



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

August 30, 2024

Kenai Peninsula Borough

VIA Email: [micheletturner@kpb.us](mailto:micheletturner@kpb.us); [jkasper@kpb.us](mailto:jkasper@kpb.us); [sessert@kpb.us](mailto:sessert@kpb.us); [mjenkins@kpb.us](mailto:mjenkins@kpb.us); [nscalett@kpb.us](mailto:nscalett@kpb.us);  
[mboehmler@kpb.us](mailto:mboehmler@kpb.us); [rraidmae@kpb.us](mailto:rraidmae@kpb.us); [slopez@kpb.us](mailto:slopez@kpb.us); [bcarter@kpb.us](mailto:bcarter@kpb.us)

<b>License Type:</b>	Package Store	<b>License Number:</b>	3079
<b>Licensee:</b>	Beverage Barn, LLC		
<b>Doing Business As:</b>	Beverage Barn		
<b>Premises Address</b>	33755 Sterling Highway, Anchor Point, AK 99556		

- 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,

Joan Wilson, Director  
[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Why is this form needed?**

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 Anchorage 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:	The Ancient Mariner, Inc.	License #:	3079
License Type:	Package Store	Statutory Reference:	AS 4.11.150
Doing Business As:	The Albatross		
Premises Address:	37556 Kalifornsky Beach Road		
City:	Kenai	State:	Alask
		ZIP:	99611
Local Governing Body:	Kenai Peninsula Borough		

**Transfer Type:**

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY		
Complete Date:	Transaction #:	100737845
Board Meeting Date:	License Years:	100737779 (not shown)
Issue Date:	Examiner:	



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

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:	Beverage Barn, LLC				
Doing Business As:	Beverage Barn				
Premises Address:	33755 Sterling Highway				
City:	Anchor Point	State:	Alaska	ZIP:	99556
Community Council:	Kenai Peninsula Borough				

Mailing Address:	P.O. Box 2123				
City:	Homer	State:	Alaska	ZIP:	99603

Designated Licensee:	John Neland				
Contact Phone:	(907) 399-0727	Business Phone:	(907) 399-0727		
Contact Email:	beveragebarnllc@gmail.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.

2,330 feet per Kenai Peninsula Borough Basic Map Viewer

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.

829 feet per Kenai Peninsula Borough Basic Map Viewer

AMCO  
 DEC 22 2023





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:	John Neland				
Title(s):	Member	Phone:	(907) 399-0727	% Owned:	25
Address:	P.O. Box 414				
City:	Anchor Point	State:	Alaska	ZIP:	99556

AMCO  
 DEC 22 2022



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

Entity Official:	Erica Neland				
Title(s):	Member	Phone:	(907)299-0093	% Owned:	25
Address:	P.O. Box 414				
City:	Anchor Point	State:	Alaska	ZIP:	99556

Entity Official:	Jason Herndon				
Title(s):	Member	Phone:	(907) 399-4332	% Owned:	25
Address:	P.O. Box 1093				
City:	Homer	State:	Alaska	ZIP:	99603

Entity Official:	Amanda Herndon				
Title(s):	Member	Phone:	(907) 399-4570	% Owned:	25
Address:	P.O. Box 1093				
City:	Homer	State:	Alaska	ZIP:	99603

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 #:	10246816	AK Formed Date:	9/27/23	Home State:	Alaska
Registered Agent:	John Neland	Agent's Phone:	(907) 399-0727		
Agent's Mailing Address:	P.O. Box 414				
City:	Anchor Point	State:	Alaska	ZIP:	99556

Residency of Agent: Yes No

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

AMCC  
 DEC 22 2023



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):

### 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:

Brian Stibitz - Attorney assisting with transfer.

AMCO  
DEC 22 2022



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

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.

*Patricia Vinson*

Signature of transferor

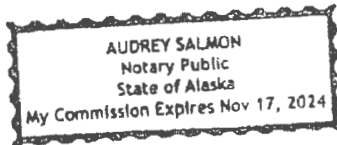
Patricia Vinson

Printed name of transferor

Subscribed and sworn to before me this 1<sup>st</sup> day of November, 2023

*Audrey Salmon*

Signature of Notary Public



Notary Public in and for the State of Alaska

My commission expires: 11-17-24

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: \_\_\_\_\_

AMCO  
 DEC 22 2023



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

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

JN

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

JN

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.

JN

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.

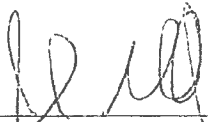
JN

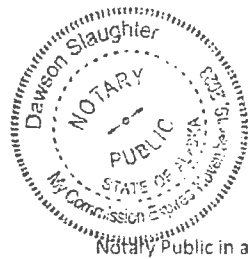
I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

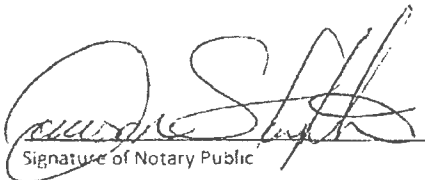
JN

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification

JN

  
 Signature of transferee  
 John Neland  
 John Neland  
 Printed name



  
 Signature of Notary Public  
 Dawson Slaughter  
 Notary Public in and for the State of Alaska

My commission expires: 10/19<sup>th</sup> 2023

Subscribed and sworn to before me this 13 day of October, 2023

DEC 22 2023





## Alaska Alcoholic Beverage Control Board

# Form AB-02: Premises Diagram

---

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. 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.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.**

### The diagram MUST include:

- You must use a solid, contiguous red line to outline the outer perimeter of your premises with no breaks or separations.
  - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
  - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
  - Stored
  - Served/Sold
  - Manufactured
  - Consumed
- All diagrams must include:
  - Dimensions (AMCO does not accept diagrams drawn to scale)
  - Cross streets
  - Points of reference, such as a compass rose indicating True North
  - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
  - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- 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.
- **Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

## Section 1 - Establishment Information

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

Licensee:	BEVERAGE BARN, LLC	License Number:	3079		
License Type:	PACKAGE				
Doing Business As:	BEVERAGE BARN				
Premises Address:	33755 STERLING HIGHWAY				
City:	ANCHOR POINT	State:	AK	ZIP:	99556

AMCO  
 DEC 22 2025



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

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

---

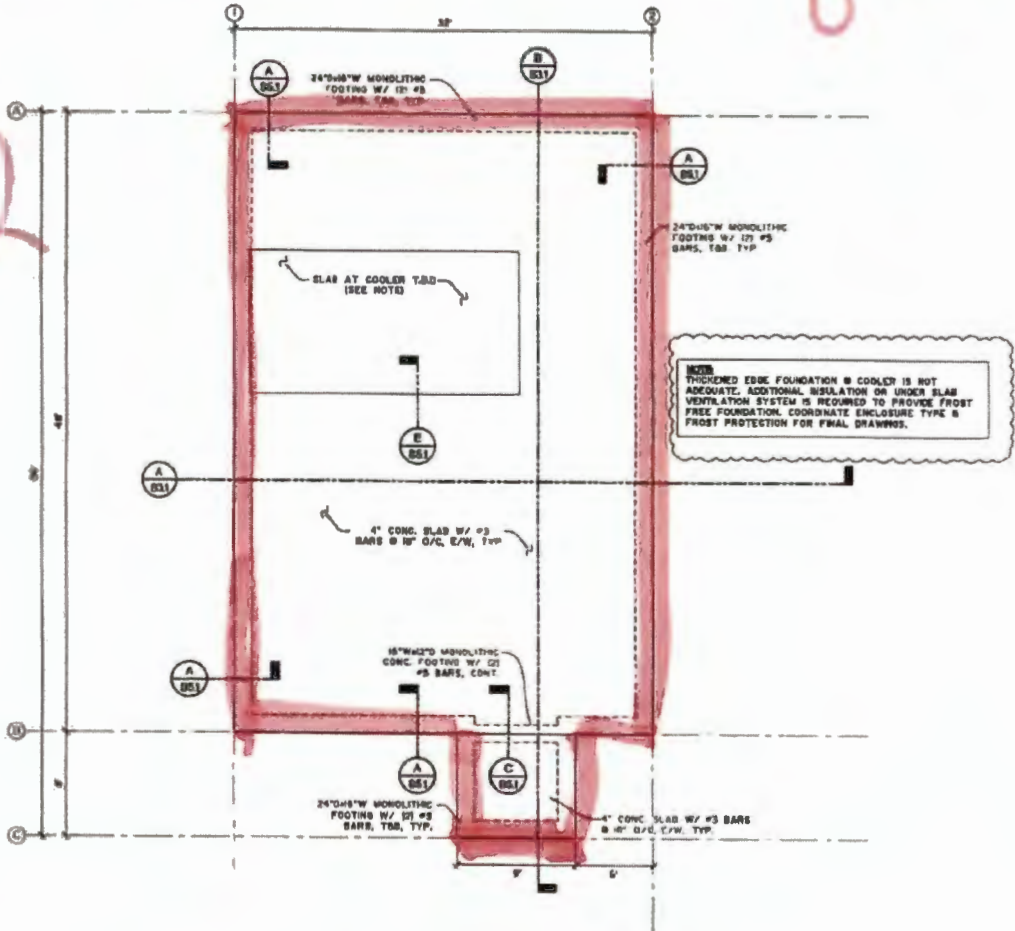
**Section 2 - Detailed Premises Diagram**

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.

SEE ATTACHED

# Beverage Barn Liquor Store

AB-02



**NOTE:**  
THICKENED EDGE FOUNDATION @ COOLER IS NOT ADEQUATE. ADDITIONAL INSULATION OR UNDER SLAB VENTILATION SYSTEM IS REQUIRED TO PROVIDE FROST FREE FOUNDATION. COORDINATE ENCLOSURE TYPE B FROST PROTECTION FOR FINAL DRAWINGS.

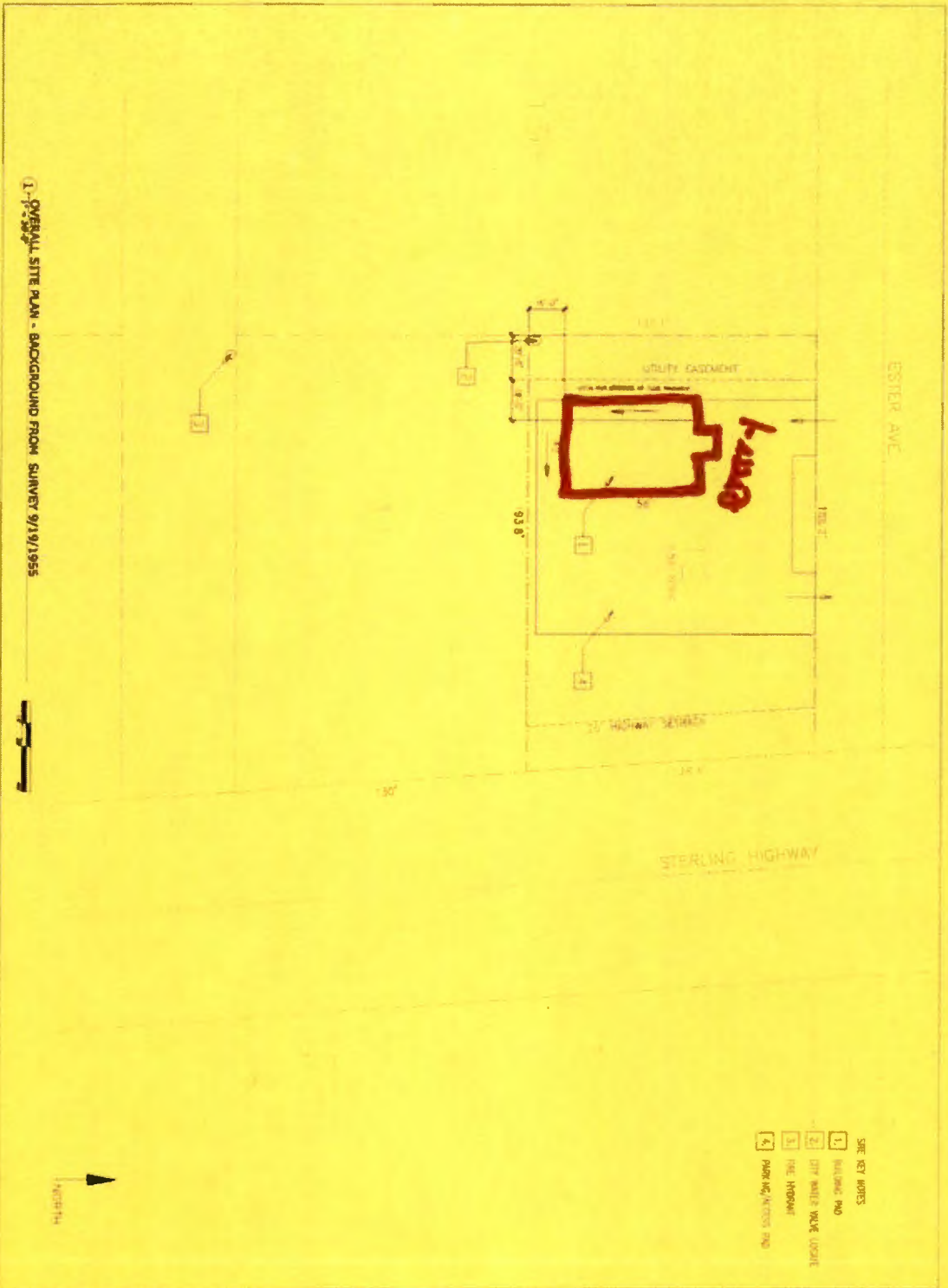
- GENERAL SHEET NOTES**
- SEE SHEET 9-3 FOR STRUCTURAL SCHEDULES.
  - THIS PLAN SHOWS BUILDING FOUNDATIONS & FIRST FLOOR SLAB ON GRADE. COORDINATE LOCATIONS OF HOLDINGS WITH FRAMES ABOVE.
  - PROVIDE CONTROL JOINTS @ 18' O/C PER DETAIL F/801 NOT SHOWN FOR CLARITY.

**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0" (22x34) / 1/8"=1'-0" (11x17)

0015 REVIEW 24/0204	
ADDRESS NUMBER	
ATTACHMENT NUMBER	
RECORD OF REVISIONS	
NO.	DATE / DESCRIPTION
NEILAND  ANCHOR POINT PACKAGE KENAI PENINSULA BOROUGH ANCHOR POINT, AK	
NORTHWOOD ARCHITECTS, LLC 128 SEWARD ST JUNEAU, ALASKA, 99801	
IF THE ABOVE ENGINEER/ARCHITECT HAS NOT SEEN AND ACCEPTED THIS FOUNDATION PLAN, THE USER ASSUMES ALL LIABILITY.	
DRAWN BY:	
<b>S2.1</b> FOUNDATION PLAN	
PROJECT DESIGNATION NUMBER	
RAWA 2387	
STATE	YEAR
ALASKA	2024

in store sales only!





1-OVERALL SITE PLAN - BACKGROUND FROM SURVEY 9/19/1955

- SITE KEY NOTES
- 1. BUILDING PAD
  - 2. OFF-BUILDING WALK LOCATE
  - 3. FUEL HOIST
  - 4. PARKING/ACCESS PAD

<p><b>ANCHOR POINT PACKAGE</b>  <b>KENAI PENINSULA BOROUGH</b>  <b>ANCHOR POINT, AK</b></p>		<p>NEALAND</p>
<p>KENTMANN AND ASSOCIATES, LLC          108 BRUNNEN ST.          ANCHORAGE, ALASKA 99501</p>		
<p><b>G0.1</b>          SITE PLAN</p>		
<p>ALASKA 2024</p>		