



not included  
Rud J.S.  
Friday 8/9 end of day  
Late fee if submitted  
will be imposed.  
Admin? \$500?  
Liquor? Late fee \$500

# Regulated Cannabis Business License Renewal Application

The renewal application, required documents, and fees are due in the City Clerk's Office at least 45 days before the license expiration date (GJMC 5.13.040(h))

Late Filing  
1) explanation  
2) late fee?  
8/6  
Followed up  
w/ DeLayne.  
she will discuss  
w/ John + reply.

## Fee Schedule

All fees are non-refundable unless otherwise provided in City Ord

Annual Renewal Application - \$2,500 (per license)

License - \$5,000 (per license)

## Required Document Checklist

Submit the application and all documentation on single-sided, 8 1/2 x 11" paper in the order below.

- List of All Owners, Partners, and/or Corporate Officers:
  - Include names, titles, phone numbers, email addresses, and MED Badge/M#.
- 8/16 ✓  Copy of Lease or Deed:  No Change term correction extended to 2027 any other changes? none per A.A. 8/7 correction noted on app.
- 8/16 ✓  Copy of Alarm Contract
- 8/16 ✓  Copy of Security Plan:  No Change
- 8/16 ✓  Copy of City Sales Tax License • not listed on page 5 (used state #) | sales tax emailed app - 8/15 (see email) 8/17 confirmed w/ J.P. applied 8/15 under C.D. review for final approval
- Copy of State Sales Tax License
- ✓  Certificate of Good Standing (Issued within the last six (6) months.)
- Affidavit of Lawful Presence (sole proprietors only)
- Updated Operating Plan:  No Change doesn't include page 2 8/17 page #'s removed
  - A description of products and services provided or to be provided by the licensee, including retail sales of food products.
  - A floor plan, drawn to scale, showing the layout of the licensed premises and the principal uses of the floor area, including a depiction of where any services, other than dispensing of cannabis, are proposed to occur.
- Copy of Completed State Renewal Application with All Required Documents and Proof of Payment (see email) can't open attachment sent 8/4 8/17 sent MOP application - not renewal

## Janet Harrell

---

**From:** Janet Harrell  
**Sent:** Wednesday, August 7, 2024 4:37 PM  
**To:** Alaameen.A@gmail.com  
**Cc:** John Shaver; Selestina Sandoval; Travis Wright  
**Subject:** Missed Deadline for Cannabis Business License Renewal Application and Fees Submission  
**Attachments:** Regulated Cannabis License Renewal Application Checklist.pdf

August 7, 2024

Sent Via e-mail and U.S. Postal Service

Alaameen Abdool  
Golden Rookie, LLC  
605 Grand Avenue  
Grand Junction, CO 81501

Mailing Address:  
322 N. 6<sup>th</sup> Street, Apartment #2  
Grand Junction, CO 81501  
alaameen.a@gmail.com

Re: Missed Deadline for Cannabis Business License Renewal Application and Fees Submission

Dear Mr. Abdool,

This letter serves as a final notice that a complete City of Grand Junction cannabis business license renewal application (Application) and the required fees must be submitted by 5 p.m. on August 9, 2024, to the City Clerk's Office. What has been submitted thus far for the Golden Rookie is incomplete and the Renewal Application Fee (\$7500) has not been paid.

If a complete Application and the total amount of the Renewal Application Fee is not paid by 5 p.m. on August 9, 2024, the cannabis business license for Golden Rookie will be cancelled for failure to renew.

Each and every section of the Application must be carefully and thoroughly completed, all required information provided and all documents per the City application checklist must be included. A copy of the application checklist is attached. In addition, the Renewal Application Fee must be paid in full. If a complete Application and the Renewal Application Fee are filed by the deadline then the City will review the Application and determine if it is complete. If incomplete the license will be cancelled for failure to renew.

If you have any questions, please contact me at 970.244.1497.

Thank you for your prompt and complete attention to this matter.

Sincerely,

Janet Harrell  
Records Manager/Cannabis Administrator  
970.244.1497



City of Grand Junction

pc: City Clerk Selestina Sandoval  
City Attorney John Shaver  
Marijuana Compliance Officer Travis Wright

**Janet Harrell, MMC**  
Records Manager  
City of Grand Junction  
250 N 5<sup>th</sup> Street  
O: 970-244-1497  
[gjcity.org](http://gjcity.org) | [EngageGJ](#)





## Janet Harrell

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**From:** cityclerk  
**Sent:** Tuesday, August 6, 2024 12:14 PM  
**To:** Alaameen.A@gmail.com  
**Subject:** FW: City of Grand Junction Payment Confirmation

Hi Alaameen,

Please see the receipt below for a partial payment for the cannabis renewal application and license fees.

Also, for clarification and as discussed on the phone call, the renewal application emailed on August 4<sup>th</sup> is not complete. Per City Code 5.13.404(h), "No renewal application shall be accepted by the Authority that is not complete. Any application mailed to or deposited with the Authority that, upon examination, is found to have some omission or error, shall be returned to the Applicant for completion or correction."

Thanks,  
Janet

**Janet Harrell, MMC**  
Records Manager  
City of Grand Junction  
250 N 5<sup>th</sup> Street  
O: 970-244-1497  
[gjcity.org](http://gjcity.org) | [EngageGJ](#)



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**From:** cityclerk <cityclerk@gjcity.org>  
**Sent:** Tuesday, August 6, 2024 11:59 AM  
**To:** Selestina Sandoval <selestinas@gjcity.org>; Krystle Koehler <krystlek@gjcity.org>; Janet Harrell <janeth@gjcity.org>; Kerry Graves <kerrygr@gjcity.org>; Misty Williams <misty.williams@gjcity.org>; Jacob Samuels-Logan <jacob.logan@gjcity.org>; Brooke Hahn <brooke.hahn@gjcity.org>  
**Subject:** FW: City of Grand Junction Payment Confirmation

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**From:** Online Payments <[noreply@tylerportico.com](mailto:noreply@tylerportico.com)>  
**Sent:** Tuesday, August 6, 2024 11:58:25 AM (UTC-07:00) Mountain Time (US & Canada)  
**To:** cityclerk <[cityclerk@gjcity.org](mailto:cityclerk@gjcity.org)>  
**Subject:** City of Grand Junction Payment Confirmation

⚠ **EXTERNAL SENDER** ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.



City of Grand Junction payment confirmation

**Hi,**

Thanks for your payment. This email is your payment confirmation.

This purchase will appear on the account statement for your Unknown ending in 0374.

525899

**August 06, 2024 11:57 AM MDT**

Description	Amount
Retail POS Item	\$2,000.00
Subtotal	\$2,000.00
Processing fee	\$0.00
<b>Total</b>	<b>\$2,000.00</b>

Thank you for your payment. If you have questions, contact customer service for help.

City of Grand Junction  
250 N. 5th,

[Website](#) | 970-244-1536

**Janet Harrell**

---

**Subject:** FW: City of Grand Junction Payment Confirmation

8/6/2024

Golden Rookie, LLC

Annual Renewal Application (\$2,500) & License (\$5,000) Fees - **Partial Payment - \$2,000**

Total Due - \$ 7,500

Partial Payment - \$2,000

Balance Due - 5,500

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**From:** cityclerk <cityclerk@gjcity.org>

**Sent:** Tuesday, August 6, 2024 11:59 AM

**To:** Selestina Sandoval <selestinas@gjcity.org>; Krystle Koehler <krystlek@gjcity.org>; Janet Harrell <janeth@gjcity.org>; Kerry Graves <kerrygr@gjcity.org>; Misty Williams <misty.williams@gjcity.org>; Jacob Samuels-Logan <jacob.logan@gjcity.org>; Brooke Hahn <brooke.hahn@gjcity.org>

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City of Grand Junction  
250 N. 5th,

[Website](#) | 970-244-1536



City of Grand Junction

Finance  
250 N. 5th  
[Finance@gjcity.org](mailto:Finance@gjcity.org)  
970-244-1536

*Golden Rookie*

31aa870d-b898-4ef2-9a23-  
871fd4dc6e1b - 08/08/2024 08:52 AM

RETAIL POS ITEM

1 @ 2500.00  
2500.00

Service fee 0.00  
**Subtotal** 2500.00  
**Total** 2500.00

CREDIT CARD

Visa \*\*\*\*\*0374  
Authorization code 329693  
Transaction type Purchase

Hi,

*Golden Rookie*

Thanks for your payment. This email is your payment confirmation.

This purchase will appear on the account statement for your Unknown ending in 0374.

539025  
August 08, 2024 09:34 AM MDT

Description	Amount
Retail POS Item	\$3,000.00
Subtotal	\$3,000.00
Processing fee	\$0.00
<b>Total</b>	<b>\$3,000.00</b>

## Regulated Cannabis Business License Renewal Application

*The renewal application, required documents, and fees are due in the City Clerk's Office at least 45 days before the license expiration date (GJMC 5.13.040(b)).*

### Fee Schedule

*All fees are non-refundable unless otherwise provided in City Ordinance No. 5064.*

- Annual Renewal Application - \$2,500 (per license)
- License - \$5,000 (per license)

### Required Document Checklist

**Submit the application and all documentation on single-sided, 8 ½ x 11" paper in the order below.**

- List of All Owners, Partners, and/or Corporate Officers:
  - Include names, titles, phone numbers, email addresses, and MED Badge/M#.
- Copy of Lease or Deed  No Change in Lease or Deed
- Copy of Alarm Contract
- Copy of Security Plan  No Change in Security Plan
- Copy of City Sales Tax License
- Copy of State Sales Tax License
- Certificate of Good Standing (Issued within the last six (6) months.)
- Affidavit of Lawful Presence (sole proprietors only)
- Updated Operating Plan:  No Change in Operating Plan
  - A description of products and services provided or to be provided by the licensee, including retail sales of food products.
  - A floor plan, drawn to scale, showing the layout of the licensed premises and the principal uses of the floor area, including a depiction of where any services, other than dispensing of cannabis, are proposed to occur.
- Copy of Completed State Renewal Application with All Required Documents and Proof of Payment

Applicant Trade Name: Golden Rookie LLC

### License Type – Select all that apply

- Retail Cannabis Store
- Cannabis Product Manufacturer
- Marijuana Testing Facility
- Co-Located Retail/Medical Cannabis Store
- Cannabis Infused-Product Manufacturer

### Applicant Information

*Print all information unless a signature is required.*

<u>Golden Rookie LLC</u>	<u>402R-01012</u>
Legal Business Name	MED License Number(s)
<u>605 Grand Ave, Grand Junction CO 81501</u>	<u>08/21/2024</u>
Registered Trade Name (DBA)	License Expiration Date
Business/Physical Address (street/city/state/zip code)	
<u>322 N 6th Street, Apt 2, Grand Junction CO 81501</u>	
Business Mailing Address (if different from business/physical address)	
<u>www.GoldenRookie.com</u>	
Business Website Address	
<u>N/A</u>	<u>Info@GoldenRookie.com</u>
Business Phone Number	Business Email Address

### Contact Information

<u>Alaameen Abdool</u>	<u>M153593</u>
Primary Business Contact – Name/Title	MED Badge/M#
<u>+1 (917) 434-6844</u>	<u>alaameen.a@gmail.com</u>
Phone Number	Email Address

<u>Alaameen Abdool</u>	<u>M153593</u>
Sales Tax Contact – Name/Title	MED Badge/M#
<u>+1 (917) 434-6844</u>	<u>alaameen.a@gmail.com</u>
Phone Number	Email Address

<u>Alaameen Abdool</u>	<u>M153593</u>
Local Emergency Contact – Name/Title	MED Badge/M#
<u>+1 (917) 434-6844</u>	<u>alaameen.a@gmail.com</u>
Phone Number	Email Address



Applicant Trade Name: \_\_\_\_\_

- 1. Does the applicant (legal business name) have legal possession of the premises for at least one (1) year from the date this license will be issued?

Own       Lease       Other (explain in detail): \_\_\_\_\_

Term date change term date has been extended to 2027

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If leased, complete the following EXACTLY as listed in the lease.

Vicki Sanger	Golden Rookie LLC	12/31/2027
_____	_____	_____
Landlord	Tenant	Expiration Date

- 2. Does this location conduct/plan to conduct retail food sales?

Yes       No

\_\_\_\_\_

If yes, what items are/will be sold?

## Vendor List

**Attach additional page(s) as needed.**

1. N/A

_____	_____
Business Name	Trade Name (DBA)
_____	
Mailing Address (street or POB/city/state/zip code)	
_____	
_____	_____
Phone Number	Email Address
_____	
Website	
_____	
MED license number(s)	

Applicant Trade Name: Golden Rookie LLC

2. N/A  
Business Name Trade Name (DBA)

Mailing Address (street or POB/city/state/zip code)

Phone Number Email Address

Website

MED license number(s)

3. N/A  
Business Name Trade Name (DBA)

Mailing Address (street or POB/city/state/zip code)

Phone Number Email Address

Website

MED license number(s)

4. N/A  
Business Name Trade Name (DBA)

Mailing Address (street or POB/city/state/zip code)

Phone Number Email Address

Website

MED license number(s)

## Tax Authorization and Request to Release Information

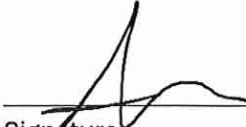
I, Alaameen Abdool am signing this waiver on behalf of Golden Rookie LLC (the "Applicant/Licensee") to permit the City of Grand Junction ("City") Sales Tax Division to release information and documents that would otherwise be confidential. If I am signing this waiver for someone other than myself, I certify that I have the authority to execute this waiver on behalf of the Applicant/Licensee.

The information and documentation obtained pursuant to this waiver will be used in connection with the Applicant/Licensee's application or licensure with the City, which requires proof of compliance with certain tax obligations pursuant to provisions of the Grand Junction Municipal Code and any other similar law or ordinance concerning the confidentiality of tax information. This waiver shall be valid while the application is pending and, if the application is approved, for one year from the date of licensure. If the license is administratively continued, this waiver shall be valid until the Cannabis Licensing Authority ("CLA") takes final action to approve or deny the renewal of the license. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license.

Applicant/Licensee requests that the City Sales Tax Division release the following information and supporting documentation to the CLA, which is acting as Applicant's/Licensee's duly authorized representative, solely to obtain the information specified below.

1. Whether the Applicant/Licensee has failed to file any local tax with the City by the required due date (determined with regard to any extension(s) of time for filing) for any tax period for which filing might have been required.
2. Whether the Applicant/Licensee has failed to pay any tax, penalty, or interest liability within 30 days of the date on which the City Sales Tax Division gave notice of the amount due and requested payment.
3. Whether the Applicant/Licensee has entered into a payment plan with the City Sales Tax Division and whether the Applicant/Licensee is current on any payments required by said payment plan.

Applicant/Licensee authorizes the City Sales Tax Division to release any additional information or documentation necessary to answer the questions above. Applicant/Licensee authorizes the CLA and its legal representatives to use the information and documentation obtained from the City Sales Tax Division in any administrative action regarding the application or license. To assist the City Sales Tax Division locate the tax records, Applicant/Licensee is voluntarily providing the following information.

<u>Golden Rookie LLC</u>	<u>20028814-002-LIC</u>
Applicant/Licensee Name (legal first, middle, and last)	City Sales Tax Number
<u>605 Grand Ave Grand Junction CO 81501</u>	
Address (street or POB/city/state/zip code)	
<u>+1 (917) 434-6844</u>	<u>N/A</u>
Personal Phone Number	Business Phone Number
	<u>08/06/2024</u>
Signature	Date



## Oath of Applicant - Licensee's Affirmation Regarding Knowledge of the State of Colorado's Marijuana Codes and Regulations and the City of Grand Junction's Municipal Code and Local Regulations Governing Regulated Cannabis Businesses

*This is required for each CBO with 10% or greater financial interest and/or Executive Officers, managers, and any other individual who controls the RMB.*

The Cannabis Licensing Authority, as the enforcement agency for the City of Grand Junction, requires a Regulated Cannabis Business licensee to be knowledgeable of the State of Colorado's and the City of Grand Junction's Regulated Cannabis Business laws, codes, regulations, and ordinances and to seek further clarification of such information if necessary.

Alaameen Abdool  
I, \_\_\_\_\_, hereby affirm under oath I have read Article 10 of Title 44, CRS, as amended, and the regulations promulgated thereunder, and the City of Grand Junction Municipal Code regarding general business licensing and Regulated Cannabis Business Licensing and understand the contents thereof.

Alaameen Abdool  
I, \_\_\_\_\_, hereby affirm under oath and under penalty of perjury, that I have examined this application and all required documents, including the State of Colorado application on which the City of Grand Junction ("City") will rely; that the statements made within are made in good faith and, to the best of my knowledge and belief, are true, correct and complete. I also affirm under oath that there have been no changes to any information as required by the Colorado Marijuana or Grand Junction codes that have not been disclosed since the license was issued, no pending criminal charges or convictions since the license was issued, and no pending violations of the building, fire, health, or marijuana codes.

I voluntarily submit this application to the City under oath and with full knowledge that I may be charged with offering a false instrument for recording, according to CRS 18-5-114, perjury, according to CRS 18-8-501, et seq. or other crimes of deception for intentional omissions and misrepresentations. I understand that any error or omission may constitute grounds for the revocation or nonrenewal of any license issued.

I consent to any background investigation necessary to determine my present and continuing suitability according to state and City rules and regulations, and this consent continues as long as I hold a regulated cannabis business license.

Alaameen Abdool / 100%

\_\_\_\_\_  
Licensee Name/Ownership %



\_\_\_\_\_  
Licensee Signature (owner, partner, or officer only)

Owner

\_\_\_\_\_  
Title

08/06/2024

\_\_\_\_\_  
Date

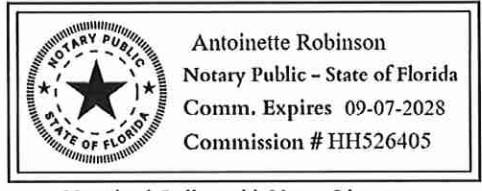
Applicant Trade Name: Golden Rookie LLC

State of FLORIDA  
County of ST LUCIE

Signed and sworn to [or affirmed] before me on 6TH AUG, 2024

by ALAAMEEN ABDOOL (name of individual making statement).

*Antoinette Robinson*  
Notary's official signature



Notarized Online with NotaryLive.com

Antoinette Robinson, Notary Public  
Title

09/07/2028  
Commission Expiration

Sworn to (or affirmed) and subscribed before me by means of Physical Present,  
or X Online Notarization, this 6TH day of AUG, 2024 by ALAAMEEN ABDOOL who provided identification of CO DL



Signed by: ANTOINETTE ROBINSON  
Time: 2024-08-07 03:13:54 UTC  
URL: <https://notarylive.com/tu/cdp/6JF6EX>  
Access ID: 6JF6EX  
Pin: WGKC6T



## List of owners, partners and or corporate offices

**Name:** Alaameen Abdool

**Title:** Owner

**Phone number:** 917-434-6844

**Email Address:** [Alaameen.A@gmail.com](mailto:Alaameen.A@gmail.com)

**MED badge number:** M153593

COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 8th day of June, 2022

BETWEEN:

Vicki Sanger of 2058 Sidewinder Ct  
Telephone: (970) 712-1503  
(the "Landlord")

OF THE FIRST PART

- AND -

Golden Rookie LLC of 322 N 6th St, Grand Junction, CO 81501, USA

Telephone: 970-712-1503 owner 917-434-6844 tenant  
(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Definitions

1. When used in this Lease, the following expressions will have the meanings indicated:
  - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
  - b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 605 Grand Avenue Grand Junction CO, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
  - c. "Common Areas and Facilities" mean:
    - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are

not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and

- ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
- d. "Leasable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements;
- e. "Premises" means the retail store at 605 Grand Avenue, Grand Junction CO.
- f. "Rent" means the total of Base Rent and Additional Rent.

#### Intent of Lease

- 2. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the Tenant will pay the Base Rent and any Additional Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.

#### Leased Premises

- 3. The Landlord agrees to rent to the Tenant the retail store municipally described as 605 Grand Avenue Grand Junction CO (the "Premises").

The Premises will be used for only the following permitted use (the "Permitted Use");  
Cannabis New Retail Business.

4. Subject to the provisions of this Lease, the Tenant is entitled to the exclusive use of the following parking on or about the Premises: entire parking lot is dedicated to Golden Rookie (the "Parking"). Only properly insured motor vehicles may be parked in the Tenant's Parking.

### Term

5. The term of the Lease is a periodic tenancy commencing at 12:00 noon on January 1, 2023 and continuing on a year-to-year basis until the Landlord or the Tenant terminates the tenancy (the "Term").

### Rent

6. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$1,750.00, payable per month, for the Premises (the "Base Rent"), without setoff, abatement or deduction. In addition to the Base Rent, the Tenant will pay for any fees or taxes arising from the Tenant's business.
7. The Tenant will pay the Base Rent on or before the first of each and every month of the Term to the Landlord at 2058 Sidewinder Ct, or at such other place as the Landlord may later designate.
8. The Tenant will be charged an additional amount of \$100.00 for any late payment of Rent.
9. The Tenant will be given a grace period of 5 day to pay Rent before late payment fees are charged.
10. No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount.

### Use and Occupation

11. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the Term and throughout the Term, and will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Landlord.
12. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, state, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.
13. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with any statute, including any subordinate

VC



legislation, which is in force now or in the future and taking into account any amendment or re-enactment, or any government department, local authority, other public or competent authority or court of competent jurisdiction and of the insurers in relation to the use, occupation and enjoyment of the Building (including in relation to health and safety compliance with the proper practice recommended by all appropriate authorities).

### Quiet Enjoyment

14. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

### Distress

15. If and whenever the Tenant is in default in payment of any money, whether hereby expressly reserved or deemed as Rent, or any part of the Rent, the Landlord may, without notice or any form of legal process, enter upon the Premises and seize, remove and sell the Tenant's goods, chattels and equipment from the Premises or seize, remove and sell any goods, chattels and equipment at any place to which the Tenant or any other person may have removed them, in the same manner as if they had remained and been distrained upon the Premises, all notwithstanding any rule of law or equity to the contrary, and the Tenant hereby waives and renounces the benefit of any present or future statute or law limiting or eliminating the Landlord's right of distress.

### Overholding

16. If the Tenant continues to occupy the Premises without the written consent of the Landlord at the expiration or other termination of the Term, then the Tenant will be a tenant at will and will pay to the Landlord, as liquidated damages and not as rent, an amount equal to twice the Base Rent plus any Additional Rent during the period of such occupancy, accruing from day to day and adjusted pro rata accordingly, and subject always to all the other provisions of this Lease insofar as they are applicable to a tenancy at will and a tenancy from month to month or from year to year will not be created by implication of law; provided that nothing in this clause contained will preclude the Landlord from taking action for recovery of possession of the Premises.

### Utilities and Other Costs

17. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Premises: water and sewer.

18. The Landlord will also pay for the following utilities and other charges in relation to the Premises: taxes and property insurance.
19. The Tenant is responsible for the direct payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, telephone, internet and cable.

#### Insurance

20. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's policy of insurance.

#### Abandonment

21. If at any time during the Term, the Tenant abandons the Premises or any part of the Premises, the Landlord may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, relet the Premises, or any part of the Premises, for the whole or any part of the then unexpired Term, and may receive and collect all rent payable by virtue of such reletting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired Term, if this Lease had continued in force, and the net rent for such period realized by the Landlord by means of the reletting. If the Landlord's right of reentry is exercised following abandonment of the premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

#### Governing Law

22. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Colorado, without regard to the jurisdiction in which any action or special proceeding may be instituted.

### Severability

23. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Colorado (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

### Assignment and Subletting

24. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

### Bulk Sale

25. No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

### Maintenance

26. The Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the Term and any renewal of this Lease.
27. The Tenant will be responsible at its own expense to replace all electric light bulbs, tubes, ballasts or fixtures serving the Premises.
28. Where the Premises has its own sidewalk, footpath, entrance, driveway or carpark which is for the exclusive use of the Tenant and its guests, the Tenant will keep the footpath, entrance, driveway or parking space clean, tidy and free of objectionable material including dirt, debris, snow and ice.
29. Where the Premises has its own garden or grass area which is for the exclusive use of the Tenant and its guests, the Tenant will water, fertilize, weed, cut and otherwise maintain the garden or grass area in a reasonable condition including any trees or shrubs in or about the Premises.

### Care and Use of Premises

30. The Tenant will promptly notify the Landlord of any damage to, or of any situation that may



significantly interfere with the normal use of the Premises.

31. Vehicles which the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Parking facilities are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.
32. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
33. The Tenant will not engage in any illegal trade or activity on or about the Premises.
34. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

#### Surrender of Premises

35. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

#### Hazardous Materials

36. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

#### Rules and Regulations

37. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

#### General Provisions

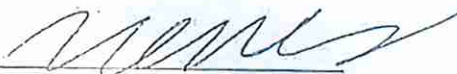
38. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.



39. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
40. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
41. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
42. Time is of the essence in this Lease.
43. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 8th day of June, 2022.

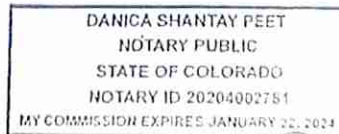
\_\_\_\_\_  
(Witness)

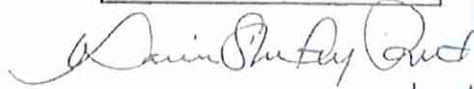
  
Vicki Sanger (Landlord)

Golden Rookie LLC (Tenant)

\_\_\_\_\_  
(Witness)

Per:  (SEAL)



  
06/08/2022

Amendment A

Lease is on a rolling one year basis with a guaranteed term of five years as outlined below:

Year one runs from Jan 1, 2023 to December 31, 2023 with a monthly rental amount of \$1,750.00

Year two runs from Jan 1, 2024 to December 31, 2024 with a monthly rental amount of \$1,750.00 plus an increase to cover property taxes of subject property 605 Grand Avenue.

Year three through five runs from Jan 1, 2025 to December 31, 2025 with a monthly rent of \$2,500 plus property taxes of subject property 605 Grand Avenue.

Property owner agrees to have the following repairs completed for the property prior to lease date of Jan 1, 2023.

Repair/replacement of exterior wheelchair ramp,

Paint front steps

Weed removal and replant of grass

Interior wall repair and repaint

Property owner agrees to pay Alaameen Abdool \$25,000 for the above repairs

Line of credit loan

Property owner agrees to grant a line of credit to Alaameen Abdool for a total of \$100,000 start-up small business loan. With an optional additional \$100,000 available if needed. Terms of first \$100,000 will be paid with monthly installments of 6% interest rate. Payments are a simple interest amount based upon the loan balance. Balloon payment due on year five of the lease on Jan 1, 2025. Payments due on first of each month along with the monthly rent payment.

(VS)

COMMERCIAL LEASE ATTACHMENT

THIS ATTACHMENT dated this 17<sup>th</sup> day of October, 2022 is established to add the name of Rick Sanger as property owner.

Lease Property: 605 Grand Avenue Grand Junction, CO 81507

A large, stylized handwritten signature in black ink, likely belonging to the property owner or a representative.A small, handwritten signature in black ink, possibly representing a witness or another party.A handwritten signature in black ink that clearly reads "Rick Sanger".

605 Grand Avenue Grand Junction, CO

In compliance with the requirements of the lease agreement, I hereby certify that this AMENDMENT to the lease agreement dated June 8, 2022. The following is a question has been inserted below

**COMMERCIAL LEASE ATTACHMENT**

**THIS ATTACHMENT** dated this 8<sup>th</sup> day of June, 2022 is established to correct the terms of the original lease agreement between Vicki Sanger and Golden Rookie LLC

Lease Property: 605 Grand Avenue Grand Junction, CO 81507

Lease is on a rolling one year basis with a guaranteed term of five years as outlined below


Year one runs from June 8, 2022 to December 31, 2023 with a monthly rental amount of \$1,750.00  
Year two runs from Jan 1, 2024 to December 31, 2024 with a monthly rental amount of \$1,750.00 plus an increase to cover property taxes of subject property 605 Grand Avenue  
Year three through five runs from Jan 1, 2025 to December 31, 2025 with a monthly rent of \$2,500 plus property taxes of subject property 605 Grand Avenue.

2027 *V/S*

Paragraph 14 within the original contract has been amended to reflect the following wording

The Tenant does have the ability to assign or sublet the subject property if Golden Rookie does not open a dispensary in location. Any sublet agreement must be approved by the owner of the property.

  
\_\_\_\_\_  
Vicki Sanger (Landlord)

  
\_\_\_\_\_  
Golden Rookie LLC (Tenant)

This was a corrective wording to update the above contract attachment was an AMENDMENT to the original lease contract. The original lease that was signed on June 8<sup>th</sup> did not have the correct lease date. Therefore a lease attachment was signed on June 8<sup>th</sup> which corrected the date to reflect the occupancy rights from June 8, 2022 to December 31, 2025. The original AMENDMENT made change to original lease terms.

2027 *V/S*



4

## Golden Rookie Security Plan

Golden Rookie LLC is fully committed to adhering to all requirements set forth in the Colorado Marijuana Code, ensuring the highest standards of compliance and safety.

The dispensary benefits from the direct oversight of Alaameen Abdool, the owner, who resides at the adjacent property at 322 N 6th Street. With a military background and experience with the NYPD, Mr. Abdool brings a unique and invaluable perspective to the security operations of the business.

The dispensary located at 605 Grand Avenue is outfitted with state-of-the-art security measures, including comprehensive video and audio surveillance systems covering every room. The facility will maintain 24-hour surveillance with recordings stored securely for 40 days, utilizing cloud-based storage for on-demand access and redundancy.

A separate, windowless, locked room (the vault) within the facility will be designated for the secure storage of cannabis products. The safe that will store the cash and other valuables, will be in the locked office with surveillance. Only the manager and owner will have access to the office and they will be the only two with the code to the safe.

The alarm system, monitored continuously by a professional security company hired by Golden Rookie LLC, provides an additional layer of protection, operating 24 hours a day, 7 days a week.

Outdoor security is also a priority with motion detector lights and after-hours motion detection video on the entire perimeter of the building.

Clear signage and robust security protocols will ensure that no cannabis consumption occurs on the premises, maintaining compliance and community standards.

Access to designated limited-access areas will be tightly controlled, with entry restricted to authorized personnel only, using key code access. The dispensary's theft prevention strategy is bolstered by continuous video surveillance, detailed shift logs, and the use of advanced inventory tracking software (Metric) to ensure accurate monitoring of all cannabis products.

All customers entering the facility will be required to present valid identification, adhering to a rigorous two-point ID checkpoint system. The customer's ID will be scanned at the front entrance with an ID scanner and then will be required again at the point of purchase. This process will ensure that only eligible individuals gain access to the dispensary, further enhancing the security and compliance of the operation.





**Colorado High Technologies, LLC**  
 2536 Rimrock Ave, Ste 400-266  
 Grand Junction, CO 81505  
 (844) 790-0100

**THIS AGREEMENT** made effective as of the 6 day of August, 2024 by and between:  
**COLORADO HIGH TECHNOLOGIES, LLC,**  
 a corporation located in Grand Junction, Colorado  
 and

Name of Customer ("CUSTOMER")	Golden Rookie LLC
Billing Address	322 N 6th St Apt 2 Grand Junction, CO 81501, US
Address of Monitored System	605 Grand Ave Grand Junction, CO 81501
Contact Person	Alaameen Abdool
Phone Number(s)	
Email	

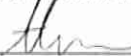
THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements herein contained, CUSTOMER agrees to accept delivery of, and COLORADO HIGH TECHNOLOGIES, LLC agrees to supply, the following:


Sales Rep: <b>Merrill Kiddle</b>	System No.: <b>1143-8011</b>	Customer No.:
<input type="checkbox"/> Interactive Gold \$35.00 <input type="checkbox"/> Pro Video with Analytics 3000 \$15.00 <input checked="" type="checkbox"/> Commercial Monitoring \$35.00 <input type="checkbox"/> Fire Alarm Monitoring (Network w/ Cell Back Up) \$45.00 <input type="checkbox"/> Open/Close Reports \$10.00 <input type="checkbox"/> Other: _____ \$ _____ <input type="checkbox"/> Other: _____ \$ _____ <input type="checkbox"/> Other: _____ \$ _____	<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rental <input type="checkbox"/> Purchase of Rental System Previous System # _____  PO # _____	
Monitoring to auto-renew unless written notice provided by either party.		

QTY	Part Number	Description
		<b>Qolsys system as per design. Equipment Cost and Installation Cost will be on Estimate to follow.</b>

	Initial Charges (Installation Only)	Annual Fees
Maintenance Plan: _____	Price	
Training Period: _____ days	Phone Charges	
Term: <u>12</u> months	3 <sup>rd</sup> Party Charges	
Billing Cycle: \$35.00 @ \$35.00 per	Other	
<input checked="" type="radio"/> Month <input type="radio"/> Quarter <input type="radio"/> Annual	Sales Tax	
COLORADO HIGH TECHNOLOGIES, LLC uses an UL Listed Central Station for Monitoring all accounts. UL Certification available on request (may have additional cost).	Total	
	Less Deposit	
	Balance	

COLORADO HIGH TECHNOLOGIES, LLC AGREES TO PROVIDE THE ABOVE PRODUCTS AND SERVICES IN ACCORDANCE TO **ALARM MONITORING SERVICE AGREEMENT AND ESTIMATE TERMS.**

  
 \_\_\_\_\_  
 Authorized Signature  
**Alaameen Abdool**  
 \_\_\_\_\_  
 Printed Name  
**8/7/2024**  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Authorized Signature  
**Merrill Kiddle**  
 \_\_\_\_\_  
 Printed Name  
**08/06/2024**  
 \_\_\_\_\_  
 Date



Colorado High Technologies, LLC  
 2536 Rimrock Ave, Ste 400-266  
 Grand Junction, CO 81505  
 (844) 790-0100

THIS AGREEMENT made effective as of the 6 day of August, 2024 by and between:  
**COLORADO HIGH TECHNOLOGIES, LLC,**  
 a corporation located in Grand Junction, Colorado  
 and

Name of Customer ("CUSTOMER")	Golden Rookie LLC
Billing Address	322 N 6th St Apt 2
Address of Monitored System	605 Grand Ave
Contact Person	Alaameen Abdool
Phone Number(s)	+1 (917) 434-6844
Email	alaameen.a@gmail.com

THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements herein contained, CUSTOMER agrees to accept delivery of, and COLORADO HIGH TECHNOLOGIES, LLC agrees to supply, the following:

Sales Rep: <b>Merrill Kiddle</b>	System No.: <b>1143-8011</b>	Customer No.:
<input type="checkbox"/> Interactive Gold \$35.00 <input type="checkbox"/> Pro Video with Analytics 3000 \$15.00 <input checked="" type="checkbox"/> Commercial Monitoring \$35.00 <input type="checkbox"/> Fire Alarm Monitoring (Network w/ Cell Back Up) \$45.00 <input type="checkbox"/> Open/Close Reports \$10.00 <input type="checkbox"/> Other: _____ \$ _____ <input type="checkbox"/> Other: _____ \$ _____ <input type="checkbox"/> Other: _____ \$ _____	<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rental <input type="checkbox"/> Purchase of Rental System Previous System # _____  PO # _____	
Monitoring to auto-renew unless written notice provided by either party.		

QTY	Part Number	Description
		Qolsys system as per design. Equipment Cost and Installation Cost will be on Estimate to follow.

	Initial Charges (Installation Only)	Annual Fees
Maintenance Plan: _____	Price	
Training Period: _____ days	Phone Charges	
Term: 12 _____ months	3 <sup>rd</sup> Party Charges	
Billing Cycle: \$ 35.00 @ \$ 35.00 per	Other	
<input checked="" type="radio"/> Month <input type="radio"/> Quarter <input type="radio"/> Annual	Sales Tax	
COLORADO HIGH TECHNOLOGIES, LLC uses an UL Listed Central Station for Monitoring all accounts. UL Certification available on request (may have additional cost).	Total	
	Less Deposit	
	Balance	

COLORADO HIGH TECHNOLOGIES, LLC AGREES TO PROVIDE THE ABOVE PRODUCTS AND SERVICES IN ACCORDANCE TO **ALARM MONITORING SERVICE AGREEMENT AND ESTIMATE TERMS.**

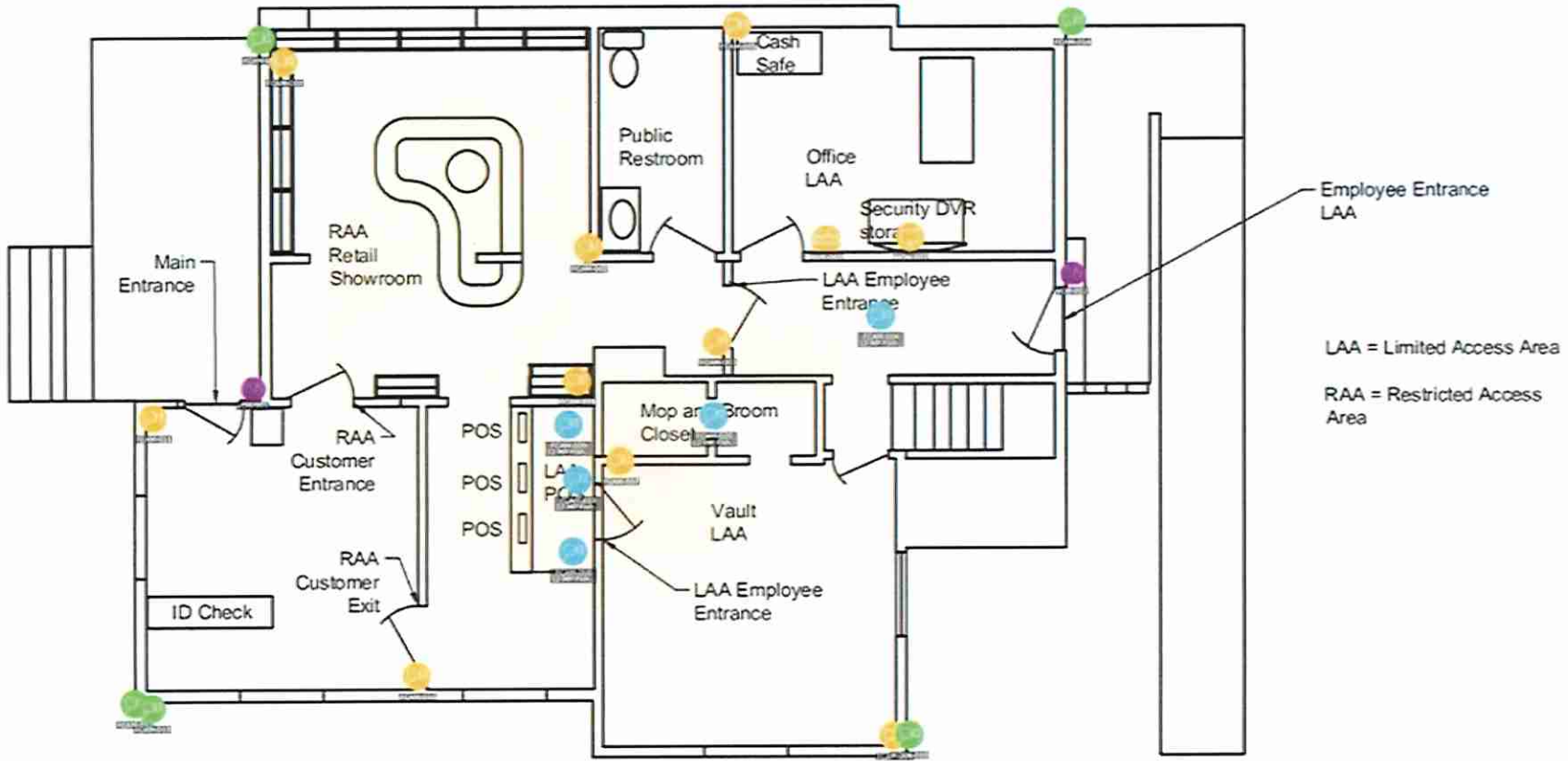
\_\_\_\_\_  
 Company Authorized Signature  
**Alaameen Abdool**  
 \_\_\_\_\_  
 Printed Name  
**08/06/2024**  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Colorado High Technologies, LLC Authorized Signature  
**Merrill Kiddle**  
 \_\_\_\_\_  
 Printed Name  
**08/06/2024**  
 \_\_\_\_\_  
 Date



CONFIDENTIAL  
 PROPRIETARY DESIGN  
 Company Name: Colorado High Technologies, LLC  
 Project Name: Golden Rookie  
 Drawing Title: Security Layout  
 Drawing Number: T1.1  
 Date: 2 July 2024  
 Revision: 0.2  
 Scale: Not to Scale  
 Engineer: Merrill Kiddie  
 Approved By:

This drawing contains proprietary design information and is intended solely for the use of authorized individuals or entities. Unauthorized disclosure, reproduction, or distribution of this drawing, in whole or in part, is strictly prohibited.

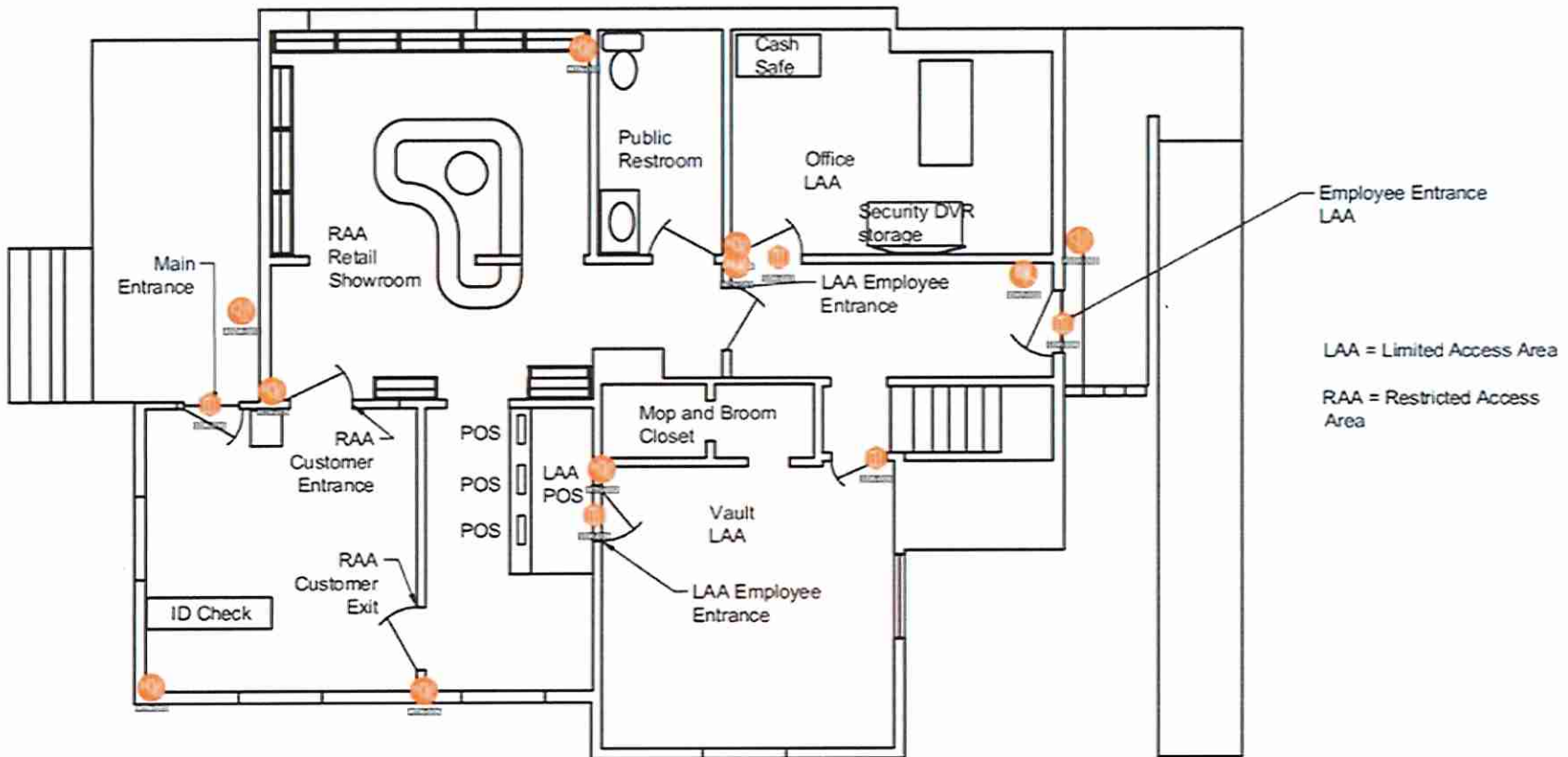


- Video Monitor
- Network Video Recorder
- Inside Camera with IR
- Outside Camera with IR
- Door Phone Camera/Intercom
- Fisheye Camera with IR



CONFIDENTIAL  
 PROPRIETARY DESIGN  
 Company Name: Colorado High Technologies, LLC  
 Project Name: Golden Rookie  
 Drawing Title: Security Layout  
 Drawing Number: T1.1  
 Date: 2 July 2024  
 Revision: 0.2  
 Scale: Not to Scale  
 Engineer: Merrill Kiddle  
 Approved By:

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- External Siren
- Keypad/Controller
- Door Position Switch
- Motion Detector

## Intrusion System

# T2.0



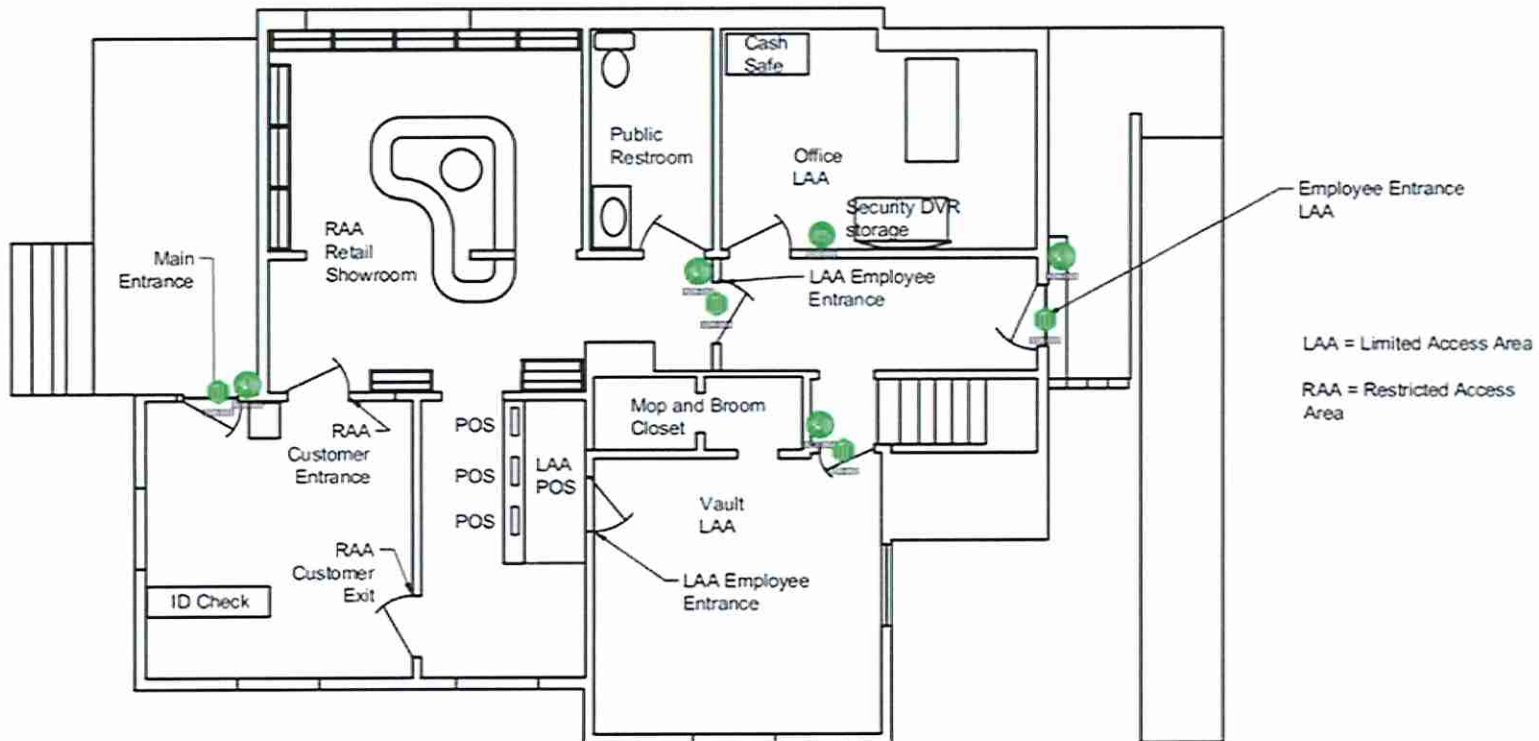


CONFIDENTIAL  
 PROPRIETARY DESIGN  
 Company Name: Colorado High Technologies, LLC  
 Project Name: Golden Rookie  
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 Date: 2 July 2024  
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 Scale: Not to Scale  
 Engineer: Merrill Kiddle  
 Approved By:

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AccessControl

# AC1.0



- Access Control Server/Power Supplies
- Access Controlled Door
- Card Reader



## Janet Harrell

---

**From:** Travis Wright  
**Sent:** Wednesday, July 24, 2024 4:15 PM  
**To:** Alaameen.A@gmail.com; Janet Harrell  
**Subject:** Floor Plan/Security Diagrams



Alaameen,

I am in receipt of your floor plan and security diagram from the City Clerk's Office and I will address some of the deficiencies I am noticing.

MED Rule 3-225(F)(1) states, " All records applicable to the surveillance system shall be maintained on the Licensed Premises. At a minimum, Licensees shall maintain a map of the camera locations, direction of coverage, camera numbers, surveillance equipment maintenance activity log, user authorization list, and operating instructions for the surveillance equipment." I am presuming the yellow-colored cameras are interior and the green-colored cameras are exterior.

MED Rule 3-225(C)(4) states, "All entrances and exits to the facility shall be recorded from both indoor and outdoor vantage points." The submitted diagram does not depict external coverage of the main entrance door.

MED Rule 3-225(C)(2) states, "Camera placement shall be capable of identifying activity occurring within 20 feet of all points of ingress and egress and shall allow for the clear and certain identification of any individual and activities on the Licensed Premises." Again, the main entrance door does not appear to be covered by a surveillance camera externally.

MED Rule 3-225(C)(3) states, "At each point-of-sale location, camera coverage must enable recording of the facial features of patients, caregivers or consumer(s), and employee(s) with sufficient clarity to determine identity." I do not see how a single fish-eye camera (FCAM-008) pointing straight down at the point of sale counter can accomplish this.

MED Rule 3-225(C)(8) states, "At least one camera must be dedicated to record the access points to the secured surveillance recording area." Because exact placement of the cameras and their direction of coverage is unclear on the diagram, I do not know if FCAM-004 or -003 satisfies this requirement.

As solely a matter of interest, I am not finding camera "FCAM-009" on the diagram.

GJMC 5.13.029(1)(a) requires, "The installation and use of security cameras to monitor and record all areas of the premises (except restrooms), and where persons may gain or attempt to gain access to cannabis or cash maintained by the regulated cannabis business." The "mop and broom closet" does not appear to be equipped with a surveillance camera. The criteria I am using with all businesses is that I should not be able to stand anywhere in the premises and not be seen by surveillance video, restrooms obviously excluded.

MED Rule 3-220(A)(1) states, "Each Licensed Premises shall have a Security Alarm System, installed by an Alarm Installation Company, on all perimeter entry points and perimeter windows." The diagram does not depict any alarms on any of the windows.

Respectfully,

-Travis

**Officer Travis Wright #09-5**

Marijuana Compliance Officer

Grand Junction Police Department

555 Ute Avenue, Grand Junction, CO 81501

O: 970-549-5240

[gjcity.org](http://gjcity.org) | [EngageGJ](#)



With regard to the latest updated floor and security plans submitted by Golden Rookie, LLC:

- 1) The security plan indicates, "A separate, windowless locked room (vault) within the facility will be designated for the secure storage of cannabis products." The accompanying diagrams depict two perimeter windows in this room.
- 2) The security plan indicates, "Outdoor security is also a priority with motion detector lights and after-hours motion detection video on the entire perimeter of the building." MED Rule 3-225(E)(1) states, "All camera views of all Limited Access Areas must be continuously recorded 24 hours a day. The use of motion detection is authorized when a Licensee can demonstrate that monitored activities are adequately recorded."
- 3) On July 24, 2024, after reviewing a previous floor plan submitted by Golden Rookie owner Alaameen Abdool, I sent him an email in which I advised, "MED Rule 3-225(F)(1) states, 'All records applicable to the surveillance system shall be maintained on the Licensed Premises. At a minimum, Licensees shall maintain a map of the camera locations, direction of coverage, camera numbers, surveillance equipment maintenance activity log, user authorization list, and operating instructions for the surveillance equipment.' I am presuming the yellow-colored cameras are interior and the green-colored cameras are exterior." The latest submitted diagram, labeled "Surveillance System T1.0," also does not indicate the direction of surveillance camera video coverage.
- 4) On July 24, 2024, after reviewing a previous floor plan submitted by Golden Rookie owner Alaameen Abdool, I sent him an email in which I advised, "MED Rule 3-220(A)(1) states, 'Each Licensed Premises shall have a Security Alarm System, installed by an Alarm Installation Company, on all perimeter entry points and perimeter windows.' The diagram does not depict any alarms on any of the windows." The latest submitted diagram, labeled "Intrusion System T2.0," depicts at least three perimeter windows that are not equipped with alarms.

8-7-24  
Email from  
Travis regarding  
security plan  
deficiencies from  
MOP not yet addressed



**Janet Harrell**

---

**From:** Jonathan Phelps  
**Sent:** Wednesday, August 7, 2024 8:51 AM  
**To:** Janet Harrell  
**Subject:** RE: Golden Rookie RMS License

Good morning Janet,

Golden Rookie's license is 20028814. They just applied Monday and the application is with Community Development for their review. Their open date is listed as October 1, but yes, for all intents and purposes, they are in good standing.

Thank you,

**Jonathan Phelps, MBA**  
**Tax Auditor**  
**City of Grand Junction**  
**O: (970)244-1521**  
[gjcity.org](http://gjcity.org) | [EngageGJ](#) | [Sales Tax Portal](#)



---

**From:** Janet Harrell <[janeth@gjcity.org](mailto:janeth@gjcity.org)>  
**Sent:** Wednesday, August 7, 2024 8:04 AM  
**To:** Jonathan Phelps <[jonathanp@gjcity.org](mailto:jonathanp@gjcity.org)>  
**Subject:** RE: Golden Rookie RMS License

Hi Jonathan,  
Would you please let me know if this is the city sales tax number for Golden Rookie, 20028814-002-LIC? And if so, does this mean they are current and in good standing?

Thanks,  
Janet

**Janet Harrell, MMC**  
Records Manager  
City of Grand Junction  
250 N 5<sup>th</sup> Street  
O: 970-244-1497  
[gjcity.org](http://gjcity.org) | [EngageGJ](#)





## Janet Harrell

---

**From:** gjsalestax  
**Sent:** Monday, August 5, 2024 10:04 AM  
**To:** Janet Harrell; gjsalestax  
**Subject:** RE: Golden Rookie

Good morning,

I just got off the phone with Alaameen. They have not obtained their sales tax license, so I e-mailed him the application information.

Thank you,

**Pamela Coombs**  
Tax Auditor  
City of Grand Junction  
250 N. 5<sup>th</sup> Street, Grand Junction Co 81501  
O: 970-244-1521  
[gjcity.org](http://gjcity.org) | [EngageGJ](#) | [Sales Tax Portal](#)



---

**From:** Janet Harrell <janeth@gjcity.org>  
**Sent:** Monday, August 5, 2024 9:57 AM  
**To:** gjsalestax <gjsalestax@gjcity.org>  
**Subject:** Golden Rookie

Hi, and happy Monday!  
Has Golden Rookie applied/been issued a City sales tax license?  
Thanks,  
Janet

**Janet Harrell, MMC**  
Records Manager  
City of Grand Junction  
250 N 5<sup>th</sup> Street  
O: 970-244-1497  
[gjcity.org](http://gjcity.org) | [EngageGJ](#)



**City of Grand Junction**

<https://www.gjcity.org>  
CITY OF GRAND JUNCTION  
PO BOX 2088  
GRAND JUNCTION, CO 81502



August 8, 2024

GOLDEN ROOKIE LLC  
322 N 6TH ST APT 2  
GRAND JUNCTION CO 81501-2755

<b>Tax</b>	License Account
<b>Account</b>	20028814-002-LIC
<b>Letter</b>	L1771847680

Dear Sales Tax Account Holder,

Thank you for applying for a City of Grand Junction sales tax license. Your physical license is attached below. Per section 3.12.240 of the City of Grand Junction Municipal Code, businesses located within the City of Grand Junction are required to post the license in a conspicuous place at the business location.

Tax returns and associated payments are due on the 20<sup>th</sup> of each month following the close of your reporting period, of which is indicated on the license below. If the 20<sup>th</sup> falls on a weekend or city holiday, the due date is the following business day. A tax return must be filed, even if no taxes are due. The City of Grand Junction does not print or mail return forms. You may file your return electronically or print valid return forms from your online account at <https://grandjunctiononline.gentaxcpc.net>. Your account may also be subject to an initial use tax filing which is indicated in the Action Center of your online account.

For questions about city taxes and licensing, please call the Grand Junction Sales Tax Department at (970) 244-1521 or email us at [gjsalestax@gjcity.org](mailto:gjsalestax@gjcity.org). For questions about state and county taxes, please call the State of Colorado Taxpayer Services at (303) 238-7378. Please visit our website at <https://www.gjcity.org/> for more information on sales tax and licensing, including tax rates, tax guidance, and FAQs.

Sincerely, City of Grand Junction Sales and Use Tax Department

<b>LICENSE NUMBER</b> S20028814-0001	<b>CITY OF GRAND JUNCTION</b>		
	<b>STOREFRONT</b>		
<b>COMMENCE DATE</b> August 8, 2024	<b>GOLDEN ROOKIE LLC</b> <b>605 GRAND AVE</b> <b>605 GRAND AVE</b> <b>GRAND JUNCTION CO 81501-2737</b>	<b>TAX TYPE(S)</b>  Sales and Use	<b>FILING</b>  Monthly
<small>THIS CERTIFIES THAT THE LICENSEE SHOWN HEREON IS AUTHORIZED TO COLLECT OR PAY CITY OF GRAND JUNCTION SALES OR USE TAX FOR THE LOCATION. ANY ALTERATION MADE ON THIS LICENSE WILL AUTOMATICALLY MAKE IT NULL AND VOID</small>	<b>NATURE OF BUSINESS:</b> 459991 - Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers		
<b>THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS SHOWN AND IS NOT TRANSFERABLE</b>			

DR 0140 (02/16/11)  
DEPARTMENT OF REVENUE  
DENVER CO 80261-0013

STATE COUNTY PUBLIC  
COLORADO MESA SAFETY

Must collect  
taxes for:  
**SALES TAX  
LICENSE**

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION					ISSUE DATE			LICENSE VALID TO DECEMBER 31
	county	city	industry	type	liability data	month	day	year	
95353632-0000	08-0018-008	L	080122			Feb	09	24	2025

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION  
IN A CONSPICUOUS PLACE: ALAAMEEN ABDOL  
605 GRAND AVE GRAND JUNCTION CO 81501-2737

**THIS LICENSE IS NOT  
TRANSFERABLE**



GOLDEN ROOKIE LLC  
322 N 6TH ST APT 2  
GRAND JUNCTION CO 81501-2755

*Shirley J. Thompson*  
Executive Director  
Department of Revenue

Letter Id: L0846101776

▲ Detach Here ▲  
**IMPORTANT INFORMATION**

*Now that you have your license, here's what you need to know:*

- Use the letter ID above and go to [Colorado.gov/RevenueOnline](http://Colorado.gov/RevenueOnline) to set up your online access, manage your account, file electronic returns and submit payments. Paper returns will NOT be mailed to you.
- Both your sales tax return AND payments are due by the 20th day of the month following the end date of the reporting period in order to avoid any penalty and/or interest. Be sure you know what your filing frequency is in order to avoid missing due dates.
  - *Monthly filer* due dates: On the 20th day of the month following the reporting period end date.
  - *Quarterly filer* due dates: April 20th, July 20th, October 20th and January 20th.
  - *Annual filer* due dates: January 20th following the reporting period end date.
- If no sales were made during the reporting period, you are still required to file a return to report zero sales were made during the reporting period. Otherwise, the Department of Revenue will assess a non-filer estimate for tax.
- All licensed retailers are required to collect and remit all state-collected sales taxes based on the location where their products are delivered.
- State law requires you to collect sales tax from your customers solely for the purpose of remitting those taxes to the Colorado Department of Revenue. Businesses are entrusted with collecting and remitting taxes that belong to the State of Colorado and local jurisdictions.
- Your Colorado Sales Tax License must be displayed in a conspicuous place at your physical location.
- Your license must be renewed and the renewal fee paid at the end of the license period ending December 31 of odd-numbered years in order to maintain a valid license. Failure to renew your license will invalidate your license, but it won't automatically close your account. In order to close your account and cease any future liability, you must file form DR 1102 with the Department of Revenue.
- Having a Colorado Sales Tax License gives you the privilege to purchase non-taxable items-for-resale. Items that you consume in the course of your business are not included in this privilege.

We strongly recommend that you set up your Revenue Online account as soon as possible in order to remain compliant. If you have any questions regarding sales tax in Colorado, then please visit our website [Colorado.gov/tax](http://Colorado.gov/tax) and click on "Education and Legal Research" for helpful FYIs, Regulations, Letter Rulings and Statutes. While there, you can also sign up for free Public Sales Tax Classes.

*Thank you for registering with the Colorado Department of Revenue.*

**Revenue**  
ONLINE





OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Golden Rookie LLC

is a

Limited Liability Company

formed or registered on 06/07/2022 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20221572581 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/24/2024 that have been posted, and by documents delivered to this office electronically through 07/28/2024 @ 18:19:07 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 07/28/2024 @ 18:19:07 in accordance with applicable law. This certificate is assigned Confirmation Number 16247963 .



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*





**REGULATED CANNABIS BUSINESS LICENSE  
PROPOSED OPERATING PLAN**

(Attach Separate Sheet if Necessary)

<b>Applicant's Legal Business Name (Entity):</b>
Golden Rookie
<b>Business Name (dba)</b>
<b>Street Address of Business:</b> 605 Grand Ave, Grand Junction, CO 81507

**FOR ALL LICENSE TYPES**

Attach a statement from the landlord or owner (if owner occupied) that the following systems can or will be modified to meet the requirements of this and other codes; such as electrical systems, HVAC system, Fire Suppression system, Burglar Alarm System, Surveillance System, and/or other systems.

Name of owner or manager who will reply, within 24 hours, to the City of Grand Junction and the applicant representative's phone number and email address when premises inspection or local enforcement contact is required.

Name	Title	Phone Number	Email Address
Alaameen Abdool	License Owner	917-434-6844	alaameen.a@gmail.com

Names of at least two local owners, managers or keyholders who will immediately respond to the business in the event of a safety, security or public health risk that requires an instant response.

Name	Title	Phone Number(s)
Alaameen Abdool	License Owner	917-434-6844
Vicki Sanger	Building Owner	970-712-1503

Describe the plan for locked disposal of any cannabis product not sold to a patient or customer in a manner that protects any portion thereof from being possessed or ingested by any person or animal and in a manner that renders disposed of product unusable and unrecognizable.

All unsold or expired cannabis products will be stored in a secured, locked disposal bin located within the vault until the time of disposal. The disposal process will be conducted under the supervision of a trained staff member and will follow a detailed procedure to render the products unusable and unrecognizable. (Continued on the following page)

First, the cannabis products will be thoroughly mixed with an inert, non-consumable material such as cat litter, sand, or sawdust to ensure that the products are no longer usable. This mixture will then be placed in a sealed, non-reactive container, such as a heavy-duty plastic bag or container. The sealed containers will be disposed of in the locked trash dumpster on the premise.

The disposal process will be recorded in a log, which will include details such as the date of disposal, the type and quantity of product disposed of, and the names of the staff members involved. This log will be audited weekly to ensure compliance with state regulations.

**Describe the ventilation plan of the cannabis business that identifies the ventilation system that will be used to prevent unreasonable odor of cannabis off the business premises.**

The store will implement a comprehensive ventilation plan designed to effectively manage and mitigate any cannabis-related odors, ensuring that no unreasonable odors escape the premises and impact the surrounding community. The ventilation system will consist of a combination of high-efficiency particulate air (HEPA) charcoal filters, activated carbon filters, and strategically placed exhaust fans to capture and neutralize cannabis odors at the source.

The HEPA filters will be installed in the HVAC system to trap airborne particles, including any terpenes and other odor-causing compounds. Activated carbon filters, known for their ability to absorb and neutralize odors, will be placed in key areas of the dispensary, such as near the vault, packaging areas, and sales floor, where cannabis products are handled most frequently. These filters will work in conjunction with exhaust fans that will direct air through the filters and then expel it outside, ensuring that only clean, odor-free air is released.

The system will be regularly maintained and inspected to ensure optimal performance. Filters will be replaced on a routine schedule to maintain their effectiveness, and any necessary adjustments will be made based on seasonal changes or specific operational needs.

**Provide a complete list and quantities of all hazardous materials regulated by federal, state or local government with authority over the business that will be used, or kept, at the cannabis business, the location of such materials and how such materials will be stored:**

The only chemicals we will have on hand are cleaning supplies. There will be no hazardous materials on site.



**Provide the complete square footage and construction description of the building used for the cannabis business:**

The building located at 605 Grand Ave, Grand Junction, CO is on Parcel: 2945-143-55-001. It has a total square footage of 1,590 square feet. The lot size is 5,471 square feet. It previously was a residential home that was converted into a commercial space so it is comprised of wood and stucco.

**Provide a description of any planned construction-related improvements at the location:**

A modification of premise has been submitted to do the following interior remodel: expand front door to be up to code and replace door, add small separation wall to define the waiting room from the sales floor, remove large glass panel out of the wall in the retail space, add partition wall in hallway to separate front of house from back of house, add a door to exit point of purchase room, change hardware on vault room to be up to code, change hardware on back door to be up to code and ADA compliant. In addition we will also be painting the entire interior and will install new blinds as well as fixtures and furniture in all rooms.

**Provide a description of any fire protection systems currently existing at the location including but not limited to fire sprinkler systems and fire alarm systems:**

The property has been approved by the Grand Junction Fire Department for use. Due to the occupancy requirements no in ceiling fire sprinkler systems are required. The property is equipped with smoke alarms in each room. Fire hydrants are on-site meeting fire flow requirements established by NFPA fire code. All Colorado Division of Fire Prevention codes will be adopted.

**From where, and through what method, will you receive your cannabis products?**

There will be a variety of vendors in each category, including but not limited to: Green Dot, 710, Local Love, Sano Gardens, Bloom County, Dialed In, Single Source, Made in, Xiolin, Indico, Coda, Wana, Wyld, Incredibles, Cheeba Chews, Lazer Cat, and Binske.

We will receive the deliveries through a licensed and insured courier service or from the brand directly. Only orders that have benn manifested correctly will be received in.

**Describe the plan for view obstruction of product from the outside of the location:**

The vault room, within the building, that will store all cannabis product has no exterior window. Access to the room will be locked at all times and only authorized personnel will be allowed via electronic control systems. All other windows in the building are covered with blinds.

Not  
Listed  
on

Describe the following site components below and attach a site plan, drawn to scale, with any additional detail necessary to provide a full scope of the proposal:

- **Proposed Outdoor Lighting Plan:**

The building will have a motion activated flood light above the back door entrance. There will also be a motion activated light on the front of the building as well as on each side of the building located near a window. Additionally the front door has a porch light that will be on during the evening. Along the pathway will be in-ground solar powered lights and the ramp in the rear will have solar lighting along the railing to ensure safety of our patrons when entering the premise in the evening.

- **Proposed Signage Plan:**

The property has a marquee sign setback from the curb that currently displays the business name. This will be the only area that we have signage.

- **Proposed Parking Plan:**

When the Lot 1 Sanger Simple Division property split was conducted parking rights were allocated to this commercial property. In addition to customer parking on the side of the building, the location does have city-metered street parking directly in front and to the side of the property.

**Describe the products to be sold:**

The dispensary will offer a diverse range of premium cannabis products catering to various consumer preferences. The product lineup will include high-quality concentrates, both solvent-based and solventless. Some product types will include vape cartridges, wax, shatter, rosin, and traditional hash. Edibles will also be available, offering a variety of infused options such as gummies, chocolates, popcorn, and beverages. Flower will be sold as pre-packed and deli-style, alongside pre rolls, and infused cones.

**Describe other on-site service(s) to be provided:**

In addition to the sale of cannabis products, the dispensary will offer personalized consultation services to educate customers about the different products and their effects. This service will include one-on-one sessions with trained budtenders who can guide customers through the selection process, ensuring they find the right product for their needs. There will also be regular workshops and events focused on cannabis education, responsible consumption, and product knowledge, helping to build a community around the store and foster customer loyalty. Additionally, the dispensary will offer an express online order pick-up service for customers who prefer a quick and convenient shopping experience.



**Describe the plan for packaging cannabis at store:**

Cannabis products will be packaged on-site in a dedicated, secure area within the vault, ensuring compliance with state regulations and maintaining product integrity. Pre-packed flower will be sealed in child-resistant, tamper-evident packaging with clear labeling indicating strain, weight, potency, and other required information. For deli-style flower, the selected amount will be weighed and packaged in front of the customer, with the same rigorous labeling standards applied. Concentrates and edibles will be stored in similar secure, compliant packaging, with a focus on maintaining freshness and potency. All packaging will emphasize safety, discretion, and compliance with Colorado's cannabis packaging regulations.

**Describe your plan to check and card the people who enter your business:**

To ensure that only eligible customers enter the dispensary, a rigorous ID-checking procedure will be implemented at the entrance. Every customer will be required to present a valid, government-issued identification card to verify that they are 21 years of age or older. A trained security staff member will be stationed at the entrance to check IDs and control access to the store. This initial verification will prevent underage individuals from entering the premises. The process will be repeated at the point of sale, where the budtender will re-verify the customer's ID before completing any transaction, ensuring full compliance with state regulations.

**Identify the ID scanner to be used in conjunction with the above customer carding plan:**

The dispensary will utilize the IDScan.net ID scanner system, through the IDware Falcon Tablet. This system will quickly and accurately read various forms of identification, including driver's licenses, state-issued IDs, and passports. The IDScan.net system is designed to detect fake IDs, adding an additional layer of security to the carding process.

**Describe your plan for ensuring that no amount over the legal weight limit is sold to customers:**

To ensure strict compliance with state-mandated purchase limits, the dispensary will implement a multi-tiered system of checks at the point of sale. The POS system will be programmed to automatically track the weight of all cannabis products in a customer's cart and flag any transactions that exceed the legal limit. Each budtender will be trained to monitor the weight of products during the checkout process and will be required to confirm the total weight before finalizing the sale. Additionally, the system will prevent the transaction from proceeding if the total weight exceeds the allowed limit, ensuring that no customer inadvertently or intentionally purchases more than what is legally permitted. Nightly audits will be conducted to ensure compliance and identify any discrepancies.



**COLORADO**  
**Department of Revenue**  
Marijuana Enforcement Division  
1697 Cole Blvd., Suite 200  
Lakewood, CO 80401

August 1, 2024

GOLDEN ROOKIE LLC

License Type: Retail Marijuana Store  
License #: 402R-01012  
Expiration date of license: 08/21/2024  
605 Grand Avenue  
Grand Junction, CO 81501

MAR State  
LIT w/  
aerial  
attach

To whom it may concern:

The purpose of this correspondence is to inform you that should the renewal license investigation for GOLDEN ROOKIE LLC continue past the date of expiration for the current license, the license will be administratively continued by the State Licensing Authority pursuant to 44-10-314 until the completion of the renewal license investigation. At the completion of the renewal license investigation, the Marijuana Enforcement Division will notify you of the outcome of the investigation.

Sincerely,

Dominique Mendiola  
Senior Director

## Janet Harrell

---

**From:** Steele - DOR, Christopher <christopher.steele@state.co.us>  
**Sent:** Monday, August 12, 2024 11:02 AM  
**To:** Janet Harrell  
**Subject:** Re: City of GJ - Golden Rookie Renewal Application

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hello,

Yes, I can confirm we did receive a renewal for Golden Rookie LLC - 402R-01012. It is still in process.

Thank you,

**Christopher Steele**

He | Him | His

Compliance Investigator

P: 303-866-2632

**1697 unit 200, Lakewood, CO 80401**

[christopher.steele@state.co.us](mailto:christopher.steele@state.co.us) | [www.colorado.gov/revenue/med](http://www.colorado.gov/revenue/med)



- *Our mission is to promote public safety and reduce public harm by regulating the Colorado commercial marijuana industry through consistent administration of laws and regulations and strategic integration of process management, functional expertise, and innovative problem-solving.*
  - Questions: [MED Inquiry Form](#)
  - Non-Compliance Activity Notification: [Information Referral Form](#)
  - Updates and Current Information: [Subscribe to MED Email List](#)
  - More Information: [MED Website](#)

On Mon, Aug 12, 2024 at 9:55 AM Janet Harrell <[janeth@gjcity.org](mailto:janeth@gjcity.org)> wrote:

Hi Christopher,

Can you tell me if MED received Golden Rookie's (605 Grand Ave, GJ, 81501) renewal application? The license expiration date is 8/21/2024.

If you are not the right person, please tell me who to contact.

Thanks,

Janet

**Janet Harrell, MMC**

Records Manager

City of Grand Junction

250 N 5<sup>th</sup> Street

O: 970-244-1497

[gjcity.org](http://gjcity.org) | [EngageGJ](#)





# Janet Harrell

**From:** Bauman - DOR, Michelle <michelle.bauman@state.co.us>  
**Sent:** Thursday, August 8, 2024 12:44 PM  
**To:** Janet Harrell  
**Subject:** Re: MED- Golden Rookie Renewal

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Yes, They were overcharged last year, so we used some of that money to pay for the renewals for this year and refunded the balance. Unfortunately, those are the only receipts we can generate since we paid by receipt from the old fees. Here are screenshots of what it shows in our system.

## Licensing

Summary						
Name	Address	License Type	License Number	License Status		
GOLDEN ROOKIE LLC	322 North 6th Street, Apartment 2 Grand Junction CO 81501	Retail Marijuana Store	402R-01012	Approved		

Fees						
Fee Type [Complaint#]	Date Posted	Date Due	Fee Amount	Status	Balance	Details
RMJ Application Fee	07/05/2023		\$2,500.00	Waived	\$0.00	
RMJ License Fee	07/05/2023		\$2,850.00	Waived	\$0.00	
Renewal Fee	05/13/2024	08/21/2024	\$600.00	Paid in Full	\$0.00	
RMJ Modification of Premises	06/21/2024		\$150.00	Paid in Full	\$0.00	
SE License Fee	07/29/2024		\$1,350.00	Paid in Full	\$0.00	

Payments						
Receipt Number	Receipt Total	Date Received	Manual Receipt No	Balance	Refunded Amount	Details
773298	\$410.00	07/05/2023		\$0.00	\$0.00	
773389	\$4,940.00	07/06/2023		\$0.00	\$3,250.00	
848218	\$150.00	06/21/2024		\$0.00	\$0.00	

[Back](#)

## Licensing

Summary						
Name	Address	License Type	License Number	License Status		
Alaameen Abdool	322 North 6th Street Apartment #2 Grand Junction CO 81501	Owner- SE	M153593	Approved		

Fees						
Fee Type [Complaint#]	Date Posted	Date Due	Fee Amount	Status	Balance	Details
Renewal Fee	05/13/2024	08/21/2024	\$150.00	Paid in Full	\$0.00	
Owner Application Fee	04/26/2023		\$725.00	Paid in Full	\$0.00	
License Fee	04/26/2023		\$75.00	Paid in Full	\$0.00	

Payments						
Receipt Number	Receipt Total	Date Received	Manual Receipt No	Balance	Refunded Amount	Details
758228	\$800.00	04/26/2023		\$0.00	\$0.00	

Michelle Bauman  
Business Analyst  
Licensing Section



P 720.409.8224  
1697 Cole Blvd., Suite 200, Lakewood, CO 80401



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On Wed, Aug 7, 2024 at 1:00 PM Janet Harrell <[janeth@gjcity.org](mailto:janeth@gjcity.org)> wrote:

Hi Michelle,

I apologize, but I am confused. Are you saying Golden Rookie's renewal application and license fees have been "paid" for their license, which expires on 8/21/24, from an overpayment made last year?

If so, is there a way to provide a more straightforward "proof of payment" for Golden Rookie's state renewal application and license fees for the years 2024 - 2025, as the previous attachments don't show proof of payment for the renewal and license fees?

Thank you.

Janet

**Janet Harrell, MMC**

Records Manager

City of Grand Junction

250 N 5<sup>th</sup> Street

O: 970-244-1497

[gjcity.org](http://gjcity.org) | [EngageGJ](#)



**From:** Bauman - DOR, Michelle <[michelle.bauman@state.co.us](mailto:michelle.bauman@state.co.us)>  
**Sent:** Wednesday, July 31, 2024 3:21 PM  
**To:** Janet Harrell <[janeth@gjcity.org](mailto:janeth@gjcity.org)>  
**Cc:** G R <[alaameen.a@gmail.com](mailto:alaameen.a@gmail.com)>  
**Subject:** MED- Golden Rookie Renewal

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Janet,

Alaameen asked me to reach out to you regarding the renewal receipts for his owner and business licenses. Last year when he applied, he was overcharged for the new business license. He realized the mistake a month or so ago and reached out about getting a refund from us. We used part of his refund towards the business and owner renewals for this year. I have enclosed the receipts, however, they could be a bit confusing since we "paid by receipt".

Please let me know if you have any questions.

**Michelle Bauman**

**Business Analyst**

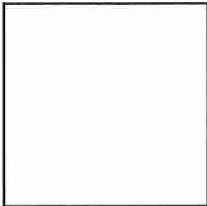
**Licensing Section**



P [720.409.8224](tel:720.409.8224)

1697 Cole Blvd., Suite 200, Lakewood, CO 80401

[michelle.bauman@state.co.us](mailto:michelle.bauman@state.co.us) | [www.colorado.gov/revenue/med](http://www.colorado.gov/revenue/med)



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## Janet Harrell

**From:** Bauman - DOR, Michelle <michelle.bauman@state.co.us>  
**Sent:** Wednesday, July 31, 2024 3:21 PM  
**To:** Janet Harrell  
**Cc:** G R  
**Subject:** MED- Golden Rookie Renewal  
**Attachments:** renewal 2 golden rookie.docx; Renewal golden rookie.docx

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.

Hi Janet,

Alaameen asked me to reach out to you regarding the renewal receipts for his owner and business licenses. Last year when he applied, he was overcharged for the new business license. He realized the mistake a month or so ago and reached out about getting a refund from us. **We used part of his refund towards the business and owner renewals for this year.** I have enclosed the receipts, however, they could be a bit confusing since we "paid by receipt".

Please let me know if you have any questions.

**Michelle Bauman**  
**Business Analyst**  
Licensing Section



P [720.409.8224](tel:720.409.8224)

1697 Cole Blvd., Suite 200, Lakewood, CO 80401

[michelle.bauman@state.co.us](mailto:michelle.bauman@state.co.us) | [www.colorado.gov/revenue/med](http://www.colorado.gov/revenue/med)



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# Marijuana Enforcement Division

## Payment Receipt

Receipt #: 773298  
Received on: 07/05/2023

Received From: GOLDEN ROOKIE LLC

Payment Type	Amount Paid
ECheck	\$410.00
Total Amount Received:	\$410.00

Date App Rec'd	_____
Compliance Investigator	_____
Assignment Date	_____
Completion Date	_____
Criminal Investigator	_____
Assignment Date	_____
Completion Date	_____
Supervisory Sign Off	_____
Sign Off Date	_____
Due Date	_____

Paying the following fees:

License #	Name	Fee Type	Fee Amount	Amount Paid
402R-01012	GOLDEN ROOKIE LLC	RMJ Application Fee	\$2,500.00	\$0.00
402R-01012		Renewal Fee	\$600.00	\$410.00

Received By: cadmaem

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Mail-in Application

Renewal Golden Rookie



# Marijuana Enforcement Division

## Payment Receipt

Receipt #: 773389  
Received on: 07/06/2023

Received From: GOLDEN ROOKIE LLC

Payment Type	Amount Paid
Check	\$4940.00
Total Amount Received:	\$4940.00

Date App Rec'd	_____
Compliance Investigator	_____
Assignment Date	_____
Completion Date	_____
Criminal Investigator	_____
Assignment Date	_____
Completion Date	_____
Supervisory Sign Off	_____
Sign Off Date	_____
Due Date	_____

Paying the following fees:

License #	Name	Fee Type	Fee Amount	Amount Paid
402R-01012	GOLDEN ROOKIE LLC	RMJ Application Fee	\$2,500.00	\$0.00
402R-01012		RMJ License Fee	\$2,850.00	\$0.00
402R-01012		Renewal Fee	\$600.00	\$190.00
M153593		Renewal Fee	\$150.00	\$150.00
402R-01012		SE License Fee	\$1,350.00	\$1,350.00

Received By: laforme

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

Mail-in Application



Renewal 2 Golden Rookie

## LOCAL AUTHORITY COPY E-TRANSFER

**Renewal Application Information**

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**At this time, Social Equity Fees cannot be paid when utilizing online application submission.** Please use the hard copy applications, which can be dropped off or mailed to the MED Lakewood office, or an appointment can be made to submit the application in person at the MED Lakewood office.

**Renewal Application Instructions and Checklist**

Answer every question. If a question doesn't apply, indicate with an NA. All renewals should be submitted prior to expiration.

The disclosure requirements and the main application must be completed in full by all applicants. If this renewal includes a PTC, QPF, QII, or Mobile Hospitality, the appropriate addendum must also be completed.

**NOTE:** There is no longer a grace period for the renewal of RMB licenses. If your license expires, you will need to cease operations and reapply for a new RMB license and pay all required fees.

See fee table on website: [www.colorado.gov/revenue/med](http://www.colorado.gov/revenue/med)

**All Forms Signed & Attached**

Each of the following forms must be completed and signed by a CBO of the RMB and included with the application:

- Affirmation & Consent
- Tax Check Authorization
- Investigation Authorization/Authorization to Release Information
- Applicant's Request to Release Information
- Affirmation of Reasonable Care
- Upon request by the Division, an Applicant must provide additional information or documents required to process and investigate the application, within seven (7) days of the request. Please note: This deadline may be extended for a period of time commensurate with the scope of the request.

Please go [here](#) for the affidavits and release packet - (use this only if a CBO is NOT filling out this application.)

**Business Information**

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Applicant's Legal Business Name : GOLDEN ROOKIE LLC

License Number : 402R-01012

License Type : Retail Marijuana Store

License Expiration Date : 08/21/2024

Choose the type of grow if renewing a cultivation.

Indoor, Outdoor or Mixed : N/A

If renewing a hospitality business, choose additional type below, (if applicable).

Mobile, etc. : NA

List all Registered Trade names here. If you do not have a trade name, please put N/A.

Trade Name(s) (DBA) : N/A

Federal Taxpayer ID (FEIN) : 882688904

Colorado Sales Tax License # : 95353632-0000

Name of Registered Agent : Alaameen Abdool

Ownership Type : LLC

## Physical Address

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Street Address of Marijuana Business : 605 Grand Avenue

City : Grand Junction

County : Mesa

State : Colorado - CO

ZIP : 81501

Country : United States

Phone Number : (917)-434-6844

Business Email : info@goldenrookie.com

## Mailing Address

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Mailing Address (include suite or apt. #) : 322 North 6th Street, Apartment 2

City : Grand Junction

County : Mesa

State : Colorado - CO

Zip : 81501

Country : United States

## Primary Contact Person

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Primary Contact Person for Business (Full name) : Alaameen Abdool

Phone Number : (917)-434-6844

Email : alaameen.a@gmail.com

## Questions

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Is the licensee (including any of the partners, if a partnership; members or manager, if a limited liability company; or officers, stockholders or directors, if a corporation) under the age of twenty-one years?

Yes/No : No

Has the applicant or any business entity owned by the applicant, ever owned or applied for a Marijuana license in this or any other jurisdiction, foreign or domestic?

Yes/No : No

Do you have legal possession of the licensed premises?

Yes/No : Yes

In the past year, has the licensee (including all parent or subsidiary companies, if any) had a tax lien filed against it, or become delinquent in the payment or filing of any judgments, taxes, interest or penalties owed to the State of Colorado.

Yes/No : No

In the past year, has the licensee (including all parent or subsidiary companies, if any), been indicted, served with a criminal summons, charged with or convicted of ANY crime or offense in any manner? Include ALL offenses regardless of class of crime or outcome, even if the charges were dismissed or you were found not guilty.

Yes/No : No

Within the last 12 months, has there been a change in ownership or ownership allocation, a transfer of stock, a change in the incorporation or in the corporate by-laws, or any other change affecting ownership or organizational structure of the licensee or its subsidiaries/affiliates?

Yes/No : No

## Ownership Structure

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List Controlling Beneficial Owners with 10% or greater ownership and/or Executive Officers, managers and any other individual that Controls the RMB.

Corporate Owners:

Is the Owner a Natural Person? : Yes

If the owner is a Person, enter the name below.

First Name : Alaameen

Middle Name :

Last Name : Abdool



Business Associated With :

Ownership Percentage in Controlling Entity/Parent Company :

Ownership Percentage in Applicant : 100%

If a CBO is NOT filling out this application, then upload a completed affirmation and release packet here for at least one Controlling Beneficial Owner.

affirmationpacket:

Are there any outstanding options, warrants or contracts, that may be exercised into an Owner's Interest in the RMB within the next 60 days that would constitute a CBO?

Yes/No : No

Are there any other Persons, other than those listed in the Ownership Structure, that can control the RMB?

Yes/No : No

Are any owners renewing their Owners Licenses with this application?

Yes/No : Yes



#### Reminder!

Each owner must submit an Owner Renewal Application.

Has the applicant exercised reasonable care to confirm that its CBO's, PBO's (that are Non-Objecting PBO's), Qualified Institutional investors and Indirect Financial Interest Holders are NOT Person(s) prohibited under Section C.R.S. 44-10-307? (Publicly Traded Companies excluded)

Yes/No : Yes

Have any CBO's been removed or moved to PBO ownership status since the prior application?

Yes/No : No

List all Indirect Financial Interest Holders (if applicable).

Interest Holder:

## Local Licensing Authority

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Local Licensing Authority (Type NA if not applicable) : Grand Junction City Clerk Office

Local Licensing Authority Contact Name (if known) : Janet Harrel

Contact Phone Number (if known) : (970) 244-1509

Contact Email (if known) : janeth@gjcity.org

Current License Status with Local Authority

Status : Approved

Local License Expiration

Date of Expiration : 08/21/2024

## Renewal Required Disclosures

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Provide a copy of the Local Licensing Authority or Local Jurisdiction approval, licensure, and/or documentation demonstrating timely submission of pending local license renewal application.

CopyofLocallicense:

Review 1 - 605 Grand Ave - COU.pdf

Provide a list of any sanctions, penalties, assessments or cease and desist orders.

List here : None

### First renewal of the year for each entity must include the following:

Consolidated Financial Statements prepared in the preceding 365 days (either calendar or fiscal year basis).

FinancialStatements:

Have your financial statements been audited? (Audited required for PTC)

Yes/No : No

If available online, cite location.

Online Location :

Provide a copy of any contracts, agreements, royalty agreements, equipment leases, financing agreement, security contract or any other IFIH required to be disclosed by Rule 2-230(A)(3).

Agreements:

Provide a copy of any management agreement(s).

Copyofmanagementagreements:

Tax Documents establishing compliant return filing and payment of taxes related to any RMB, in which the Person is, or was, required to file and pay taxes. (Do not include entire tax return).

Taxdocumentation:

### Provide each of the following (only if changed since the last submission):

Organizational Documents- Choose which is being provided.

Choose one : No Change

Upload document

Orgdocs:

Corporate Governance Document- Choose one

Choose one : No Change

Certificate of Good Standing from jurisdiction where Entity was formed. (If no change, click selection below).

CertificateGoodStanding:

Golden Rookie Cert of Good Standing.pdf

If no change, check box.

No Change :

Provide Proof of Possession of Licensed Premises, including any amendments and/or extensions. Choose which is being provided.

Deed, lease, etc. : Lease

Upload proof of possession document here.

proofposdoc:

Golden Rookie amended Lease.pdf

Facility Diagrams- Provide a Legible and Accurate diagram for the facility. The diagram must include a plan for the Licensed Premises AND a separate plan for the Security/Surveillance, including camera location, number and direction of coverage.

Facility Diagrams:

If no change to facility and security, check box below.

No Change :

Organizational Chart, including the identity and ownership percentage of all CBO's. (If no change check box below).

OrganizationalChart:

If no change to organizational chart, check box below.

No change to Org chart :

## Affirmation & Consent

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I state under Penalty for offering a false instrument for recording, pursuant to 18-5-114 C.R.S., that the entire Renewal Employee License Application, statements, attachments, and supporting schedules are true and correct to the best of my knowledge and belief, and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested, may be deemed sufficient cause for the refusal to issue a Marijuana license by the State Licensing Authority. Further, I am aware that later discovery of an omission or misrepresentation made in the above statements, may be grounds for denial of a Marijuana application or the revocation of the license. I am voluntarily submitting this application to the Colorado Marijuana Licensing Authority, under oath, with full knowledge that I may be charged with perjury or other crimes for intentional

omissions and misrepresentations pursuant to Colorado law or for offering a false instrument for recording pursuant to 18-5-114 C.R.S. I further consent to any background investigation necessary to determine my present and continuing suitability and that this consent continues as long as I hold a Colorado Marijuana license.

Note: If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your banking account electronically.

I Accept :

Electronic Signature Agreement. By selecting the "I Accept" button, I acknowledge that I am signing this document electronically. I understand that my electronic signature has the same legal effect and enforceability as a written signature pursuant to Articles 71 and 71.3 of Title 24, C.R.S. I declare under penalty of perjury in the second degree that the statements made on this document are true and complete to the best of my knowledge.

I Accept :

Applicant's Signature : Alaameen Abdool

Date : 07/24/2024

## Tax Check Authorization and Request To Release Information

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I am signing this waiver on behalf of the "Applicant/Licensee" to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documents that would otherwise be confidential. If I am signing this waiver for someone other than myself, I certify that I have the authority to execute this waiver on behalf of the Applicant/Licensee. The information and documentation obtained pursuant to this waiver will be used in connection with the Applicant/Licensee's application or licensure with the Colorado Marijuana Enforcement Division, which requires proof of compliance with certain tax obligations pursuant to several statutory provisions, including sections 44-10-202(1) and 44-10-307(1)(e), C.R.S. This waiver is made pursuant to section 39-21-113(4), C.R.S.; and any other similar law or ordinance concerning the confidentiality of tax returns and return information.

This waiver shall be valid while the application is pending and, if the application is approved, (1) for one year from the date of licensure or; (2) if applying for an employee license under the medical marijuana code, for two years from the date of licensure. If the license is administratively continued pursuant to section 44-10-314, C.R.S., this waiver shall be valid until the state licensing authority takes final action to approve or deny the renewal of the license. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license. Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority release the following information and supporting documentation to the Colorado Marijuana Enforcement Division, which is acting as Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to obtain the information specified below.

1. Whether the Applicant/Licensee has failed to file any state tax return with the Colorado Department of Revenue or any other state or local taxing authority by the required due date (determined with regard to any extension(s) of time for filing) for any tax year for which filing of a return might have been required.
2. Whether the Applicant/Licensee has failed to pay any tax, penalty, or interest liability within 30 days of the date on which the Colorado Department of Revenue or any other state or local taxing authority gave notice of the amount due and requested payment.
3. Whether the Applicant/Licensee has entered into a payment plan with the Colorado Department of Revenue or any other state or local taxing authority and whether Applicant/Licensee is current on any payments required by said payment plan.

Applicant/Licensee authorizes the Colorado Department of Revenue and any other state or local taxing authority to release any additional information or documentation necessary to answer the questions above. Applicant/Licensee authorizes the Colorado Marijuana Enforcement Division and its legal representatives to use the information and documentation obtained from the Colorado Department of Revenue and any other state or local taxing authority in any administrative action regarding the application or license. To assist the Colorado



Department of Revenue and any other state or local taxing authority locate the tax records, Applicant/Licensee is voluntarily providing the following information:

Name, address, phone number, and SSN (previously requested on this application).

I Accept :

Electronic Signature Agreement. By selecting the "I Accept" button, I acknowledge that I am signing this document electronically. I understand that my electronic signature has the same legal effect and enforceability as a written signature pursuant to Articles 71 and 71.3 of Title 24, C.R.S. I declare under penalty of perjury in the second degree that the statements made on this document are true and complete to the best of my knowledge.

I Accept :

Legal Last Name : Abdool

Legal First Name : Alaameen

Legal Middle Name :

Signature : Alaameen Abdool

Date : 07/24/2024

## Investigation Authorization/Authorization to Release Information

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I hereby authorize the Colorado Marijuana Licensing Authority, the Marijuana Enforcement Division, (hereafter, the Investigatory Agencies) to conduct a complete investigation into my personal background, using whatever legal means they deem appropriate. I hereby authorize any person or entity contacted by the Investigatory Agencies to provide any and all such information deemed necessary by the Investigatory Agencies. I hereby waive any rights of confidentiality in this regard. I understand that by signing this authorization, a financial record check may be performed. I authorize any financial institution to surrender to the Investigatory Agencies a complete and accurate record of such transactions that may have occurred with that institution, including, but not limited to, internal banking memoranda, past and present loan applications, financial statements and any other documents relating to my personal or business financial records in whatever form and wherever located. I understand that by signing this authorization, a financial record check of my tax filing and tax obligation status may be performed. I authorize the Colorado Department of Revenue to surrender to the Investigatory Agencies a complete and accurate record of any and all tax information or records relating to me. I authorize the Investigatory Agencies to obtain, receive, review, copy, discuss and use any such tax information or documents relating to me. I authorize the release of this type of information, even though such information may be designated as "confidential" or "nonpublic" under the provisions of state or federal laws. I understand that by signing this authorization, a criminal history check will be performed. I authorize the Investigatory Agencies to obtain and use from any source, any information concerning me contained in any type of criminal history record files, wherever located. I understand that the criminal history record files contain records of arrests which may have resulted in a disposition other than a finding of guilt (i.e., dismissed charges, or charges that resulted in a not guilty finding). I understand that the information may contain listings of charges that resulted in suspended imposition of sentence, even though I successfully completed the conditions of said sentence and was discharged pursuant to law. I authorize the release of this type of information, even though this record may be designated as "confidential" or "nonpublic" under the provisions of state or federal laws. The Investigatory Agencies reserve the right to investigate all relevant information and facts to their satisfaction. I understand that the Investigatory Agencies may conduct a complete and comprehensive investigation to determine the accuracy of all information gathered. However, the State of Colorado, Investigatory Agencies, and other agents or employees of the State of Colorado shall not be held liable for the receipt, use, or dissemination of inaccurate information. I, on behalf of the applicant, its legal representatives, and assigns, hereby release, waive, discharge, and agree to hold harmless, and otherwise waive liability as to the State of Colorado, Investigatory Agencies, and other agents or employees of the State of Colorado for any damages resulting from any use, disclosure, or publication in any manner, other than a willfully unlawful disclosure or publication, of any material or infor-

mation acquired during inquiries, investigations, or hearings, and hereby authorize the lawful use, disclosure, or publication of this material or information. Any information contained within my application, contained within any financial or personnel record, or otherwise found, obtained, or maintained by the Investigatory Agencies, shall be accessible to law enforcement agents of this or any other state, the government of the United States, or any foreign country.

I Accept :

Electronic Signature Agreement. By selecting the "I Accept" button, I acknowledge that I am signing this document electronically. I understand that my electronic signature has the same legal effect and enforceability as a written signature pursuant to Articles 71 and 71.3 of Title 24, C.R.S. I declare under penalty of perjury in the second degree that the statements made on this document are true and complete to the best of my knowledge.

I Accept :

Applicant's Signature : Alaameen Abdool

Date : 07/24/2024

## **Applicant's Request to Release Information**

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1. I hereby authorize and request all persons to whom this request is presented having information relating to or concerning the above named applicant to furnish such information to a duly appointed agent of the Marijuana Enforcement Division whether or not such information would otherwise be protected from the disclosure by any constitutional, statutory or common law privilege.
2. I hereby authorize and request all persons to whom this request is presented having documents relating to or concerning the above named applicant to permit a duly appointed agent of the Marijuana Enforcement Division to review and copy any such documents, whether or not such documents would otherwise be protected from disclosure by any constitutional, statutory, or common law privilege.
3. I hereby authorize and request the Colorado Department of Revenue to permit a duly appointed agent of the Marijuana Enforcement Division to obtain, receive, review, copy, discuss and use any such tax information or documents relating to or concerning the above named applicant, whether or not such information or documents would otherwise be protected from disclosure by any constitutional, statutory, or common law privilege.
4. If the person to whom this request is presented is a brokerage firm, bank, savings and loan, or other financial institution or an officer of the same, I/we hereby authorize and request that a duly appointed agent of the Marijuana Enforcement Division be permitted to review and obtain copies of any and all documents, records or correspondence pertaining to me/us, including but not limited to past loan information, notes co-signed by me/us, checking account records, savings deposit records, safe deposit box records, passbook records, and general ledger folio sheets.
5. I do hereby make, constitute, and appoint any duly appointed agent of the Colorado Marijuana Enforcement Division, my true and lawful attorney in fact for me in my name, place, stead, and on my behalf and for my use and benefit:
6. (a) To request, review, copy sign for, or otherwise act for investigative purposes with respect to documents and information in the possession of the person to whom this request is presented as I might;
7. (b) To name the person or entity to whom this request is presented and insert that person's name in the appropriate location in this request:
8. (c) To place the name of the agent presenting this request in the appropriate location on this request.
9. I grant to said attorney in fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney in fact, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.
10. This power of attorney ends twenty-four (24) months from the date of execution.

11. The above named applicant has filed with the Colorado Marijuana Licensing Authority an application for a Marijuana license. Said applicant understands that he/she is seeking the granting of a privilege and acknowledges that the burden of proving its qualifications for a favorable determination is at all times on the applicant. Said applicant accepts any risk of adverse public notice, embarrassment, criticism, or other action of financial loss, which may result from action with respect to this application.

12. I do, for myself, my heirs, executors, administrators, successors, and assigns, hereby release, remise, and forever discharge the person to whom this request is presented, and his agents and employees from all and all manner or actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known or unknown, in law or equity, which the applicant ever had, now has, may have, or claims to have against the person to whom this request is being presented or his agents or employees arising out of or by reason of complying with the request.

13. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request.

14. A reproduction of this request by photocopying or similar process shall be for all intents and purposes as valid as the original.

Electronic Signature Agreement. By selecting the "I Accept" button, I acknowledge that I am signing this document electronically. I understand that my electronic signature has the same legal effect and enforceability as a written signature pursuant to Articles 71 and 71.3 of Title 24, C.R.S. I declare under penalty of perjury in the second degree that the statements made on this document are true and complete to the best of my knowledge.

I Accept :

Applicant's Signature : Alaameen Abdool

Date : 07/24/2024

## Reasonable Care (Choose one)

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### AFFIRMATION OF REASONABLE CARE – PRIVATE COMPANY

Pursuant to subsections 44-10-309(4) C.R.S. and Rule 2-230(D), Applicant or Licensee affirms that, prior to submission of this application, it exercised reasonable care to confirm its Passive Beneficial Owners, (including any Qualified Institutional Investors) and Indirect Financial Interest Holders, are not Persons prohibited from being issued or holding a license by section 44-10-307 C.R.S., or otherwise restricted from holding an interest under the Colorado Regulated Marijuana Business Code. An Applicant's or Licensee's failure to exercise reasonable care is a basis for denial, fine, suspension, revocation or other sanction by the State Licensing Authority.

I,

Field 11-2 : Alaameen Abdool

, as Controlling Beneficial Owner or Manager for

Field 11-5 : Golden Rookie LLC

, state under penalty of perjury, pursuant to §18-8-503, that the foregoing is true and correct to the best of my knowledge, information and belief.

Signature of Authorized Representative : Alaameen Abdool

Date : 07/24/2024

## **AFFIRMATION OF REASONABLE CARE – PUBLICLY TRADED CORPORATION**

Pursuant to subsections 44-10-309(5) C.R.S. and Rule 2-230(D), Applicant or Licensee affirms that, prior to submission of this application, it exercised reasonable care to confirm its Non-objecting Passive Beneficial Owner, (including any Qualified Institutional Investors) and Indirect Financial Interest Holders, are not Persons prohibited from being issued or holding a license by section 44-10-307 C.R.S., or otherwise restricted from holding an interest under the Colorado Regulated Marijuana Business Code. An Applicant's or Licensee's failure to exercise reasonable care is a basis for denial, fine, suspension, revocation or other sanction by the State Licensing Authority.

I,

Field 11-13 :

, as Controlling Beneficial Owner or Manager for

Field 11-15 :

, state under penalty of perjury, pursuant to §18-8-503, that the foregoing is true and correct to the best of my knowledge, information and belief.

Signature of Authorized Representative :

Date :

## **Addendum A - Publicly Traded Company**

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Stock Trading Symbol :

NAICS/SIC Code :

Name of Exchange(s) traded on :

Identify all regulatory agencies with oversight over the company's securities

Regulatory Agency:

Reporting agencies required reports submitted on: :

Provide a list of sanctions, penalties, assessments, or cease and desist orders by any securities regulatory agency, including but not limited to the US Securities and Exchange Commission or the Canadian Securities Administrators.

uploadlistsanc:

Attach the most recent list of Non-Objecting Beneficial owners possessed by the PTC. (First renewal of the year only).

NonObjectingBeneown:



If there have been any changes in the business objectives of the Publicly Traded Company, provide documentation that establishes it still qualifies to hold a RMB license as referenced in 44-10-103 (50).

Description :

Attach documents requiring divestiture of any CBO that is prohibited by Section 44-10-307 that has had his or her Owner's License revoked or has been found unsuitable.

DivestiturePlan:

If the Licensee or RMB is required to have audited financial statements by another regulator (e.g. United States Securities and Exchange Commission or the Canadian Securities Administrators) the financial statements provided to the Division must be audited and must also include all footnotes, schedules, auditors' report(s), and auditor's opinion(s). If the financial statements are publicly available on a website (e.g. EDGAR or SEDAR), the Licensee or RMB may provide notification of the website link where the financial statements can be accessed in lieu of hardcopy submission.

(See Rule 2-225(G)(4)(a))

auditedfindocs:

### Questions

Confirm that the PTC is current with all required filings pursuant to any applicable requirements by any securities regulatory authority including, but not limited to, the United States Securities and Exchange Commission or the Canadian Securities Administrators.

Current/Not Current :

Confirm that ALL required findings of suitability have been obtained PRIOR TO the PTC becoming a CBO.

Yes/No :

Confirm that all mandatory filings for CBO's as required by any securities regulatory authority, including, but not limited to the United States Securities and Exchange Commission or the Canadian Securities Administrators, have been filed and the MED has been provided concurrent notice with the filing.

Yes/No :

## Addendum B- Qualified Private Fund

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Identify all regulatory agencies with oversight over the QPF's securities.

Regulatory Agency Name(s):

Reporting agencies required reports submitted on: :

Provide a list of sanctions, penalties, assessments, or cease and desist orders by any securities regulatory agency, including but not limited to the US Securities and Exchange Commission or the Canadian Securities Administrators.

Field11-9sanc:

### Questions

Confirm that the QPF is current with all required filings pursuant to any applicable requirements by any securities regulatory.

Current/Not Current :

Confirm that ALL required findings of suitability, including all QPF managers, investment advisers, investment adviser representatives, any trustee or equivalent, and any other person that controls the investment in, or management or operations of, the RMB, have been obtained SINCE the QPF became effective.

Yes/No :

## **Addendum C- Qualified Institutional Investor**

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Provide identities of all Regulators with oversight over the QII's securities

QII Regulators:

Reporting agencies required reports submitted on: :

List of Sanctions, penalties, assessments, or cease and desist orders by any securities regulatory agency, including but not limited to the United States Securities and Exchange Commission or the Canadian Securities Administrators.

listsanc:

Attach the most recent list of PBO's possessed by the QII.

pbosbytheqii:

### **Questions**

Confirm that the QII is current with all required filings pursuant to any applicable requirements by any securities regulatory.

Current/Not Current :

Confirm that ALL required findings of suitability including all QII managers, investment advisers, investment adviser representatives, any trustee or equivalent, and any other person that controls the investment in, or management or operations of, the RMB have been obtained PRIOR TO the QII becoming effective

Yes/No :

## **Addendum D- Mobile Hospitality**

---

Vehicle Make :

Vehicle Model :

Vehicle Year :

License Plate Number :

VIN :

PUC Permit Number :

Is the mobile premises compliant with all state and local registration and permitting requirements?

Yes/No :

**Provide the following:**

- a. Documentation that the mobile licensed premises is owned or leased by the Marijuana Hospitality Business.
- b. The automatic Vehicle Identification Tag (if applicable).
- c. A copy of a valid permit issued by the Public Utilities Commission (PUC) to the licensed hospitality business.

Upload above required documents here (.HEIC file extensions NOT supported).

documentation:

**By signing below, you affirm that the mobile licensed premises has or will have the following prior to operation:**

- a. A global position system for tracking of the mobile licensed premises.
- b. Written standard operating procedures that address the logging of the route(s).
- c. Video surveillance inside of the licensed premises, including entry and exit points to the mobile licensed premises and the driver's area of the vehicle.
- d. Proper ventilation within the vehicle, which includes, if marijuana is smoked or vaped in the licensed premises, that air is not circulated into the driver's area of the licensed premises.
- e. Policies and procedures to ensure that no Regulated Marijuana is possessed or consumed in the area designated to seat the driver and front seat passenger in the licensed premises.
- f. Methods to ensure consumption activity is not visible outside the vehicle.
- g. Policies, procedures or other measures to ensure that consumers are prohibited from entering the driver's area of the mobile licensed premises.
- h. The Marijuana Hospitality Business license is displayed on the dashboard of the mobile licensed premises.

Signature :

Date :

## **Affirmation of Complete Application**

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I affirm that I have submitted a complete application and by selecting the "I Affirm and Accept" button, I acknowledge that I am signing this document electronically. I understand that my electronic signature has the same legal effect and enforceability as a written signature pursuant to Articles 71 and 71.3 of Title 24, C.R.S. I declare under penalty of perjury in the second degree that the statements made on this document are true and complete to the best of my knowledge.

I Affirm and Accept :

Signature

Field 14-2sign : Alaameen Abdool

Date : 07/24/2024

## **Customer Survey**

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**You can scroll to the bottom and click "Finish" to move directly to the PAYMENT SCREEN if you don't want to take the survey.**

**If you choose to take the survey, the PAYMENT SCREEN will come up after you click the "Finish" button. Your application is not completed until you have paid and reached the confirmation screen.**

We would like to know your experience with this online application process and if you have suggestions on how we can improve it. Please take a few minutes to complete this **VOLUNTARY** questionnaire to help us serve you better. (You may skip this survey and submit your application by clicking the finish button.) Thank you.

Please review the options below and tell us why you chose to apply online (please select all that apply):

Convenience :

Faster Service :

Time Savings :

I thought it was the only option :

Other :

Please tell us where you learned about the online application process.

Please tell us where you learned about the online application process. : Division renewal notification

On a scale of 1-5, with 1 being not convenient and 5 being very convenient, how convenient was the online application for you to complete?

How convenient was the online application for you to complete? : 5- Very Convenient

On a scale of 1-5, with 1 being hard and 5 being very easy, did you find the online application process easy to understand?

Did you find the online application process easy to understand? : 2- Hard to understand

Explain reason for rating (if desired).

Explain : Things are worded to allow confusion on a few areas

On a scale of 1-5, with 1 being unsatisfied and 5 being very satisfied, rate your overall online application experience.

Please rate your overall online application experience. : 3- Neutral

Do you have any comments to help us improve the online application process?

Comments :

Would you like a team member to contact you about your comments?

Want to be contacted : No





**COLORADO**  
**Department of Revenue**  
Marijuana Enforcement Division  
1697 Cole Blvd., Suite 200  
Lakewood, CO 80401

August 1, 2024

GOLDEN ROOKIE LLC

License Type: Retail Marijuana Store  
License #: 402R-01012  
Expiration date of license: 08/21/2024  
605 Grand Avenue  
Grand Junction, CO 81501

To whom it may concern:

The purpose of this correspondence is to inform you that should the renewal license investigation for GOLDEN ROOKIE LLC continue past the date of expiration for the current license, the license will be administratively continued by the State Licensing Authority pursuant to 44-10-314 until the completion of the renewal license investigation. At the completion of the renewal license investigation, the Marijuana Enforcement Division will notify you of the outcome of the investigation.

Sincerely,

Dominique Mendiola  
Senior Director