



March 26, 2019

Kenai Peninsula Borough
Attn: Borough Clerks

Via Email: joanne@borough.kenai.ak.us
jblankenship@borough.kenai.ak.us
tshassetz@kpb.us

License Type:	Package Store	License Number:	867
Licensee:	Creekbend Company LLC		
Doing Business As:	Coldwater Market		
Premises Address:	19742 Hope Highway, Hope		

- New Application**
 Transfer of Ownership Application
 Transfer of Location Application
 Transfer of Controlling Interest Application

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,

Erika McConnell

Erika McConnell
Director, ABC Board

Last Name

Date

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amco.localgovernmentonly@alaska.gov



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:	Dean Deavidson	License #:	867		
License Type:	Package Store	Statutory Reference:	04.11.150		
Doing Business As:	Pioneer Liquor & Gas				
Premises Address:	17959 Hope Highway				
City:	Hope	State:	AK	ZIP:	99605
Local Governing Body:	Kenai Peninsula Borough				

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY

Complete Date:	3/21/19	Transaction #:	1030971
Board Meeting Date:	4/29/19	License Years:	19/20
Issue Date:		BRE:	CDC





Alaska Alcoholic Beverage Control Board

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Section 2 - Transferee Information

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

Licensee:	Creekbend Company LLC				
Doing Business As:	Coldwater Market				
Premises Address:	19742 Hope Highway				
City:	Hope	State:	AK	ZIP:	99605
Community Council:					

Mailing Address:	PO Box 108				
City:	Hope	State:	AK	ZIP:	99605

Designated Licensee:	Stephen Thomas				
Contact Phone:	4407730173	Business Phone:	9077823223		
Contact Email:	steve@creekbendco.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.

500ft if one was to take most direct path through woods, 1850ft on actual paved sidewalks/roads

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.

1200ft



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:	Stephen Thomas				
Title(s):	Member/Manager	Phone:	4407730173	% Owned:	72
Address:	PO Box 108				
City:	Hope	State:	AK	ZIP:	99605





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Entity Official:	Keith Lopez				
Title(s):	Member	Phone:	907-903-5432	% Owned:	14
Address:	6800 MacBeth Dr.				
City:	Anchorage	State:	AK	ZIP:	99516

Entity Official:	Ronald Wilson				
Title(s):	Member	Phone:	907-444-3939	% Owned:	14
Address:	PO Box 124				
City:	Hope	State:	AK	ZIP:	99605

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 #:	10082347	AK Formed Date:	4/13/2018	Home State:	AK
Registered Agent:	Tom Miller	Agent's Phone:	4407730173		
Agent's Mailing Address:	19842 Hope Highway				
City:	Hope	State:	AK	ZIP:	99605

Residency of Agent: Yes No

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





Alaska Alcoholic Beverage Control Board

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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):

Stephen Thomas owns Creekbend Company LLC. We have a Cafe that has a Restaraunt/Eating Place license #1381.

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:

AMCO
JAN 24 2019



Alaska Alcoholic Beverage Control Board

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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.

[Handwritten Signature]

Signature of transferor

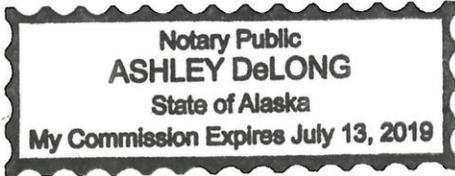
Dean Davidson

Printed name of transferor

Subscribed and sworn to before me this 13 day of December, 2018.

[Handwritten Signature]

Signature of Notary Public



Notary Public in and for the State of Alaska

My commission expires: 7/13/19

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this ____ day of _____, 20____.

Signature of Notary Public

Notary Public in and for the State of _____.

My commission expires: _____.



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.

SLT

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

SLT

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.

SLT

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.

SLT

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

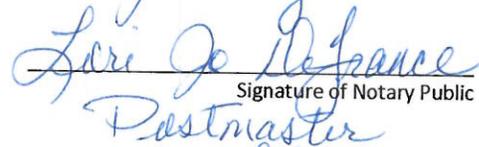
SLT

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

STEPHEN THOMAS
Printed name

Subscribed and sworn to before me this 5 day of January, 2019.


Signature of Notary Public
Pastmaster

Notary Public in and for the State of Alaska.

My commission expires: USPS ASM 112.2



*Taken down
at 5pm closing of day
by Pastmaster
JTB*

AMCO
JAN 24 2019



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

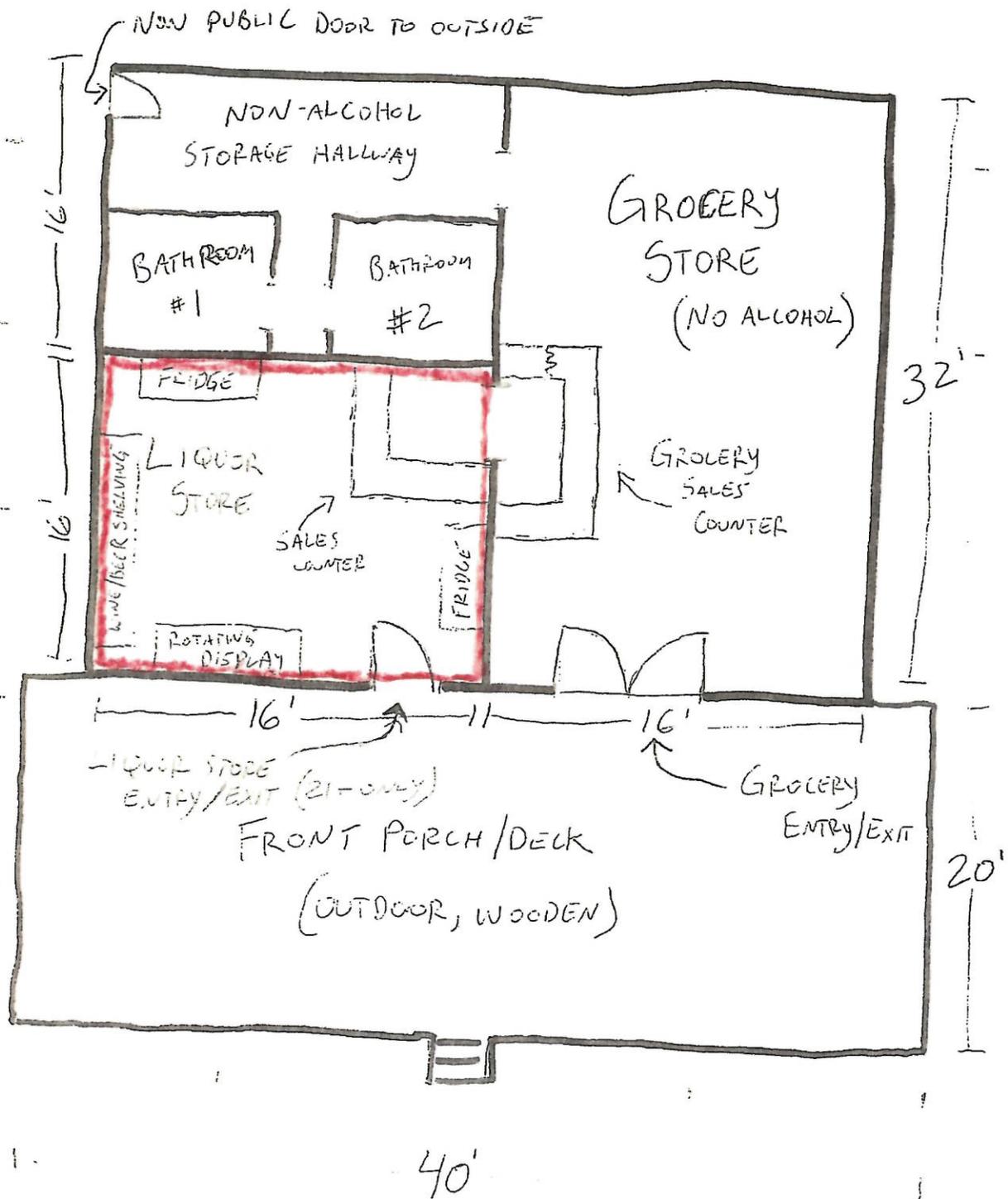
I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

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

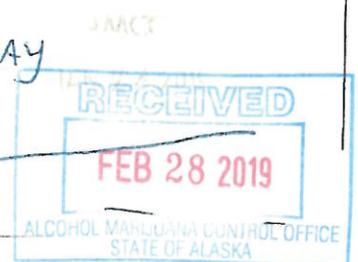
Licensee:	Creekbend Company LLC	License Number:	867
License Type:	Package Store		
Doing Business As:	Coldwater Market		
Premises Address:	19742 Hope Highway		
City:	Hope	State:	AK ZIP: 99605

AMCO
 JAN 24 2019



* SEE FURTHER NOTES ATTACHED

HOPE HIGHWAY



Further explanation/detail information for **Form AB-02: Premises Diagram** for Creekbend Company
Transfer of Liquor License #867

Please see blueprint diagram for full layout of premises.

Our store is split into two sides, Left and Right. The right side will be 100% nonalcoholic, selling typical grocery/convenience store products. It has been this way for decades. The left side of our building is the Package Store licensed premises. Each "side" has its own dedicated entrance/exit. Therefore the general grocery side will be accessible to people of all ages, while the Liquor Store side will be limited to 21 and over customers only.

It is impossible for an underage person to get from the grocery store side, to the liquor store side without going back outside. No customer of any age will be able to travel between the two sides, without going outside. We modeled this layout after similar Kenai Peninsula businesses including Wildman's in Cooper Landing and the Crow Creek Mercantile in Girdwood. The Sales Counters on each side, create an island in the middle of the two sides, only accessible by employees.

Both front entrances are accessed off a large, wooden front porch/deck, that is the width of the entire building.

All alcohol being sold at the Liquor Store will be stored within the Liquor Store room in Fridges or dry storage. Only accessible to employees with valid TAPs cards.