



April 12, 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:	2795
Licensee:	Vitus Energy LLC		
Doing Business As:	Vitus Energy LLC		
Premises Address:	39056 Sterling Highway		

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

amco.localgovernmentonly@alaska.gov

Last Name

Date

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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:	JFS INC	License #:	2795
License Type:	PACKAGE STORE LIQUOR LICENSE	Statutory Reference:	04.11.150
Doing Business As:	LOG CABIN LIQUOR		
Premises Address:	37133 FUNNY RIVER RD		
City:	SOLDOTNA	State:	AK
		ZIP:	99669
Local Governing Body:	KENAI PENINSULA BOROUGH		

Transfer Type:

- Regular transfer
 Transfer with security interest
 Involuntary retransfer

OFFICE USE ONLY

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		BRE:	



550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
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:	VITUS ENERGY LLC				
Doing Business As:	VITUS ENERGY LLC				
Premises Address:	39056 STERLING HWY				
City:	SOLDOTNA	State:	AK	ZIP:	99669
Community Council:	KENAI PENINSULA BOROUGH				

Mailing Address:	113 W NORTHERN LIGHTS BLVD, SUITE 200				
City:	ANCHORAGE	State:	AK	ZIP:	99503

Designated Licensee:	VITUS ENERGY LLC				
Contact Phone:	907-406-4553	Business Phone:	907-793-9722		
Contact Email:	SAMUEL.KLEIN@VITUSMARINE.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.

3.7 miles

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.

1.5 miles



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:	MARK SMITH				
Title(s):	MEMBER MANAGER	Phone:	907-351-9745	% Owned:	50
Address:	11200 JEROME ST				
City:	ANCHORAGE	State:	AK	ZIP:	99516



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	JUSTIN CHARON				
Title(s):	MEMBER	Phone:	907-4440-0769	% Owned:	30
Address:	3261 AMBER BAY LP				
City:	ANCHORAGE	State:	AK	ZIP:	99515

Entity Official:	SHAEN TARTER				
Title(s):	MEMBER	Phone:	808-772-0195	% Owned:	20
Address:	520 ILIMANO ST				
City:	KAILUA	State:	HI	ZIP:	96734

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 #:	124164	AK Formed Date:	09/29/2009	Home State:	ALASKA
Registered Agent:	Justin Charon	Agent's Phone:	907-440-0769		
Agent's Mailing Address:	113 W. Northern Lights Blvd. Suite 200				
City:	ANCHORAGE	State:	AK	ZIP:	99503

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

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):

[Empty box for disclosure]

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:

ADAM TURNER - DIRECTOR OF TERMINALS
SAMUEL KLEIN - SENIOR MANAGER RETAIL OPERATIONS
GUY BAILLY - CONTROLLER

550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
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

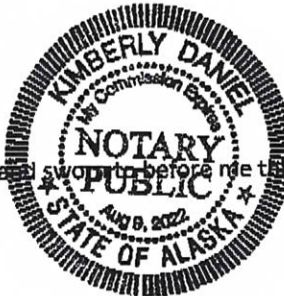
Section 8 - Transferor Certifications

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.

TJ Seggy's
Signature of transferor

TEGGI L SEGESSER
Printed name of transferor



Subscribed and sworn to before me this 14 day of Jan, 2019.

[Signature]
Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 8-9-22

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.

JS

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

JS

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.

JS

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.

JS

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

JS

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.

Justin Charon
Signature of transferee

Justin Charon
Printed name

Subscribed and sworn to before me this 1st day of FEBRUARY, 2019.



Kim O'Shea
Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 7/16/2020



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:	VITUS ENERGY LLC	License Number:	2795		
License Type:	PACKAGE STORE LIQUOR LICENSE				
Doing Business As:	VITUS ENERGY LLC				
Premises Address:	39056 STERLING HWY				
City:	SOLDOTNA	State:	AK	ZIP:	99669



Alaska Alcoholic Beverage Control Board

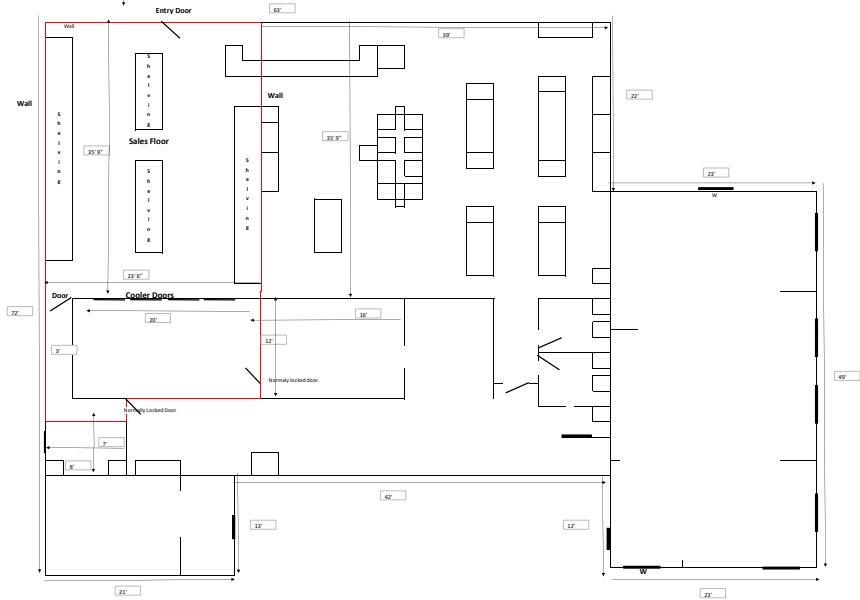
Form AB-02: Premises Diagram

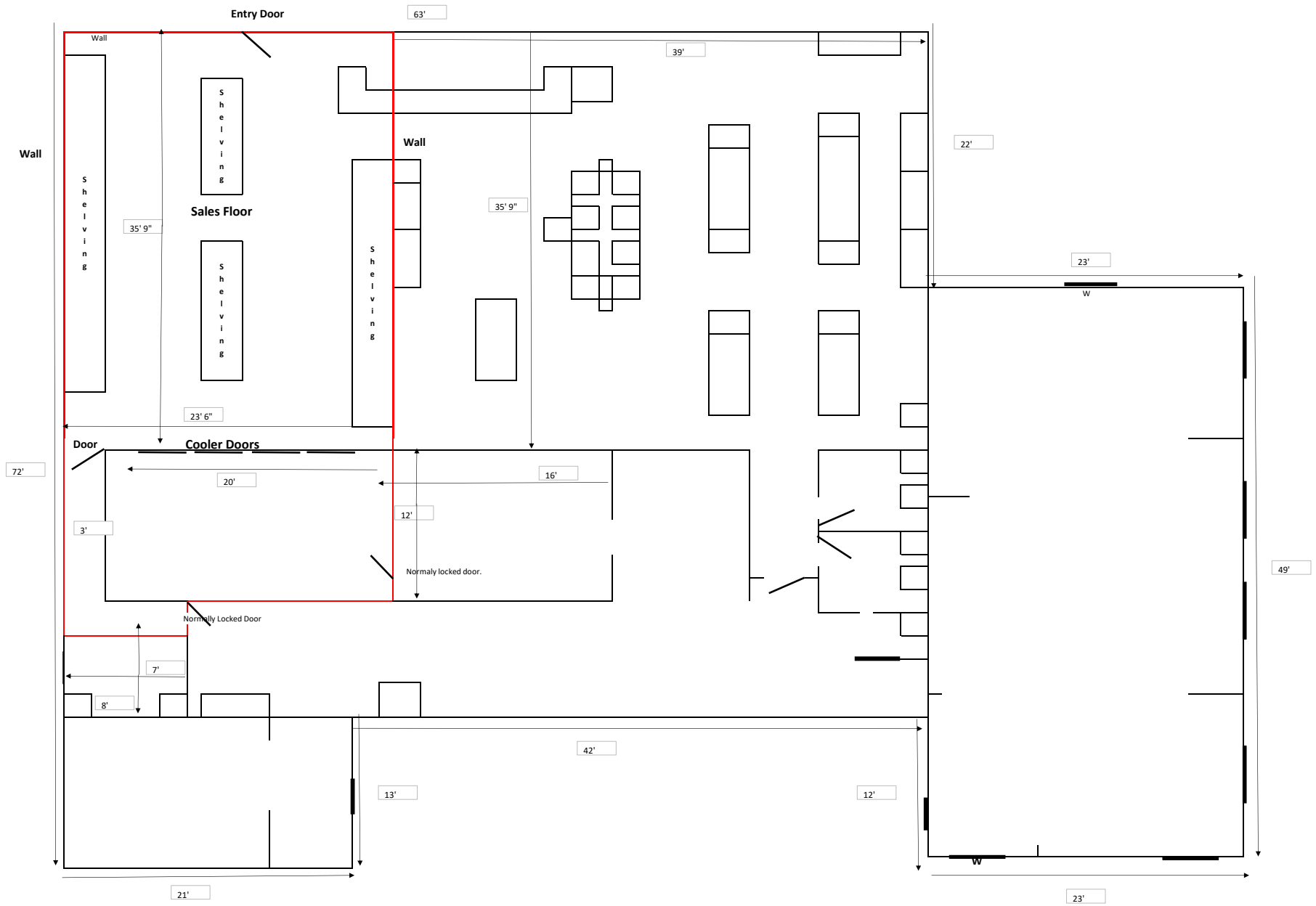
Section 2 – Detailed Premises Diagram





Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

Sterling Highway

Whisper Lane





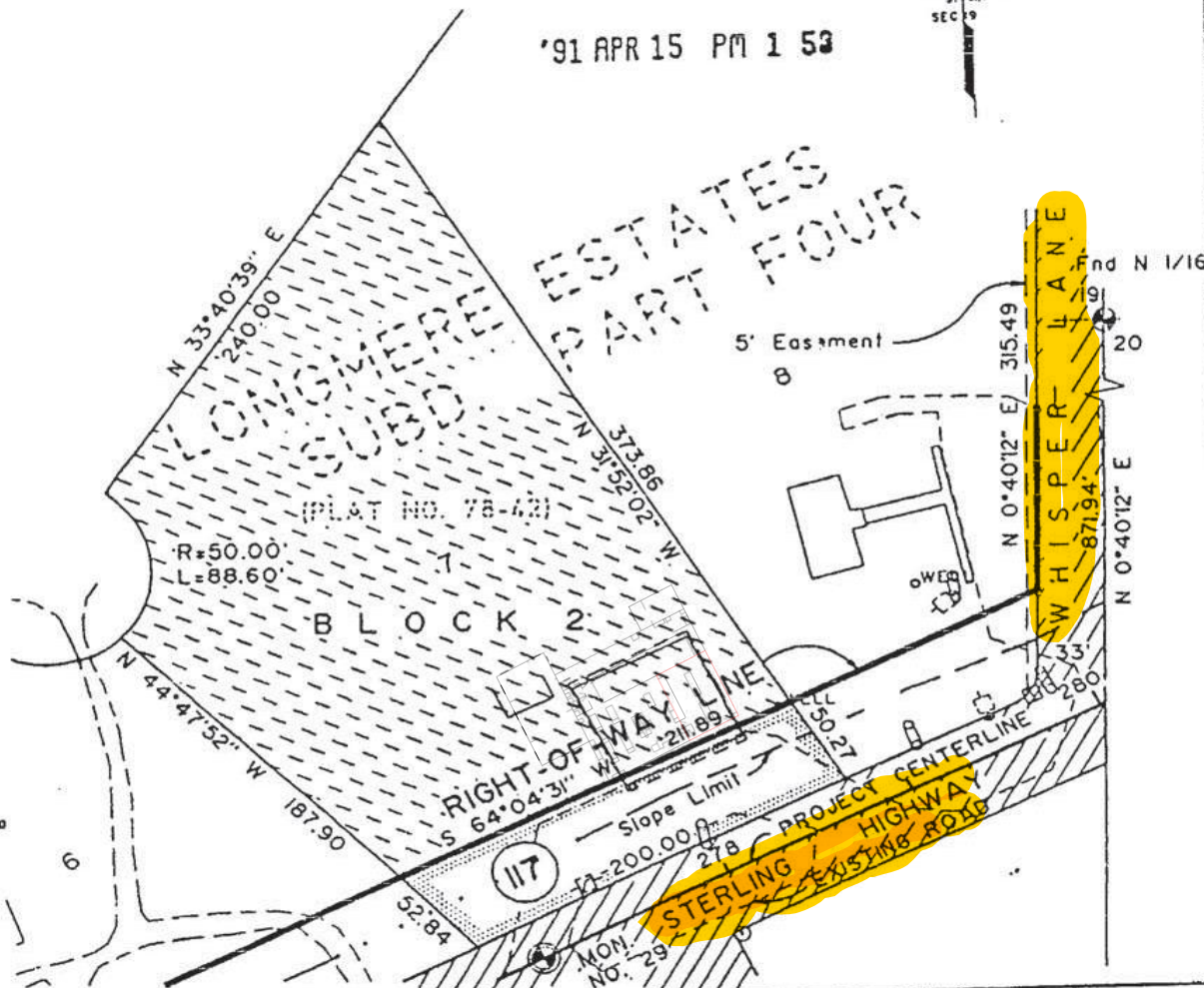
-  EXISTING RIGHT-OF-WAY
 -  RIGHT-OF-WAY REQUIRED
 -  AREA REMAINING
 -  RECORD
- BEARINGS ARE STATE PLANE, ZONE 4

91-2495

KENAI REC DISTRICT NC-
REQUESTED BY AS/DOT

'91 APR 15 PM 1 53

T. 54N R. 9W
S. 14
SEC 19



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
STERLING HIGHWAY MILE 79-94
IR-0A3-3(3)

OWNER'S INITIAL Jice

ATTACHED TO WARRANTY DEED

PAGE 3 OF 3 DATED 3/1/91

GROSS TAKE 10,297 S.F.
REMAIN 70,981 S.F.
DRAWN BY GE
SCALE 1"=80' DATE 5/90 PARCEL NO. 117