



MEMORANDUM

TO: Alcoholic Beverage Control Board DATE: March 8, 2022
FROM: Kristina Serezhenkov, OLE RE: #6014 Waterfall Resort AK

Requested action: New Outdoor Recreation Lodge-Seasonal license.

Statutory and Regulatory 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 04.11.400(j): "The board may approve the issuance of an outdoor recreation lodge license without regard to (a) [population limits] of this section if it appears that the issuance will encourage the tourist trade by encouraging the construction or improvement of a business relating to the tourist trade and the business meets the requirements for issuance of the license under AS 04.11.225.

AS 04.11.225 (a) An outdoor recreation lodge license authorizes the holder to sell alcoholic beverages to a registered overnight guest or off-duty staff of the lodge for consumption on the licensed premises or in conjunction with purchased outdoor recreation activities provided by the licensee. An outdoor recreation lodge license may not be transferred. (b) The biennial fee for an outdoor recreation lodge license is \$1,250. (c) In this section, "outdoor recreation lodge" means a licensed business that provides overnight accommodations and meals, is primarily involved in offering opportunities for persons to engage in outdoor recreation activities and has a minimum of two guest rooms.

3 AAC 304.115. (a) If required by statute or regulation, a petition is a necessary part of an application for a new license, and for renewal, transfer, or relocation of an existing license. An application submitted without the required petition is incomplete. All petitions must be on forms prescribed by the board. Petition signatures must be obtained within the 90-day period immediately preceding the submission of the application. After an application has been filed, no additional signatures may be added to the petition, and no signatures may be withdrawn.

(b) A person signing a petition relating to a license must be 21 years of age or older and must be a permanent resident of the geographical area relevant to the petition. A person may have only one permanent residence.

(c) Municipal boundaries shall be disregarded when gathering petition signatures.

(d) When submitting a petition under AS 04.11.460, an applicant shall assist in the determination of population by submitting the following information with the application:

- (1) a graphic designation on a United States Geodetic Survey map with a scale of at least one inch to the mile showing the population within a circle of the applicable radius, and showing where petition signatures were obtained; and
- (2) the population within the applicable area and narrative of how the population was determined.

Staff Rec.: Review application for compliance with statutes and regulations.

Background: This application is for a new Outdoor Recreation Lodge-Seasonal license located on the West Coast of Prince of Wales Island outside of a local governing body jurisdiction but within 50 miles of the boundary of a local governing body. 3 AAC 304.115 requires a petition signed by a majority of the permanent residents 21 years of age or older residing within one mile of the proposed premises per AS 04.11.460(a).

The applicant determined the number of signatures required by providing a signed affidavit that the number of permanent residents within a mile of the proposed licensed premises at this remote location is 0.

Using the applicant's methods and relying on the maps and narrative with affidavit provided by the applicant, the AMCO office determined that the applicant has met the guidelines for determining population counts and that 0 signatures are required.

Attachments:

Recreation Lodge Statement

AB-12

AB-00

AB-02

AB-03

KETCHIKAN HOTEL OWNER, LLC

18501 Convention Center Drive
Tinley Park, Illinois 60477

October 29, 2021

Alcoholic Beverage Control Board
550 West 7th Avenue, Suite 1600
Anchorage, Alaska 99501

Re: Outdoor Recreation Lodge Statement

To Whom It May Concern:

I am the Manger of Ketchikan Hotel Owner, LLC ("KHO"), doing business as Waterfall Resort, AK, the applicant for an Outdoor Recreation Lodge – Seasonal liquor license for the renowned Waterfall Resort located on west Prince of Wales Island, Alaska (the "Resort"). I would like to take the opportunity to introduce myself to the Board. KHO recently purchased the Resort from the current licensee, Resort Associates, which has operated the Resort for decades.¹

The Resort is a world-class fishing lodge located on west Prince of Wales Island, Alaska.² For decades, the Resort has offered first-class seasonal guided fishing services to its clientele, many of whom travel to the Resort from outside of Alaska. The Resort spans approximately fifty-two (52) acres on Prince of Wales Island, and is only accessible by air and sea. The Resort's facilities include, among other things, a general store (the "General Store"), a dining room (the "Dining Room") and saloon known as the Lagoon Saloon (the "Saloon"), guest quarters to house ninety-two (92) visitors, as well as other associated facilities. Guests can choose to stay in the ocean front Lodge Rooms, the historic Boardwalk Cabins, the executive-style Egg House Suites, or the family-sized Tongass Townhouses.

The Resort attracts anglers from all around the world (more than 65,000 to date), and on average approximately 2,000 guests visit the Resort each year during its time-limited season. The Resort's core clientele includes both novice and longtime anglers, as well as corporate and nonprofit groups, and vacationing families, who often return to the Resort year after year. During the day, guests enjoy a full-service guided sport fishing experience on a heated twenty-six (26) foot cabin cruiser operated by some of Alaska's most experienced fishing professionals. The Resort offers an unparalleled level of service, with an approximately one-to-one staff-to-guest ratio.

¹ The Resort has operated under License 5376 (the "prior license"), which is understood to be a non-transferrable license. The prior license was issued for the Dining Room, Saloon and General Store, as defined herein.

² The Resort is in a remote destination, which is only accessible by plane or boat.

AKCO

NOV 2 2021

While visiting the Resort, guests are treated not only to a remarkable fishing experience, but also a renowned dining and hospitality experience. After a day or afternoon on the water, the Saloon is a lively gathering place for guests and crew alike to swap fishing stories while enjoying one's drink of choice. The Saloon offers spirits, wines and regional beers, as well as tasty non-alcoholic beverages. Along with the fully-stocked bar, the Saloon offers big-screen TVs, pool and ping-pong tables, darts, Wi-Fi and landline Internet access, a poker room, cannery memorabilia, comfortable sitting areas, and views of our saltwater lagoon and the Tongass National Forest.

The Resort's Dining Room offers stunning views of the docks and Ulloa Channel, and serves hot breakfasts and nightly buffet feasts that showcase fresh Alaska seafood (including, salmon, halibut, spot shrimp, and Dungeness crab, among others) and has historically offered select Pacific Coast wines. The Resort also offers picnic style lunches for guests to enjoy while they are out on the water.

In addition to libations at dinner in the Dining Room and in the Saloon, clients can purchase items in the General Store, which has historically stocked everything from beer and liquor to snacks and sodas.

Simply put, the goal of the Resort is, and has always been, to deliver one of the finest sport-fishing experiences in Alaska, both on and off the water, and the new owner intends to continue in that long-standing tradition, and will be assisted in doing so by many of the same individuals who helped make the Waterfall such a success in the past.

The central focus of KHO's business plan is catering to the needs of out-of-state and local guests. A liquor license is central to the implementation of that plan, and the successful operation of the Resort. KHO desires to offer Resort guests the same amenities and experiences to which they have become accustomed, and which were so successful in making the Resort what it is today. A license will help make our guests' stay comfortable, and their experiences more memorable, and will help ensure that guests return in the future and/or encourage others to visit the Resort. In addition, the issuance of a license will help boost revenues for not only the Resort, but the State of Alaska as well.

Very truly yours,

KETCHIKAN HOTEL OWNER, LLC


Peter Dumon, Manager



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-12: Petition

What is this form?

Any application for a restaurant / eating place – public convenience (REPC) license or any liquor license application for a premises located in an area with no local governing body must file a petition in accordance with AS 04.11.400(g), AS 04.11.460, 3 AAC 304.115, and/or 3 AAC 304.335. Instructions vary with the type of area in which your proposed premises are located.

Please read the instructions in Section 2 of this form carefully.

A liquor license application for a premises that is within 50 miles of the boundary of a local governing body must submit a petition signed by the majority of the permanent residents residing within one mile of the proposed premises per AS 04.11.460(a).

A liquor license application for a premises that is 50 miles or more from the boundary of a local governing body must submit a petition signed by two-thirds of the permanent residents residing within a five mile radius of the United States post office nearest to the proposed licensed premises per AS 04.11.460(b)

This form must be submitted to AMCO's main office before any REPC license application or before any liquor license application in an area with no local government will be considered complete. You may include as many pages of signatures as necessary.

Yes No

I am applying for a restaurant / eating place – public convenience license, under AS 04.11.400(g).
Outdoor Recreation Lodge - Seasonal

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

My proposed premises is outside, but within 50 miles of the boundary of a local government.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

My proposed premises is 50 miles or more from the boundary of a local government.

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

Section 1 – Establishment Information

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

Licensee:	Ketchikan Hotel Owner, LLC				
License Type:	Outdoor Recreation Lodge - Seasonal				
Doing Business As:	Waterfall Resort AK				
Premises Address:	West Coast Prince of Wales Island [55° 17' 48.19" N by 133° 14' 38.49 W]				
City:	None	State:	AK	ZIP:	
Latitude:	55° 17' 48.19" N	Longitude:	133° 14' 38.49" W		



Alaska Alcoholic Beverage Control Board

Form AB-12: Petition

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 3 – Petition

*Have a completed copy of this page available for those considering this petition.

This is a petition in support of a

_____ license application.
(type of license applied for)

By signing this petition, you are stating that you are in favor of having a licensed alcohol establishment in your community.

Each person who has signed this petition states that he or she is a ***permanent resident*** in the area indicated below; that he or she is 21 years of age or older; and agrees to the issuance of a

_____ to _____
(type of license applied for) (manufacture, sell)

alcohol at _____
(location of proposed premises)

in the State of Alaska, and that the physical address of his/her residence is:

- ☐ within one (1) mile of proposed premises.
(Check one)
- ☐ within five (5) miles of the nearest post office to the proposed premises.



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board
Form AB-12: Petition

Section 4 – Certifications

This petition is not valid if this page is not complete, signed, and notarized.

I, Ketchikan Hotel Owner, LLC, the applicant for a
(proposed licensee)

Outdoor Recreation Lodge - Seasonal
(type of license applied for)

AS 4.11.225, hereby certify that the
(statutory reference)

number of permanent residents 21 years of age or older who live within 1 mile(s) of
(one/five)

Waterfall Resort AK totals 0, and this petition
(proposed premises or nearest US Post Office address) (total population)

totals 0 signatures, which is N/A % of the permanent residents in the area as required by statute.
(number) (percentage)

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

Peter Dumon
Signature of licensee

Peter Dumon
Printed name of licensee

Chate Woble
Signature of Notary Public

Notary Public in and for the State of Illinois

My commission expires: 09/12/2023

Subscribed and sworn to before me this 20 day of December, 20 21

Page ____ of ____

Please provide your printed name, signature, birthdate, the physical location of your residence, date, and check the appropriate box.

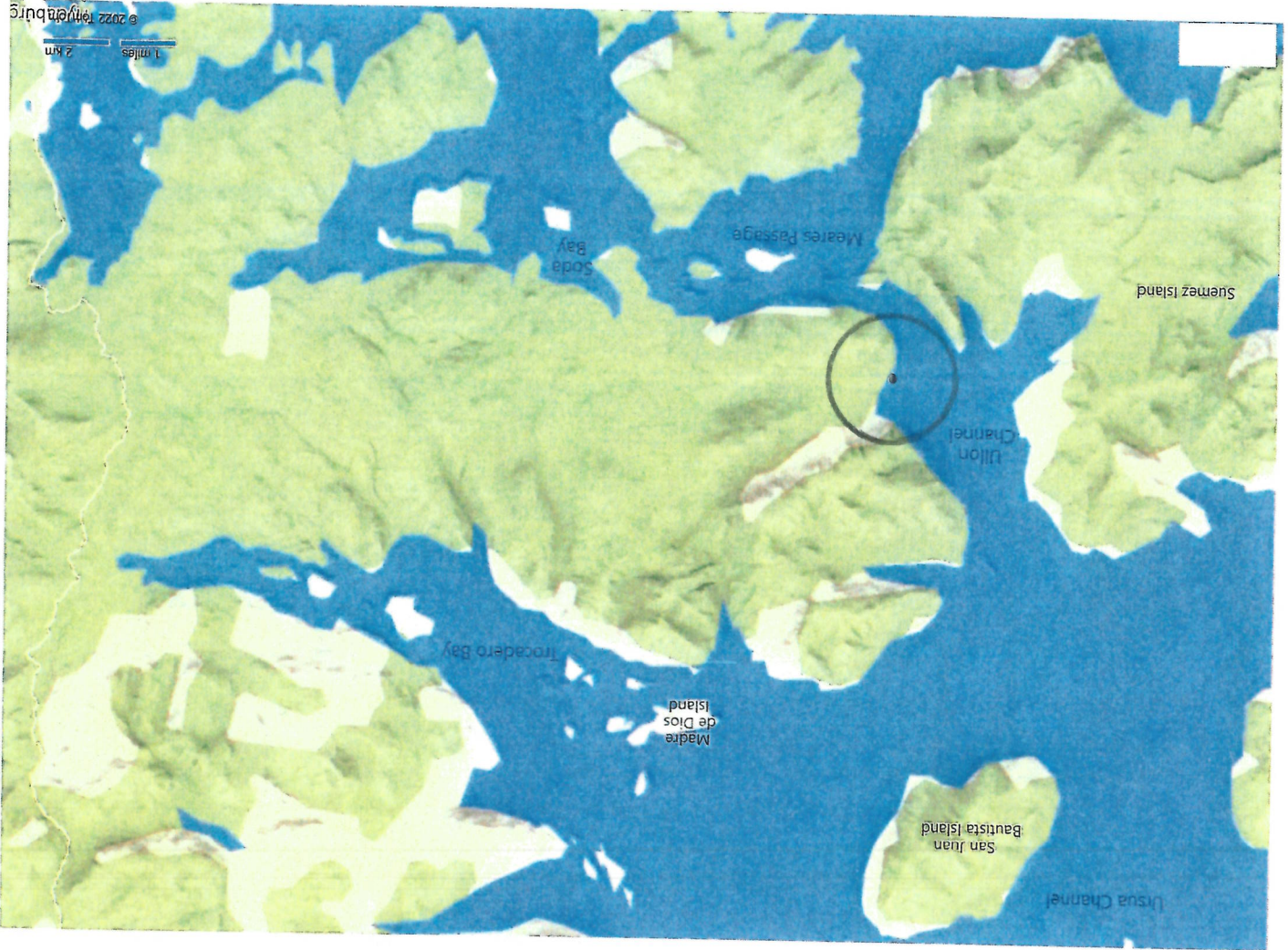
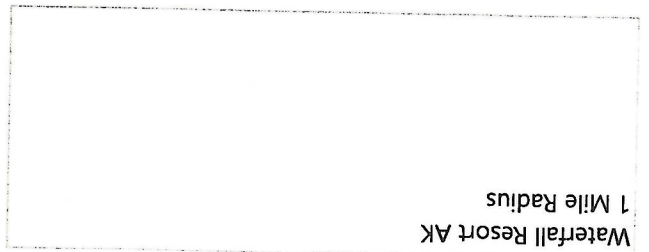
By signing this petition, you are stating that you are in favor of having a licensed alcohol establishment in your community.

[illegible]



Notes

Waterfall Resort AK
1 Mile Radius



AMCO

MAR - 1 2022



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:	Ketchikan Hotel Owner, LLC				
License Type:	Outdoor Recreation Lodge - Seasonal	Statutory Reference:	4.11.225		
Doing Business As:	Waterfall Resort AK				
Premises Address:	55° 17' 48.19" N by 133° 14' 38.49 W (West Coast Prince Wales Island)				
City:	None	State:	AK	ZIP:	
Local Governing Body:	None				
Community Council:	None				

Mailing Address:	18501 Convention Center Dr.				
City:	Tinley Park	State:	IL	ZIP:	60477

Designated Licensee:	Michael Vite				
Contact Phone:	(708) 342-7500	Business Phone:	(708) 342-7500		
Contact Email:	MVite@TheHarpGroup.com				

Seasonal License? ☒ Yes ☐ No If "Yes", write your six-month operating period: Apr. 15 - Oct. 15

OFFICE USE ONLY					
Complete Date:	3-8-22	License Years:		License #:	6014
Board Meeting Date:	4-12-2022	Transaction #:	100309540, 309544		
Issue Date:		BRE:	YK3		



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-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.

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.

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:	Ketchikan Hotel Holdings, LLC				
Title(s):	Member	Phone:	(708) 342-7500	% Owned:	100
Address:	18501 Convention Center Dr.				
City:	Tinley park	State:	IL	ZIP:	60477

Entity Official:	Peter Dumon				
Title(s):	Manager	Phone:	(708) 342-7500	% Owned:	0
Address:	18501 Convention Center Dr.				
City:	Tinley Park	State:	IL	ZIP:	60477

Entity Official:	Michael Vite				
Title(s):	Affiliate	Phone:	(708) 342-7500	% Owned:	0
Address:	18501 Convention Center Dr.				
City:	Tinley Park	State:	IL	ZIP:	60477

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 #:	10154310	AK Formed Date:	2/02/2021	Home State:	DE
Registered Agent:	Wanda Wilkes	Agent's Phone:	907-401-0057		
Agent's Mailing Address:	Box KWF				
City:	Ketchikan	State:	AK	ZIP:	99901

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):

Peter Dumon and Michael Vite; hotel/lodge business with a pending application for Outdoor Recreation Lodge License #6020 dba "Steamboat Fishing Club AK".

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:

Michael Vite, designee of Licensee; Michael Schwarz, Kristy Garrett and other attorneys/paralegals at Birch Horton Bittner & Cherot, as attorneys for Licensee.



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-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.

PD

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

PD

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.

PD

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.

PD

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

PD

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.

PD

Signature of licensee

Peter Dumon, Manager

Printed name of licensee

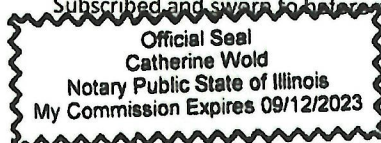
Catherine Wold

Signature of Notary Public

Notary Public in and for the State of Illinois

My commission expires: 09/12/2023

Subscribed and sworn to before me this 29 day of October, 2021.





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.



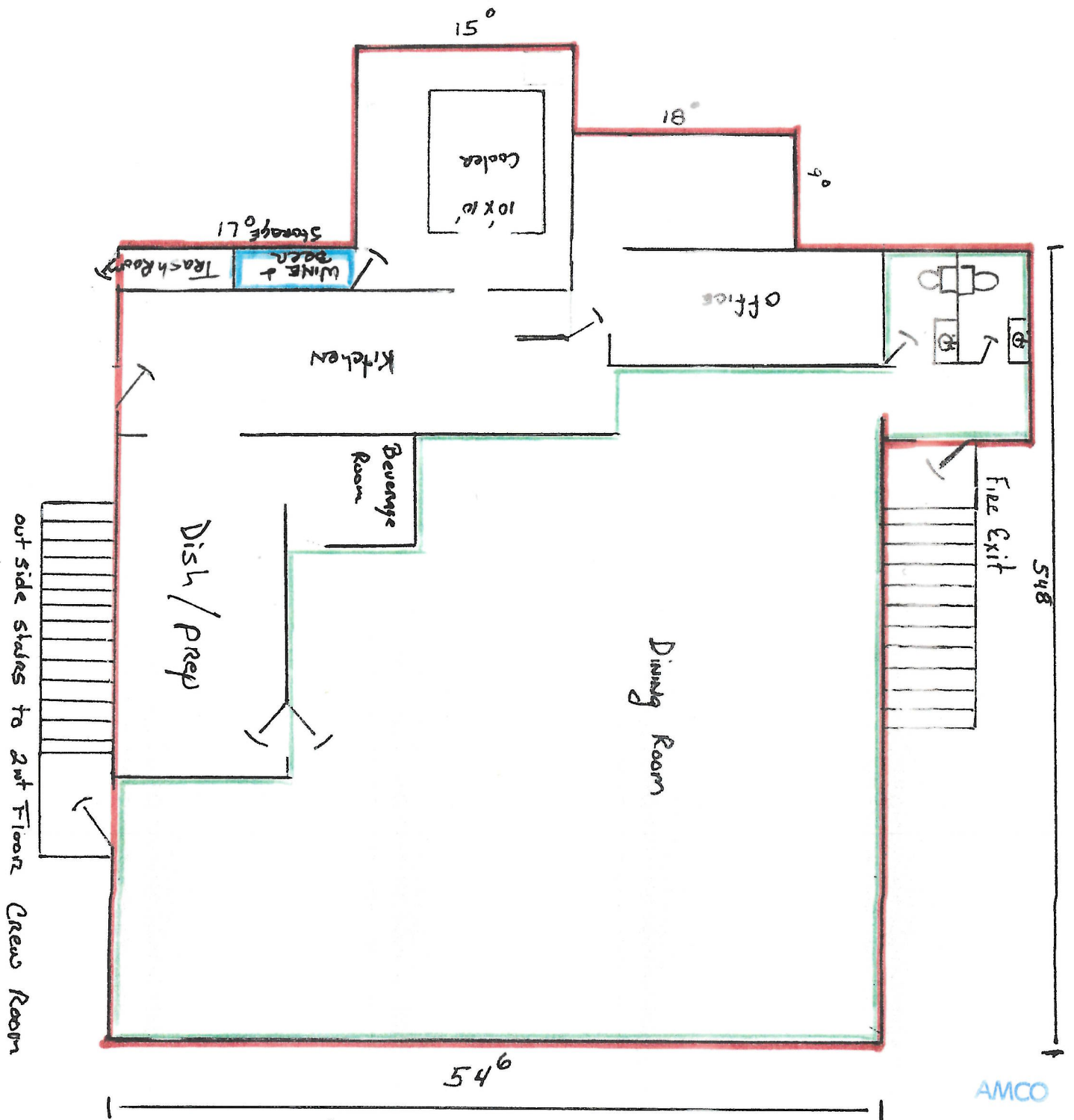
Section 1 – Establishment Information

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

Licensee:	Ketchikan Hotel Owner, LLC	License Number:	
License Type:	Outdoor Recreational Lodge - Seasonal		
Doing Business As:	Waterfall Resort AK		
Premises Address:	55° 17' 48.19" N by 133° 14' 38.49 W (West Coast Prince Wales Island)		
City:	None	State:	AK
		ZIP:	

AMCO

NOV 16 2021



physical barrier - Red
 Stored - blue
 Sold / Served / Consumed
 WATERFALL RESORT AK

Waterfall Resort
 Guest Dining Room

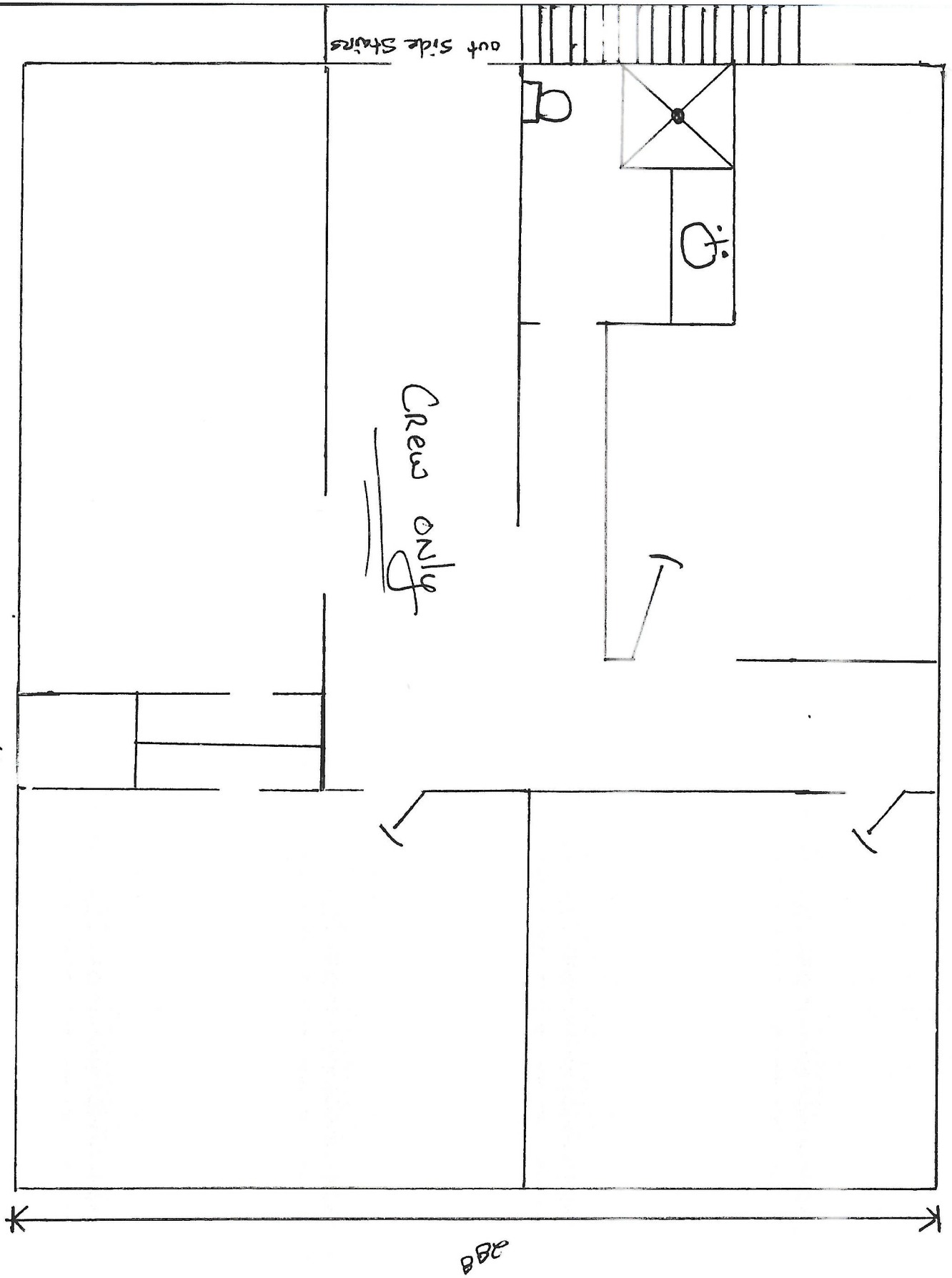


① of ②
 Guest Dining First Floor

Waterfall Resort

Guest Dining Room 2nd Floor

20F(2)



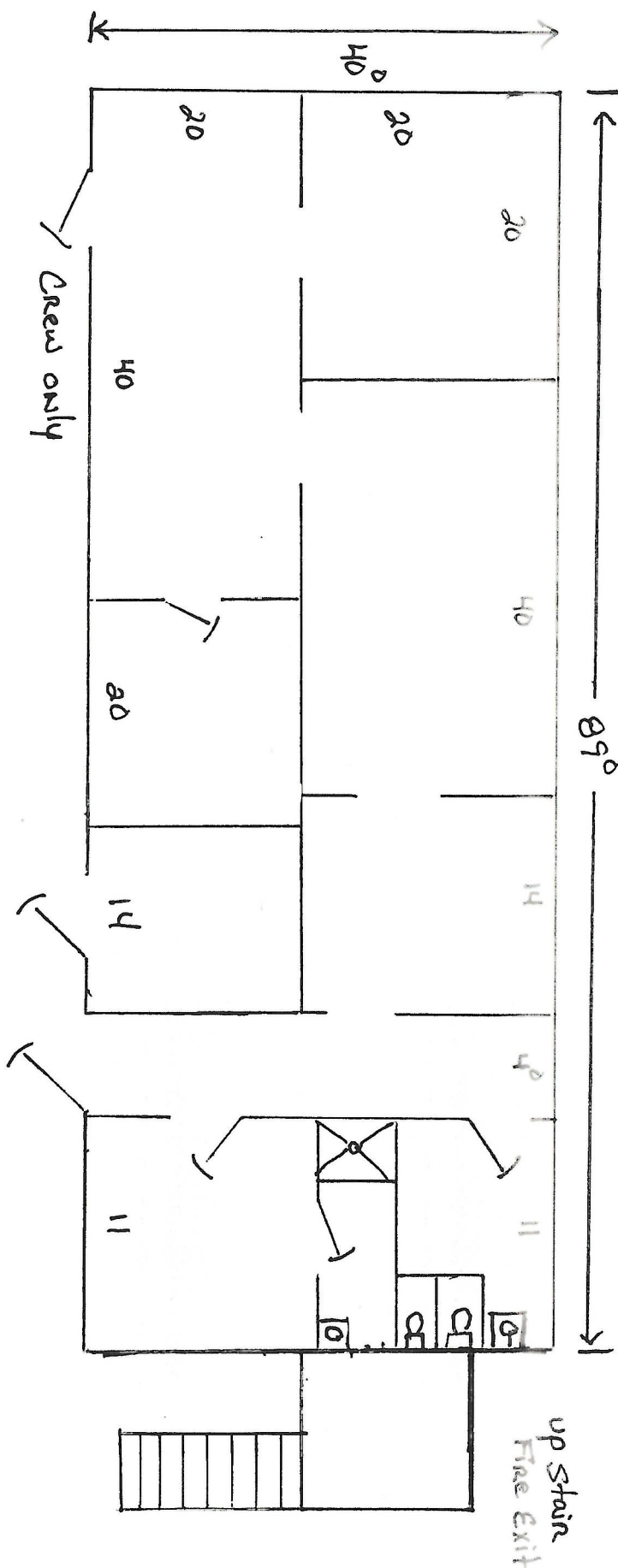
WATERFALL RESORT AK

AMCO
MAR - 1 2022

① of ②

Lagoon 1st Floor
building

Crew only



AMCO

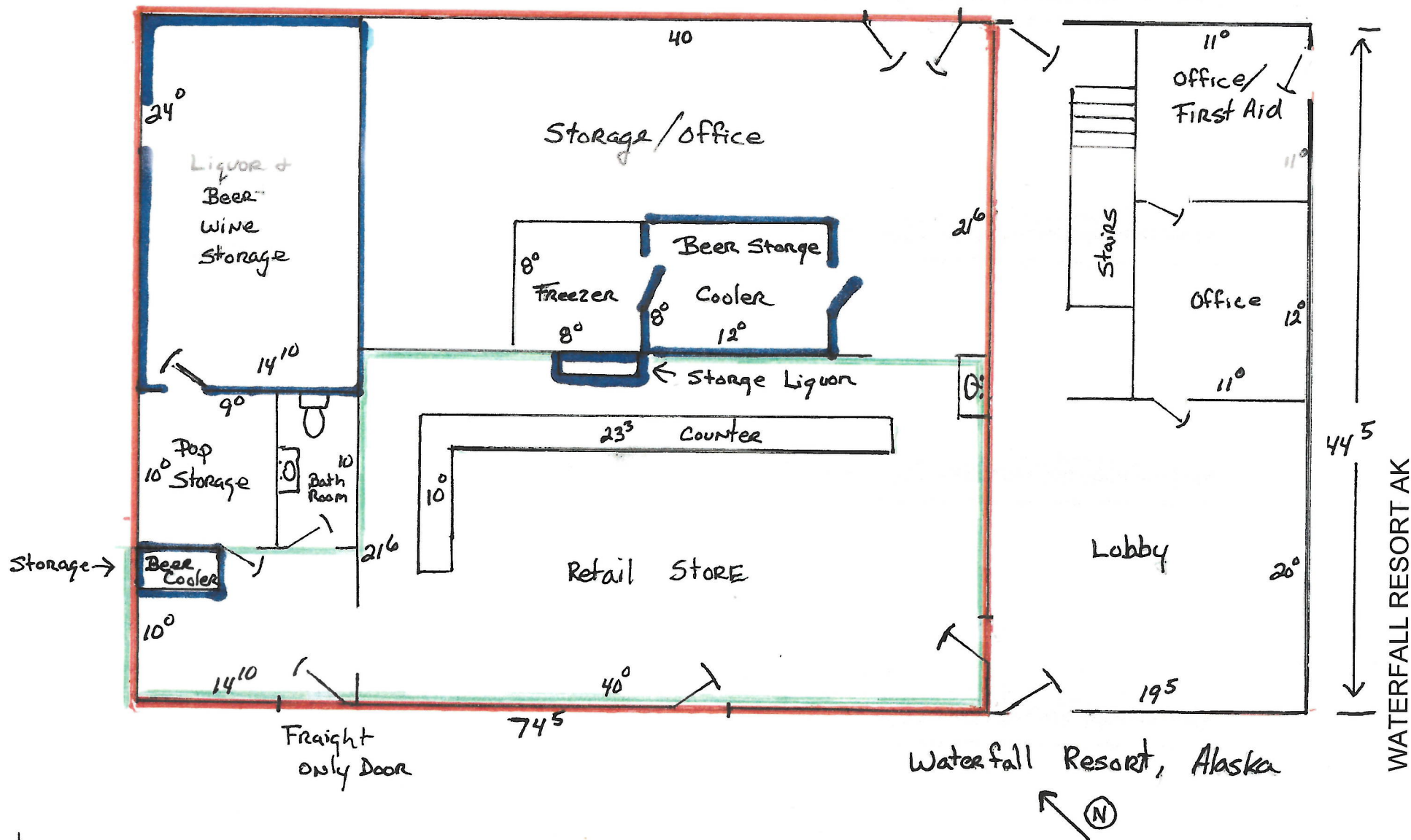
MAR = 1 2022

WATERFALL RESORT AK

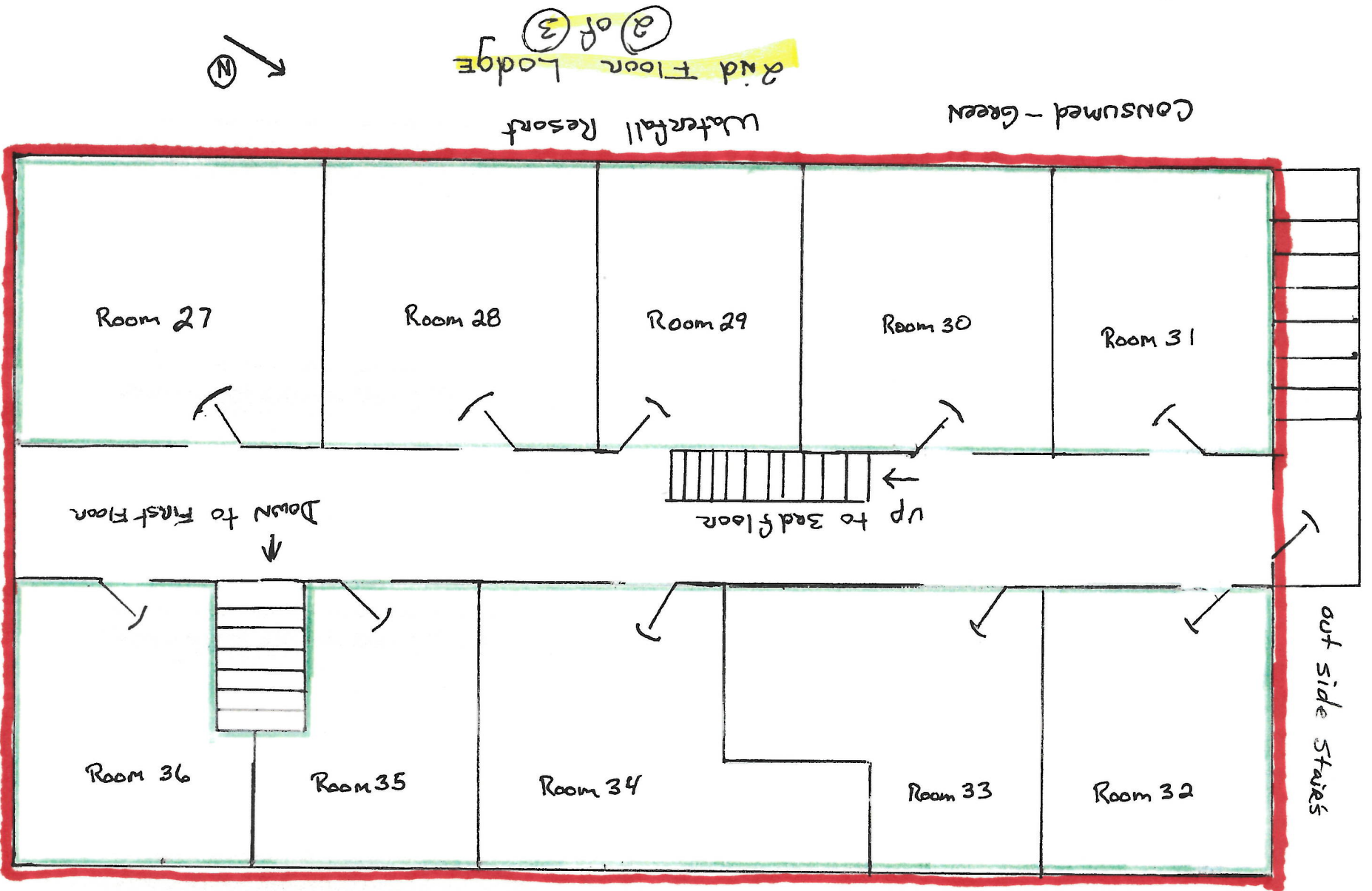
General Store / Lodge

① of ③

physical Barrier Red
Stored blue
Sold Green



WATERFALL RESORT AK



MAR - 1 2022

AMCC

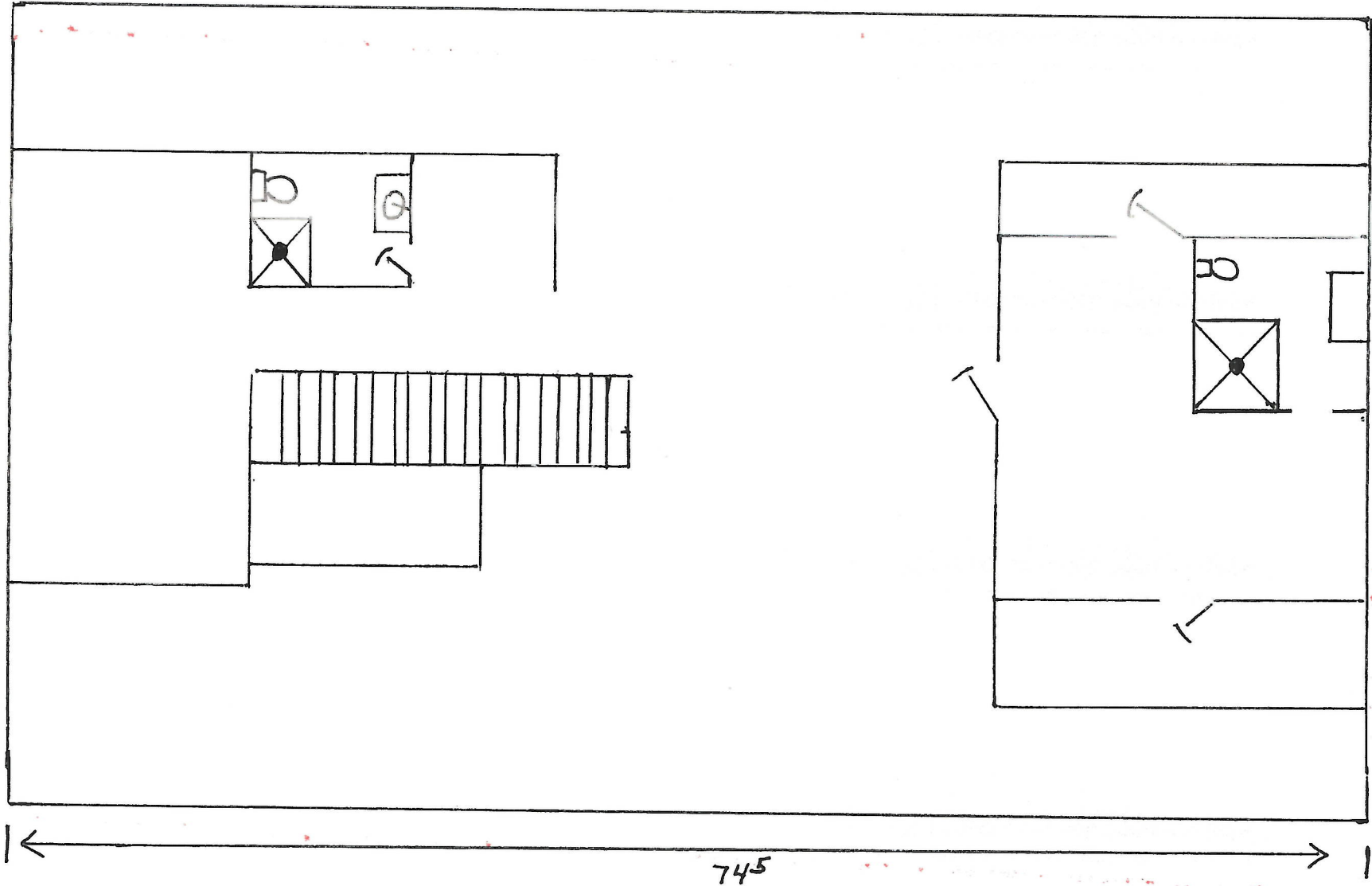
Waterfall Resort
3rd Floor Lodge
Crew only

③ of ③

AMCO

MAR - 1 2022

445



745

②

WATERFALL RESORT AK



Condo 1
First floor

Condo 2

Condo 3

Condo 4

$$\frac{\leftarrow \cup \rho}{\leftarrow \cup \rho}$$
$$\begin{array}{r} \leftarrow \cup p \\ \hline \leftarrow \cup p \end{array}$$

34

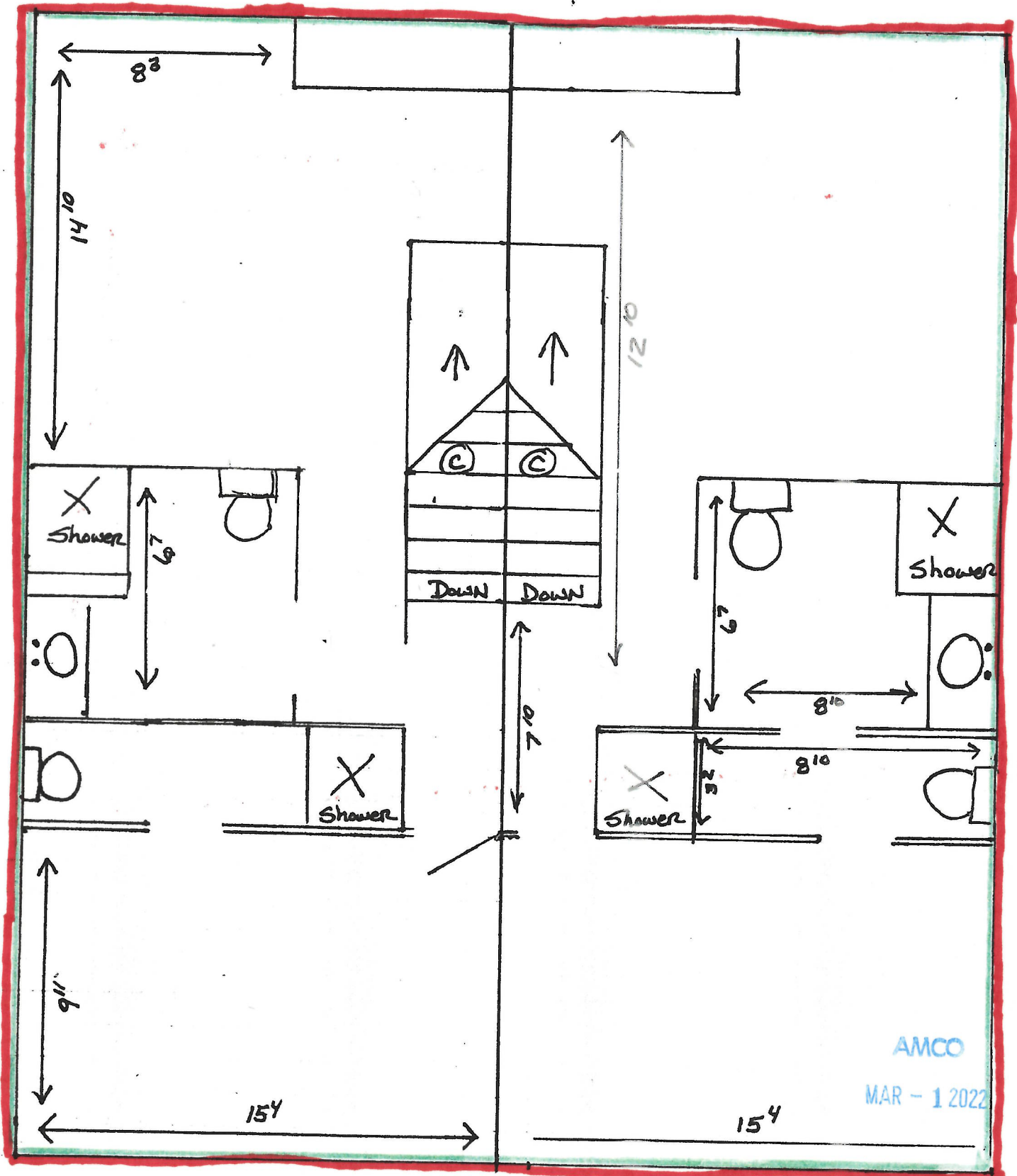
$$\begin{array}{c} 4 \\ \longleftrightarrow \end{array}$$

① of ② Condo's

Waterfall Resort

First floor
Condo's

Porch with
42" Railing



② of ②

Condos
#1 #3 and #4
WATERFALL RESORT AK

Waterfall
Resort
Consumed-Green #2

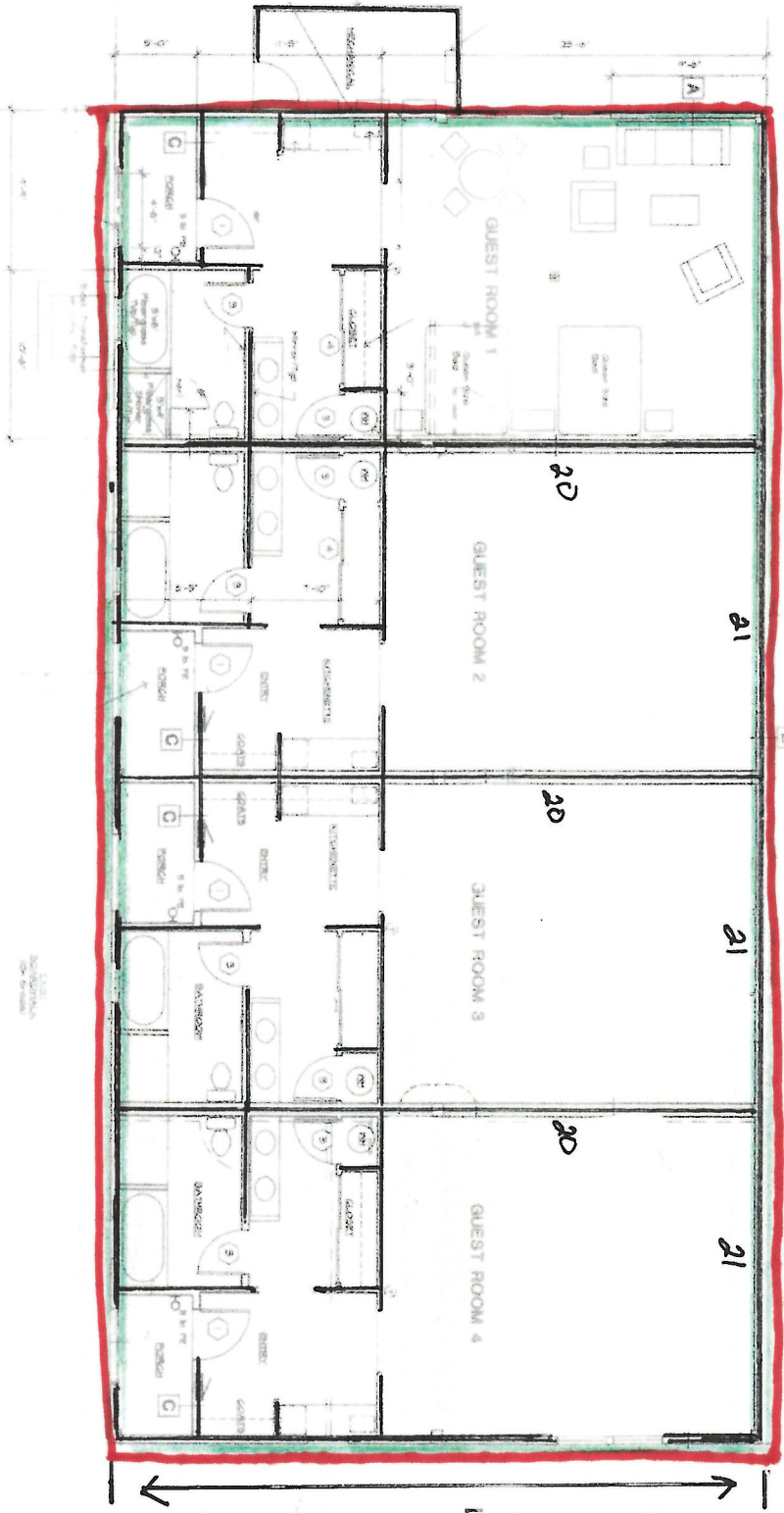
Condos 2nd Floor



① of ① Waterfall Resort

Consumed - Green

1 FLOOR PLAN



84

44

AMCO

MAR - 1 2022

WATERFALL RESORT AK

WATERFALL RESORT

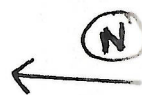
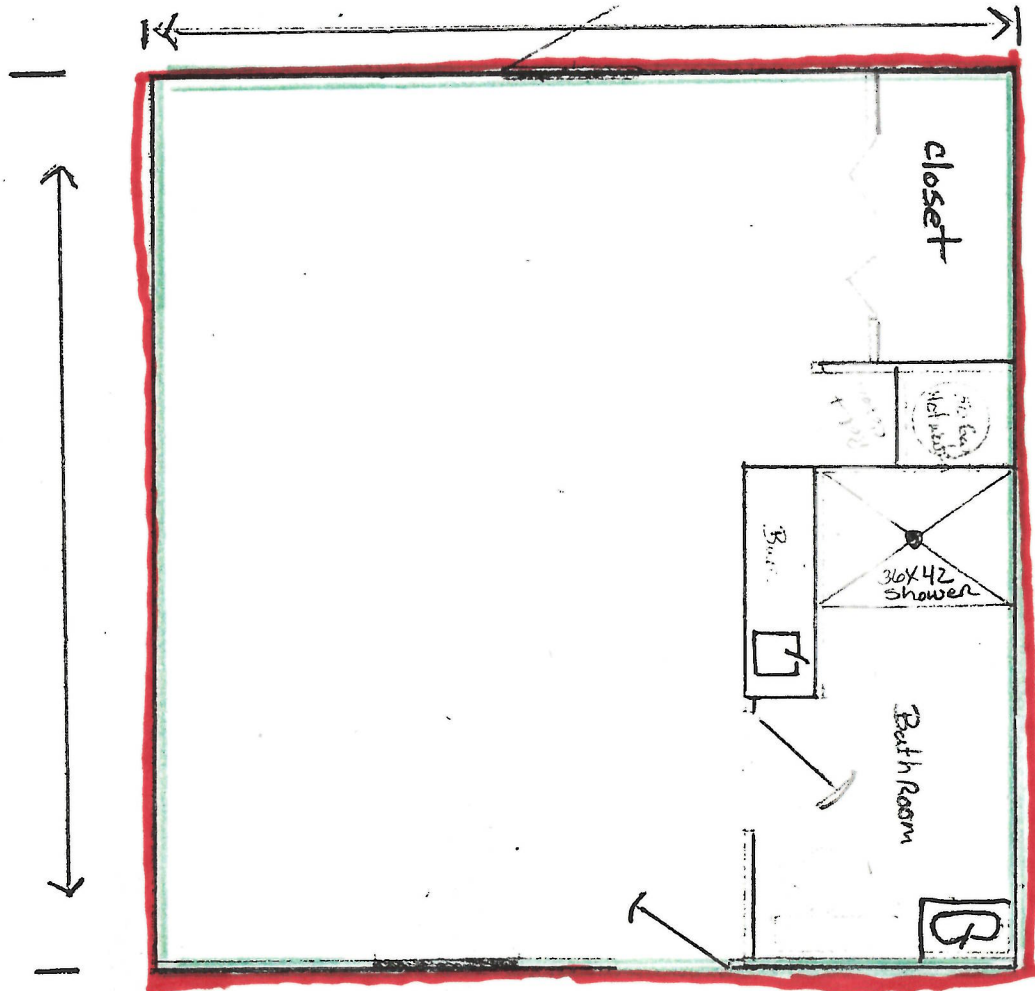


WELSH WHITELEY ARCHITECTS, LLC
100 Park Street, #1014

ARCI W

A Pl

Example for ALL 26
Identical Cabins



Consumed - Green

Waterfall Resort

Cabins 26

1 of 1

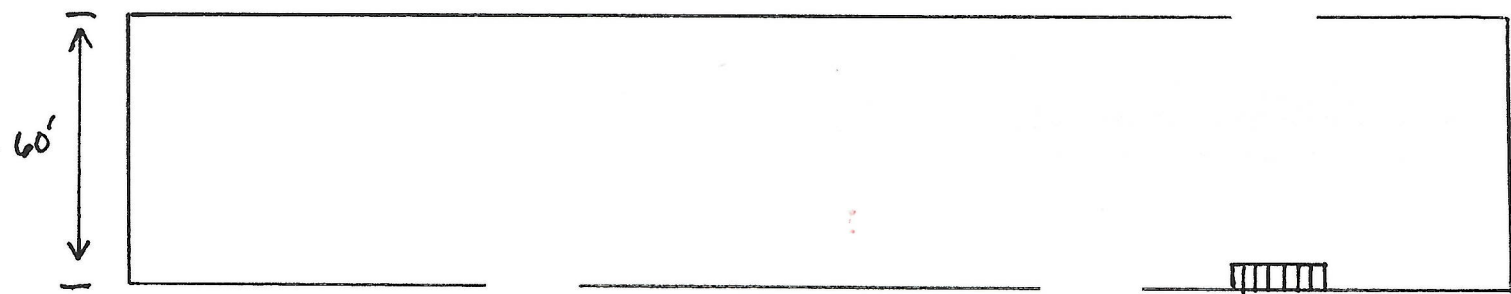
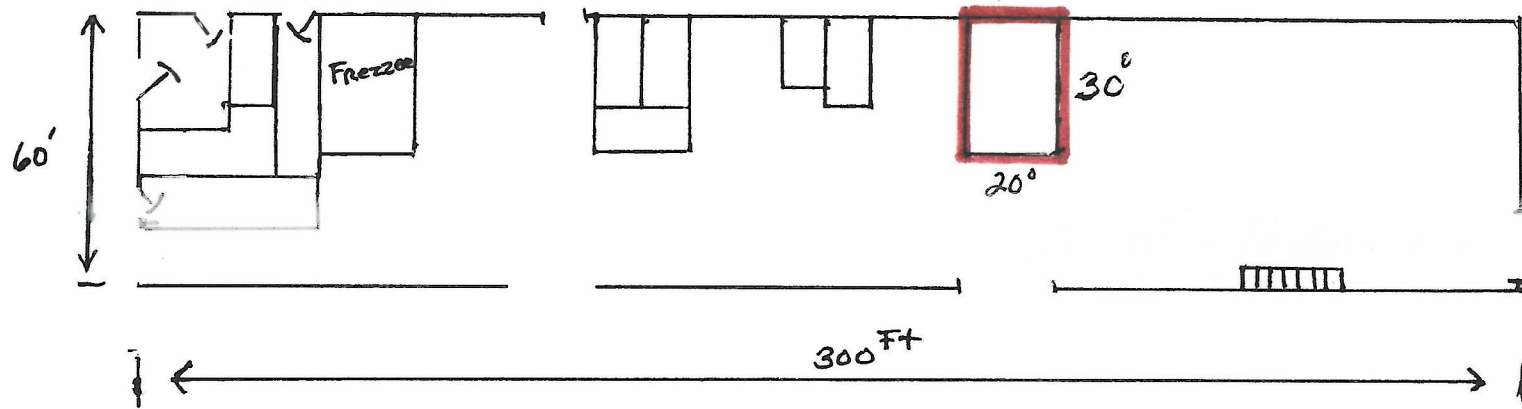
AMCO

MAR - 1 2022

WATERFALL RESORT AK

① of ① Warehouse 1 physical barrier - Red

Warehouse 1 First Floor
Liquor Lockup 20X30



Warehouse 1 2nd Floor



AMCO
MAR - 1 2022

WATERFALL RESORT AK

SURVEY AND AERIAL MAP

AMCO

MAR - 1 2022

AMCO
MAR - 1 2022



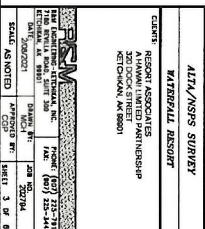
LEGEND

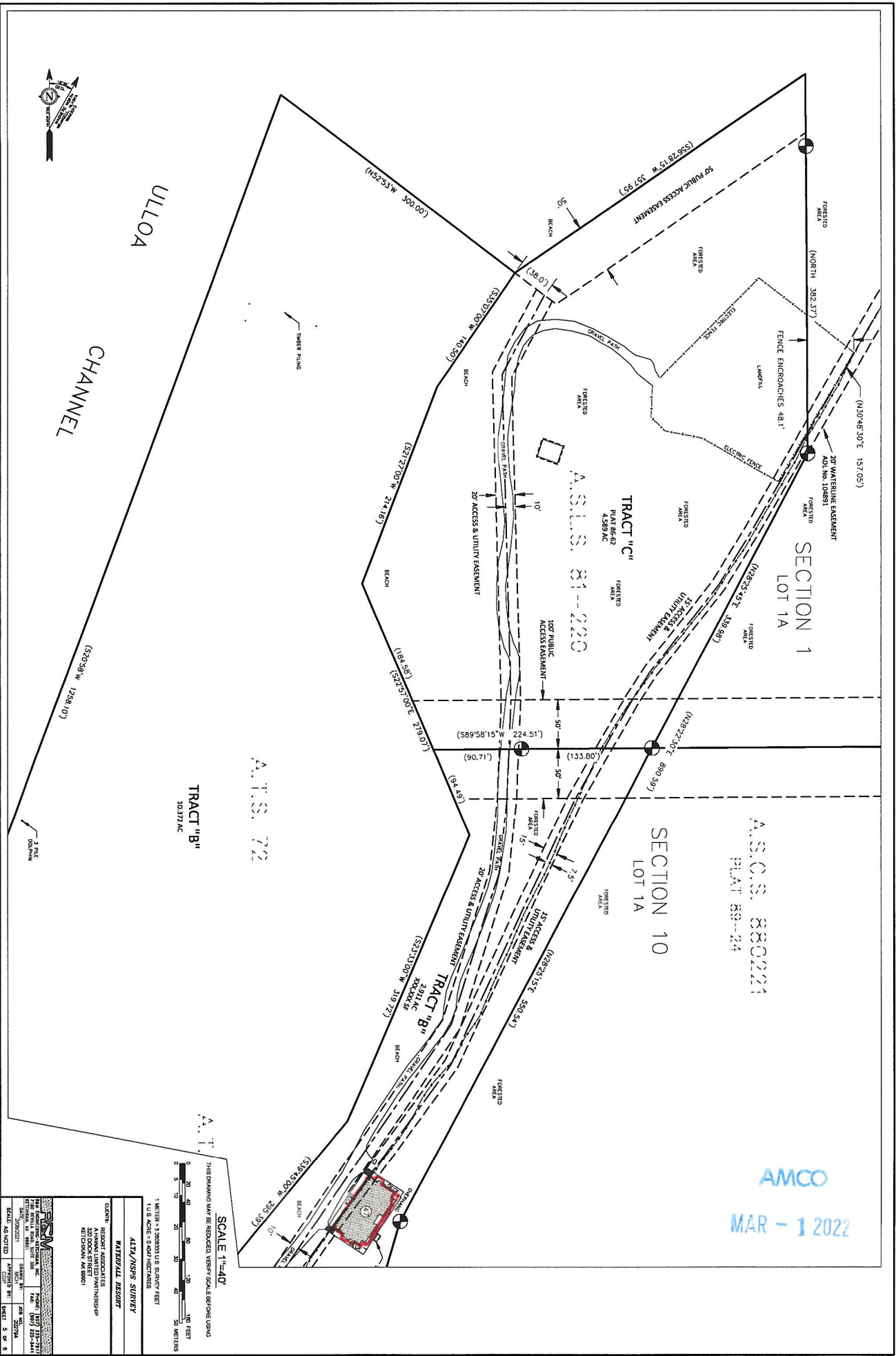
- U.S.L.M. No. 1561 CHISELED IN BEDROCK
- BLM/GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED
- PROPERTY LINE
- EASEMENT LINE
- EASEMENT CENTERLINE
- EASEMENT CREATED IN CORRECTIVE DEED 2012-000208-0
- EASEMENT CREATED IN HEALTH CARE SUBDIVISION III PLAT
- ABOVE GROUND ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- UNDERGROUND STORM LINE
- FUEL LINE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- SIGN WITH METAL POST
- WATER VALVE
- SEWER CLEANOUT
- FIRE HYDRANT
- LIGHT POLE
- STORM DRAIN CATCH BASIN

SCALE 1"=200'
THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING

1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARES

ALTA/NSPS SURVEY	
WATERFALL RESORT	
CLIENTS: RESORT ASSOCIATES A HAWAII LIMITED PARTNERSHIP 300 LOCK STREET KETCHIKAN, AK 99901	
 P&M ENGINEERING-KETCHIKAN, INC. 7140 RIVIERA ROAD, SUITE 300 KETCHIKAN, AK 99901 PHONE: (907) 235-7917 FAX: (907) 235-3444	
DATE: 3/08/2021	DRAWN BY: MCH
SCALE: AS NOTED	APPROVED BY: CCP
	SHEET 2 OF 8





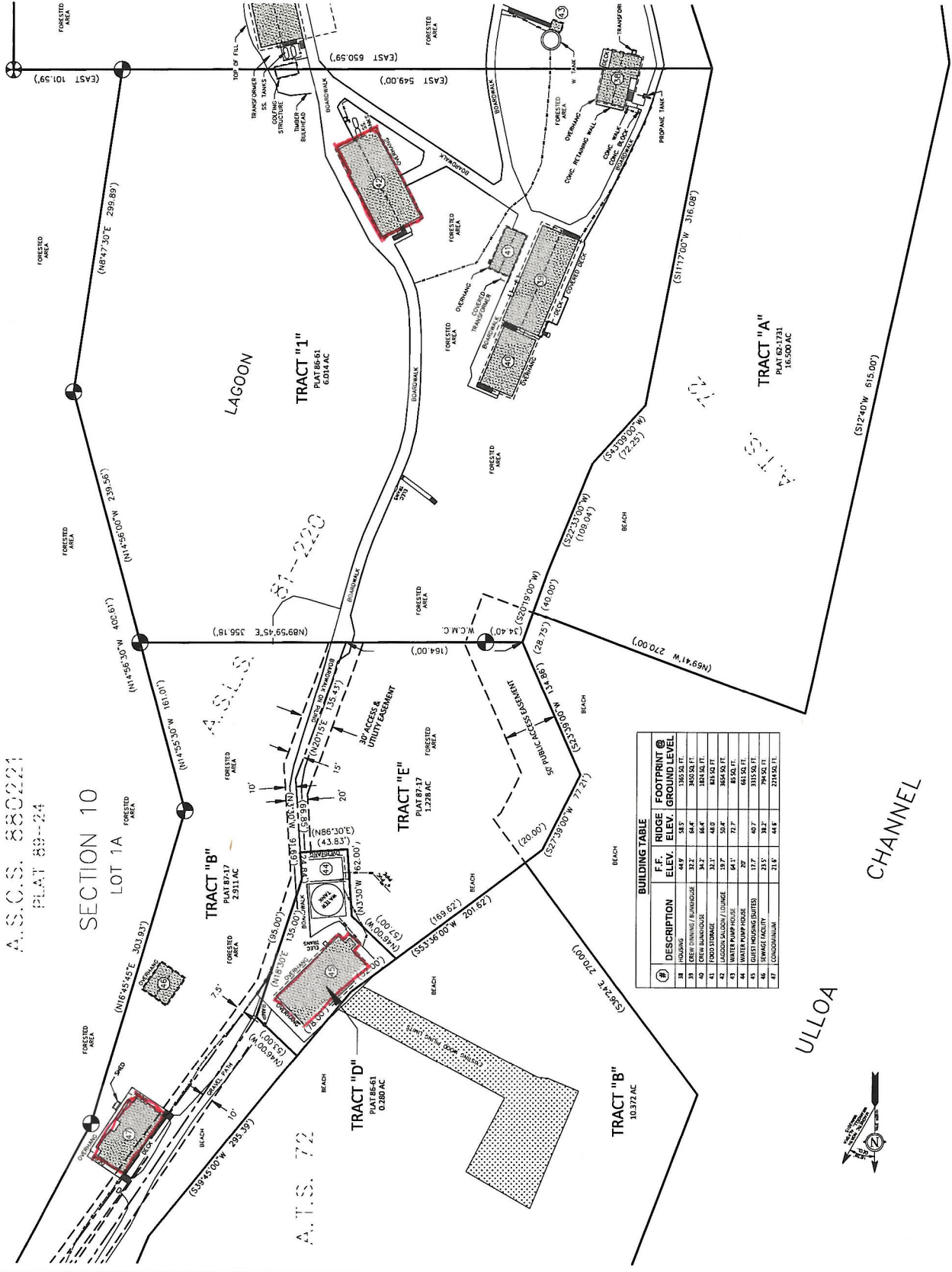
AMCO
MAR - 1 2022

BSM BSM SURVEYING & CONSULTING, INC. 20000 STATE STREET METTER, AL 36051		PROJECT NO. 22-2117 DATE 03/01/2022
CLIENT: RESORT ASSOCIATES 30000 STATE STREET METTER, AL 36051		PROJECT NO. 22-2117 DATE 03/01/2022
MATERIAL RESORT ALTA/MSP SURVEY		SHEET 5 OF 6

A.S.C.S. 880221
PLAT 89--24

SECTION 10
LOT 1A

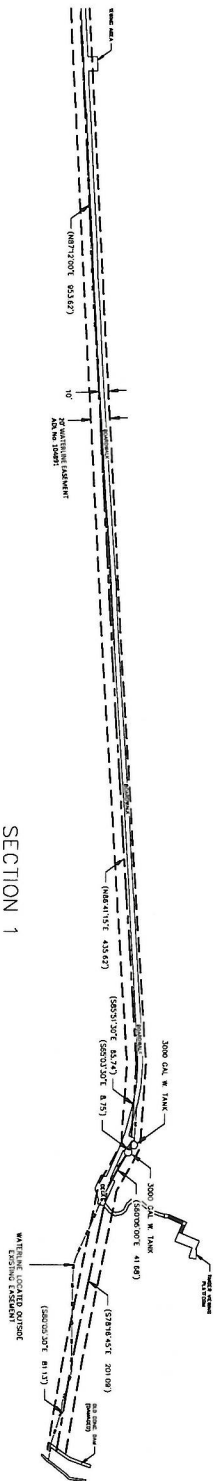
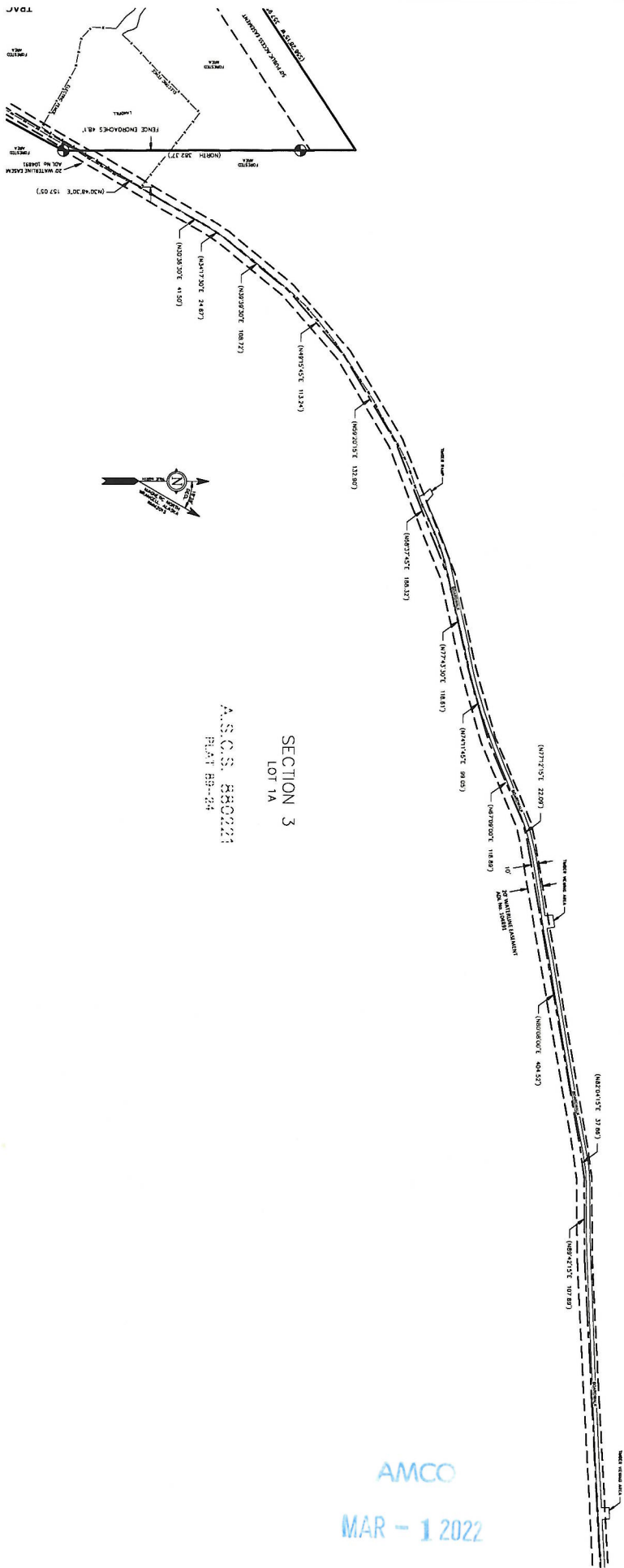
AMCO
MAR - 1 2022



#	DESCRIPTION	BUILDING TABLE		FOOTPRINT @
		F.F. ELEV.	RIDGE ELEV.	
18	HOUSING	44.9'	58.5'	1385.54 FT.
19	CREW DINING / KITCHEN	32.2'	64.4'	1824.54 FT.
20	CREW BARRACKS	34.2'	66.4'	1824.54 FT.
21	TOILET BUILDING	32.2'	64.4'	1824.54 FT.
22	WATER PUMP HOUSE	64.1'	72.7'	85.50 FT.
23	WATER PUMP HOUSE	29'	40.7'	315.54 FT.
24	GUEST HOUSE BATHS	17.7'	38.2'	794.54 FT.
25	SEWAGE FACILITY	23.5'	38.2'	794.54 FT.
26	CONDOMINIUM	21.6'	44.6'	2214.54 FT.

SCALE 1"=40'
THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING
1 METER = 3.280833 US SURVEY FEET
1 US ACRE = 0.4046856 HECTARES
0 5 10 20 30 40 50 60 70 80 90 100 FEET
0 5 10 20 30 40 50 METERS

WATERBURY ASSOCIATES
ALTA/NSPS SURVEY
CADDEN
REGISTERED ASSOCIATES
100 DUCK STREET
KEITHMAN, AK 99001
DATE: 03/01/2022
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC
SHEET: 2 OF 2



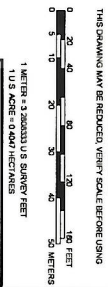
A.S.C.S. 880221
PLAT 88-24

SECTION 1
LOT 1A

SECTION 3
LOT 1A

A.S.C.S. 880221
PLAT 88-24

SCALE 1"=40'



THIS DRAWING MAY BE REPRODUCED VERBATIM SCALE BEFORE USING
1 U.S. ACRES = 0.4047 HECTARES

ALTA/MSPS SURVEY
MATERIAL RESORT

CLIENT: RESORT ASSOCIATES
MANUAL LIMITED PARTNERSHIP
KETCHIKAN, AK 99901

PSM	PROJECT: A.S.C.S. 880221	DATE: 03/01/2022
BY: J. H. HARRIS	CHECKED: J. H. HARRIS	DATE: 03/01/2022
SCALE: AS SHOWN	APPROVED BY: J. H. HARRIS	SHEET 8 OF 8

AMCO
MAR - 1 2022

Untitled Map

Write a description for your map.

Legend

Google Earth

Image © 2022 Maxar Technologies



W/D - 1 2022



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A **menu** or expected menu listing the meals, including entrees prepared onsite and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	Ketchikan Hotel Owner, LLC				
License Type:	Outdoor Recreation Lodge - Seasonal	License Number:			
Doing Business As:	Waterfall Resort AK				
Premises Address:	55° 17' 48.19" N by 133° 14' 38.49 W (West Coast Prince Wales Island)				
City:	None	State:	AK	ZIP:	
Contact Name:	Peter Dumon	Contact Phone:	(708) 342-7500		

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- ☐ Dining after standard closing hours: AS 04.16.010(c)
- ☒ Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- ☒ Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- ☐ Employment for persons 16 or 17 years of age: AS 04.16.049(c)
NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY			
Transaction #:		Initials:	



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

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

Guests under 21 are allowed in the Dining Room and the Lounge when accompanied by a parent or guardian who is over 21 years of age. We generally do not have employees under 21 years of age. However, when we do they are employed as dishwashers or bussers and are not engaged in the service of alcohol.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

We have a Manager On Duty present at all times in the Dining Room and Lounge. All of our Servers are trained in the TAMS class and have Alcohol Service Permits. Consumption of or access to alcohol by minor guests or employees is strictly prohibited.

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

Yes ☒ No ☐

Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

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

Initials

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

**Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

the Dining Room is open 7 days per week during the season (June through August) from 11:00am - 1:00pm for lunch, and 5:00pm - 8:00pm for dinner. The Lagoon Saloon is also open 7 days per week during the season from 4:00pm until midnight.

Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes

No

☐☒

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Food and beverage service offered or anticipated is:

☒

table service

☒

buffet service

☐

counter service

☐

other

If "other", describe the manner of food and beverage service offered or anticipated:

Food service in the Dining Room is buffet style. Wine is served at the table. In the Lagoon Saloon beer, liquor, and wine are served from the bar and at the table.



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 – Certifications and Approvals

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.



I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.
 This menu includes entrees that are regularly sold and prepared by the licensee at the licensed premises.



I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.



I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted.
(AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)



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

Signature of licensee

Peter Dumon

Printed name of licensee

Signature of Notary Public

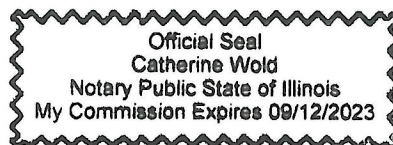
Notary Public in and for the State of

Illinois

My commission expires:

09/12/2023

Subscribed and sworn to before me this 18 day of February, 2022



Local Government Review (to be completed by an appropriate local government official):

Approved

Denied



Signature of local government official

Date

Printed name of local government official

Title



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-03: Restaurant Designation Permit Application

AMCO Enforcement Review:

Enforcement Recommendation:

Approve

Deny

☐☐

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

Enforcement Recommendations:

AMCO Director Review:

Approved

Denied

☐☐

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:

KETCHIKAN HOTEL OWNER, LLC dba WATERFALL RESORT AK
Indoor Serving Security Plan/Policy

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. Underaged persons will be monitored closely by our professionally-trained alcohol servers.
5. Proper egress from the outdoor service area will always remain unobstructed.
6. ABC mandated posters as required by law are posted inside (BUSINESS) and at the entrances of the outdoor seating area.
7. All safety related operations for our current liquor service will additionally be enforced in the new service area.
8. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
9. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
10. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
11. Servers will be present in the outdoor area to monitor consumption.

AMCO

MAR - 1 2022



Alaska Food Code 2022 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 12624
Issued to: **KETCHIKAN HOTEL OWNER LLC DBA WATERFALL RESORT
AK**
For: **Waterfall Resort Bar**
For Operation of: **FN-4 Tavern/Bar**
Located at: **320 Dock ST STE 222 Ketchikan, AK 99901**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2022

Program Manager:

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(in Anchorage call 334-2560)



AMCC

MAR - 1 2022



Alaska Food Code 2022 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 12623
Issued to: **KETCHIKAN HOTEL OWNER LLC DBA WATERFALL RESORT
AK**
For: **Waterfall Resort Food Service**
For Operation of: **FF-1 Food Service**
Located at: **320 Dock ST STE 222 Ketchikan, AK 99901**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2022

Program Manager:

A handwritten signature in blue ink, appearing to read "Kimberly S. Brown".

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(in Anchorage call 334-2560)



AMCO

MAR - 1 2022

AMCO

MAR - 1 2022

1

(B) "Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness." *This will be posted in the guest dining room in a common area and visible for all.*

"oysters on the half shell (raw oysters)" *This is notated on the food label for our guests.*