



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce,  
Community,  
and Economic Development

Alcohol and Marijuana Control Office

550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

**MEMORANDUM**

TO: Alcoholic Beverage Control Board      DATE: March 8, 2022  
FROM: Kristina Serezhenkov, OLE      RE: #6020 Steamboat Bay Fishing  
Club 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 After an application has been filed, no additional signatures may be added to the petition, and no signatures may be withdrawn.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 Noyes Island in southeast Alaska 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 the 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



# HARP STEAMBOAT TENANT, 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 Harp Steamboat Tenant, LLC ("HST"), doing business as Steamboat Bay Fishing Club AK, the applicant for an Outdoor Recreation Lodge – Seasonal liquor license for the renowned Steam Boat Bay Fishing Club located on Noyes Island, Alaska (the "Club"). I would like to take the opportunity to introduce myself to the Board. HST recently purchased the business from the current licensee, Steamboat Bay Fishing Club, LLC, which has operated the Resort for nearly a decade.<sup>1</sup>

The Club is a luxury Alaska sport fishing lodge located on Noyes Island, Alaska. Guests are treated to first-rate personalized service in an intimate setting, and enjoy approximately one to one ratio with staff and crew who are available 24/7 to meet the needs of patrons. By keeping operations small, the Club is able to offer a unique up-scale experience that is tailored to meet the specific needs and desires of each guest.

The Club attracts anglers from all around the world, and on average approximately 375 guests visit the Club each year during its time-limited season. The Club's core clientele includes both novice and longtime anglers. During the day, guests enjoy a full-service guided sport fishing experience on one of six heated twenty-six (26) foot cabin cruisers operated by some of Alaska's most experienced fishing professionals. The Club offers a level of service that is second to none, and boasts a one-to-one staff-to-guest ratio. While visiting the Club, guests are treated not only to a remarkable fishing experience, but also a renowned dining and hospitality experience.

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<sup>1</sup> The Club has operated under License 5319 (the "prior license"), which is understood to be a non-transferrable license. The prior license was issued for the Lodge and Residence.



The Club accommodates up to twenty-four (24) anglers at a time in one of its two distinctive guesthouses.<sup>2</sup> The first, the Lodge, is the larger of the lodging accommodations. It can host up to sixteen (16) guests in six (6) oceanfront suites (double occupancy) and four (4) forest-view suites (single occupancy). Each guest suite is located only steps from the Lodge's great room, which is the central hub of daily life in the Lodge. Guests are able to unwind in the great room in a fireside lounge, where they are treated to sweeping views of picturesque Steamboat Bay. The great room also serves as the dining area for the Lodge. Menus are created daily by the chef, and meals are customized to satisfy individual preferences. The great room also has a supply of cigars for guests to enjoy, as well as an open bar stocked with premium beer, wine and spirits.

The Residence hosts up to eight (8) guests, each in one of six (6) oceanfront suites or two (2) forest-view suites, all of which are single occupancy. The Residence was constructed over a natural stream that feeds into the bay, and which is used by salmon during the spawning season. Guest are invited to relax in the Residence's great room, which is equipped with a wood-burning fireplace and stately hearth built of river rock from Noyes Island. The structure is tastefully decorated with Alaska-style furnishings, and offers serene views of Steamboat Bay. The Residence also boasts a luxurious covered deck and an outdoor stairway leading to a private beach. A dedicated chef and crew prepare and serve the guests of the Residence, who enjoy breakfast, an exclusive appetizer hour, and family-style dinner. The Residence's dining room features a unique transparent floor that offers incomparable views of the steam below when salmon are running.

After a long day of fishing, guests of the Club are invited to enjoy the Club Room, which is perched in a loft above the Lodge's great room. The Club Room overlooks the great room, and offers a variety of activities, including pool table, game tables, big-screen TV, book and video library, and a convenient second bar for all guests to enjoy at their leisure.

While visiting the Club, guests are treated not only to a luxury fishing experience, but also a world-renowned dining and hospitality experience. After an exhilarating day of sport fishing, guests are free to relax on one of many Adirondack chairs situated on the wraparound deck, or enjoy a soak in one of the two hot tubs located at the Club. In addition, the Club has a sauna which is styled on a traditional Slavic *banya* for use by Guests. Guests seeking adventure are able to use one of the Club's bay kayaks to explore Steamboat Bay, where they are often treated to sightings of humpback whales, sea otters, egrets, and other wildlife, or they can enjoy a leisurely nature walk where they can enjoy the serene beauty of the Noyes Island.

The goal of the Club is, and has always been, to deliver one of the premier 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 Club such a success in the past.

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<sup>2</sup> The Club is in a remote destination which is only accessible by plane or boat.



The central focus of HST'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 Club. HST desires to offer Club guests the same amenities and experiences to which they have become accustomed, and which were so successful in making the Club 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 Club. In addition, the issuance of a license will help boost revenues for not only the Club, but the State of Alaska as well.

Very truly yours,

HARP STEAMBOAT TENANT, LLC



Peter Dumon, Manager

AMCO

NOV 23 2021





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[marijuana.licensing@alaska.gov](mailto: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

☐☒

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

☒☐

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

☐☒

## Section 1 – Establishment Information

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

Licensee:	Harp Steamboat Tenant, LLC				
License Type:	Outdoor Recreation Lodge - Seasonal				
Doing Business As:	Steamboat Bay Fishing Club AK				
Premises Address:	Steamboat Bay, Noyes Island				
City:	None	State:	AK	ZIP:	
Latitude:	55° 31.976" N	Longitude:	133° 38.342" W		



Alcohol Beverage Control Board  
Harp Steamboat Tenant, LLC d/b/a Waterfall Resort AK  
Application for Outdoor Recreation Lodge – Seasonal

**AFFIDAVIT OF KEN DOLE**

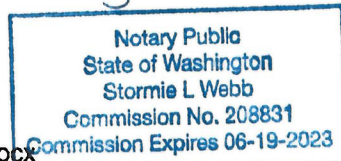
STATE OF WASHINGTON )  
Kitsap COUNTY ) ss.  
)

Ken Dole, hereby deposes and states:

1. I am the Managing Member of Steamboat Bay Fishing Club, LLC, an Alaska limited liability company ("SBFC LLC"), and have knowledge of the facts stated herein.
2. This affidavit is made in support of Harp Steamboat Tenant, LLC's petition (Form AB-12), and to certify the population surrounding the Resort (hereinafter defined), and to provide a narrative and mathematical computation of how populations were determined.
3. Steamboat Bay Fishing Club (the "Resort") is located on a very remote portion of Noyes Island in southeast Alaska (see attached map).
4. The Resort commenced operations in or around June of 2013 on Noyes Island. There are no roads to the Resort property. The only access to the Resort property is by floatplane or boat. SBFC LLC previously obtained a seasonal Outdoor Recreation Lodge License for the Resort (License No. 5319), which is understood to be a non-transferrable license.
5. In October of 2021, the assets of the SBFC were sold to the new owner, Harp Steamboat Tenant, LLC, including the Resort and SBFC LLC's leasehold interest in the Resort property located on Noyes Island.
6. Based upon my own person knowledge and experience, there are no permanent residents (i.e., persons with an established permanent place of abode) within a one (1) (or for that matter a five (5)) mile radius of the resort property.

[Signature]  
Ken Dole

SUBSCRIBED AND SWORN TO before me this 22<sup>nd</sup> day of December 2021, at Kitsap County, Washington.



[Signature]  
Notary Public for the State of Washington  
My Commission expires: 10-19-2023

01154065.DOCX





Alaska Alcoholic Beverage Control Board  
**Form AB-12: Petition**

Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[marijuana.licensing@alaska.gov](mailto: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 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[marijuana.licensing@alaska.gov](mailto: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, Harp Steamboat Tenant, 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)

Steamboat Bay Fishing Club 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

[Signature]  
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, 2021.



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]



# RADIUS MAP

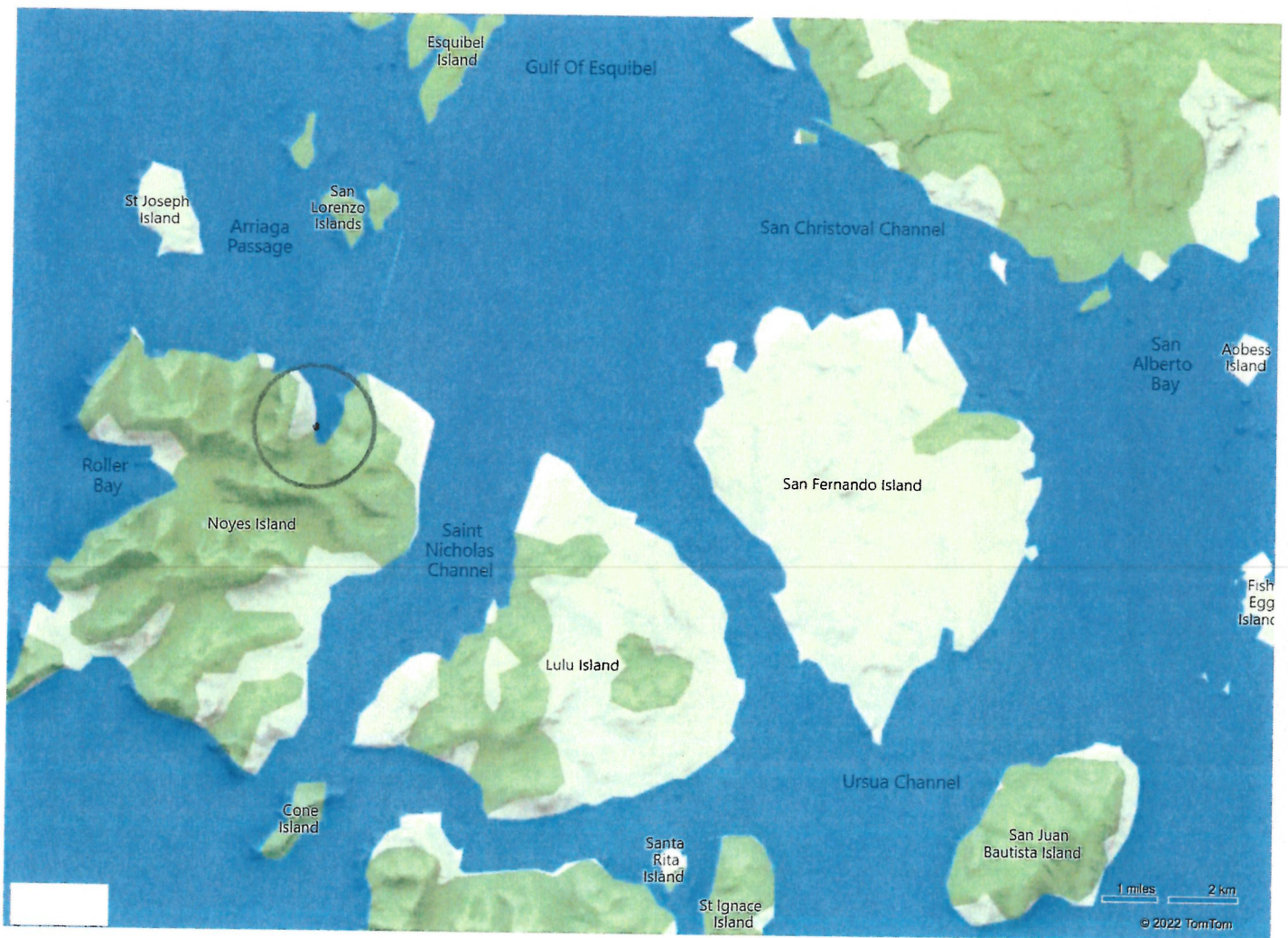
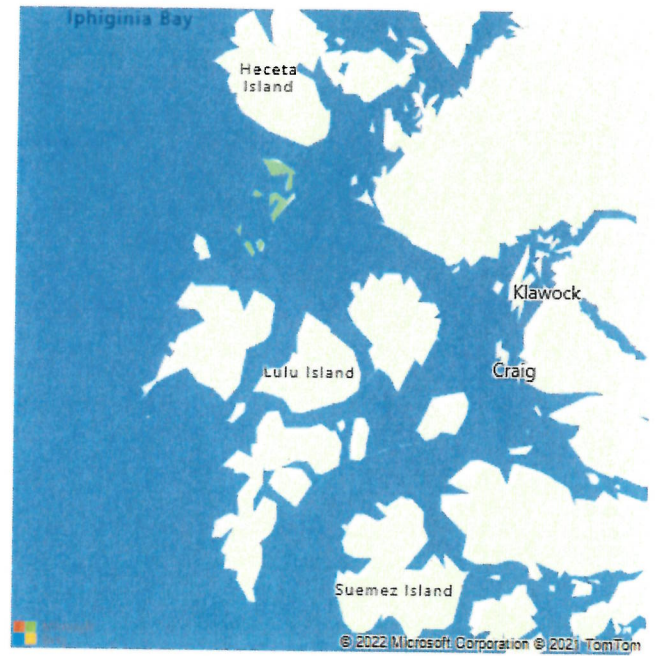
AMCO

MAR - 1 2022



Notes

Steamboat Bay Fishing Club AK  
1 Mile Radius



AMCO

MAR - 1 2022



0 0.125 0.25 0.375 mi

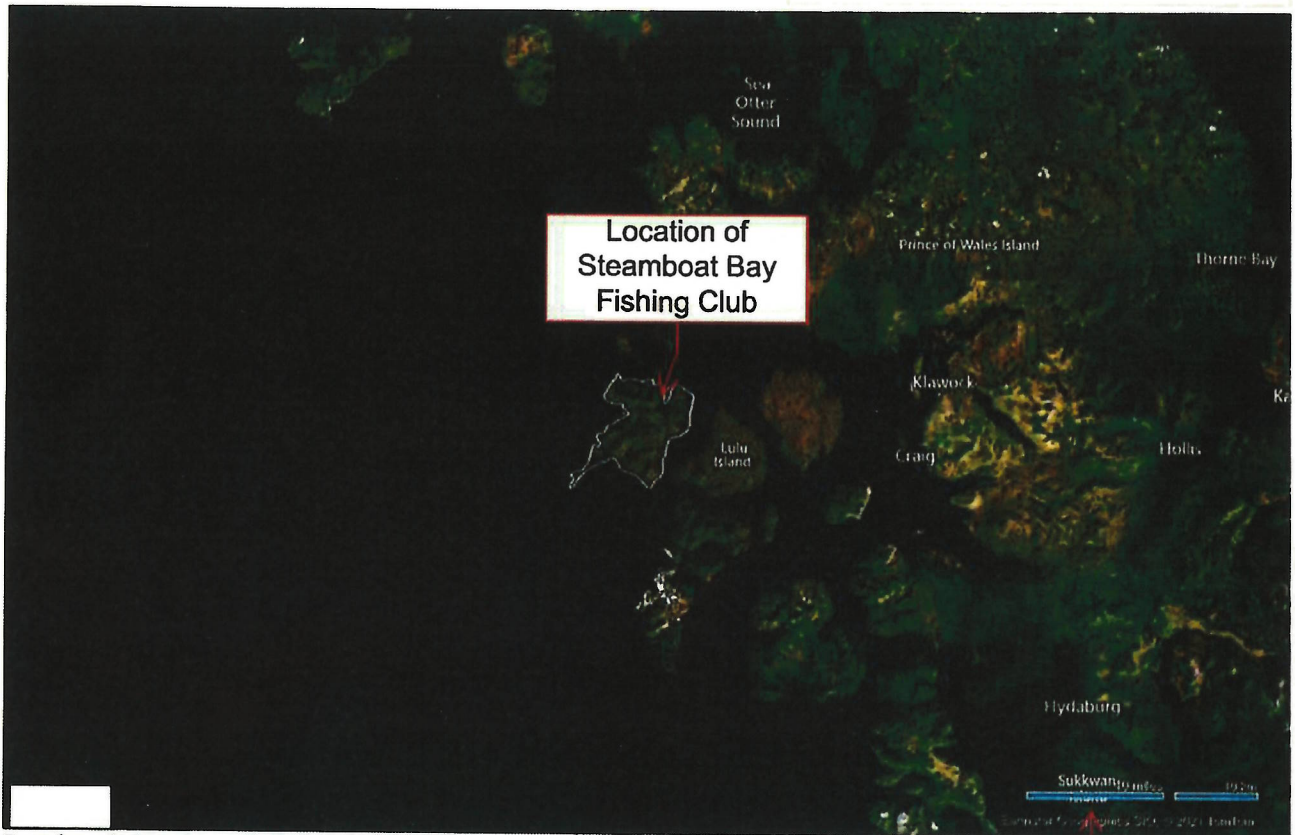
Steamboat Bay

6 pack

Residence



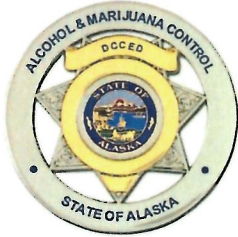
Noyes Island, AK



Data from: Wikipedia

10 mile distance





## 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:	Harp Steamboat Tenant, LLC				
License Type:	Outdoor Recreation Lodge - Seasonal	Statutory Reference:	4.11.225		
Doing Business As:	Steamboat Bay Fishing Club AK				
Premises Address:	Steamboat Bay, Noyes 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 #:	6020
Board Meeting Date:	4-12-2022	Transaction #:	100313761		
Issue Date:		BRE:	KRS		





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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 #:	10160717	AK Formed Date:	4/12/2021	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 #6014 dba "Waterfall Resort 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 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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 19 day of October, 2021.







## 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:	Harp Steamboat Tenant, LLC	License Number:	
License Type:	Outdoor Recreation Lodge - Seasonal		
Doing Business As:	Steamboat Bay Fishing Club AK		
Premises Address:	Steamboat Bay, Noyes Island		
City:	None	State:	AK
		ZIP:	





**SIX PACK**

MAR - 1 2022

STEAMBOAT BAY FISHING CLUB AK



	2x8 WALL
	2x4 WALL
	2x4 DOUBLE WALL

FIRST FLOOR: 3090 sq ft  
SECOND FLOOR: 2387 sq ft  
THIRD FLOOR: 2137 sq ft

Hand-drawn floor plan of a house with various rooms and dimensions. The plan includes a Living room (350 sq ft), Dining room (240 sq ft), Kitchen (347 sq ft), Powder room (40 sq ft), Laundry (57 sq ft), Mechanical room (260 sq ft), and three Master bedrooms (270 sq ft each). There are also three other bathrooms (each 64 sq ft), a Deck (1240 sq ft), and a Covered Dining area (64 sq ft). The plan is annotated with handwritten notes: 'Served' near the Living room, 'Stored' near the Laundry, and 'Deck' near the Dining room. Dimensions are provided for many rooms and overall sections.

1. First Floor Plan
2. Second Floor Plan
3. Third Floor Plan

Physical barrier Red  
Stored blue  
Served Green

CEDAR RESIDENCE

CUNNINGHAM CONSULTING  
12531 251 2007

DATE: 2/9/2022

SCALE:

$W = 1$

SHEET  
A-1

STEAMBOAT BAY FISHING CLUB AK

AMCO

MAR - 1 2022



2x6 WALL

2x4 WALL

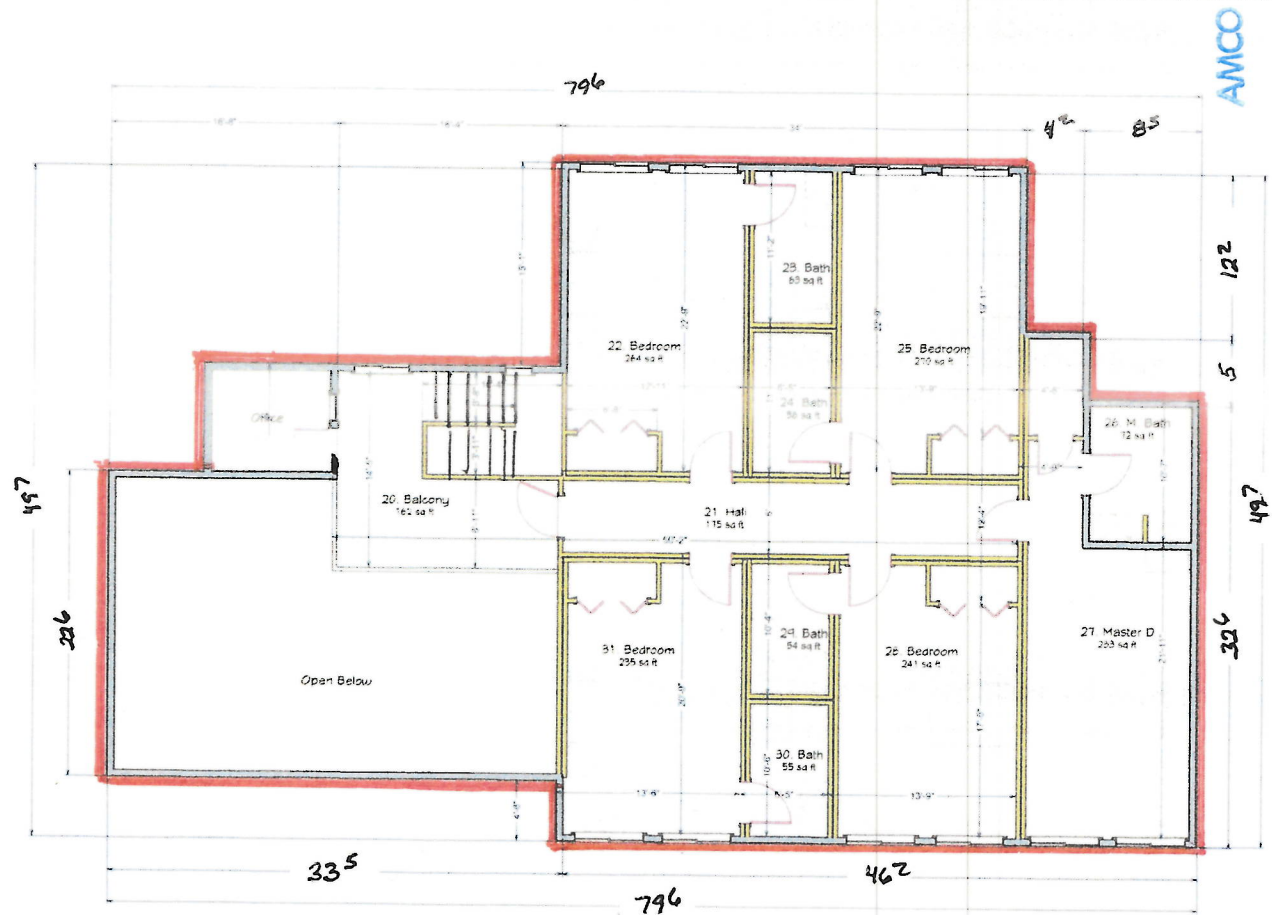
2x4 DOUBLE WALL

FIRST FLOOR: 3090 sq ft  
SECOND FLOOR: 2387 sq ft  
THIRD FLOOR: 2137 sq ft

**LIVING SPACE: 6550 sq ft**  
**TOTAL: 7614 sq ft**  
 (incl. mech/storage areas)

DECK: 1320 sq ft

**TOTAL IMPERV.: 5102 sq ft**  
(roofline & deck)



2nd Floor  
Physical barrier Red

1. First Floor Plan
2. Second Floor Plan
3. Third Floor Plan

NOTE: 9' CEILING HEIGHT (typ.)  
ALL CEILING HEIGHTS MEASURED  
FROM FINISHED FLOOR

AMCO

MAR - 1 2022



REVISION TABLE	
NUMBER	DATE
1	10/10/80
2	10/10/80
3	10/10/80
4	10/10/80
5	10/10/80
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100	10/10/80

## SECOND FLOOR PLAN

CEDAR RESIDENCE  
57448047 Bay 48

**CUNNINGHAM CONSULTING**  
2571 851-4067

DATE: 2/9/202

**SCALE:**

When divided, the dividend and divisor are integers, the quotient is a rational number.

$\frac{1}{2} \div \frac{1}{3} = \frac{3}{2}$

SHEET

A-2



**WALL KEY**

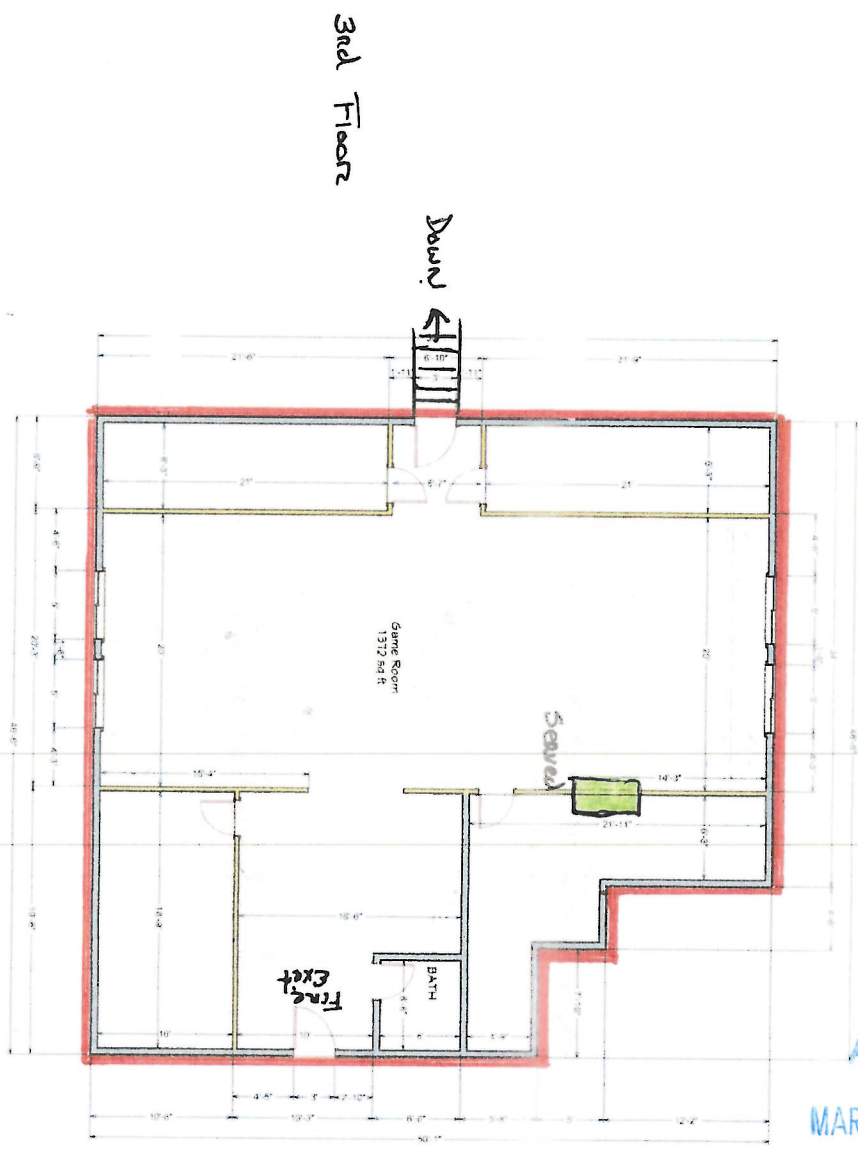
	2x6 WALL
	2x4 WALL
	2x4 DOUBLE WALL

**BUILDING INFORMATION**

FIRST FLOOR: 3090 sq ft
SECOND FLOOR: 2387 sq ft
THIRD FLOOR: 2137 sq ft
<b>LIVING SPACE: 6550 sq ft</b>
<b>TOTAL: 7614 sq ft</b>
(incl. mech/storage areas)

**TABLE OF CONTENTS**

1. First Floor Plan
2. Second Floor Plan
3. Third Floor Plan



Physical Barrier Red  
Saved Green

NOTE: 9' CEILING HEIGHT (TYP.)  
ALL CEILING HEIGHTS MEASURED  
FROM FINISHED FLOOR

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MAR - 1 2022

A - 3	SHEET	SCALE 1" = 1'	DATE 2/9/2022	DRAWINGS PROVIDED BY CUNNINGHAM CONSULTING (253) 851-9657 1000 MARBOR, WA	3 SABRIN WILSON	CEDAR RESIDENCE STEAMBOAT BAY, AK	THIRD FLOOR PLAN	REVISION TABLE		
								DATE	REVISION	

STEAMBOAT BAY FISHING CLUB AK

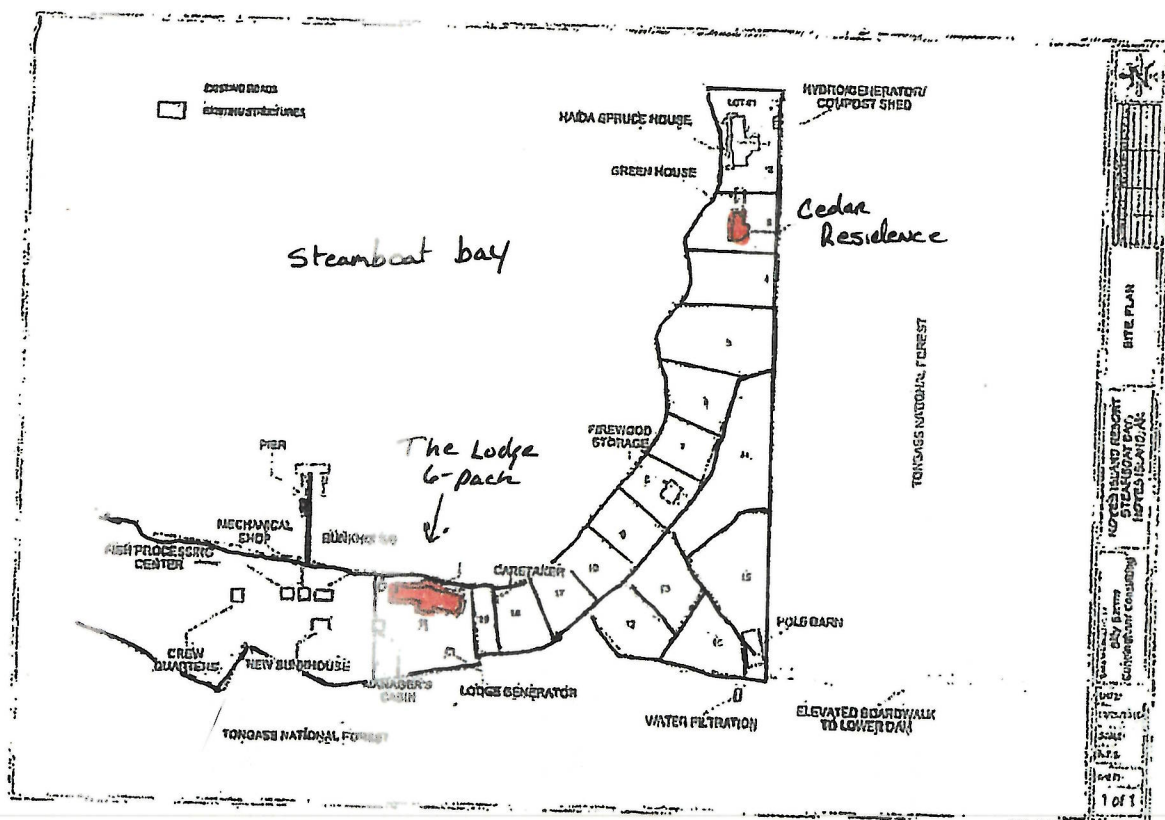


# **SURVEY AND AERIAL MAP**

AMCO

MAR - 1 2022





FEB 07 2017

AMCO  
NOV 23 2021

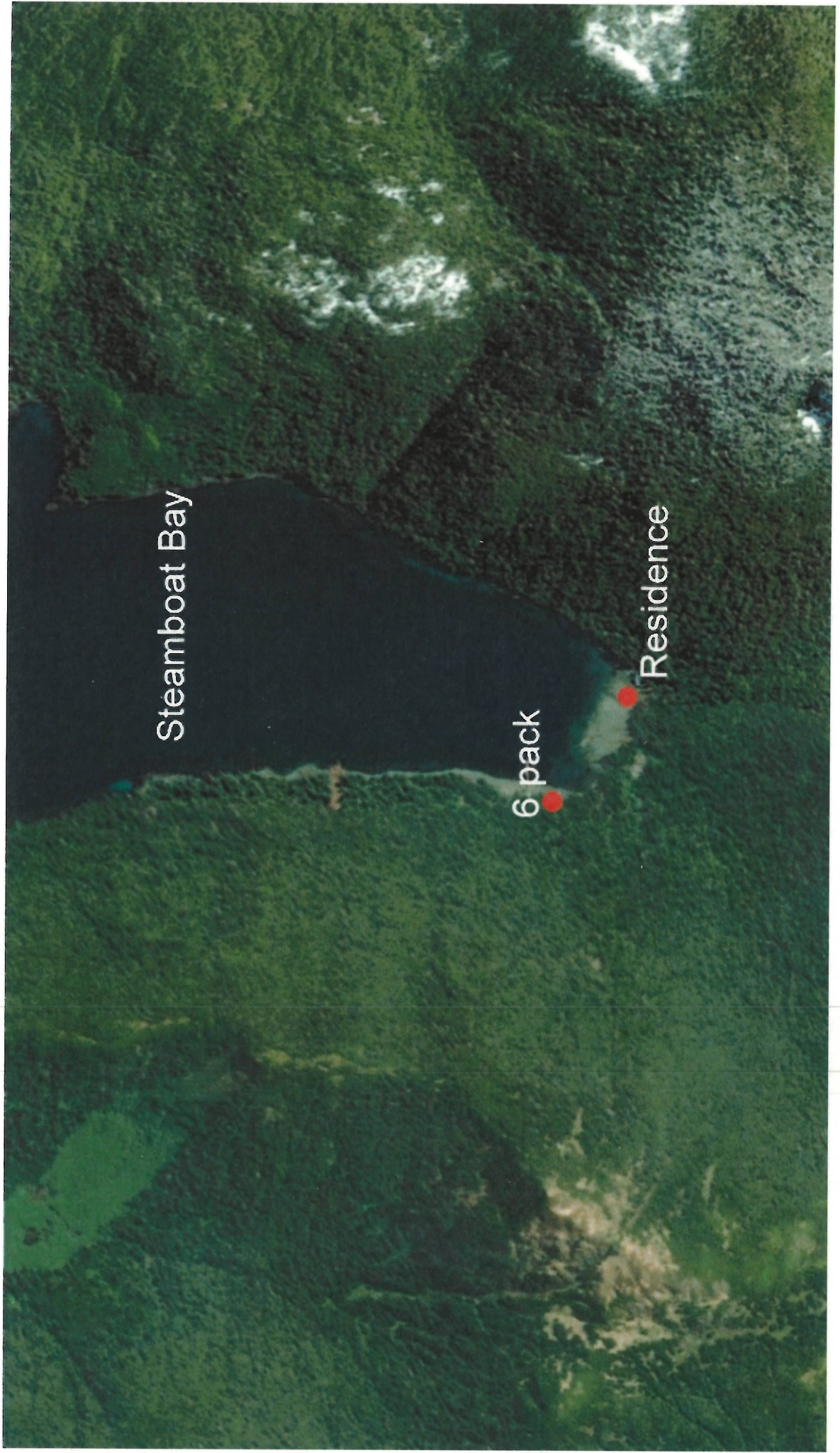
AMCO

STEAMBOAT BAY FISHING CLUB AK

MAR - 1 2022



AMCO  
MAR - 1 2022

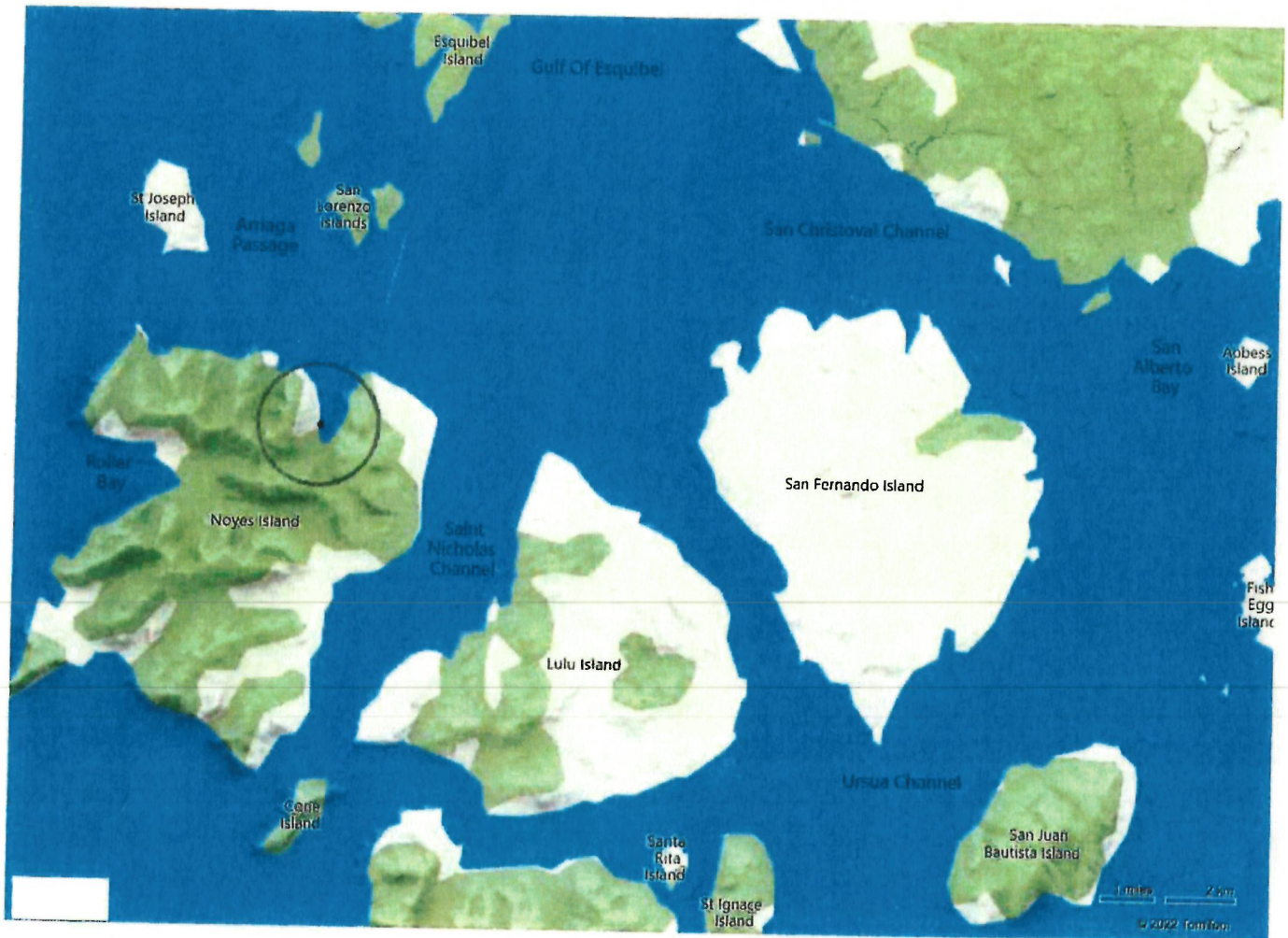




bing maps

### Notes

Steamboat Bay Fishing Club AK  
1 Mile Radius







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:	Harp Steamboat Tenant, LLC				
License Type:	Outdoor Recreation Lodge - Seasonal	License Number:			
Doing Business As:	Steamboat Bay Fishing Club AK				
Premises Address:	Steamboat Bay, Noyes Island				
City:	None	State:	AK	ZIP:	
Contact Name:	Michael Vite	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.)

Minor guests will be allowed in the licensed premises only when accompanied by a parent or guardian who is over 21 years of age. We generally do not have minor employees but if we do, they will be employed as dishwashers or bussers.

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 Lodge and Residence. All servers have received TAMS Training and have service permits from the State of Alaska. Access to alcohol by minors is strictly prohibited. Additional procedures are outlined in the accompanying indoor security plan/procedure sheet.

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 Lodge and Residence serve breakfast from 5:00am - 7:00am; lunch from 11:00am - 1:00pm; and dinner from 7:00pm - 9:00pm.

**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:

All meals at the Lodge and Residence are served menu style and include table service.





## 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.

PHO

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.

PHO

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.

PHO

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.)

PHO

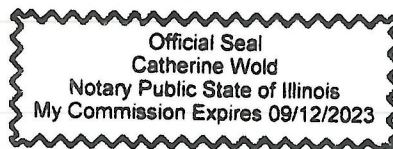
I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Peter Dumon

Printed name of licensee

Signature of Notary Public

Notary Public in and for the State of IllinoisMy commission expires: 09/12/2023Subscribed 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





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:



**HARP STEAMBOAT TENANT, LLC  
dba STEAMBOAT BAY FISHING CLUB 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.

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MAR - 1 2022





## Alaska Food Code 2022 Establishment Permit

Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 12619  
Issued to: HARP STEAMBOAT TENANT LLC DBA STEAMBOAT BAY  
FISHING CLUB AK  
For: Steamboat Bay Fishing Club FS  
For Operation of: FF-1 Food Service  
Located at: 18619 Noyes Island HWY 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)



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**STEAMBOAT BAY  
FISHING CLUB**

**Breakfast Menu**

**Sunrise Breakfast**

Two Eggs - Bacon or Sausage - Country Style Potatoes  
Whole Wheat, White, Rye or Buttermilk Biscuit

**Traditional Alaska Sourdough Pancakes**

Pure Maple Syrup - Apple Compote - Two Eggs

**Dungeness Crab Benedict**

Lump Crab Meat - Buttermilk Biscuit - Two Poached Eggs - Sautéed Spinach – Hollandaise  
Country Style Potatoes

**French Omelet**

Fresh Herbs - Cheddar Cheese - Country Style Potatoes  
Salmon or Dungeness Crab Upon Request

**Irish Steel Cut Oatmeal**

Fresh Berries - Pure Maple Syrup - Toasted Nuts  
Milk or Brown Sugar Upon Request

**Available In-House or To Go**

**Breakfast Burrito**

Sausage - Peppers - Onions - Country Potatoes - Scrambled Eggs - Cheddar Cheese - Flour Tortilla  
Sour Cream and Salsa Upon Request

**Breakfast Sandwich**

Bacon - Scrambled Eggs - Cheddar Cheese - Secret Sauce

**Mixed Berry Parfait**

Vanilla-Honey Yogurt - Granola - Fresh Berries

**Hard-Boiled Eggs**

Chef: Andy Harris

Culinary Team: Jeffrey Kalinas, Adrian Simmons, Tim Cook, Kenneth Lang

AMCO

MAR - 1 2022





STEAMBOAT BAY  
FISHING CLUB

**Lodge Lunch Menu**

**Historic Steamboat Bay Cheeseburger**

*House-made 1/4 lb beef patty with cheddar cheese, served on a toasted brioche bun with fresh lettuce, tomato, onion, and roasted garlic aioli on the side. Bacon upon request.*

**Grilled Cheese Sandwich**

*Buttery toasted white bread with melted cheddar cheese; served with crispy shoestring french fries. Crisp bacon or tomato available upon request.*

**Halibut and Chips**

*Flakey Alaskan halibut dipped in house-made beer batter and fried until tender and crisp. Served with tangy tartar sauce and thin-cut fries.*

**Classic Chicken Club**

*Traditional style club sandwich with your choice of crispy or grilled chicken breast, crisp bacon, cheddar and swiss cheese, lettuce and tomato layered on garlic toasted sourdough bread served with cajun aioli.*

**Noyes Island Louie Salad**

*Mixed greens topped with Dungeness crab, Alaskan bay shrimp, tomatoes, sweet yellow corn, house-pickled red onions, crisp green beans, black olives and herbed croutons; served with creamy louie dressing*

**Add on or lighter fare**

**Salt and Pepper French Fries**

*Thin-cut fries; truffle oil available upon request.*

**Garden Salad**

*Crisp, fresh greens topped with tomato, pickled red onions, and cucumber; your choice of balsamic vinaigrette or creamy buttermilk herb dressing.*

**House-made Soups**

*Choice of a cup or bowl of Smoked Salmon and Corn Chowder, Alaskan Game Chili or Tomato Soup.*

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STEAMBOAT BAY  
FISHING CLUB

## On-Boat Lunch Menu

Name: \_\_\_\_\_

Tomorrow's Date: \_\_\_\_\_

Tomorrow's Boat Captain: \_\_\_\_\_

- ☐ **Peanut Butter Sandwich** – Choice of mixed berry preserves or honey
- ☐ **Fried Chicken** – Buttermilk fried breast, thigh and drumstick
- ☐ **Calzone** – Italian hand-pie with pepperoni, mozzarella and tomato sauce
- ☐ **Springroll Wrap** – Rice paper wrap with chicken breast, lettuce, carrot, cucumber, cilantro and Asian dressing

### ☐ **Custom Deli Sandwich or Wrap**

- |                                   |                                 |                                     |                                  |   |
|-----------------------------------|---------------------------------|-------------------------------------|----------------------------------|---|
| <input type="checkbox"/> Ciabatta | <input type="checkbox"/> Turkey | <input type="checkbox"/> Cheddar    | <input type="checkbox"/> Lettuce | <input type="checkbox"/> Mayonnaise     |
| <input type="checkbox"/> Wheat    | <input type="checkbox"/> Ham    | <input type="checkbox"/> Pepperjack | <input type="checkbox"/> Tomato  | <input type="checkbox"/> Yellow Mustard |
| <input type="checkbox"/> White    | <input type="checkbox"/> Bacon  | <input type="checkbox"/> Swiss      | <input type="checkbox"/> Onion   | <input type="checkbox"/> Dijon Mustard  |
| <input type="checkbox"/> Wrap     |                                 |                                     |                                  |   |

### Sweets

- ☐ Chocolate Chip Cookies
- ☐ Peanut Butter Cookies
- ☐ Rice Krispie Treat

### Special Beverages

- ☐ Bloody Mary
- ☐ Bailey's for your coffee

### Included in all lunches:

Kettle Chips  
Peanut M&Ms  
Hand Fruit

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**STEAMBOAT BAY  
FISHING CLUB**

**Dinner Menu**

**Starters**

**Garden Salad**

Mixed Greens - Tomato - Pickled Red Onion - Cucumber  
Balsamic Vinaigrette or Ranch Dressing

**Caesar Salad**

Romaine - Croutons - Parmesan Crisp - Caesar Dressing

**Chef's Daily Salad**

**House-made Soups**

Salmon & Corn Chowder or Chef's Daily Soup

**Mains**

---

**Pork Chop**

Smoke - Bacon Jam - Creamed Hashbrowns - Tomato Relish - Jus

**Wild Alaskan Halibut**

Line Caught Halibut - White Beans - Roasted Carrots - Chimichurri

**Meatloaf Wellington**

Whipped Sweets - Brussels Chips - Gravy

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Chef: Andy Harris

Culinary Team: Jeffrey Kalinas, Adrian Simmons, Tim Cook, Kenneth Lang

MAR - 1 2022





**STEAMBOAT BAY  
FISHING CLUB**

**Dinner Menu**

**Starters**

**Garden Salad**

Mixed Greens - Tomato - Pickled Red Onion - Cucumber  
Balsamic Vinaigrette or Ranch Dressing

**Caesar Salad**

Romaine - Croutons - Parmesan Crisp - Caesar Dressing

**Chef's Daily Salad**

**House-made Soups**

Salmon & Corn Chowder or Chef's Daily Soup

**Mains**

---

**Salmon Cakes**

Zucchini - Slaw - Crispy Quinoa - Herb Aioli

**Venison Pot Pie**

Root Vegetables - Puff Pastry

**Beef Short Rib**

Parsnip Purée - Roasted Root Vegetables - Red Wine Demi

Chef: Andy Harris  
Culinary Team: Jeffrey Kalinas, Adrian Simmons, Tim Cook, Kenneth Lang

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**STEAMBOAT BAY  
FISHING CLUB**

**Dinner Menu**

**Starters**

**Garden Salad**

Mixed Greens - Tomato - Pickled Red Onion - Cucumber  
Balsamic Vinaigrette or Ranch Dressing

**Caesar Salad**

Romaine - Croutons - Parmesan Crisp - Caesar Dressing

**Chef's Daily Salad**

**House-made Soups**

Salmon & Corn Chowder or Chef's Daily Soup

**Mains**

**Surf and Turf**

Wagyu Beef Tenderloin - Shrimp - Garlic Mash - Vegetable Medley - Demi

**Halibut**

Prosciutto - Corn Sauté - Mushrooms - Fingerlings - Sugo

**Historic Steamboat Bay Cheeseburger**

French Fries - Garlic Aioli

Chef: Andy Harris

Culinary Team: Jeffrey Kalinas, Adrian Simmons, Tim Cook, Kenneth Lang

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MAR - 1 2022





**STEAMBOAT BAY**  
FISHING CLUB

**Dinner Menu**

**Starters**

**Garden Salad**

Mixed Greens - Tomato - Pickled Red Onion - Cucumber  
Balsamic Vinaigrette or Ranch Dressing

**Caesar Salad**

Romaine - Croutons - Parmesan Crisps - Caesar Dressing

**Chef's Daily Salad**

**House-made Soups**

Salmon & Corn Chowder or Chef's Daily Soup

**Mains**

**Lamb Loin**

Spicy Orzo - Ratatouille

**Alaskan Seafood Stew**

Halibut - Salmon - Shrimp - Scallop - Seafood Fond

**Ribeye**

House Made Frites - Roasted Broccoli - Pepper Demi

Chef: Andy Harris

Culinary Team: Jeffrey Kalinas, Adrian Simmons, Tim Cook, Kenneth Lang

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**STEAMBOAT BAY**  
FISHING CLUB

**Dessert Selection**

**Steamboat Bay Ice Cream Flight**

Chef's selection of three ice cream and sorbet flavors  
(or a full serving of your favorite!)

**Apple Cake**

Cinnamon Ice Cream - Salted Caramel Sauce

**Flourless Dark Chocolate Torte**

Chocolate Mousse - Raspberry Sauce - Almond Crisp

**Shortcake**

Berries - Brown Sugar Sauce - Whipped Cream

**Fresh Baked Chocolate Chip Cookies**

Mexican Hot Cocoa

**After Dinner Drinks**

Graham's 20 Year Tawny Port

Graham's Malvedos Vintage Port

Bailey's with Coffee

White Russian

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Chef: Andy Harris

Culinary Team: Jeffrey Kalinas, Adrian Simmons, Tim Cook, Kenneth Lang

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(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.*