



Alcohol and Marijuana Control Office
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

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:	Happy Valley Bar & Cafe, Inc.	License #:	4684		
License Type:	Package Store	Statutory Reference:	04.09.230		
Doing Business As:	Happy Valley Bar & Cafe				
Premises Address:	24175 Sterling Highway				
City:	Ninilchik	State:	Alaska	ZIP:	99639
Local Governing Body:	Kenai Peninsula Borough				

Transfer Type:

- Regular transfer
 Transfer with security interest
 Involuntary retransfer

OFFICE USE ONLY

Complete Date:		Transaction #:	100816493
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



Alaska Alcoholic Beverage Control Board
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Section 2 – Transferee Information

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

Licensee:	NEW SKULL RANCH LLC				
Doing Business As:	Happy Valley Store				
Premises Address:	24185 Sterling Highway (No change in location - correcting address)				
City:	Ninilchik	State:	Alaska	ZIP:	99639
Community Council:	N/A				

Mailing Address:	PO Box 39448				
City:	Ninilchik	State:	Alaska	ZIP:	99639

Designated Licensee:	Lucas Stuart				
Contact Phone:	907-398-2675	Business Phone:	907-398-2675		
Contact Email:	lucasstuart2000@yahoo.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.

Ninilchik School - 9 Miles (47,520 feet)

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.

St. Peter's Catholic Church - 8.7 miles (45,936 feet)



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:	Lucas Stuart				
Title(s):	Member	Phone:	907-398-2675	% Owned:	50
Address:	835 Set Net Drive				
City:	Ninilchik	State:	Alaska	ZIP:	99639



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Form AB-01: Transfer License Application

Entity Official:	Jodi Stuart				
Title(s):	Member	Phone:	907-398-2675	% Owned:	50
Address:	835 Set Net Drive				
City:	Ninilchik	State:	Alaska	ZIP:	99639

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

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 #:	10270164	AK Formed Date:	05.13.2024	Home State:	Alaska
Registered Agent:	Lucas Stuart	Agent's Phone:	907-398-2675		
Agent's Mailing Address:	835 Set Net Drive				
City:	Ninilchik	State:	Alaska	ZIP:	99639

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):

Lucas Stuart 496 Happy Valley Bar & Cafe -BD - Seasonal
Jodi Stuart 496 Happy Valley Bar & Cafe -BD - Seasonal

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:

Attorney Jana Weltzin and Staff 907-231-3750 jana@jdwcounsel.com



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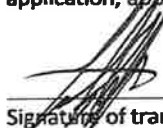
Alaska Alcoholic Beverage Control Board

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

Lucas Stuart - Personal Representative of Catherine Fox

Printed name of transferor

Subscribed and sworn to before me this 17 day of JUNE, 2024.



 Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 6-7-26





 Signature of transferor

LUCAS A STUART

Printed name of transferor

Subscribed and sworn to before me this 17 day of JUNE, 2024.



 Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 6-7-26



RECEIVED

JUL 09 2024



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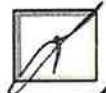
Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

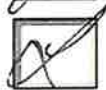
Read each line below, and then sign your initials in the box to the right of each statement:

Initials

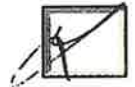
I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.



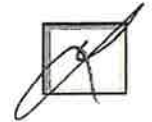
I certify that all proposed licensees have been listed with the Division of Corporations.



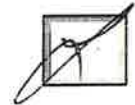
I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.



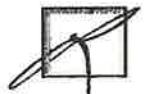
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.



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 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.



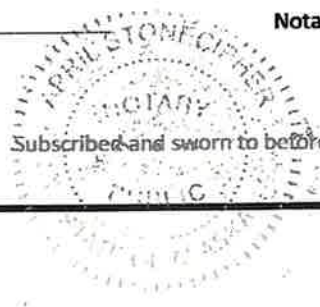


 Signature of transferee
 Lucas Stuart

 Printed name



 Signature of Notary Public
 Notary Public in and for the State of Alaska
 My commission expires: 6-7-26



Subscribed and sworn to before me this 17 day of June, 2024.



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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

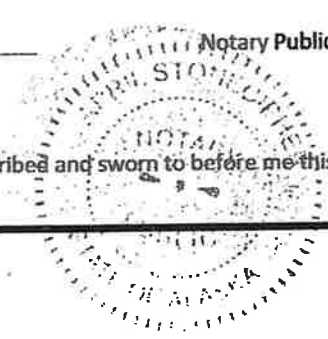
I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand 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.

JS

Jodi Stuart
 Signature of transferee
 Jodi Stuart
 Printed name

AP S
 Signature of Notary Public
 Notary Public in and for the State of Alaska
 My commission expires: 6-7-26

Subscribed and sworn to before me this 17 day of June, 2024.



IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT KENAI

In the Matter of the Estate)
of)
CATHERINE PERRY FOX,)
Deceased.)

Case No. 3KN-24-00122 PR

LETTERS TESTAMENTARY BY THE COURT

The Last Will and Testament of CATHERINE PERRY FOX having been admitted to informal probate, LUCAS A. STUART is hereby informally appointed Personal Representative of the ESTATE OF CATHERINE PERRY FOX, to serve without bond. Until termination of appointment, the Personal Representative has the same power over the title to property of the estate that an absolute owner would have, in trust however, for the benefit of the creditors and others interested in the estate. This power may be exercised without notice, hearing, or order of court.

The Personal Representative or Attorney for the Estate is authorized to receive medical, financial, including but not limited to, bank statements from financial institution, credit unions or investment account, information from the Social Security Administration, State of Alaska, including protected information, records from secondary sources, and any other information pertinent to the probating of the Estate of CATHERINE PERRY FOX. All document requests shall be released within seven (7) days of the request by the Personal Representative or Attorney for the Estate. If you do not produce the requested records, you may be requested to appear at a hearing to explain why you did not release the information necessary to probate the Estate.

MAY - 9 2024

Dolifka & Mery
Attorneys at Law
P. O. Box 498
Soldotna, Alaska 99669
907 262 2910

2024.

DATED at Kenai, Alaska, this 10th day of May,

Michelle D. Havel
PROBATE MASTER/REGISTRAR

I certify that a copy of the foregoing was
mailed _____

placed in court box to (300) Mery

faxed to _____

scanned to Mery

MF _____ 5/13/24
Clerk Date

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT KENAI

In the Matter of the Estate)
)
 of)
)
 CATHERINE PERRY FOX,)
)
 Deceased.)
)

Case No. 3KN-24-00122 PR

STATEMENT FOR INFORMAL PROBATE OF WILL
AND APPOINTMENT OF A PERSONAL REPRESENTATIVE

The application of LUCAS A. STUART for the informal probate of the Will of CATHERINE PERRY FOX and the appointment of a Personal Representative having come before the Superior Court, the Superior Court makes the following findings based upon the application:

1. The application is complete and contains the applicant's oath or affirmation and the statements contained therein are true to the best of LUCAS A. STUART'S knowledge and belief.

2. Applicant is nineteen (19) years of age or older, and is interested person as defined by the laws of this state by reason of the fact that LUCAS A. STUART is the named Personal Representative in the Last Will and Testament of CATHERINE PERRY FOX.

3. CATHERINE PERRY FOX died on the 30th day of April, 2024, at Happy Valley, Alaska, at the age of seventy seven (77) years, and the original Verification of Death is filed

MAY - 9 2024

herewith. At least five days have elapsed since Decedent's death.

4. The time limit has not expired for probate because less than three years have passed since Decedent's death.

5. Venue is proper because Decedent was domiciled in the Third Judicial District, State of Alaska, at the time of death.

6. The Last Will and Testament of CATHERINE PERRY FOX was executed on the 4th day of November, 2021, and the original was filed with the Superior Court at Kenai, Alaska, under Will No. 3KN-00-00149WI.

7. A Personal Representative has not been appointed in this or any other Judicial District of the State of Alaska, and neither this Will nor any other Will of Decedent has been the subject of a previous probate order.

8. Notice of the application is not necessary by reason of the fact that Applicant has not received a demand for notice and is not aware of a demand for notice of any probate or appointment proceeding filed in this state or elsewhere. Further, no one has a priority right to appointment.

9. Applicant is entitled to be appointed Personal Representative of Decedent's Estate because LUCAS A. STUART is named Personal Representative in Decedent's Will.

10. Applicant is entitled to serve without bond because the Last Will and Testament of CATHERINE PERRY FOX directs that LUCAS A. STUART serve without bond.

THEREFORE, IT IS ORDERED that:

1. That the Last Will and Testament of CATHERINE PERRY FOX, dated the 4th day of November, 2021, is hereby admitted to informal probate.

2. The Application for Informal Appointment of a

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT KENAI

In the Matter of the Estate of:

Catherine Perry Fox.

CASE NO: 3KN-24-00122PR

**NOTICE OF JUDICIAL ASSIGNMENT
and ORDER OF REFERENCE TO MASTER**

This case is assigned to Superior Court Judge Jason M Gist for all purposes including trial.

Magistrate Judge Michelle Higuchi is assigned master in this case pursuant to Probate Rule 2 or Adoption Rule 3.

CLERK OF COURT

May 9, 2024

Date

By: APearce.

Deputy Clerk

I certify that on 5/13/24
a copy of this notice was distributed to:

Mery

Clerk: NF

Probate Rule 2. Appointment and Authority of Masters.

(a) **Appointment.** The presiding judge may appoint a standing master to conduct any or all of the probate proceedings listed in subparagraph (b)(2). Appointment of standing masters must be reviewed annually. A standing master in probate shall serve as a registrar. The presiding judge may appoint a special master to conduct a proceeding which is specified in the order of reference and is listed in subparagraph (b)(2).

(b) Authority, Order of Reference.

(1) An order of reference specifying the extent of the master's authority and the type of appointment must be entered in every case assigned to a master. The order of reference must be served on all parties.

(2) The following proceedings may be referred to a master:

(A) all decedent estate hearings;

(B) guardianship and conservatorship hearings under Title 13;

(C) mental commitment, alcohol or substance abuse commitment, and medication consent hearings under Title 47;

(D) hearings on trusts;

(E) hearings on emancipations; and

(F) authorization of emergency life-saving procedures pursuant to AS 13.26.140(f)

Adoption Rule 3. Appointment and Authority of Masters.

(a) **Appointment.** The presiding judge may appoint a standing master to conduct adoption proceedings. Appointments of standing masters must be reviewed annually. The presiding judge may appoint a special master to conduct a proceeding which is specified in the order of reference.

(b) **Authority, Order of Reference.** (1) An order of reference specifying the extent of the master's authority and the type of appointment must be entered in every case assigned to a master. The order of reference must be served on all parties.

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA
THIRD JUDICIAL DISTRICT AT KENAI

In the Matter of the Estate)
)
 of)
)
 CATHERINE PERRY FOX,)
)
 Deceased.)

Case No. 3KN-24-_____PR

ORDER

IT IS HEREBY ORDERED that the Personal Representative's Motion to Expedite Appointment IS HEREBY GRANTED.

DATED at Kenai, Alaska, this 10th day of May, 2024.

Michelle D. Hyslop
PROBATE MASTER/REGISTRAR

I certify that a copy of the foregoing was
___ mailed ___
___ placed in court box to ___
___ faxed to ___
 Scanned to MF
Clerk MF Date 5/13/24

MAY - 9 2024



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:	NEW SKULL RANCH LLC	License Number:	4684		
License Type:	Package Store				
Doing Business As:	Happy Valley Store				
Premises Address:	24185 Sterling Highway				
City:	Ninilchik	State:	Alaska	ZIP:	99639





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.

Happy Valley Store - Package Store License 4684

- Licensed Premises
- Liquor Storage and Sale

