



MEMORANDUM

TO: Alcoholic Beverage Control Board DATE: April 3, 2025

FROM: Kristina Serezhenkov
Local Government Liason RE: Speedway Express
Package Store License #2614-
Transfer of Location

This transfer of location application was approved with delegation at the last board meeting. The Municipality of Anchorage has since protested the transfer of location application *“Pending certification from Land Use has been received and a special land use permit approved by the assembly.-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the March 4, 2025, Assembly Meeting.”*.

Under 3 AAC 305.085(h) *The board may uphold a protest of an application or continued operation with an initial abeyance period of not more than 180 days if the local governing body indicates that the protest is subject to rescission and that it will be withdrawn if the applicant meets conditions set by the local governing body. If the local governing body notifies the board within the period of the abeyance that the protest has been removed, the application or continued operation will be approved when all other applicable requirements have been met. If the local governing body has not notified the board within the period of the abeyance that the local governing body has removed the protest, the application or continued operation is denied. **If the protest is not a conditional protest, then other rules apply and...the board shall deny the application or continued operation unless the board finds that the protest is arbitrary, capricious, or unreasonable – AS 04.11.480***



Municipality of Anchorage

P.O. Box 196650 Anchorage, Alaska 99519-6650 Telephone: (907) 343-4316 Fax: (907) 249-7533 www.muni.org/clerklicensing

Office of the Municipal Clerk Licensing

March 5, 2025

Kevin Richard
Alaska Alcohol and Marijuana Control Office
550 W 7th Ave. Ste. 1600
Anchorage, Alaska 99501

RE: Anchorage Assembly Action on Alcohol Licenses

Dear Mr. Richard:

The Anchorage Municipal Assembly at its regular meeting on **March 4, 2025** took the following final actions:

WAIVE OF PROTEST

Renewal License - AM 219-2025

- **Beverage Dispensary**
The Raven Bar, #4003
The Blue Fox, #140
Club Paris, #258
William A Egan Civic & Convention Center, #3234
El Rodeo Mexican Restaurant, #4367
Las Margaritas Restaurant, #3363
Pink Cadillac, #1666
Yellowstone Investments, LLC, #2097
- **Beverage Dispensary Tourism**
Staybridge Suites Anchorage, #5678
Crowne Plaza Midtown Anchorage-Juno, #484
- **Restaurant/Eating Place**
Korean Garden, #5044
Arigato Japanese Restaurant, #2662
KK Hometown Restaurant, #4150
- **Package Store**
Oaken Keg 0720, #795
Oaken Keg 1802, #792
Oaken Keg 1805, #793
Oaken Keg 1812, #1397
Oaken Keg 1813, #1799
Oaken Keg 1809, #799
Oaken Keg 1817, #2094
Oaken Keg 1807, #1464
Oaken Keg 2628, #4167

Peters Creek Liquor, #855
Bears Den Liquor, #1011
Costco Wholesale 10, #2020
Costco Wholesale 63, #3149
Fred Meyer 11, #4179

- **Brewery Manufacturer**
Anchorage Brewing Company, #5825

Transfer License - AM 218-2025

- **Restaurant/Eating Place**
Korean Garden Restaurant, #5044

PROTEST

Transfer License

- **Club**
Anchorage Social Dancel Club Inc., #1494- AR 2025-68
Pending certification from Land Use Enforcement has been received and a special land use permit approved by the assembly.
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the March 4, 2025, Assembly Meeting
- **Package Store**
Speedway Express, #2614- AR 2025-69
Pending certification from Land Use Enforcement has been received and a special land use permit has been approved by the assembly.
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the March 4, 2025, Assembly Meeting

If you require additional information or if I can be of any assistance, please call me.

Cordially,

Liza Spano
Business License Assistant

CC: Above listed licensees.



Document reference ID : 5021

Licensing Application Summary

Transfer of Location

License ID:	2614
Application ID:	5021
Applicant Name:	Ak, Inc.
License Type applied for:	Package Store License(PSL) (AS 04.09.230)
Application Status:	In Review
Application Submitted On:	01/13/2025 11:48 AM

Entity Information

Business Structure:	Corporation
FEIN/SSN Number:	472262690
Alaska Entity Number (CBPL):	10024884

Entity Contact Information

Entity Address:	1450 North Benson Avenue, Unit A, Upland, CA, 91786, USA
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Initial Application Information

Authority Type:	I am authorized user by the designated licensee with binding authority
Legal First Name:	Rawa
Legal Last Name:	Anabi

Email Address: sireifej@carenterprises.net

Phone Number: 907-717-5502

Additional Authorized Users

Legal Name	Relation with Applicant
Summer Ireifej- Chief Admin Officer	Executive Management
Michael Schwarz- Counsel Birch Horton Bittner & Cherot	Legal Counsel
Chris Devellerez Licensing & Compliance Manager	Executive Management
Amanda Anderson - Contract Manager	Executive Management

Registered Agent Information

Name	Paracorp Incorporated
Agent's Phone Number	800-533-7272
Agent's Email	sireifej@carenterprises.net
Address	PO Box 33735 , Juneau, AK, 99803, USA
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?	Yes

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Ak, Inc.	Rawa Anabi	Secretary	
Ak, Inc.	Rawa Anabi As Trustee Of The Sammer And Rawa Anabi Family Trust	Stockholder/Shareholder	51
Ak, Inc.	Sammer Anabi	President,Treasurer	

Premises Address

Address: 3608 Minnesota Dr, Anchorage, AK, 99517-3667, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: Speedway Express

Premises Contact Details

Contact Person Name Summer Ireifej

Business Phone Number 907-717-5502

Alternate Phone Number 909-394-4728

Email Address sireifej@carenterprises.net

Local Government and Community Council Details

City/Municipality Anchorage (Municipality of)

Borough None

Community Council Name Taku Campbell

Measurement Information

What is the approximate 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? (in feet) 2147

What is the approximate 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? (in feet) 1829

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?	No
Property Utilization Status	An Existing Facility
Are you operating under?	Lease
Add Copy of Lease\Sublease document	#2614 lease.pdf

Premises Diagram

Will the license or permit embrace the entire premises address?	No
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Premises Diagram

- [#2614 ab-02.pdf](#)

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days?	Yes
What was the other conspicuous location of your post? (Please Include the full address)	6740 Lake Otis Parkway, Anchorage AK 99507
What was the first day you posted your application?	09/12/2024

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest 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.

Attestations

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

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 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.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

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

Electronic Signature not collected; application submitted based on paper form.

Payment Info

Payment Type : Check

Check Number: 100920868

Payment Date: 10/7/2024 12:00:00 AM

Documents

#	File Name	Type	Added On
1	#2614 lease.pdf	License Lease\Sublease document	01/13/2025 11:41 AM
2	#2614 ab-02.pdf	License Location Diagram Document	01/13/2025 11:41 AM
3	2614 Business License.pdf	Misc. documents to support the transfer application	01/13/2025 11:41 AM
4	#2614 Publishers Affidavit.pdf	Publishers Affidavit	01/13/2025 11:45 AM
5	#2614 AB-01.pdf	License Paper Form Application Document	01/13/2025 11:45 AM
6	#2614 AB-01.pdf	Transferee and Transferor Certifications Form	01/13/2025 11:45 AM



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:	AK, Inc.	License #:	2614
License Type:	Package Store	Statutory Reference:	AS04.09.230
Doing Business As:	Speedway Express		
Premises Address:	500 Hollywood Drive		
City:	Anchorage	State:	AK
		ZIP:	99501
Local Governing Body:	Municipality of Anchorage		

Transfer Type:

- Regular transfer (Transfer of location)
 Transfer with security interest
 Involuntary retransfer



OFFICE USE ONLY			
Complete Date:		Transaction #:	100920868
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:	AK, Inc.				
Doing Business As:	Speedway Express				
Premises Address:	3608 Minnesota Drive				
City:	Anchorage	State:	AK	ZIP:	99517
Community Council:	Taku / Campbell Community Council				

Mailing Address:	1450 N. Benson Avenue, Unit A				
City:	Upland	State:	CA	ZIP:	91786

Designated Licensee:	Summer Ireifej				
Contact Phone:	(907)717-5502	Business Phone:	(909) 394-4728		
Contact Email:	sireifej@carenterprises.net				

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.

0.4 miles 2,147 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.

0.4 miles 1829 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:	Rawa Anabi				
Title(s):	Director, Secretary	Phone:	909-394-4728	% Owned:	
Address:	1450 N. Benson Avenue, Unit A				
City:	Upland	State:	CA	ZIP:	91786





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

Entity Official:	Sammer Anabi				
Title(s):	Director, President, Treasurer	Phone:	909-394-4728	% Owned:	
Address:	1450 N. Benson Avenue, Unit A				
City:	Upland	State:	CA	ZIP:	91786

Entity Official:	Rawa Anabi as Trustee of the Sammer and Rawa Anabi Family Trust				
Title(s):	Shareholder	Phone:	909-394-4728	% Owned:	51
Address:	1450 N. Benson Avenue, Unit A				
City:	Upland	State:	CA	ZIP:	91786

Entity Official:	Sammer I. Anabi as Trustee of the Sammer and Rawa Anabi Family Trust				
Title(s):	Shareholder	Phone:	909-394-4728	% Owned:	49
Address:	1450 N. Benson Avenue, Unit A				
City:	Upland	State:	CA	ZIP:	91786

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 #:	10024884	AK Formed Date:	11/04/2014	Home State:	AK
Registered Agent:	Paracorp Incorporated	Agent's Phone:	800-533-7272		
Agent's Mailing Address:	PO Box 33735				
City:	Juneau	State:	AK	ZIP:	99803

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):

AK, Inc., Rawa Anabi, Sammer Anabi
Convenience Store
Package Store License #4889; 3505; 4415; 2803; 2278; 2553; 2614; 741; 4054; 1329; 664;
1596; 1568; 3732; 3991; 416; 3465; 4565; 2546; 2227; 2512; 4216; 2225; 3262; 4544; 3909;
3894 (pending transfer)

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:

Summer Ireifej - Chief Administrative Officer - all corporate matters
Amanda Anderson - Contract Manager - all corporate matters
Chris Devellerez - Licensing & Compliance Manager - all corporate licensing/compliance matters
Michael Schwarz - Local Counsel, Birch Horton Bittner & Cherot - all licensing matters





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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.

Rawa Anabi

Signature of transferor

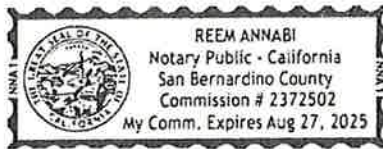
Rawa Anabi

Printed name of transferor

Subscribed and sworn to before me this 18th day of September, 2024.

R Annabi

Signature of Notary Public



Notary Public in and for the State of California.

My commission expires: August 27, 2025

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.

RA

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

RA

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.

RA

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.

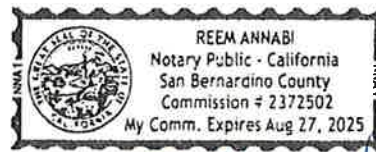
RA

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

RA

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.

RA



Reem Annabi

Signature of Notary Public

Rawa Anabi

Signature of transferee

Rawa Anabi

Printed name

Notary Public in and for the State of California

My commission expires: August 27, 2025

Subscribed and sworn to before me this 18th day of September, 20 24.





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:	AK, Inc.	License Number:	2614		
License Type:	Package Store				
Doing Business As:	Speedway Express				
Premises Address:	3608 Minnesota Drive				
City:	Anchorage	State:	AK	ZIP:	99517

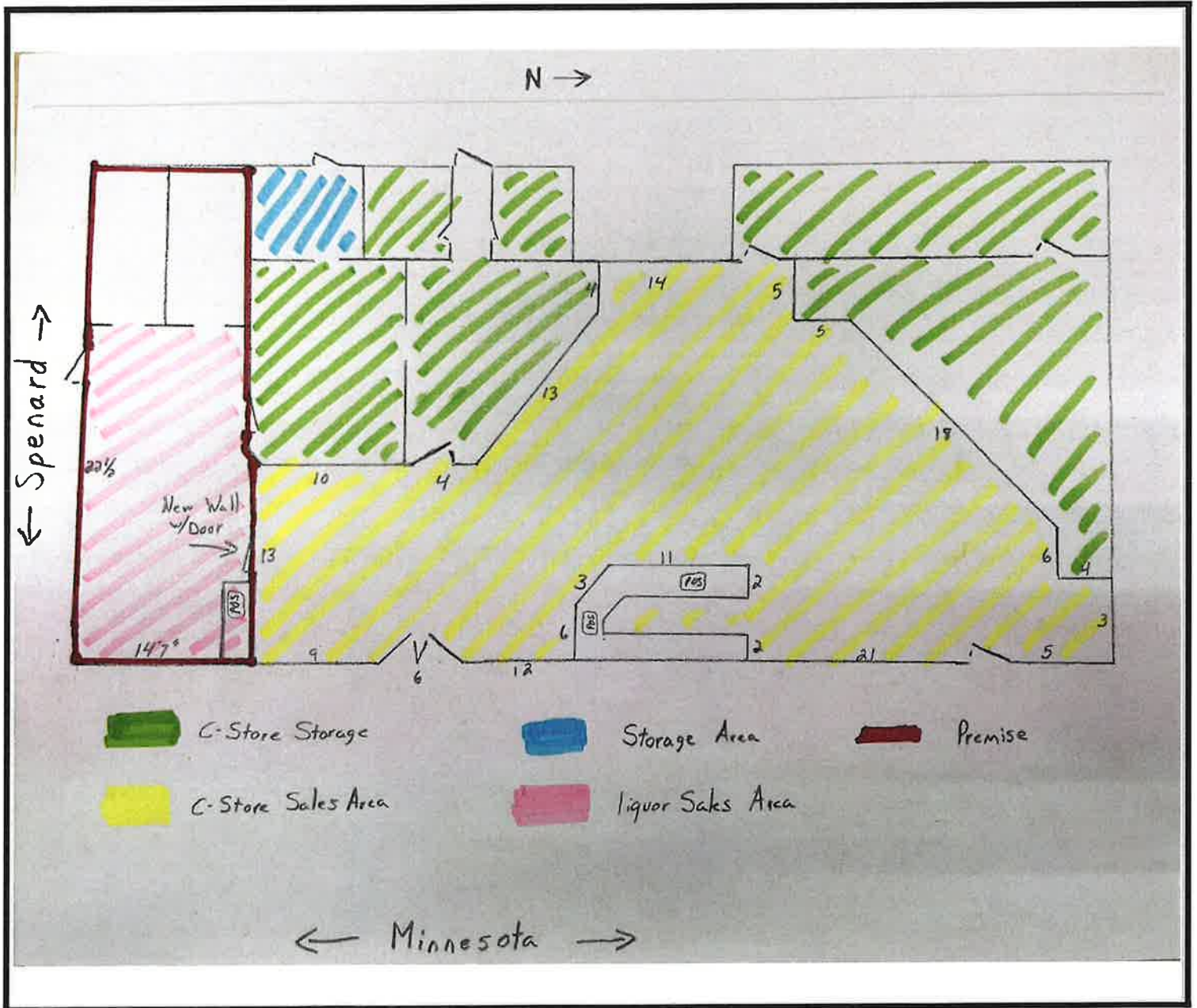




Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

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.



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