

**STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT
AS 04.16.049 & 3 AAC 304.715 - 794**

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons between the ages of 16 - 20 for employment. If for employment, please indicate in detail what the employment duties will be in question #3.

License Number: 1096 Type: Beverage Dispensary Tourism

This application is for designation of premises where: (Please check the appropriate items below)

- 1. Bona fide restaurant pursuant to 3 AAC 304.305 & 3 AAC 304.715-794.
- 2. Persons 16 - 20 years of age may dine unaccompanied.
- 3. Persons under 16 may dine accompanied by a person 21 years of age or older.
- 4. Persons between 16 - 20 years of age may be employed. *(See note below)

Licensee's Name: Sunrise Holdings LLC

Name of Business: Sunrise Inn

Business Address: 21849 Sterling Highway city: Cooper Landing AK

1. Hours of operation: 7am to 10pm Telephone Number: 907-529-7985

2. Have police been called to your premises for any reason? Yes No
(If you answered yes, please explain below):

3. * Duties of employment: Waiting tables, cash register, bussing tables, cleaning

4. Are video games available to the public on your premises? Yes No

5. Do you provide live entertainment, such as live music, pool tables, karaoke, dancing, sports or pin-ball?
 Yes No

6. How is food served? Table Service Buffet Service Counter Service Other _____

7. Is an owner, manager or supervisor 21 years of age or older always present during business hours? Yes No

***** A MENU AND DETAILED PREMISES DIAGRAM MUST ACCOMPANY THIS APPLICATION *****

*Employees 16 and 17 years of age must have a valid work permit and a letter maintained in your files from a parent or guardian authorizing employment at your establishment.

**Please attach additional sheets of paper if more space is needed to describe food service, entertainment, etc.

Licensee Signature: *[Signature]*

Local Governing Body Approval _____

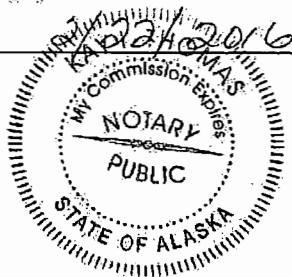
Subscribed and sworn to before me this 3rd day of Sept '15

Date _____

Notary Public in and for Alaska *[Signature]*

My Commission expires: 2/11/2016

Director, ABC Board _____



Date _____

Sunrise Inn

Mile Post 45 Sterling Highway
Cooper Landing, Alaska 99572

6.02 acres with 649 feet of Sterling highway frontage includes Cafe & Bar with deck and beer garden, 10 room motel, 4 gas pumps (6,000 gallons), gift shop(not used), maintenance shop, RV park, 360 sq.ft. storage building, duplex housing(300 sq.ft. each side), a 576 sq.ft. house built in October 2012, and seasonal employee housing(Atco trailer).

Cafe & Bar

Licenses

Tourism Dispensary Liquor License and Package Liquor License are included with sale.

Exterior

*Log surfaces recently cleaned and revarnished with 3 to 4 layers of urethane. (Work completed in 2011).

*Wall surfaces recently scraped and repainted with BEHR semi-gloss enamel paint with limited "life time" guarantee. Work is 90% complete and ongoing.

*New neon "Sunrise Inn" sign. Unique sign made locally changes hue according to temperature.

*Perimeter is well lit with LED accent lighting.

Interior

*Heat is provided by two Toyo Laser 73 oil fired heaters, one in cafe & one in bar.

*910 sq.ft. cafe has seating for 44 guests and attached 760 sq.ft. deck adds 40 more for seasonal use.

*1145 sq.ft. bar has a registered capacity for 65 guests and 1850 sq.ft. beer garden has an enclosed fire pit and horseshoe pit.

*Bar has 2 pool tables, 2 dart boards, 2 satellite connected flat screen TV's, shuffleboard, bandstand and a 1900 HAMILTON piano.

*High energy lights replaced with low energy lights.

*All toilets are new 1.4 to 1.6 gallon pressurized units (FLUSHMATE).

Under building

*Crawl space is fully insulated with wireless temperature monitoring.

*Toyo Laser 73 installed for use when needed.

Cafe Equipment

*Two 40 gallon hot water heaters (propane gas).

*Two reach-in ice cream freezers.

*One reach-in cooler.

*Refrigerated salad bar.

*One reach-in deli/sandwich bar cooler.

*Three reach-in freezers.

*One walk-in cooler (108 sq.ft.).

*One walk-in freezer (35 sq.ft.).

*One dry storage bldg (300 sq.ft.).

*One six burner top with oven (propane gas).

*One flat top with oven (propane gas).

*One flat top only (propane gas).

*Two fryers (propane gas).

*Four microwaves.

*Hobart meat slicer.

*Hobart mixer with bowl, whip and dough hook paddle.

*Dishware, pans, silverware, utensils, etc.

*Tables and chairs.

Bar Equipment

*One TRUE (double door) keg cooler fits three full size kegs on one side, leaving other side available.

*Two under counter beer coolers.

*2 pool tables, 2 dart boards, 2 satellite connected flat screen TV's,

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shuffleboard, band stand and dance floor, and a circa 1900 HAMILTON piano.

*Table and chairs.

Motel

Interior

- *All rooms have refrigerators and microwaves.
- *All rooms recently remodeled including new fiberglass showers. *Toilets are new 1.4 to 1.6 gallon pressurized units (FLUSHMATE).
- *Each room is heated with a Toyo Laser 30 oil fired heater.
- *Fire and carbon monoxide detectors are tested twice annually and batteries are changed every April.
- *Each winter the rooms are inspected and punchlist work performed.
- *Hot water for rooms 1 & 2 (3 beds each) is provided by a 40 gallon electric water heater.
- *Hot water for rooms 3 through 10 (2 beds each) is provided by two 40 gallon propane gas water heaters.
- *Satellite connected TV's in every room.
- *WiFi access in every room.

Exterior

- *Log surfaces recently cleaned and revarnished with 3 to 4 layers of urethane. (Work completed in 2011).
- *Wall surfaces recently scraped and repainted with BEHR exterior semi-gloss enamel paint. Work is 90% complete and ongoing.
- *Perimeter is well lit with LED accent lighting.

Under Building

- *Crawl space has a concrete foundation and has wireless temperature monitoring.
- *A Toyo 56 Laser fired oil heater is installed for use when needed.

RV Park

- *RV park is expansive with 19 electric and 3 non electric sites.

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*Septic dump and water fill station located 1/4 mile from the Sunrise Inn at the Federal Quartz Creek campground.

Housing

Employee

*Seasonal employee housing has six rooms and two electrically heated bathrooms with showers. (Two additional rooms are being used for storage).

*Hot water for employee bathrooms is supplied by a 40 gallon electric water heater.

* Common area has refrigerator and microwave.

* WiFi access provided in all rooms.

Duplex House *1/2 rental, 1/2 maintenance man housing*

*Each side of duplex is 300 sq.ft. with a common area, a bedroom, a bathroom and a loft.

*Each has a Toyo Laser 30 oil fired heater.

*Common crawl space is heated electrically.

Owners House *— will become rental property*

*576 sq.ft. house built in October 2012 has a common area, a bedroom, a bathroom and a loft.

* Heat is provided by a Toyo 30 Laser oil fired heater.

* Crawl space is insulated and heated electrically when needed.

Septic and Water

*The well pumps at 75 gallons per minute and is 57 feet deep.

*The septic system for the cafe, bar, motel and employee housing has dual in line tanks with an expansive drain field. The tanks are purged every May and November (pre and post season) as well as steam cleaned each November.

Security

*Newly upgraded camera surveillance system has a capacity of 16 cameras with audio input capability and 3.5 terabytes of storage. 10 outdoor and indoor cameras are currently installed with work ongoing (all parts are

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on hand). Control equipment is located in a secured area. A separate motion light/camera is installed for gas pumps.

Other Features

- *Fully equipped and functional maintenance shop.
- *A newly built temperature controlled building housing 2 back-up generators (one 5.5kVA gas and one 5.0 kVA diesel) wired to double throw transfer switches for Cafe, Bar and Motel essential services.
- *A 1996 Ford F150 garbage truck with detachable BOSS snow plow.
- *A Husqvarna riding lawn mower.
- *Wiring and terminations are in place for POS system.
- *Lots of extra kitchen equipment in storage:
 - Hobart 60qt. (extra large) mixer with bowl, whip, and dough hook paddle.
 - 4 burner propane gas stove with 2 burner griddle.
 - Blodgett pizza oven.
 - Pizza prep table.
 - Dish washer.
 - Convection oven.
 - Refrigerated display case.
 - Large 3 compartment sink.
 - 8 foot(?) hood system with fire suppression system with outside hood vent.

Inspections

- *All electric panels were inspected in January 2014.
- *Property insurance inspection completed in January 2014.
- *Gas pumps inspected in 2014, next inspection due Oct. 2017.
- *Water survey completed 2014, next survey due in 2019.
- *Kitchen Ansul system inspected annually, next due in March 2015.
- *Kitchen hood inspected and cleaned each October.

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Sunrise Inn

6.02 acres includes Café/Bar with deck and beer garden, 10 room motel, 4 gas pumps, gift shop (closed) maintenance shop, RV park, storage building, a duplex, a newly built house, and employee housing.

Café/Bar crawl space new insulation, Toyo 73 heater installed and a temperature monitoring devise installed. Motel crawl space has a Toyo 56 and also has a temperature monitoring device.

Bar/Café and Motel log surfaces recently revaimished with 3-4 layers of urethane.

Bar/Café and Motel exterior surfaces recently scraped and repainted with BEHR Exterior Semi-Gloss Enamel paint that has a "lifetime guarantee". Work is ongoing.

New building housing back-up generators wired to double throw transfer switches for Café/Bar and Motel electric panels.

Fully functional maintenance shop.

High energy lights in Café replaced with low energy lights. 95% of lighting onsite is low energy.

Motel rooms recently remodeled. Every winter the rooms are inspected and punch list touch-ups performed. Fire and Carbon Monoxide detectors tested twice annually, batteries replaced each April.

All toilets on property are new 1.4 and 1.6 Gallon pressurized units (Flushmate).

Employee housing has 1970's ATCO trailer with six rooms and two bathrooms with showers installed in 2011 for seasonal workers.

Commercial telescope for viewing goats and sheep in mountains.

Kitchen equipment and water heaters (80 gallon) for motel rooms 3 through 10 (2 beds each) run on propane gas.

Water heaters for motel rooms 1 and 2 (3 beds each) and employee bathroom are 40 gallon electric.

Over 600 ft. of road frontage on Sterling Highway (649').

RV Park is expansive and has 22 sites with 19 electric hook ups.

Bar interior recently repainted.

Well lit at night with LED accent lights and new neon "Sunrise Inn" sign.

Two new flat screen T.V.'s in Bar.

Septic tanks purged before every season. Tanks purged and steam cleaned after each season.

Ford F150 with snow plow and riding lawn mower included with the well maintained property.

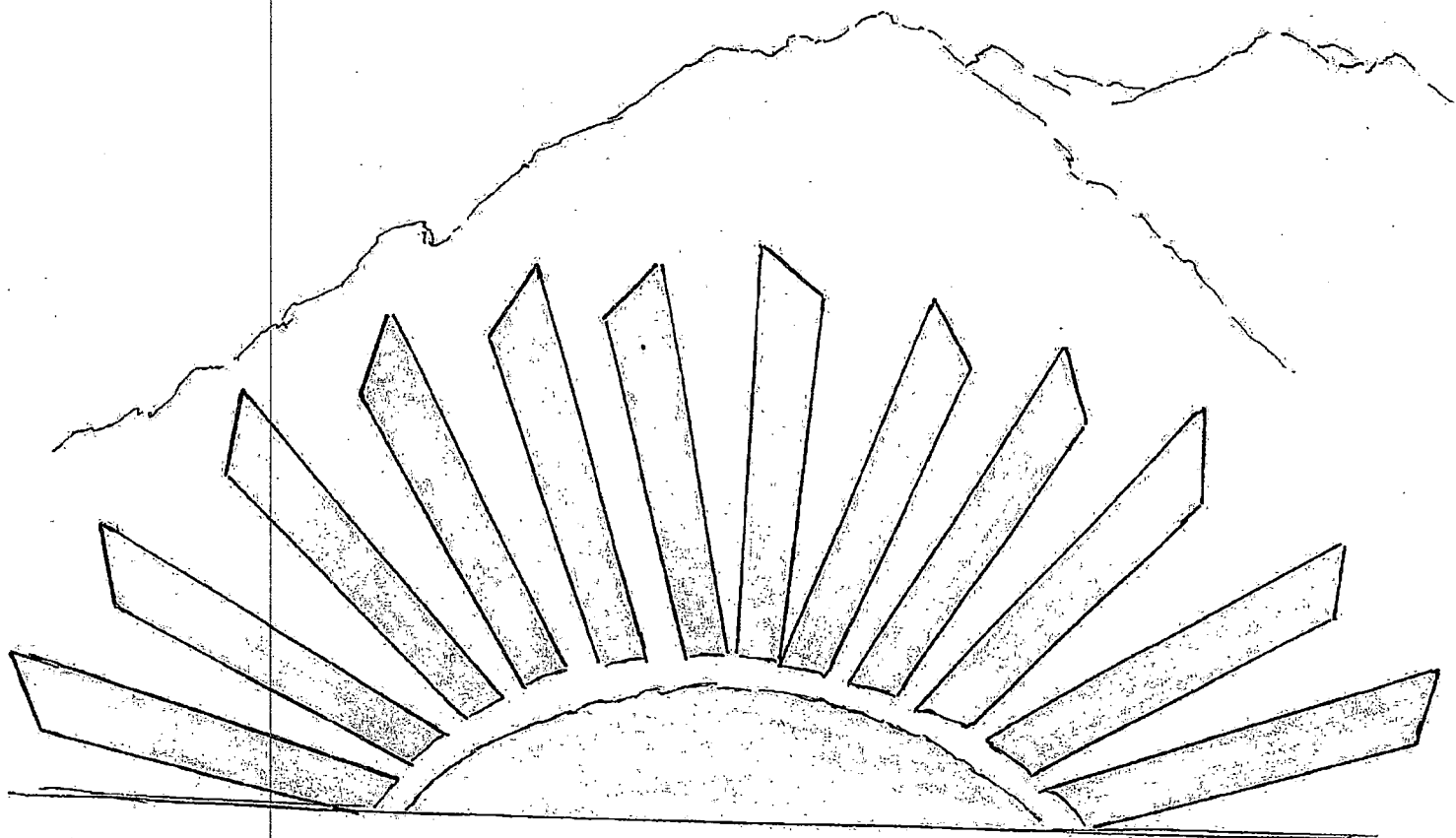
Beer garden has fire pit horse shoe pit.

Café has seating for 44 and attached deck adds 40 more for seasonal use.

Bar has a registered capacity for 65 persons.

Well pumps at 75 gallons per minute and is 57' in the ground.

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Sunrise Inn

Mile 45

Cooper Landing, Alaska

Breakfast

Sunrise Traditional

- 2 eggs (any style), ham, bacon or sausage, hash browns, toast....	7.95
<u>Omelette</u> - ham & cheese, - cheddar/pepper jack/swiss	10.95
<u>Ribeye Omelette</u> - with: sauted onions, garlic, sweet peppers & cheese.....	13.95
<u>Vegetarian Omelette</u> - local veggies - onions, mushrooms, peppers, cheese & spinach	8.95
<u>Fishermans Breakfast</u> - 2 eggs, 2 bacon, 2 pancakes	7.95
<u>Eggs Benedict</u> - traditional	11.95
- florentine	13.95
- smoked salmon	14.95
<u>Chicken fried steak & eggs</u>	13.95
<u>Classic French Toast</u> - french bread dipped batter with vanilla, cinnamon & nutmeg, Served with fruit.....	7.50
<u>Bisquit & Gravy (B&G)</u>	7.95
<u>Pancakes</u> - 1, 2 or 3 - 2.00 each } with fruit toppings add 2.50	
<u>Sourdough pancakes</u> - 6.95	
<u>Oatmeal</u> with nuts, grains & fruit	5.95

Side Orders

Ham	2.50	Toast	1.50	English muffin	1.50
Bacon	2.00	Bowl of fruit	2.00	Yogurt	2.00
Sausage	2.00	Cereal	3.00	Hash browns/homefries	2.50
Egg					

Beverage

Coffee ...	2.00	Orange Juice	2.50	Soda	2.00
Tea	2.00	Apple Juice	2.00		
Iced Tea..		Cranberry Juice ...	2.00		
Hot Chocolate..					

Lunch

Burgers & Fries - great buns, fresh veggies, 100% beef
 - Choice of - sweet potato fries
 - home style Alaskan fries
 - classic fries (store brand)
 - side salad.

<u>Plain burger</u> - lettuce, tomato, mayo, ketchup	8.95
<u>Cheese burger</u> - loaded with cheddar or pepper jack or swiss, lettuce, tomato & onion	10.50
- Add bacon	2.95
<u>Blue Cheese Bad Boy</u> - with bacon, thick, juicy & creamy. Loaded.	12.95
<u>Flame Thrower</u> - topatio beef, fresh jalapenos, pepper jack cheese & tomato	12.95
<u>Hawaiian</u> - beef patty, mozerella & fresh pineapple	
<u>Salmon burger</u> - stuffed with blue cheese	11.95
<u>Chicken fingers</u>	8.95

Sandwiches

served with fries, side salad or a cup of soup

<u>Toasted Cheese</u> - Traditional or Adult (brie, sauted red onion & granny smith apples)	8.95
<u>Ruben</u> - Traditional or a Rachel (with turkey)	9.95
<u>Chicken Salad</u> - with apple served on a croissant	9.95
<u>Philly Cheese Steak</u> - sliced beef, sauted onions & peppers with melted cheese	10.95
<u>Ham sandwich</u> with cream cheese, red onion & lettuce	8.95
<u>Vegetable lovers dream</u>	7.95
<u>Meat loaf sandwich</u> - continued	11.95
<u>P.B.J.</u> (peanut butter & jelly)	6.00

Lunch

Soups

Clam chowder - Friday, Saturday & Sunday - Bowl

Daily soup - Cup 4.00
- Bowl 6.25

Tomato Basil - Monday, Tuesday, Wednesday & Thursday

Chili and green chili cheese bread 8.95

Soup and Sandwich Special of the Day 9.95

Salads

Dinner Salad 4.50

Caesar Salad - traditional 7.00

Add Shrimp 4.00

Add Chicken 3.00

Cobb Salad 11.95

Raspberry Gorgonzola

Beef, greens & tomatoes

Sides

Pasta Salad 4.00

French Salad 4.95

Potato Salad 4.00

Kale coleslaw 4.50

Mac and Cheese 5.50

Appetizers

<u>Poutine</u> Canadian necessity	7.95
<u>Buffalo chicken wings</u> - with blue cheese & celery	9.95
<u>Hummus & Pita Chips</u> , celery, cucumbers, carrots	8.95
<u>Fruit & Cheese plate</u>	8.95
<u>Nachos</u>	9.95
<u>Beer Battered Halibut</u>	12.95
<u>Deep Fried Zucchini</u> - with hollandaise sauce	8.95

Main Course

Served with fresh local vegetables, potatoes, rice or quinoa

<u>BB Ribs</u> - slow cooked & falling off the bones	17.95
<u>Peninsula Baked Halibut</u> - sautéed app Arden's Speciality	24.95
<u>Salmon</u> - grilled with lemon spices & red onion	21.95
<u>Chicken Cordon</u> - ham, provolone, basil	
<u>Rib Eyes</u> - 8 oz. - grilled to your liking	
<u>Chicken Green Chili</u> - enchilidas	11.95
<u>Pot Roast</u>	14.95
<u>Fettuchini Alfredo</u> - with chicken or shrimp	18.95

Desserts

variety of Home made

Chocolate cake	5.95	Chocolate raspberry cheese cake	6.95
Carrot cake	5.85	Apple crisp	5.95
Berries with chocolate fish ...		6.95	

To Go - Summers Only

..... Breakfast & lunch Sandwiches

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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: Sunrise Inn

PREMISES LOCATION: mile 45 Sterling Hwy, Cooper Landing

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

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

Length and width of premises in feet:

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.

