CO2, hydrogen peroxide, bleach, butane, 100% proof alcohol, plant nutrients and pesticides allowed under Alaska State Law, flushing compounds, and other materials, chemicals and compounds that are generally used in the commercial marijuana cultivation and manufacturing general business practices. Tenants shall defend, indemnify and hold harmless Landlord and all of its affiliated parties against any

claims, costs and liabilities related to the presence of hazardous materials claimed to have been released by the Tenants or for the claimed breaches by Tenants of any law or governmental requirement concerning the presence or release of hazardous materials. The term "hazardous materials" includes without limitation: flammable explosives, radioactive materials and hazardous and toxic substances as defined in any state and local law regulation.

Section 11.06 ESTOPPEL CERTIFICATE

Tenants shall at any time and from time to time upon not less than twenty (20) days prior request by Landlord, provide a statement in writing certifying that this Space Lease is in full force and effect and if modified, stating the modification and the dates to which the Base Rent(s) and any other charges have been paid in advance. It is intended that any prospective purchaser, assignee or encumbrance of the Premises may rely upon such statement delivered pursuant to this Section 11.06.

Section 11.07 EXCUSE FOR NON-PERFORMANCE

Either party hereto shall be excused from performing any or all of its obligations hereunder with respect to any repair work required under the terms of this Space Lease for such times the performance of such obligations is prevented or delayed by an act of God, floods, explosion, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, actions by labor unions, or laws or order of governmental agencies, or any other cause whether similar or dissimilar to the foregoing which is not within the reasonable control of such Party.

Section 11.08 BROKERS

No Brokers were used in connection to this Space Lease.

Section 11.09 EXCLUSIVE JURISDICTION / VENUE

In the event that a question, dispute or requirement for interpretation or construction should arise with respect to this Space Lease, jurisdiction and venue therefore shall lie exclusively with the courts of the Third Judicial District for the State of Alaska, at Palmer, Alaska, unless a non-appealable federal or Alaska state law should require the contrary.

Section 11.10 TIME OF ESSENCE

Time is of the essence of each and every provision hereof.

Section 11.11 BINDING EFFECT

This Space Lease shall be binding upon and insure to the benefit of the parties hereto, their legal representatives, successors, and assigns.

Section 11.12 EFFECTIVE DATE

This Space Lease shall be effective the instant the dated signatures of Landlord and Tenants are affixed hereto.

IN WITNESS WHEREOF, the parties have executed this Space Lease the day and year set opposite their respective signatures.

Landlord: Bresser, Joey

Sign: _____ Date: 12/3/24

Tenant: Bresser, Joey

Sign: _____ Date: 12/3/24

Tenant: Miller, Greg

Sign: Greg Miller Date: 12.3.24

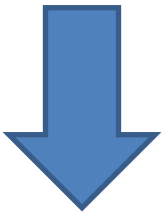
Tenant: Mazzoli, Chase

Sign: _____ Date: 12-3-24

Tenant: Wilkins, Casey

Sign: _____ Date: 12-3-24

NOTIFICATIONS



THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE
550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Matanuska-Susitna Borough
Attn: Alex Strawn; Permit Center

VIA Email: alex.strawn@matsugov.us; license.reviews@matsugov.us

License Number:	#24870
License Type:	Retail Marijuana Store
Physical Address:	3807 Unit A West Machen Road Wasilla, AK 99623 UNITED STATES

Transferor:	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

Transferee:	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

☐ **Transfer of Ownership Application** ☒ **Transfer of Controlling Interest**
Current Structure: Casey Wilkins- 25%, Chase Mazzoli- 25%, Greg Miller- 25%, Joey Bresser- 25%
New Structure: Greg Miller- 25%, Joey Bresser- 75%
AMCO has received a complete application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.045(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice and provide AMCO proof of service of the protest upon the applicant. If the protest is a "conditional protest" as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the transfer, but require

the applicant to show to the board's satisfaction that the requirements of the local government have been met before the director issues the license.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a marijuana establishment license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our **November 18th-19th, 2026 meeting**.

Sincerely,



Kevin Richard, Director
amco.localgovernmentonly@alaska.gov

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Meadow Lakes
Attn: Stephen Edwards
VIA email: president@mlccak.org

License Number:	#24870
License Type:	Retail Marijuana Store
Physical Address:	3807 Unit A West Machen Road Wasilla, AK 99623

Transferor:	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

Transferee:	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

☐ **Transfer of Ownership Application** ☒ **Transfer of Controlling Interest**

Current Structure: Casey Wilkins- 25%, Chase Mazzoli- 25%, Greg Miller- 25%, Joey Bresser- 25%
New Structure: Greg Miller- 25%, Joey Bresser- 75%

3 AAC 306.025(d)(3) and (4) requires that the Director shall provide written notice to a community council or any nonprofit organization that has requested notification about pending applications for marijuana licenses. This letter serves to provide written notice to the above referenced entities regarding the above application (application documents will be sent separately via ZendTo).
To object to the approval of this application pursuant to 3 AAC 306.065, you must furnish the director and the applicant with a clear and concise written statement of reasons for the objection within 30 days of the date of this notice. We recommend that you contact the local government with jurisdiction over the proposed premises to share objections you may have about the application.
If you have any questions, please send them to marijuana.licensing@alaska.gov.

Sincerely,

Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Department of Revenue, Tax Division
Department of Labor, Employment Security
Department of Labor, Workers' Compensation

Via email: dol.esfieldtax@alaska.gov; velma.thomas@alaska.gov; dawn.wilson@alaska.gov; michele.wallrood@alaska.gov; tiffany.wirkus@alaska.gov; tj.zielinski@alaska.gov; savannah.ritter@alaska.gov

License Number:	#24870
License Type:	Retail Marijuana Store
Physical Address:	3807 Unit A West Machen Road Wasilla, AK 99623 UNITED STATES

Transferor (from):	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com
EIN:	33-4112623

Transferee (to):	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

☒ **Transfer of Controlling Interest**

Current Structure: Casey Wilkins- 25%, Chase Mazzoli- 25%, Greg Miller- 25%, Joey Bresser- 25%
New Structure: Greg Miller- 25%, Joey Bresser- 75%

3 AAC 306.300(a)(2)(B), 3 AAC 306.400(b)(2)(B), 3 AAC 306.500(b)(2)(B), and 3 AAC 306.605(b)(2)(B) require that an applicant for a marijuana establishment license operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of the state and the local government in which the applicant's proposed licensed premises are located. This letter serves to provide

written notice and request for compliance status from the above referenced entities regarding the above application (see attached application documents for more information). **Please complete and return this form to the AMCO office at the email below**.

REVIEWER: _____

DATE: _____ PHONE: _____

COMMENTS: _____

☐ DOR Tax Division
☐ Employment Security
☐ Workers' Compensation

☐ Compliant/Does not owe tax
☐ Non-compliant/Owes tax

If you have any questions, please send them to marijuana.licensing@alaska.gov

Sincerely,



Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE
550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Fire Notice
Attn: Michelle Wagner
Via email: firecode@matsu.gov
Department of Environmental Conservation
Attn: Permitting Division
Via email: dec.fsspermit@alaska.gov

License Number:	#24870
License Type:	Retail Marijuana Store
Physical Address:	3807 Unit A West Machen Road Wasilla, AK 99623 UNITED STATES

Transferor:	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

Transferee:	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

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notice and request for compliance status from the above referenced entities regarding the above application (application documents will be sent separately via ZendTo). **Please complete and return this form to the AMCO office at the email below**.

REVIEWER: _____ ☐ DEC ☐ Fire Marshal

DATE: _____ PHONE: _____ ☐ Compliant ☐ Non-compliant
COMMENTS: _____

_____

If you have any questions, please send them to the email address below.

Sincerely,



Kevin Richard, Director
marijuana.licensing@alaska.gov

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

High-Mark Alaska LLC
DBA: High-Mark
Via email: joeybresser@aol.com

Re: Application Status for License # 24870

Dear Applicant:

AMCO has reviewed your transfer application of a licensed marijuana facility. Your application documents appear to be in order, and it has been determined that your application is complete for purposes of 3 AAC 306.025(d).

Your application will now be sent electronically, in its entirety, to your local government(s), your community council if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough, and to any non-profit agencies who have requested notification of applications. The local government(s) has 60 days to protest the issuance of your license or waive protest.

We must receive all necessary approvals such as local government, Department of Environmental Conservation, Fire Marshal, Department of Revenue, and Department of Labor before the transfer to the new ownership can be finalized, and any other delegation by the board. If applicable, we must also wait for the criminal history report for each individual licensee who submitted fingerprint card(s).

Your application may be considered by the board while some approvals are still pending. However, the transfer will not be finalized or a license issued for the new ownership until all necessary approvals are received and a preliminary inspection of your premises by AMCO enforcement staff is completed.

Your application will be scheduled for November 18th-19th, 2026, board meeting for Marijuana Control Board consideration. The meeting agenda is posted on our website 7 days before the board meeting. **Your appearance at the meeting, via Zoom or telephonic, is required.**
The Zoom Meeting information will be on the homepage of our website under MCB Board Meeting here:
https://www.commerce.alaska.gov/web/amco/

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Sincerely,

Kevin Richard, Director
907-269-0350

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Department of Revenue, Tax Division
Department of Labor, Employment Security
Department of Labor, Workers' Compensation

Via email: dol.esfieldtax@alaska.gov; velma.thomas@alaska.gov; dawn.wilson@alaska.gov; michele.wallrood@alaska.gov; tiffany.wirkus@alaska.gov; tj.zielinski@alaska.gov; savannah.ritter@alaska.gov

License Number:	#24870
License Type:	Retail Marijuana Store
Physical Address:	3807 Unit A West Machen Road Wasilla, AK 99623 UNITED STATES

Transferor (from):	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com
EIN:	33-4112623

Transferee (to):	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

☒ **Transfer of Controlling Interest**

Current Structure: Casey Wilkins- 25%, Chase Mazzoli- 25%, Greg Miller- 25%, Joey Bresser- 25%
New Structure: Greg Miller- 25%, Joey Bresser- 75%

3 AAC 306.300(a)(2)(B), 3 AAC 306.400(b)(2)(B), 3 AAC 306.500(b)(2)(B), and 3 AAC 306.605(b)(2)(B) require that an applicant for a marijuana establishment license operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of the state and the local government in which the applicant's proposed licensed premises are located. This letter serves to provide

written notice and request for compliance status from the above referenced entities regarding the above application (see attached application documents for more information). **Please complete and return this form to the AMCO office at the email below.**

REVIEWER: Bwan Amar

DATE: 9/15/2026 PHONE: 907-931-3183

COMMENTS: _____

- ☐ DOR Tax Division
- ☒ Employment Security
- ☐ Workers' Compensation

- ☒ Compliant/Does not owe tax
- ☐ Non-compliant/Owes tax

If you have any questions, please send them to marijuana.licensing@alaska.gov

Sincerely,

Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Department of Revenue, Tax Division
Department of Labor, Employment Security
Department of Labor, Workers' Compensation

Via email: dol.esfieldtax@alaska.gov; velma.thomas@alaska.gov; dawn.wilson@alaska.gov; michele.wallrood@alaska.gov; tiffany.wirkus@alaska.gov; tj.zielinski@alaska.gov; savannah.ritter@alaska.gov

License Number:	#24870
License Type:	Retail Marijuana Store
Physical Address:	3807 Unit A West Machen Road Wasilla, AK 99623 UNITED STATES

Transferor (from):	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com
EIN:	33-4112623

Transferee (to):	High-Mark Alaska LLC
Doing Business As:	High-Mark
Designated Licensee:	Joey Bresser
Phone Number:	907-715-1831
Email Address:	joeybresser@aol.com

☒ **Transfer of Controlling Interest**

Current Structure: Casey Wilkins- 25%, Chase Mazzoli- 25%, Greg Miller- 25%, Joey Bresser- 25%
New Structure: Greg Miller- 25%, Joey Bresser- 75%

3 AAC 306.300(a)(2)(B), 3 AAC 306.400(b)(2)(B), 3 AAC 306.500(b)(2)(B), and 3 AAC 306.605(b)(2)(B) require that an applicant for a marijuana establishment license operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of the state and the local government in which the applicant's proposed licensed premises are located. This letter serves to provide

written notice and request for compliance status from the above referenced entities regarding the above application (see attached application documents for more information). **Please complete and return this form to the AMCO office at the email below.**

REVIEWER: Michele Wall-Rood

DATE: 10/28/2026 PHONE: (907) 269-4160

COMMENTS: under Arctic Edge Workforce

- ☐ DOR Tax Division
- ☐ Employment Security
- ☒ Workers' Compensation

- ☒ Compliant/Does not owe tax
- ☐ Non-compliant/Owes tax

If you have any questions, please send them to marijuana.licensing@alaska.gov

Sincerely,

Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE
550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Fire Notice
Attn: Michelle Wagner
Via email: firecode@matsu.gov
Department of Environmental Conservation
Attn: Permitting Division
Via email: dec.fsspermit@alaska.gov

License Number:	#24870
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☐ **Transfer of Ownership Application** ☒ **Transfer of Controlling Interest**

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New Structure: Greg Miller- 25%, Joey Bresser- 75%

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REVIEWER: Lydia Mielke ☑ DEC ☐ Fire Marshal

DATE: 09/18/2026 PHONE: 907-376-1857 ☐ Compliant ☐ Non-compliant

COMMENTS: Facility is permitted and in compliance.

If you have any questions, please send them to the email address below.

Sincerely,

Kevin Richard, Director
marijuana.licensing@alaska.gov

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Department of Revenue, Tax Division
Department of Labor, Employment Security
Department of Labor, Workers' Compensation

Via email: dol.esfieldtax@alaska.gov; velma.thomas@alaska.gov; dawn.wilson@alaska.gov; michele.wallrood@alaska.gov; tiffany.wirkus@alaska.gov; tj.zielinski@alaska.gov; savannah.ritter@alaska.gov

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REVIEWER: TJ Zielinsi

DATE: 9/15/2026 PHONE: 907-269-6696

COMMENTS: Reviewed MJ17c and all parties with a financial interest

☑ DOR Tax Division
☐ Employment Security
☐ Workers' Compensation

☐ Compliant/Does not owe tax
☑ Non-compliant/Owes tax

If you have any questions, please send them to marijuana.licensing@alaska.gov

Sincerely,



Kevin Richard, Director

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development
ALCOHOL & MARIJUANA CONTROL OFFICE
550 West Seventh Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

September 15, 2026

Fire Notice
Attn: Michelle Wagner
Via email: firecode@matsu.gov
Department of Environmental Conservation
Attn: Permitting Division
Via email: dec.fsspermit@alaska.gov

License Number:	#24870
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REVIEWER: R Wagner / Permit Tech ☐ DEC ☒ Fire Marshal Office

DATE: 9/15/2026 PHONE: 907-861-8383 ☒ Compliant ☐ Non-compliant

COMMENTS: _____

_____

If you have any questions, please send them to the email address below.

Sincerely,

Kevin Richard, Director
marijuana.licensing@alaska.gov

Permit Number:	REF-2026-010472		
Subject:	High-Mark		
Site Location:	3807 W Machen Rd Unit A	Issue Date:	September 22, 2026
License #:	24870		

Marijuana Retail Referral

A review of the files relating to the subject business and license application, as they relate to Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

- ☑ WAIVE THE RIGHT TO PROTEST
- ☐ PROTEST the issuance of the license for the following reason(s):
  - ☐ Delinquent Real Property Taxes owed
  - ☐ Other debts owed: $100.00 License Review Fee
  - ☐ The required Conditional Use Permit has not been issued:
    - ☐ MSB 17.70: Package Store License (AS 4.09.230)
    - ☐ MSB 17.70: Bev Dispensary License (AS 4.09.200)
    - ☐ MSB 17.60: Marijuana Retail Facility
    - ☐ MSB 17.60: Std Marijuana Cultivation Facility
    - ☐ MSB 17.61: Core Area Permit
  - ☐ There is a violation of the Conditional Use Permit
  - ☐ There is a resident objection to the facility on file
  - ☐ Other:

The applicant(s) has been sent a copy of this communication via email. If you have any questions, you may contact me directly or reach the Permit Center at (907) 861-7822 or License.Reviews@matsugov.us.

Respectfully,

Matthew Dungan