



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: August 18, 2020

FROM: Glen Klinkhart, Interim Director

RE: 493 Bear's Den Liquor

Requested Action: Transfer of ownership

Statutory Authority: AS 04.06.090(b): "The board shall review all applications for licenses made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses and permits authorized under this title."

AS 04.11.470: "A person may object to an application for issuance, renewal, transfer of location, or transfer to another person of a license, or for issuance of a permit, by serving upon the applicant and the board the reasons for the objection. The board shall consider the objections and testimony received at a hearing conducted under AS 04.11.510(b)(2) when it considers the application..."

AS 04.11.510(b)(2): "The board may review an application for the issuance, renewal, transfer of location, or transfer to another person of a license without affording the applicant notice or hearing, except...(2) the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection;"

Staff Rec.: Hold a public hearing; consider the public objection.

Background: This is a transfer of ownership with a dba name change from Ninichik Liquor Store, LLC dba Ninilchik Liquor Store located in the Kenai Peninsula Borough. The response from the borough is still pending.

Attachment: Objection
AB-01
AB-02

From: PB Ski
To: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
Subject: Three Bears Liquor Store
Date: Wednesday, June 24, 2020 12:00:21 PM

To Whom it may concern

As a member of the community of Ninilchik Alaska many people are wondering why there was no public input on Three Bears Alaska putting in a liquor store in our community. We are aware that Three Bears received an order of 13 pallets of liquor today from one distributor.

As of this date June 24, 2020 this issue has neither been before the local Kenai Peninsula Borough Assembly or the Alaska Beverage Control Board.

When the Ninilchik General Store got the license in the first place there were many concerns from the community. The community feels this issue was ram rodded by an Anchorage attorney.

Issues that we feel were not vetted properly are:

1. Sec 04.11.400 Population Limitations(B) more than one license of each other type, including licenses that have been issued under (d) or (e) of this section, for each 3,000 population or fraction of population..... Ninilchik currently has a population of approximately 750 people with two existing package stores.
2. There are both churches and schools located within the Kenai Peninsula's 500 foot radius. KPB 7.10.020 Assembly Protest..... 2. C The public entrance of the licensed premises would be within 500 feet of an established school, church building in which religious services are regularly conducted, or the outer boundaries of the school ground or playground or the public entrance of the church building; or.....

We feel this was not properly vetted when Ninilchik General Store received the package store license.

So the question is how can they operate without a proper vetting and transfer of license?

As a small struggling community we would like the opportunity to address these issues. We support small businesses and are excited to have Three Bears as a grocery store and hardware store but feel another liquor store is unnecessary in our community.

Respectfully
Paul



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

What is this form?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

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

Section 1 – Transferor Information

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

Licensee:	Ninilchik Liquor Store, LLC		License #:	493	
License Type:	Package Store		Statutory Reference:	04.11.150	
Doing Business As:	Ninilchik Liquor Store				
Premises Address:	15945 Sterling Highway				
City:	Ninilchik	State:	AK	ZIP:	99639
Local Governing Body:	Kenai Peninsula Borough				

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

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



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:	Three Bears Alaska, Inc.				
Doing Business As:	Bear's Den Liquor				
Premises Address:	15945 Sterling Highway				
City:	Ninilchik	State:	AK	ZIP:	99639
Community Council:	None (Kenai Peninsula Borough)				

Mailing Address:	445 N. Pittman Road, Suite B				
City:	Wasilla	State:	AK	ZIP:	99623

Designated Licensee:	Steve Mierop				
Contact Phone:	907-357-4311 x303	Business Phone:	907-357-4311 x303		
Contact Email:	steve@threebearsalaska.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.

605 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.

511 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:	Please see attached				
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Three Bears Alaska, Inc.
Transfer Application for Alaska Liquor License Number 493
July 16, 2020

Corporate Officers, Directors & 10% or Greater Owners

Name	Title	% Owned	Address	Phone
David A. Weisz Sr.	President; Director; Shareholder	10.45%	445 N. Pittman Road, Suite B Wasilla, AK 99623	907-357-4311
Rachel A. Sanford	Vice President; Treasurer; Asst. Secretary; Director	N/A	PO Box 189 Tok, AK 99780	907-883-4324
Paul D. Sonnenberg	Vice President; Director	N/A	445 N. Pittman Road, Suite B Wasilla, AK 99623	907-357-4311
Stephen D. Mierop	Vice President; Secretary	N/A	445 N. Pittman Road, Suite B Wasilla, AK 99623	907-357-4311
Three Bears Investment Group, LLC	Shareholder	77.63%	445 N. Pittman Road, Suite B Wasilla, AK 99623 Attn: David A. Weisz Sr.	907-357-4311



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

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

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 #:	24136D	AK Formed Date:	05/19/1981	Home State:	Alaska
Registered Agent:	Joan Travostino		Agent's Phone:	907-276-4557	
Agent's Mailing Address:	1031 West Fourth Avenue, Suite 600				
City:	Anchorage	State:	AK	ZIP:	99501

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):

Please see attached

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:

Joan Travostino, outside counsel to Three Bears Alaska, Inc.

Three Bears Alaska, Inc
Transfer Application for Alaska Liquor License Number 493
May 21, 2020

Interests in Alcoholic Beverage Businesses Licensed in Alaska

Owner's Name	Name of Business	Type of License	Business Street Address	State
Three Bears Alaska, Inc.	Bear's Den Liquor	Package Store #534	17119 W. Parks Highway, Houston	Alaska
Same	Three Bears	Package Store #4118	10575 Kenai Spur Highway, Kenai	Alaska
Same	Three Bears	Package Store #4503	445 N. Pittman Road, Wasilla	Alaska
Same	Three Bears	Package Store #4499	8151 E. Palmer-Wasilla Highway, Palmer	Alaska
Same	Bear's Den Liquor	Package Store #376	3950 S. Knik Goose Bay Road, Wasilla	Alaska
Same	Bear's Den Liquor	Package Store #1011	22211 Birchwood Loop, Chugiak	Alaska
Same	Bear's Den Liquor	Package Store #1388	14468 W. Hollywood Rd., Big Lake	Alaska
Same	Bear's Den Lounge	Beverage Dispensary #1269	Mile 1312 Alaska Highway, Tok	Alaska
Same	Bear's Den Liquor	Package Store #1270	Mile 1314 Alaska Highway, Tok	Alaska
Same	Bear's Den Liquor	Package Store #3036	Mile 248.5 George Parks Highway, Healy	Alaska
Same	Three Bears Minimart	Package Store #1144	Mile 124 Glenn Highway Tok Cutoff, Tok	Alaska
Same	Bear's Den Liquor	Package Store #2362 (transfer in progress)	23471 S. Parks Highway, Trapper Creek	Alaska



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

Section 8 – Transferor Certifications

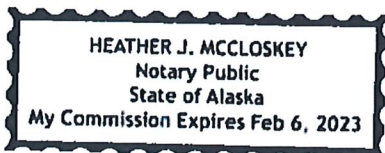
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

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.
 Ninilchik Liquor Store, LLC, by Ninilchik Natives Association, Inc., its Member

By: [Signature]
 Signature of transferor

Richard G. Encelewski, President
 Printed name of transferor

Subscribed and sworn to before me this 26th day of May, 2020.



[Signature]
 Signature of Notary Public

Notary Public in and for the State of Alaska

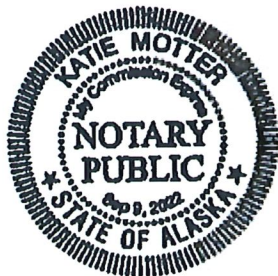
My commission expires: Feb 6, 2023

Ninilchik Liquor Store, LLC, by UCI, LLC, its Member

By: [Signature]
 Signature of transferor

David Cottrell, Manager
 Printed name of transferor

Subscribed and sworn to before me this 26th day of MAY, 2020.



[Signature]
 Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 9/9/2022



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.

SM

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

SM

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.

SM

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.

SM

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

SM

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.

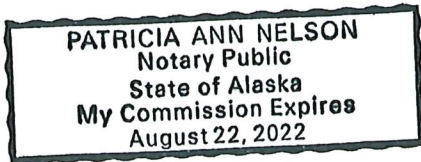
Three Bears Alaska, Inc.

By: *Stephen D. Mierop*
Signature of transferee

Stephen D. Mierop, Vice President

Printed name

Subscribed and sworn to before me this 20th day of May, 2020.



Patricia Nelson
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 08/22/2022



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-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

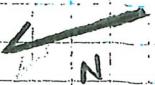
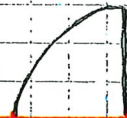
I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

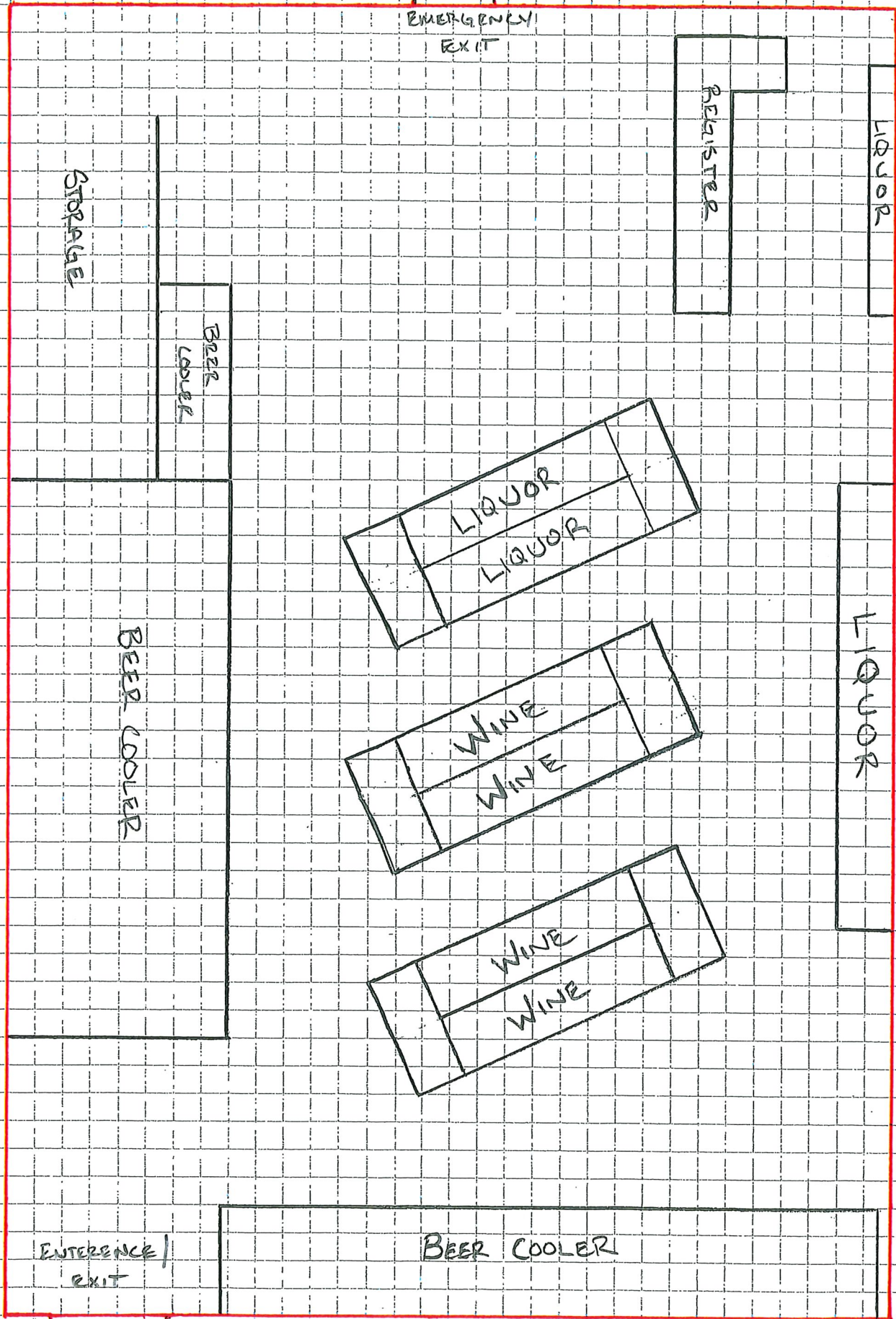
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Three Bears Alaska, Inc.	License Number:	493		
License Type:	Package Store				
Doing Business As:	Bear's Den Liquor				
Premises Address:	15945 Sterling Highway				
City:	Ninilchik	State:	Alaska	ZIP:	99639

1 SQ = 1 FT



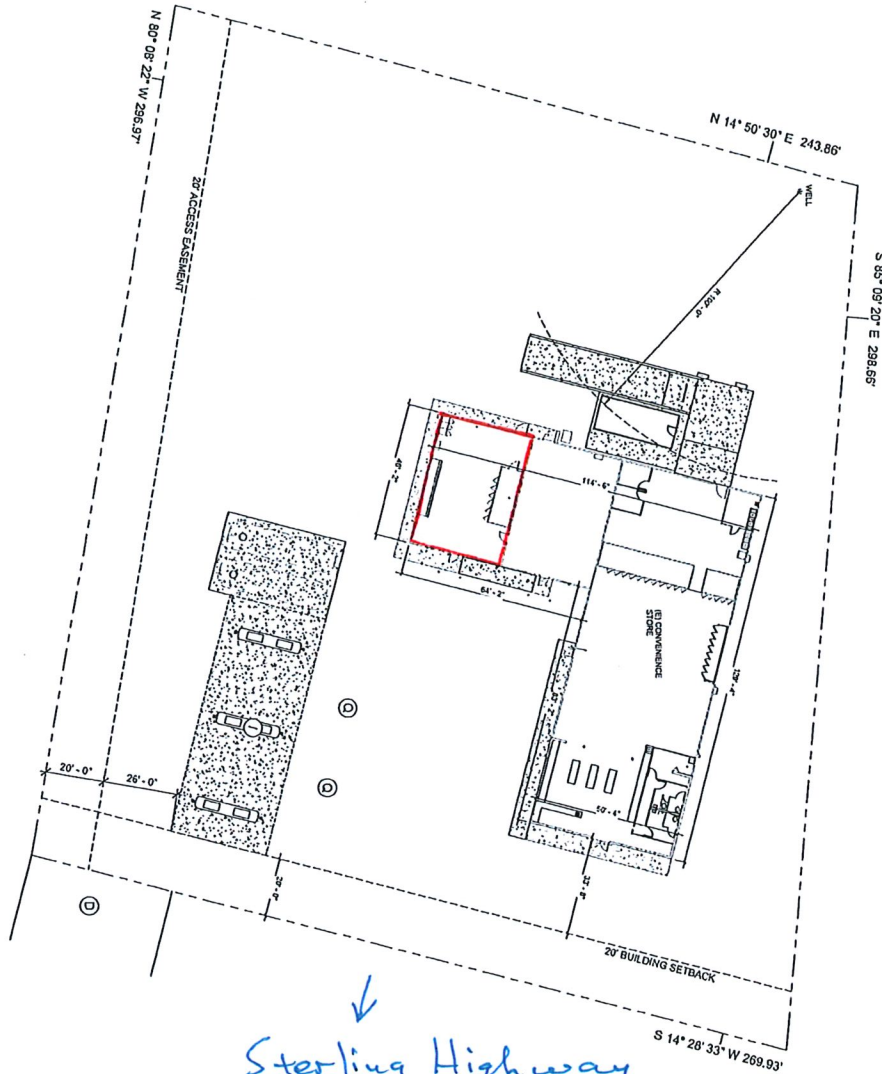
EMERGENCY
EXIT



47"

31 1/2'

11x17 DRAWINGS ARE HALF THE INDICATED SCALE*




Sterling Highway

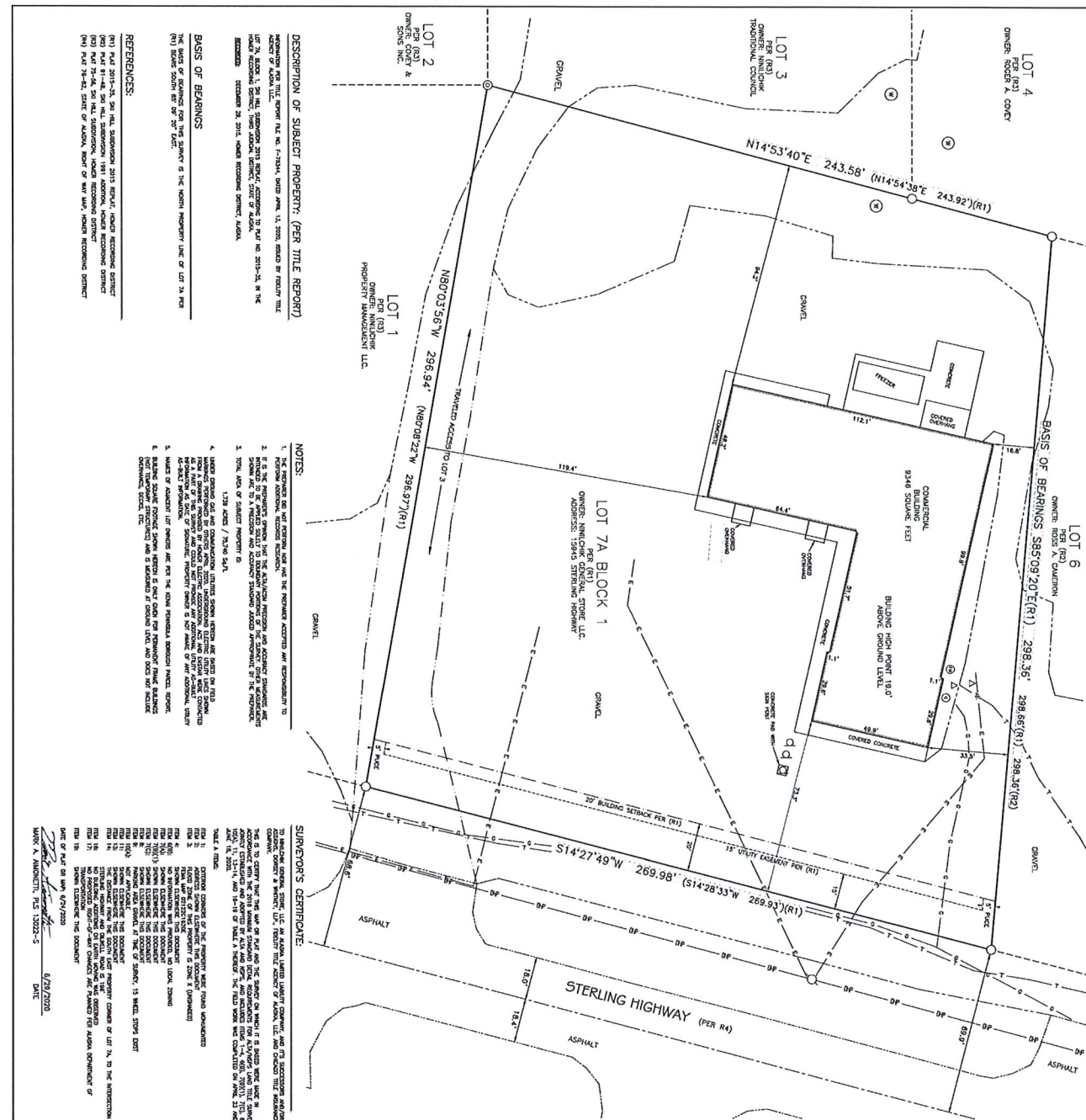


1 SITE PLAN
1" = 20'-0"

- SHEET NOTES**
- (A) LINE OF CANOPY (ABOVE)
 - (B) BOLLARDS
 - (C) COLLUM, 12" x 12"
 - (D) DRIVEWAY
 - (E) FENCE, 6 FT (CHAULINING)
 - (F) GATE - 4' x 8'
 - (G) FUEL ISLAND
 - (H) KIOSK
 - (I) LOADING BERTH
 - (J) PROPANE
 - (K) OPENING LINES
 - (L) SNOW STORAGE
 - (M) SIGN (PROPOSED)
 - (N) TRASH ENCLOSURE
 - (O) EXISTING (TO REMAIN)
 - (P) NEW / PROPOSED
 - F/V FIELD VERIFY

* ENGINEER BASE * 05/30/2020 *

AF.1	DR: CH CK: SAJ DT: 05/30/2020 JB: PRISM DWG: SITE	THREE BEARS 15945 STERLING HWY NINILCHIK, ALASKA	 SAJJ ARCHITECTURE, LLC <small>SCOTTA JONES SJONES@SAJJARCHITECTURE.COM ANCHORAGE, AK 99502</small>	REV NO: DATE



LOT 4
PER (R2)
OWNER: ROBERT A. COOPER

LOT 3
PER (R2)
OWNER: MINILCHUK TRANSDUCER COMPANY

LOT 2
PER (R2)
OWNER: COVER & SONS INC.

LOT 1
PER (R2)
OWNER: MINILCHUK TRANSDUCER COMPANY

LOT 7A BLOCK 1
OWNER: MINILCHUK GENERAL STORE, LLC
ADDRESS: 15948 STERLING HIGHWAY

LOT 6
PER (R4) CONCRETE
OWNER: MOSES A. CAULFIELD
BASIS OF BEARINGS: S89°09'20"E (R1) 298.36', 288.66'(R1), 298.36'(R2)

STERLING HIGHWAY (PER R4)

LEGEND

- PROPERTY CORNER PILE
- 1/2" IRON PIPE
- PROPERTY CORNER PILE
- WELL
- STONE VARI
- UTILITY POLE
- ELECTRIC METER BASE
- CONCRETE
- GRAVEL
- ASPHALT
- UNDERGROUND UTILITY LINE
- UNDERGROUND COMPLETION LINE
- UNDERGROUND GAS LINE
- BUILDING LINE

TITLE EXCEPTIONS: (PER TITLE REPORT)

1. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
2. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
3. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
4. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
5. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
6. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
7. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
8. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
9. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
10. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
11. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
12. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
13. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.
- 14-17. THIS IS A SUBDIVISION OF THE STATE OF ALASKA.

NOTES:

1. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
2. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
3. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
4. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
5. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
6. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
7. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
8. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
9. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
10. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
11. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
12. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
13. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.
- 14-17. THE PROPERTY IS NOT BEING SURVEYED AS A SUBDIVISION OF THE STATE OF ALASKA.

BASES OF BEARINGS:

(R1) PLAT 2015-35, 2ND 1/4, SUBDIVISION 2013 REPUBLIC, HOOPER RECORDING DISTRICT
 (R2) PLAT 2015-35, 2ND 1/4, SUBDIVISION 1991 ALASKA, HOOPER RECORDING DISTRICT
 (R3) PLAT 2015-35, 2ND 1/4, SUBDIVISION 1991 ALASKA, HOOPER RECORDING DISTRICT
 (R4) PLAT 2015-35, 2ND 1/4, SUBDIVISION 1991 ALASKA, HOOPER RECORDING DISTRICT

REFERENCES:

(R1) PLAT 2015-35, 2ND 1/4, SUBDIVISION 2013 REPUBLIC, HOOPER RECORDING DISTRICT
 (R2) PLAT 2015-35, 2ND 1/4, SUBDIVISION 1991 ALASKA, HOOPER RECORDING DISTRICT
 (R3) PLAT 2015-35, 2ND 1/4, SUBDIVISION 1991 ALASKA, HOOPER RECORDING DISTRICT
 (R4) PLAT 2015-35, 2ND 1/4, SUBDIVISION 1991 ALASKA, HOOPER RECORDING DISTRICT

DATE OF SURVEY: 07/29/2020
DATE: 07/29/2020
MARK A. AMORINTE, P.E. 13222-S

ALTAIR'S LAND TITLE SERVICE OF
SKI HILL SUBDIVISION
PLAT 2015-35
HOOPER RECORDING DISTRICT
15948 STERLING HIGHWAY
MINILCHUK ALASKA, 99623

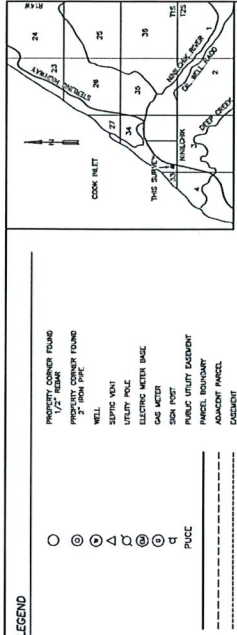
EDGE
REGISTERED PROFESSIONAL SURVEYOR
NO. 00025400
1500 2ND AVENUE, SUITE 100
ANCHORAGE, ALASKA 99501

ALTAIR'S LAND TITLE SERVICE OF
SKI HILL SUBDIVISION
PLAT 2015-35
HOOPER RECORDING DISTRICT
15948 STERLING HIGHWAY
MINILCHUK ALASKA, 99623

DRAWN BY: DATE: 07/29/2020
CHECKED BY: DATE: 07/29/2020
PROJECT: 2015-35
SCALE: 1" = 40'

VICINITY MAP

AMCO Received 7/9/20



- LEGEND**
- PROPERTY CORNER FOUND
 - PROPERTY CORNER FOUND 1/2" MARK
 - PROPERTY CORNER FOUND 2" IRON PIPE
 - WELL
 - SEPTIC POOL
 - UTILITY POLE
 - ELECTRICAL METER BASE
 - CONCRETE CULVERT
 - CONCRETE CULVERT
 - SAND PILE
 - PUBLIC UTILITY EASIMENT
 - PARCEL BOUNDARY
 - EASEMENT
 - BUILDING NETWORK
 - CONCRETE ASPHALT
 - ASPHALT DRIVEWAY
 - EDGE ASPHALT
 - EDGE GRAVEL
 - EDGE TRAMPLED DRIVEWAY
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND GAS LINE
 - BUILDING LINE

TITLE EXCEPTIONS: (PER TITLE REPORT)

1. TIES ON ENCUMBRANCES WHICH ARE NOT SHOWN AS DEFINED LINES.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, ON CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS.
4. ENCUMBRANCES, CONTACTS IN BOUNDARY LINES, SURFACE IN AREA, ENCUMBRANCES, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY CLAIM OF TITLE TO WATER, RIGHTS OF TITLE TO WATER, WHETHER OR NOT THE MATTER DESCRIBED UNDER (A).
6. ANY CLAIM OF RIGHT TO A LEASE, FOR SERVICES, LABOR, OR MATERIAL, HORIZONTAL OR HORIZONTAL INTERESTS, INCORPORATED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
7. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
8. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE SHOWN BY THE PUBLIC RECORDS BUT WHICH ARE NOT SHOWN BY THIS SURVEY.
9. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY BUT WHICH ARE SHOWN BY THE PUBLIC RECORDS.
10. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
11. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
12. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
13. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
14. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
15. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
16. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
17. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
18. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
19. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
20. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
21. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
22. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
23. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
24. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
25. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
26. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
27. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
28. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
29. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
30. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
31. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
32. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
33. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
34. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
35. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
36. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
37. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
38. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
39. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
40. RIGHTS OF PARTIES OR INTERESTS IN REAL ESTATE WHICH ARE NOT SHOWN BY THIS SURVEY AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

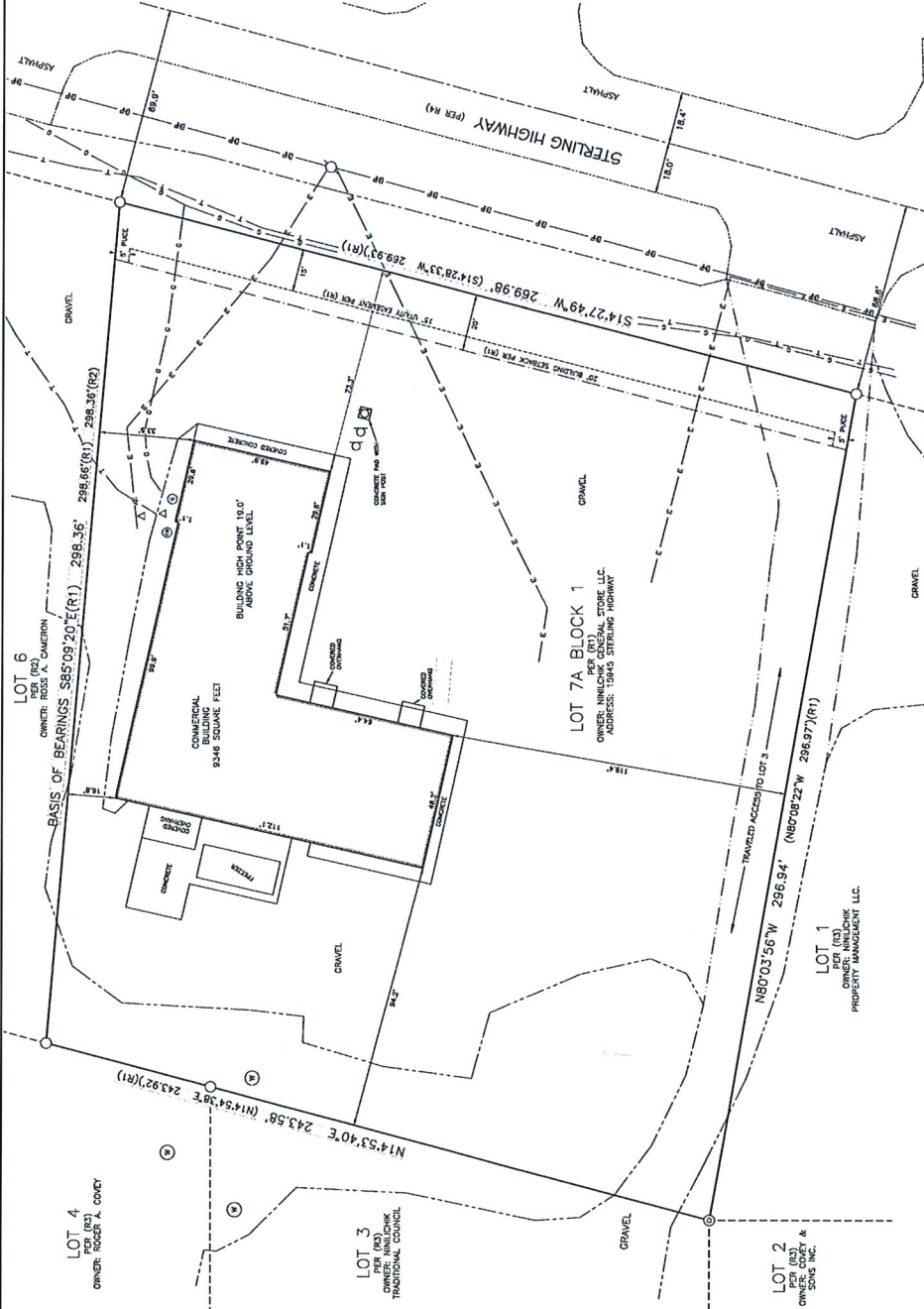
ALTA/NSP LAND TITLE SURVEY OF

SKI HILL SUBDIVISION
2015 REPLAT
PLAT 2015-35
HOMER RECORDING DISTRICT

1201 032-03480-0
 10/20/2015 4:48:53 PM
 10/20/2015 4:48:53 PM
 10/20/2015 4:48:53 PM

LOT 7A
15845 STERLING HIGHWAY
MINNER COUNTY ALASKA 99629

OWNER: SKI HILL SUBDIVISION
 DRAWN BY: M.A.
 CHECKED BY: M.A.
 DATE: 6/28/2020
 SCALE: 1"=200'
 SHEET: 1 OF 1



SURVEYOR'S CERTIFICATE:

1. I, **MARK A. ANNUNETTI**, a duly licensed Professional Surveyor, do hereby certify that the foregoing is a true and correct survey of the land shown hereon as owned by the parties herein and that the same has been surveyed and located in accordance with the laws of the State of Alaska.

2. I have personally supervised the execution of this survey and have read and approved the same.

3. This survey was made on **10/20/2015**.

4. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

5. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

6. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

7. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

8. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

9. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

10. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

11. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

12. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

13. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

14. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

15. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

16. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

17. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

18. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

19. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

20. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

21. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

22. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

23. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

24. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

25. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

26. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

27. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

28. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

29. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

30. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

31. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

32. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

33. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

34. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

35. The area shown on this survey is shown on a previous survey of the same property, to-wit: **15845 STERLING HIGHWAY**, as shown on **PLAT 2015-35**, **HOMER RECORDING DISTRICT**, **MINNER COUNTY, ALASKA**, recorded on **10/20/2015**.

NOTES:

1. UNDERGROUND GAS AND TELECOMMUNICATION UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEYS AND RECORDS OF THE ALASKA PUBLIC UTILITIES REGULATORY BOARD AND ARE NOT TO BE CONSIDERED A GUARANTEE OF LOCATION OR DEPTH BY THE SURVEYOR.
2. IT IS THE SURVEYOR'S OPINION THAT THE ALTA/NSP PROPERTY AND ACCURACY STANDARDS ARE MET BY THIS SURVEY.
3. TOTAL AREA OF SUBJECT PROPERTY IS **1.328 ACRES / 75,746 SQ. FT.**
4. UNDERGROUND GAS AND TELECOMMUNICATION UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEYS AND RECORDS OF THE ALASKA PUBLIC UTILITIES REGULATORY BOARD AND ARE NOT TO BE CONSIDERED A GUARANTEE OF LOCATION OR DEPTH BY THE SURVEYOR.
5. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND SHOWN ON THIS SURVEY AND THEREFORE CANNOT GUARANTEE THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN HEREON.
6. BUILDING SQUARE FOOTAGE SHOWN HEREON IS ONLY A GUESS FOR INFORMATIONAL PURPOSES. BUILDINGS ARE NOT MEASURED AND ARE SHOWN AT GROUND LEVEL AND DOES NOT INCLUDE DRIVEWAYS, DECKS, ETC.

DESCRIPTION OF SUBJECT PROPERTY: (PER TITLE REPORT)

1. THE SUBJECT PROPERTY IS **LOT 7A**, **15845 STERLING HIGHWAY**, **MINNER COUNTY, ALASKA**, **AS SHOWN ON PLAT 2015-35, HOMER RECORDING DISTRICT, MINNER COUNTY, ALASKA, RECORDED ON 10/20/2015.**

2. THE SUBJECT PROPERTY IS **LOT 7A**, **15845 STERLING HIGHWAY**, **MINNER COUNTY, ALASKA**, **AS SHOWN ON PLAT 2015-35, HOMER RECORDING DISTRICT, MINNER COUNTY, ALASKA, RECORDED ON 10/20/2015.**

3. THE SUBJECT PROPERTY IS **LOT 7A**, **15845 STERLING HIGHWAY**, **MINNER COUNTY, ALASKA**, **AS SHOWN ON PLAT 2015-35, HOMER RECORDING DISTRICT, MINNER COUNTY, ALASKA, RECORDED ON 10/20/2015.**

4. THE SUBJECT PROPERTY IS **LOT 7A**, **15845 STERLING HIGHWAY**, **MINNER COUNTY, ALASKA**, **AS SHOWN ON PLAT 2015-35, HOMER RECORDING DISTRICT, MINNER COUNTY, ALASKA, RECORDED ON 10/20/2015.**

5. THE SUBJECT PROPERTY IS **LOT 7A**, **15845 STERLING HIGHWAY**, **MINNER COUNTY, ALASKA**, **AS SHOWN ON PLAT 2015-35, HOMER RECORDING DISTRICT, MINNER COUNTY, ALASKA, RECORDED ON 10/20/2015.**

OWNER: SKI HILL SUBDIVISION
PROPERTY MANAGEMENT, LLC.

15845 STERLING HIGHWAY
MINNER COUNTY, ALASKA 99629

DESCRIPTION OF SUBJECT PROPERTY: (PER TITLE REPORT)

THE BASE OF BEARINGS FOR THIS SURVEY IS THE NORTH PROPERTY LINE OF LOT 7A PER (R1) TIES SOUTH END OF 30' EASEMENT.

REFERENCES:

- (R1) PLAT 2015-35, SKI HILL SUBDIVISION 2015 REPLAT, HOMER RECORDING DISTRICT
- (R2) PLAT 91-04, SKI HILL SUBDIVISION 1991 ADDITION, HOMER RECORDING DISTRICT
- (R3) PLAT 78-04, STATE OF ALASKA, HODGETTS TRACT, MINNER COUNTY, ALASKA, RECORDED ON 07/20/1978
- (R4) PLAT 78-04, STATE OF ALASKA, HODGETTS TRACT, MINNER COUNTY, ALASKA, RECORDED ON 07/20/1978