



Tourism Statement for The Landing Hotel, Restaurant and Jeremiah's Pub.

Our property enjoys the benefits of being in just the right spot. We are located right across the street from The Alaska Marine Ferry System docks. We are less than a mile from the Airport Ferry and the local hospital is 2 blocks away. Ketchikan is a main hub for many of the outlying islands. Whether a person is here for medical reasons or just some weekend shopping, The Landing is close to both.

Our hotel has 107 well-appointed rooms, many with individual balconies, fireplaces, King size beds, flat screen TV's, internet, and much more. We have two full-service restaurants on site. Our Jeremiah's Pub is a local favorite and our hotel guests truly enjoy the atmosphere and relaxed dining. We also have a large banquet hall, with a capacity of 240 to accommodate parties, weddings, conferences, reunions, etc. We offer complete dining/cocktail services with a full kitchen in the banquet facility.

We are longstanding members of the Alaska Travel Industry Association and Charr. We also advertise in the ATIA Guide and statewide television commercials including outlying islands such as Prince of Whales and Metlakatla's local publications. Our website can be accessed at Landinghotel.com.

In August, 2024, The Landing Hotel was transferred to new owners; its functions, operations and amenities have remained substantially unchanged.

3434 TONGASS AVENUE KETCHIKAN, ALASKA 99901 (907) 225-5166
+WEB SITE: WWW.LANDINGHOTEL.COM
EMAIL: INFO@LANDINGHOTEL.COM



Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

A new, transfer, or renewal application for a Beverage Dispensary – Tourism license must be accompanied by a written statement that explains how the establishment encourages tourism and meets the requirements currently listed under AS 04.09.350 and 3 AAC 305.325.

This document must be completed and submitted to AMCO’s Anchorage office before any tourism license application will be reviewed.

Section 1 – Establishment Information

Enter information for the licensed establishment or the business seeking to be licensed.

Doing Business As:	The Landing Restaurant	License #:	
License Type:	Beverage, Dispensary -- Tourism		

Section 2 – Tourism Statement

2.1. Explain how issuance of a liquor license at your establishment has/will encourage tourism.

See attached.

2.2. Explain how the facility was/will be constructed or improved as required by AS 04.09.350(c)(1):

Our hotels have two full service restaurants, a banquet dining hall, and mini-refrigerators and microwaves in each room. With 107 rooms, this hotel and restaurant provide catering and hospitality services, thereby contributing meaningfully to the local tourism infrastructure by providing excellent accommodations and services to visitors.

2.3 Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located?

YES

NO

2.4 If “no” who operates the tourism facility?

N/a



Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

2.5 Do you offer room rentals to the traveling public? YES NO

If "yes" answer the following questions:

How many rooms are available?

107

How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)?

All rooms are equipped with refrigerators and microwaves

Do you stock or plan to stock alcoholic beverages in guest rooms? YES NO

If "no" is your facility located within an airport terminal? YES NO

2.6 If your establishment includes a dining facility, please describe that facility. If it does not please write "none".

We have 2 restaurants. The Landing Restaurant is located downstairs, offering family style dining with full kitchen service from 6 AM to 8 PM. Jeremiah's Pub is located upstairs, offering upscale dining and beverage service from usually from 11 AM to 10 PM. On weekend hours and special occasions, the hours may vary slightly.

2.7 If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write "none".

None



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

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 305 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, 3 AAC 305.045 and 3 AAC 305.060.

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 Landing Restaurant, LLC	License #:	518		
License Type:	Beverage Dispensary Tourism	Statutory Reference:	04.09.350		
Doing Business As:	The Landing Hotel, Restaurant & Jeremiah's				
Premises Address:	3434 Tongass Avenue				
City:	Ketchikan	State:	AK	ZIP:	99901
Local Governing Body/Bodies:	Ketchikan, Ketchikan Gateway Borough				

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer
- Controlling interest transfer
- Location transfer



OFFICE USE ONLY			
Complete Date:		Transaction #:	100938462
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



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:	Basecamp The Landing AK, LLC				
Doing Business As:	The Landing Hotel, Restaurant & Pub/Jeremiah's Pub				
Premises Address:	3434 Tongass Avenue				
City:	Ketchikan	State:	AK	ZIP:	99901
Community Council, (If applicable):					

Mailing Address:	3434 Tongass Avenue				
City:	Ketchikan	State:	AK	ZIP:	99901
Email:	brett.keenan@philo.ventures	Phone:	630-961-5953		

Designated Licensee:	Brett Keenan			
Contact Phone:	630-961-5953	Business Phone:	630-961-5953	
Contact Email:	brett.keenan@philo.ventures			

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 (Must be in feet).

0.6 Miles	3,168 feet
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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 (Must be in feet.)

0.3 Miles	1,584 feet
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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:	
Email:		Phone:			

This individual is an: applicant affiliate

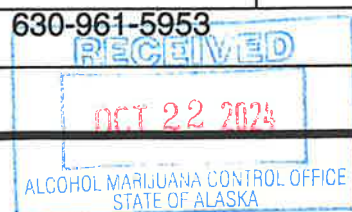
Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

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 application shall be executed by an authorized officer of the Corporation. Information must be completed below 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, whether manager managed or member managed, the following information must be completed for each *member with an ownership interest of 10% or more* and for each *manager regardless of ownership share*.
- 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*.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	Philo Ketchikan Holdings, LLC				
Title(s):	Manager, Member	Phone:	630-961-5953	% Owned:	100
Address:	333 East Main St. #785				
City:	Lehi	State:	UT	ZIP:	84043
Email:	brett.keenan@philo.ventures	Phone:	630-961-5953		





Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	Brett Keenan				
Title(s):	Affiliate	Phone:	630-961-5953	% Owned:	0
Address:	333 East Main St #785				
City:	Lehi	State:	UT	ZIP:	84043
Email:	brett.keenan@philo.ventures	Phone:	630-961-5953		

Entity Official:	M. Chad Staheli				
Title(s):	Affiliate	Phone:	630-961-5953	% Owned:	0
Address:	333 East Main St #785				
City:	Lehi	State:	UT	ZIP:	84043
Email:	chad@philo.ventures	Phone:	630-961-5953		

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

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). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10278367	AK Formed Date:	7/19/24	Home State:	Delaware
Registered Agent:	Universal Regsitered Agents, Inc.		Agent's Phone:		
Agent's Mailing Address:	3085 Mountainwood Circle				
City:	Juneau	State:	AK	ZIP:	99801
Email:		Phone:	855-236-9172		

Residency of Agent: Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?





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:

The Law Offices of Ernouf & Coffey, P.C. is assisting with this application.





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.

Terral F. Wanzer
Signature of transferor

Terral F. Wanzer
Printed name of transferor

Subscribed and sworn to before me this 13th day of September, 2024.

Cherylee S. Morgan
Notary Public-State of Alaska
Commission Expires 08/08/28
Commission #240808002

Cherylee S. Morgan
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 08/08/28

Kay D. Sims
Signature of transferor

Kay D. Sims
Printed name of transferor

Subscribed and sworn to before me this 17 day of January, 2025.

Cherylee S. Morgan
Notary Public-State of Alaska
Commission Expires 08/08/28
Commission #240808002

Cherylee S. Morgan
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 8-8-28



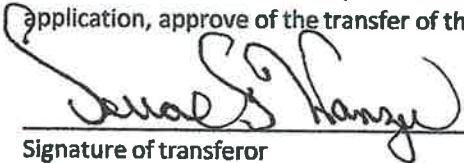
Alaska Alcoholic Beverage Control Board

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.



Signature of transferor

Terral F. Wanzer

Printed name of transferor

Subscribed and sworn to before me this 13th day of September, 2024.

Cherylee S. Morgan
Notary Public-State of Alaska
Commission Expires 08/08/28
Commission #240808002



Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 08/08/28

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.



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



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.



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 305.700.



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



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 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.



I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.

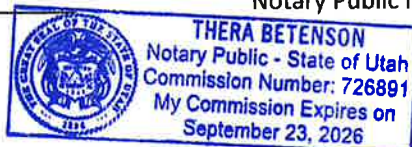


Signature of transferee
Brett Keenan

Printed name

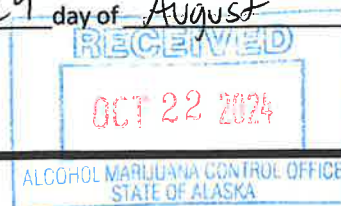
Signature of Notary Public

Notary Public in and for the State of Utah County of Utah



My commission expires: September 23, 2026

Subscribed and sworn to before me this 29 day of August, 2024.





Alaska Alcoholic Beverage Control Board

Form AB-37: Beverage Dispensary Tourism Statement

Section 3 – Certification

Read the statement below, and then sign your initials in the box to the right of the statement:

Initials

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.

brk

Brett R Keenan

Printed name of licensee/affiliate

Signature of licensee/affiliate



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:

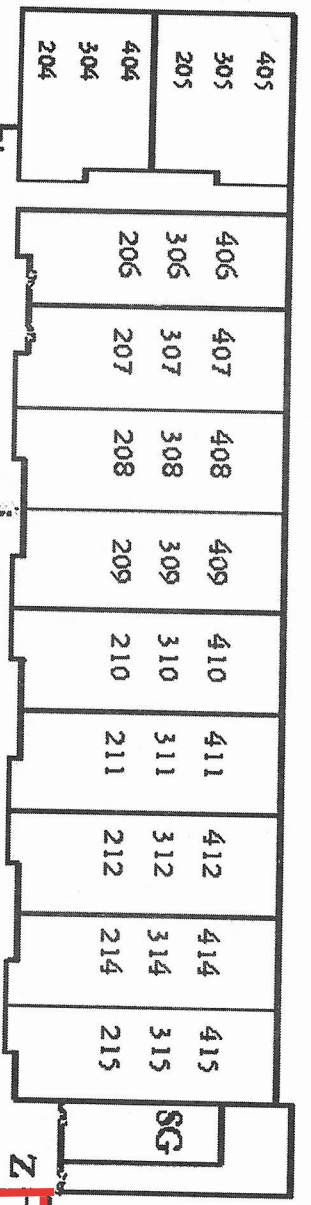
- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
 - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
 - There should be no red lines within the perimeter
- Each area should be 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

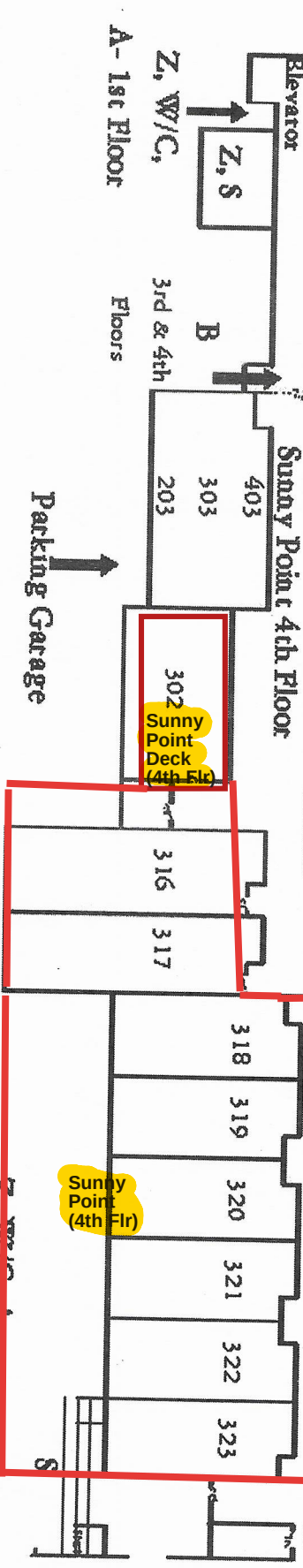
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Basecamp The Landing AK, LLC	License Number:	518		
License Type:	Beverage Dispensary Tourism				
Doing Business As:	The Landing Hotel, Restaurant & Pub/Jeremiah's Pub				
Premises Address:	3434 Tongass Avenue				
City:	Ketchikan	State:	AK	ZIP:	99901

NORTH COURT BUILDING

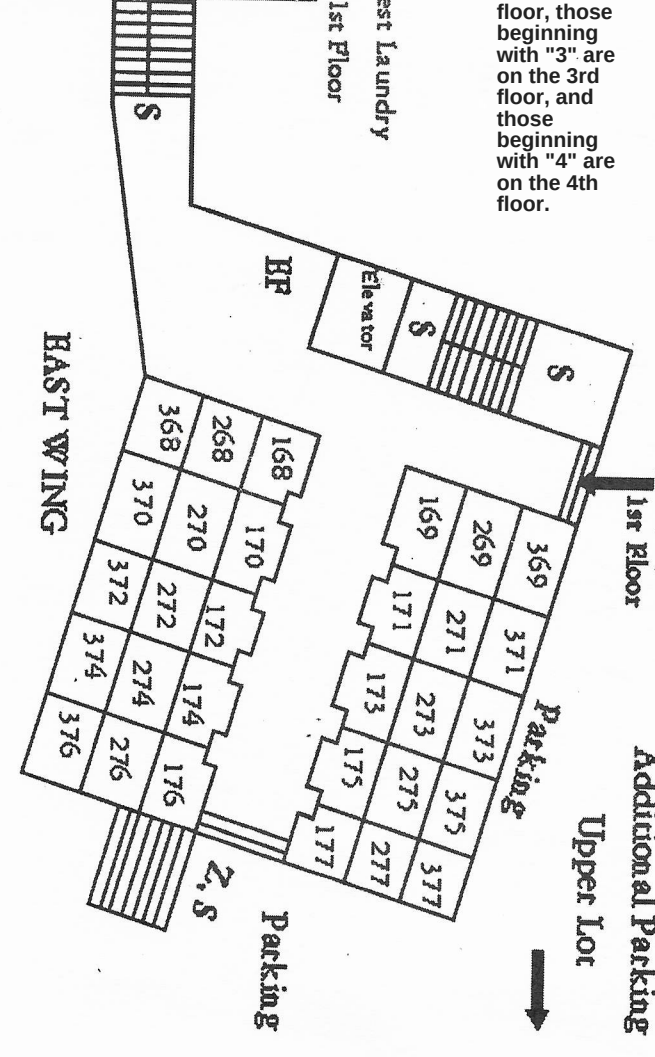
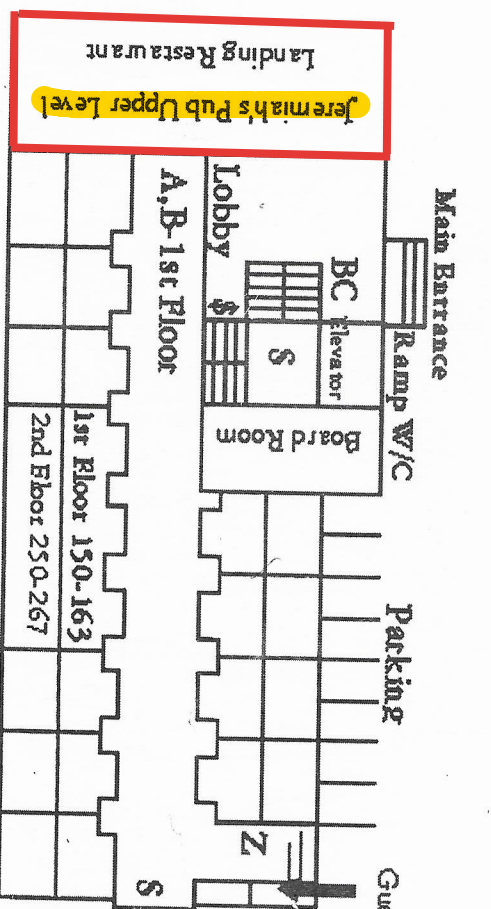


- MAP KEY**
- BC- Business Center
 - A- Ice Machine
 - B- Vending Machine
 - EF- Exercise Facility
 - 2nd Floor
 - W/C- Wheel Chair Access
 - Z- Entrance/Exit
 - S- Stairs
 - SG- Stairs to Parking Garage
 - \$- ATM Machine



Note: Room #s beginning with "1" are on the 1st floor, those beginning with "2" are on the 2nd floor, those beginning with "3" are on the 3rd floor, and those beginning with "4" are on the 4th floor.

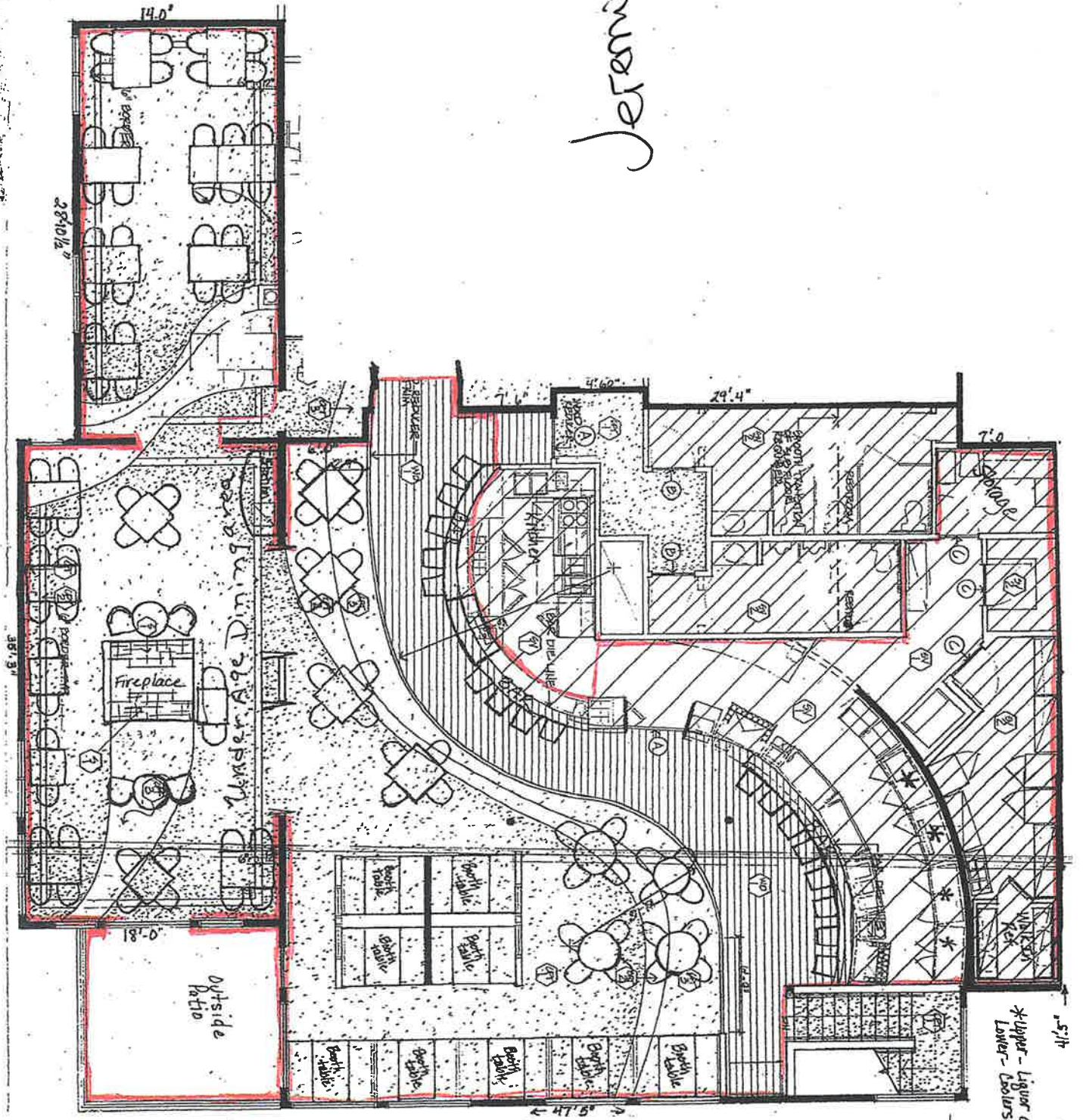
Tongass Avenue



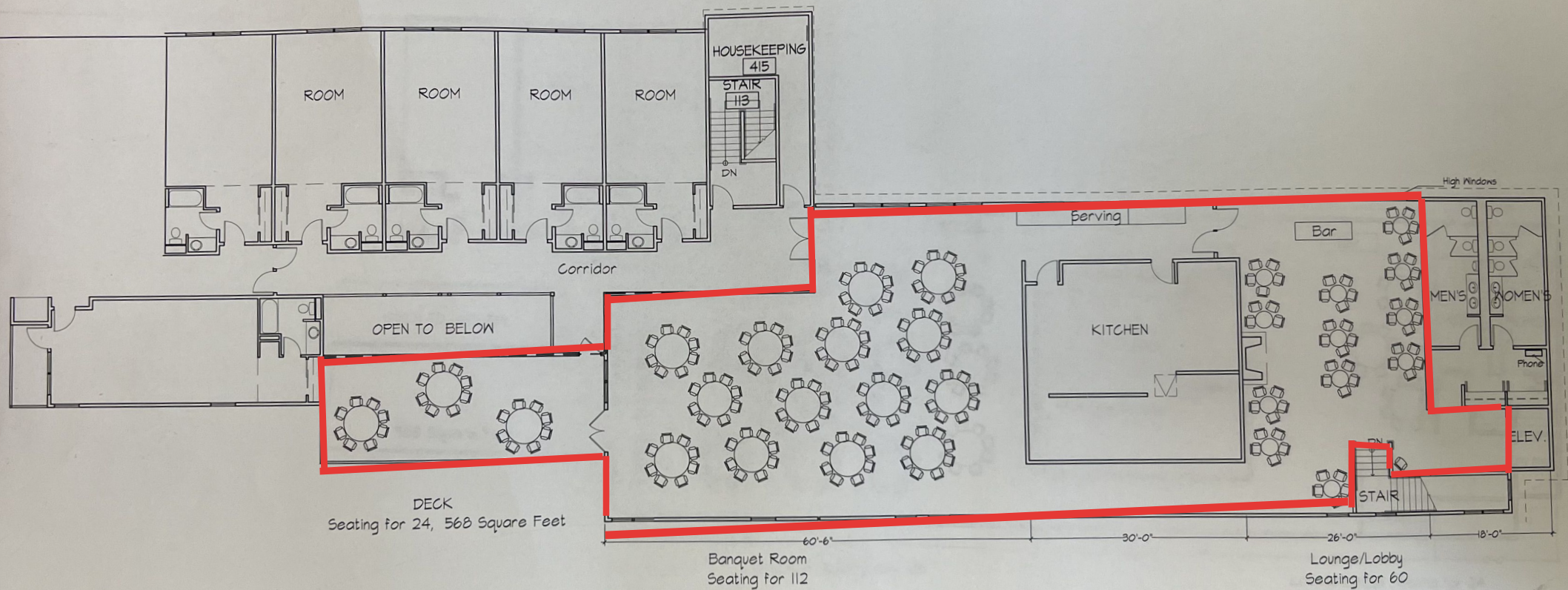
MAIN BUILDING

EAST WING

Jeremiahs



* Upper - liquor cabinets
Lower - coolers - racks in



Sunny Point Banquet Room

7

Best Western Landing, Banquet Seating Alt. 7

1/16" = 1'-0"

Basecamp The Landing AK LLC
Outside Security Plan

Basecamp, The Landing AK, LLC d.b.a. The Landing Hotel, Restaurant & Pub/Jeremiah's Pub is located at 3434 Tongass Avenue, Ketchikan, Alaska 99901 The outside deck of the premises is on the second floor of the building and only access way is through the 2 doors coming from the pub. The area is enclosed as part of the building and has metal rails. Service for this deck will be through the dining area only which will be monitored by staff.

There will be a manager on site at all times, and when the outdoor serving area is open (weather and staffing dependent), there will be waiting staff walking between the indoor seating area, and outdoor area to monitor alcohol consumption. When the indoor seating area is open and the outdoor seating area is closed, doors to the outdoor seating area will be closed and used only for emergency egress.

" Per Jon Hooke's conversation with Kristina Serezhenkov on January 17th, we do not yet have a DBA on our business license. We will move forward with adding the DBA to our business license in coming weeks. This will be marked a delegated item, and per Kristina, should not prevent us from being part of the February 4th board meeting agenda."

Re: #6, See my responses to Kristina's questions [inline](#) below. Also, if your firm is able to improve the red-line drawings, that would be greatly appreciated. Mine are admittedly not good, but I hope they are helpful!

For the transfer of license application and for both the restaurant endorsement and hotel/motel endorsement application, submit additional diagrams and I need an aerial overview of the hotel. I need a diagram of the entirety of each floor with the proposed premises area(s) outlined in red and labelled.

[Per Jon Hooke's conversation with Kristina Serezhenkov on January 17th, we are not trying to license the entire hotel premises. We would like to have the option to provide room service, including the service of liquor in rooms throughout the hotel. That being said, I have attached a drawing of an aerial overview of the entire hotel, but only Jeremiah's Pub \(2nd floor\) and Sunny Point \(4th floor\) are outlined in red. Please note that room numbers beginning with 1 are on the 1st floor, those beginning with 2 are on the 2nd floor, those beginning with 3 are on the 3rd floor, and those beginning with 4 are on the 4th floor. The diagram doesn't show Sunny Point, as it shows the rooms that lie below it on the 3rd floor. But I have outlined Sunny Point's location in red, and have also attached a separate drawing of Sunny Point specifically.](#)

Is the main service area on the first floor? I can't understand what I am looking at. Is this the main lobby of your hotel and you wish for the entire lobby to be licensed or is this just the restaurant service area? I need more information and clearly labelled diagrams.

[The main service area is in Jeremiah's Pub, which is the red outlined area in the attached drawing, and sits on the 2nd floor. We are not trying to license the main lobby; just Jeremiah's and Sunny Point. Please see the Jeremiah's Diagram as well as the Sunny Point diagram for clearly mapped premises that we intend to license. Please see the Hotel Drawing to understand where those spaces are in relation to the rest of the property.](#)

You mention a 2nd floor deck in your security plan, but I also see an area labelled 'outside patio'. If both areas are outside, then they both need to be addressed in the security plan. I am sending the premises diagrams back to you for reference.

[The outside patio referenced in the drawing is the 2nd floor deck mentioned in our security plan. They are one and the same.](#)



Alaska Alcoholic Beverage Control Board

Beverage Dispensary Endorsement(s) Application

The new endorsement application form is required to apply for an endorsement to support your underlying license or pending license application. Applicants should review and become familiar with AS 04.09.400, 3 AAC 305.330, Title 04 of Alaska Statutes and Chapter 305 of the Alaska Administrative Code. This form must be completed and submitted along with all other required forms and documents before any endorsement application will be considered complete and placed in the queue for our licensing examiners review.

Section 1 – Establishment and Contact Information

Enter information for the **current** licensee and licensed establish.

Licensee:	Basecamp, The Landing AK, LLC	License #:	518	
License Type:	Beverage Dispensary Tourism	Doing Business As:	The Landing Hotel, Restaurant & Pub/Jeremiah's Pub	
Licensee Mailing Address:	3434 Tongass Avenue, Ketchikan, Alaska 99901			
Full Premises Address:	3434 Tongass Avenue			
City:	Ketchikan	State:	AK	ZIP: 99901
Local Governing Body:	Ketchikan	Email:	brett.keenan@philo.ventures	

Section 2 – Endorsement(s) Requested

		Check Here
Multiple Fixed Counter Endorsement - list the number of fixed counters you will have	<p>AS 04.09.420. A multiple fixed counter endorsement authorizes the holder of a beverage dispensary license or a beverage dispensary tourism license to sell or serve alcoholic beverages on the licensed premises from multiple fixed counters. For each new multiple fixed counter, the fee is \$1,250.</p> <p>The biennial fee for a multiple fixed counter endorsement is \$200</p>	<input type="checkbox"/>
Hotel or Motel Endorsement:	<p>AS 04.09.430. A hotel or motel endorsement authorizes the holder of a beverage dispensary license or a beverage dispensary tourism license that is a hotel, motel, resort, or similar business premises that caters to the traveling public as a substantial part of its business to sell or serve alcoholic beverages on the licensed premises, including in a dining room, banquet room, and other public areas approved by the board, and in guest rooms.</p> <p>The biennial fee for a hotel or motel endorsement is \$200 + \$25 application fee.</p>	<input checked="" type="checkbox"/>
Large Resort Endorsement:	<p>AS 04.09.440. A large resort endorsement authorizes the holder of a beverage dispensary license or a beverage dispensary tourism license that is a large resort to sell or serve alcoholic beverages from multiple locations on the resort property to guests for consumption in areas on the site of the large resort, including a dining room, banquet room, guest room, open air venue, and ingress or egress route between those areas.</p> <p>The biennial fee for a large resort endorsement is \$200 + \$25 application fee.</p>	<input type="checkbox"/>
Bowling Alley Endorsement:	<p>AS 04.09.500. A bowling alley endorsement authorizes the holder of a beverage dispensary license or a beverage dispensary tourism license to sell or serve alcoholic beverages in the concourse or lane areas of the bowling alley adjacent to the main bar area.</p> <p>The biennial fee for a bowling alley endorsement is \$200 + \$25 application fee.</p>	<input type="checkbox"/>
Golf Course Endorsement:	<p>AS 04.09.510. A golf course endorsement authorizes the owner of a golf course who has obtained a beverage dispensary license or a beverage dispensary tourism license to sell or serve alcoholic beverages on the golf course, driving range, club house and other buildings located on the course, and a vending cart carrying beverages or food to, from, or on the course, excluding the parking lot.</p> <p>The biennial fee for a golf course endorsement is \$200 + \$25 application fee.</p>	<input type="checkbox"/>





Alaska Alcoholic Beverage Control Board Beverage Dispensary Endorsement(s) Application

The below touches on a few of the many requirements, etc. within the different endorsements. Please familiarize yourself with each of the endorsements outlined within this form.

AS 04.09.420. In addition to the fee under (b) of this section, the initial application fee for each fixed counter covered under the endorsement is \$1,250. An initial application for a **multiple fixed counter endorsement** must include an annotated drawing of the location of each fixed counter in the licensed premises.

AS 04.09.430. The holder of a beverage dispensary license or a beverage dispensary tourism license that is a **hotel, motel, resort, or similar business** premises that caters to the traveling public as a substantial part of its business may serve alcoholic beverages at a secondary location located in a building different than the licensed premises for the beverage dispensary license or a beverage dispensary tourism license if the different building. The holder of a hotel or motel endorsement shall exercise control over conduct of the business in all areas of the licensed premises.

AS 04.09.440. The holder of a **large resort endorsement** shall apply for a multiple fixed counter endorsement under AS 04.09.420 to sell or serve alcoholic beverages from multiple locations within the large resort's proper. For federal income tax purposes, the profit and loss from the licensed business conducted at locations on the resort under a large resort endorsement, other than guest rooms, must be combined or consolidated with the profit and loss from the licensed business conducted under the multiple fixed counter endorsement.

AS 04.09.500. The board may issue a **bowling alley endorsement** only if the concourse or lane areas of the bowling alley or both are (1) designated as part of the licensed premises for the beverage dispensary license or a beverage dispensary tourism license; and (2) adjacent to the main bar area.

AS 04.09.510. An application for a **golf course endorsement** must include a drawing of the golf course with an annotated illustration and a description of the portions of the course that are licensed premises and that are intended to be covered by the endorsement.

Section 3 – Areas Covered by Endorsement

Does the endorsement apply to your entire licensed premises as approved by the ABC Board? Yes No
Does the requested endorsement expand your currently licensed premises? Yes No

- If No, attach the approved diagram, no larger than 8 1/2" x 11" of the layout, and identify the portions of the premises covered by various requested endorsements. You must use a solid, contiguous colored line in any color other than red to outline the outer perimeter of the area of the premises covered by the requested endorsement(s).
- If endorsements are overlapping, provide a conspicuous means to distinguish each endorsement from the other (e.g., keyed map with varying colors for each requested endorsement).
- Your drawing MUST include:
 - Dimensions in feet not square feet of all exterior walls and major interior walls (we do not accept diagrams drawn to scale)
 - Include cross-streets
 - A north arrow, and any significant geographical features. Points of reference, such as a compass showing North.
 - All entrances, exits, walls, bars, and fixtures
- 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.
- **Any endorsement 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.





Alaska Alcoholic Beverage Control Board Beverage Dispensary Endorsement(s) Application

Section 4 – Attestations

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.

Initial

[Handwritten initials]

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 3AAC 305.340.

[Handwritten initials]

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

[Handwritten initials]

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 of 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, and or endorsement. I further understand that this is a Class A misdemeanor under AS 11.56.210 to falsify an application and commit the crime of unsworn falsification.

[Handwritten initials]

Brett Keenan

Printed name of licensee

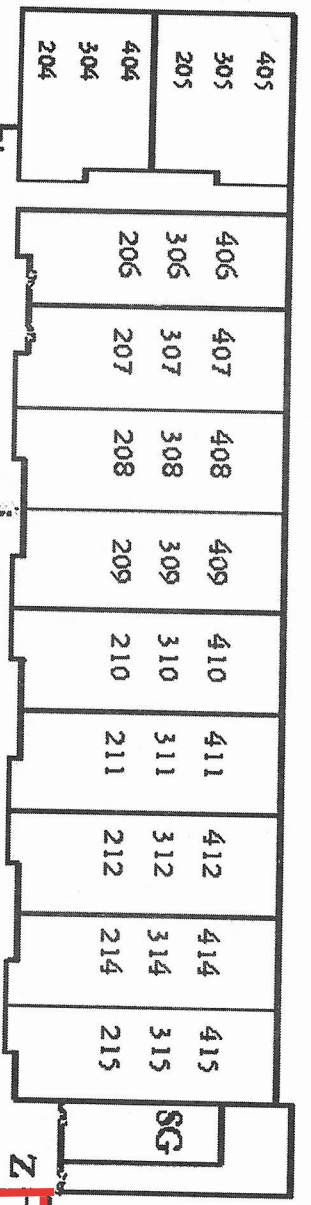
Signature of licensee

25 Sept 2024

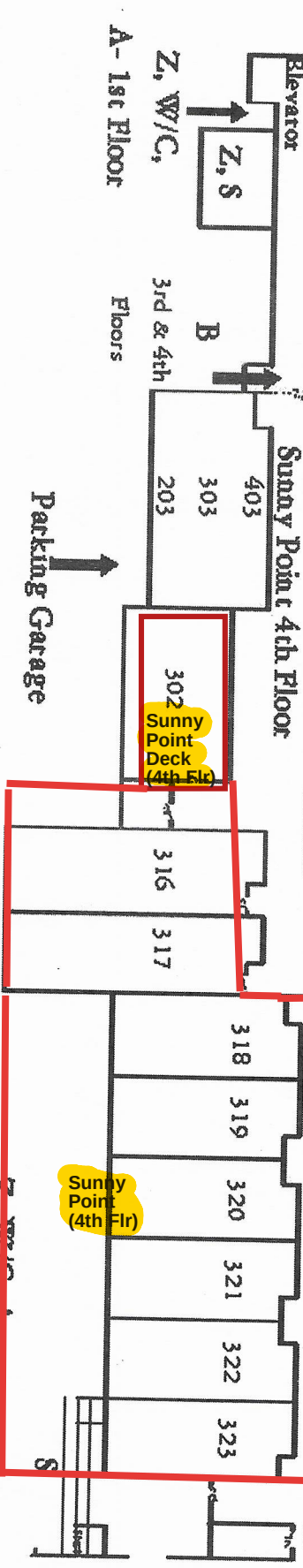
Date



NORTH COURT BUILDING

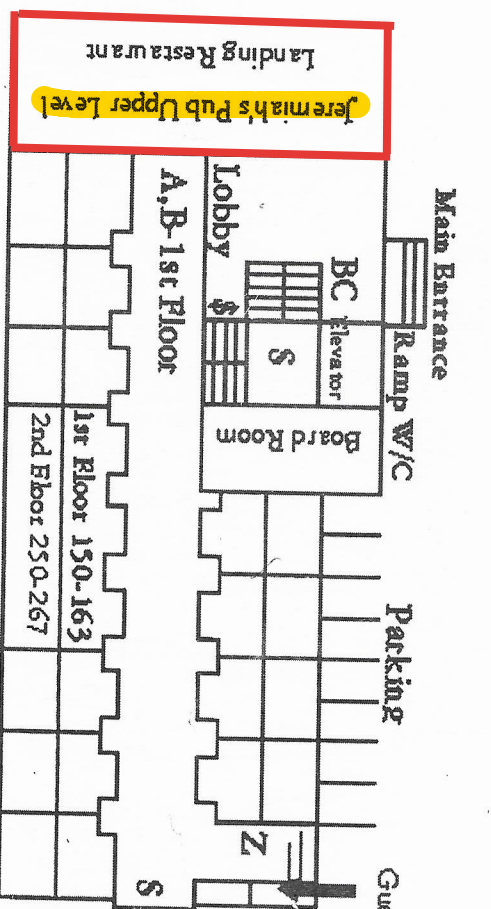


MAPKEY
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 W/C- Wheel Chair Access
 A- Ice Machine
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 S- Stairs
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 SG- Stairs to Parking Garage
 2nd Floor
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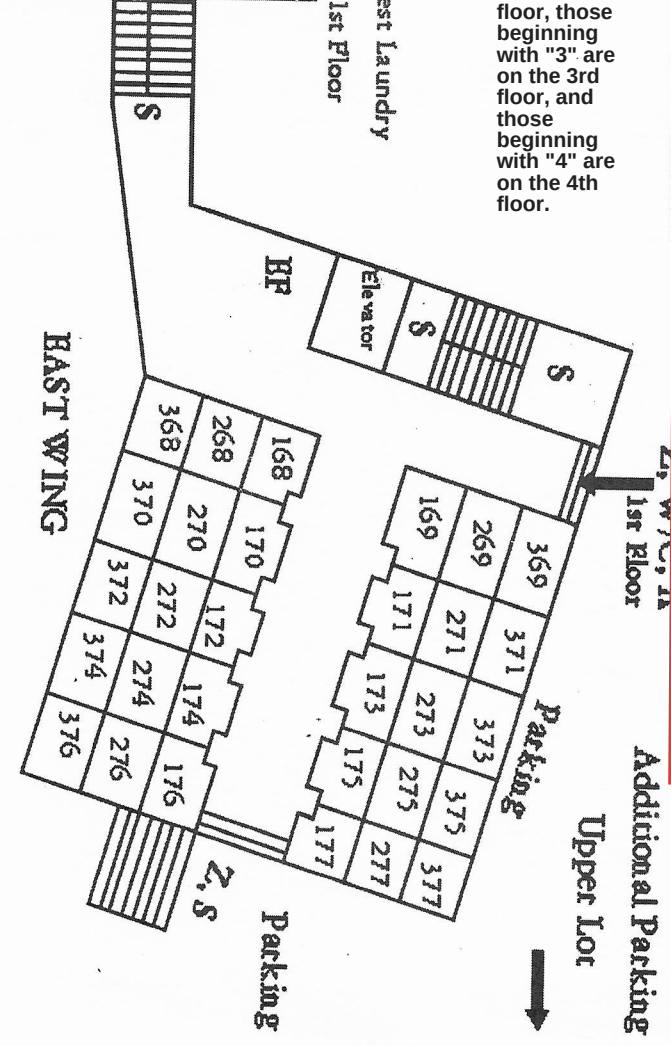


Note:
 Room #s beginning with "1" are on the 1st floor, those beginning with "2" are on the 2nd floor, those beginning with "3" are on the 3rd floor, and those beginning with "4" are on the 4th floor.

Tongass Avenue

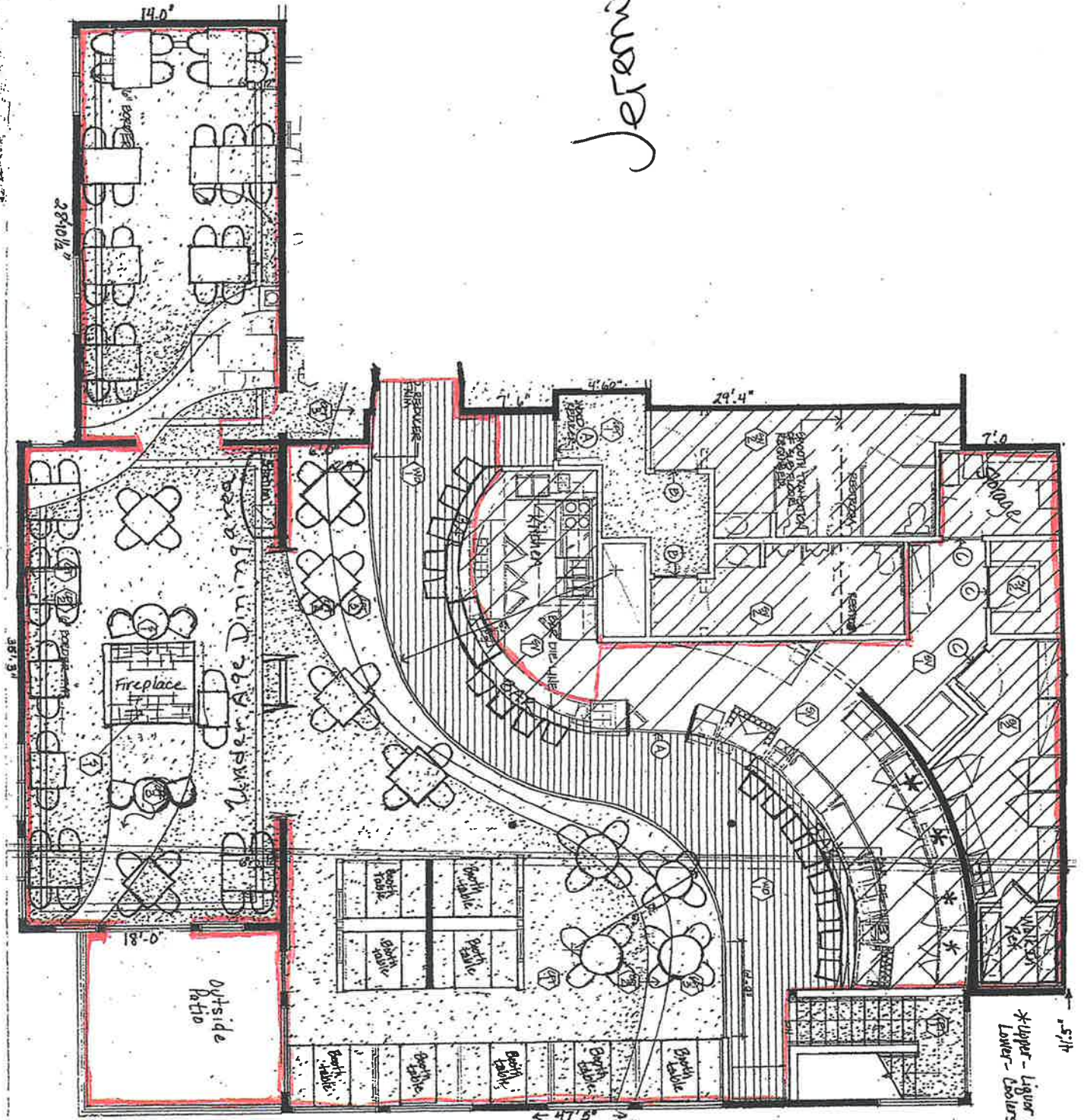


MAIN BUILDING

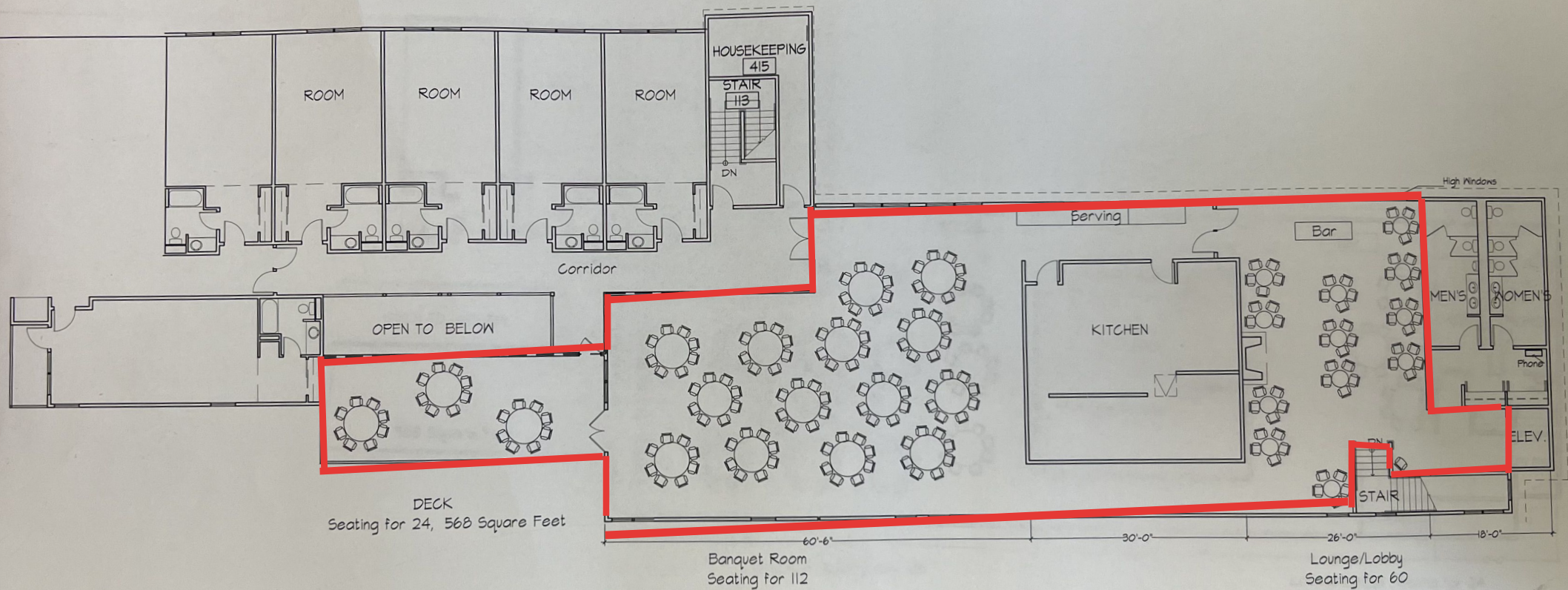


EAST WING

Jeremiahs



* Upper - liquor cabinets
* Lower - coolers - racks in



Sunny Point Banquet Room

7

Best Western Landing, Banquet Seating Alt. 7

1/16" = 1'-0"

The Galley Restaurant, LLC
Outside Security Plan

Basecamp, The Landing AK, LLC d.b.a. The Landing Hotel, Restaurant & Pub/Jeremiah's Pub is located at 3434 Tongass Avenue, Ketchikan, Alaska 99901 The outside deck of the premises is on the second floor of the building and only access way is through the 2 doors coming from the pub. The area is enclosed as part of the building and has metal rails.

Service for this deck will be through the dining area only which will be monitored by staff.

There will be a manager on site at all times, and when the outdoor serving area is open (weather and staffing dependent), there will be waiting staff walking between the indoor seating area, and outdoor area to monitor alcohol consumption. When the indoor seating area is open and the outdoor seating area is closed, doors to the outdoor seating area will be closed and used only for emergency egress.

" Per Jon Hooke's conversation with Kristina Serezhenkov on January 17th, we do not yet have a DBA on our business license. We will move forward with adding the DBA to our business license in coming weeks. This will be marked a delegated item, and per Kristina, should not prevent us from being part of the February 4th board meeting agenda."

Re: #6, See my responses to Kristina's questions [inline](#) below. Also, if your firm is able to improve the red-line drawings, that would be greatly appreciated. Mine are admittedly not good, but I hope they are helpful!

For the transfer of license application and for both the restaurant endorsement and hotel/motel endorsement application, submit additional diagrams and I need an aerial overview of the hotel. I need a diagram of the entirety of each floor with the proposed premises area(s) outlined in red and labelled.

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Is the main service area on the first floor? I can't understand what I am looking at. Is this the main lobby of your hotel and you wish for the entire lobby to be licensed or is this just the restaurant service area? I need more information and clearly labelled diagrams.

[The main service area is in Jeremiah's Pub, which is the red outlined area in the attached drawing, and sits on the 2nd floor. We are not trying to license the main lobby; just Jeremiah's and Sunny Point. Please see the Jeremiah's Diagram as well as the Sunny Point diagram for clearly mapped premises that we intend to license. Please see the Hotel Drawing to understand where those spaces are in relation to the rest of the property.](#)

You mention a 2nd floor deck in your security plan, but I also see an area labelled 'outside patio'. If both areas are outside, then they both need to be addressed in the security plan. I am sending the premises diagrams back to you for reference.

[The outside patio referenced in the drawing is the 2nd floor deck mentioned in our security plan. They are one and the same.](#)



Alaska Alcoholic Beverage Control Board **Restaurant Endorsement Application**

The new endorsement application form is required to apply for a restaurant endorsement to support your underlying license or pending license application. Applicants should review and become familiar with AS 04.09.450, Title 04 of Alaska Statutes and Chapter 305 of the Alaska Administrative Code. This form must be completed and submitted along with all other required forms and documents before any endorsement application will be considered complete and placed in the queue for our licensing examiners review.

Section 1 – Establishment and Contact Information

Enter information for the **current** licensee and licensed establish.

Licensee:	Basecamp The Landing AK, LLC	License #:	518
License Type:	Beverage Dispensary	Doing Business As:	The Landing Hotel, Restaurant & Pub Jeremiah's Pub
Licensee Mailing Address:	3434 Tongass Avenue, Ketchikan, AK 99901		
Full Premises Address:	3434 Tongass Avenue		
City:	Ketchikan	State:	AK
		ZIP:	99901
Local Governing Body:	Ketchikan	Email:	brett.keenan@philo.ventures

Section 2 – Endorsement Requested

Restaurant Endorsement:	AS 04.09.450. A restaurant endorsement authorizes the holder of a beverage dispensary license, fair license, golf course license, sporting activity or event license, club license, outdoor recreation lodge license, destination resort license, or beverage dispensary tourism license. The biennial fee for a restaurant endorsement is \$200 with a \$25 application fee.
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An application for a restaurant endorsement must specify the establishment or portion of the establishment that constitutes a bona fide restaurant, that there is supervision on the premises adequate to reasonably ensure that a person under 21 years of age will not obtain alcoholic beverages. This **endorsement** application is for the request of a designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- Dining after standard closing hours: AS 04.16.010(c)
- Dining by persons 16 – 20 years of age: AS 04.16.049(a)
- Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)
- Employment for any persons under 21 years of age: AS 04.16.049(c)

NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

Section 3 – Minor Access

Review AS 04.16.049(a); AS 04.16.049(c)

Be specific in your list where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area OR minors will only be employed and present in the kitchen).

Minor customers will only be permitted in the dining area, including the deck area, and restrooms. Minor employees are permitted to be on the restaurant floor as well as the kitchen, they are just not permitted to work in the bar area, or handle or deliver any alcoholic beverages.





Alaska Alcoholic Beverage Control Board

Restaurant Endorsement Application

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises. Outline how and where alcohol is stored on premises. Acknowledge that employees who sell and serve alcohol must have a current Server Education Card.

Storage: All alcohol will be locked in secure storage. This will only be accessible by the restaurant owners, general manager and bar tender. Each of these individuals will be at least 21 years old and will hold on their persons a current TAP or eTIP card verifying that they have been trained to control the distribution and service of alcoholic beverages in Alaska.

Access/Service: There will be no alcohol sales or delivery outside the building walls other than on the deck area which is on the 2nd floor of the bldg. and an enclosure as part of the bldg with a metal railing. Dining guests must walk in and out the same 2 doors, which controls the transfer of alcohol. An owner or manager is always on site and monitors the consumption of alcohol.

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 4 – ADEC Food Service Permit

Per AS 04.21.080(b) for an establishment to qualify as a bona fide restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Link to the Alaska Department of Environmental Conservation (ADEC) Food Safety Website:
<http://dec.alaska.gov/eh/fss/food/>

Link to the Municipality of Anchorage Food Safety Website:
<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

I have attached a copy of the current food service permit for this premises OR the plan review approval.

Initials


**Note: If a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Include variances in weekend/weekday hours, and indicate AM/PM:

Days/Hours of Operation

Weekday	Hours	Hours
Sunday	8 AM	10 PM
Monday	8 AM	10 PM
Tuesday	8 AM	10 PM
Wednesday	8 AM	10 PM
Thursday	8 AM	10 PM
Friday	8 AM	10 PM
Saturday	8 AM	10 PM





Alaska Alcoholic Beverage Control Board Restaurant Endorsement Application

Section 6 – Areas Covered by Endorsement

Does the endorsement apply to your entire licensed premises as approved by the ABC Board? Yes No
 Does the requested endorsement expand your currently licensed premises? Yes No

- If No, attach the approved diagram, no larger than 8 1/2" x 11" of the layout, and identify the portions of the premises covered by various requested endorsements. You must use a solid, contiguous colored line in any color other than red to outline the outer perimeter of the area of the premises covered by the requested endorsement(s).
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I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

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 of 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, and or endorsement. I further understand that this is a Class A misdemeanor under AS 11.56.210 to falsify an application and commit the crime of unsworn falsification.

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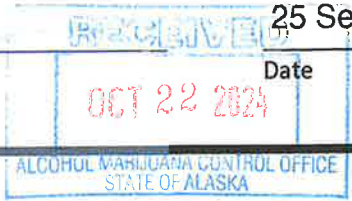
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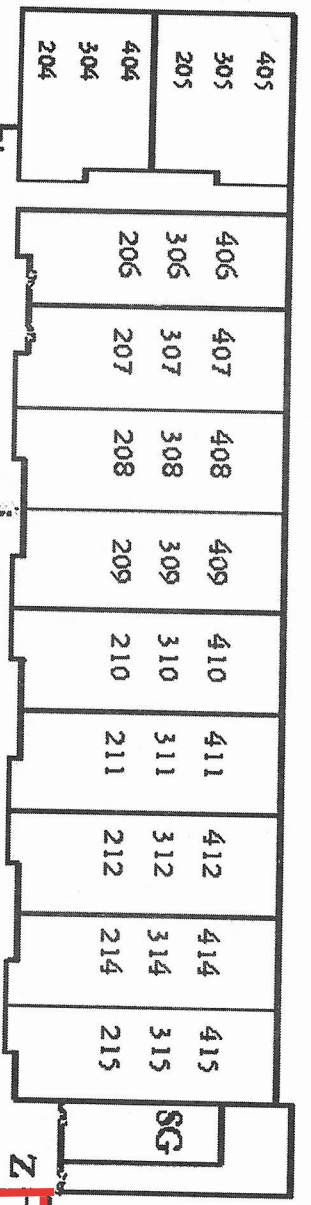
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25 Sept 2024

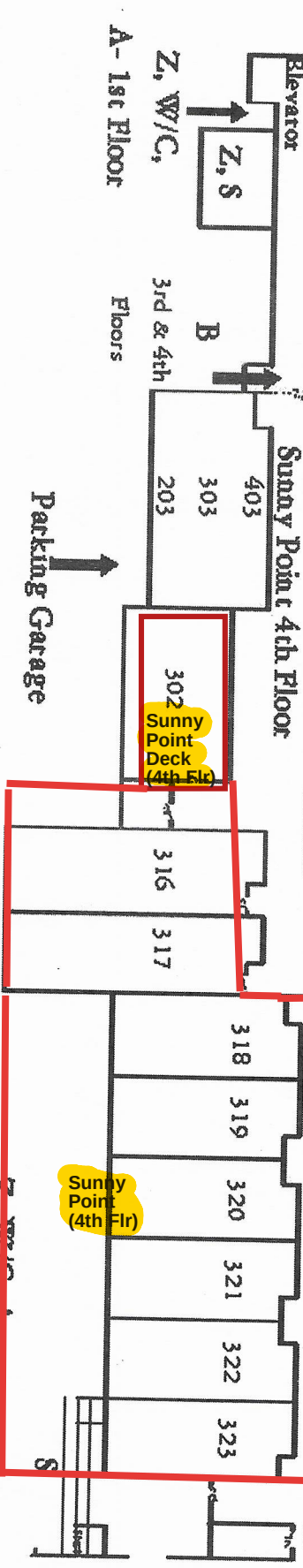
 Date



NORTH COURT BUILDING

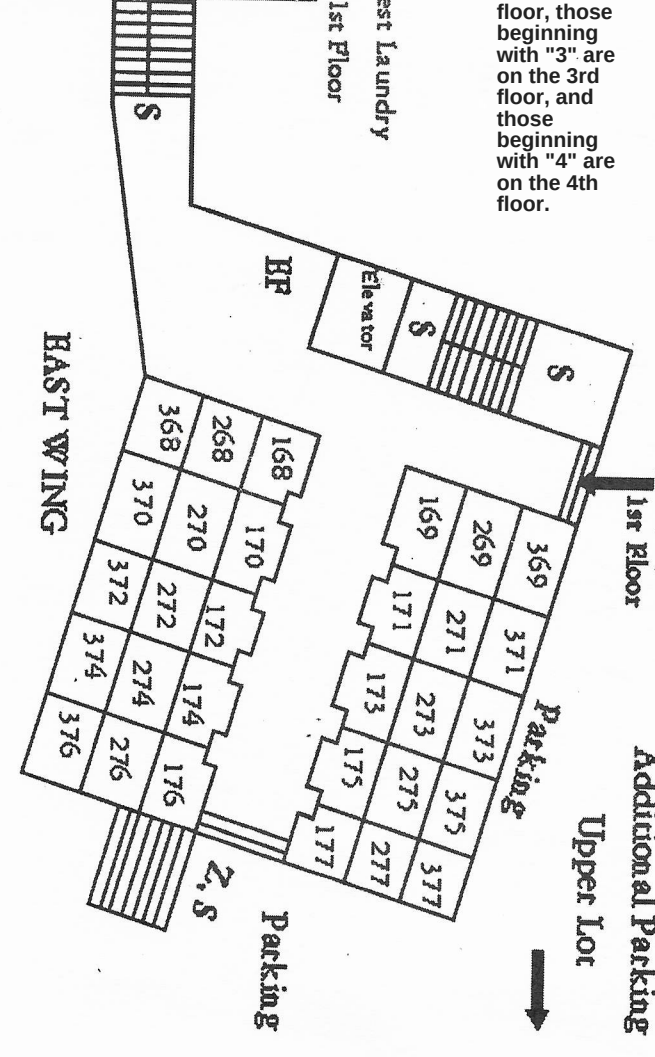
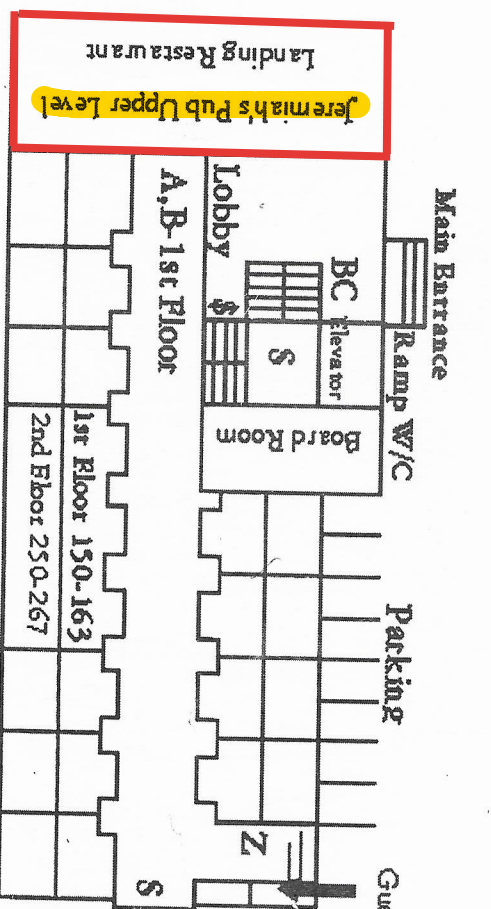


- MAP KEY**
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 - A- Ice Machine
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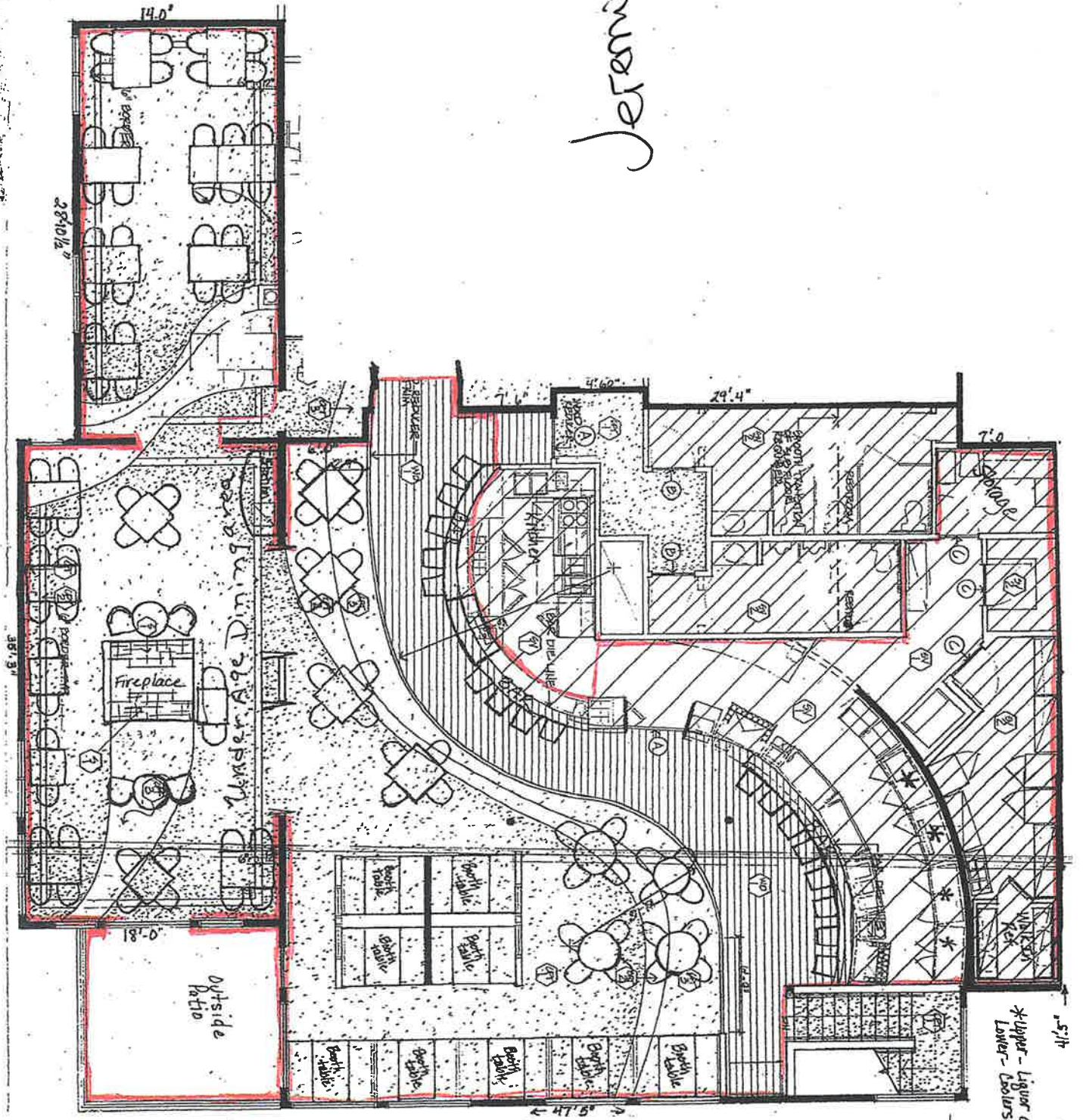
Jeremiah's Pub Upper Level
Landing Restaurant

MAIN BUILDING

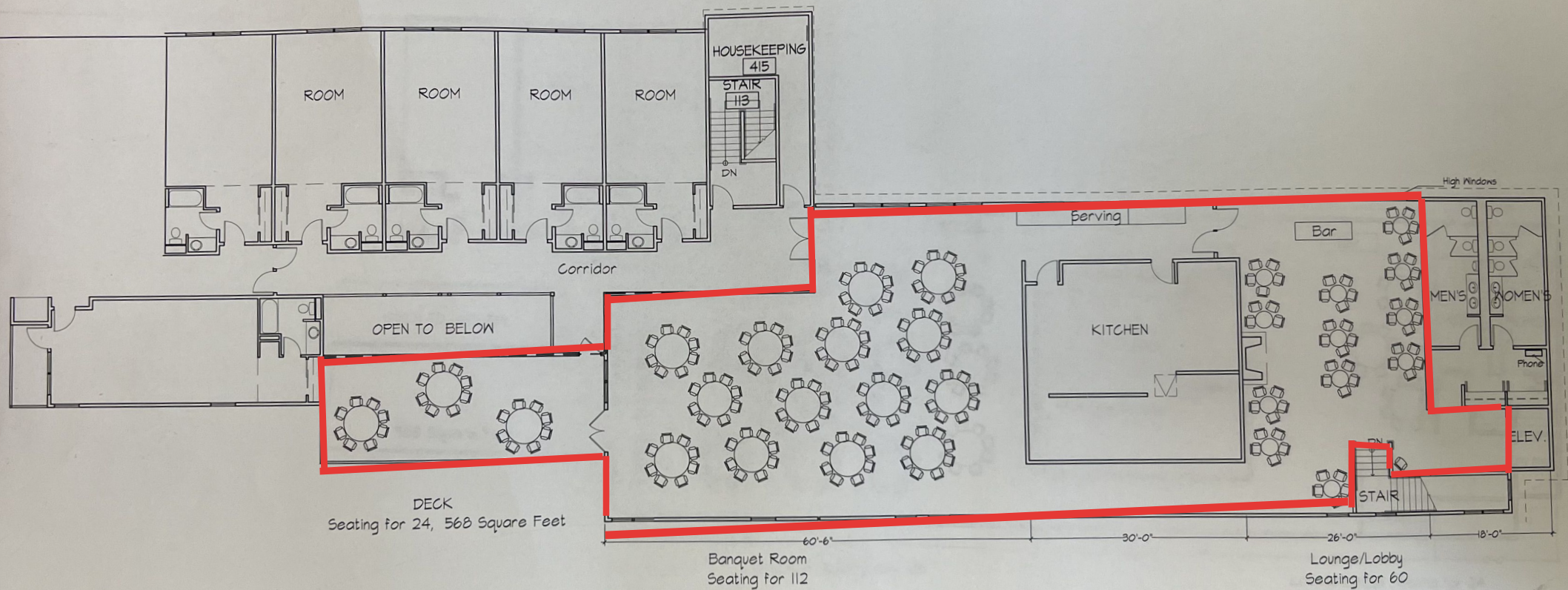
EAST WING

Additional Parking
Upper Lot

Jeremiahs



* Upper - liquor cabinets
Lower - coolers - racks in



Sunny Point Banquet Room

7

Best Western Landing, Banquet Seating Alt. 7

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