



June 13, 2022

Kenai Peninsula Borough

VIA Email: MJenkins@kpb.us; JVanHoose@kpb.us; jratky@kpb.us; Cjackinsky@kpb.us; MAldridge@kpb.us; ncarver@kpb.us; slopez@kpb.us; JBlankenship@kpb.us; assemblyclerk@kpb.us

License Type:	Beverage Dispensary	License Number:	484
Licensee:	Gwin's Resorts LLC		
Doing Business As:	Gwin's Lodge/Gwin's Roadhouse		
Premises Address	14865 Sterling Highway		

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Joan Wilson, Director

amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrees prepared onsite and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	Gwin's Resorts LLC				
License Type:	Beverage Dispensary	License Number:	484		
Doing Business As:	Gwin's Lodge / Gwin's Roadhouse				
Premises Address:	14865 Sterling Hwy				
City:	Cooper Landing	State:	AK	ZIP:	99572
Contact Name:	Keith Mantey	Contact Phone:	907.398.3985		

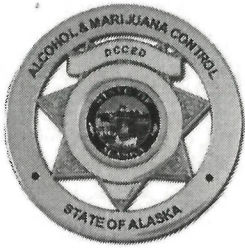
Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- Dining after standard closing hours: AS 04.16.010(c)
- Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- Employment for persons 16 or 17 years of age: AS 04.16.049(c)
 NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY			
Transaction #:	105349539	Initials:	

AMCO
 FEB 16 2022



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Guest minors are only allowed in the restaurant with their guardian or adult over 21 years old. Minor kitchen staff are allowed in the kitchen and restaurant as part of their job duties as busser, dishwasher or other positions.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

Minors are always accompanied and monitored by staff over 21 years old for restaurant/kitchen or bussing duties. Minor guests are supervised by our staff over 21 years old and their effective guardian over 21. There is also CCTV in place that feeds to the office. Minor staff are required to dispose of all alcohol immediately.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes No

Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

KMM

**Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Up to 24 hours 12AM - 11:59PM x 7 days a week. Subject to seasonal changes and closures. No alcohol is served from 5AM to 8AM.

Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Live music (singing, musical instruments), dancing, and karaoke as per AS 4.11.

AS 4.11.090 open hours but typically from noon to 2AM.

Food and beverage service offered or anticipated is:

table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:

[Empty text box for describing other food and beverage service]



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 – Certifications and Approvals

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

KM

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entrees that are regularly sold and prepared by the licensee at the licensed premises.

KM

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

KM

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted. (AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)

KM

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct and complete.

Keith Mantey
Signature of licensee

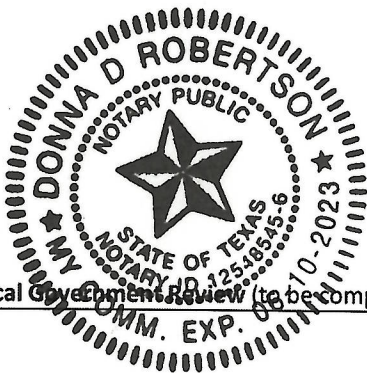
Donna D Robertson
Signature of Notary Public

Keith Mantey
Printed name of licensee

Notary Public in and for the State of Texas

My commission expires: 06-10-2023

Subscribed and sworn to before me this 8th day of February, 2022.



Local Government Review (to be completed by an appropriate local government official):

Approved

Denied

Signature of local government official

Date

Printed name of local government official

Title

AMCO

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Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review: _____ Enforcement Recommendation: Approve Deny

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

Enforcement Recommendations:

AMCO Director Review: _____ Approved Denied

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:

AMCO

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Gwin's Lodge Winter Menu



Burgers

B.Y.O. Burger \$14

Create your own masterpiece starting with a handmade 100% Angus beef patty
Add cheese, jalapeno, mushrooms, bell pepper or grilled onions \$2 each. Add bacon, ham, egg, \$3 each. Served with lettuce, tomato, onion, pickles and french fries

The Chugach \$18

Topped with mushrooms, onions, peppers, american cheese, cheddar on sourdough bread with house made aioli. Served with lettuce, tomato, onion, pickles and french fries

The Rhode \$18

Topped with bacon, pineapple, jalapenos, pepper jack cheese and BBQ with jalapeno ranch. Served with lettuce, tomato, onion, pickles and french fries

The Kenai Blu \$19

Topped with bacon, blue cheese, frizzled onions, house made aioli and bourbon glaze. Served with lettuce, tomato, onion, pickles and french fries

Hawaiian Burger \$19

With ham, pineapple, swiss cheese, and soy sauce.
Served with french fries

The Trail Blazer \$19

Beyond Meat's amazing vegan burger patty with grilled mushrooms and onions. Served with lettuce, tomato, onion, pickles and french fries

Sandwiches

The Philly \$18

Shaved sirloin, bell peppers, onions, garlic aioli, and pepper jack. Served with french fries

Caribou-Ya \$16

Grilled Alaskan reindeer sausage, sauteed onions, cheddar cheese and honey mustard glaze on sourdough bread. Served with french fries

Classic Turkey Club \$16

Turkey, ham, and bacon with swiss and cheddar cheese, tomato lettuce and mayo on white bread.
Served with french fries.

Devils Club \$16

Grilled chicken breast, bacon, ham, swiss cheese, lettuce tomato, onion and pesto on a brioche bun.
Served with french fries

Salads

Buffalo Chicken Salad \$17

Chicken breaded and tossed in buffalo sauce with blue cheese, tomato and red onion on romaine lettuce with choice of dressing

Caesar Salad

Romaine lettuce tossed in caesar dressing with parmesan cheese and homemade croutons
Half \$6 Full \$10 Add chicken \$6

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Classics

Chicken Tenders \$14

Made fresh to order chicken tenders with french fries and choice of dipping sauce

Soup of the Day

Bowl \$8 Cup \$5

Chili

Bowl \$8 Cup \$5

Fried Pickle Chips \$6

Battered and fried crispy with choice of dipping sauce

Sides

French Fries \$6

Onion Rings \$7

Sweet Potato Fries \$7

Desserts

Subject to availability

Carrot Cake \$9

Fruit of the Forest Pie \$6

Apple Pie \$6

Cookie 4

Breakfast Served All Day

Biscuits and Gravy \$16

Two large biscuits covered in sausage gravy, served with home fries

Kenai Cakes \$12

Two large hot cakes with choice of filling (chocolate chips or blueberries)

2-Egg Breakfast \$13

Two eggs, choice of meat (bacon, sausage patty or reindeer sausage), home fries and toast

Chicken Fried Steak \$16

Served with toast and home fries and topped with homemade sausage gravy

Beverages

Fountain Soda: Coke, Diet Coke, Dr Pepper, Root Beer, Sprite, Hi-C Pink

Lemonade \$2 (free refills)

Hot or Iced Tea \$3

Coffee \$2 (free refills)

Hot Cider \$3

Hot Chocolate \$4

Cabins

If you are looking for a warm place to spend the night, we have a few cabins available this winter!

We have a large cabin (#15) available with three bedrooms, 2 bathrooms, a full kitchen, and a living/dining room. The first bedroom has a Queen-size bed. The second bedroom has a Full bed and a set of Twin bunk beds. The third bedroom with a Queen bed, Twin bunk beds and sofa.

We also have two dry Fisherman's Cabins (Units #16 and #17) for the budget-minded traveler. These cabins are heated, but do not have running water and share a porta potty. They each have a mini-fridge, a microwave, and a coffee pot. Unit #16 has one set of bunk beds and a sofa, Unit #17 has two sets of bunk beds.

Let your server know if you would like a cabin and they will put you in touch with our reservations staff, or call 907-398-3987!

Consuming raw or under cooked meat, poultry, seafood, shellfish or eggs may increase your risk of food borne illnesses. A 2% service charge is added for all credit card transactions.

AMCO

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**Alaska Food Code
2022 Establishment Permit**

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 4352
Issued to: **GWIN'S RESORTS LLC**
For: **Gwin's Lodge Restaurant**
For Operation of: **FF-1 Food Service**
Located at: **Mile 52 Sterling HWY Cooper Landing, AK 99572**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

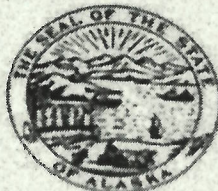
Expiration Date:
December 31, 2022

Program Manager:

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(In Anchorage call 334-2560)



AMCO

FEB 16 2022



Alaska Food Code 2022 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 4353
Issued to: **GWIN'S RESORTS LLC**
For: **Gwin's Lodge Bar**
For Operation of: **FN-4 Tavern/Bar**
Located at: **Mile 52 Sterling HWY Cooper Landing, AK 99572**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2022

Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. V.", is written over the printed name of the Program Manager.

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(In Anchorage call 334-2560)



AMCC

FEB 16 2022



**Alaska Food Code
2022 Establishment Permit**

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 4349
Issued to: **GWIN'S RESORTS LLC**
For: **Gwin's Lodge To-Go**
For Operation of: **FF-1 Food Service**
Located at: **14865 Sterling HWY Cooper Landing, AK 99572**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2022

Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. ...", is written over the printed name of the Program Manager.

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(In Anchorage call 334-2560)



AMCC
FEB 16 2022



Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The **second page** of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

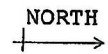
Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

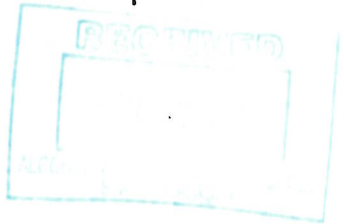
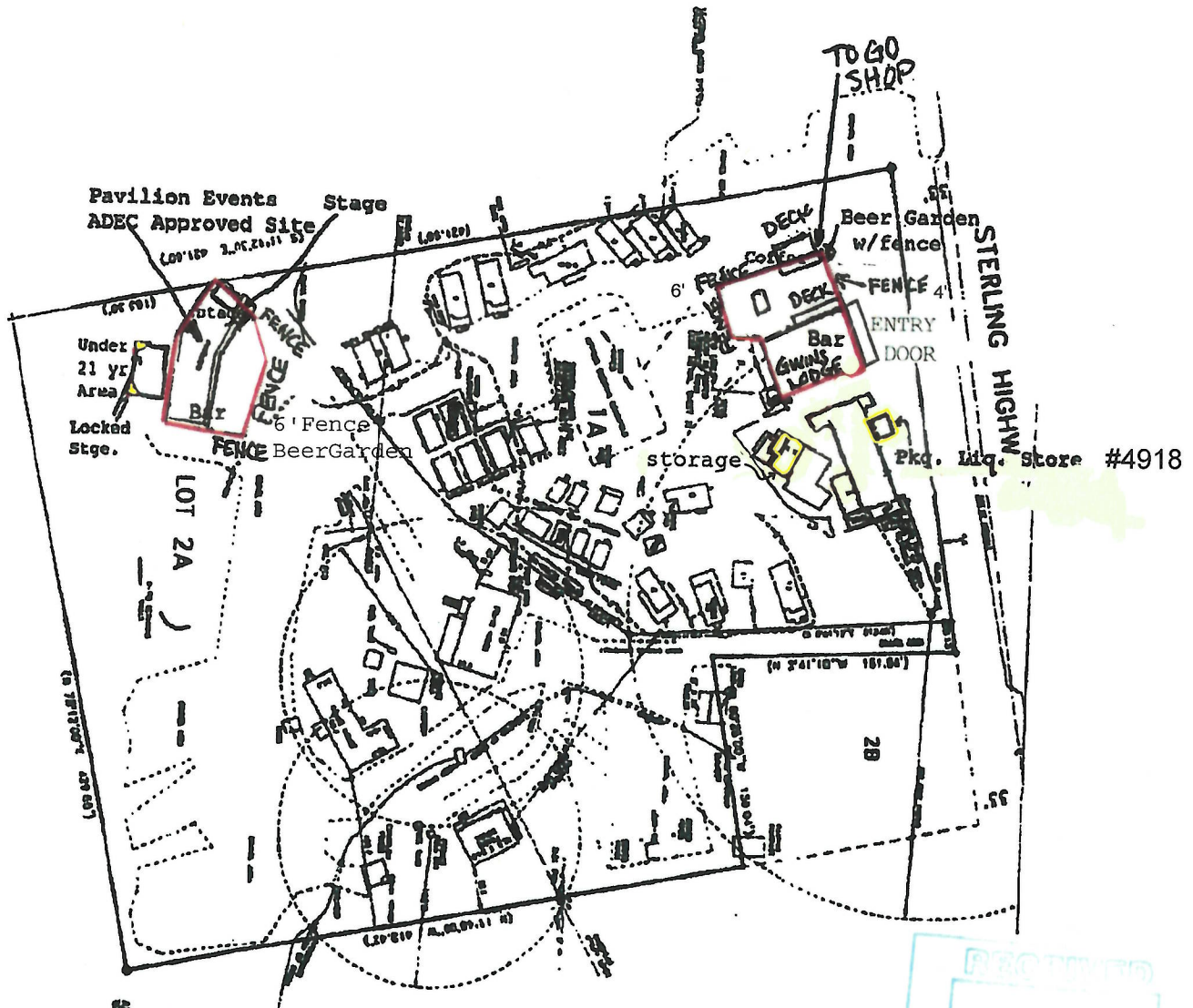
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Gwin's Resorts LLC	License Number:	484
License Type:	Beverage Dispensary		
Doing Business As:	Gwin's Lodge / Gwin's Roadhouse		
Premises Address:	14865 Sterling Hwy		
City:	Cooper Landing	State:	AK
		ZIP:	99572



SITE PLAN OVERVIEW

On all diagrams, red lines follow walls and fences.
Photo Link: <https://photos.app.goo.gl/YQ4TBblrxvmdni5k9>

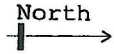


STATE OF ALASKA AMCO ABC BOARD LIC. PREMISES DIAGRAM

	GWINN'S RESORTS LLC		1 of 5
	AMCO		

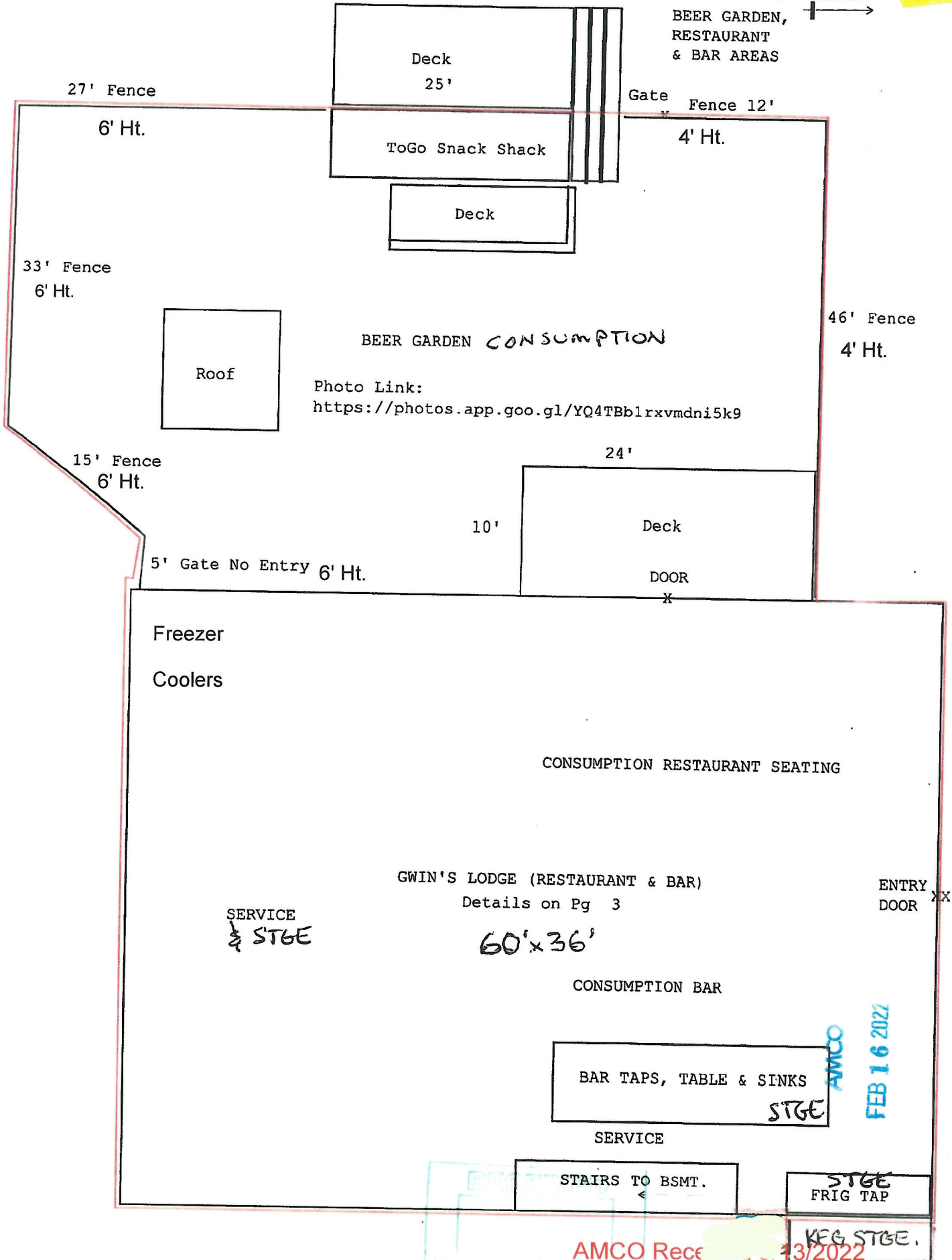
FEB 16 2022

AMCO Received 5/13/2022



2.

BEER GARDEN,
RESTAURANT
& BAR AREAS



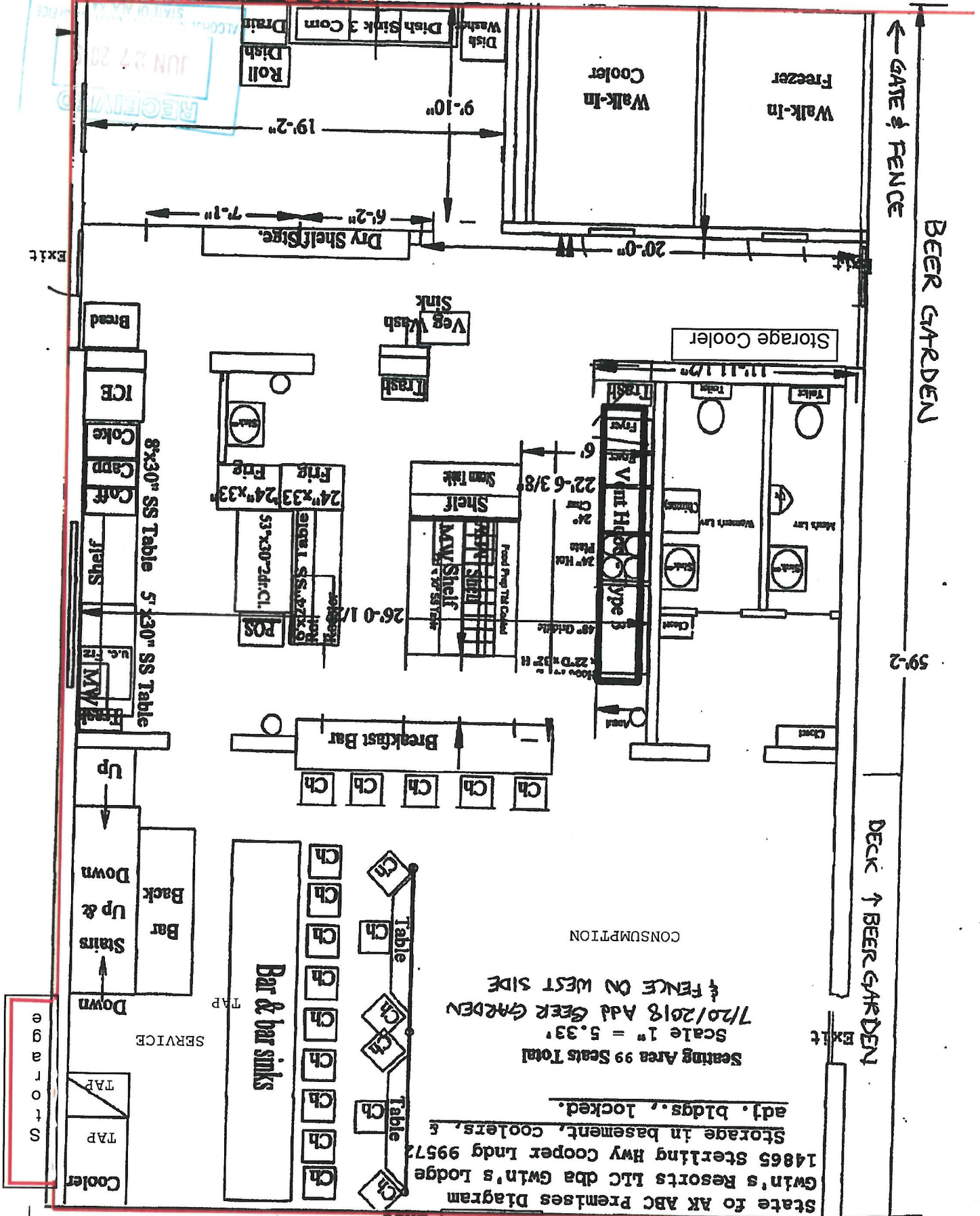
State to AK ABC Premises Diagram
 Gwin's Resorts LLC dba Gwin's Lodge
 14865 Sterling Hwy Cooper Lndg 99572
 Storage in basement, coolers, &
 adl. bldgs., locked.

Seating Area 99 Seats Total

Scale 1" = 5.31'

7/20/2018 Add BEER GARDEN
 & FENCE ON WEST SIDE

CONSUMPTION



FENCE

DECK ↑ BEER GARDEN

59'-2"

← GATE & FENCE

BEER GARDEN

8'x30" SS Table 5'x30" SS Table

Bar & bar sinks

Breakfast Bar

Storage Cooler

11'-11 1/2"

Trash

Men's Lav

Women's Lav

24" Flat

24" Flat

22'-6 3/8"

6"

24" Flat

24" Flat

48" Granite

22'-0 1/2" H

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RECEIVED
 JUN 27 2022

Exit

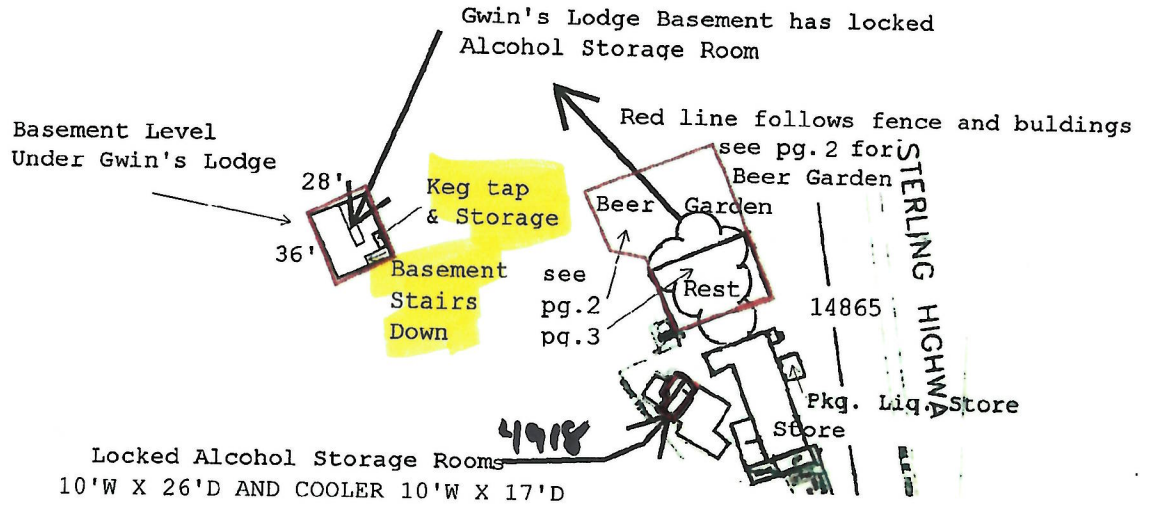
Exit

Exit

Detail of Gwin's Lodge Basement & Storage Rooms

NORTH
PAGE 3
DIAGRAM

4.



STATE OF ALASKA ABC BOARD LIC. PREMISES DIAGRAM

GWINS LODGE
GWINS RESORTS LLC

APPROXIMATE SITE PLAN

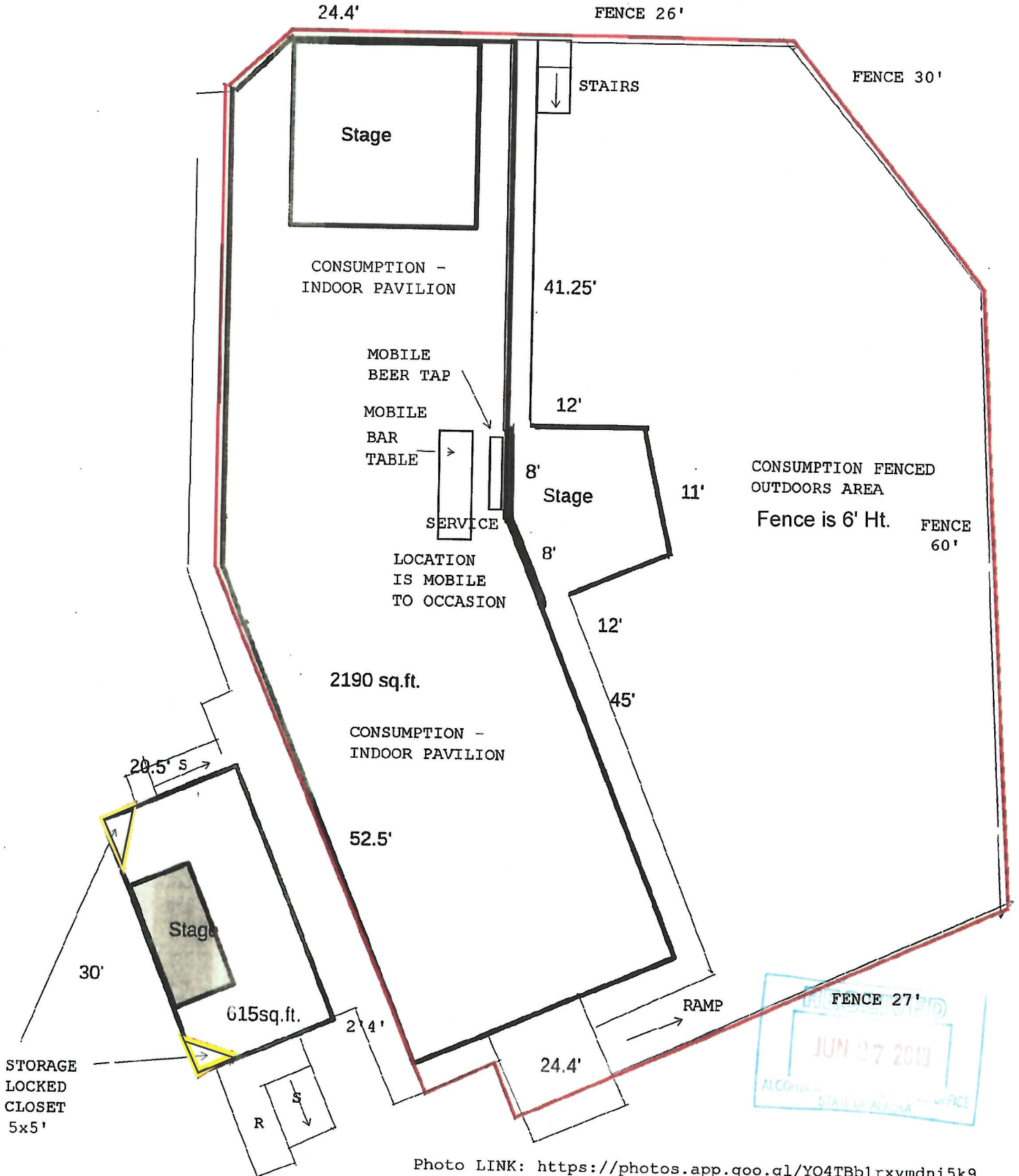
4 of 5

RECEIVED
JUN 27 2019
ALCOHOLIC BEVERAGE CONTROL BOARD OFFICE
STATE OF ALASKA

AMCO Received 5/13/2022



The Pavilion Gwin's Lodge





Fence for "Bear Garden"

Fenced ↓

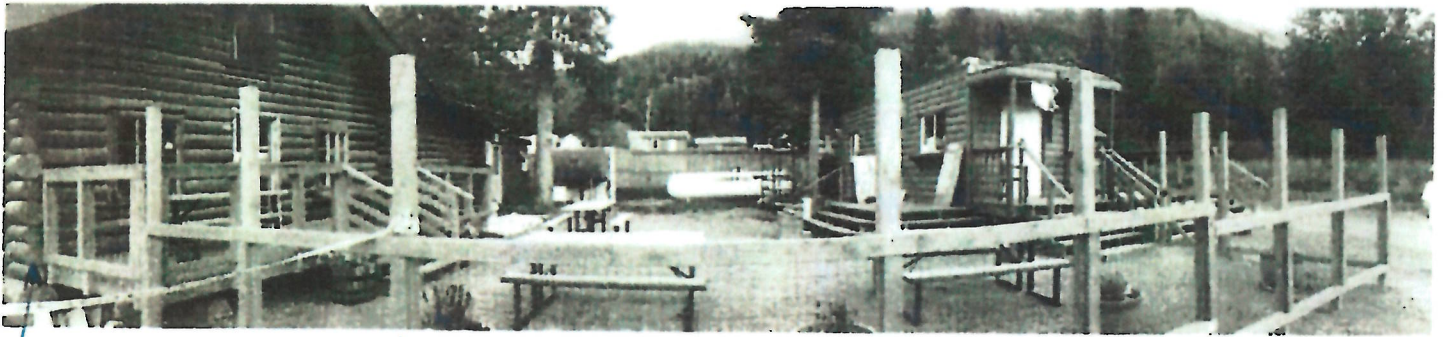
Gwin's Lodge
Main Bldg

To-Go on
other side.
This side is
down.

Kath Mantey
Gwin's Lodge Pic 1 Overview
7/30/18



FEB 16 2022



Gwin's Lodge
Main Bldg.

Fenced "Beer Garden"

Keith Mautey
Gwin's Lodge Pic 2 View South
7/30/18 @ Front

RECEIVED
JUN 27 2018
ALCOHOLIC BEVERAGE CONTROL OFFICE
STATE OF ALABAMA

AMCO

FEB 16 2022



"Beer Garden"
is fenced

↑
"To-Go" shop
orders

Keith Mantey
Gwin's Lodge Pic 3 View East
to Lodge

RECEIVED
JUN 27 2013
ALCOHOL BEVERAGE CONTROL OFFICE
STATE OF ALASKA

AMCO

FEB 16 2022

Keith Mantey

From: "Keith Mantey" <manteyk@verizon.net>
Date: Thursday, May 12, 2022 4:26 PM
To: <reservation@gwinslodge.com>
Subject: #484 Gwins Lodge Security Plan

Gwin's Lodge / Gwin's Roadhouse Liquor License #484
May 12, 2021

Outdoor/Indoor Serving Security Plan

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. The Beer Gardens has a 6 & 4 ft. fence around the outdoor servicing area.
5. Underage persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area will always remain unobstructed.
7. ABC mandated posters as required by law are posted inside and at the entrances of the outdoor seating area.
8. All entrances and exits will provide clear notice that NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.
9. Keeping outdoor seating area viable without any increased risk to minors exposed to alcohol WILL continue to be a part of our training for our staff.
10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
14. Servers will be present in the outdoor area to monitor consumption.

GWIN'S LODGE ALCOHOL POLICIES



Our Goal for Responsible Business Practices for Alcohol sales

Introduction

Businesses are very important to society and valuable to staff for employment, the community for services, and to the greater economy that allows society to provide for each other. Gwin's Lodge and staff have invested time, energy and financial resources to allow this free exchange of services to exist. Gwin's Lodge offers a place that meets local dining and/or entertainment needs and provides jobs. Staff can best protect themselves and Gwin's Lodge via responsible business practices. Responsible business practices can help reduce our risk of criminal or administrative charges, and civil lawsuits. Responsible business practices promote profitability and ensure a comfortable and safe environment of our customers. Staff should follow

this document and practice responsible business practices in the form of this written house policy.

With good house policies in place, employees will not have to make difficult judgment calls about who to serve or how to handle a tough situation. They know what to do because their responsibilities and your expectations are clearly spelled out. Customers are expected to follow the house rules concerning customers' entry and behavior while in your establishment.

House policies for staff is directly related to the portion for customers, in that it communicates Gwin's Lodge management's expectations of staff regarding sale of alcohol and instructions for denying entry and ejecting undesirables. These policies indicate Gwin's Lodge is responsible in serving practices and intention to comply with the law and rules set forth by the Alcoholic Beverage Control Board, local troopers, our insurance company, and the community.

Gwin's Lodge will back staff who deny service to any customer or ask an unruly guest to leave. House policies create a framework within which your customers can enjoy themselves and your employees can operate both effectively and efficiently. In the long term, the responsible business will build a strong and loyal customer base.

Management, please:

- Provide all employees with a copy of the policies.
- To ensure that employees have read and understand the house policies, have them sign an Employee Acknowledgement Statement (Appendix A). Keep this in each employee's personnel file.
- Reinforce policies by giving training to employees.
- Hold staff meetings and discuss the rules, recent problem situations, and ways to prevent future problems.
- Advise employees that you will spot check their compliance with the policies.
- Give them a regular performance review.
- Reward employees who do a good job. Remember: Written policies, good communication, and a supportive environment will go a long way toward the success of your business.
- Review and update your policies regularly.

Gwin's Lodge Position to follow:

- Explain and market your program internally with incentives and to customers
- Indicate that you wish no customer to drink to excessive intoxication
- Post and discuss Mission Statement with staff

MISSION STATEMENT

"The goal of our establishment is to be successful by providing responsible, courteous, safe and professional food and beverage service. We will serve customers in a responsible, friendly, and professional manner. We are committed to adhering to all liquor laws while assisting customers in their decision to drink responsibly"

Monitor Your Door

- Post additional signage indicating that management reserves the right to deny entry to intoxicated and/or underage persons
- Assign a staff member who is currently trained in Alcohol Server Education to monitor the door to:
 - Check for age and fraudulent identification
 - Deny entry to intoxicated people
 - Count the number of people on premise to prevent overcrowding and exceeding the legal capacity and provide for a proper customer to staff ratio
 - Allow free access to fire and law enforcement personnel, and the Alcoholic Beverage Control Board.

Market Food Actively

- Providing a range of food menu selections enhances the marketability of your establishment
- Have low-cost, low-salt snacks or food available at all times
- Offering reduced food prices during late afternoon and evening will reduce the effects of alcohol
- Provide incentives to servers for increased food sales

Responsible Beverage Pricing

- Do not promote drink specials or discounts. (Although drink specials are allowed by law if they run for a full calendar week for a period of time the licensed premises are open to the general public. AS 04.16.015(a)(3)) – 3 AAC 304.440).
- Do not serve the equivalent of several drinks in oversized glasses - use standard glassware. The maximum drinks a patron can have in front of them is two

Promote Alternative Beverages

- Stock a good selection of light and non-alcoholic beer and wine
- Price non-alcoholic products competitively with alcohol products
- Promote non-alcoholic drinks
- Serve alcohol-free drinks in containers that are easily distinguishable from alcohol drinks
- Evaluate servers on total sales including non-alcoholic products

Train All Staff

- Even though there is a 30-day grace period by state law, have all staff trained as soon as possible in Alcohol Server Education and ensure all employees who serve alcoholic beverages, or employees who check ID have valid server cards on file. Some municipalities may require servers to have the training prior to employment.
- Provide all staff with a copy of the establishment's house policies and train them on how to use it
- Keep an incident log of problem situations (Appendix B)
- Regularly review the policy and the incident log with all staff
- Although state law does allow servers to drink on the job, you may want to prohibit drinking on the job by all staff and managers

Adopt a Safe Transportation Plan

- Identify transportation options
- Confirm necessary arrangements with outside companies
- Ensure your employees feel comfortable in their understanding of when to use the program

- Advertise your program

Never Serve Underage Individuals

- Verify that all servers are legally old enough to serve alcoholic beverages
- Ensure that staff understand their legal duty regarding service to underage and intoxicated individuals and provide them with clear guidelines on how to deal with these individuals
- Establish with staff when to ask for identification
- Train staff on how to identify underage customers
- Identify what forms of identification are acceptable
- Train staff on how to recognize a fake ID and what to do when one is presented
- Serve alcohol-free drinks in containers that are easily distinguishable from alcohol drinks

Underage Compliance Checks

- Train staff as to what a compliance check is
- If a staff member is the subject of a compliance check, remind him or her to remain professional at all times regardless if the Underage Buyer was served an alcoholic beverage or the sale was denied.
- Verify that a compliance check has occurred by retaining the Underage Buyer's identification that was presented and wait for an ABC Investigator or other law enforcement officer to personally retrieve it
- If the identification card is not retrieved in a reasonable amount of time (five-minutes or so) then it most likely was not a compliance check. Local police or troopers should be notified immediately.

Monitor Drinking of Customers

- Provide staff with guidelines for recognizing the signs of intoxication

Manage the Intoxicated Individual

- Deny entry to intoxicated customers
- Monitor consumption of customers to avoid intoxication
- Deny further service to intoxicated customers
- Ensure staff are aware of effective ways to deal with intoxicated individuals
- Reinforce policies by giving staff incentives for effectively discouraging and managing intoxicated individuals

GWIN'S LODGE ALCOHOL POLICIES

To: All Employees
From: Management
Subject: Reducing Youth Access to Alcohol

It is everyone's job to ensure patrons who are buying or drinking alcohol are at least 21 years of age. The state of Alaska issues driver's licenses and identification cards to persons under 21 in a vertical format with a red banner listing the month, day and year the holder will be 21 years old.

- We will request proof of age (I.D.) from any patron who appears 30 years of age or younger.
- When selling pitchers, we will request an I.D. from each person who receives a glass.

To help employees do their job, managers will post the following sign in the business:

a) Signs required by the State of Alaska.

- All servers and door personnel will be trained on a regular basis to ensure that they have the most up to date and relevant information concerning their responsibilities regarding the state's alcoholic beverage laws and regulations. We will know what are considered legally acceptable forms of identification for the purchase of alcoholic beverages.

We may accept the following as proof of age:

- A driver's license issued by the state of Alaska, or a valid driver's license issued by another state which bears the date of birth, name, address, and photograph of the licensee.
- An identification card issued by the state of Alaska, or identification card issued by another state which bears the date of birth, name, address and photograph of the individual.
- An armed services identification card.
- A valid United States passport or a valid passport from any country.
- When an underage patron moves from one station to another, servers will tell each other.

To: All Employees
From: Management
Subject: Advertising, Promotions and Pricing

- We will maintain an atmosphere that promotes socializing.
- Advertising materials and campaigns will be tasteful.

The following practices are unlawful:

1. We will not use promotions that encourage intoxication. There will be no drinking contests.
2. We will not advertise, "Buy one drink, get one free, two for the price of one, or all you can drink."
3. We will not offer free alcohol or sell them below cost.
4. We will not lower alcohol prices to promote sales.
5. We will not promote a "Happy Hour" because this is illegal in Alaska.
6. We will not promote drink specials to certain groups of people. For example, "Ladies' Night."

To: All Employees
From: Management
Subject: Drink Service

- Management and supervisors will support servers' decisions to stop or refuse service to any patron. If they don't, the server might not act so responsibly in the future.
- We will discourage intoxication and not serve any person who looks or acts intoxicated, even if they are taking a taxi or have a "designated driver." This includes employees and regular patrons who may "always act that way."
- When a patron has been "cut off" in one person's station, that person will tell other employees.
- During shift change the outgoing server will brief the oncoming server regarding the length of time a patron has been at the establishment, what they have been drinking and how many drinks they have had. This will help the oncoming server to avoid over serving the patron.
- Responsible service techniques may reduce a server's tips. Therefore, we guarantee the tip to any server who stops service to a patron who displays signs of intoxication.
- Drinking on the job impairs your ability to perform your duties. You are more likely to make mistakes in judgment such as serving underage or obviously intoxicated patrons. Therefore, drinking alcohol during your shift is not allowed.
- We will not assume a patron wants alcohol. Instead of saying, "May I bring you a cocktail?" say, "May I bring you a beverage?"
- We will promote "alternative beverages." This is any beverage that can take the place of alcohol. The purpose is for pacing drinking, slowing intoxication,

preparing to drive, or offering a beverage choice besides alcohol. Examples are: coffee, juices, mineral water, flavored waters, seltzer, non-alcoholic or low-alcoholic content beverages.

- We will provide and promote "mocktail" non-alcoholic drinks that are similar to popular cocktails.
- We make sure that we know who is getting each drink.
- We will not bring a drink for anyone who is not present.
- We will count drinks.
- We will use measured shots, rather than free pouring to ensure against over pouring.

- We will not sell pitchers of beer to individual patrons.
- We will not push drinks.
- We will slow down service if the patron is ordering or drinking rapidly.
- We will visit the table less often and avoid the table until all patrons have finished their drinks.
- At closing time, we will announce, "It's closing time." We will pick up all drinks in ___minutes." We will not announce "last call" because this encourages patrons to gulp drinks before driving. We do not believe in "one more for the road."
- Bartenders will follow our standard drink recipes.

To: All Employees
From: Management
Subject: Safe Rides

- If a patron is too impaired to drive safely, we will persuade the person not to drive, and arrange for a safe ride. If the patron refuses, employees should advise a supervisor.
- The supervisor will call the police with a description of the patron, description of the vehicle including the license plate number, and the direction of travel the vehicle took when leaving.
- We will use the "Designated Driver" Program.
- When appropriate, the server will ask groups who the Designated Driver will be. The Designated Driver may receive free non-alcoholic drinks.

- If the server sees the Designated Driver drinking alcohol, the Designated Driver must pay for all drinks and food he or she has consumed. "Designated Driver" does not mean that employees may over-serve others in the group.

To: All Employees
From: Management
Subject: Staff Training

- All staff will be provided with a copy of our house policies and trained on how to use them.
- We will keep an incident log of problem situations.
- We will regularly review the policy manual and the incident log with all staff.
- All staff will be continually updated by management (meetings, memos, etc.).
- We will provide extra training for employees who need practice in serving alcohol.

To: All Employees
From: Management
Subject: Food Service

We will promote food during the late afternoon and evening hours. Appetizers will be available in the bar until closing time. We will offer high-protein or fatty foods such as meats and cheeses, which slow the absorption of alcohol.

- Servers get tipped on all sales, including non-alcoholic products.
- We will promote non-alcoholic drinks to those who are near their limit.

To: All Employees
From: Management
Subject: Crowd Control and Security

- We will allow free access to all state and local law enforcement officers, fire department personnel and ABC Board Members (All of whom may or may not be wearing uniforms).
- Overcrowding will not be allowed for several reasons. First, it makes us less able to watch our patrons. This can result in sales to minors and intoxicated patrons, fights, injury, and property damage. Second, patrons may not be able to exit the building during a fire or other crisis. Third, too many patrons can lead to more mistakes, poorer service, and smaller tips.
- We will have enough employees on duty. This will help us watch beverage sales and patrons. We will advise management when more staff is needed.

- We will keep patrons from crowding around the bar. We will make sure patrons are able to move freely in hallways, aisles, and common areas.
- We encourage socializing vs. over drinking.
- Patrons are guests in our business. We will not permit loud, unpleasant, or obnoxious behavior.
- We will not tolerate fighting amongst staff or patrons. Security or management will ask anyone who is fighting to leave. If needed, security or management will call the police for help.
- We will permanently refuse to admit any chronic problem patron.
- We will record any serious problem (such as fights, injuries, or vandalism) in our Incident Log for future reference.
- Security will monitor outside adjacent property to prevent loitering, drinking, illicit drug activity. We will maintain a close working relationship with law enforcement.

To: All Employees
From: Management
Subject: Drug-Free Workplace

- We will not tolerate illicit drug use or sales by patrons or employees.
- It is a violation of law, and company policy to possess, sell, trade, or offer illegal drugs for sale or engage in the illegal use of drugs on the job.
- Not only is it against the law, it is also a violation of company policy to use or be under the influence of illegal drugs or alcohol at any time while on or using company property, conducting company business or otherwise representing the company.
- Violations of this policy are subject to (letter of reprimand/suspension from work without pay/dismissal)and possible arrest and prosecution.

Employee Acknowledgement Statement **

I hereby acknowledge that I have received the (Business Name) House Policy Manual.

Further, I acknowledge that I am responsible for having read and understood this manual's policies, additions or amendments as they may be applicable.

Signature

Printed Name

Date

INCIDENT DOCUMENTATION FORM**

Date _____ Time _____ AM/PM

Patron Name _____

Address _____

Phone Number _____

Employer _____

Age of the person _____ Verified or Approximated (circle one)

Physical Description of Patron

1. Was the patron's ID checked? Yes _____ No _____
2. By Whom _____
3. Type of ID presented _____
4. Number _____
5. Time the patron arrived _____ AM/PM Time departed _____ AM/PM
6. Where was the patron before your place? _____
7. Number and types of drinks served: _____
8. In what amount of time were the drinks served? _____
9. Was the patron injured? Yes _____ No _____
 - a) If yes, describe the injury _____
 - b) Was medical attention given? Yes _____ No _____

c) Was hospitalization needed? Yes _____ No _____

d) How did the patron contribute to the injury? _____

10. Were law enforcement authorities called? Yes _____ No _____

a) If yes, time of the call _____ AM/PM

b) Who made the call? _____

c) Name(s) of the officer(s) responding:

11. Did the patron drive from the establishment? Yes _____ No _____

a) Auto Make _____ Model _____ Color _____

b) License Number & State _____

12. If the incident occurred outside, describe weather conditions: _____

13. Describe the incident, (including eyewitness accounts) _____

Employee Name

Address _____

Phone _____

Signature _____

Witness Name _____

Address _____

Phone _____

Signature _____

Employer _____



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

What is this form?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 - Transferor Information

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

Licensee:	Gwin's Resorts LLC	License #:	484
License Type:	Beverage Dispensary	Statutory Reference:	04.11.090
Doing Business As:	Gwin's Lodge / Gwin's Roadhouse		
Premises Address:	14865 Sterling Hwy		
City:	Cooper Landing	State:	AK
		ZIP:	99572
Local Governing Body:	Kenai Peninsula Borough		

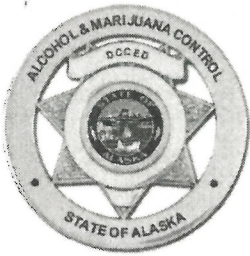
Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

AMCO

FEB 16 2022

OFFICE USE ONLY			
Complete Date:	6/13/22	Transaction #:	100349539
Board Meeting Date:	6/28/22	License Years:	
Issue Date:		BRE:	KMY



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 - Transferee Information

Enter information for the *new* applicant and/or location seeking to be licensed.

Licensee:	Gwin's Resorts LLC		
Doing Business As:	Gwin's Lodge / Gwin's Roadhouse		
Premises Address:	14865 Sterling Hwy.		
City:	Cooper Landing, State: AK	AK	ZIP: 99572
Community Council:	NONE		

Mailing Address:	P.O. Box 769		
City:	Cooper Landing	State: AK	ZIP: 99572

Designated Licensee:	Keith Mantey		
Contact Phone:	907.398.3985	Business Phone:	907.398.3987
Contact Email:	Office@GwinsLodge.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

Section 3 - Premises Information

Premises to be licensed is:

an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

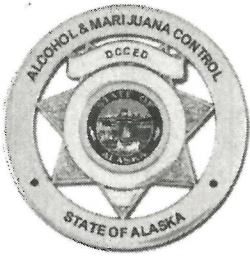
What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

21075 feet

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

17538 feet





Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5. If more space is needed, please attach a separate sheet with the required information. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	

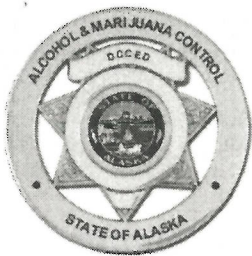
Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Keith Mantey				
Title(s):	Member	Phone:	907.398.3985	% Owned:	100
Address:	GM 2 Shareholder PO Box 769 Kill 14865 Sterling Hwy				
City:	Cooper Landing	State:	AK	ZIP:	99572



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10000274	AK Formed Date:	9/30/2011	Home State:	AK
Registered Agent:	Keith Mantey	Agent's Phone:	907.398.3985		
Agent's Mailing Address:	P.O. Box 76900 14865 Sterling Hwy				
City:	Cooper Lndg	State:	AK	ZIP:	99572

Residency of Agent: Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

AMCC

FEB 16 2022



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Keith Mantey 100% owner, liquor store, Gwin's Lodge owned by Gwin's Resorts LLC, AK ID 10000274, Package Store # 4918

Section 7 - Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

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

Bryan Atkins, Assistant Manager
907.398.3987

AMCC

FEB 16 2022



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

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

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

[Signature]
Signature of transferor

Keith Mantey
Printed name of transferor

Subscribed and sworn to before me this 8 day of Feb, 2022.



[Signature]
Signature of Notary Public

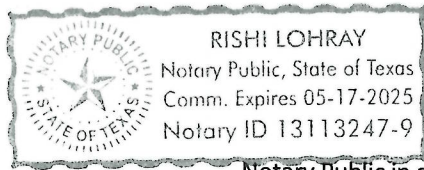
Notary Public in and for the State of Texas

My commission expires: 06-10-2023

[Signature]
Signature of transferor

Wei Wei bang
Printed name of transferor

Subscribed and sworn to before me this 07th day of February, 2022.



[Signature]
Signature of Notary Public

Notary Public in and for the State of Texas

My commission expires: 05/17/2025

FEB 16 2022



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

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

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

KM

I certify that all proposed licensees have been listed with the Division of Corporations.

KM

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

KM


I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

KM

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

KM


As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.


Signature of transferee

Keith Manley
Printed name

Subscribed and sworn to before me this 7th day of February, 20 22.




Signature of Notary Public

Notary Public in and for the State of Texas

My commission expires: 5/22/24
AMCO

FEB 16 2022