

MARI-2026-010317 (1150 N Helen Ln)



New Plan

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts (1)
- Fees (1)
- Bonds
- Activities
- Files
- Print Documents
- Conditions

Information Property Information

Facility Name *

Bad Gramm3r

Date Sent or Issued:



MARI-2026-010317 (1150 N Helen Ln)



New Plan

All Contacts

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records

Contacts (1)

Fees (1)

Bonds

Activities

TZ

Zell, Teri

Higher by Bad Gramm...

ID-000002468

Applicant

Business Phone

(907) 232-7624

Email

teri@badgramm3r.com

Main address

Title

☐

Billing Contact



MARI-2026-010317 (1150 N Helen Ln)



New Plan

Summary

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (1)

Fees (1)

Bonds

Activities

* Plan Type
Marijuana



Project
No project ma...



Apply Date
07/31/2026



* Work Class
Retail Facility



* District
Matanuska-Su...



Expire Date



* Status
Submitted



Assigned To
Wade Long



Complete Date



Square Feet
0



Approval Expire ...



Description
The new hours would be 9am to 8pm

MARI-2026-010317 (1150 N Helen Ln)



New Plan

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (1)

Fees (1)

Bonds

Activities

Fees (1)

Discounts

Adjustments

VOIDs

Fees Due: \$0.00



☐	Name ↑	Input Value	Base Amount	Discount	Total Amount	Status
☐	Marijuana Plan	0	\$1,500.00		\$1,500.00	Paid In
					\$1,500.00	

Invoice

Pay Now

MARI-2026-010317 (1150 N Helen Ln)



New Plan

Summary

Details

Additional Info

Workflow

Linked Records

Holds

Contacts (1)

Fees (1)

Bonds

Activities

Addresses



Main Address(Location)
1150 N Helen Ln



ADD MORE

Parcels



Main Parcel
1068000L020



ADD MORE

Features



Zones



Re: CUP for Bad Gramm3r

From Teri Zell <ak49zells@mtaonline.net>

Date Fri 8/7/2026 12:56 PM

To Wade Long <Wade.Long@matsugov.us>

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

That will be fine. Thank you! See you Monday.

On 8/7/2026 12:50 PM, Wade Long wrote:

Hi Teri,

11:30 would work better, if that's possible?

Wade Long

Development Services Manager

Matanuska-Susitna Borough

350 E. Dahlia Ave

Palmer, AK 99645

office: 907-861-7865

cell: 907-707-4741

From: Teri Zell <ak49zells@mtaonline.net>

Sent: Friday, August 7, 2026 12:19 PM

To: Wade Long <Wade.Long@matsugov.us>

Subject: Re: CUP for Bad Gramm3r

[**EXTERNAL EMAIL** - CAUTION: Do not open unexpected attachments or links.]

Will 10am on Monday work for you?

On 8/7/2026 6:48 AM, Wade Long wrote:

Good Morning Teri,

Thank you for this information. I've started the permit application in our system and received your payment. So you're aware Assembly Member Sumner directed us to draft legislation to refund your payment. I'm working on that and will have it to the Clerk soon to get on an agenda. In the meantime, if I need something in processing your application, I'll let you know. I will still need to do a site visit and get updated pictures; this will involve touring the facility. Can you please let me know a day and time that works for you all? Thank you very much.

Respectfully,

Wade Long

Development Services Manager
Matanuska-Susitna Borough
350 E. Dahlia Ave
Palmer, AK 99645
office: 907-861-7865
cell: 907-707-4741

From: Teri Zell <ak49zells@mtaonline.net>

Sent: Wednesday, July 29, 2026 1:25 PM

To: Wade Long <wade.long@matsugov.us>

Subject: CUP for Bad Gramm3r

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Bad Gramm3r, LLC AMCO License 11121 at 1150 North Helen Lane, Wasilla, AK 99654, would like the MatSu Borough to approve a change to our operating hours that are currently set at 10am-8pm. The **new hours would be 9am to 8pm.**

I would also like to point out that the new CUP permit application is extremely different from the one we originally submitted and rather confusing for me. For instance, the first page is asking location and when I put in our store address, it says it does not exist.

You told me that you were going to send me a digital copy of our original application but I have not received it yet. If permitted, I would like to use that to re-apply.

Thank you for your consideration of this request. I would like to get this process done as quickly as possible because it is causing undo hardship on some of our staff, and it is also causing us a large loss of revenue.

Thank you.

Teri Zell

Bad Gramm3r



Virus-free. www.avast.com

EXHIBIT A

Central Mat-Su Fire Department

Wasilla-Lakes Fire Service Area No. 130 – District 1
Dept of Emergency Services – Matanuska-Susitna Borough
101 W Swanson Avenue, Wasilla, Alaska 99654

Plan Review #2016-096

Bad gramm3r

Tenant Improvement Approval



This is to certify that the plans for this building were reviewed by Central Mat-Su Fire Department on February 12, 2016, for conformance with AS 18.70.010 – 100; 13 AAC 50.027. This certificate becomes invalid unless the work on the site is commenced within 180 days after issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the time work is commenced. An extension may be requested at the above mentioned address.

This certificate shall be posted in a conspicuous place on the premises listed above and shall remain posted until construction is completed. **Notice:** Any changes or modifications to the approved plans must be resubmitted for review by the Central Mat-Su Fire Department.



Authority: AS 18.70.080 & RS 06-054

by Donald C. Cuthbert, Fire Code Official



MATANUSKA-SUSITNA BOROUGH
Department of Emergency Services, District 1
Central Mat-Su Fire Department

Physical Address: 1911 S Terrace Court, Palmer
Mailing: 101 West Swanson Avenue • Wasilla, Alaska 99654
Phone (907)861-8030 • Fax (907)861-8157 • www.MatSuGov.US/FireCode



February 12, 2016

Peter Zell
bad gramm3r
5850 E Alder Cir
Wasilla AK 99654

SUBJECT: bad gramm3r, TI
FIRE SERVICE AREA: Central Mat-Su FSA
PLAN REVIEW: 2016-096
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: B
2009 INTERNATIONAL BUILDING AND FIRE CODE

Dear Mr. Zell:

Plans for remodeling the subject facility have been reviewed by this office for conformity with the State Fire Safety Regulations and are hereby approved as submitted. Enclosed is a certificate of approval that must be posted on the premises until completion of all remodel work. **After completion of the construction you must schedule a certificate of occupancy inspection prior to opening.** Any changes to the approved plans must be submitted to this office for review and approval.

NOTE: Additional fire safety must be observed during the remodel. Remember that a Knox key box will be required for this building.

Approval of submitted plans is not approval of omissions or oversights by this office or noncompliance with any applicable regulations of the Municipal Government. The plans have not been reviewed for compliance with the federal Americans with Disabilities Act or structural requirements.

It must be understood that the inclusion of and compliance with State Fire Safety Regulations does not preclude the necessity of compliance with the requirements of local codes and ordinances.

If we can be of further assistance in this matter, please feel free to contact us at the address below.

Sincerely,



Donald Cuthbert
Fire Code Official

Enclosure



QUITCLAIM DEED TO TRUSTEE

DATE: 1-20-2016

THIS INDENTURE WITNESSETH, that the Grantor LAND TRUST 1150, of c/o 6340 Petersburg Street, Anchorage, AK 99501 for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, 4208 LAND TRUST under the provisions of a trust agreement dated January 20th, 2016, whose address is 5850 Alder Circle, Wasilla, AK 99654, the following described real estate situated in the State of Alaska:

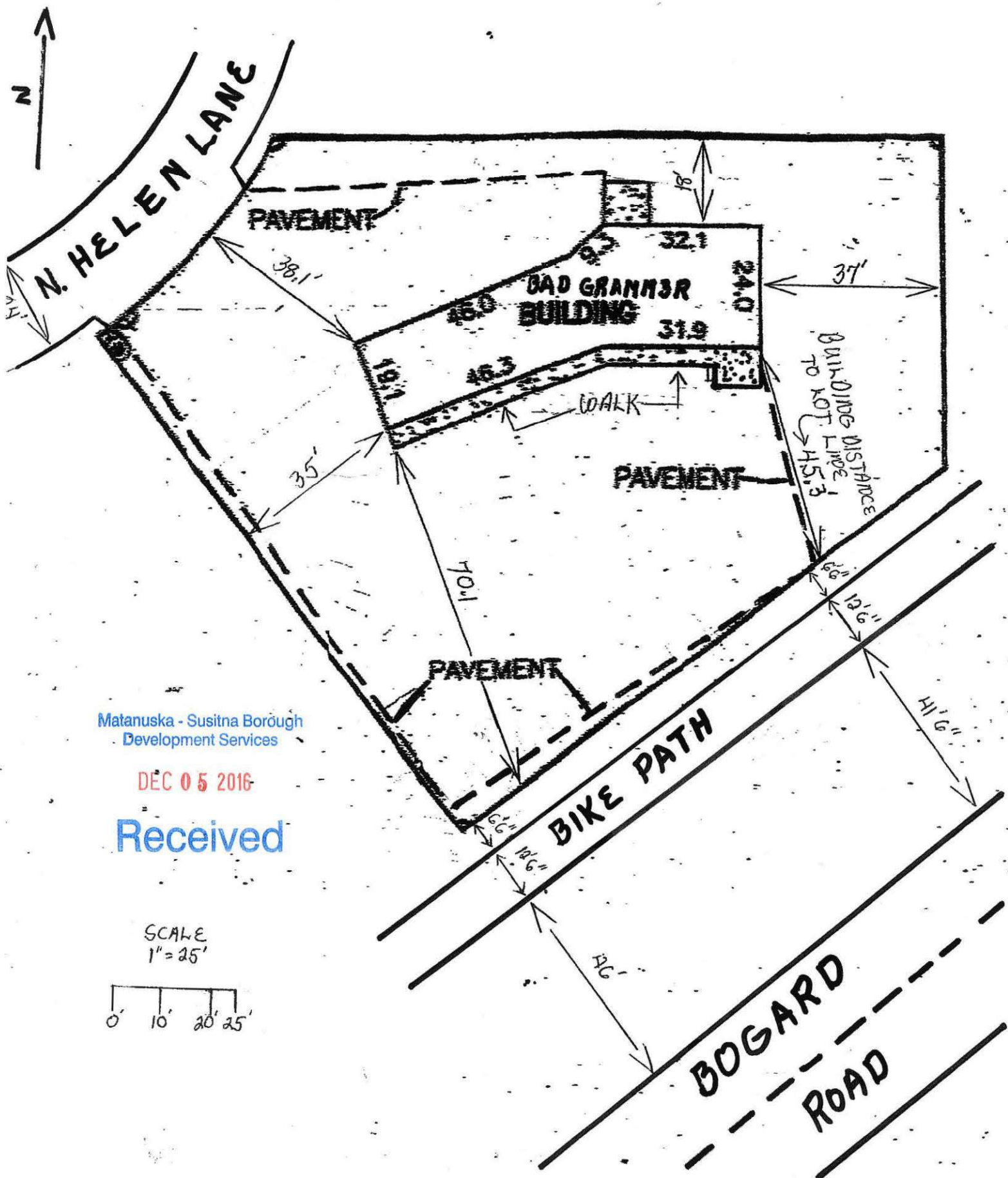
Lot Twenty (20), of WILLIWAU SUBDIVISION, with improvements, if any, according to the plat recorded September 3, 1959, as Plat No. W-72, recorded in the Palmer Recording District, Third Judicial District, State of Alaska

hereinafter called "the property".

SUBJECT TO all restrictions, reservations, covenants, easements, conditions, and exceptions of record, if any. Further subject to reservation of all interest in any and all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, fossils and mineral rights, if any, which are hereby retained by the Grantor.

TO have and to hold the said property in fee simple upon the trusts and for the uses and purposes herein and in said trust agreement set forth, Peter W. Zell, Trustee, of 5850 Alder Circle, Wasilla, AK 99654

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide or resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, and powers, or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or Common Interest Ownership Act or treatment, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.



SIGNAGE - PROPOSED



Matanuska - Susitna Borough
Development Services

JAN 05 2017

Received

* THE SIGN WILL BE AN ELECTRIC CABINET
WHICH ILLUMINATED FROM THE INSIDE

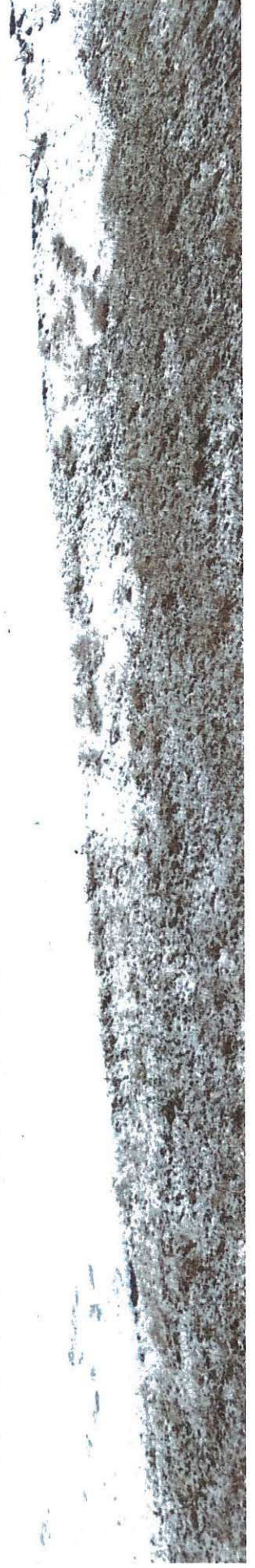
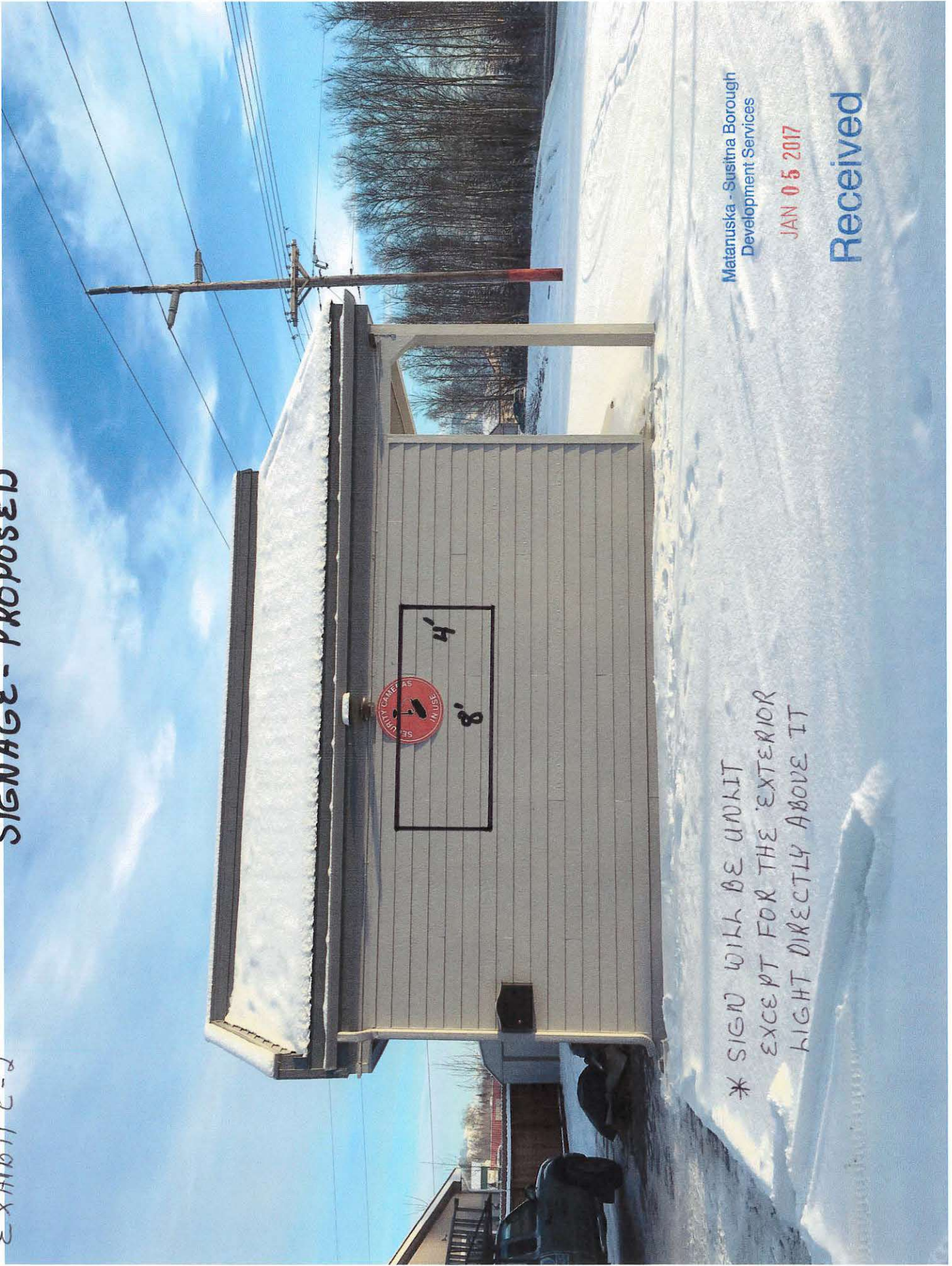


EXHIBIT C-2

SIGNAGE - PROPOSED



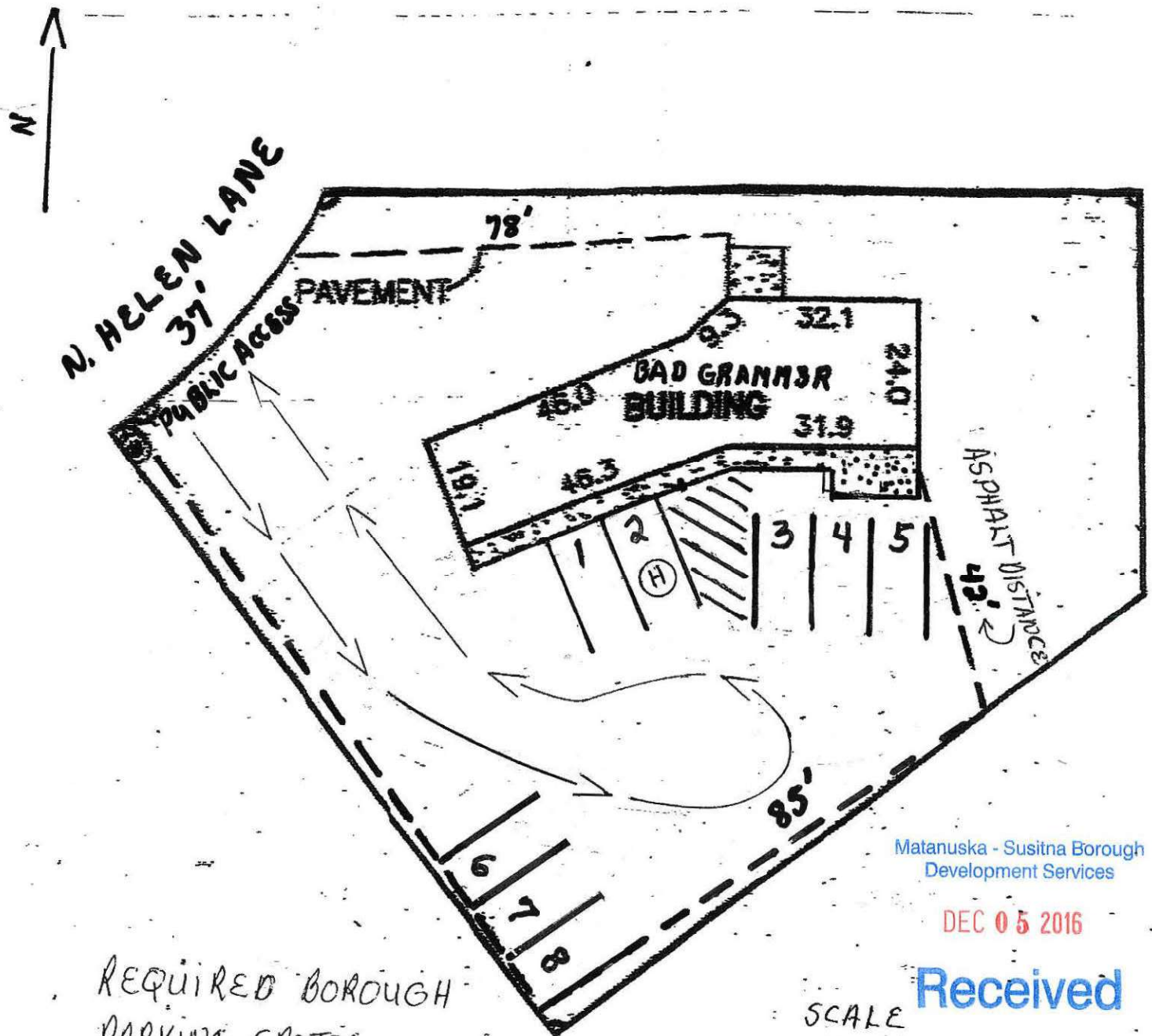
* SIGN WILL BE UNLIT
EXCEPT FOR THE EXTERIOR
LIGHT DIRECTLY ABOVE IT

Matanuska - Susitna Borough
Development Services

JAN 05 2017

Received

PARKING AREA PUBLIC ACCESS CIRCULATION PATTERNS



Matanuska - Susitna Borough
Development Services

DEC 05 2016

Received

SCALE
1" = 25'

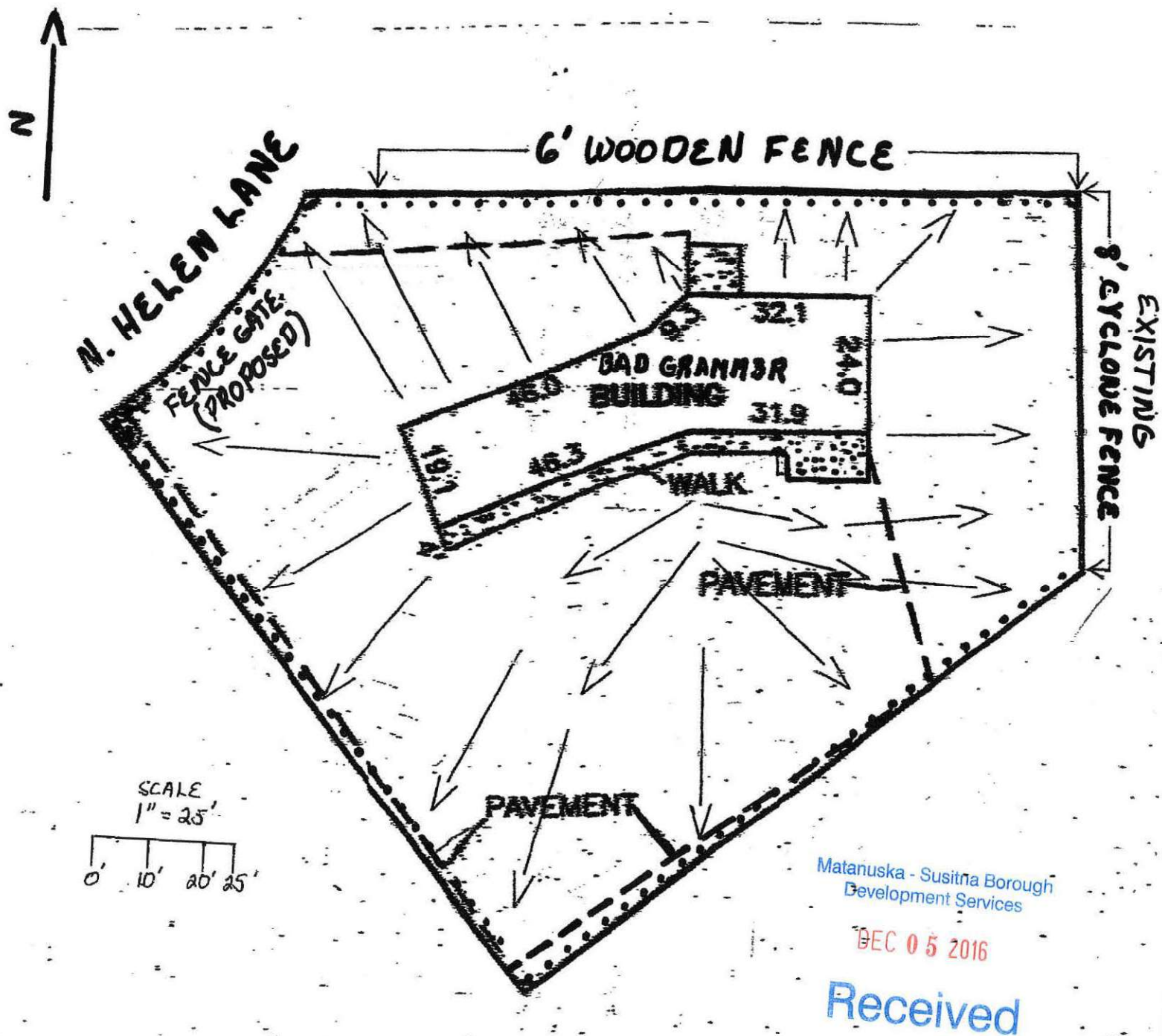
0 10' 20' 25'

REQUIRED BOROUGH
PARKING SPOTS:

$$1743 \text{ sq ft} \div 350 \text{ sq ft} = 5 \text{ SPOTS}$$

BOGARD ROAD

DRAINAGE BUFFERING



* WITHIN THREE YEARS, BAD GRAMM3R IS GOING
TO BUILD A CYCLONE FENCE AROUND THE PROPERTY
..... PROPOSED 8' CYCLONE FENCE LINE

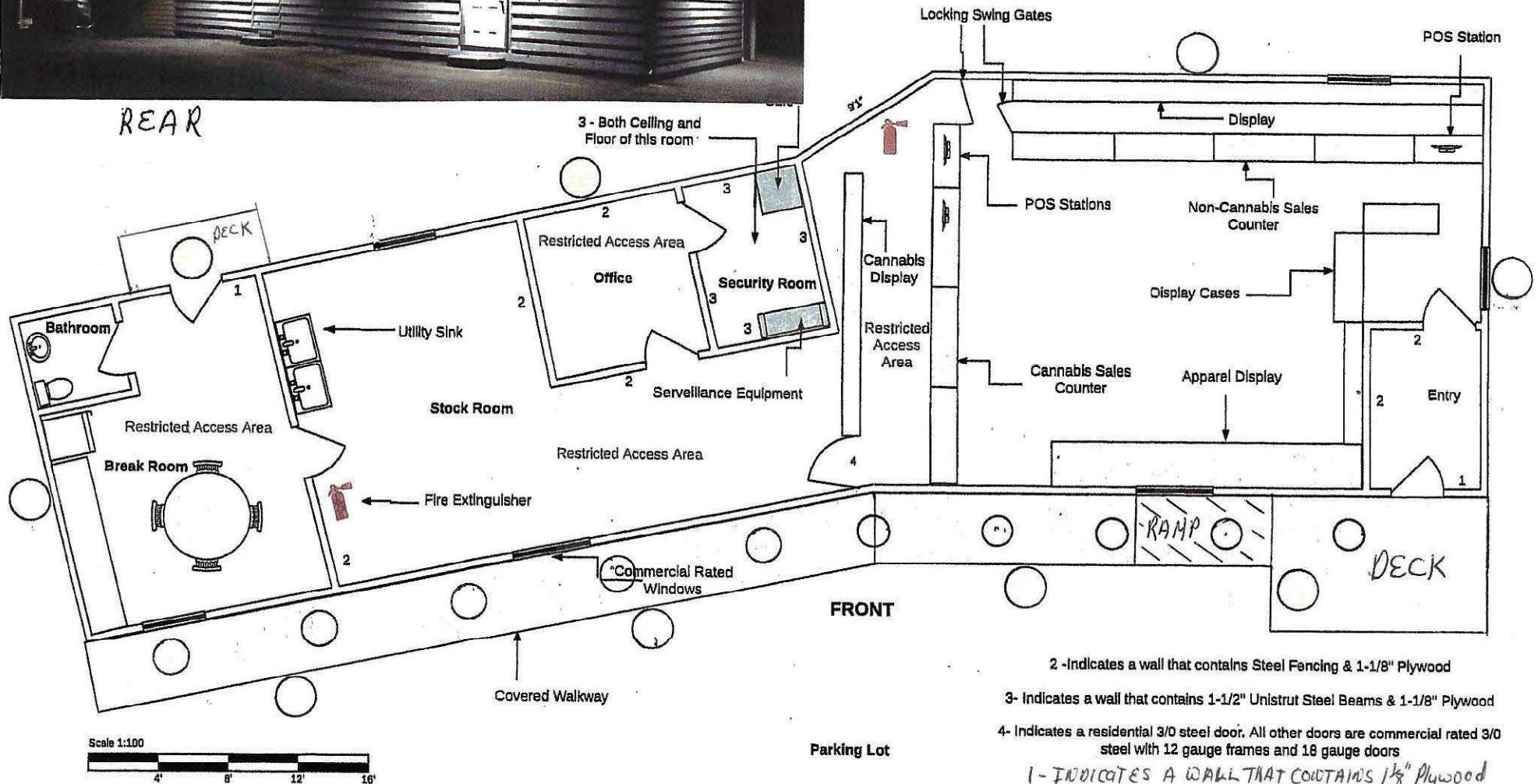
BOGARD ROAD

Exhibit H

EXTERIOR SITE LIGHTING



REAR

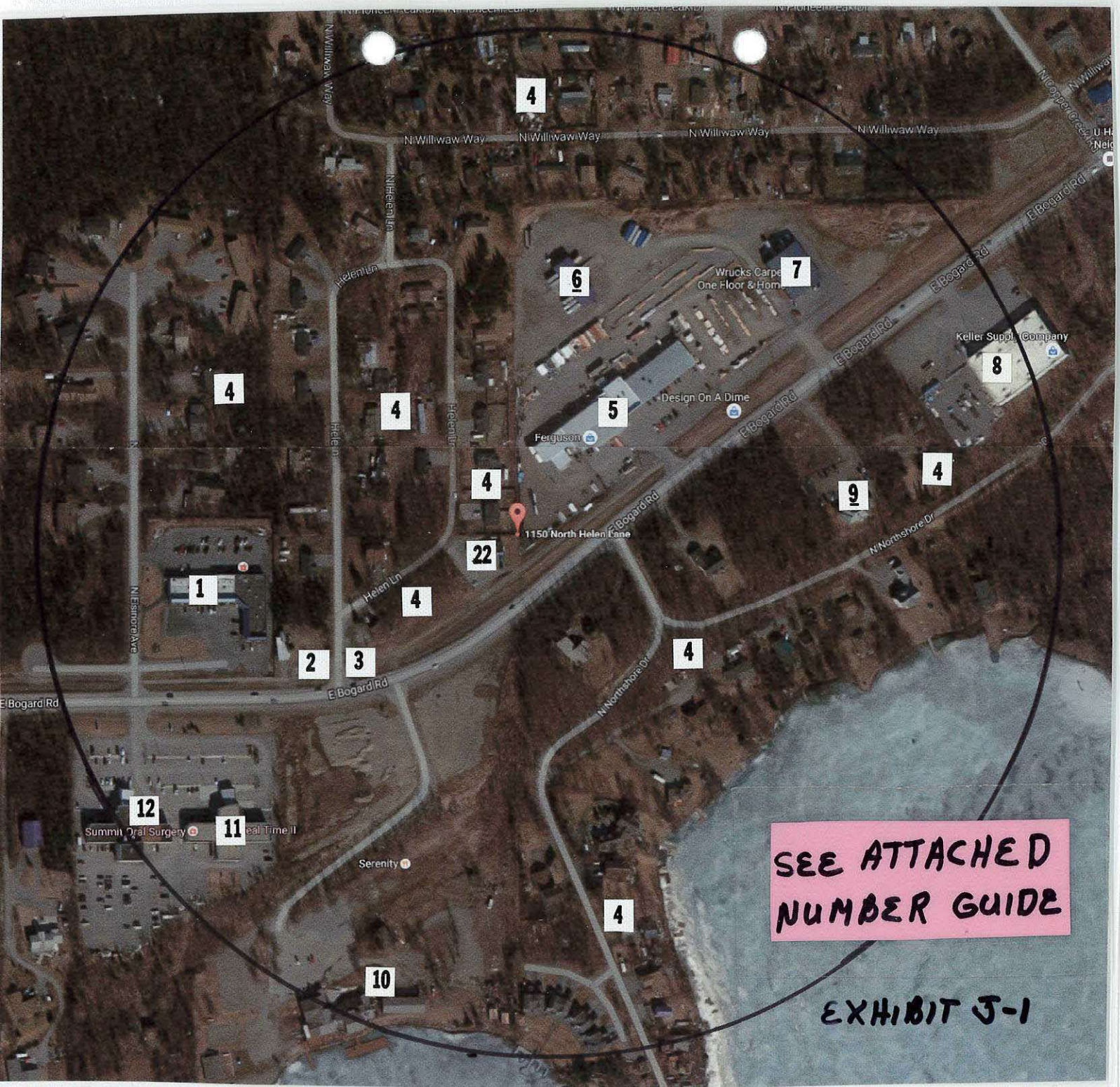


○ 2300 LUMEN LED/ LITHONIA LIGHTING MO.# OLAW

○ 100 WATT WALKWAY

FRONT





NUMBER GUIDE

 $\frac{3}{4}'' = 200'$

Land Use Within 1000' of Bad Gramm3r, 1150 North Helen Lane, Wasilla, Alaska
99654

1. Bogard Professional Plaza

- a. Crystal Clear Creative
- b. Dr. Cooney Internal Medicine
- c. Thomas Lutz, DO
- d. Richard Blake, PA-C
- e. Diagnostic Health Alaska

2. Bri's Pet Grooming**3. Ron Morgan CPA****4. Residential Area****5. Ferguson****6. Span Alaska****7. Wrack's Carpet One****8. Keller Supply Co.****9. Selah Salon and Health Spa****10. Mat-Su Resort****11. North Fork Bldg A**

- a. Alaska Center for Dentistry
- b. Lifetouch Massage
- c. Orthopedic Physicians of Alaska
- d. Real Time II
- e. Solstice Family Care
- f. Summit Therapeutics
- g. USDA Service Center
- h. Yuknis & Foster, DDS

12. North Fork Bldg B

- i. Excel Physical Therapy
- j. Munger Prosthetics & Orthotics
- k. NorthStar Chiropractic
- l. State of Alaska, Dept. of Environmental Conservation
- m. State of Alaska, Division of Elections
- n. Summit Oral Surgery
- o. USDA Animal & Plant Health Inspection Service
- p. Valley Dental Specialists
- q. Walther Dental Center

22. Bad Gramm3r, LLC

Exhibit K

Is the conditional use compatible with and will it preserve or not materially detract from the value, character and integrity of the surrounding area?

Yes. The lot has been used by 3 local businesses since 2004; Neat Things – Tobacco Accessories and Head Shop, 2004-2008; Ewe First – Yarn Shop, 2008-2010; Beauty for Ashes – Bookstore, 2010-2015. The lot has 120' of Bogard Frontage and Bogard is a major commercial road in the MatSu Borough for many businesses. The lot is also adjacent to Ferguson Plumbing which has occupied their space since 2000. In addition to our lot, there are 2 other businesses with Bogard Frontage that can be accessed by N Helen Lane; a CPA and a Dog Wash.

Exhibit L

Will the granting of the conditional use permit be harmful to the public health, safety, convenience and welfare?

No. Bad Gramm3r, LLC has a robust security plan, waste management plan, loitering prevention plan, and diversion prevention plan. Onsite consumption will not be allowed and no one under the age of 21 will be allowed entry.

Security

The security alarm system for Bad Gramm3r will be provided by Frontpoint Security. It will include the following: wireless and cellular connection, intrusion protection, 24/7 monitoring, a security panel with a loud audible alarm, 6 window sensors (one for each window), 2 door sensors (one for each exterior door), and 4 motion sensors (main sales area, high security room, employee break room, and restricted access storage and packaging area), 3 panic pendants which immediately alert local law enforcement and licensee of a life threatening emergency (1 in discreet location around registers, 1 in the employee break room, 1 in the high security room), 15 cameras (6 exterior cameras – 4 cameras in parking area and 1 camera for each entrance)(9 interior cameras – 1 camera for each room, 2 cameras in POS area, 1 camera for each entrance and arctic entry), DVR server capable of storing 40 days of footage and available for playback onsite on security camera monitor.

When Bad Gramm3r is closed for business, the entire security system described below will be activated. Any attempt to enter the premises without proper access will trip the alarm system and immediately notify the licensee and/or the local police or fire depending on the nature of the alarm triggered. Any attempt to power down the security panel is automatically detected and will alert the licensee.

Motion Detectors. The Bad Gramm3r facility will utilize 4 GE motion detectors from Frontpoint Security.

Panic switches. The Bad Gramm3r facility will utilize 3 GE panic switches. These panic switches from Frontpoint will be programmed to communicate an emergency situation directly with the local authorities and licensee.

Window Sensors. The Bad Gramm3r facility will utilize 6 GE window sensors from Frontpoint Security (one for each window in the facility).

Door Sensors. The Bad Gramm3r facility will utilize 2 GE Door sensors from Frontpoint Security (one for each exterior door).

Man-Trap Door. The Bad Gramm3r facility will utilize a man-trap door system in its customer entrance/exit arctic entry. Each door will be equipped with a magnet. When activated, these magnets can hold the doors shut and withstand up to 1,200 lb of force. The manual switches to operate the man trap will be located behind the front counter and will only be used in the case of a robbery/theft. The walls in the arctic entry/exit are reinforced with steel fencing and 1 1/8" plywood.

Windows. The Bad Gramm3r facility will have steel bars on every window to deter break-ins. The space between the bars will be too narrow to allow entry. Additionally, the interior of each window will be covered and secured with fitted $\frac{3}{4}$ " plywood security panels. These panels will be used during non-business hours and will add a 4th layer of window security – Bars, Window Alarm Sensors, Motion Detectors, Plywood security panels.

Diversion Prevention

Surveillance cameras. Our interior video surveillance system will cover the entire interior except the interior of the bathroom. We will have a total 9 interior cameras. All restricted access areas will be covered by the cameras including each entrance and exit to restricted areas. Our restricted access point-of-sale area will have 2 video surveillance cameras. The video surveillance will record motion at 5 fps. All recordings will be stored in a high security room for a minimum of 40 days and will be available for playback onsite.

Buddy System. Refunds and voids will require authorization from a second Bad Gramm3r employee. A minimum of two employees will be clocked in and working at all times. An assistant manager or manager will be present for store openings and closings. We will conduct weekly inventories of all marijuana products and daily inventories of all marijuana products if employee diversion is suspected. Employees will be rotated between shifts to prevent collusion between employees.

Restricted items. Personal items such as back packs, bags, purses, laptop cases, jackets etc will be prohibited from restricted access areas. Food and drinks for employee consumption will be restricted to the employee lounge and prohibited from restricted access areas.

Dress Code. All staff will be prohibited from wearing excessively baggy clothing. Hats will be prohibited. Jackets and hoodies will be prohibited.

Diversion Prevention Interviews and Training. The following questions will be asked during interview with prospective new employees: are you taking any prescription medications? Are you taking any illegal drugs? (i.e. opiates, methamphetamines, cocaine, etc). Do you consume marijuana? If so, how often? What do you think should happen to an employee who is caught stealing marijuana? Do you think the police should get involved with an incident of internal marijuana diversion in our organization? Do you think that someone found diverting marijuana deserves a second chance to be employed? All interviews will be conducted under video and audio surveillance with the interviewee's permission. The audio and video will be stored on a secure hard drive for a minimum of 7 years.

Diversion prevention training. All employees will be trained to spot signs of diversion. All employees will be trained on how to report suspected diversion. Employees will be provided a system to anonymously report suspected diversion to a licensee. The anonymous diversion notification box will be placed in a readily visible location in the store but private enough that they can access it without being seen by another staff member. All employees will be required to complete the Diversion Prevention Training. This will include a certificate of completion form that will be signed and dated by the trainer as well as the trainee. This certificate will be logged and recorded for a minimum of 7 years.

Chain of contact for suspected diversion. The anonymous diversion notification box will provide access for an employee to report suspected diversion directly to a licensee. Only the licensees will have access to the secure diversion tip line box. This box will be monitored daily by a licensee. If an employee suspects a licensee is diverting product the employee will be trained to report it to the local police and AMCO.

Random drug screening. Bad Gramm3r will require employees to submit to random drug screening for illicit drugs. Failure to pass a drug screening will result in immediate suspension of employment and a review of that employee's transaction history to uncover possible diversion.

Inventory. Full stock inventory will be conducted weekly on Saturday. All POS Stations and cash will be reconciled and balanced at the closing of each work day. If there is a discrepancy, each transaction will be examined to determine how, when, and the parties involved when the error took place. If diversion is suspected, the General Manager and Licensee will be notified. They will inspect the surveillance footage for possible diversion. Full stock inventory may be conducted with more frequency if diversion is suspected.

Custom Flower Packaging. The scale used to sell marijuana flower in custom weights will be in a restricted access area. The scale area will be under video surveillance.

Waste Management

Storage of any solid or liquid marijuana waste. Bad Gramm3r will store liquid and solid marijuana that is to be rendered unusable marijuana waste in a locked and sealed 5 gallon bucket. This bucket will be kept under video surveillance in a restricted access area and only be accessible by an authorized employee, licensee or agent. The MCB will be provided at least 3 days notice in the marijuana inventory tracking system before making the waste unusable and disposing of it; after at least 3 days of notifying the MCB, the marijuana will be rendered unusable.

Rendered Unusable Marijuana Waste. Marijuana waste will be blended into a fine course before it is mixed into an organic living soil to render it unusable. The unusable marijuana waste will be sealed and locked in 5 gallon buckets that contain organic living soil. The waste buckets will be stored in a restricted access area, away from trash receptacles, under video camera surveillance and only accessible by authorized personnel. Each bucket will be filled with 3 gallons of organic living soil to ensure a minimum of a 1:1 ratio between marijuana waste material and the organic living soil.

Management of any solid or liquid marijuana waste. All Bad Gramm3r employees, agents, licensees will be trained to identify all marijuana plant waste materials and marijuana product waste: Roots, Stalks, Leaves, Stems, damaged marijuana products, returned marijuana products, expired marijuana products, leftover residue and material from prepackaging waste that takes place at the Bad Gramm3r facility (Example: converting 1 ounce of flower to pre-rolled and packed marijuana cigarettes). All Bad Gramm3r employees, agents and licensees will be trained and required to not accept any marijuana containing products from customers wanting to return their product. In the event that a customer vacates the Bad Gramm3r facility and leaves the marijuana product behind, that product will be recorded and logged as marijuana to be rendered unusable and AMCO will be notified in the marijuana tracking system. After 3 days, if the customer has not returned to retrieve the marijuana product they left behind, it will be rendered unusable and disposed of.

Disposal of any solid or liquid marijuana waste. Bad Gramm3r will use the Matanuska Susitna Borough Central Landfill to dispose of its marijuana waste that has been rendered unusable. A record of the final destination and the delivery date of marijuana rendered unusable will be kept. These records will be filed in the high security room and maintained for a minimum of 3 years. 306.740

21 and older compliance

In an effort to maintain the security of the marijuana and marijuana products Bad Gramm3r will monitor and restrict access to the premises. All persons attempting to gain access to the premises will have to check in at the register adjacent to the public entrance. All persons must provide valid photo

identification or valid passport with no exceptions. Bad Gramm3r staff will refuse entrance to any person who does not produce a form of valid photo identification showing the person is 21 years of age or older. Valid identification forms include: unexpired and unaltered passport; unexpired and unaltered state issue driver's license, instruction permit, or identification card of the US, District of Columbia, or a province of Canada; and identification card issued by a federal or state agency authorized to issue a driver's license or identification card. At no time will a person under the age of 21 be permitted to remain on the premises or purchase marijuana or other paraphernalia. If at any time Bad Gramm3r staff suspects that a sale is being made on behalf of an individual under the age of 21, the staff may refuse the transaction and ask the individual to vacate the premises. If necessary, local law enforcement and the MCB may be notified of the wrongdoing. Additionally, Bad Gramm3r will display signs that clearly indicate that no person under the age of 21 is allowed on the premises. These signs will be located in conspicuous locations at the public entrance and at the customer check-in register.

Exhibit M

Are sufficient setbacks, lot area, buffers and other safeguards being provided?

Yes. Exhibit E and F, as well as the As-Built, clearly demonstrate the setbacks, lot area, buffer and other safeguards that are being provided. We also intend to build a fence in addition to the vegetation buffers that currently exist between our lot and the residential use lot located to our west.

Exhibit N

Does the conditional use fulfill all other requirements of MSB Chapter 17.60 pertaining to the conditional use of this section?

Yes.

Exhibit O

Describe measures taken to prevent any potential negative effect upon other properties in the area due to such factors as noise and odor.

Bad Gramm3r marijuana and marijuana product will be stored in sealed containers. Bad Gramm3r will not permit onsite consumption of marijuana or marijuana product. Bad Gramm3r has loitering prevention plan. Bad Gramm3r will not conduct business outside of its premises; dialogue will remain inside the building. Ferguson Plumbing, adjacent to Bad Gramm3r, uses a PA loudspeaker frequently as part of their regular business operations which can easily be heard on our lot and the lots adjacent to ours. Bad Gramm3r will not use a PA system. Additionally, Bad Gramm3r will work with any governing body to ensure that odor and noise compliance is met if there is ever a complaint to the affect but we expect there to be none.

Hours of Operation

Bad Gramm3r will be open for business during the hours 10am to 8pm.

Loitering Prevention

Signs. We will have 3 signs around the premises to deter loitering. The signs will indicate all of the following: that this is private property, no loitering is allowed, alcohol and marijuana consumption is prohibited, no panhandling, no trespassing, no littering, no smoking.

Verbal Warning. Loiterers will be provided 1 verbal warning to vacate the premises in timely manner by an authorized Bad Gramm3r employee. If the loiterer(s) fail to comply with the request, the local authorities will be contacted to assist in their removal.

Security Cameras. Exterior security cameras will cover the entire premises and will aid in the arrest and prosecution of any illegal activity taking place on our premises.

Exhibit P

Describe measures taken to reduce negative effects upon adjacent properties by:

Increased property line and right of way buffers

Planted berms and landscaping

Site and building design features which contribute to the character of the surrounding area

The residential use property to our North has a 6' wooden fence on the lot line and has one window facing the back of the Bad Gramm3r facility. This property cannot and will not see our signs, our parking area, or our public entrance. It is also adjacent to Ferguson Plumbing which operates forklifts and other heavy machinery routinely.

The residential use property to our West was built in 2016 and occupied in fall of 2016. It has no windows facing the Bad Gramm3r facility. There is currently trees and other vegetation along the entire shared property line. Additionally, in the next 3 years, Bad Gramm3r will build a fence to provide an even more robust barrier between the two properties.

The commercial use property to our East is occupied by Ferguson Plumbing. In addition to fencing, there are significant trees and other vegetation providing a buffer between the Bad Gramm3r lot and the Ferguson Plumbing lot.

The Bad Gramm3r was newly painted in the winter of 2016. It has a paved parking area and driveway. It has proper exterior lighting and security system. All signs will be in compliance with state and local code. Onsite consumption will not be allowed; loitering will not be allowed; and only persons age 21 and older will be allowed entry. Bad Gramm3r has a waste management plan and is committed to keeping its property clean, well kept, and in good condition.

Exhibit Q

Describe how this use is compatible with the character of the surrounding area.

The lot has been used by 3 local businesses since 2004; Neat Things – Tobacco Accessories and Head Shop, 2004-2008; Ewe First – Yarn Shop, 2008-2010; Beauty for Ashes – Bookstore, 2010-2015. The lot has 120' of Bogard Frontage and Bogard is a major commercial road in the MatSu Borough for many businesses. The lot is also adjacent to Ferguson Plumbing which has occupied their space since 2000. In addition to our lot, there are 2 other businesses with Bogard Frontage that can be accessed by N Helen Lane; a CPA and a Dog Wash.

Bad Gramm3r marijuana and marijuana product will be stored in seal containers. Bad Gramm3r will not permit onsite consumption of marijuana or marijuana product. Bad Gramm3r has loitering prevention plan. Bad Gramm3r will not conduct business outside of its premises; dialogue will remain inside the building. Ferguson Plumbing, adjacent to Bad Gramm3r, uses a PA loudspeaker frequently as part of their regular business operations which can easily be heard on our lot and the lots adjacent to ours. Bad Gramm3r will not use a PA system. Additionally, Bad Gramm3r will work with any governing body to ensure that odor and noise compliance is met if there is ever a complaint to the affect but we expect there to be none.

Bad Gramm3r, LLC has a robust security plan, waste management plan, loitering prevention plan, and diversion prevention plan. Exhibit E and F, as well as the As-Built, clearly demonstrate the setbacks, lot area, buffer and other safeguards that are being provided. We also intend to build a fence in addition to the vegetation buffers that currently exist between our lot and the residential use lot located to our west.

Hours of Operation

Bad Gramm3r will be open for business 7 days a week during the hours 10am to 8pm.

Sign Lights

The sign fixed to the top of our building and facing Bogard Rd may not be lit after hours if it is determined to be too bright for the area.

Security

The security alarm system for Bad Gramm3r will be provided by Frontpoint Security. It will include the following: wireless and cellular connection, intrusion protection, 24/7 monitoring, a security panel with a loud audible alarm, 6 window sensors (one for each window), 2 door sensors (one for each exterior door), and 4 motion sensors (main sales area, high security room, employee break room, and restricted access storage and packaging area), 3 panic pendants which immediately alert local law enforcement and licensee of a life threatening emergency (1 in discreet location around registers, 1 in the employee break room, 1 in the high security room), 15 cameras (6 exterior cameras – 4 cameras in parking area and 1 camera for each entrance)(9 interior cameras – 1 camera for each room, 2 cameras in POS area, 1 camera for each entrance and arctic entry), DVR server capable of storing 40 days of footage and available for playback onsite on security camera monitor.

When Bad Gramm3r is closed for business, the entire security system described below will be activated. Any attempt to enter the premises without proper access will trip the alarm system and immediately notify the licensee and/or the local police or fire depending on the nature of the alarm triggered. Any attempt to power down the security panel is automatically detected and will alert the licensee.

Motion Detectors. The Bad Gramm3r facility will utilize 4 GE motion detectors from Frontpoint Security.

Panic switches. The Bad Gramm3r facility will utilize 3 GE panic switches. These panic switches from Frontpoint will be programmed to communicate an emergency situation directly with the local authorities and licensee.

Window Sensors. The Bad Gramm3r facility will utilize 6 GE window sensors from Frontpoint Security (one for each window in the facility).

Door Sensors. The Bad Gramm3r facility will utilize 2 GE Door sensors from Frontpoint Security (one for each exterior door).

Man-Trap Door. The Bad Gramm3r facility will utilize a man-trap door system in its customer entrance/exit arctic entry. Each door will be equipped with a magnet. When activated, these magnets can hold the doors shut and withstand up to 1,200 lb of force. The manual switches to operate the man trap will be located behind the front counter and will only be used in the case of a robbery/theft. The walls in the arctic entry/exit are reinforced with steel fencing and 1 1/8" plywood.

Windows. The Bad Gramm3r facility will have steel bars on every window to deter break-ins. The space between the bars will be too narrow to allow entry. Additionally, the interior of each window will be covered and secured with fitted 3/4" plywood security panels. These panels will be used during non-business hours and will add a 4th layer of window security – Bars, Window Alarm Sensors, Motion Detectors, Plywood security panels.

Diversion Prevention

Surveillance cameras. Our interior video surveillance system will cover the entire interior except the interior of the bathroom. We will have a total 9 interior cameras. All restricted access areas will be covered by the cameras including each entrance and exit to restricted areas. Our restricted access point-of-sale area will have 2 video surveillance cameras. The video surveillance will record motion at 5 fps. All recordings will be stored in a high security room for a minimum of 40 days and will be available for playback onsite.

Buddy System. Refunds and voids will require authorization from a second Bad Gramm3r employee. A minimum of two employees will be clocked in and working at all times. An assistant manager or manager will be present for store openings and closings. We will conduct weekly inventories of all marijuana products and daily inventories of all marijuana products if employee diversion is suspected. Employees will be rotated between shifts to prevent collusion between employees.

Restricted items. Personal items such as back packs, bags, purses, laptop cases, jackets etc will be prohibited from restricted access areas. Food and drinks for employee consumption will be restricted to the employee lounge and prohibited from restricted access areas.

Dress Code. All staff will be prohibited from wearing excessively baggy clothing. Hats will be prohibited. Jackets and hoodies will be prohibited.

Diversion Prevention Interviews and Training. The following questions will be asked during interview with prospective new employees: are you taking any prescription medications? Are you taking any illegal drugs? (i.e. opiates, methamphetamines, cocaine, etc). Do you consume marijuana? If so, how often? What do you think should happen to an employee who is caught stealing marijuana? Do you think the police should get involved with an incident of internal marijuana diversion in our organization? Do you think that someone found diverting marijuana deserves a second chance to be employed? All interviews will be conducted under video and audio surveillance with the interviewee's permission. The audio and video will be stored on a secure hard drive for a minimum of 7 years.

Diversion prevention training. All employees will be trained to spot signs of diversion. All employees will be trained on how to report suspected diversion. Employees will be provided a system to anonymously report suspected diversion to a licensee. The anonymous diversion notification box will be placed in a readily visible location in the store but private enough that they can access it without being seen by another staff member. All employees will be required to complete the Diversion Prevention Training. This will include a certificate of completion form that will be signed and dated by the trainer as well as the trainee. This certificate will be logged and recorded for a minimum of 7 years.

Chain of contact for suspected diversion. The anonymous diversion notification box will provide access for an employee to report suspected diversion directly to a licensee. Only the licensees will have access to the secure diversion tip line box. This box will be monitored daily by a licensee. If an employee suspects a licensee is diverting product the employee will be trained to report it to the local police and AMCO.

Random drug screening. Bad Gramm3r will require employees to submit to random drug screening for illicit drugs. Failure to pass a drug screening will result in immediate suspension of employment and a review of that employee's transaction history to uncover possible diversion.

Inventory. Full stock inventory will be conducted weekly on Saturday. All POS Stations and cash will be reconciled and balanced at the closing of each work day. If there is a discrepancy, each transaction will be examined to determine how, when, and the parties involved when the error took place. If diversion is suspected, the General Manager and Licensee will be notified. They will inspect the surveillance footage

for possible diversion. Full stock inventory may be conducted with more frequency if diversion is suspected.

Custom Flower Packaging. The scale used to sell marijuana flower in custom weights will be in a restricted access area. The scale area will be under video surveillance.

Waste Management

Storage of any solid or liquid marijuana waste. Bad Gramm3r will store liquid and solid marijuana that is to be rendered unusable marijuana waste in a locked and sealed 5 gallon bucket. This bucket will be kept under video surveillance in a restricted access area and only be accessible by an authorized employee, licensee or agent. The MCB will be provided at least 3 days notice in the marijuana inventory tracking system before making the waste unusable and disposing of it; after at least 3 days of notifying the MCB, the marijuana will be rendered unusable.

Rendered Unusable Marijuana Waste. Marijuana waste will be blended into a fine course before it is mixed into an organic living soil to render it unusable. The unusable marijuana waste will be sealed and locked in 5 gallon buckets that contain organic living soil. The waste buckets will be stored in a restricted access area, away from trash receptacles, under video camera surveillance and only accessible by authorized personnel. Each bucket will be filled with 3 gallons of organic living soil to ensure a minimum of a 1:1 ratio between marijuana waste material and the organic living soil.

Management of any solid or liquid marijuana waste. All Bad Gramm3r employees, agents, licensees will be trained to identify all marijuana plant waste materials and marijuana product waste: Roots, Stalks, Leaves, Stems, damaged marijuana products, returned marijuana products, expired marijuana products, leftover residue and material from prepackaging waste that takes place at the Bad Gramm3r facility (Example: converting 1 ounce of flower to pre-rolled and packed marijuana cigarettes). All Bad Gramm3r employees, agents and licensees will be trained and required to not accept any marijuana containing products from customers wanting to return their product. In the event that a customer vacates the Bad Gramm3r facility and leaves the marijuana product behind, that product will be recorded and logged as marijuana to be rendered unusable and AMCO will be notified in the marijuana tracking system. After 3 days, if the customer has not returned to retrieve the marijuana product they left behind, it will be rendered unusable and disposed of.

Disposal of any solid or liquid marijuana waste. Bad Gramm3r will use the Matanuska Susitna Borough Central Landfill to dispose of its marijuana waste that has been rendered unusable. A record of the final destination and the delivery date of marijuana rendered unusable will be kept. These records will be filed in the high security room and maintained for a minimum of 3 years. 306.740

21 and older compliance

In an effort to maintain the security of the marijuana and marijuana products Bad Gramm3r will monitor and restrict access to the premises. All persons attempting to gain access to the premises will have to check in at the register adjacent to the public entrance. All persons must provide valid photo identification or valid passport with no exceptions. Bad Gramm3r staff will refuse entrance to any person who does not produce a form of valid photo identification showing the person is 21 years of age or older. Valid identification forms include: unexpired and unaltered passport; unexpired and unaltered state issue driver's license, instruction permit, or identification card of the US, District of Columbia, or a province of Canada; and identification card issued by a federal or state agency authorized to issue a driver's license or identification card. At no time will a person under the age of 21 be permitted to remain on the premises or purchase marijuana or other paraphernalia. If at any time Bad Gramm3r staff suspects that a sale is being made on behalf of an individual under the age of 21, the staff may refuse the transaction and ask the individual to vacate the premises. If necessary, local law enforcement and

the MCB may be notified of the wrongdoing. Additionally, Bad Gramm3r will display signs that clearly indicate that no person under the age of 21 is allowed on the premises. These signs will be located in conspicuous locations at the public entrance and at the customer check-in register.

Exhibit R

Current status of State License application process.

Under Review. 11/08/16

Exhibit S

Describe how the subject parcel is appropriate for the proposed conditional use. Include information detailing:

The proximity of the proposed use to existing businesses;

The proximity of parcels developed with residential uses; and

Whether the roads associated with the proposed use have been, or will be, appropriate for commercial use.

The Bad Gramm3r parcel is adjacent to Ferguson Plumbing. Ferguson Plumbing has occupied their space since the year 2000. Parcels that have Bogard frontage are commonly used for commercial purposes.

More information provided in Exhibit J.1 and J.2.

The Bad Gramm3r parcel is adjacent to 2 parcels developed with residential use. The residential use property to our North has a 6' wooden fence on the lot line and has one window facing the back of the Bad Gramm3r facility. This property cannot and will not see our signs, our parking area, or our public entrance. It is also adjacent to Ferguson Plumbing which operates forklifts and other heavy machinery routinely. The residential use property to our West was built in 2016 and occupied in fall of 2016. It has no windows facing the Bad Gramm3r facility. There are currently trees and other vegetation along the entire shared property line. Additionally, in the next 3 years, Bad Gramm3r will build a fence to provide an even more robust barrier between the two properties. **More information provided in Exhibit J.1 and J.2.**

Bad Gramm3r parcel has 120' of Bogard Frontage. Bogard is a major commercial road in the MatSu Borough and serves many businesses. The Bad Gramm3r parcel is accessed via N Helen Lane and has been so since 2004. N Helen Lane serves as the access road for 2 additional parcels developed for commercial use. There are currently 5 lots accessed by N Helen Lane and 3 of them are parcels developed for commercial use.

DIMENSIONS OF ALL STRUCTURES

JAN 05 2017

1743 SQ FT
Net Floor Area



Parking Lot

KEY

1 - Indicates a wall that contains 1-1/8" Plywood

2 -Indicates a wall that contains Steel Fencing & 1-1/8" Plywood

3- Indicates a wall that contains 1-1/2" Unistrut Steel Beams & 1-1/8" Plywood

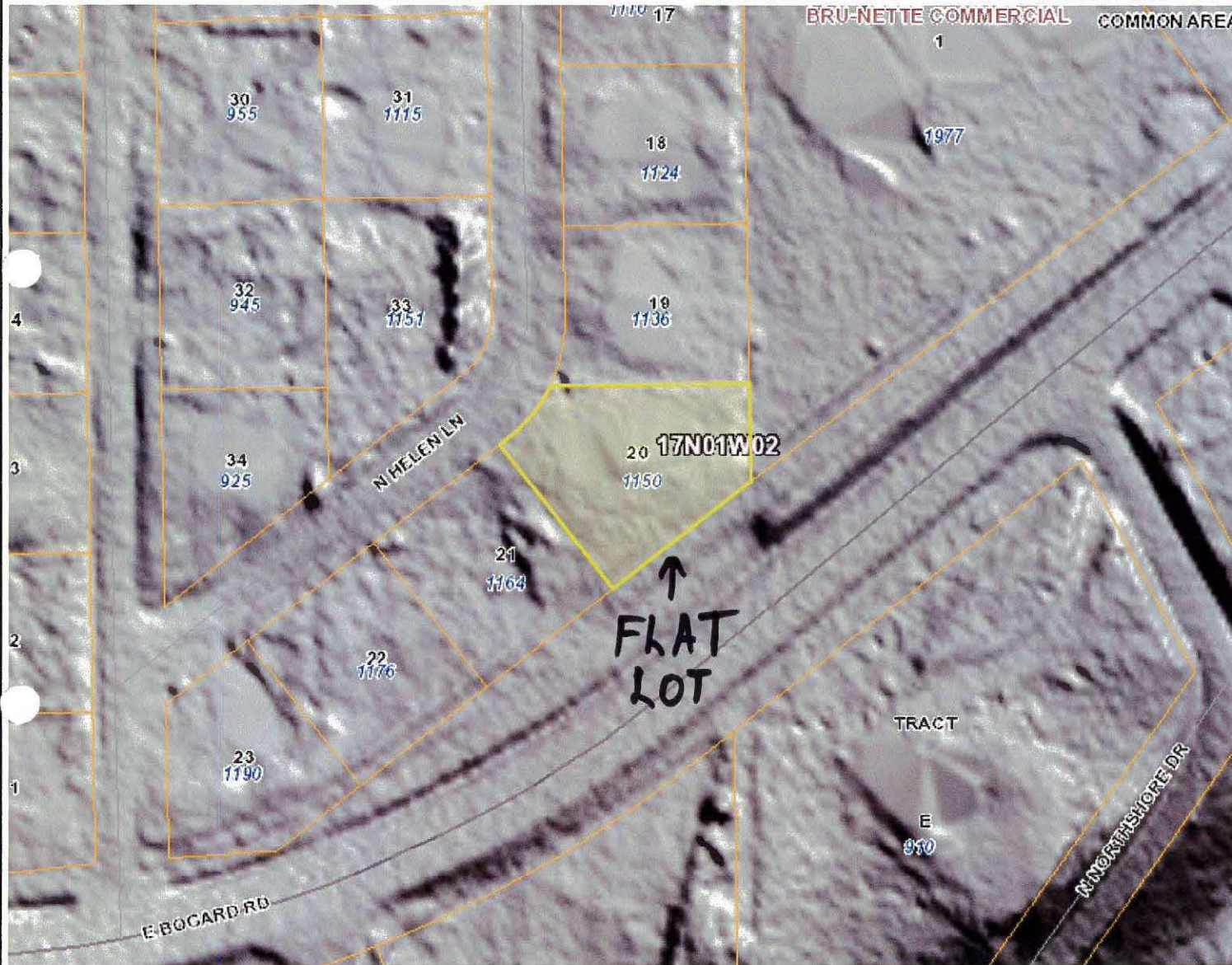
4- Indicates a commercial rated 3/0, 18 gauge metal door with 16 gauge metal frame

EXHIBIT u, v, w

TOPOGRAPHY



Matanuska-Susitna Borough



Legend

Public Facilities

- Administrative
- Animal Care
- City Hall or Courthouse
- Community or Senior Center
- Correctional Facility
- Landfill or Transfer Station
- Recycling Center
- Transfer Station/Recycling
- Library
- Medical
- Post Office
- Public Safety EMS
- Public Safety Fire
- Public Safety Fire/EMS
- Public Safety Forestry
- Public Safety Law Enforcement
- School

Streets

- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road

- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Flood Zone

1: 1,200



0.0 0 0.02 0.04 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
© Matanuska-Susitna Borough

Reported on 11/04/2016 10:39 AM

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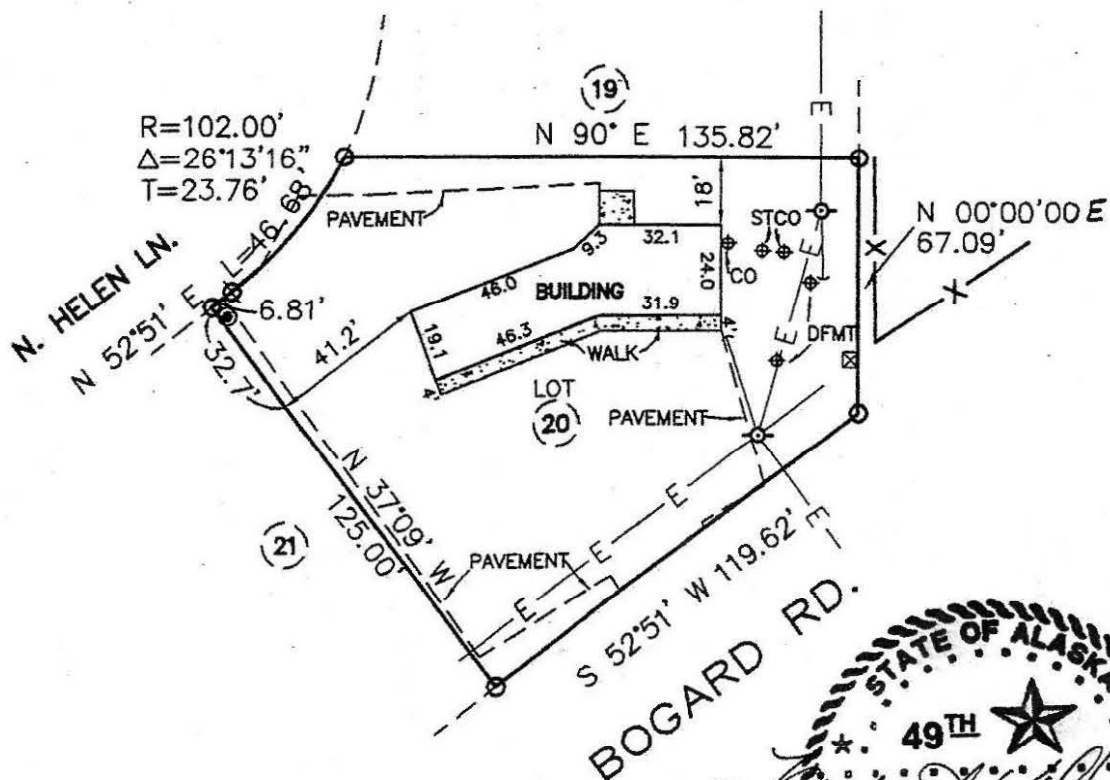
Notes

This map was automatically generated using Geocortex Essentials.

IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER, PRIOR TO CONSTRUCTION, TO VERIFY PROPOSED BUILDING GRADE RELATIVE TO FINISHED GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.

LEG D

- = FOUND 5/8" REBAR, W/ RED PLASTIC CAP "DECAMP 2071-S"
- ⊙ = POWER POLE
- ⊠ = CABLE TV BOX
- ⌵ = GUY ANCHOR
- E- = POWER LINE
- X- = 5' CHAIN LINK FENCE
- ⊙ = WELL



AS-BUILT

LOT SURVEY

LOT 20
WILLIWAW SUBDIVISION
PALMER RECORDING DISTRICT, ALASKA

ADD UTILITIES 4/04
AS-BUILT 7/28/04

KEN DeCAMP - LAND SURVEYING

P.O. BOX 875614, WASILLA, ALASKA 99687
PHONE: (907) 376-3206

PREPARED FOR:
BERKLEY TILTON

DRAWN BY:

RKD, JR

DATE:

JULY 2004

DWG. NO

FIELD BOOK:

180

CHECKED BY:

RKD

SCALE:

1"=50'

PLAT FILING NO.:

W-72

SEC., TWP., & RG:

SEC. 2, T17N, R1W

* Signatures of the houses on N. Helen Lane
closest to Bad Gramm3r

By way of this signature page, I hereby state that I have no issue with the cannabis dispensary, Bad Gramm3r at 1150 North Helen Lane, being located in my neighborhood.

DATE	PRINTED NAME	ADDRESS	SIGNATURE
Nov 16	Mr. Schmitt, Timothy	1136 N Helen Lane unit B	Tim P. Merschmitt
Nov 12 2016	Loranne Weaver	1124 N Helen Lane	for Ann Wea
Nov 11 2016	Sarah Skiles	1190 N Helen Lane	SA
Nov 4	Ryan VanBottle	1115 N Helen Ln	
11-4-16	Colt Donald-Huffman	1110 N. Helen Ln.	Colt Donald-Huffman
11-4-16	Mary Saechow	1098 N. Helen Ln	Mary
11-10-16	Ian Quint	1164 N. Helen	Ian Quint
11-14	Olivia Vincent	925 Helen Ln	Olivia

Matanuska-Susitna Borough
Development Services

NOV 21 2016

Received