

MEMORANDUM OF UNDERSTANDING

Between Baltazar Holdings, LLC
and **Northeast Community Council**
Effective Date: **November 16th, 2023**

This Memorandum of Understanding (hereafter "Agreement") is hereby entered into by and between **Northeast Community Council** and Baltazar Holdings, LLC, doing business as Sensimilla, an applicant for a municipal license and special land use permit for marijuana retail sales, establishment to be located at 1431 Muldoon Road, Anchorage, AK 99504.

WHEREAS, the Community Council has a vested interest in ensuring that they represent the best interests of the community council area; and

WHEREAS, Baltazar Holdings, LLC is seeking to open a legitimate business within the community council area; and

WHEREAS, the Community Council and Baltazar Holdings, LLC have a long-term interest in fostering a mutually beneficial relationship to address communications, problem-solving; and

WHEREAS, this Agreement is intended to satisfy neighborhood responsibility planning requirements in municipal code.

Now, therefore, the parties agree as follows:

AGREEMENT BASICS

1. The point of contact for the Marijuana Store is Baltazar Arias, who can be contacted as follows: 907-223-0422 by phone or arias3893@aol.com via email OR a Member of the GOOD Cannabis management team Trevor Haynes by phone 907-888-3367 or trevor@goodalaska.com via email. Contact may be outside of store hours if necessary to address issues as they arise. Changes to the point of contact or contact information shall be promptly shared with the Community Council.
2. The point of contact for the Northeast Community Council is Ron Meehan, President, who can be contacted as follows: northeastcommunitycouncil@gmail.com
3. Baltazar Holdings, LLC or the Operations Management team shall engage with the community council and the residents and property owners within 500 feet of the proposed business location on the following schedule: *Quarterly community council meetings beginning February 2024.*
4. When the Community Council's residents or businesses, the Community Council, or the Marijuana Store raise issues of concern, the Community Council and the Marijuana Store will take the following progressive steps:
 - i. *Agree to discuss the issue at the next regularly scheduled community council meeting.*
 - ii. *Agree to call a special community council meeting to discuss the issue.*
 - iii. *Agree to call an executive board meeting of the community council to discuss the issue.*

The Marijuana Store is encouraged to attend regular Community Council meetings. The Community Council has identified the following particular considerations and expectations relating to the Marijuana Store's application and proposed business:

- Adherence to all municipal and state laws and regulations pertaining to the operation of a cannabis business
- Responsible business design and practices
- Neighborhood communication
- Active community citizenship
- Effective dispute resolution
- Cooperation with law enforcement
- Add a 6-foot, site obscuring fence on the park side to block view of marijuana retail store (see attached survey)

The Marijuana Store has identified the following particular concerns relating to locating within the Community Council:

- Security Concerns
- Traffic Control
- Restrict free samples
- Health & Safety of underage children


ASSEMBLY AUTHORITY

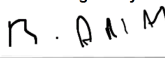
Each party recognizes and agrees that the authority to approve a municipal license and special land use permit for a marijuana retail sales establishment rests exclusively with the Anchorage Municipal Assembly.

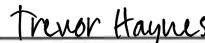
This Agreement mutually benefits the Community Council and Baltazar Holdings, LLC dba Sensimilla. The parties understand and acknowledge that they do not intend to create a formal partnership. Nothing in this Agreement shall be construed or interpreted to create any fiduciary responsibility between them. Neither party shall have any authority, express or implied, to act for or to assume any obligation or responsibility on behalf of the other party. Neither party shall be responsible for the liabilities of the other. The parties understand that non-compliance with this Agreement carries no penalties but instead shall be provided as information to the Anchorage Municipal Assembly for consideration during original and subsequent license and land use actions.

TERM OF AGREEMENT

The parties have executed this Agreement as of the effective date. The Agreement may be updated periodically with the concurrence of both parties and shall remain in effect as long as Baltazar Holdings, LLC or the Operations Management team GOOD, LLC DBA GOOD Cannabis is licensed to operate at the identified location.


 Ron Meehan - President
 Northeast Community Council

DocuSigned by:

 Baltazar Arias - Manager/Member
 Baltazar Holdings, LLC

DocuSigned by:

 Trevor Haynes - Operations Management team
 GOOD Cannabis