

13695

Alcoholic Beverage Control Board
550 West 7th Ave. Suite 1600
Anchorage, AK 99501

Transfer Liquor License

(907) 269-0350
Fax: (907) 334-2285
<http://commerce.alaska.gov/dnn/abc/Home.aspx>

License is: Full Year OR Seasonal List Dates of Operation: _____

SECTION A - LICENSE INFORMATION			FEES
License Year: 2015	License Type: Package Store	Statute Reference	Filing Fee: \$100.00
License #: 4918		Sec. 04.11.150	Rest. Desig. Permit Fee: (\$50.00) \$
Local Governing Body: (City, Borough or Unorganized) KENAI PENINSULA BOROUGH	Community Council Name(s) & Mailing Address: Borough Mayor Mike Navarre 144 N. Binkley St. Soldotna AK 99669 ph. (907) 714-2150		Fingerprint: \$ (\$49.75 per person)
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): Gwin's Resorts LLC	Doing Business As (Business Name): Gwin's Lodge	Business Telephone Number: 907-595-1266 Fax Number: N/A	TOTAL \$100
Mailing Address: PO BOX 769	Street Address or Location of Premises: 14865 STERLING HWY.	Email Address: OFFICE@GWINSLODGE.COM	
City, State, Zip: COOPER LANDING AK 99572-0769			
Is any shareholder related to the current owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes" please state the relationship _____			
SECTION B - TRANSFER INFORMATION			
<input checked="" type="checkbox"/> Regular Transfer	Name and Mailing Address of <i>CURRENT</i> Licensee: Ralph Peterson / Cook Inlet Spirits Inc. PO Box 269, Kenai AK 99611		
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application. Real or personal property conveyed with this transfer must be described. Provide security interest documents.	Business Name (dba) <i>BEFORE</i> transfer: Cook Inlet Spirits		
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.	Street Address or Location <i>BEFORE</i> transfer: 38792 Kalifornsky Beach Rd. Kenai AK 99611		
SECTION C - PREMISES TO BE LICENSED			
Distance to closest school grounds: 21,075. feet	Distance measured under: <input type="checkbox"/> AS 04.11.410 OR <input checked="" type="checkbox"/> Local ordinance No. Kenai Borough Chris Clough, GIS	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.	
Distance to closest church: 17,538 feet	Distance measured under: <input type="checkbox"/> AS 04.11.410 OR <input checked="" type="checkbox"/> Local ordinance No. Kenai Borough Chris Clough, GIS	<input type="checkbox"/> Not applicable	
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building	<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached		

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SECTION D – LICENSEE INFORMATION

1. Does any individual, corporate officer, director, limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?

Yes No If Yes, complete the following. Attach additional sheets if necessary.

Name	Name of Business	Type of License	Business Street Address	State
Keith Mantey	Gwin's Resorts LLC	Beverage Dispensary #484	14865 Sterling Hwy Cooper Lndg.	AK
Wei Wei Jeang	Gwin's Resorts LLC	Beverage Dispensary #484	14865 Sterling Hwy Cooper Lndg.	AK

2. Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

Yes No If Yes, attach written explanation.

SECTION E – OWNERSHIP INFORMATION - CORPORATION

Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership): Gwin's Resorts LLC		Telephone Number: 907-595-1266	Fax Number: N/A
Corporate Mailing Address: PO Box 769	City: Cooper Landing	State: AK	Zip Code: 99572
Name, Mailing Address and Telephone Number of Registered Agent: Keith Mantey PO Box 769 Cooper Landing AK 99572-0769 mo. 907-398-3985		Date of Incorporation OR Certification with DCED: Jan 4 2012 #967551	State of Incorporation: Alaska

Is the Entity in "Good Standing" with the Alaska Division of Corporations? Yes No

If no, attach written explanation. Your entity *must* be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.

Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Keith Mantey	GM	50	14865 Sterling Hwy. Cooper Lndg. AK 99572	907-398-3985	04/04/65
Wei Wei Jeang	Mgr	50	2709 Dublin Rd. Plano TX 75094-3809	469-878-8643	08/05/64

Transfer Liquor License

NOTE: If you need additional space, please attach a separate sheet.

SECTION F – OWNERSHIP INFORMATION – SOLE PROPRIETORSHIP (INDIVIDUAL OWNER & SPOUSE)

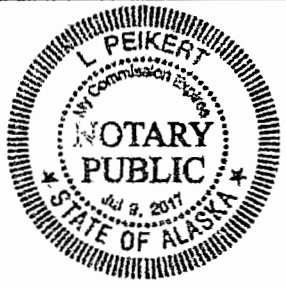
Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:
Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:	Name: Address: Home Phone: Work Phone:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth:

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.
- I hereby certify that there have been no changes in officers or stockholders that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the organized entity, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Current Licensee(s) Signature: <i>Ralph David Peterson</i> Signature: <i>Ralph David Peterson</i> Name & Title (Please Print): <u>Keith Mantey, General Manager, Wei Wei Jeang, Manager</u> Subscribed and sworn to before me this <u>9</u> day of <u>November, 2015</u> . Notary Public in and for the State of <u>Alaska</u> My commission expires: <u>07-09-2017</u>	Signature of Transferee(s) Signature: <i>Keith Mantey</i> Signature: <i>Wei Wei Jeang</i> Name & Title (Please Print): <u>Ralph David Peterson, Owner</u> Subscribed and sworn to before me this <u>9</u> day of <u>November, 2015</u> . Notary Public in and for the State of Alaska My commission expires: <u>07-09-2017</u>
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I am certifying only to the signature of
 (Wei Wei Jeang) the person who signed this document.
 This is the day of Nov 2015.
 Reena Chir
 Commission Expires: 09-28-2017
 PUBLIC SWELLER
 STATE OF ALASKA
 Rev. 08/14

STATE OF ALASKA
ALCOHOL BEVERAGE CONTROL BOARD
Licensed Premises Diagram

INSTRUCTIONS: Draw a detailed floor plan of your present or proposed licensed premises on the graph below; show all entrances and exits, and all fixtures such as tables, booths, games, counters, bars, coolers, stages, etc.

DBA: Gwin's Lodge (Package Liquor Store)

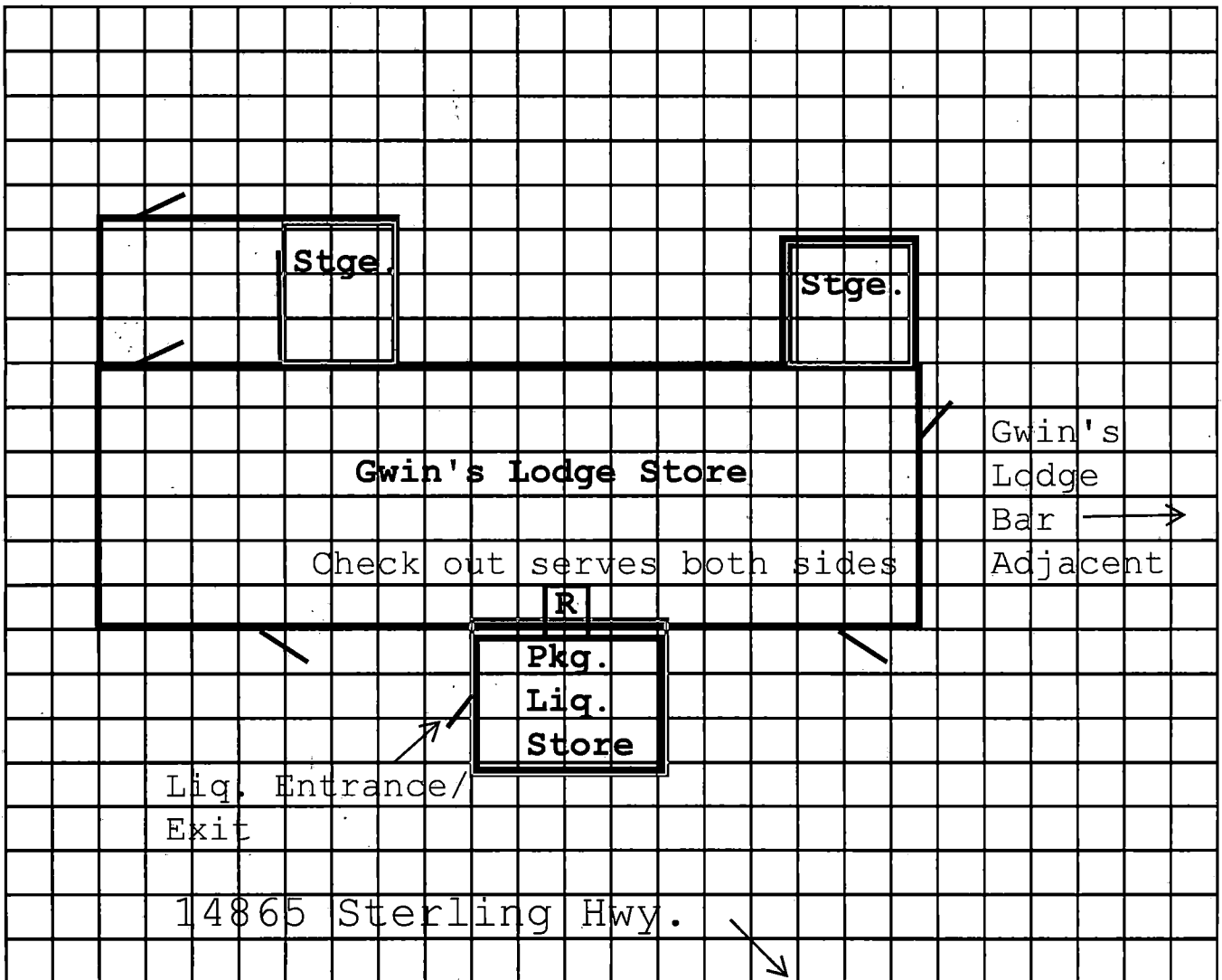
PREMISES LOCATION: 14865 Sterling Hwy. Cooper Lndg. AK 99572

Indicate scale by x after appropriate statement or show length and width of premises.

SCALE A: X 1 SQ. = 4 FT. **SCALE B:** _____ 1 SQ. = 1 FT.

Length and width of premises in feet: Package area about 14 ft. x 18 ft.

Outline the area to be designated for sale, service, storage, and consumption of alcoholic beverages in red.
DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM.



State of Alaska
Alcoholic Beverage Control Board

Date of Notice: January 6, 2016

RECEIVED

Application Type: New

- TRANSFER
- Ownership
- Location
- Name Change

JAN 06 2016

Borough Clerk's Office
 Kenai Peninsula Borough

Governing Body:	Kenai Peninsula Borough
Community Councils:	n/a
License #:	4918
License Type:	Package Store
D.B.A.:	Gwin's Lodge
Licensee/Applicant:	Gwin's Resorts, LLC
Physical Location:	14865 Sterling Hwy. Cooper Landing
Mail Address:	PO Box 769 Cooper Landing, AK 99572-0769
Telephone #:	907-595-1266
EIN:	45-3503160

Corp/LLC Agent:	Address	Phone	Date and State of Incorporation	Good standing?
Gwin's Resorts, LLC	PO Box 769 Cooper Landing, AK 99572-0769	907-595-1266	9/30/2011 Alaska	Yes

Please note: the Members/Officers/Directors/Shareholders (principals) listed below are the principal members. There may be additional members that we are not aware of because they are not primary members. We have listed all principal members and those who hold at least 10% shares.

Member/Officer/Director:	DOB	Address	Phone	Title/Shares (%)
Keith M. Mantey	4/4/1965	14865 Sterling Hwy. Cooper Landing	907-398-3985	Member 50%
Wei Wei Jeang	8/5/1964	2709 Dublin Rd. Plano TX 75094-3809	489-878-8643	Member 50%

Currently owned by Cook Inlet Spirits Inc. d.b.a. Cook Inlet Spirits located at 38792 Kalifornsky Beach Road.

Received
 JAN 12 16
 K.P.B. - DAC

Liquor License Application Review	
TO:	<input checked="" type="checkbox"/> Delinquent Accounts <input type="checkbox"/> Planning Department
DATE:	<u>1-12-16</u>
Review and return to Borough Clerk with comments by: <u>2-11-16</u>	
For Assembly Meeting of <u>2-23-16</u>	
The <u>Finance</u> Department has no objection to the issuance of this license.	
Date: <u>1/14/16</u>	By: <u>[Signature]</u>

A local governing body as defined under AS 04.21.080(11) may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the board and the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is "arbitrary, capricious and unreasonable". Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. **IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.**

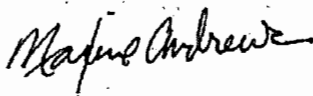
Under AS 04.11.420(a), the board may not issue a license or permit for premises in a municipality where a zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages, unless a variance of the regulation or ordinance has been approved. Under AS 04.11.420(b) municipalities must inform the board of zoning regulations or ordinances which prohibit the sale or consumption of alcoholic beverages. If a municipal zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages at the proposed premises and no variance of the regulation or ordinance has been approved, please notify us and provide a certified copy of the regulation or ordinance if you have not previously done so.

Protest under AS 04.11.480 and the prohibition of sale or consumption of alcoholic beverages as required by zoning regulation or ordinance under AS 04.11.420(a) are two separate and distinct subjects. Please bear that in mind in responding to this notice.

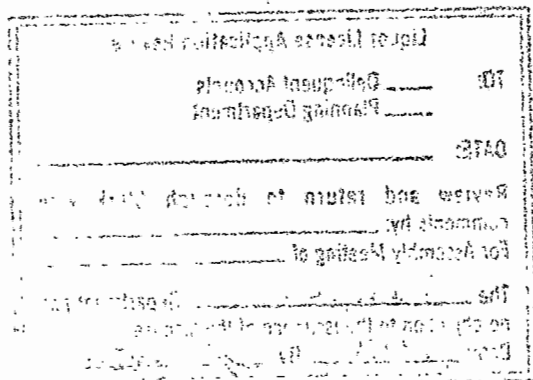
AS 04.21.010(d), if applicable, requires the municipality to provide written notice to the appropriate community council(s).

If you wish to protest the application referenced above, please do so in the prescribed manner and within the prescribed time. Please show proof of service upon the applicant. For additional information please refer to 15 AAC 104.145, Local Governing Body Protest.

Note: Applications applied for under AS 04.11.400(g), 15 AAC 104.335(a)(3), AS 04.11.090(e), And 3 AAC 304.660(e) must be approved by the governing body.



Maxine Andrews
Business Registration Examiner
Direct line: 907-269-0353
Email: maxine.andrews@alaska.gov



RECEIVED
MAY 11 2011



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

144 North Binkley Street • Soldotna, Alaska 99669-7520

PHONE: (907) 714-2200 • **FAX:** (907) 714-2378


Toll-free within the Borough: 1-800-478-4441, Ext. 2200


www.kpb.us

MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: John Blankenship, Borough Clerk

THRU: Max J. Best, Planning Director 

FROM: Maria Sweppy, Planning Specialist 

RE: Gwin's Resorts, LLC Liquor License Transfer

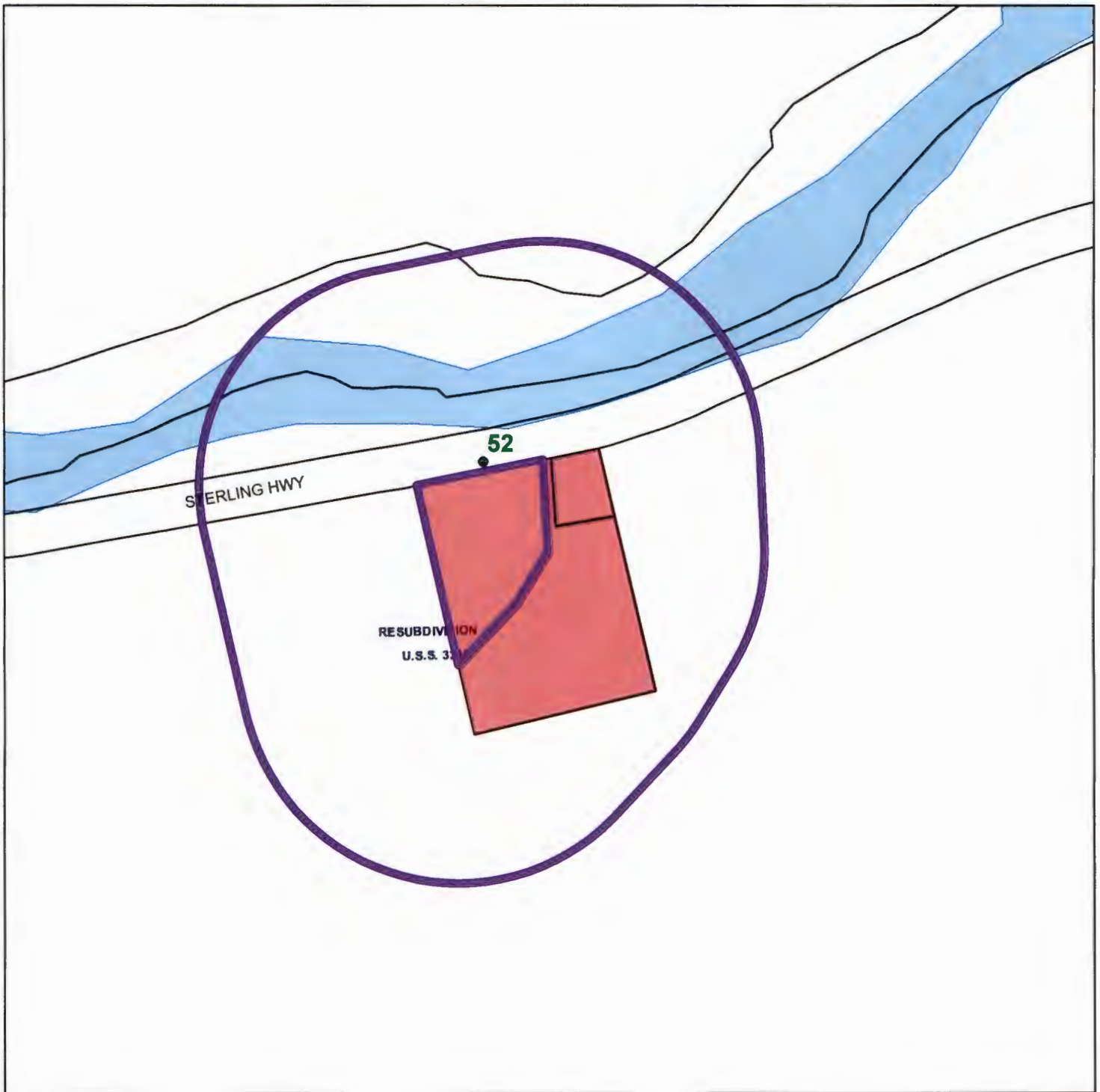
DATE: January 13, 2016

As requested, the Planning Department reviewed Gwin's Resorts, LLC transfer liquor license application to determine if churches or schools are within 500 feet (KPB 7.10.020). A 500-foot radius search was done for KPB Parcel 119-010-21, 14865 Sterling Highway, Cooper Landing.

Churches and schools are shown as institutional on the land use map.

Kenai Peninsula Borough records show no schools or churches within the 500-foot buffer.

Maps and land status information are attached.

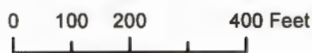


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

Gwin's Resorts, LLC

Transfer Liquor License Application

Land Use within 500 Feet



Land Use

-  VACANT
-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  TIMBER/FARM
-  INDUSTRIAL
-  ACCESSORY BUILDING

Date: 1/13/2016



KENAI RIVER

STERLING HWY

52



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KPB Planning Department Vicinity Map

0 200 400 800 Feet



Date: 1/13/2016

**Gwin's Resorts, LLC
Transfer Liquor License Application**

Land Use within 500 Feet

Parcel I.D.:	11901021
Usage:	Lodge - Multiple Cabins
Acreage:	2.10
Owner:	MANTEY JEANG LLC PO BOX 769 COOPER LANDING, AK 99572
Parcel I.D.:	11901022
Usage:	General Commercial
Acreage:	3.17
Owner:	MANTEY JEANG LLC PO BOX 769 COOPER LANDING, AK 99572
Parcel I.D.:	11901023
Usage:	General Commercial
Acreage:	0.46
Owner:	LOWE COLIN E & MELAHAT 14899 STERLING HWY COOPER LANDING, AK 99572
Parcel I.D.:	11901032
Usage:	Institutional Vacant
Acreage:	12027.34
Owner:	USDA FOREST SERVICE 161 E 1ST AVE # 8 ANCHORAGE, AK 99501
Parcel I.D.:	11901034
Usage:	Institutional Vacant
Acreage:	1382.00
Owner:	USDA FOREST SERVICE 161 E 1ST AVE # 8 ANCHORAGE, AK 99501