



MEMORANDUM

TO: Robert Klein, Chair, and
Members of the Board

DATE: July 11, 2017

FROM: Erika McConnell
Director, ABC Board

RE: Swanson's Liquor Store
#5584 Package Store

This applicant has submitted an application for a package store in Bethel. The applicant was notified that they could not be considered a mutually exclusive and competing application under 3 AAC 304.110 with the three package store applications currently under consideration for Bethel, but the applicant requested to submit the application and be placed on the agenda.

Recommendation:

Table the application to the next meeting.



Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new 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 and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to be licensed.

| | | | |
|-----------------------|-----------------------------|----------------------|-----------|
| Licensee: | Swanson's Liquor Store, LLC | | |
| License Type: | Package Store License | Statutory Reference: | 04.11.150 |
| Doing Business As: | Swanson's Liquor Store | | |
| Premises Address: | 230 Tundra Street | | |
| City: | Bethel | State: | AK |
| | | ZIP: | 99559 |
| Local Governing Body: | City of Bethel | | |
| Community Council: | | | |

| | | | |
|------------------|------------------|--------|-------|
| Mailing Address: | 3351 Arctic Blvd | | |
| City: | Anchorage | State: | AK |
| | | ZIP: | 99503 |

| | | | |
|----------------------|------------------------|-----------------|--------------|
| Designated Licensee: | David Cottrell | | |
| Contact Phone: | 907-751-6800 | Business Phone: | 907-751-6800 |
| Contact Email: | dcottrell@mcac-cpa.com | | |

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

| OFFICE USE ONLY | | | |
|---------------------|--|----------------|-----------------|
| Complete Date: | | License Years: | License #: 5584 |
| Board Meeting Date: | | Transaction #: | 15419 |
| Issue Date: | | BRE: | |





Alaska Alcoholic Beverage Control Board Form AB-00: New License Application

Section 2 – 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.

1.4 Miles

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

0.9 Miles

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4. 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: | |





Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

Section 4 – 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 5.

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: | UCI, LLC | | | |
| Title(s): | Member | Phone: | 907-751-6800 | % Owned: 100 |
| Address: | 3351 Arctic Blvd | | | |
| City: | Anchorage | State: | AK | ZIP: 99503 |

| | | | | |
|------------------|------------------|--------|--------------|------------|
| Entity Official: | David Cottrell | | | |
| Title(s): | Manager | Phone: | 907-751-6800 | % Owned: 0 |
| Address: | 3351 Arctic Blvd | | | |
| City: | Anchorage | State: | AK | ZIP: 99503 |

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

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





Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

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 #: | 10059313 | AK Formed Date: | 5/18/17 | Home State: | AK |
| Registered Agent: | David Cottrell | | Agent's Phone: | 907-751-6800 | |
| Agent's Mailing Address: | 3351 Arctic Blvd | | | | |
| City: | Anchorage | State: | AK | ZIP: | 99503 |

Residency of Agent: Yes No

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

Section 5 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named 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):

UCI, LLC owns Beverage Disp. Tourism Lic#4924 dba Inn at Whittier.

Section 6 - 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. Assisting with the license application process.





Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 7 – 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.

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

David Cottrell

Printed name of licensee

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 4/1/2019

Subscribed and sworn to before me this 22 day of May, 2017.

Notary Public
CHERYL L. ELUSKA
State of Alaska
My Commission Expires Apr 1, 2019

RECEIVED
JUN 12 2017
ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA



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

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The **second page of this form is not required**. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

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

| | | | |
|--------------------|-----------------------------|-----------------|-------|
| Licensee: | Swanson's Liquor Store, LLC | License Number: | |
| License Type: | Package Store | | |
| Doing Business As: | Swanson's Liquor Store | | |
| Premises Address: | 230 Tundra Street | | |
| City: | Bethel | State: | AK |
| | | ZIP: | 99559 |



Alaska Alcoholic Beverage Control Board

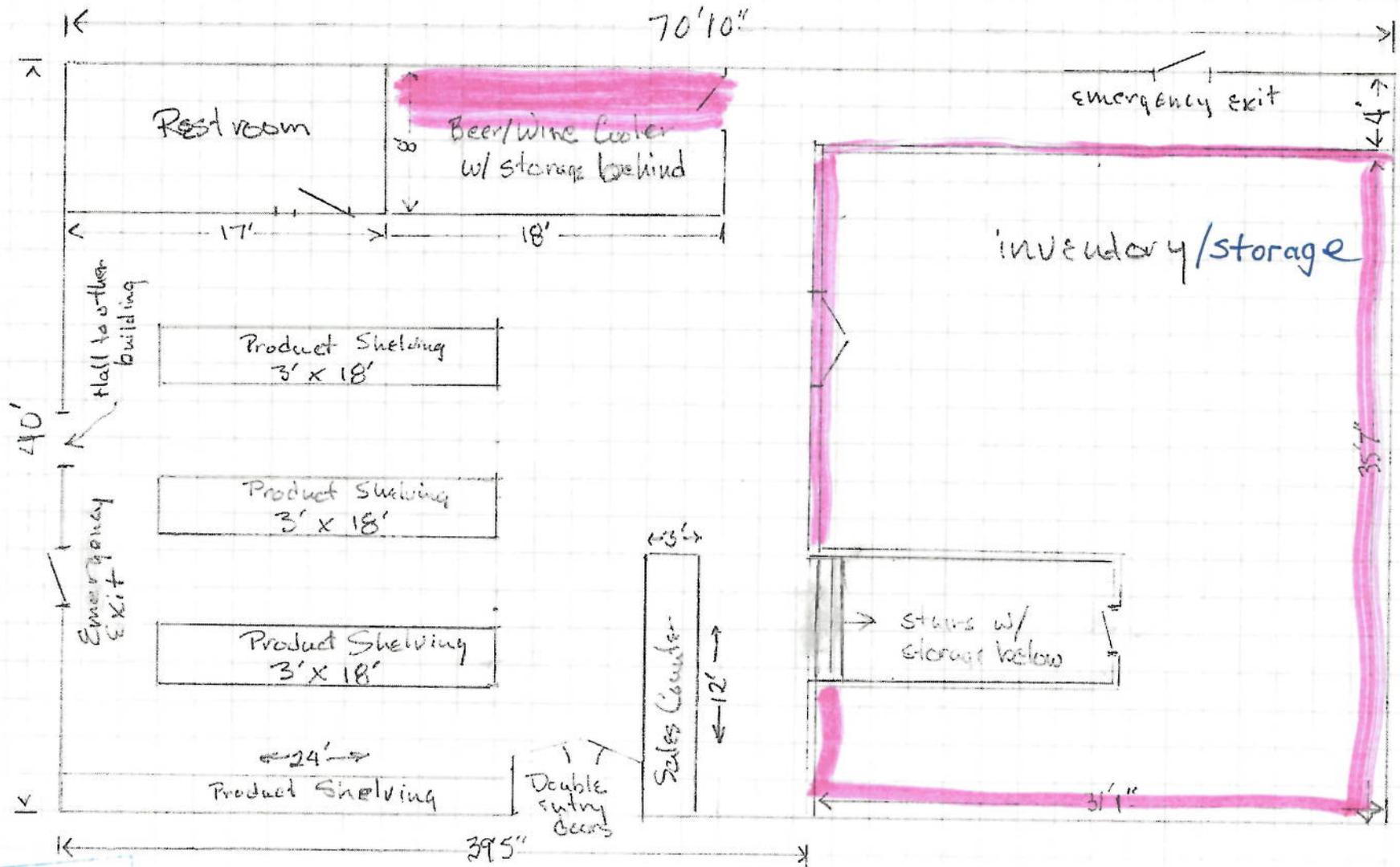
Form AB-02: Premises Diagram

Section 2 – Detailed Premises Diagram

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

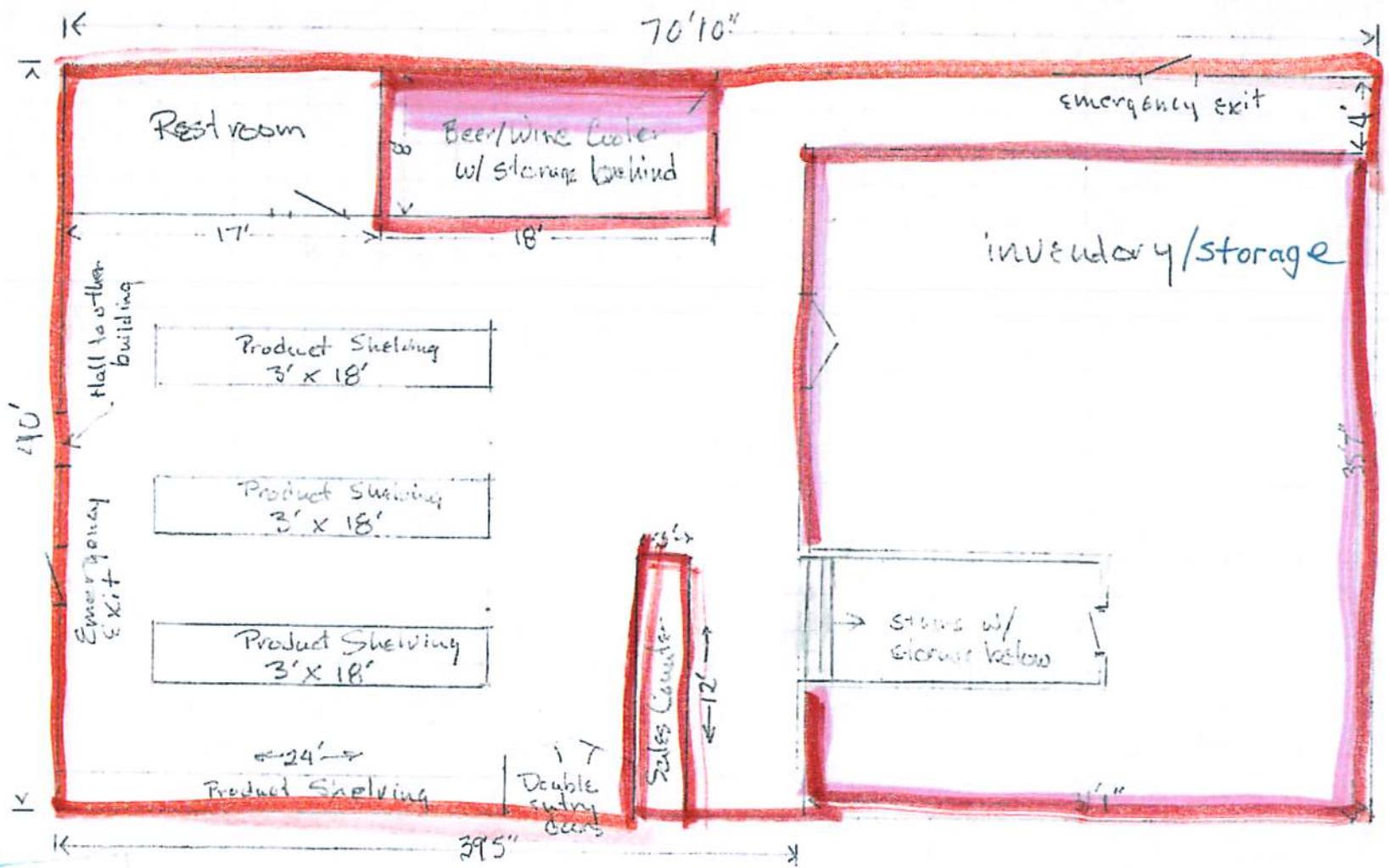
See Attached 2 pages





$\frac{1}{8}'' = 1'$





1/8" = 1'

ALCOHOL BEVERAGE CONTROL OFFICE
STATE OF ALASKA
JUN 12 2017



Google Earth



Swanson's Liquor Store



Swanson's Grocery store

- Intersection of
- ① Eddie Hoffman Hwy
 - ② Tundra Way
 - ③ Tundra Street
 - ④ River Street

RECEIVED
 JUN 12 2017
 ALCOHOL MARIJUANA CONTROL OFFICE
 STATE OF ALASKA



Alaska Alcoholic Beverage Control Board

Form AB-07: Public Notice Posting Affidavit

What is this form?

A public notice posting affidavit is required for all liquor license applications. An applicant must give notice of a liquor license application to the public by posting a true copy of the **Form AB-00** (new licenses) or **Form AB-01** (license transfers) for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per AS 04.11.310 and 3 AAC 304.125. The public notice must be given within the 60 days immediately preceding filing of the application.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Section 1 – Establishment Information

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

| | | | | | |
|--------------------|-----------------------------|--------|----|------|-------|
| Licensee: | Swanson's Liquor Store, LLC | | | | |
| License Type: | Package Store | | | | |
| Doing Business As: | Swanson's Liquor Store | | | | |
| Premises Address: | 230 Tundra Street | | | | |
| City: | Bethel | State: | AK | ZIP: | 99559 |

Section 2 – Certification

I certify that I have met the public notice requirement set forth under AS 04.11.310 by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: 5/23/17 End Date: 6/3/17

Other conspicuous location: USPS: 5598 Newtok Road, Bethel, AK 99559

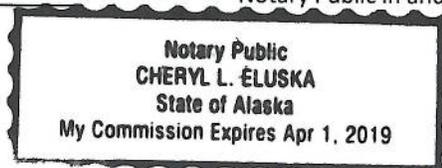
I declare under penalty of perjury that this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee
 UCI, LLC / David Cottrell

Signature of Notary Public

Notary Public in and for the State of alaska

Printed name of licensee



My commission expires: 4/1/2019

Subscribed and sworn to before me this 6 day of June, 2017.





Alaska Alcoholic Beverage Control Board

Form AB-08a: Authorization of Records Release

What is this form?

This authorization of records release form is required for all liquor license applications. Each licensee and affiliate who is required to be listed on an application for a liquor license under AS 04.11.260 must provide written authorization for release of conviction and arrest records, as required by 3 AAC 304.105(a)(1).

The following individuals must complete this form:

- If the applicant is a sole proprietor, this form must be completed by the **applicant** and the applicant's **spouse**.
- If the applicant is a **corporation**, this form 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**, this form 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**, this form must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for licensed establishment.

| | | | | | |
|--------------------|-----------------------------|-----------------|----|------|-------|
| Licensee: | Swanson's Liquor Store, LLC | | | | |
| License Type: | Package Store | License Number: | | | |
| Doing Business As: | Swanson's liquor Store | | | | |
| Premises Address: | 230 Tundra Street | | | | |
| City: | Anchorage | State: | AK | ZIP: | 99559 |

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

| | |
|----------------|----------------|
| Name: | David Cottrell |
| Title: | Manager |
| Date of Birth: | 6/7/45 |





Alaska Alcoholic Beverage Control Board

Form AB-08a: Authorization of Records Release

Section 3 – Certifications and Approvals

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

Initials

I certify that I have **never** been convicted of an act that constitutes a crime involving moral turpitude.

I certify that I have **never** been convicted of a violation of AS 04 or regulations adopted by the ABC Board.

I certify that I have **never** been convicted of a violation of the alcoholic beverage control laws of another state, as a licensee of that state.

I certify that I have **not** been convicted of a felony in this state, the United States, or another state or territory, including a suspended imposition of sentence, during the 10 years immediately preceding the date of this form.

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:

Initials

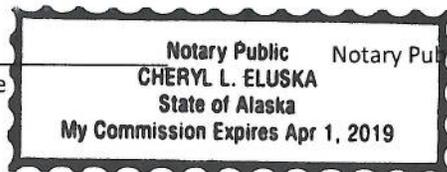
I **have been convicted** of one or more of the above offenses, and I **have attached a written explanation** that includes the type of offense and why it would be in the public interest for the ABC Board to approve me as a licensee.

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete, and I understand that by signing this form, I am providing written authorization for release of my conviction and arrest records to the Alaska Alcoholic Beverage Control Board through the Alaska Alcohol & Marijuana Control Office under AS 04.11.295 and 3 AAC 304.105.

Signature of licensee/affiliate

Signature of Notary Public

David Cottrell
Printed name of licensee/affiliate



Notary Public in and for the State of Alaska

My commission expires: 4/1/2019

Subscribed and sworn to before me this 22 day of May, 2017.





Alaska Alcoholic Beverage Control Board

Form AB-08a: Authorization of Records Release

What is this form?

This authorization of records release form is required for all liquor license applications. Each licensee and affiliate who is required to be listed on an application for a liquor license under AS 04.11.260 must provide written authorization for release of conviction and arrest records, as required by 3 AAC 304.105(a)(1).

The following individuals must complete this form:

- If the applicant is a sole proprietor, this form must be completed by the **applicant** and the applicant's **spouse**.
- If the applicant is a **corporation**, this form 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**, this form 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**, this form must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for licensed establishment.

| | | | |
|--------------------|-----------------------------|-----------------|-------|
| Licensee: | Swanson's Liquor Store, LLC | | |
| License Type: | Package Store | License Number: | |
| Doing Business As: | Swanson's liquor Store | | |
| Premises Address: | 230 Tundra Street | | |
| City: | Anchorage | State: | AK |
| | | ZIP: | 99559 |

Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

| | |
|----------------|----------|
| Name: | UCI, LLC |
| Title: | Member |
| Date of Birth: | |





Alaska Alcoholic Beverage Control Board
Form AB-08a: Authorization of Records Release

Section 3 – Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of any applicable statements: Initials

I certify that I have **never** been convicted of an act that constitutes a crime involving moral turpitude.

I certify that I have **never** been convicted of a violation of AS 04 or regulations adopted by the ABC Board.

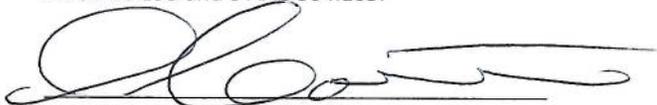
I certify that I have **never** been convicted of a violation of the alcoholic beverage control laws of another state, as a licensee of that state.

I certify that I have **not** been convicted of a felony in this state, the United States, or another state or territory, including a suspended imposition of sentence, during the 10 years immediately preceding the date of this form.

Sign your initials to the following statement only if you are unable to certify one or more of the above statements: Initials

I **have been convicted** of one or more of the above offenses, and I **have attached a written explanation** that includes the type of offense and why it would be in the public interest for the ABC Board to approve me as a licensee.

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete, and I understand that by signing this form, I am providing written authorization for release of my conviction and arrest records to the Alaska Alcoholic Beverage Control Board through the Alaska Alcohol & Marijuana Control Office under AS 04.11.295 and 3 AAC 304.105.


Signature of licensee/affiliate


Signature of Notary Public

UCI, LLC/David Cottrell
Printed name of licensee/affiliate

Notary Public is and for the State of Alaska

Notary Public
CHERYL L. ELUSKA
State of Alaska
My Commission Expires Apr 1, 2019

My commission expires: 4/1/19

Subscribed and sworn to before me this 6 day of June, 20 17.





Alaska Alcoholic Beverage Control Board

Form AB-09: Statement of Financial Interest

What is this form?

A statement of financial interest is required for all liquor license applications, per 3 AAC 304.105(b)(3). A person other than a licensee may not have a direct or indirect financial interest (as defined in AS 04.11.450(f)) in the business for which a liquor license is issued, per AS 04.11.450.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

Section 1 – Establishment Information

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

| | | | | | |
|--------------------|-----------------------------|--------|------------|------|-------|
| Licensee: | Swanson's Liquor Store, LLC | | | | |
| License Type: | Package Store | EIN: | 46-2430260 | | |
| Doing Business As: | Swanson's Liquor Store | | | | |
| Premises Address: | 230 Tundra Street | | | | |
| City: | Bethel | State: | AK | ZIP: | 99559 |

Section 2 – Certifications

The sole proprietor or entity listed above certifies that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f), in the business for which a liquor license is being applied for.

The sole proprietor or entity listed above additionally certifies that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

I, as the sole proprietor or as an officer or stakeholder of the entity listed above, declare under penalty of perjury that this form, including all accompanying schedules and statements, is true, correct, and complete.

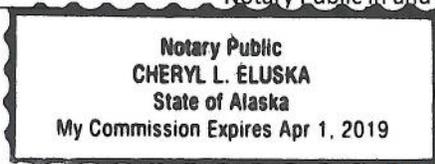

 Signature of licensee


 Signature of Notary Public

UCI, LLC/David Cottrell

Notary Public in and for the State of Alaska

Printed name of licensee



My commission expires: 4/1/2019

Subscribed and sworn to before me this 22 day of May, 2017.



Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional
Licensing

State of Alaska > Commerce > Corporations, Business, & Professional Licensing > Search & Database Download > Corp. > Corporation Details

NAME(S)

| Type | Name |
|------------|-----------------------------|
| Legal Name | Swanson's Liquor Store, LLC |

ENTITY DETAILS

Entity Type: Limited Liability Company
Entity #: 10059313
Status: Good Standing
AK Formed Date: 5/18/2017
Duration/Expiration: Perpetual
Home State: ALASKA
Next Biennial Report Due: 1/2/2019
Entity Mailing Address: 3351 ARCTIC BLVD, ANCHORAGE, AK 99503
Entity Physical Address: 3351 ARCTIC BLVD, ANCHORAGE, AK 99503

REGISTERED AGENT

Agent Name: David Cottrell
Registered Mailing Address: 3351 ARCTIC BLVD, ANCHORAGE, AK 99503
Registered Physical Address: 3351 ARCTIC BLVD, ANCHORAGE, AK 99503

OFFICIALS

Show Former

| AK Entity # | Name | Titles | Owned |
|-------------|----------------|---------|-------|
| | David Cottrell | Manager | |
| 31137D | UCI, LLC | Member | 100 |

FILED DOCUMENTS

| Date Filed | Type | Filing | Certificate |
|------------|-----------------|-------------------------------|-------------------------------|
| 5/18/2017 | Creation Filing | Click to View | Click to View |
| 5/18/2017 | Initial Report | Click to View | |

Juneau Mailing Address

P.O. Box 110806
 Juneau, AK 99811-0806

Physical Address

333 Willoughby Avenue
 9th Floor
 Juneau, AK 99801-1770

Phone Numbers

Main Phone: (907) 465-2550
 FAX: (907) 465-2974

Anchorage Mailing/Physical Address

550 West Seventh Avenue
 Suite 1500
 Anchorage, AK 99501-3567

Phone Numbers

Main Phone: (907) 269-8160
 FAX: (907) 269-8156



THE STATE
of **ALASKA**

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: Corporations.Alaska.gov

COR

FOR DIVISION USE ONLY

Web-5/18/2017 11:16:35 AM

Articles of Organization
Domestic Limited Liability Company

1 - Entity Name

Legal Name: Swanson's Liquor Store, LLC

2 - Purpose

The limited liability company is organized for the purpose of buying and selling alcoholic beverages, including operation of liquor stores, and transacting any lawful business incidental thereto, as well as transacting any other lawful business for which a limited liability company may be organized under the Alaska Revised Limited Liability Act (AS 10.50), as it may be amended from time to time.

3 - NAICS Code

445310 - BEER, WINE, AND LIQUOR STORES

4 - Registered Agent

Name: David Cottrell
Mailing Address: 3351 Arctic Blvd, Anchorage, AK 99503
Physical Address: 3351 Arctic Blvd, Anchorage, AK 99503

5 - Entity Addresses

Mailing Address: 3351 Arctic Blvd, Anchorage, AK 99503
Physical Address: 3351 Arctic Blvd, Anchorage, AK 99503



6 - Management

The limited liability company is managed by a manager.

7 - Officials

| Name | Address | % Owned | Titles |
|----------------|---------|---------|-----------|
| David Cottrell | | | Organizer |

Name of person completing this online application

I certify under penalty of perjury under the Uniform Electronic Transaction Act and the laws of the State of Alaska that the information provided in this application is true and correct, and further certify that by submitting this electronic filing I am contractually authorized by the Official(s) listed above to act on behalf of this entity.

Name: Mark Melchert



State of Alaska
Department of Commerce, Community, and Economic Development
Corporations, Business, and Professional Licensing

Certificate of Organization

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that a duly signed and verified filing pursuant to the provisions of Alaska Statutes has been received in this office and has been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

Swanson's Liquor Store, LLC



IN TESTIMONY WHEREOF, I execute the certificate
and affix the Great Seal of the State of Alaska
effective **May 18, 2017**.



Chris Hladick
Commissioner





Bethel Broadcasting, Inc.

PO Box 468/640 Radio Street
Bethel, Alaska 99559
907-543-3131 fax 907-543-3130

KYUK - AM 640

Bethel, AK

AFFIDAVIT OF PERFORMANCE -Swanson's Liquor Store LLC- PSA

Law Offices of Ernouf & Coffey, P.C.

Order Number A0 17-3054

May 25 & 26, 2x; June 1-2, 2x; June 8-9, 2x

**Run of Schedule
0700 - 1900**

Shane Iverson, General Manager

Date
06/09/17

Swanson's Liquor Store, LLC is making application for a new package store AS 04.11.150 liquor license, doing business as Swanson's Liquor Store, located at 230 Tundra Street, Bethel, AK 99559. Interested persons should submit written comment to their local governing body, the applicant and to the Alcoholic Beverage Control Board at 550 West 7th Avenue, Ste 1600, Anchorage, AK 99501.



COMMERCIAL LEASE

This COMMERCIAL LEASE (Agreement) is entered into this 18th day of May 2017 (the "Effective Date"), by and between Swanson's Liquor Store, LLC, ("Tenant") and UCI, LLC. ("Landlord").

FOR GOOD CONSIDERATION, it is agreed between the parties as follows:

1. **Premises** Landlord hereby leases and lets to Tenant the retail building space located on the real property described as follows:
**230 Tundra Street
Bethel, AK 99559**
2. **Occupancy** The Premises shall be used for any commercial purpose.
3. **Term** The term of this Agreement shall be 1 (one) year commencing on the Effective Date and month to month thereafter. Tenant may terminate the tenancy by giving written notice at least thirty (30) days prior to the intended termination date. Landlord may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
4. **Rent** Monthly rent shall begin upon approval by the "Alaska Alcoholic Beverage Control Board" of the application to open a liquor store at 230 Tundra Street, Bethel, AK 99559. Tenant shall pay Landlord the monthly rent of \$1,250.00 per month, payable in advance, on the 10th day of every calendar month. The rental amount will include all utilities and taxes. The monthly rent shall be forwarded to:

**UCI, LLC
3351 Arctic Blvd
Anchorage, AK 99503**

Or such other location as Landlord shall designate in writing.

5. **Utilities and Services** Tennant shall provide for all utilities.
6. **Notices** Notices may be served at the following address, or at any other location subsequently designated:

Landlord:
UCI, LLC
3351 Arctic Blvd
Anchorage, AK 99503

Tenant:
Swanson's Liquor Store, LLC
3351 Arctic Blvd
Anchorage, AK 99503

7. **Subordination** This Agreement shall be subordinate to all present or future mortgages against the property.



COMMERCIAL LEASE, continued

8. **Indemnity** Tenant will indemnify and hold Landlord and Landlord's property-including the Premises- free and harmless from any liability for injury to or death of any person, including Tenant, or for damage to property arising from Tenant's using and occupying the Premises or from the actor omission of any person or persons, including Tenant, in or about the Premises with Tenant's express or implies consent. In the event any repairs or cleaning are required upon expiration or termination of this Agreement or at any other time, Tenant shall, within five (5) days of demand, remit to Landlord the amount requested for the repairs or cleaning.
9. **Rights and Remedies Cumulative** The rights and remedies under this Agreement are cumulative, and either party's using any one right or remedy will not preclude or waive that party's tight to use any other. These rights and remedies are in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.
10. **Attorney's Fees** In any action or proceeding arising out of this agreement, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney fees and costs.
11. **Alaska Law to Apply** This Agreement is to be construed under Alaska law, and all obligations of the parties created under this Agreement are performable in Anchorage, Alaska.
12. **Legal Construction** If any one or more of the lease provisions are for any reason held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this Agreement, which will be construed as if it had never included the invalid, illegal, or unenforceable provision.
13. **Prior Agreements Superseded** This Agreement constitutes the only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter.
14. **Amendment** No amendment, modification, or alteration of this Agreement is binding unless in writing, dated subsequent to the date of this Agreement, and duly executed by the parties.
15. **Prior Agreements Superseded** This Agreement constitutes the only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter.
16. **Amendment** No amendment, modification, or alteration of this Agreement is binding unless in writing, dated subsequent to the date of this Agreement, and duly executed by the parties.



COMMERCIAL LEASE, continued

Tenant further agrees:

17. **Condition of Premises** Upon the expiration of the Agreement, Tenant shall return possession of the Premises in its present condition, reasonable wear and tear, excepted. Tenant shall commit no waste to the Premises. Tenant shall maintain the interior and exterior of the building and improvements and the other arts of the Premises in a neat clean and first class condition at all times.
18. **Assignment or Subletting** Tenant shall not assign or sublet said premises or allow any other person to occupy the Premises without Landlord's prior written consent.
19. **Alterations** Tenant shall not conduct on Premises any activity deemed extra hazardous, or a nuisance, or requiring an increase in fire insurance premiums.
20. **Compliance with Law** Tenant shall comply with all building, zoning, health codes and other laws relating to the Premises.
21. **Tenant's Conduct** Tenant shall not conduct on Premises any activity deemed extra hazardous, or a nuisance, or requiring an increase in insurance premiums.
22. **Right of Termination and Re-Entry** In the event of any breach of the payment of rent or any other allowed charge, or other breach of this agreement, Landlord shall have full rights to terminate this Agreement in accordance with state law and re-enter and re-claim possession of the Premises, in addition to such other remedies available to Landlord arising from said breach.

IN WITNESS OF THIS AGREEMENT, the Landlord and Tenant execute this Agreement as of the day and Year first above written.

LANDLORD


UCI, LLC *Resident*
Date

5/18/17

TENANT


Swanson's Liquor Store, LLC *U.P Finance*
Date

5/18/17

