



MEMORANDUM

TO: Chair and Members of the Board DATE: August 19, 2026

FROM: Ryan Trotter – Licensing Examiner 2 RE: 42248 dba
Wolf Pack #42248

This is a new application for a Standard Cultivation Facility in the Municipality of Anchorage by New Guinness Inc dba Wolf Pack owned by Kimberly Gonzalez- 100%.

Other Licenses Direct/Indirect Interests:

#30782 dba Wobbly Moose Cultivation

#30783 dba Wobbly Moose Retail

#10306 dba Dankorage

#42249 dba Wolf Pup

Determined Complete Notice Sent:	8/19/26
Public Objection Period Ends:	9/18/26
Local Government Response/Date:	pending
Fire Marshal Response/Date:	deferred
DEC:	deferred
Background check status:	complete 5/7/26
Objection(s) Received/Date:	none
Other Public Comments Received:	None as of 8/19/26
Staff Questions/Issues for Board:	None

License Number: 42248

License Status: New

License Type: Standard Marijuana Cultivation Facility

Doing Business As: Wolf Pack

Business License Number: 2226708

Designated Licensee: Kimberly Gonzalez

Email Address: guinness.incorporated@gmail.com

Local Government: Anchorage (Municipality of)

Local Government 2:

Community Council: Taku Campbell

Latitude, Longitude: 61.217381, -149.863129

Physical Address: 838 Bonanza Ave
Anchorage, AK 99518
UNITED STATES

Licensee #1	Entity Official #1
Type: Entity	Type: Individual
Alaska Entity Number: 10337335	Name: Kimberly Gonzalez
Alaska Entity Name: New Guinness Inc	
Phone Number: 907-787-9158	
Email Address: guinness.incorporated@gmail.com	
Mailing Address: 18756 Price Island Cir Eagle River, AK 99577 UNITED STATES	Phone Number: 907-787-9158
	Email Address: guinness.incorporated@gmail.com
	Mailing Address: 18756 Price Island Cir Eagle River, AK 99577 UNITED STATES

Note: No affiliates entered for this license.

APPLICATION DOCUMENTS





Alaska Marijuana Control Board

Form MJ-00: Application Certifications**Why is this form needed?**

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any 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:	New Guinness Inc	License Number:	42248
License Type:	Marijuana Cultivation		
Doing Business As:	Wolf Pack		
Premises Address:	838 Bonanza Ave		
City:	Anchorage	State:	AK
		ZIP:	99518

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Kimberly Gonzalez
Title:	Owner

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?



If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

Wobbly Moose Cultivation, # 30782
Wobbly Moose Retail, # 30783
Dankorage, # 10306
Wolf Pup, # 42247



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-00: Application Certifications

Section 4 – Certifications

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

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

KG

I certify that I am not currently on felony probation or felony parole.

KG

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

KG

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

KG

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

KG

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

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I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

KG

I certify that my proposed premises is not located in a liquor licensed premises.

KG

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

KG

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

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I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.

KG



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-00: Application Certifications

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

Initials

I certify and understand that I must operate in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

KG

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

KG

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

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

KG

All marijuana establishment license applicants:

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.

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Kimberly Gonzalez

Printed name of licensee

Signature of licensee



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

RECEIVED

Why is this form needed?

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38 of Alaska Statutes** and **Chapter 306 of the Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Control plan for persons under the age of 21
- Security
- Business records
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Health and safety standards
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising

Applicants must also complete the corresponding operating plan supplemental forms (**Form MJ-03, Form MJ-04, Form MJ-05, or Form MJ-06**) to meet the additional operating plan requirements for each license type.

Section 1 – Establishment & Contact Information

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

Licensee:	New Guinness Inc	MJ License #:	42248		
License Type:	Standard Marijuana Cultivation				
Doing Business As:	Wolf Pack				
Premises Address:	838 Bonanza Ave				
City:	Anchorage	State:	Alaska	ZIP:	99518
Mailing Address:	18756 Price Island Cir				
City:	Eagle River	State:	Alaska	ZIP:	99577
Designated Licensee:	Kimberly Gonzalez				
Main Phone:	9077879158	Cell Phone:			
Email:	guinness.incorporated@gmail.com				



Section 2 – Control Plan for Persons Under the Age of 21

2.1. Describe how the marijuana establishment will prevent persons under the age of 21 from gaining access to any portion of the licensed premises and marijuana items:

The cultivation facility is closed to the public and operates entirely as a restricted-access premises. Entry is limited to authorized individuals who are at least 21 years old and properly identified. Visitors must be approved and continuously escorted. Security controls prevent unauthorized persons and anyone under 21 from accessing marijuana, marijuana plants, or restricted areas. The facility is not open to the general public. Access is limited to the licensee, authorized employees, and authorized agents. Authorized personnel must have valid marijuana handler permits or other legal authorization. Exterior entrances are secured and monitored. All entrants will verify they are at least 21 using government-issued photo identification. These procedures are to comply with 3 AAC 306 and other applicable laws and regulations.

Section 3 – Security

Restricted Access Areas (3 AAC 306.710):

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

The entire facility is restricted and closed to the public.

Access is limited to authorized personnel.

Entrances are secured with locks and barriers.

Restricted-access signage is posted.

Visitors require approval and continuous escort.

No unescorted access to marijuana or plants; complies with 3 AAC 306.710.

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

Visitor access is approved, verified, documented, and continuously supervised.

Visitors must be 21+ with valid government photo ID.

Entry requires prior authorization for a legitimate purpose.

Names, visit times, purpose, and escorts are recorded and retained.

Visitors must wear badges and remain continuously escorted.

No handling marijuana or unescorted access; complies with 3 AAC 306.710.

**Form MJ-01: Marijuana Establishment Operating Plan**

3.3. Provide samples of licensee-produced identification badges that will be displayed by each licensee, employee, or agent while on the premises, and of visitor identification badges that will be worn by all visitors while in restricted access areas:

WOLF PACK Cultivation Facility VISITOR License #42248	1	WOLF PACK EMPLOYEE NAME Hire Date: _____ Handler License #: _____ License #42248	PHOTO
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Security Alarm Systems and Lock Standards (3 AAC 306.715):

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

Exterior lighting supports clear, reliable surveillance around the facility.

Entrances, exits, and building perimeters remain illuminated.

Fixtures minimize glare, shadows, and camera blind spots.

Lighting operates during nighttime and other low-light conditions.

Illumination helps identify people approaching, entering, or leaving.

Fixtures are maintained and inspected under 3 AAC 306.715.



Form MJ-01: Marijuana Establishment Operating Plan

3.5. An alarm system is required for all license types that must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe the security alarm system for the proposed premises, explain how it will meet all regulatory requirements, and outline your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when the alarm system alerts of an unauthorized breach:

The facility uses a monitored alarm system to detect and respond to unauthorized entry.

All exterior doors and windows are alarmed when the facility is closed.

Alarm controls are limited to the licensee and authorized employees.

The system is inspected and maintained under 3 AAC 306.715.

Alarm events require prompt assessment, securing the premises, and possible law-enforcement contact.

Activations, breaches, malfunctions, and corrective actions are documented; backup security is used during outages.

3.6. Describe your policies and procedures for preventing diversion of marijuana or marijuana product, including by employees:

The facility prevents diversion through security, tracking, employee accountability, and oversight.

Access is limited to authorized, permitted employees.

Barriers, controlled entry, cameras, and alarms protect and monitor the premises.

Marijuana is tracked from propagation through transfer or disposal.

Employees are trained and cannot remove marijuana without authorization and documentation.

Management reconciles inventory and investigates discrepancies, theft, or loss.

3.7. Describe your policies and procedures for preventing loitering:

The facility prohibits loitering and limits presence to authorized individuals.

Only authorized personnel may be on-site for legitimate purposes.

Lighting and video surveillance monitor the exterior.

Unauthorized persons are directed to leave immediately.

Employees report suspicious or unauthorized activity to management.

Law enforcement is contacted when necessary to maintain security.

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

Initials

3.8. I certify that if any additional security devices are used, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm, to enhance security of the licensed premises, I will have written policies and procedures describing their use.

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Form MJ-01: Marijuana Establishment Operating Plan

Video Surveillance (3 AAC 306.720):

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

3.9. The video surveillance and camera recording system for the licensed premises covers each restricted access area, and both the interior and exterior of each entrance to the facility.

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3.10. Each video surveillance recording: is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing (consistent with the Alcohol & Marijuana Control Office's approved format list); clearly and accurately displays the time and date; and is archived in a format that does not permit alteration of the recorded image.

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3.11. The surveillance room or area is clearly defined on the Form MJ-02: Premises Diagram that is submitted with this application.

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3.12. Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area where access is limited to the licensee(s), an authorized employee, and law enforcement personnel (including an agent of the Marijuana Control Board).

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3.13. Describe how the video cameras will be placed to produce a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises:

Cameras provide clear coverage of all required facility areas.

Cameras identify individuals and activities throughout the premises.

Coverage includes restricted areas and all entry and exit points.

Marijuana handling, storage, and transfer areas are monitored.

Exterior coverage extends 20 feet from each entrance.

Lighting and color recordings ensure clear identification and review.

3.14. Describe the locked and secure area where video surveillance recording equipment and original copies of surveillance records will be housed and stored, and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the Marijuana Control Board. If you will be using an offsite monitoring service and offsite storage of video surveillance records, your response must include how the offsite facility will meet these security requirements:

Surveillance equipment and records are securely stored and access-controlled.

Equipment and original records are kept in a locked, designated area.

Access is limited to the licensee and authorized security employees.

Controls prevent tampering, alteration, removal, or unauthorized access.

Digital records are retained for at least 40 days.

Records are available upon request; off-site storage must meet the same standards.



Form MJ-01: Marijuana Establishment Operating Plan

Section 4 – Business Records

Review the requirements under 3 AAC 306.755. All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records.

4.1. I certify that the following business records will be maintained and kept on the licensed premises:

Initials

- a. all books and records necessary to fully account for each business transaction conducted under my license for the current year and three preceding calendar years (*records for the last six months must be maintained on the licensed premises; older records may be archived on or off-premises*);
- b. a current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment;
- c. the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises;
- d. records related to advertising and marketing;
- e. a current diagram of the licensed premises, including each restricted access area;
- f. a log recording the name, and date and time of entry of each visitor permitted into a restricted access area;
- g. all records normally retained for tax purposes;
- h. accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed;
- i. transportation records for marijuana and marijuana product, as required by 3 AAC 306.750(f); and
- j. registration and inspection reports of scales registered under the Weights and Measures Act, as required by 3 AAC 306.745.

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4.2. A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records. Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:

Required business records are securely maintained, protected, and available for inspection.

Records are organized and protected from loss, damage, or alteration.
Physical records are stored securely with limited authorized access.
Electronic records use access controls and routine backups.
The most recent six months of records remain available on-site.
Older records are securely archived and accessible under 3 AAC 306.755.



Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Inventory Tracking of All Marijuana and Marijuana Product

Review the requirements under 3 AAC 306.730. All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with Metrc to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana is propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a marijuana product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

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

5.1. My marijuana establishment will be using Metrc, and if any other tracking software is used, it will be capable of sharing information with Metrc.

KG

5.2. All marijuana delivered to a marijuana establishment will be weighed on a scale registered in compliance with 3 AAC 306.745.

KG

5.3. My marijuana establishment will use registered scales in compliance with AS 45.75.080 (Weights and Measures Act), as required by 3 AAC 306.745.

KG

Section 6 – Employee Qualification and Training

Review the requirements under 3 AAC 306.700. All licensees, and every employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, must obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

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

6.1. All licensees, and each employee or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at the marijuana establishment.

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6.2. Each licensee, employee, or agent who is required to have a marijuana handler permit shall keep that person's marijuana handler permit card in that person's immediate possession (or a valid copy on file on the licensed premises) when on the licensed premises.

KG

6.3. Each licensee, employee, or agent who is required to have a marijuana handler permit shall ensure that that person's marijuana handler permit card is valid and has not expired.

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6.4. Describe any in-house training that will be provided to employees and agents (apart from a marijuana handler course):

Employees receive documented in-house training to maintain safe, compliant operations.

Training begins at hire and continues as regulations or operations change.
Topics include security, restricted access, diversion prevention, and visitor procedures.
Employees learn marijuana handling, tracking, inventory control, and recordkeeping.
Training covers sanitation, equipment safety, contamination prevention, and disposal.
Completion records are maintained under applicable Alaska regulations.



Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Health and Safety Standards

Review the requirements under 3 AAC 306.735.

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

- 7.1. I understand that a marijuana establishment is subject to inspection by the local fire department, building inspector, or code enforcement officer to confirm that health or safety concerns are not present.

KG
- 7.2. I have policies regarding health and safety standards (including: ensuring a person with an illness or infection does not come into contact with marijuana or marijuana product; good hygienic practices; cleaning and maintenance of equipment and the premises; pest deterrence; chemical storage; sanitation principles; and proper handling of marijuana and marijuana product) and will take all reasonable measures and precautions to ensure that they are met or exceeded.

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- 7.3. I have policies to ensure that any marijuana or marijuana product that has been stored beyond its usable life, or was stored improperly, is not salvaged and returned to the marketplace.

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- 7.4. I have policies to ensure that in the event information about the age or storage conditions of marijuana or marijuana product is unreliable, the marijuana or marijuana product will be handled in accordance with 3 AAC 306.735(d).

KG

Answer "Yes" or "No" to each of the following questions: Yes No

- 7.5. Adequate and readily accessible toilet facilities that are maintained and in good repair and sanitary condition are clearly indicated on my Form MJ-02: Premises Diagram.

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☐
- 7.6. Convenient handwashing facilities with running water at a suitable temperature are clearly indicated on my Form MJ-02: Premises Diagram.

☒

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7.7. If you answered "No" to either 7.5 or 7.6 above, describe how toilet and/or handwashing facilities are made accessible, as required by 3 AAC 306.735(b)(2):

Section 8 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750.

- 8.1. Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment. Include a description of the type of locked, safe, and secure storage compartments to be used in vehicles transporting marijuana or marijuana product:

Marijuana transport is limited to authorized, documented transfers between licensed facilities.

All shipments are weighed, packaged, sealed, labeled, and tracked.
Packaging prevents tampering, loss, or unauthorized access.
Marijuana is secured in a locked vehicle compartment during transport.
The driver and passengers cannot access the shipment.
Transport is direct, with no unnecessary stops, under 3 AAC 306.750.



Form MJ-01: Marijuana Establishment Operating Plan

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

8.2. The marijuana establishment from which a shipment of marijuana or marijuana product originates will ensure that any individual transporting marijuana shall have a marijuana handler permit required under 3 AAC 306.700.

KG

8.3. The marijuana establishment that originates the transport of any marijuana or marijuana product will use the marijuana inventory tracking system to record the type, amount, and weight of marijuana or marijuana product being transported, the name of the transporter, the time of departure and expected delivery, and the make, model, and license plate number of the transporting vehicle.

KG

8.4. The marijuana establishment that originates the transport of any marijuana or marijuana product will ensure that a complete printed transport manifest on a form prescribed by the board must be kept with the marijuana or marijuana product at all times during transport.

KG

8.5. During transport, any marijuana or marijuana product will be in a sealed package or container in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product, and the sealed package will not be opened during transport.

KG

8.6. Any vehicle transporting marijuana or marijuana product will travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and will not make any unnecessary stops in between except to deliver or pick up marijuana or marijuana product at any other licensed marijuana establishment.

KG

8.7. When the marijuana establishment receives marijuana or marijuana product from another licensed marijuana establishment, the recipient of the shipment will use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana product received.

KG

8.8. The marijuana establishment will refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest.

KG

Section 9 – Signage and Advertising

Review the requirements under 3 AAC 306.770.

9.1. Describe any signs that you intend to post on your establishment, including quantity, dimensions, graphics, and location on your establishment (photos or drawings may be attached):

The facility will not use exterior-facing business identification or advertising.

No business name or logo will be displayed outside.

No graphics or advertisements will be visible externally.

Nothing identifying the business will be visible from outside the premises.



Form MJ-01: Marijuana Establishment Operating Plan

9.2. Describe any advertising you intend to distribute for your establishment. Include medium types and business logos (photos or drawings may be attached):

Advertising is limited to compliant platforms and must follow Alaska regulations.

May use websites, Weedmaps, LeafLink, and business directories.
Ads may include the business name and general information.
Advertising cannot target minors or contain prohibited content.
Required AMCO warning statements must be included.
All advertising must follow applicable marketing restrictions.

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.

KG

Kimberly Gonzalez
Printed name of licensee

[Signature]
Signature of licensee



(Additional Space as Needed):



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AUG 11 2026

Alaska Marijuana Control Board Form MJ-02: Premises Diagram

Why is this form needed?

Dept. of Commerce
AMCO

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

What must be submitted with this form?

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

- **Diagram 1:**
A diagram showing only the licensed premises areas that will be ready to be **operational at the time of your preliminary inspection** and license issuance;
- **Diagram 2:**
If different than Diagram 1, a diagram outlining **all areas for which the licensee has legal right of possession** (a valid lease or deed), and clearly showing those areas' relationship to the current proposed licensed premises (*details of any planned expansion areas do not need to be included; a complete copy of Form MJ-14: Licensed Premises Diagram Change or Form MJ-31: Walk-Up or Drive-Through Exterior Window Pick-Up Diagram and Operating Plan must be submitted and approved before any planned expansion area may be added to the licensed premises*);
- **Diagram 3:**
A **site plan or as-built of the entire lot**, showing all structures on the property and clearly indicating which area(s) will be part of the licensed premises;
- **Diagram 4:**
An **aerial photo of the entire lot and surrounding lots**, showing a view of the entire property and surrounding properties, and clearly indicating which area(s) will be part of the licensed premises (*this can be obtained from sources like Google Earth*); and
- **Diagram 5:**
A diagram of the **entire building in which the licensed premises is located**, clearly distinguishing the licensed premises from unlicensed areas and/or premises of other licenses within the building. If your proposed licensed premises is located within a building or building complex that contains multiple business and/or tenants, please provide the addresses and/or suite numbers of the other businesses and/or tenants (*a separate diagram is not required for an establishment that is designating the entire building as a single licensed premises*).

This form, and all necessary diagrams that meet the requirements on Page 2 of this form, must be completed and submitted to AMCO's 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:	New Guinness Inc	MJ License #:	42248		
License Type:	Standard Marijuana Cultivation Facility				
Doing Business As:	Wolf Pack				
Premises Address:	838 Bonanza Avenue				
City:	Anchorage	State:	Alaska	ZIP:	99518

**Form MJ-02: Premises Diagram****Section 2 – Required Information**

For your security, do not include locations of security cameras, motion detectors, panic buttons, and other security devices. However, AMCO will require full coverage of the walk-up or drive-through exterior window area as required by 3 AAC 306.380(b) and (g) for marijuana retail establishments. *Items marked with a double asterisks (**) are only required for those retail marijuana establishments that are also applying for an onsite consumption endorsement.*

The following details must be included in all diagrams:

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

The following additional details must be included in Diagram 1:

- ☒ Surveillance room
- ☒ Restricted access areas
- ☒ Storage areas
- ☒ Entrances, exits, and windows, including walk-up or drive-through exterior window for marijuana retail establishments
- ☒ Walls, partitions, and counters
- ☒ Any other areas that must be labeled for specific license or endorsement types
- ☒ ** Serving area(s)
- ☒ **Employee monitoring area(s)
- ☒ **Ventilation exhaust points, if applicable

The following additional details must be included in Diagram 2:

- ☒ Areas of ingress and egress
- ☒ Entrances and exits
- ☒ Walls and partitions

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

- ☒ Areas of ingress and egress
- ☒ Cross streets and points of reference

The following additional details must be included in Diagram 5:

- ☒ Areas of ingress and egress
- ☒ Entrances and exits
- ☒ Walls and partitions
- ☒ Cross streets and points of reference

Initial:

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.

Kimberly Gonzalez
Printed name of licensee

Signature of licensee



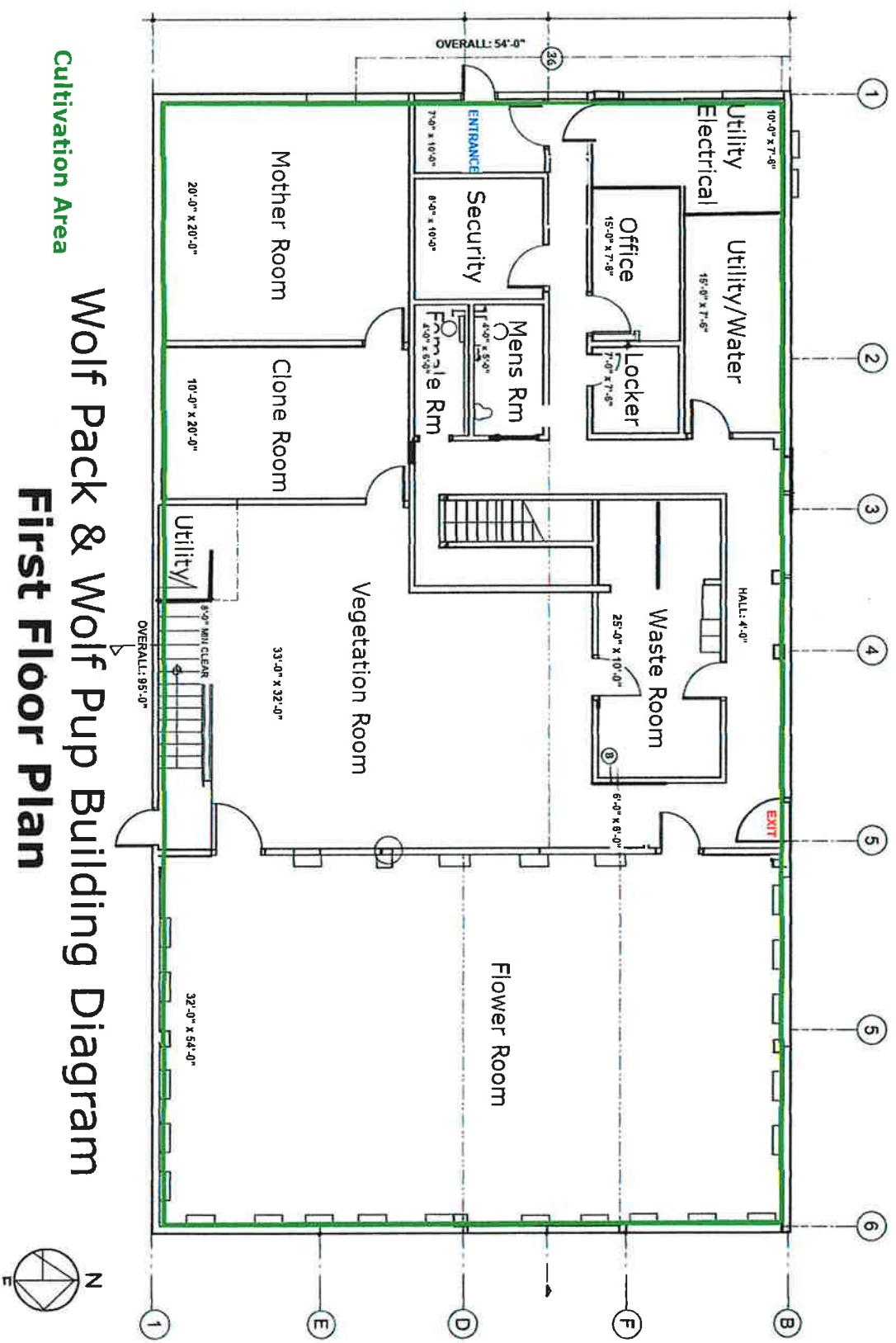
Alaska Marijuana Control Board
Form MJ-02: Premises Diagram

Section 3 – Cultivation Applicants ONLY

Review the requirements under 3 AAC 306.420 and 3 AAC 306.430.

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

See diagrams provided



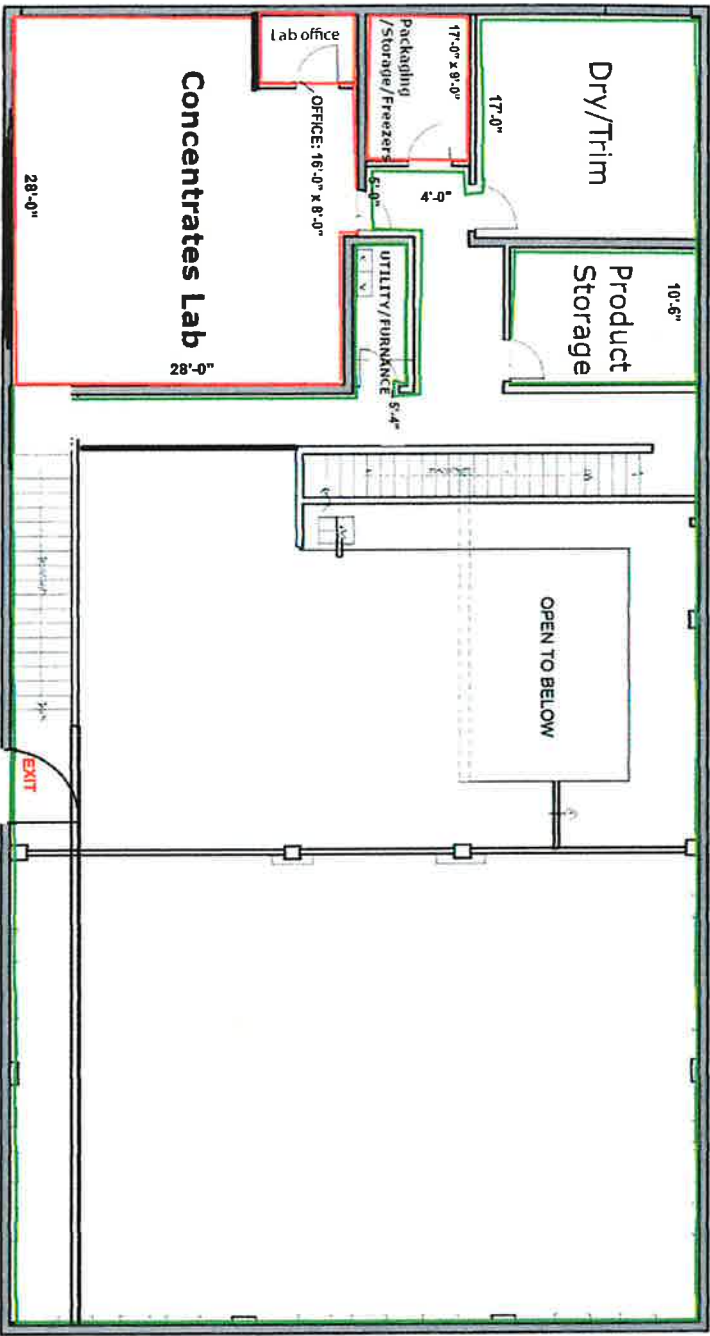
PLAN IDENTIFICATION
DBA / Project: Wolf Pack / Wolf Pup
Wolf Pack — AMCO License #: 42248
Wolf Pup — AMCO License #: 42249

PLAN / SUBMITTAL INFORMATION
Premises Address: 838 Bonanza Avenue, Anchorage, AK 99518
AMCO Diagram Type: Diagram 5 - Entire Building / First Floor
Drawing Scale: 1/4" = 1'-0" Overall Dimensions: 95'-0" x 54'-0"
First Floor Cultivation Area: 5,130 sq ft

AMCO / MOA PLAN LEGEND	
LICENSED PREMISES	ACCESS / BUILDING
Cultivation License Boundary	ENTRANCE Entrance / Access Point
	EXIT Exit / Area of Egress
	Window
	Wall / Partition / Counter
	Stair / Egress Path

Wolf Pack & Wolf Pup Building Diagram

2nd Floor Plan



PLAN IDENTIFICATION
DBA / Project: Wolf Pack / Wolf Pup
Wolf Pack — AMCO License #: 42248
Wolf Pup — AMCO License #: 42249

PLAN / SUBMITTAL INFORMATION
Premises Address: 838 Bonanza Avenue, Anchorage, AK 99518
AMCO Diagram Type: Diagram 5 - Entire Building / Second Floor
Drawing Scale: 1/4" = 1'-0" Dimensions: See dimension lines
Second Floor Cultivation Area: 754 sq ft Concentrates Lab Area: 974 sq ft



AMCO / MOA PLAN LEGEND	
LICENSED PREMISES	ACCESS / BUILDING
 Cultivation License Boundary	 Exit / Area of Egress
 Concentrates Mfg. License Boundary	 Entrance / Access Point
	 Window
	 Wall / Partition / Counter
	 Stair / Egress Path

Wolf Pack & Wolf Pup Facility Aerial Context Map 838 Bonanza Ave Anchorage, Alaska

Secure Gate

LICENSED FACILITY
Two-Story Office / Warehouse
838 Bonanza Ave

EFFCO Grounds
Maintenance

Main Building Entrance

BONANZA AVE
Primary Facility Access

Bonanza Ave

Nielsen Way

Quadco

Challenge Alaska

AERIAL PROPERTY OVERVIEW

DBA / Project: Wolf Pack / Wolf Pup

Premises: 838 Bonanza Avenue, Anchorage, Alaska

Wolf Pack — AMCO License #42248 — Cultivation

Wolf Pup — AMCO License #42249 — Concentrate Manufacturing Lab

MAP LEGEND

Secure Fencing / Secured Perimeter

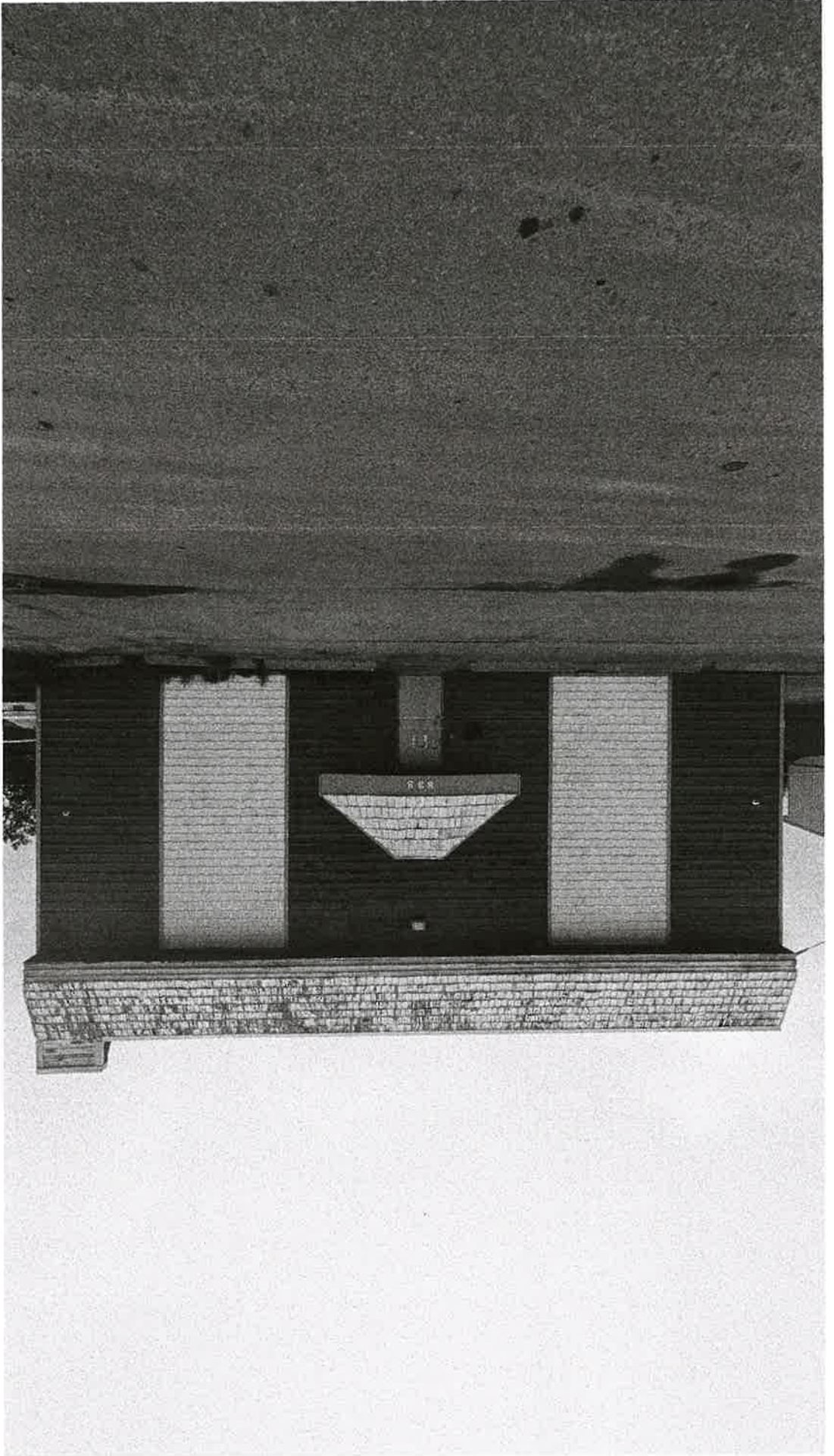
Secure Gate

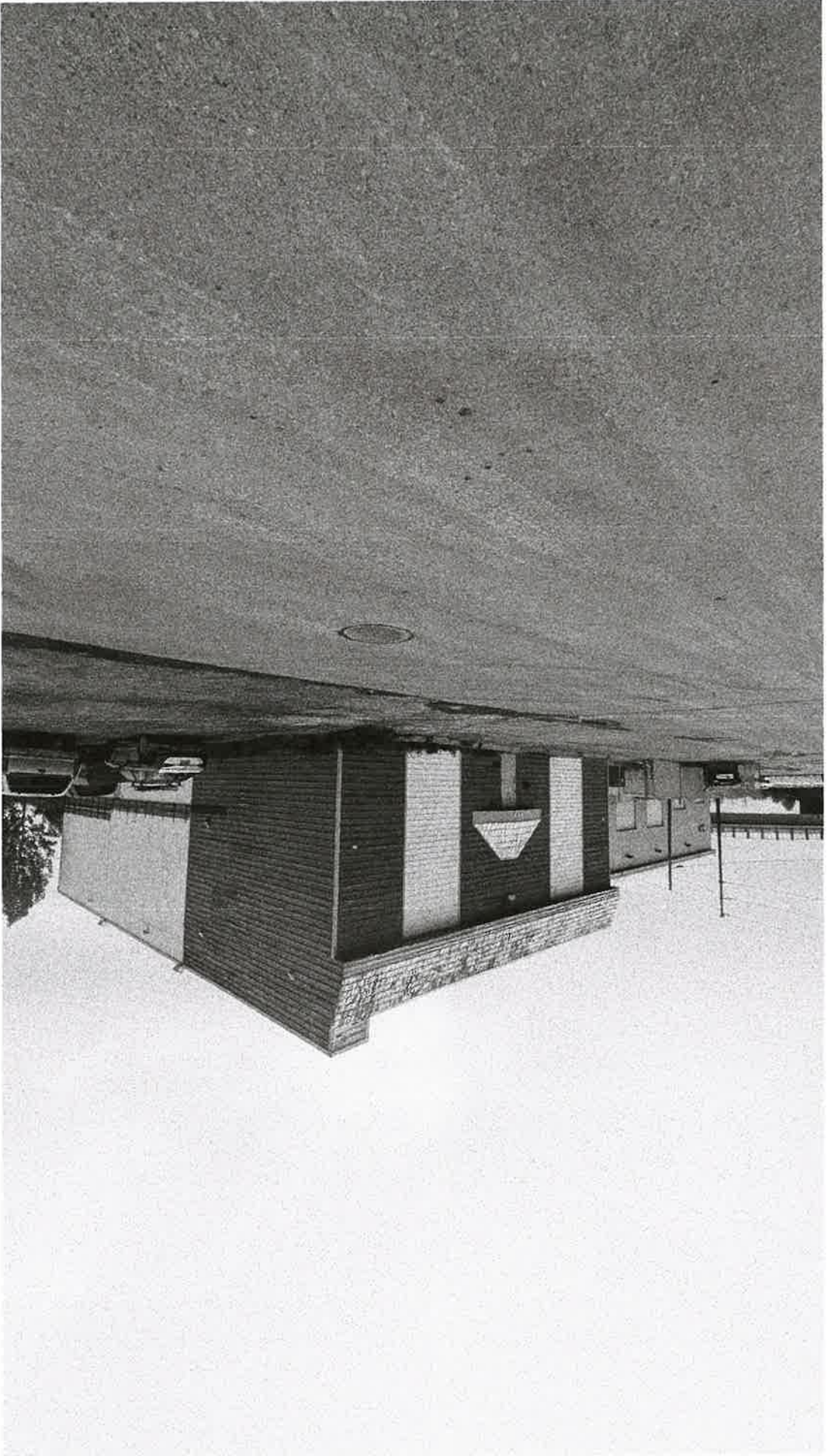
Main Building Entrance

Primary Facility Access

True North

Premises Address







Alaska Marijuana Control Board Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

Why is this form needed?

This operating plan supplemental form is required for all applicants seeking a marijuana cultivation facility license and must accompany **Form MJ-01: Marijuana Establishment Operating Plan**, per 3 AAC 306.020(b)(11). Applicants should review **Chapter 306: Article 4** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of the statutes and regulations.

If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020 and 3 AAC 306.420(2).

What additional information is required for cultivation facilities?

Applicants must identify how the proposed establishment will comply with applicable regulations regarding the following:

- Prohibitions
- Cultivation plan
- Waste disposal
- Odor control
- Testing procedure and protocols
- Packaging and labeling

This form must be completed and submitted to AMCO's Anchorage office before any new or transfer application for a standard marijuana cultivation facility or limited marijuana cultivation facility license will be considered complete.

Section 1 – Establishment Information

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

Licensee:	New Guinness Inc	MJ License #:	42248		
License Type:	Standard Marijuana Cultivation				
Doing Business As:	Wolf Pack				
Premises Address:	838 Bonanza Ave				
City:	Anchorage	State:	Alaska	ZIP:	99518

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Dept. of Commerce
AMCO



Section 2 – Overview of Operations

2.1. Provide an overview of your proposed facility's operations. Include information regarding the flow of marijuana from seed or clone to harvest and transfer from your premises:

The facility operates only as a licensed cultivation facility under 3 AAC 306.405 and 3 AAC 306.410.

No retail sales, manufacturing, or on-site consumption occur.
Seeds or clones are cultivated through vegetative and flowering stages.
Harvests are batched, dried, cured, and securely stored in restricted areas.
All marijuana is tracked from propagation through transfer in the state system.
Transfers comply with the requirements of 3 AAC 306.420 and related regulations.

Section 3 – Prohibitions

Review the requirements under 3 AAC 306.405 and 3 AAC 306.410.

3.1. I certify that the marijuana cultivation facility will not:

Initials

- a. Sell, distribute, or transfer any marijuana or marijuana product to a consumer, with or without compensation;
- b. Allow any person, including a licensee, employee, or agent, to consume marijuana or marijuana product on the licensed premises or within 20 feet of the exterior of any building or outdoor cultivation facility; or
- c. Treat or otherwise adulterate marijuana with any organic or nonorganic chemical or compound to alter the color, appearance, weight, or odor of the marijuana.

KG

KG

KG

Section 4 – Cultivation Plan

Review the requirements under 3 AAC 306.420 and 3 AAC 306.430.

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

Initials

- 4.1. The proposed area(s) for cultivation are clearly identified on the Form MJ-02: Premises Diagram that is submitted with this application.

KG

Answer "Yes" or "No" to the following question:

Yes No

- 4.2. Will the marijuana cultivation facility include outdoor production?

☐ ☒

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



Form MJ-04: Marijuana Cultivation Facility Operating Plan Supplemental

4.3. Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility, whether indoors or outdoors, cannot be observed by the public from outside the facility:

Marijuana remains concealed from public view under 3 AAC 306.430.

The cultivation building has no exterior windows.
All cultivation, processing, drying, curing, and storage occur indoors.
Exterior openings are limited to secured entrance and exit doors.
Doors remain closed except during authorized entry or exit.
Security cameras monitor all exterior doors as required.

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

The facility uses lawful indoor growing media under 3 AAC 306.420.

Media may include soil, perlite, vermiculite, peat cubes, rockwool, and coco coir.
Media may be used alone or combined based on plant and cultivation needs.
Materials are selected to support healthy growth and sanitation.
No growing media containing prohibited substances will be used.
Practices comply with all other applicable cultivation statutes and regulations.

4.5. Provide the complete product name and EPA registration # (if applicable) for each of the cultivation facility's pesticide and pest control product to be used. All proposed products must be on DEC's list of approved pesticides in the state of Alaska:

Product Name — EPA Registration Number, 70% Neem Oil — 70051-2-54705 / Alude Fungicide — 55146-83 / Axiom Plant Growth Stimulator — 71771-3-89112 / Azaguard — 70299-17 / Azamax — 71908-1-81268 / Azasol — 81899-4-74578 / Azera Gardening — 1021-1872 / Azera Insecticide — 1021-1872 / BioBit HP Biological Insecticide — 73049-54 / Bonide All Seasons Horticultural & Dormant Spray Oil — 4-80 / Bonide Bontone II Rooting Powder — 4-489 / Bonide Citrus Fruit & Nut / Orchard Spray Concentrate — 67702-17-4 / Bonide Citrus Fruit & Nut Orchard Spray / Ready-To-Spray — 67702-17-4 / Bonide Diatomaceous Earth Crawling Insect Killer — 73729-1-4 / Bonide Insecticidal Soap Multi-Purpose Insect Control (RTU) — 67702-13-4 / Bonide Liquid Copper / Fungicide (RTU) — 67702-1-4 / Bonide Mite-X (RTU) — EPA 25(b) Exempt / Bonide Neem Oil Concentrate — 70051-2-4 / Bonide Neem Oil Ready-To-Use — 70051-13-4 / Bonide Slug Magic — 67702-3-4 / Botanigard 22WP — 82074-2 / Botanigard ES — 82074-1

4.6. Describe all other fertilizers, chemicals, gases, and delivery systems, including carbon dioxide management, to be used at the marijuana cultivation facility:

The facility uses regulated CO enrichment and a Drip Hydroponics nutrient program under 3 AAC 306.420.

Compressed CO is controlled for employee safety and plant health.
Nutrients are applied according to manufacturer instructions.
No chemicals or fertilizers are used outside the approved nutrient program.
No additives alter marijuana's color, appearance, weight, or odor.
All systems are used solely for lawful cultivation purposes.



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

Controlled fertigation and wastewater practices comply with 3 AAC 306.420 and 3 AAC 306.440.

Water and nutrients are delivered directly in measured amounts.

The facility uses a limited run-off irrigation model.

Incidental runoff is collected to prevent uncontrolled discharge.

Wastewater is managed to prevent contamination or public exposure.

Systems support sanitation, prevent standing water, and meet state and local requirements.

Section 5 – Waste Disposal

5.1. Describe how you will store, manage, and dispose of any solid or liquid marijuana waste, including wastewater generated during marijuana cultivation, in compliance with any applicable laws. Include details about the material(s) you will mix with ground marijuana waste and the processes that you will use to make the marijuana waste unusable for any purpose for which it was grown:

Marijuana waste is rendered unusable and securely disposed of under 3 AAC 306.440.

Waste is ground and mixed with non-consumable materials, including waste vegetable oil.

Processing makes the waste unusable, unrecognizable, and unrecoverable.

Treated waste is stored in a closed, secured on-site dumpster.

Disposal practices prevent diversion and protect public health.

Waste handling and disposal records are maintained as required.



Section 6 – Odor Control

Review the requirements under 3 AAC 306.430.

Answer "Yes" or "No" to the following question:

Yes No

6.1. Have you received an exemption from your local government for the odor control requirement set forth in 3 AAC 306.430(c)(2)?

☐☒

If "Yes", you must be able to certify the statement below. Read the following and then sign your initials in the box:

Initials

I am attaching to this form documentation of my odor control exemption from the local government.

If "No" to question 6.1., describe the odor control method(s) to be used and how the marijuana cultivation facility will ensure that any marijuana at the facility does not emit an odor that is detectable by the public from outside the facility:

Odor controls prevent marijuana odors from reaching the public under 3 AAC 306.430.

Carbon filters treat all exhaust air leaving the facility.

Enclosed cultivation areas help contain odors.

Airflow is managed to prevent untreated air from escaping.

Systems are continuously maintained for effectiveness.

Section 7 – Testing Procedure and Protocols

Review the requirements under 3 AAC 306.455 and 3 AAC 306.465.

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

Initials

7.1. I understand and agree that the board or director will, from time to time, require the marijuana cultivation facility to provide samples of the growing medium, soil amendments, fertilizers, crop production aids, pesticides, or water for random compliance checks.

KG

7.2. I will ensure that any individual responsible for collecting random, homogenous samples for required laboratory testing under 3 AAC 306.455 will prepare the necessary accompanying signed statement, provide the signed statement to the marijuana testing facility, and maintain a copy as a business record under 3 AAC 306.755.

KG

7.3. Describe the testing procedures and protocols the marijuana cultivation facility will follow:

Marijuana must pass required testing before transfer under 3 AAC 306.455–306.465.

Harvest batches are identified, separated, and submitted to licensed testing facilities.

Sampling maintains chain of custody and prevents contamination or commingling.

Untested marijuana is securely stored until results are received.

Marijuana that fails or has not completed testing cannot be transferred or distributed.

Testing submissions and results are documented and retained as required.



Section 8 – Packaging and Labeling

Review the requirements under 3 AAC 306.470 and 3 AAC 306.475.

Answer "Yes" or "No" to the following question:

Yes No

- 8.1. Will the marijuana cultivation facility be packaging marijuana for a retail marijuana store to sell to a consumer without repackaging?

☐ ☒

If "Yes", describe how the marijuana cultivation facility will ensure that the marijuana sold will meet the packaging requirements in 3 AAC 306.470, and provide a sample label that the facility will use to meet the labeling requirements set forth in 3 AAC 306.475:

Answer "Yes" or "No" to the following question:

Yes No

- 8.2. Will the marijuana cultivation facility be packaging marijuana in wholesale packages?

☒ ☐

If "Yes", describe how the marijuana cultivation facility will ensure that the marijuana sold will meet the packaging requirements in 3 AAC 306.470, and provide a sample label that the facility will use to meet the labeling requirements set forth in 3 AAC 306.475:

Wholesale marijuana packaging complies with 3 AAC 306.470 and 3 AAC 306.475.

Packaging is used only for transfers to licensed establishments or testing facilities.
It is not intended for retail sale to consumers.
Secure, sealed containers prevent contamination, loss, or tampering.
Labels include required inventory and transfer information.
Packaging occurs in restricted areas under security and recordkeeping controls.

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

I certify that as a marijuana cultivation facility, I will submit monthly reports to the Department of Revenue and pay the excise tax required under AS 43.61.010 and AS 43.61.020 on all marijuana sold or provided as a sample to a marijuana establishment, as required under 3 AAC 306.480.

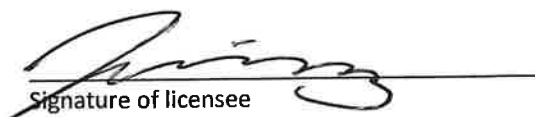
KG

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.

KG

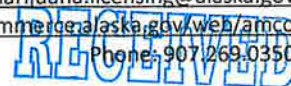
Kimberly Gonzalez

Printed name of licensee


Signature of licensee



(Additional Space as Needed):



Alaska Marijuana Control Board

Form MJ-07: Public Notice Posting Affidavit

AUG 11 2026

Dept. of Commerce
AMCO

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:	New Guinness Inc	License Number:	42248		
License Type:	Standard Marijuana Cultivation				
Doing Business As:	Wolf Pack				
Premises Address:	838 Bonanza Ave				
City:	Anchorage	State:	AK	ZIP:	99518

Section 2 – Certification

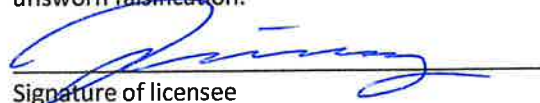
I certify that I have met the public notice requirement set forth under 3 AAC 306.025(b)(1) by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: 07/24/2026

End Date: 08/04/2026

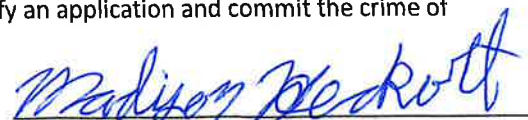
Other conspicuous location: Abbot Fred Meyer

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

Kimberly Gonzalez

Printed name of licensee


Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 07/31/2030

Subscribed and sworn to before me this 12 day of August, 2026.





Public Notice

Application for Marijuana Establishment License

License Number: 42248

License Status: Queue

License Type: Standard Marijuana Cultivation Facility

Doing Business As: Wolf Pack

Business License Number: 2226708

Email Address: guinness.incorporated@gmail.com

Latitude, Longitude: 61.217381, -149.863129

Physical Address: 838 Bonanza Ave
Anchorage, AK 99518
UNITED STATES

Licensee #1

Type: Entity

Alaska Entity Number: 10337335

Alaska Entity Name: New Guinness Inc

Phone Number: 907-787-9158

Email Address: guinness.incorporated@gmail.com

Mailing Address: 18756 Price Island Cir
Eagle River, AK 99577
UNITED STATES

Entity Official #1

Type: Individual

Name: Kimberly Gonzalez

Phone Number: 907-787-9158

Email Address: guinness.incorporated@gmail.com

Mailing Address: 18756 Price Island Cir
Eagle River, AK 99577
UNITED STATES

Note: No affiliates entered for this license.

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 application information 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.

POSTING DATE July 24, 2026

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AMCO



Alaska Marijuana Control Board

Form MJ-08: Local Government Notice

AUG 11 2026

Dept. of Commerce
AMCO

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:	New Guinness Inc	License Number:	42248		
License Type:	Standard Marijuana Cultivation				
Doing Business As:	Wolf Pack				
Premises Address:	838 Bonanza Ave				
City:	Anchorage	State:	AK	ZIP:	99518

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): Municipality of Anchorage Date Submitted: 8/13/2026
Name/Title of LG Official 1: Sarah Alexander (P.) Name/Title of LG Official 2: Linda Johanknecht (V)
Community Council: Taku/Campbell Creek Date Submitted: 8/13/2026
(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.

KG

Kimberly Gonzalez

Printed name of licensee

Signature of licensee



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-09: Statement of Financial Interest

Why is this form needed?

A statement of financial interest completed by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) is required for all marijuana establishment license applications, per 3 AAC 306.020(b)(4). A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's Anchorage office by each proposed licensee before any 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:	New Guinness Inc	License Number:	42248		
License Type:	Marijuana Cultivation License				
Doing Business As:	Wolf Pack				
Premises Address:	838 Bonanza Ave				
City:	Anchorage	State:	AK	ZIP:	99518

Section 2 – Individual Information

Enter information for the individual licensee.

Name:	Kimberly Gonzalez				
Title:	Owner				
SSN:		Date of Birth:			



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-09: Statement of Financial Interest

Section 3 – Certifications

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

I certify that no person other than a proposed licensee listed on my marijuana establishment license application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which a marijuana establishment license is being applied for.

KG

I further certify that any ownership change shall be reported to the board as required under 3 AAC 306.040.

KG

I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record.

KG

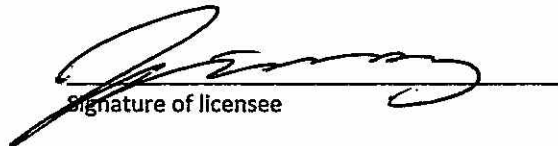
The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

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.

KG

Kimberly Gonzalez

Printed name of licensee


Signature of licensee

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

Certificate of Incorporation

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

New Guinness Inc



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **October 24, 2025**.

A handwritten signature in black ink, appearing to read "Julie Sande", followed by a long horizontal line.

Julie Sande
Commissioner

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AUG 11 2025

Dept. of Commerce
AMCO

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

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AUG 11 2026

Dept. of Commerce
AMCO

This is to certify that the owner

New Guinness Inc

is licensed by the department to do business as

Wolf Pack

18756 Price Island Cir, Eagle River, AK 99577

for the period

December 11, 2025 to December 31, 2027
for the following line(s) of business:

11 - Agriculture, Forestry, Fishing and Hunting



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

Alcohol & Marijuana Control Office

License Number: 42248

License Status: New

License Type: Standard Marijuana Cultivation Facility

Doing Business As: Wolf Pack

Business License Number: 2226708

Designated Licensee: Kimberly Gonzalez

Email Address: guinness.incorporated@gmail.com

Local Government: Anchorage (Municipality of)

Local Government 2:

Community Council: Taku Campbell

Latitude, Longitude: 61.217381, -149.863129

Physical Address: 838 Bonanza Ave
Anchorage, AK 99518
UNITED STATES

Licensee #1

Type: Entity

Alaska Entity Number: 10337335

Alaska Entity Name: New Guinness Inc

Phone Number: 907-787-9158

Email Address: guinness.incorporated@gmail.com

Mailing Address: 18756 Price Island Cir
Eagle River, AK 99577
UNITED STATES

Entity Official #1

Type: Individual

Name: Kimberly Gonzalez

[REDACTED]
[REDACTED]

Phone Number: 907-787-9158

Email Address: guinness.incorporated@gmail.com

Mailing Address: 18756 Price Island Cir
Eagle River, AK 99577
UNITED STATES

Note: No affiliates entered for this license.

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 the owner

New Guinness Inc

is licensed by the department to do business as

Wolf Pack

18756 Price Island Cir, Eagle River, AK 99577

for the period

December 11, 2025 to December 31, 2027
for the following line(s) of business:

11 - Agriculture, Forestry, Fishing and Hunting



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



Department of Commerce, Community, and Economic Development

Corporations, Business & Professional Licensing

State of Alaska / Commerce / Corporations, Business, and Professional Licensing / Search & Database Download / Corporations / Entity Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	New Guinness Inc

Entity Type: Business Corporation

Entity #: 10337335

Status: Good Standing

AK Formed Date: 10/24/2025

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2027

Entity Mailing Address: 18756 PRICE ISLAND CIR, EAGLE RIVER, AK 99577

Entity Physical Address: 838 BONANZA, ANCHORAGE, AK 99518

Registered Agent

Agent Name: Evanjelina Gonzalez

Registered Mailing Address: 18756 PRICE ISLAND CIR, EAGLE RIVER, AK 99577

Registered Physical Address: 18756 PRICE ISLAND CIR, EAGLE RIVER, AK 99577

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	Kimberly Gonzalez	Director, President, Secretary, Shareholder, Treasurer, Vice President	100.00

Filed Documents

Date Filed	Type	Filing	Certificate
10/24/2025	Creation Filing	Click to View	Click to View
10/24/2025	Initial Report	Click to View	
12/18/2025	Change of Officials	Click to View	

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THE STATE

of **ALASKA** 101092801Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional LicensingDate Filed: 12/18/2025
State of Alaska, DCCED**Corporations Section**

PO Box 110806, Juneau, AK 99811

Website: Corporations.Alaska.Gov**RECEIVED**

DEC 19 2025

CBPL
JUNEAU

CC#25/50MP

Change of Officials**Business Corporation (AS 10.06)**

This Change of Officials form is only for Business Corporations and is used to report changes between biennial reporting periods in: officers, directors, alien affiliates, and shareholders.

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 Business Corporation is required to notify this office when there is a change of officials. — AS 10.06.813

PART I Payment of Fees**Required Fees:**☒ Nonrefundable Filing Fee**\$25.00****PART II Entity Information****Entity Name:**

NEW GUINNESS

**Alaska Entity
Number:**

10337335

PART III Officials Removed

I understand any officials (officers, directors, shareholders, or alien affiliates) not listed in Part IV below are removed from record as a result of this filing. The name and title of all previous officials are publicly available in the last Biennial Report or Change of Officials form at www.Corporations.Alaska.Gov and click *Search Corporations Database*.

RECEIVED

AUG 11 2026

Dept. of Commerce
AMCO

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 officials not listed in this section will be removed from record.

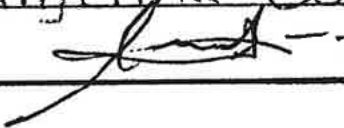
Domestic Business Corporations must have a President, Secretary, Treasurer, and at least one Director. The President and the Secretary cannot be the same person unless the President is 100% shareholder. The entity must also provide all shareholders who own 5% or more of the issued shares, and all alien affiliates.

Foreign Business Corporations may need to have a President or Vice President and Secretary or Assistant Secretary on record with this office for signing authority and future filing purposes. The entity must also provide all shareholders (individuals or other entities) who own 5% or more of the issued shares, as well as alien (out-of-country) affiliates.

List ALL officials and their current information to be on record <i>Print additional pages, if necessary.</i>		% Owned	Shareholder	President	Vice President	Secretary	Treasurer	Director	Assistant Secretary	Assistant Treasurer	Alien Affiliate
Legal Name:	KIMBERLY GONZALEZ	100	☒	☒	☒	☒	☒	☒	☐	☐	☐
Mailing Address:	18750 Price Island Cir Eagle River 99577										
Legal Name:			☐	☐	☐	☐	☐	☐	☐	☐	☐
Mailing Address:											
Legal Name:	RECEIVED		☐	☐	☐	☐	☐	☐	☐	☐	☐
Mailing Address:	DEC 19 2025 CBPL JUNEAU										
Legal Name:			☐	☐	☐	☐	☐	☐	☐	☐	☐
Mailing Address:											
Legal Name:			☐	☐	☐	☐	☐	☐	☐	☐	☐
Mailing Address:											
Legal Name:			☐	☐	☐	☐	☐	☐	☐	☐	☐
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Legal Name:			☐	☐	☐	☐	☐	☐	☐	☐	☐
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Legal Name:			☐	☐	☐	☐	☐	☐	☐	☐	☐
Mailing Address:											
Legal Name:			☐	☐	☐	☐	☐	☐	☐	☐	☐
Mailing Address:											

PART V Signature

The Change of Officials must be signed by the President or Vice-President of the corporation. Persons who sign documents filed with the commissioner that are known to be false in material respects are guilty of a class A misdemeanor.

Printed Name:	Evanjelina Gonzalez	Title:	President
Signature:		Date Signed:	12-15-25

RECEIVED

DEC 19 2025

CBPL
JUNEAU



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

AK Entity #: 10001000
Date Filed: 10/24/2025
State of Alaska, DCCED

FOR DIVISION USE ONLY

Web-10/24/2025 7:49:53 PM

Articles of Incorporation

Domestic Business Corporation

1 - Entity Name

Legal Name: New Guinness Inc

2 - Purpose

Lawful Manufacturing of Cannabis and Cannabis products. Retail and Wholesale of Cannabis and Cannabis Products.

3 - NAICS Code

339999 - ALL OTHER MISCELLANEOUS MANUFACTURING

4 - Registered Agent

Name: Evanjelina Gonzalez

Mailing Address: 18756 Price Island Cir, Eagle River, AK 99577

Physical Address: 18756 Price Island Cir, Eagle River, AK 99577

5 - Entity Addresses

Mailing Address: 18756 Price Island Cir, Eagle River, AK 99577

Physical Address: 838 Bonanza, Anchorage, AK 99518

6 - Shares

Complete the below stock information on record with the Department.

Class	Series	Authorized	Par Value	Amount Issued
Common		10000	1	

7 - Officials

Name	Address	% Owned	Titles
breeman n ainsworth, JR			Incorporator

RECEIVED

AUG 11 2025

Dept. of Commerce
AMCO

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 Incorporator(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: breemann ainsworth jr

ANCHORAGE DAILY NEWS

AFFIDAVIT OF PUBLICATION

ACCOUNT #: 111763

CAMPAIGN #: 56805

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 29, Aug. 5, 12/2026

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.

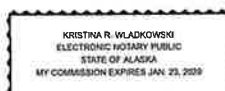
Signed Lisi Misa

Subscribed and sworn to before

me this 13th day of August, 2026.

Kristina R. Wladkowski

Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES
01/23/2029



RECEIVED

AUG 11 2026

Dept. of Commerce
AMCO

ANCHORAGE DAILY NEWS

AFFIDAVIT OF PUBLICATION

ACCOUNT #: 111763

CAMPAIGN #: 56803

COST: \$605.00

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

Lisi Misa
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all said time was printed in an
office maintained at the aforesaid
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was published in regular issues
(and not in supplemental form)
of said newspaper on

July 29, Aug. 5, 12/2026

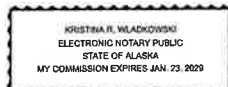
and that such newspaper was
regularly distributed to its
subscribers during all of said
period. That the full amount of
the fee charged for the foregoing
publication is not in excess of
the rate charged private individuals.

Signed *Lisi Misa*

Subscribed and sworn to before

me this 13th day of August, 2026.

Kristina R. Wladkowski
Notary Public in and for
The State of Alaska.
Third Division
Anchorage, Alaska
MY COMMISSION EXPIRES
01/23/2029





An image of Suicide Basin by Juneau's Mendenhall Glacier, timestamped at 8:02 a.m. Tuesday shows the flood basin with an overlay indicating the elevation scale levels from prior years.

SOUTHEAST ALASKA

Juneau's Suicide Basin has released, marking the start of glacial outburst flooding

Meri Kanagy
Anchorage Daily News

JUNEAU — Juneau's glacial outburst flooding started Tuesday afternoon as Suicide Basin, the source of the annual floods, began releasing water, according to the National Weather Service.

Flooding around the Mendenhall Lake and Mendenhall River is expected Wednesday through Thursday, with a flood warning in effect until 4:30 a.m. Friday. The weather service said Tuesday afternoon that the river is likely to crest around 5 to 9 a.m. Thursday.

The glacial outburst event began hours after the basin reached full capacity Tuesday morning.

The flood begins when water from Suicide Basin, which is dammed by the side of the Mendenhall Glacier, lifts part of the glacier, creating a channel underneath the ice that sends billions of gallons of water into the Mendenhall River. The river runs through the Mendenhall Valley, Juneau's largest residential area.

The City and Borough of Juneau on Tuesday advised residents in the Mendenhall Valley flood zone to evacuate starting Wednesday. The inundation zone this year encompasses approximately 1,000 residences.

Residents can monitor the situation through the city's Emergency Flood Response page and the National Weather Service's Suicide Basin monitoring page. Residents can also sign up for text alerts and enter

their address to see whether they are in the flood advisory evacuation zone.

Ryan O'Shaughnessy, Juneau's emergency programs manager, said once flooding peaks, water levels recede relatively quickly and evacuees can expect to return home 12-18 hours after the river crests.

"Folks don't need to evacuate for long before they can return home, and it absolutely is the safest way, the best way, to keep themselves, their neighbors, and first responders safe," O'Shaughnessy said at a Tuesday afternoon press conference.

The Floyd Dryden Gymnasium at 3800 Mendenhall Loop Road will serve as an emergency evacuation shelter.

The Mendenhall River's water level as of Tuesday morning was about 4 feet, below typical levels for early August.

For comparison, in 2025, an atmospheric river pushed the Mendenhall River to about 9 feet before the outburst flood began. Last year, Suicide Basin filled on Aug. 10. After the glacial dam burst, the Mendenhall River reached a record peak water level of 18.5 feet on Aug. 13, 2023.

The National Weather Service in Juneau is forecasting that the river this year will peak between 16.1 feet and 18.3 feet. The agency expected a full release from Suicide Basin, similar to last year, but the exact volume remains unclear.

"We are in a little better starting

point now because of the drier weather we've seen in July and August. But I think overall, that doesn't contribute as much as how much (water) releases from the basin itself," senior meteorologist Dan Siegel said Tuesday morning.

The 2025 flood damaged about 50 homes. Flood impacts were mitigated in part by HESCO barriers — wire and fabric flood walls filled with sand — installed along parts of the river. This year, the city expanded its HESCO barrier system by about 30% and deployed pumps to evacuate water that breaches the barriers.

In 2024, the river's water level reached 15.9 feet and damaged nearly 300 homes. The city did not have HESCO barriers in place that year.

Officials have also warned residents to stay back from HESCO barriers during the flood. A video from last year shared by the City and Borough of Juneau depicts a tree swept downstream in the Mendenhall River striking and breaching a barrier.

Ken Murphy, safety officer for Juneau's GLOF Unified Command, said first responders are preparing for swift-water rescues, as well as the flood itself.

"It's deceptive how swift water can carry you away. You can't swim in it. Water always wins when you fight against it. Never gamble your life against the flood," Murphy said.

"We are in a little better starting

ALASKA NEWS

Enstar making emergency repairs to broken gas pipeline near Whittier

Zac Hollander
Anchorage Daily News

Enstar Natural Gas crews are making emergency repairs to a pipeline with a gas leak below the Twentymile River that may result in an outage to the nearby community of Whittier, officials say.

The leak is in an 8-inch subsea pipeline at a river crossing, according to Enstar spokesperson Lindsay Robson. It's located about a half-mile from a popular Seward Highway boat launch south of Gardwood.

A heater reported the smell of gas on Sunday and crews confirmed the leak that evening, Robson said.

A crew returned to the area Monday and confirmed "the extent of the issue," she said in a message Tuesday morning.

The line serves the community of Whittier. "Residents and businesses are encouraged to be aware of the situation and prepare for the possibility of a temporary interruption in natural gas service," city officials said in a social media post Monday.

Enstar operates 39 miles in Whittier — including one that serves the 14-story Begich Towers

condominium building where several hundred people live.

Enstar is repairing the line and working to confirm a plan to truck liquefied natural gas to Whittier from Fairbanks, Robson said. The utility plans to shut down the pipe for repairs once the LNG trailer arrives, she said.

The LNG will be "regasified" into the system to serve the area affected by any outage, according to an update the utility issued to Whittier-area customers. Service may be interrupted over the next 30 to 45 days as the utility works on constructing a new cross bore beneath the Twentymile River, officials warned. If service is interrupted, gas-powered appliances like furnaces, water heaters or dryers and stoves won't operate.

Utility officials urged Whittier community members to identify a safe, warm place to stay in case temperatures drop, make alternate plans if a household member has medical or accessibility needs that could be affected by a loss of heat or hot water, and update their contact information with Enstar.

ANCHORAGE

Child hospitalized after East Anchorage crash has died

Anchorage Daily News

Police say a child who was critically injured in an East Anchorage crash last month has died.

The child, along with another juvenile inside the vehicle, was hospitalized with life-threatening injuries when a GMC Sierra driven by a 23-year-old Kyle Hoogendorn struck a light post at Northern Lights Boulevard and UAA Drive around 12 a.m. July 28, according to the Anchorage Police Department.

Hoogendorn, the juvenile's mother, was declared dead at the scene, police

have said. One of the children died at an Anchorage hospital on July 30, Anchorage police said in an updated statement.

Family members in social media posts after the crash described Hoogendorn as the 4-year-old girl's mother and the other child as her son.

Anchorage police spokesperson Gina Romero said the other injured child is a 1-year-old whose birthday is this month but didn't provide an update on their condition when asked.

CRIME & COURTS

California woman charged in Alaska seafood worker's fatal meth overdose

Zac Hollander
Anchorage Daily News

A 44-year-old California woman who sent methamphetamine to an Alaska seafood industry worker was arrested last week on federal felony charges associated with the worker's overdose death.

The worker died in February 2023 while working at the Uniflex Corp. seafood processing plant in Dutch Harbor, according to filings in the case. The documents don't identify the person beyond their initials, though several references imply they were a man in his 40s.

Darlene Moreno was arrested last week on charges she shipped the methamphetamine involved in the overdose from California to Unalaska in January 2023. Prosecutors, in a detention memo filed Aug. 7, expressed concern that Moreno might flee to Mexico from her home in Port Hueneme.

Moreno had an initial court appearance and detention hearing in the Central District of California on Monday, according to Reagan Zimmerman-Hartzheim, a spokesperson for the U.S. Attorney's

Office in Anchorage. A magistrate judge in California ordered her release but prosecutors in Alaska have appealed that order.

The magistrate has granted a 72-hour stay pending a decision from an Alaskan judge on the appeal, Zimmerman-Hartzheim said.

Moreno remained in custody in California as of Tuesday.

She is accused of shipping a half-ounce of 90% pure methamphetamine to the worker in Unalaska, according to the memo, which includes text messages between Moreno and the worker. Prosecutors say he picked up the package two days before he died. The two had known each other for some time, though Moreno doesn't appear to have any other connection to Alaska, filings show.

"Moreno knew that at the laundromat down the street from her home in California she could buy methamphetamine," states the state's motion appealing the release order. "Moreno took no care about the purity or what could have been mixed with the methamphetamine, all she cared about was the benefit to herself."

From January 2021 to June 2024, just over 31% of overdoses nationally were from methamphetamine and nearly 60% of the methamphetamine overdose deaths involved only methamphetamine, according to Centers for Disease Control and Prevention statistics included in the memo.

But most federal prosecutions do not involve the drug, making this case unusual.

Between 2019 and 2023, about 95% of overdoses associated with federal drug trafficking prosecutions involved opioids like heroin or fentanyl, according to a study last year by the U.S. Sentencing Commission. All other drugs, including methamphetamine and cocaine, were involved in only 5% of overdose prosecutions.

During the fatal overdose at the Uniflex facility in Dutch Harbor, police were called to respond to a worker experiencing "drug related conditions." The federal detention memo states. The worker was confused but conscious, but complaining of chest pain and difficulty breathing, according to the memo. The worker died soon after.

Investigators said they found a baggie of meth on the worker's body.

The worker had only used a small portion of the half-ounce, or roughly 14 gram, shipment before they died, according to this week's memo. Investigators found more than 12 grams remaining in the baggie, meaning they had consumed less than 2 grams.

The State Medical Examiner Office ruled the cause of death to be methamphetamine intoxication.

Moreno was indicted last month by a federal grand jury on one count of distribution of methamphetamine resulting in death and two counts of using a communication facility in committing, causing and facilitating the commission of a drug trafficking felony.

Moreno told investigators during her arrest that she had been clean for months and was working full-time in Santa Barbara, California, according to the memo. She was cooperative.

Prosecutors say they found evidence that she continued to sell drugs from her home.

Northwest LLC is applying under 3 AAC 206.000(1)(2) for a new Standard Fishery license, license #22548, along business at West Pack, located at 828 Business Ave., Anchorage, AK 99518, UNITED STATES.

Interested parties may object to the application by submitting a written statement of reasons for the objection to the Director of the Alaska Department of Fish and Game, the applicant, and the Alaska Department of Fish and Game (ADFG) not later than 30 days after the date the application is submitted to the Alaska Department of Fish and Game. The application is deemed to be complete if the applicant has submitted the application to the Director of the Alaska Department of Fish and Game, the applicant, and the Alaska Department of Fish and Game (ADFG) not later than 30 days after the date the application is submitted to the Alaska Department of Fish and Game. The application is deemed to be complete if the applicant has submitted the application to the Director of the Alaska Department of Fish and Game, the applicant, and the Alaska Department of Fish and Game (ADFG) not later than 30 days after the date the application is submitted to the Alaska Department of Fish and Game.

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Holmberg Partners LLC the Ver's Dive Bar located at 1027 E 6th Ave., Anchorage, AK 99501 is applying for transfer of a Beverage Dispensary AS 04.09.200 liquor license to Holmberg Partners LLC. The change in ownership involves the ownership interest transfer from Richard Hale, 100%, to Emily Green, 100%. Interested parties should submit written comments to their local governing body, the applicant, and to the Anchorage Licensing Control Board at 550 West 7th Ave., Suite 1600 Anchorage AK 99501 or alcohol.licensing@alaska.gov.

FORECLOSURE SALE

8/14/2026 at 11 A.M.
Inside the Main Entrance of the Boney Courthouse
303 K Street, Anchorage, AK 99501

Property Address:
10044 Coffey Street, Eagle River, AK 99577
Lot 11 (11) Block Five (5), Eagle River Heights 1957 Addition
4 bed 3 ba 3 car garage 2112 sq ft
This property is not exempt from foreclosure sale
Appraised Value: \$460,000.00

OPENING BID AMOUNT: \$233,836.73
Cash or Certified Funds Only
Property is sold "as is" unless a "no" is written, expressed or implied

For more information contact: Vesta
Pony Mortgage Assistance Office, NMLS #2261616
at 907-347-4333, Northern Trail, NMLS #4949664,
serving clients for ANI
Sale date and bid amount are subject to change

EDUCATION

University of Alaska regents move to eliminate undergraduate out-of-state tuition rates

Tim Rockley
Anchorage Daily News

The University of Alaska Board of Regents voted Tuesday to eliminate higher tuition rates for students with out-of-state residency.

Regents voted unanimously in favor of the change, but final approval will not occur until November, when regents vote on tuition rates for the 2027-28 school year.

University finance officials said the move will not cost the school much money, but might attract more students from other states to attend the University of Alaska.

The tuition change would mostly apply to freshmen students from out-of-state, according to regent Karen Perdue. Sophomores and upperclassmen typically qualify for in-state resident rates after their first year in Alaska.

Other programs and initiatives already exist to offer out-of-state students reduced tuition rates. Aparna Palmer, chancellor for the University of Alaska Southeast, said the school will allow out-of-state students at UAS to pay in-state tuition rates as part of its Alaska Unlocked initiative launching this fall.

"This has been a real game-changer for us," Palmer said. "It has allowed us to increase the number of out-of-state students."

Currently, students from 13 states can qualify for the Western Undergraduate Exchange program, which offers tuition at 100% of the rate for in-state students. Students in Hawaii as well as roughly the western third of the Lower 48 — from West



Nearly 600 graduates crossed the stage during the UAA spring commencement ceremony at the Alaska Airlines Center on May 3. The University of Alaska Anchorage celebrated the accomplishments of 1,647 certificates, undergraduates and graduate students.

Coast states through North Dakota, South Dakota, Wyoming, Colorado and New Mexico — can qualify for the program.

Nonresident students make up about 16% of the more than 20,000 students who attend UA systems-wide. Luke Fulp, chief financial officer for the UA system, said the University of Alaska Fairbanks and the University of Alaska Anchorage receive about \$1.4 million in tuition from

nonresident students.

Former UA President Pat Pitney said in her 2025 State of the University Address that three-quarters of UA graduates stay in Alaska. Officials expect that an increase in out-of-state students will bolster the local workforce.

"Universities across the country are looking at being more competitive and offering more affordable tuition proposals to

students," Fulp said. "And so, this is an effort for us to stay competitive in that marketplace and really make Alaska a destination for higher education."

Fulp projects the University of Alaska Anchorage would lose about \$372,000 in the first year, but break even after three years — the equivalent of 55 additional nonresident students.

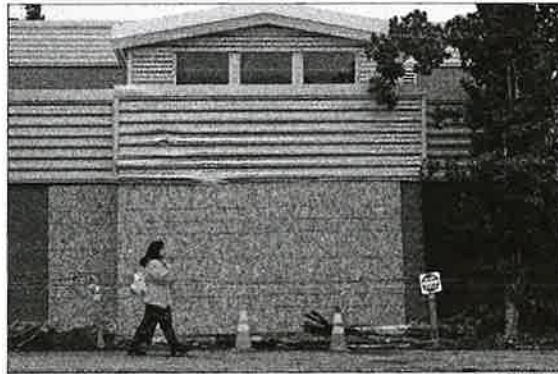
The tuition reduction would also apply to international students.

Owen Guthrie, vice chancellor for enrollment management and student affairs at UAF, said the idea is a risk worth taking to attract more qualified professionals. UAF staff will market the reduced tuition rates to potential students with print materials, emails and ads on social media and streaming services.

"From an enrollment perspective, this is the best thing since sliced bread," Guthrie said. "Those 270,000 prospective students, those are future, highly skilled, highly trained Alaskans, and we're excited to bring them here to this program."

The University of Alaska Fairbanks is projected to break even at just over 100 students in the second year, according to Fulp's presentation.

Fulp said the elimination of nonresident tuition will also reduce confusion for students from out of state, and reduce the administrative burden of charging increased rates. Fulp said 85% of nonresident students receive some form of waiver, which often leads to surprises when students receive their bill. The rate reduction would not apply to student fees.



A pedestrian walks past the north side of Mountain View Library that was damaged during an early morning vehicle collision between a sedan and a tractor-trailer.

ANCHORAGE

Book loans halted at Mountain View Library as city assesses damage from vehicle crash

Zachariah Hughes
Anchorage Daily News

The Mountain View branch of the Anchorage Public Library remains closed indefinitely as municipal staff assess damage to the building after it was struck by two vehicles in a weekend traffic crash.

On Monday, plywood covered part of the library's north-facing facade, though most of the building's exterior looked to be intact. Library spokesperson Misty Rose Newrick said that according to initial assessments, the building appears structurally sound.

"However, there are some additional steps that we need to take before staff can occupy the building for any length of time. Full damages and restoration efforts are still to be determined," Newrick wrote in an email Monday evening. "The municipal Maintenance & Operations department has assigned us a project manager who will be providing timeline updates as they know them."

The crash occurred just after 2:15 a.m. Saturday, the police department said in an online update that day. Anchorage police reported a sedan traveling southbound on Bragaw Street and a tractor-trailer traveling westbound on Mountain View Drive crashed into each other and then



The Mountain View Library was damaged during an early morning vehicle collision between a sedan and a tractor-trailer that came to rest inside the north side of the building.

collided with the library. The driver of the sedan was transported to a hospital for treatment.

Photos of Saturday's damage show a portion of a wall and window smashed to rubble behind the library's circulation desk.

According to a social media post from the Anchorage Public Library, with in-person borrowing halted indefinitely, patrons are asked to call the library system about current

hold requests. Items can still be returned through the drop box on the building's west side, or at any other Anchorage Public Library branch location.

The library has "no specific needs at this time," according to the post, but is directing interested individuals to make donations through Anchorage Friends of the Library, the municipality's charitable nonprofit arm.

ANCHORAGE

Police ID taxi driver and passenger killed in weekend collision with APD officer

Anchorage Daily News

Police on Monday identified the cab driver and passenger killed in a collision with an Anchorage Police Department SUV early Saturday in Midtown.

The department in an update Monday identified the cab's driver as 58-year-old Cemal Sadiku and the front-seat passenger as 45-year-old William Phillips.

The department also identified the officer involved as Kaden Pohl, the same officer who fatally shot a shoplifting suspect at the Midtown Walmart in June. Police at the time said the man wounded another officer and shot Pohl in the chest — his ballistic body armor protected him before Pohl shot and killed the man.

Saturday's fatal collision between the officer's Ford Explorer and an Alaska Yellow Cab taxi carrying four passengers occurred just after 1 a.m. at the intersection of 36th Avenue and A Street.

Pohl, responding to a shot-fired call, was driving west on 36th with his emergency lights activated when he collided with the cab, police Chief Sean Case said at a briefing Saturday. The taxi was traveling north on A Street.

Sadiku and Phillips were pronounced dead at the scene. Pohl and three other passengers in the cab were hospitalized with injuries police described Monday as not life-threatening.

Pohl has been with the department since December 2020. Case, at Saturday's briefing, said the officer was expected to be out of work for some time due to the injuries he suffered in the collision.

Numerous other details about the incident remained unclear Monday.

Asked whether the cab or patrol vehicle had a green light, police spokesperson Gina Romero said that remains under investigation.

ANCHORAGE

Motorcyclist dies in Spenard Road collision

Anchorage Daily News

A motorcyclist died Sunday after he collided with a vehicle on Spenard Road, Anchorage police said.

The man, who has not been identified, was riding west on Spenard when the driver of an oncoming Buick made a left turn onto Wisconsin Street, the Anchorage Police Department said in an online statement posted Monday. The collision was reported around 6 p.m. Sunday.

A preliminary

investigation revealed a Buick was making the left turn when it was struck by the motorcycle, police said. The man on the motorcycle was taken to a hospital and pronounced dead a short time later, they said.

The Buick's driver and one passenger were transported to a hospital with injuries police described as not life-threatening.

"Additional dynamics of the crash remain under investigation," police said.

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Helmstrong Partners LLC due Verto Five Bar Scotch at 1027 E 5th Ave, Anchorage, AK 99501 is applying for transfer of a Beverage Dispensary AS 04.09.200 liquor license to Helmstrong Partners LLC. The change in ownership involves the complete interest transfer from Richard Helm, 100%, to Emily Green, 100%. 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.

Intercepted, LLC is applying under 3 AAC 308.400(c)(1) for a new Standard License to sell hard liquor, beer, and wine at 1021 W Tudor Road, Suite 202, Anchorage, AK 99502, UNITED STATES.

New Guinness Inc is applying under 3 AAC 308.400(c)(1) for a new Standard License to sell hard liquor, beer, and wine at 1021 W Tudor Road, Suite 202, Anchorage, AK 99502, UNITED STATES.

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Alaska Premier Auctions and Appraisals LLC doing business as Alaska Premier Liquor located at 1220 W International Airport Rd, Anchorage, AK 99518 is applying for a transfer of a Package Store AS 04.09.230 liquor license to Circle K Stores Inc. doing business as Circle K located at No Premises.

ARTS & ENTERTAINMENT

Bachman-Turner Overdrive to perform at 2026 Alaska State Fair

Anchorage Daily News

Classic rockers Bachman-Turner Overdrive are scheduled to perform at the 2026 Alaska State Fair in Palmer, organizers announced Monday.

The band is set to appear Monday, Aug. 31 at 7 p.m. Tickets went on sale Tuesday morning.

BTO was booked as a replacement for The Beach Boys, who last week canceled a number of shows, including an appearance at the Alaska State Fair.

Featuring Canadian rocker and band

founder Randy Bachman, BTO produced a string of hits in the 1970s, such as "Dakin' Care of Business," "You Ain't Seen Nothing Yet," "Roll On Down the Highway" and "Let It Ride."

Tickets are available at alaskastatefair.org.

The fair's entertainment lineup is now complete and includes Life Lovett, Cakes AJR, Twisted Sister, Deadmau5, Modest Mouse, BigThaPug, Megadeth and Arty Grant.



BACHMAN, BTO / The Canadian Press via AP Archives August 2024

Canadian singer and guitarist Randy Bachman, of Bachman-Turner Overdrive, speaks after being presented a proclamation declaring Bachman-Turner Overdrive Day ahead of his concert at the Pacific National Exhibition Fair in Vancouver, on Aug. 20, 2024.

FROM PAGE A1

LNG TAX

expressed slim hopes that they could find common ground to pass a bill for the project this year. After the governor introduced a bill halfway into the regular session in March, they've spent months considering measures that multiple times failed to pass both chambers and win the approval of the governor and New York-based Glenside, which owns 75% of the project, with the state's Alaska Gasline Development Corp. owning 25%.

The Alaska LNG project is seen by Dunleavy, lawmakers and many Alaskans as critical because it could provide most of the state with natural gas for heat and power, as a shortfalls loom for local gas production from Cook Inlet. But Enstar President John Sims said earlier this month that gas scarcities may hit as soon as this winter, years before the LNG project timeline estimates it could supply gas to the region.

Proposed at a cost of up to \$35 billion, the project would deliver North Slope natural gas in an 850-mile pipeline. The gas would go first to Alaskans starting in 2029, then also as overseas exports of liquefied natural gas, or LNG, starting in 2031.

In the special sessions that ended in June and earlier this month, the Senate passed two bills providing a property tax cut for the project, but the House rejected the legislation.

The key difference between tax cut bills favored by the two chambers has been a corporate income tax expansion that is supported by a majority of the Senate, in part as a way to make up for lost revenues from the project.

In June, the House overwhelmingly passed what legislators and Dunleavy called a "clean bill," without an amendment expanding the state's corporate income tax.

The most recent bill passed by the Senate at the end of the special session that concluded earlier this month would have expanded the tax to oil and gas companies that are 5 corporations or limited liability companies, but not to the gas line project itself.

That version drafted by a bicameral conference committee died in the House on a tie vote before it could reach Dunleavy's desk, after the governor posted on social media that he would veto the compromise bill because it included the corporate income tax expansion.

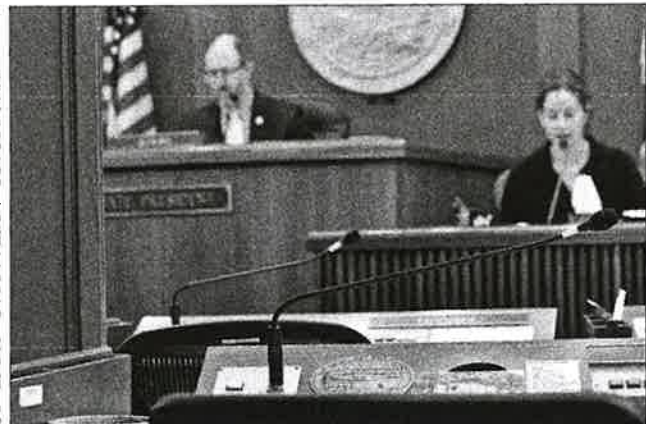
The tax would generate new revenue for the state and would apply to companies such as Hilcorp, expected to be a key supplier of the natural gas for the line, if it can be built.

Major business groups and the project developer, Glenside, have said the language would hurt the Alaska LNG project by increasing prices for produced natural gas, and should be considered independently as its own bill.

Hilcorp Alaska, one of the major oil and gas companies in Alaska, also wrote in a letter to lawmakers last week that it opposes the measure.

"Imposing a tax hike on Hilcorp, the upstream producer responsible for developing the fields that contain natural gas that will be transported on the gasline, producing it, and delivering it to the gasline will undoubtedly (and) impact the economics of the Alaska LNG Project by increasing the cost of upstream development and production," Luke Saenger, the company's senior vice president, said in the letter.

"Exempting only the Alaska LNG Project from the proposed tax does not eliminate the increased costs created by the tax. It merely imposes them elsewhere in the value chain, and those costs will ultimately flow through to the economics of the Alaska LNG Project," Saenger said.



Juneau Democratic Sen. Jesse Kiehl, left, leads a technical session before an empty Senate floor at the Alaska State Capitol building on Monday in Juneau. The session marked the start of the third consecutive special session called by Gov. Mike Dunleavy to consider a tax break for the proposed Alaska LNG megaproject.

"Every day that goes by gets that much more difficult to reconvene the Legislature and to get them refocused on a bill that heretofore we've not been able to find consensus on to pass both chambers. And so I think the clock is ticking very loudly right now, and the governor realizes that."

—House Speaker Bryon Edgmon, a Dillingham Independent

What's next?

On Monday, House and Senate leaders said that after both chambers put extensive work into the failed bills, they are now waiting to see what the governor proposes before moving forward.

Dunleavy wrote on social media: "Before reintroducing the legislation, my administration is going to continue meeting with all parties to determine the best path forward to an agreement."

"I believe that by having these discussions now we can come to an agreement on a bill that would get the support it needs to pass both bodies and get this vital project moving forward and conclude this special session quickly," he said.

The House and Senate's next plan is to hold technical sessions again, on Friday.

House Speaker Bryon Edgmon led the House's opening technical session Monday. Also present were House Minority Leader DeLena Johnson, a Palmer Republican, and Rep. Sara Hannan, a Juneau Democrat.

Edgmon, a Dillingham Independent, said after the meeting that he hopes common ground can be found.

"We need a gas line for sure, but we also need to do it in a way that gets broad public support and gets the necessary support in the Legislature," he said.

Compromise will be needed on the income tax provision and other items, he said.

When asked what has changed that might improve the chances of an Alaska LNG tax cut bill passing during the third consecutive special session on the topic, Edgmon said he hopes Dunleavy will be more engaged in the upcoming talks.

"The governor is at this point apparently more involved than he was last time around," Edgmon said. The governor was

"involved peripherally" in the most recent session, he said.

That's when the conference committee of six House and Senate members sought to find compromise between lawmakers, Glenside and the governor's office, and hammered out the bill that failed, Edgmon said.

"I would have preferred that he have been front and central and taken a very active role," Edgmon said of the governor. "But we're dealing with an administration that just doesn't have the relationships in the Legislature that ordinarily would be in place."

How the House proceeds this time, such as what committees might take up a bill, will depend on what the governor proposes, he said.

The process will take time, but there isn't much time left, he said.

Lawmakers running for office are focused on the Aug. 18 primary election and the November general election, Edgmon said.

"Every day that goes by gets that much more difficult to reconvene the Legislature and to get them refocused on a bill that heretofore we've not been able to find consensus on to pass both chambers," Edgmon said. "And so I think the clock is ticking very loudly right now, and the governor realizes that."

"I could tell you that if we don't get it done this special session, that I don't know that there will be another opportunity this year," he said.

Edgmon said more and more

lawmakers are calling for "a timeout and wait for the next administration to come in. And you know, the dust will have settled by then, hopefully."

Johnson said after the technical session that she came to hear the reading of the proclamation. But she's returning home to her Palmer district for the foreseeable future.

"Without a bill, I don't know that the Legislature has anything to do," Johnson said. "At this point it's up to the governor to bring forward to us what he is able to negotiate and wants to see us pass."

Senate President Gary Stevens, a Kodiak Republican, said in a text Monday that he spoke with Dunleavy the previous night.

"I believe his plan is to submit a bill to us at a later date," Stevens said. "We are anxious to see his contents."

Stevens, who last week described compromise legislation as "probably unlikely," said the Senate's current plan is to continue holding technical sessions until Aug. 18.

At that time, the full Senate could convene if the House passes a bill the Senate could accept, he said earlier this month.

Sen. Jesse Kiehl, a Juneau Democrat, led the Senate's technical session, and was the only member of the chamber present.

He plans to continue leading the technical sessions in lieu of a proposal from the governor, he said. He lives in Juneau and does not collect a per diem for work at the Capitol, unlike most lawmakers.

"If the governor is open to solving some of the more overarching issues, you'll, I think, see the Legislature come back to work," he said in an interview after the technical session.

"If not, the governor has the power to waste time and money constitutionally," he said. "We're going to waste as little of it as we possibly can."

Special sessions can last up to 30 days. The third special legislative session on Alaska LNG is scheduled to end Aug. 25.

Daily News reporter Alex Delkacher reported from Anchorage and Matt Koenig reported from Juneau.

WORSHIP SERVICES

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Reverend Lella Paibova

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Sun 11 a.m.: IN-PERSON and Zoom Worship

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Rev. Anna Remond, Affiliated Community Minister.

Rev. Anna Remond, Affiliated Community Minister.

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on Facebook @stmarysak

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Call Ryan Estrada at 257-4270 or email to restrada@adn.com

ANCHORAGE DAILY NEWS

Alaska news, anytime. **ADN.com**

As Kyring Lee is making application for a new Restaurant Eating Place AS 04.06.210 Rural license, going business as

Millipenn Restaurant,

located at

3357 Fairbanks Street,

Anchorage, Alaska 99503.

Interested persons should submit written comment to their local governing body, the applicant, The Law Offices of Emond & Caffrey, P.C., at P.O. Box 212314, Anchorage, Alaska 99521, and to the

Alcoholic Beverage Control Board at:

550 West 7th Ave, Suite 1600

Anchorage, AK 99501

or alcoholic@adn.com

New Guinness Inc. is applying under 3 AAC 306.30000(2) for a new Manufacture Commercial Machine Facility license, license #4224M, going business as West Park, located at 525

Southway Ave., Anchorage, AK, 99518,

UNITED STATES.

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 Alaska & Hawaiian Commerce Office (AHCO) 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 application information will be posted on AHCO website at www.commerce.alaska.gov.

Objections should be sent to AHCO at info@commerce.alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

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AMENDED AND RESTATED COMMERCIAL LEASE AGREEMENT

This AMENDED AND RESTATED COMMERCIAL LEASE AGREEMENT (the "Amended and Restated Lease" or "Agreement") is entered into and effective as of the 1 Day of June, 2026 (the "Effective Date"), by and between GLP, LLC, whose mailing address is P.O. Box 111846, Anchorage, AK 99511 ("Lessor") and New Guinness Inc., an Alaska Limited Liability Company, whose address is 18756 Price Island Cir., Eagle River, AK 99577 ("Tenant") (collectively the "Parties").

RECITALS

WHEREAS, Lessor is the owner of the real property located at 838 Bonanza Ave. Anchorage, Alaska 99518 (the "Premises" or the "Leased Premises");

WHEREAS, Lessor parties to that certain Commercial Lease Agreement, effective as of June 1 2026 as the same may be amended and/or modified

WHEREAS, Tenant desires to obtain a State of Alaska Marijuana Cultivation and manufacture License #4b-42249 #4a-42248 (the "License") and to lease the Premises from Lessor in order to operate a licensed manufacture and cultivation at the Premises;

WHEREAS, pursuant to the State of Alaska marijuana industry regulations, Tenant must have possession of the area to be designated as the licensed premises in order to operate a licensed marijuana Garden and concentrate in the state of Alaska, Tenant must demonstrate to the State of Alaska Alcohol and Marijuana Control Office (AMCO) that it will have such right of possession as of the effectuation of the New License;

WHEREAS, Lessor and Tenant intend for Tenant's possession of the Premises under this Amended and Restated Lease to commence upon the effectuation of the New License by AMCO;

WHEREAS, Tenant seeks to operate a licensed marijuana cultivation facility and manufacture within the Municipality of Anchorage, Alaska;

WHEREAS Tenant is aware that the cultivation, manufacturing, sale, and possession of marijuana remains generally prohibited under federal law despite the State of Alaska laws and regulations permitting such activities; and

WHEREAS, Lessor and Tenant agree that the use of the property as a marijuana facility or establishment requires strict compliance with state and local law and that any ambiguity in the terms of the Amended and Restated Lease must be interpreted to comply with applicable law and preserve the health and safety of occupants of neighboring properties and the public at large.

NOW, THEREFORE in consideration of the Recitals (which are incorporated into the Amended and Restated Lease), the mutual covenants and conditions contained in this Amended and Restated Lease, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Tenant hereby agree as follows:

1. PREMISES DESCRIPTION Lessor in consideration of the covenants and conditions herein, hereby leases to Tenant and Tenant hereby leases from Lessor an approximately 5240 square foot commercial building (the "Building"), with an address of 838 Bonanza Ave, Anchorage, Alaska, 99518, and situated on that parcel of real property containing approximately 5240 square feet. the legal description of which is: Westgate Park L6 B7

2. TITLE AND RIGHT TO POSSESSION. Lessor covenants that it is lawfully seized of the Premises has full right and lawful authority to enter into this Agreement, and that the Property shall be delivered to Tenant free of encumbrances or adverse claims that would materially impair Tenant's intended use. Tenant shall have full access to the Premises and the right to enter and prepare for occupancy at its discretion upon the Commencement Date

3. TERM. The term of this Amended and Restated Lease shall be for a period of ten (10) years, commencing on the date of the approval of State of Alaska

Manufacturing License Number 4b-42249 Alaska Cultivation Marijuana License Number 4a-42248 of Guinness Inc (the "Commencement Date") by AMCO, provided that all conditions of the Assignment Agreement have been met, and expiring ten (10) years thereafter (the "Expiration Date") (and the period between the Commencement Date and Expiration Date shall be referred to as the "Term"). unless sooner terminated in accordance with this Amended and Restated Lease The Amended and Restated Lease may be renewed on terms agreed to in writing by the Parties Within ten (10) days of the Commencement Date the parties agree shall execute a Commencement Date Agreement in substantially the same form as Exhibit C attached hereto confirming the Commencement Date and Expiration Date of the Amended and Restated Lease

4. USE. Tenant shall use or permit the Premises to be used only for the purpose of operating a licensed manufacturing marijuana and cultivation facility and for necessary

related uses. Tenant's use shall be consistent with all covenants, conditions, occupancy

requirements,

and restrictions affecting the Building or the Property. Tenant shall not use or permit the use of the Premises for any other purposes without obtaining the prior written consent of Lessor, which consent may be given or withheld in Lessor's reasonable discretion

A. Tenant use of the Premises shall comply with all municipal, state, federal, and other governmental laws, statutes, ordinances, rules, and regulations, except federal laws inconsistent with Alaska Statute 17.38 or other state law governing the marijuana industry, whether they are of legislative, administrative, or judicial origin, including environmental laws and regulations and occupancy requirements specific to Tenant's use of the space and not the portion of the Premises for which Lessor is responsible to repair pursuant to the terms

hereof

B. Lessor and Tenant acknowledge and agree that (i) a portion of the Premises is utilized in connection with the retail sale of marijuana, which is permitted under Alaska law, but may be prohibited under federal law, and (ii) that any potential non compliance with federal law related to the retail sale of marijuana shall not be deemed a breach of this Amended and Restated Lease

C. Hazardous Substances. Tenant shall not cause or permit the release or disposal of any hazardous substances wastes or materials, on or about the Premises and Tenant shall be solely responsible for and shall promptly pay the cost of removing all such hazardous substances wastes and materials in accordance with all applicable governmental requirements. Hazardous substances wastes or materials shall include those which are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended 42 U.S.C. § 9601, et seq.; the Resource Conservation and Recovery Act, as mentioned, 42 U.S.C. § 6901, et seq.; the Toxic Substances Control Act, as amended, 15 U.S.C. § 2601, et seq. Tenant shall comply with all rules and policies set by Lessor, and with all federal, state and local laws regulations, and ordinances which govern the use, storage, handling, and disposal of hazardous substances, wastes, or materials. Tenant shall indemnify, defend, and hold Lessor, its affiliates members, directors officers employees contractors, agents successors, and assigns harmless from and against all claims for liability and damages (including attorney's fees and actual litigation costs) directly or indirectly arising out of or connected with (i) the use, generation, manufacture, production, storage, release, threatened release discharge, disposal or presence of a hazardous substance; waste or material on, under, or about the Premises (or off the Premises which affects Lessor or the Premises) caused by or attributable to Tenant, or (ii) a breach by Tenant of any representation, warranty, covenant, or agreement contained in this Amended and Restated Lease which terms shall survive the expiration or sooner termination of this Amended and Restated Lease. This indemnity shall cover, without limitation, (i) all foreseeable consequential damages caused by or attributable to Tenant and (ii) the costs of any required or necessary repairs, cleanup, remediation, or detoxification of the Premises caused by or attributable to Tenant.

D. Use of Premises. Tenant will not use or allow the use of the Premises in a manner offensive or objectionable, in the reasonable judgment

of Lessor, to neighboring tenants or to Lessor. Tenant shall not permit smoking or vaping of

any kind in on or at the Premises at any time. No use shall be made of the Premises or act done in or about the Premises, which will cause cancellation of or increase the existing rate for any fire insurance policy covering the Premises, or any part thereof. Tenant shall not place locks other than those provided by Lessor on any doors or change existing locks without Lessor's prior written consent. Tenant shall not alter the electrical or plumbing systems or install any special wiring or abnormal power consuming equipment without Lessor's prior written consent. Tenant shall not enter into any contract for maintenance, repair, or cleaning that is to be done at Lessor's expense

without Lessor's prior written consent. Tenant shall not overload electrical circuits or use electricity in any manner, which would create an electrical shock or fire hazard

5. PERMITS AND LICENSES. Tenant shall be responsible, at its sole expense, for obtaining all necessary certificates, licenses and permits required for its lawful operation at, and use of, the Property. Lessor agrees to cooperate and refrain from opposing any application for such certificates, licenses, and permits by Tenant, provided such use is permitted under Section 4 of this Amended and Restated Lease and Tenant is not in default

6. RENT Tenant covenants and agrees to pay Lessor as the initial monthly rent the amount of Ten Thousand and 00/100 Dollars (\$10,000.00) in lawful money of the United States in advance of the Commencement Date and thereafter on or before the first day of each calendar month without notice, demand, setoff, or deduction. Tenant shall pay the rent to Lessor at the address set forth in the opening paragraph of this Amended and Restated Lease or to such other place or in such other manner as Lessor may hereafter designate in writing. Lessor shall pay the pro rated amount of rent for any partial month during the Initial Term or subsequent Term

A. Rent is calculated at \$0.60 per square foot, and shall be as follows:

(1) Year 1:

\$10,000 (2) Year

2: \$10,000

(3) Year 3:

\$10,000

(4) Year 4:

\$10,000

(5) Year 5:

\$10,000

7. INITIAL RENT PAYMENT AND SECURITY DEPOSIT.

A. No later than June 1 2026 and in any event at least 30 days prior to the Commencement Date Tenant shall deposit with Lessor an initial rent payment of \$10,000.00, representing rent payments for the first and final month of the Term. The first month's rent of \$10,000.00 shall be applied to the first month following the Commencement Date. In the event the first month is a partial month, rent for the first month shall be calculated pro rata and the balance applied to the rent amount due for the second month. The final month's rent of \$10,000.00 shall be applied to the last month of the Term.

B. No later than June 1 2026 and in any event at least 30 days prior to the Commencement Date Tenant shall deposit with Lessor the sum of 10,000.00 (the "Security Deposit"), which shall serve as security for the full performance of the responsibilities, covenants, and agreements under this Amended and Restated Lease by Tenant.

C. If Tenant is in default, Lessor may, but is not required to, use the Security Deposit or any portion of it to cure the default or to compensate Lessor for any damage (including Lessor's own expenses) sustained by Lessor resulting from Tenant's default. Upon demand, Tenant shall then immediately pay to Lessor a sum equal to the portion of the Security Deposit expended or applied by Lessor so as to restore the Security Deposit to the amount initially held by Lessor for that purpose. If Tenant is not in default at the expiration or termination of this Amended and Restated Lease, Lessor shall return the balance of the Security Deposit to Tenant within thirty (30) days of surrender of the Premises to Lessor.

D. Lessor's obligations with respect to the Initial Rent Payment and Security Deposit are those of a debtor and not a trustee, and Lessor can commingle the Initial Rent Payment and Security Deposit with Lessor's general funds. Lessor shall not be required to pay Tenant interest on the Initial Rent Payment or Security Deposit.

E. Tenant may not assign or encumber the money deposited as security, and Lessor shall not be bound by any such assignments or encumbrances.

8. LATE FEES. If rent is not paid in full within five (5) days after the due date, an additional late charge of five percent (5%) of the unpaid amount or \$250, whichever is greater, shall be assessed by Lessor per month, and paid by Tenant. If the Tenant is late in paying rent more than two (2) times, the late charge increases to the greater of six percent (6%) of the unpaid amount or \$300. Lessor's acceptance of late payments, or failure to enforce a default shall not be considered a waiver of any subsequent default. Tenant further agrees to pay Fifty and 00/100 Dollars (\$50.00) for each dishonored bank check (NSF) or failed transfer of funds. If two (2) NSF checks or failed transactions are presented or occur during tenancy, guaranteed funds will be required by money order or cashier check only.

9. TAXES.

A. Real Property Taxes and Assessments. Lessor shall pay all real property taxes and assessments levied against the Premises during the Term of the Amended and Restated Lease or any extension thereof.

B. Personal Property Taxes. Tenant shall pay, prior to delinquency, all taxes assessed against and levied upon trade fixtures, furnishings, equipment, and all other business or personal property of Tenant contained in, or used in connection with, the Premises or elsewhere

C. New Taxes. Should a tax on rental income or a tax on property and improvements be adopted or modified during the Term of this Amended and Restated Lease or any renewal term Tenant shall pay Lessor as additional rent an amount equal to said tax as it may apply to rent paid by Tenant under this Amended

and Restated Lease. Said additional rent is to be paid promptly within ten (10) days after proper evidence of the payment of said tax has been submitted to Tenant

10. ACCEPTANCE OF PREMISES BY TENANT. Tenant has inspected the Premises as of the Effective Date. Tenant accepts the Premises in its current "as is" condition and configuration as of the Effective Date. Tenant acknowledges and agrees that the Premises are in good order and satisfactory condition, and that there are no representations or warranties by Lessor of any kind regarding the condition of the Premises not set forth in the Amended and Restated Lease. Tenant acknowledges that it assumes responsibility for any existing conditions of the Premises and will be responsible for any damage discovered or repairs needed from the Commencement Date onward

11. NUISANCE PROHIBITED. Tenant shall not do nor permit anything to be done in, on or about the Premises which would in any way obstruct or interfere with the rights of other tenants or occupants of the Building, or use or allow the Premises to be used for any immoral or unlawful purpose, nor shall Tenant maintain or permit any nuisance or commit or suffer to be committed any waste, damage, or injury in, on, or about the Premises

12. UTILITIES AND SERVICE CHARGES.

A. Tenant's Responsibility. Tenant shall be solely responsible for and shall promptly pay when due all expenses of all utilities, including but not limited to electricity, natural gas, telephone, high-speed internet, water, sewer, waste removal, and janitorial. Tenant is responsible for all cost and expenses for heating or cooling the Leased Premises whether such is electrical or otherwise and for assuring that the fuel or power required for such services are properly and safely delivered to the Premises at all times. More generally, all other expenses which are incurred from day to day in connection with Tenant's use or occupancy of the Leased Premises shall be promptly paid by Tenant. Without limiting the generality of the foregoing, Tenant shall place all utilities that service the Premises in Tenant's name and for which Tenant shall be responsible and liable to the applicable provider for the payment of all services provided, and agrees herein to indemnify and hold Lessor harmless therefrom

13. MAINTENANCE AND REPAIRS.

A. Lessor's Maintenance. Lessor shall keep in good order, condition and

C. Parking The parking area at the Premises will be exclusively for Tenant's use. Any and all vehicles parked in the parking areas shall be fully operational and parked in a manner that does not impede vehicle access completely around the structure of the facility, and provided such vehicles shall not impede access to the Property by emergency vehicles, access to Fire Department connections or the sprinkler systems. Any non-functioning vehicle(s) or equipment shall be promptly removed by Tenant

D. Smoke Detectors. The parties acknowledge that the Building contains smoke detector devices in compliance with the laws of the State of Alaska and that the detectors are in working order as of the Effective Date. Tenant is responsible to confirm the working order of the smoke detectors as of the Commencement Date and agrees to maintain the smoke detectors in good working order during the Term of this Amended and Restated Lease

14. IMPROVEMENTS AND ALTERATIONS. Tenant may not make any changes, additions, alterations, improvements, or additions to the Premises or attach or affix any articles thereto without Lessor's prior written consent which shall not be unreasonably withheld. All alterations, improvements, and additions to the Premises shall

be done only by contractors or mechanics approved by Lessor, shall be at Tenant's sole expense, and at such times and in such manner as Lessor may approve. At the expiration or earlier termination of the Amended and Restated Lease, all improvements to the Property constructed or installed by Tenant shall remain the property of Tenant,

regardless of whether such improvements are attached or affixed to the Property. Tenant, upon termination or expiration of this Amended and Restated Lease, shall remove all improvements, fixtures and personal property constructed or installed on the Premises by Tenant and restore the Premises to its original above grade condition, reasonable wear and tear excepted. If such removal causes Tenant to remain on the Premises after Expiration Date or termination date of this Agreement, Tenant shall pay rent at one hundred fifty percent (150%) of the monthly rate in effect immediately prior to the termination date until such time as the removal is complete. Rent for the final month of removal shall be calculated pro-rata should Tenant require less than a 30-day period to complete the removal. Should Tenant fail

repair the foundation, structural supports, exterior roof, exterior walls, plumbing HVAC systems and related controls of the Building; provided, however, that Lessor shall have no obligation to repair any defective condition or damage, nor shall any defense or remedy be available to Tenant where the defective condition or damage was caused, in whole or in part by Tenant. Tenant's family, invitees, licensees, affiliates, employees, contractors, or other person acting under the direction or control of Tenant or where

Tenant unreasonably fails to notify the Lessor of the condition or allow the Lessor access to the premises for purposes of repair. Lessor shall not be liable for any damage to any Tenant property at any time in or about the Premises or in the Building from water, rain, or snow which may leak into, issue or fall from any part of the Building from the pipes or plumbing, or any other place except to the extent caused solely by Lessor's or its agent's negligence or willful conduct.

B. Tenant's Maintenance Tenant, at its own cost and expense, will keep the Premises in neat, clean, safe, and tenantable condition, and otherwise in as good order, condition and repair as they are as of the Commencement Date of this Amended and Restated Lease (normal wear and tear excepted) and shall be responsible for snow plowing and removal for the Premises (including removal from the roof of the Building) sanding the parking lot, and shall keep the sidewalks in front of the Premises and all parking areas and walkways free of snow, ice and debris and in a safe condition. In addition, and except as to those matters reserved to the Lessor as provided in Section 13(A), Tenant at Tenant's own cost and expense, shall maintain the Premises, including, but not limited to, landscaping, glass, doors, wall coverings, floors interior lighting, equipment and fixtures within the leased space, the ceiling, and any other matter or thing in good repair and condition, except for ordinary wear and tear, and shall make all repairs and replacements and perform all maintenance necessary to keep the Premises in such condition and in compliance with all applicable occupancy requirements. If Tenant fails to do so or fails to reasonably commence to do so after fifteen (15) days written notice (twenty-four (24) hours with respect to occupancy requirements), Lessor shall in addition to other remedies, have the right to repair any such damage and Tenant shall pay Lessor for the cost of all such repairs. Tenant shall be responsible to repair, at Tenant's sole cost and expense, any damage to the Premises or Tenant's personal property, which is caused by Tenant, its employees contractors, customers and/or invitees

to remove property, fixtures, or improvements, Tenant shall be responsible for the cost of removing said property, fixtures, or improvements and shall indemnify and hold Lessor harmless from such costs which obligation shall survive the expiration or earlier termination of this Amended and Restated Lease. If such removal is not completed within 90 days any remaining property, fixtures, or improvements shall be deemed abandoned and subject to the abandoned property provisions of Section 27 of this Amended and Restated Lease.

15. SIGNS Tenant is permitted to install signage on the side or front of the Building at Tenant's expense. However, all signs placed on the Premises or Building by Tenant shall be pre-approved by Lessor, which approval shall not be unreasonably withheld and shall be installed in compliance with applicable state and municipal requirements. Lessor has approved the installation of any signs existing at the Premises as of the Effective Date of this Amended and Restated Lease. Tenant shall remove all signs so placed at the termination of its tenancy and repair any damage or injury to the Premises or Building caused thereby, and if not so removed by Tenant, then Lessor shall have the right to have the signs removed and the Premises and Building repaired at Tenant's cost. Notwithstanding the foregoing, Lessor approves the existing signage installed by Prior Tenant.

16. MECHANIC'S LIENS. Tenant will not permit any mechanic's, laborer's, material supplier's or any other liens against the Premises for any labor, materials, or services furnished to Tenant or claimed to have been furnished to Tenant or Tenant's agents, contractors, or subtenants in connection with work, materials, or services of any character performed or provided or claimed to have been performed or provided by or at the direction of Tenant; provided, however, Tenant shall have the right to contest the validity or amount of any such lien or claimed lien. Tenant agrees to indemnify, defend, and hold harmless Lessor from all such liens.

17. ACCESS TO PROPERTY. Lessor and its authorized representatives shall have the right to enter the Premises with forty-eight (48) hours prior notice to Tenant to: (i) inspect the Premises; (ii) perform required maintenance and repairs; (iii) serve, post, or keep posted any notices required or allowed under the provisions of this Amended and

Restated Lease; and (iv) during the last three (3) months of the Amended and

Restated Lease to show the Premises to prospective tenants

A. Lessor acknowledges that, because the Premises is being utilized by Tenant as a licensed marijuana establishment, applicable laws and regulations require that a Tenant representative be present to serve as an escort to Lessor and Lessor's agents during any entry and that Lessor will comply with Tenant's visitor policies If Tenant

is not personally present to permit entry, cannot be reached, or does not provide access, and an entry is necessary or permissible, Lessor shall contact the State of Alaska Alcohol and Marijuana Control Office, or other relevant government authority prior to any access of the Premises. Acting under guidance and direction received therefrom Lessor may enter the same by master key or may forcibly enter the same without rendering Lessor liable therefore. Nothing contained herein shall be construed to impose upon Lessor any duty of repair of the building except as specifically provided for herein.

18. DEFAULT The occurrence of any of the following shall constitute a default ("Default") by Tenant and a breach of this Amended and Restated Lease:

A. Failure to Pay Rent. The failure to make payment when due of any installment of the monthly rent or of any other sum herein specified to be paid by Tenant, if such default shall not be cured within ten (10) days after written notice has been given to Tenant, shall be a Default.

B. Failure to Perform Covenants The failure to observe or perform any of Tenant's other covenants, agreements, or obligations hereunder, other than for the payment of rent, if any such default shall not be cured within thirty (30) days after written notice has been given to Tenant, shall be a Default. In the Lessor's sole discretion, Tenant may be afforded a reasonable period of time to cure the Default provided that Tenant

promptly commences curing the Default after the notice and prosecutes the cure to completion with due diligence.

C. Bankruptcy and other Matters. The making by Tenant of any general assignment for the benefit of creditors; the filing by or against Tenant of a petition to have Tenant adjudged bankrupt or the filing of a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days); the

appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Amended and Restated Lease, where possession is not restored to Tenant within thirty (30) days; the dissolution or commencement of any action or proceeding for the dissolution or liquidation of Tenant, whether instituted by or against Tenant; or the attachment, execution, or other judicial seizure of substantially all of the Tenant's assets located at the Premises or of Tenant's interest in this Amended and Restated Lease, where such seizure is not discharged within thirty (30) days; or

D. Abandonment of Premises. Abandonment shall occur if Tenant leaves the Premises vacant or does not operate at the Premises for a period of fourteen (14) days or more without the prior written consent of Lessor

19. LESSOR'S REMEDIES ON DEFAULT. In the event of Tenant's Default Lessor may exercise one or more of the following remedies, in addition to all other rights and remedies available at law or in equity whether or not stated in the Amended and Restated Lease

A. Lessor may continue this Amended and Restated Lease in full force and effect and shall have the right to collect rent when due. During the period Tenant is in default, Lessor may re-enter the Premises with or without legal process and relet them, or any part of them, to third parties for Tenant's account, and Tenant hereby expressly waives any and all claims for damages by reason of such re-entry. Tenant shall be liable immediately to Lessor for all reasonable costs Lessor incurs in reletting the Premises, including, without limitation, brokers' commissions, reasonable expenses of remodeling the Premises required by the reletting, attorneys' fees and costs, and like costs. Reletting can be for a period shorter or longer than the remaining Term of this Amended and Restated Lease and in no event shall Lessor be under any obligation to relet the Premises. On the dates such rent is due, Tenant shall pay to Lessor a sum equal to the rent due under this Amended and Restated Lease less the rent Lessor receives from any reletting. No act by Lessor allowed by this Section shall terminate the Amended and Restated Lease unless Lessor notifies Tenant in writing that Lessor elects to terminate the Amended and Restated Lease

B. Lessor may accelerate all rent and other charges due for the entire remaining Lease Term and Tenant shall pay the total accelerated amount within ten (10) days of Lessor's written notice of acceleration

C. Lessor may terminate the Amended and Restated Lease and Tenant's right of possession at any time following Tenant's Default. Upon termination, Lessor shall have the right to collect an amount equal to: (i) all reasonable expenses incurred by Lessor in recovering possession of the Premises including reasonable attorneys' fees and costs; (ii) all reasonable costs and charges for the care of the Premises while vacant; (iii) all reasonable renovation costs incurred in connection with the preparation of the Premises for a new tenant; (iv) all past due rent which is unpaid, plus any late fee then due; and (v) an amount by which the entire rent for the remainder of the Term exceeds the loss of rent that Tenant proves could have been reasonably avoided by Lessor. All sums due and to become due under this Amended and Restated Lease if unpaid when due, shall bear interest at the rate of ten percent (10%) per annum from and after the date upon which the same shall have come due and payable until paid in full.

D. In the event of Lessor's termination of the Amended and Restated Lease and Tenant's right of possession, Tenant agrees to immediately surrender possession of the Premises without any further notice or demand to quit and grants Lessor full and free entrance and access to the Premises. Notwithstanding the foregoing, Lessor shall not take into its possession or remove any marijuana or

marijuana product remaining on the Premises following to Lessor's termination or termination of Tenant's possession. If Tenant fails to remove marijuana or marijuana products from the Premises prior to such events, Lessor shall contact the State of Alaska Alcohol and Marijuana

Control Office, or other appropriate authority, for instructions regarding removal of such abandoned property.

E. Lessor may avail itself of these as well as any other remedies or damages allowed by law. All rights, options, and remedies of Lessor provided herein or elsewhere by law or in equity shall be deemed cumulative and not exclusive of one another.

21. LESSOR MAY CURE DEFAULTS. In the event of any breach hereunder by Tenant, Lessor may, on reasonable notice to Tenant, cure such breach at the sole cost and expense of Tenant. If Lessor, at any time, by reason of such breach is compelled to pay or elects to pay any sums of money or do any act which will require the payment of any sum of money, or is compelled to do so, then any expense, including reasonable attorneys' fees instituting, prosecuting and/or defending any action or proceeding to enforce the Lessor's rights hereunder or otherwise, the sum or sums so paid by Lessor, with all interest costs, and damages, shall be deemed to be additional rent hereunder and shall be due from Tenant to Lessor on the first day of the month following Lessor's incurring of such respective expenses.

22. NONWAIVER OF BREACH. The failure of Lessor to insist upon strict performance of any of the covenants and agreements of the Amended and Restated Lease or to exercise any option herein conferred in any one or more instances shall not be construed to be a waiver or relinquishment of any such breach, or any other covenants or agreements, and the same shall remain in full force and effect. No

delay or omission in the exercise of any right or remedy of Lessor on any Default by Tenant shall impair such right or remedy or be construed as a waiver.

23. REMOVAL OF PROPERTY In the event of any entry in or taking possession of the Premises, Lessor shall have the right, but not the obligation, to remove from the Premises all personal property located therein and may store the same in any place selected by Lessor, including, but not limited to a public warehouse at the expense and risk of the owners thereof and Lessor shall have the right to sell such stored property without notice to Tenant after it has been stored for a period of thirty (30) days or more, the proceeds of such sale to be applied first to the cost of such sale; second to the payment of the charges for storage, if any; third to the payment of any other sums of money which may then be due from Tenant to Lessor under any of the terms hereof; and the balance, if any, to be paid to Tenant. Lessor's rights to sell the personal property shall survive the expiration or termination of this Amended and Restated Lease

A. Any marijuana, as defined by AS 17.38, left on the premises at the termination of this Amended and Restated Lease or after notice to quit or when Lessor has the right of reentry, will be considered forfeited by Tenant. Under no circumstances

shall Lessor take possession of any such marijuana. In case of such event, Lessor shall contact the State of Alaska Alcohol and Marijuana Control Office, or other appropriate authority, for instructions regarding removal of the marijuana. Lessor shall then, without liability for loss thereof or damage thereto, transfer the marijuana to state or local law

enforcement authorities or otherwise dispose of the marijuana pursuant to instructions from the relevant authority.

24. TENANT'S RIGHT TO EARLY TERMINATION. Tenant may terminate this Amended and Restated Lease prior to the expiration of the Term by providing (1) written notice to be received by Landlord at least ninety (90) days prior to the date of early termination which notice shall set forth the date for early termination; and concurrently therewith (2) tender a lump sum payment equal to the lesser of: (a) twelve (12) months of rent, or (b) rent due for the remainder of the Amended and Restated Lease Term. The lump sum payment is in addition to any rent due from the date of Tenant's notice through and including the date of early termination

which is set forth in the Tenant's notice.

25. INDEMNITY AND INSURANCE.

A. Indemnity. Tenant shall indemnify, defend and hold Lessor, its officers, members, agents, employees, other tenants, and invitees harmless from and against all claims and liability of any nature or kind including reasonable attorney fees and costs arising from any act, omission, neglect, breach, or nonperformance of any provision of the Amended and Restated Lease (including without limitation any environmental provisions), or use of the Premises by Tenant or its officers, directors, shareholders, agents, employees, customers, and invitees. Tenant shall assume all insurable risks and bear any loss or injury to property or persons occasioned by neglect or accident on the Premises during the Term of this Amended and Restated Lease, except that Tenant shall not be liable to Lessor for damages resulting solely from Lessor's negligent acts or omissions

B. Tenant Insurance. Tenant agrees at all times during the Term of this Amended and Restated Lease at its own expense to maintain:

1. comprehensive general public liability insurance with limits for property damage claims of not less than \$1,000,000 and limits for personal injury or death not less than \$1,000,000 per person and \$2,000,000

per occurrence;

2. Property insurance covering Tenant's improvements and personal property located at the Property, for full replacement cost, against fire and other perils commonly covered under "all-risk" policies

3. such additional insurance and additional types of coverage as Lessor may reasonably request from time to time

The policies of insurance shall be with companies approved by Lessor, which approval shall not be unreasonably withheld, and certificates of insurance shall be provided to Lessor prior to Tenant's occupation of the Premises, and thereafter annually and upon any demand of Lessor. Tenant shall name Lessor as an additional insured on liability and property policies. Tenant's certificate of insurance shall further state that the insurer shall not cancel Tenant's coverage upon less than thirty (30)

days written notice to Lessor.

C. Lessor Insurance. Lessor agrees to keep the premises insured against loss and damage by fire and extended coverage risk. The landlord shall not be required to carry insurance on Tenant's property, trade fixtures, furnishings, equipment, and other items of personal property of Tenant. Tenant acknowledges and agrees that it is required to obtain appropriate insurance for its personal property.

D. Tenant Covenants Regarding Insurance. Tenant covenants and agrees that during the Term of this Amended and Restated Lease, it will not conduct or allow to be conducted on the Premises any business or occupation or activity whatsoever that would jeopardize the insurance carried by Lessor covering the Property or that would increase in any way the premiums to be paid on the insurance covering the Property. Any increase(s) in Lessor's insurance premiums caused by Tenant's conduct or use shall be paid by Tenant.

E. Limitation on Lessor Liability. Lessor and its members, officers, agents and employees shall not be liable to Tenant for any damage to property entrusted to employees of Lessor, nor for loss of or damage to any property by theft or otherwise nor for any injury or damage to persons or property resulting from earthquake, vandalism, fire, explosion, falling plaster, steam, gas, electricity, water, or rain which may leak from any part of the building or from the pipes, appliances, or plumbing works therein or from the roof, street, or subsurface, or from any other place or resulting from dampness or any other cause whatsoever, unless caused by the negligence of Lessor, its agents, servants, or employees. Tenant shall give prompt notice to Lessor in case of fire or accidents in the Premises or in the building or of defects therein or in the fixtures or equipment. Lessor, upon such notice, agrees to take reasonable steps to correct such defects that are the Lessor's responsibility to correct. Tenant hereby acknowledges that Lessor shall not be liable for any interruption to Tenant's business for any cause whatsoever, and that Tenant shall obtain business interruption insurance coverage should Tenant desire to provide coverage for such risk.

26. Waiver of Subrogation. Lessor and Tenant and all parties claiming under them hereby mutually release and discharge each other from all claims and liabilities arising from or caused by any hazard or casualty covered by insurance on the Premises or covered by insurance in connection with property on or activities conducted in or on the Premises regardless of the cause of the damage or loss.

27. COVENANT TO SURRENDER AND REMOVAL OF PERSONAL PROPERTY. On the

Expiration Date or termination date of the Amended and Restated Lease, Tenant shall peaceably and quietly leave, surrender, and yield to Lessor the Premises, broom clean, in good order and repair, ordinary wear and tear excepted, together with all alterations, additions, and improvements which may have been made

on the Premises except as otherwise provided in this Amended and Restated Lease. If the last day of the Term of this Amended and Restated Lease falls on Sunday, this Amended and Restated Lease shall expire on the business day immediately preceding it. Tenant on or before said date, shall remove all property from the Premises, and all property not so removed shall be deemed abandoned by Tenant, and may be appropriated, sold, destroyed or otherwise disposed of by Lessor without notice to Tenant and without

obligation to account therefore. Tenant shall reimburse Lessor for all reasonable expenses incurred in connection with the disposition of such personal property. Lessor, upon presentation of evidence of a third party's claim of ownership or security interest in any such abandoned property, may turn over such property to the third-party claimant without any liability to Tenant. If the Premises are not surrendered at the end of the Term, Tenant shall immediately indemnify Lessor against loss or liability resulting from delay by Tenant in surrendering the Premises including any claims made by any succeeding tenant founded on such delay.

A. Notwithstanding anything to the contrary in this Agreement, under no circumstances shall Lessor take into its possession or remove any abandoned marijuana or marijuana product. If Tenant fails to remove marijuana or marijuana products from the Premises, Lessor shall contact the State of Alaska Alcohol and Marijuana Control Office, or other appropriate authority, for instructions regarding removal of such abandoned property.

28. DAMAGE OR DESTRUCTION. In case of damage to the Premises by fire or other casualty, Lessor, unless it shall otherwise elect as hereinafter provided, shall repair the damage with reasonable dispatch after written notice of the damage. If the Premises, or any part thereof, are damaged by fire or other casualty to such an extent as to be rendered untenable, then the rent shall be abated to an extent corresponding with the part untenable and for a period corresponding with the period during which such untenability exists. Notwithstanding anything to the contrary in this lease, if repairs or damage of the Premises is caused by carelessness or negligence or conduct on the part of Tenant, its employees and/or invitees, then in addition to being liable for such damage and/or repairs, Tenant shall also be liable for the rent during the unexpired period of the Term of the Amended and Restated Lease without abatement, unless Lessor elects to terminate this Amended and

Restated Lease, which right of termination in such contingency is hereby reserved to Lessor. If Lessor, in its sole discretion shall decide, within a reasonable time after the occurrence of any such fire or other casualty (even though the Premises may not have been affected by such fire or casualty) to demolish or reconstruct the Building, then, upon written notice given by Lessor to Tenant this Amended and Restated Lease shall terminate on a date to be specified in such notice as if that date had been originally fixed as the expiration date of the Term of this Amended and Restated Lease, and the rent shall be adjusted as of the date of the occurrence of any such fire or other casualty. Unless Lessor shall have repaired such damage within ninety (90) days, this Amended and Restated Lease shall terminate upon written notice given by Tenant to Lessor that this Amended and Restated Lease shall terminate on the date to be specified in such notice as if that date had been originally fixed as the expiration date of the Term of this Amended and Restated Lease. Tenant shall give immediate notice to Lessor in case of fire or in the event of accidents or defects in any fixtures or equipment of the Building.

29. CONDEMNATION. If the whole of the Premises shall be taken by any public authority under the power of eminent domain, then the Term of this Amended and Restated Lease and Tenant's obligation to pay rent shall cease as of the day possession is taken by such public authority. If a part of the Premises shall be taken under eminent

domain and the remainder of the Premises not so taken can be made tenantable for the purpose for which Tenant has been using the Premises, then this Amended and Restated Lease shall continue in full force and effect as to the remainder of such Premises and all terms herein provided shall continue in effect except that the rent shall be reduced in proportion to the amount of the Premises taken, and Lessor, at its cost and expense, shall make all necessary repairs and alterations to the Premises required by such taking in order to make the remaining portion thereof tenantable. All damages awarded for the taking of the Premises shall belong to and be the property of Lessor, except that this provision shall not prevent Tenant from asserting a claim in any condemnation proceedings for the value of any fixtures or improvements installed in or made to the Premises or any losses of revenue or profits moving and relocation expenses, and other expenses arising as a result of such condemnation

30. SUBORDINATION AND ATTORNMENT. Tenant accepts this Amended and Restated Lease subject and subordinate to any deed of trust or other mortgage now or hereafter a lien upon or affecting the Property and Building of which the Premises are a part Tenant shall within a reasonable time after requested, on

request, execute any **Estoppel Certificates, instruments, releases, or other documents that may be required by any beneficiary or mortgagee under any such deed of trust or mortgage for the purpose of subjecting and subordinating this Amended and Restated Lease to the lien or any such deed of trust or mortgage, and the failure of Tenant to execute any such instruments releases or documents shall constitute a default Tenant shall in the event of the sale or assignment of Lessor's interest in the Building of which the Premises form a part or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage or deed of trust made by Lessor covering the Premises attorn to the purchaser and recognize such purchaser as Lessor under this Amended and Restated Lease.**

31. EFFECT OF CONVEYANCE. The term "Lessor" as used in this Amended and Restated Lease means only the owner of the Property containing the Premises so that in the event of any sale of said Property Lessor shall be and hereby is entirely freed and relieved of all covenants and obligations of Lessor hereunder and it shall be deemed and construed without further agreement between the parties, or between the parties and the purchaser at any such sale or the Tenant of the Premises, that the purchaser of the Property has assumed and agreed to carry out any and all covenants of Lessor hereunder.

32. FORCE MAJEURE Except for the payment of rent or additional rent, if either party shall be delayed or prevented from the performance of any act required by reason of acts of God strikes, lockouts, labor troubles, inability to procure materials or other cause without fault and beyond the control of such party, performance of such act shall be excused for a period equivalent to the period of such delay. For purposes of clarity, and avoidance of doubt no Force Majeure event shall excuse the prompt and timely payment of any rent or additional rent due under this Amended and Restated Lease

33. HOLDOVER. If Tenant fails to surrender the Premises at the expiration or earlier termination of the Amended and Restated Lease, occupancy of the Premises after

the termination or expiration shall be that of a tenancy at sufferance. Tenant's occupancy of the Premises during the holdover shall be subject to all of the terms and provisions of this Amended and Restated Lease and Tenant shall pay on a per

month basis (without reduction for partial months during the holdover) as rent an amount equal to one hundred fifty percent (150%) of the amount in effect immediately prior to the expiration of this Amended and Restated Lease. No holdover by Tenant or payment by Tenant after the expiration or sooner termination of this Amended and Restated Lease shall be construed to extend the Term or prevent Lessor from immediate recovery of possession of the Premises by summary proceedings or otherwise.

34. COVENANT OF QUIET ENJOYMENT. If and as long as Tenant pays the rent as provided in this Amended and Restated Lease and performs Tenant's covenants and conditions, Tenant shall be entitled to quietly enjoy the Premises

35. ASSIGNMENT AND SUBLETTING. Tenant shall not assign, transfer, or encumber this Amended and Restated Lease, in whole or in part, or sublet the Premises or any part thereof, or permit the Premises or any part thereof to be used or occupied by any person, corporation, partnership, or other entity, without Lessor's prior written consent, which may be withheld in Lessor's sole discretion. A transfer of stock control in Tenant, if Tenant is a corporation, or the transfer of a greater than forty-nine percent (49%) beneficial ownership interest in Tenant, if Tenant is a partnership or other entity, shall be deemed an act of assignment hereunder. Any sale, assignment, mortgage, transfer, or subletting of this Amended and Restated Lease or the Premises which is not in compliance with provisions of this Section 35 shall be voidable at any time at Lessor's option. The consent by Lessor to any assignment or subletting shall not be construed as relieving Tenant from obtaining the express prior written consent of Lessor to any further assignment or subletting or as releasing Tenant from any liability or obligation hereunder, whether or not then accrued. In the event of any assignment or subletting approved by Lessor, such approval shall not relieve Tenant of any obligations under the Amended and Restated Lease. The approved assignee or subtenant shall assume all of Tenant's obligations under this Amended and Restated Lease and shall be bound to comply with all the terms and provisions of the Amended and Restated Lease and Tenant and such assignee or sub-Tenant shall be jointly and severally liable for the performance of Tenant's covenants under this Amended and Restated Lease

36. TERMINATION OF PRIOR LEASE AGREEMENT. The parties acknowledge and agree that as of the Commencement Date, the Prior Tenant's right to possession of the Premises under the Lease is terminated and the Lease is of no force or effect except for Prior Tenant's continuing obligation to pay rent and perform its obligations, if

any, which accrued under the Lease prior to the Commencement Date

37. MISCELLANEOUS.

A. Notices. Except as otherwise specifically provided in this Amended and Restated Lease any notice, consent, request, or approval required or permitted to be given under this Amended and Restated Lease shall be in writing and shall be deemed to have been given upon (i) hand delivery to the party's address, (ii) confirmed delivery

to

the party's address by any overnight courier service, or (iii) transmission by facsimile email or other electronic transmission with confirmation of receipt provided to sender, including automatic receipt of confirmation provided by email software, during regular business hours at the receiver's location, with a confirming copy sent by United States mail addressed as follows:

Except as otherwise provided herein, any notices or demands which are required by law or under the terms of this Agreement shall be given or made by LESSOR or TENANT in writing and shall be given by hand delivery or sent by certified or registered mail to the addresses listed below.

If to Lessor: GLP, LLC

Attn: Abraham Gallo PO
Box 111846
Anchorage, AK
99511



If to Tenant: New Guinness Inc

Attn: Kimberly
Gonzalez 18756 Price
Island Cir
Eagle River, AK
99577



or such other address as either party may from time to time specify in writing

to the other. Any notice, consent, request, or approval required or permitted to be given under this Amended and Restated Lease may be given by its attorney.

B. Rules and Regulations. Tenant shall observe faithfully and comply strictly with such rules and regulations as Lessor may from time to time reasonably adopt for the safety, care, and cleanliness of the Premises.

C. Integrated Agreement. This Amended and Restated Lease supersedes all or any other prior agreements and understandings between the parties and may not be changed or terminated orally. No amendment, modification, terminations, or attempted waiver of any of the provisions of this Amended and Restated Lease shall be binding unless in writing and signed by both parties.

D. Exhibits. Any and all exhibits referred to this Amended and Restated Lease are incorporated herein by reference.

E. Governing Law and Venue. This Amended and Restated Lease shall be construed and interpreted in accordance with the laws of the State of Alaska. Venue for purposes of this Amended and Restated Lease shall be in the Superior Court of the Third Judicial District, Anchorage, Alaska.

F. Costs and Attorneys' Fees. If either party commences an action against the other party arising out of or in connection with this Amended and Restated

Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable actual attorney fees and costs of suit.

G. Amendments. No amendment, modification, terminations, or attempted waiver of any of the provisions of this Amended and Restated Lease shall be binding unless in writing and signed by the Parties. The parties further agree to make any amendments to the Amended and Restated Lease that are reasonably necessary to avoid failing to satisfy the requirements of local state, or federal guidelines regarding marijuana enforcement, as those guidelines and laws may be changed from time to time.

H. Construction of Agreement. All of the parties to this Amended and Restated Lease acknowledge that they have had the right to review this Amended and Restated Lease and all other documents, if any, relating to this Amended and

Restated Lease with their own attorney The general rule of contract interpretation of construing ambiguities in a written contract, if any, against the drafter, shall not apply

1. Recording. Tenant shall not record this Amended and Restated Lease. The parties may execute, acknowledge and deliver a Memorandum of Lease which the Lessor may record

J. Severability The unenforceability and invalidity or illegality of any provision of this Amended and Restated Lease shall not render the other provisions unenforceable, invalid, or illegal.

K. Binding Effect. Subject to the restrictions on assignment set forth herein, this Amended and Restated Lease shall be binding upon and insure to the benefit of the parties, their successors and assigns.

L. Authority of Signers. The persons signing this Amended and Restated Lease on behalf of Lessor and Tenant agree and warrant that they have full authority to execute this Amended and Restated Lease on behalf of the respective parties.

M. Counterparts. This Amended and Restated Lease may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by any one counterpart.

SIGNATURE PAGES TO FOLLOW-

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above set forth

LESSOR: GLP, LLC

By:

Abraham Gallo

Its: Member

Abraham Gallo

By

:

TENANT: New Guinness Inc

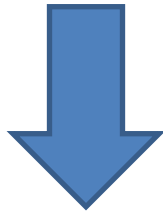
Kimberly

Gonzalez

Its: Sole Member

A handwritten signature in black ink, appearing to read 'Kimberly Gonzalez', written in a cursive style.

NOTIFICATIONS





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

August 19, 2026

ATTN: Municipality of Anchorage

VIA Email:

miranda.honest@anchorageak.gov; liza.spano@anchoragealaska.gov; elizabeth.appleby@anchorageak.gov;
shawn.odell@anchorageak.gov; gloria.stewart@anchorageak.gov; lori.blake@anchorageak.gov;
bradley.larson@anchorageak.gov; elaine.quiboy-reid@anchorageak.gov;

License Number:	#42248
License Type:	Standard Marijuana Cultivation Facility
Licensee:	New Guinness Inc
Doing Business As:	Wolf Pack
Physical Address:	838 Bonanza Ave Anchorage, AK 99518 UNITED STATES
Designated Licensee:	Kimberly Gonzalez
Phone Number:	907-787-9158
Email Address:	guinness.incorporated@gmail.com

☒ **New Application** ☐ **New Onsite Consumption Endorsement Application (Retail Only)**

AMCO has received a complete application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.025(d)(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 license, 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 new 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 **September 2nd-3rd, 2026**, meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'KR', with a horizontal line extending from the 'R'.

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

August 19, 2026

Taku Campbell

Sarah Alexander

VIA email: sarah.annalyn@gmail.com

Cc: lindascleaning@gci.net

License Number:	#42248
License Type:	Standard Marijuana Cultivation Facility
Licensee:	New Guinness Inc
Doing Business As:	Wolf Pack
Physical Address:	838 Bonanza Ave Anchorage, AK 99518 UNITED STATES
Designated Licensee:	Kimberly Gonzalez
Phone Number:	907-787-9158
Email Address:	guinness.incorporated@gmail.com

☒ New Application

☐ New Onsite Consumption Endorsement Application (Retail Only)

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.

This application is scheduled to be considered by the Marijuana Control Board at its September 2nd-3rd, 2026 meeting.

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

Sincerely,

Kevin Richard, Director