



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: April 6, 2022

FROM: Carrie Craig, RLS

RE: LED Ultra Lounge & Grill, LLC  
#4531 & #4551

### Statutory & Regulation 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 04.11.510(b)(1): “if an application is denied, the notice of denial shall be furnished the applicant immediately in writing stating the reason for the denial in clear and concise language; the notice of denial must inform the applicant that the applicant is entitled to an informal conference with either the director or the board, and that, if not satisfied by the informal conference, the applicant is then entitled to a formal hearing conducted by the office of administrative hearings (AS 44.64.010); if the applicant requests a formal hearing, the office of administrative hearings shall adhere to AS 44.62.330 — 44.62.630 (Administrative Procedure Act); all interested persons may be heard at the hearing and unless waived by the applicant and the board, the formal hearing shall be held in the area for which the application is requested”

AS 04.11.510(b)(2): “the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection; the board shall send notice of a hearing conducted under this paragraph 20 days in advance of the hearing to each community council established within the municipality and to each nonprofit community organization entitled to notification under AS 04.11.310(b)”

3 AAC 304.145(h): “The board may uphold a protest of an application or continued operation with a single abeyance period not to exceed 180 days if the local governing body indicates that the protest is subject to rescission and that it will be withdrawn if the applicant meets conditions set by the local governing body. If the local governing body notifies the board within the period of the abeyance that the protest has been removed, the application or continued operation is approved when all other applicable requirements have been met. If the local governing body has not notified the board within the period of the abeyance that it has removed the protest, the application or continued operation is denied. The period of abeyance may not be extended or renewed.”

AS 04.11.410(a): “A beverage dispensary or package store license may not be issued and the location of an existing license may not be transferred if the licensed premises would be located in a building the public entrance of which is within 200 feet of a school ground or a church building in which religious services are regularly conducted, measured by the shortest pedestrian route from the outer boundaries of the school ground or the public entrance of the church building. However, a license issued before the presence of either cause of restriction within 200 feet of the licensed premises may be renewed or transferred to a person notwithstanding this subsection.”

AS 04.11.340(1): “An application requesting approval for the relocation of licensed premises shall be denied if the board finds, after review of all relevant information, that relocation of the license would not be in the best interests of the public”

AS 04.11.360(1) & (4): “An application requesting approval of a transfer of a license to another person under this title shall be denied if (1) the board finds, after review of all relevant information, that transfer of a license to another person would not be in the best interests of the public; (4) the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless (A) the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority; or (B) the transfer is under a promise given as collateral by the transferor to the transferee in the course of an earlier transfer of the license under which promise the transferor is obliged to transfer the license back to the transferee in the event of default in payment for property conveyed as part of the earlier transfer of the license”

**Background:** AMCO received transfer applications for licenses #4531 and #4551 on November 19, 2021 and were deemed complete on January 19, 2022.

On January 27, 2022, staff received a creditor’s objection from SBV Leasing, LLC in the amount of \$322,720.00.

On January 28, 2022, staff received a creditor’s objection from Trina Johnson in the amount of \$427,090.84.

On March 1, 2022, staff received an objection from the Anchorage School District stating that the new proposed premises in violation AS 04.11.410.

On March 12, 2022, staff received an objection from the Downtown Community Council stating that the new proposed premises in violation AS 04.11.410 and a license in this location is not the public’s best interest to summarize.

On March 19, 2022, staff received a protest from the Municipality of Anchorage due to the Special Land Use Permit application was not completed and issued and the Assembly supports the objections presented by ASD and the Downtown Community Council.

**Staff Recommendation:** Consider the transfer applications, the various objections and the Municipality’s protest, hold an informal hearing and deny the application with 180-day abeyance period.

**Attachment:**

- Municipality of Anchorage Protest/Resolution, pages 1-7
- Downtown Community Council Objection/Resolution, pages 8-12
- Anchorage School District Letter, page 13
- AMCO Enforcement Memo, pages 14-25
- Creditor’s Objection from Trina Johnson, pages 26-34
- Creditor’s Objection from SBV Leasing LLC, pages 35-44
- Email Correspondence with Mr. Alexander regarding options, pages 45-50
- 4531 AB-01, pages 51-57
  - AB-02, pages 58-60
  - AB-03, pages 61-66
- 4551 AB-01, pages 67-73
  - AB-02, pages 74-76
  - AB-03, pages 77-82

**ANCHORAGE, ALASKA  
AR No. 2022-80(S)\*, As Amended\*\***

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REGARDING THE STATE OF ALASKA APPLICATIONS FOR THE TRANSFER OF OWNERSHIP AND LOCATION OF BEVERAGE DISPENSARY LIQUOR LICENSE, #4531 FOR LED ULTRA LOUNGE AND GRILL, LLC DBA TRI GRILL AND BEVERAGE DISPENSARY LIQUOR LICENSE, #4551 FOR LED ULTRA LOUNGE AND GRILL, LLC DBA LED ULTRA LOUNGE & GRILL LOCATED AT 420 W 3<sup>RD</sup> AVENUE, ANCHORAGE, AK 99501; AND AUTHORIZING THE MUNICIPAL CLERK TO TAKE CERTAIN ACTION.**

(Downtown Community Council)

**WHEREAS**, LED Ultra Lounge & Grill, LLC has made an application with the Alaska Alcohol and Marijuana Control Office (AMCO), for consideration by the Alcoholic Beverage Control (ABC) Board, and has paid the required fee for the transfer of ownership and location of beverage dispensary LL#4531 to be used for Tri Grill; and beverage dispensary LL#4551, to be used for LED Ultra Lounge & Grill, located at 420 W 3<sup>rd</sup> Avenue, Anchorage, Alaska, 99501; and

**WHEREAS**, Anchorage Municipal Code (AMC) 2.30.120F. requires the Assembly to act on state liquor license applications by resolution and does not require introduction of the resolution and it is automatically set for public hearing; and

**WHEREAS**, the Municipal Clerk's Office prepared and submitted AR No. 2022-80, regarding the transfer of ownership and location application for public hearing before the Anchorage Assembly at the regular Assembly meeting of March 15, 2022. The public hearing notice posting as required by Anchorage Municipal Charter Section 10.01(b) and AMC 2.30.060 has been satisfied and is on the Municipal Webpage for Current Public Notices; and

**WHEREAS**, on March 7, 2022, the Clerk's Office received a letter from Anchorage School District (ASD), through Assembly Vice-Chair Constant, opposing the transfer of LL#4531 and LL#4551 citing non-compliance with Alaska Statute 04.11.410; and

**WHEREAS**, on March 9, 2022, the Downtown Community Council (DTCC) held a special meeting to discuss and deliberate a proposed Council Resolution opposing the transfer of LL#4531 and LL#4551, with supporting documentation including numerous attachments; the signed Council Resolution was provided to the Clerk's Office on March 11, 2022; and

**WHEREAS**, the Assembly must enter any protest to AMCO within 60 days following receipt of the application; and

\* CLERK'S NOTE: This S-version is presented as an original and does not show edits from original AR, legislative drafting markup is not used.

\*\* CLERK'S NOTE: This As Amended version does show edits from the S-version of the AR presented to the Assembly on 3/18/22 and legislative drafting markup is used to reflect the Assembly's approved amendments on that date. AMCO Received 3/19/2022

1  
2 **WHEREAS**, the Anchorage Municipal Clerk received a copy of the applications on  
3 January 19, 2022 and has determined that the last day for the Assembly to file a protest  
4 is March 20, 2022; and

5  
6 **WHEREAS**, Anchorage Municipal Code (AMC) 2.30.120 and 3 AAC 304.145(d) require  
7 the Assembly to hold a public hearing to provide the applicant an opportunity to defend  
8 their application prior to exercising or waiving the right to protest; and

9  
10 **WHEREAS**, although Assembly Resolution AR 2022-80 set the public hearing on the  
11 protest for March 15, 2022, this resolution – AR 2022-80(S) - sets the public hearing on  
12 the protest of the transfer of ownership and location of LL#4531 and LL#4551, for March  
13 18, 2022 at a special Assembly meeting; and

14  
15 **WHEREAS**, the public hearing notice posting as required by AMC 2.30.060 has been  
16 satisfied and is on the Municipal Webpage for Current Public Notices; and

17  
18 **WHEREAS**, notice of the proposed resolution and public hearing has been given to the  
19 applicant and the Downtown Community Council ten days in advance as required by AMC  
20 2.30.120F. and AS 04.21.010(d); and

21  
22 **WHEREAS**, the Municipal Clerk reports the following status concerning this location:

- 23  
24 1. Any ABC Board violations and/or incidents on file that would lead to an ABC  
25 Board violation are attached; and  
26 2. There are no taxes owing to the Municipality of Anchorage; and  
27 3. Special land use permit (SLUP) required by AMC 21.03.040C4.a. **has not**  
28 **been approved**; and  
29 4. Certifications from the Anchorage Health Department, the Anchorage Fire  
30 Department and Building Safety Official **have been received**; and  
31

32 **WHEREAS**, the Assembly has provided the liquor licensee the opportunity to defend the  
33 renewal application, has considered the testimony and evidence relevant to this liquor  
34 license, and has considered the options of either protesting or waiving protest and  
35 requesting the ABC Board impose conditions.

36  
37 **NOW, THEREFORE**, the Anchorage Assembly resolves:

38  
39 **Section 1.** The Anchorage Assembly finds the applicant and the Downtown  
40 Community Council were given notice and a public hearing was properly held March 15,  
41 2022 and continued to a special meeting held on March 18, 2022 for purposes stated  
42 herein with relevant evidence presented as indicated in the public records maintained by  
43 the Municipal Clerk.

44  
45 **Section 2.** Per Anchorage Municipal Code section 2.30.125, in the exercise of its  
46 powers and under AS 04.11.480 and 3 AAC 304.145 to protest issue, renewal and  
47 transfer of alcoholic beverage licenses within the municipality, the assembly **has[shall]**

1 considered whether the proposed license meets the factors and standards set forth in  
 2 that section, and those potentially relevant, after~~[pending]~~ the public hearing, to the  
 3 transfer application for license #4531 and for license #4551 are listed below.  
 4

5 A. After review of the application and all relevant information, the Assembly finds that  
 6 ~~[(only check items that apply)]:~~  
 7

8  ~~**Concentration and land use.** The transfer of location or issuance of the  
 9 requested license will negatively impact the community through an increase  
 10 in the concentration of uses involving the sale or service of alcoholic  
 11 beverages within the area affected and will not conform to the separate  
 12 standards of section 21.05.020.~~

13  ~~**Training.** The applicant cannot demonstrate prospective or continued  
 14 compliance with a liquor server awareness training program approved by the  
 15 state alcoholic beverage control board, such as or similar to the program for  
 16 techniques in alcohol management (T.A.M.). Until such plan is approved,  
 17 training by a licensee's employees in the T.A.M. shall constitute compliance  
 18 with this section. (This subsection is effective December 1, 1985.)~~

19  ~~**Operations procedures.** The applicant cannot demonstrate prospective or  
 20 continued compliance with operations procedures for licensed premises set  
 21 forth in section 10.50.035.~~

22  ~~**Public safety.** The operator cannot demonstrate the ability to maintain order  
 23 and prevent unlawful conduct in licensed premises. For purposes of this  
 24 section and section 10.50.035 the term "licensed premises" shall include any  
 25 adjacent area under the control or management of the licensee.~~

26  ~~**Payment of taxes and debts.** Pursuant to AS 4.11.330, the applicant is  
 27 delinquent in payment of taxes owed to the municipality for the payment of  
 28 any debts or taxes, including any estimated taxes for the current year arising  
 29 from the conduct of the licensed business.~~

30  ~~**Public health.** The operator has engaged in a pattern of practices injurious  
 31 to public health or safety, such as providing alcohol to minors or intoxicated  
 32 persons, committing serious violations of state law relevant to public health  
 33 or safety, or other actions within the knowledge and control of the operator  
 34 which place the public health or safety at risk. The assembly has considered  
 35 criminal convictions, credible proof of illegal activity even if not prosecuted,  
 36 police reports, testimony presented before the assembly, written comments  
 37 submitted prior to or during the public hearing, and other evidence deemed  
 38 to be reliable and relevant to the purpose of this subsection and this  
 39 resolution.]~~

41 1. The SLUP for alcohol as required by AMC 21.03.040C.4.a. has not been  
 42 approved for the proposed location. The processing of the application by the  
 43 Planning Department and approval of the SLUP by the Assembly must be  
 44 completed.

45 2. The Anchorage School District has provided for the review of the Assembly a  
 46 letter opposing the transfer of these licenses due to the proximity of the

1 proposed location being within the 200 foot separation from a protected use,  
 2 as defined in Alaska Statute 04.11.410, the Step Up academic program for  
 3 disadvantaged students which is operated by the School District. Issuance of  
 4 this license would be in violation of Alaska Statute 04.11.410. Letter is attached  
 5 as exhibit A.

6 **3.** The Downtown Community Council, as of March 4, has provided for the  
 7 Assembly to review an unsigned draft of a Council Resolution opposing the  
 8 transfer of these licenses due to numerous concerns as outlined in exhibit B. It  
 9 is anticipated that after the special meeting of the Downtown Community  
 10 Council, on March 9, 2022, the Council will provide for the Assembly review a  
 11 signed Council Resolution regarding the transfer of these licenses as outlined  
 12 by exhibit B.

13  
 14 **Section 3.** Per AMC subsection 2.30.120F., in the exercise of its rights under AS  
 15 04.11.480(c), based on the evidence and information provided, and based  
 16 on the findings in Section 2, the Assembly respectfully requests that the  
 17 Alcoholic Beverage Control Board deny the application for transfer of  
 18 beverage dispensary liquor licenses #4531 and #4551.

19  
 20 **Section 4.** The Municipal Clerk shall provide a copy of this Assembly Resolution to  
 21 AMCO as proof that the Anchorage Assembly, as the local governing body,  
 22 has stated its **protest** of the transfer of beverage dispensary liquor license,  
 23 #4531 and beverage dispensary liquor license #4551.

24  
 25 PASSED AND APPROVED by the Anchorage Assembly this 18 day of March, 2022.

26  
 27  
 28  
 29 \_\_\_\_\_  
 Chair

30 ATTEST:  
 31  
 32  
 33 \_\_\_\_\_  
 34 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM 184-2022

Meeting Date: March 15, 2022

1 **From:** ASSEMBLY VICE-CHAIR CONSTANT

2  
3 **Subject:** ASSEMBLY RESOLUTION AR 2022-80(S), A RESOLUTION OF  
4 THE ANCHORAGE MUNICIPAL ASSEMBLY REGARDING THE  
5 STATE OF ALASKA APPLICATIONS FOR THE TRANSFER OF  
6 OWNERSHIP AND LOCATION OF BEVERAGE DISPENSARY  
7 LIQUOR LICENSE, #4531 FOR LED ULTRA LOUNGE AND  
8 GRILL, LLC DBA TRI GRILL AND BEVERAGE DISPENSARY  
9 LIQUOR LICENSE, #4551 FOR LED ULTRA LOUNGE AND  
10 GRILL, LLC DBA LED ULTRA LOUNGE & GRILL LOCATED AT  
11 420 W 3<sup>RD</sup> AVENUE, ANCHORAGE, AK 99501; AND  
12 AUTHORIZING THE MUNICIPAL CLERK TO TAKE CERTAIN  
13 ACTION.  
14

15 On March 11, 2022, a worksession regarding AR 2022-80, (a conditional protest  
16 of the transfer applications) was held by the Assembly to discuss concerns raised  
17 by the Anchorage School District and the Downtown Community Council  
18 regarding the transfer of beverage dispensary licenses held by Robert Alexander  
19 for LED Ultra Lounge and Grill and Tri-Grill.  
20

21 Proposed AR 2022-80(S) was drafted to protest the application for transfer of  
22 ownership and location of the above referenced licenses. This was discussed at  
23 the worksession and found that the concerns pertained to the transfer of location  
24 only for these licenses. The Assembly has no issue with the transfer of  
25 ownership from Mr. Alexander to Mr. Alexander DBA LED Ultra Lounge and Grill,  
26 LLC and the Assembly has no objection to the Board allowing for a transfer to a  
27 no premises and a transfer of ownership.  
28

29 Concerns regarding the transfer of the above referenced licenses to the  
30 proposed location has been raised to the Assembly and although the Assembly  
31 does not wish for the licensee to be denied the ownership transfer, the transfer of  
32 location is cause for protest as outlined in AR 2022-80(S) under Section 2.  
33

34 Upon review of the transfer applications, a protest of the transfer applications is  
35 in order due to the following:

- 36 1. A special land use permit (SLUP) for alcohol must be approved for the  
37 location at which the alcohol licenses will be operated. Although a  
38 separate application process, the SLUP and alcohol license applications  
39 run parallel and the operation of the licenses must be tied to a specific  
40 location with the Assembly's separate approval.
- 41 2. Per Alaska Statute (AS) 04.11.410, alcohol licenses may not be located

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within 200 feet of a protected use. The Step Up academic program operated by ASD is located within the 200 foot buffer.  
3. The Downtown Community Council has provided a Council Resolution which details concerns and non-compliance with Anchorage Municipal Code and Alaska Statute along with public safety concerns as outlined in Exhibit B of AR 2022-80(S).

Prepared by: Mandy Honest, Business License Official, Clerk's Office  
Approved by: Barbara Jones, Municipal Clerk  
Concur: Sean Halloran, Municipal Legal Department  
Concur: Dean Gates, Assembly Counsel  
Respectfully submitted: Christopher Constant, Assembly Vice-Chair District 1, Downtown Anchorage





# Municipality of Anchorage

## Assembly Information Memorandum

No. AIM 49-2022

Meeting Date: March 18, 2022

1 **From:** VICE CHAIR CONSTANT

2  
3 **Subject:** AR 2022-80(S): A resolution of the Anchorage Municipal  
4 Assembly regarding the State of Alaska applications for the transfer of  
5 ownership and location of beverage dispensary liquor license, #4531 for LED  
6 Ultra Lounge and Grill, LLC DBA Tri-grill and beverage dispensary liquor  
7 license, #4551 for LED Ultra Lounge and Grill, LLC DBA LED Ultra Lounge &  
8 Grill located at 420 W 3<sup>rd</sup> Avenue, Anchorage, AK 99501; and authorizing the  
9 municipal clerk to take certain action.

10  
11  
12 For the Assembly's review, a link with additional documents, images and videos was  
13 provided by the applicant, LED Ultra Lounge and Grill, LLC, and forwarded to the  
14 Assembly and other involved parties and is listed below. This link is available on the  
15 Municipal website under the public notice for the Special Meeting.

16  
17 <https://drive.google.com/drive/folders/1UIJwEfe5taSoidjiBbX4Fk5zIXIzRtAB>

18  
19  
20  
21 Prepared by: Mandy Honest, Business License Official, Clerk's Office  
22 Approved by: Barbara A. Jones, Municipal Clerk  
23 Respectfully submitted: Christopher Constant, Assembly Vice-Chair

**A RESOLUTION TO OPPOSE THE TRANSFER OF LICENSE OF LED LOUNGE TO THE PROPOSED LOCATION ON 3<sup>RD</sup> AND E STREET.**

(Substitute Version) March 4, 2022

1 **WHEREAS**, the Downtown Community Council (DTCC) is in receipt of applications from the  
2 Alcoholic Beverage Control (ABC) Board for transfer of ownership and transfer of location from  
3 Robert Alexander to LED Ultra Lounge and Tri Grill LLC (LED) of beverage dispensary license  
4 #4531 (Exhibit A) and duplicate licenses #4551 (Exhibit B) to the proposed premise located at  
5 420 W 3<sup>rd</sup> Ave., Anchorage, Alaska; and  
6

7 **WHEREAS**, Anchorage Municipal Code (AMC) 2.40.050(e)(1) determines an advisory function of  
8 the Downtown Community Council is to receive and review alcohol beverage control board  
9 applications; and  
10

11 **WHEREAS**, AMC 2.30.120 and Alaska State Statute (AS) 04.11.480 provide the Anchorage  
12 Assembly the opportunity to protest a license transfer upon facts that render the particular  
13 application objectionable to the local governing body, or may be based on general public policy  
14 with a reasonable basis in fact, not contrary to law, and not patently inapplicable to the  
15 particular application; and  
16

17 **WHEREAS**, the transfer of location from 901 W 6<sup>th</sup> Ave. to 420 W 3<sup>rd</sup> Ave. materially changes the  
18 environmental conditions in which the business could create a significant impact on the use and  
19 enjoyment of adjacent properties by property owners and occupants; and  
20

21 **WHEREAS**, the Downtown Community Council and the Municipality of Anchorage face  
22 increasing public safety challenges in the downtown business district area of 3<sup>rd</sup> Ave. and E st.  
23 due to the density of residential homeowners and hotel beds; and  
24

25 **WHEREAS**, within the most recent 23-year period, the Anchorage Assembly has protested  
26 multiple beverage dispensary license transfers based on operators control of noise and placed  
27 specific conditions to alleviate noise problems on other locations within close proximity of the  
28 proposed premise, due to the densely populated residential units and hotel beds (Exhibit C);  
29 and  
30

31 **WHEREAS**, AR 2004-010 highlights the mediation between the previous Woodshed Lounge,  
32 located at 535 W 3<sup>rd</sup> Ave, and the Turnagain Arm Homeowners Association in regards to noise  
33 levels, agreeing that entertainment would end by 10:00pm each night and after 10:00pm noise  
34 levels would not exceed levels allowed under AMC code (Exhibit D); and  
35

1 **WHEREAS**, the previous Woodshed Lounge location is now occupied by Matanuska Brewing  
2 Downtown Beverage Dispensary license #1244, d.b.a. The Broken Blender, located at 535 W 3<sup>rd</sup>  
3 Ave.; and  
4

5 **WHEREAS**, per AR 2019-328 (Exhibit E), due to the history of continual noise complaints from  
6 residents in close proximity to the location, The Broken Blender has the same conditional use  
7 provision for their deck that prohibits entertainment after 10:00pm each night and has been  
8 successful abiding by the noise ordinances, setting the precedent that a bona fide restaurant  
9 can operate effectively in the immediate area with minimal complaints; and  
10

11 **WHEREAS**, per AR 2012-298(s) (Exhibit F) and AR 2015-1 (Exhibit G) the precedent has been set  
12 by both the DTCC and the Anchorage Assembly that the downtown business district requires  
13 more careful scrutiny of certain uses to the negative impacts resulting from a similar club  
14 profile business that offers recorded music, live music, and patron dancing, open until 2:30am  
15 on weeknights, and 3:00am on weekends operating near a residential area; and  
16

17 **WHEREAS**, Exhibit A, page 14 and Exhibit B, page 14, the licensee LED Ultra Lounge & Grill, LLC.  
18 completed Form AB-03: Restaurant Designation Permit Application for both license #4531 and  
19 #4551 and entered hours of operation as "Monday thru Sunday: each day 11 am – 5am; and  
20

21 **WHEREAS**, the licensee is in violation of AMC 10.50.010, "Premises licensed under AS 4.11.080  
22 for the service and consumption of alcoholic beverages shall be closed for the sale, service and  
23 consumption of alcoholic beverages between the hours of 2:30am and 10:00am Monday  
24 through Friday, and between the hours of 3:00am and 10:00am on Saturday or Sunday or on a  
25 legal holiday recognized by the state under AS 44.12.010, except that the following premises  
26 may remain open between the hours of 3:00am and 4:00am on Saturday or Sunday or on a  
27 legal holiday recognized by the state under AS 44.12.010 ("bar safety hour"); and  
28

29 **WHEREAS**, LED Ultra Lounge and Grill meets the definition of a night club, per AMC  
30 21.05.020(8), defined as an enterprise, that, for consideration, provides entertainment to its  
31 patrons in the form of floorshows; dance revues; live, recorded, or electronically enhanced  
32 music; patron dancing; or performances by live or recorded professional or amateur  
33 entertainers. Discotheques, nightclubs, bars, lounges, dance halls, bistros, teen clubs, and any  
34 facility that meets the terms of this definition are often, but not exclusively, open during one or  
35 more of the hours between 11:00pm and 3:00am; and  
36

37 **WHEREAS**, LED has a long standing demonstrated history of events with entertainment  
38 between the hours of 11:00pm and 3am, in fact, the majority of previous LED events state that  
39 the doors open at 10:00pm, see social media posts and flyers (Exhibit H); and  
40

41 **WHEREAS**, Mr. Alexander intends to operate the business the same at the new 420 W 3rd Ave.  
42 premise evidenced by his eight caterer's permit applications that were denied for events  
43 between October 9 and November 27, 2021, with the same event name "LED opening event"  
44 where the permit was "to cater a typical event with both alcohol and food the same as what I

1 have done at location 901 W. 6th Ave for the past 7 years. Approx 200-300 people, 21+ only,  
2 between the hours 12:00pm and 3:00am” (Exhibit I); and  
3

4 **WHEREAS**, the LED Facebook social media page lists LED Ultra Lounge and Grill 2.0 as a Dance &  
5 Night Club with 420 W 3rd Ave. as their premise location (Exhibit J); and  
6

7 **WHEREAS**, during the periods 2018-2019 there were numerous documented complaints by the  
8 neighbors attributed to the LED operation, located at 901 W 6th Ave., and the community  
9 outreach flagged the need for the DTCC Alcohol & Marijuana Committee to conduct a  
10 mediation on 7/31/2019 between LED and many surrounding neighbors (Exhibit K); and  
11

12 **WHEREAS**, AR No. 2020-103 and AR No. 2020-104 (Exhibit L), during the license renewal period  
13 in 2020, objections were raised by the Assembly and property owners due to the impact of  
14 operations of LED; and  
15

16 **WHEREAS**, the commercial lease agreement between Gallo Limited Partnership and the LED  
17 Ultra Lounge & Grill for the location 420 W 3rd Ave. identifies the permitted use of premises as  
18 restaurant, bar, and night club (Exhibit M); and  
19

20 **WHEREAS**, on 2/24/22 Mr. Alexander submitted an application for administrative permit for an  
21 unlicensed nightclub to the Municipality of Anchorage Planning Department/ Land Use (Exhibit  
22 N); and  
23

24 **WHEREAS**, per AMC 21.05.050D.8 in the description of nightclubs, certain types of enterprises  
25 have been determined to produce secondary impacts on surrounding land uses. The impacts  
26 include a perceived decline in property values, and an increase in the level of criminal activity,  
27 including unlawful sales and use of drugs and consumption of alcoholic beverages, and noise  
28 conflicts in the vicinity of these types of enterprises; and  
29

30 **WHEREAS**, the Hilton Downtown Anchorage located at 500 W 3rd Ave., with 606 beds, is the  
31 number two hotel based on assessed value in Downtown Anchorage and is a major economic  
32 driver for the municipal government for both bed tax and property tax, paying \$830,298.53 in  
33 property tax 2021, not included in this number is substantial bed tax as well (Exhibit O); and  
34

35 **WHEREAS**, the Hilton Downtown Anchorage opposes the transfer of LED to 420 W 3rd Ave  
36 (Exhibit P); and  
37

38 **WHEREAS**, per AMC 21.05.050ii, Minimum Distance from Certain Uses, “Except for teen  
39 nightclubs and underage dances permitted under AMC chapter 10.55, an unlicensed nightclub  
40 shall be located so that all portions of the lot on which the unlicensed nightclub is located shall  
41 be 300 feet or more from the lot line of property on which is located: (A) A school or  
42 instructional service serving any combination of grades kindergarten through 12; (B) A childcare  
43 center; (C) Property zoned residential; or (D) TA-zoned property designated as residential in the  
44 Turnagain Arm Comprehensive Plan; and

1 **WHEREAS**, the Turnagain Arms Residential Condo Building, located at 525 W 3rd Ave., is  
2 occupied as residential property with 69 residential units; and  
3

4 **WHEREAS**, the proposed location of 420 W 3rd Ave. is within 300 feet of the Turnagain Arms  
5 Residential Condo Building and is in violation of the spirit of AMC 21.05.050ii (Exhibit Q); and  
6

7 **WHEREAS**, per AS 04.11.410, Alcoholic beverages restriction of location near churches and  
8 schools a) a beverage dispensary or package store license may not be issued and the location of  
9 an existing license may not be transferred if the licensed premises would be located in a  
10 building the public entrance of which is within 200 feet of a school ground or a church building  
11 in which religious services are regularly conducted, measured by the shortest pedestrian route  
12 from the outer boundaries of the school ground or the public entrance of the church building;  
13 and  
14

15 **WHEREAS**, the Anchorage School District Step Up Secondary Alternative school in which classes  
16 are regularly conducted is located at 411 W 3rd Ave. (Exhibit R); and  
17

18 **WHEREAS**, Exhibit A, page 9 and Exhibit B, page 9, Forms AB-02 the applicant identifies the  
19 main public entrance for both applications as the northeast doors opening to the COHO parking  
20 lot on W 3<sup>rd</sup> Ave.; and  
21

22 **WHEREAS**, Exhibit N, page 5, the applicant identifies the main public entrance for the nightclub  
23 as the northeast doors opening to the COHO parking lot on W 3<sup>rd</sup> Ave.; and  
24

25 **WHEREAS**, in violation of AS 04.11.410, the proposed main entrance, when measured by the  
26 shortest pedestrian route from the outer boundary of school ground, is within 200 feet of a  
27 school (Exhibit S); and  
28

29 **WHEREAS**, in violation of AMC 21.05.050ii, Exhibit S further demonstrates all other entrances  
30 and exits of the proposed location of 420 W 3rd Ave. are within 300 feet of a school or  
31 instructional service serving any combination of grades kindergarten through 12; and  
32

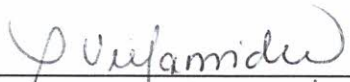
33 **WHEREAS**, per AS 04.11.410, the Anchorage School District (ASD) is officially opposing the  
34 transfer of LED to 420 W 3rd Ave. (Exhibit ; and  
35

36 **NOW THEREFORE IT BE RESOLVED**, that the Downtown Community Council hereby requests  
37 the Assembly to PROTEST the transfer of beverage dispensary licenses #4351 and #4551 to the  
38 proposed premise located at 420 W 3<sup>rd</sup> Ave., Anchorage, Alaska for the following reasons:  
39  
40

- 41 1. The application violates AS 04.11.410, where the main entrance is within 200 feet of a  
42 school boundary and ASD is opposing it.
- 43 2. The application violates AMC 21.05.050ii and creates a special land use conflict, as all  
44 entrances and exits are within 300 feet of a school.

- 1 3. The application violates the spirit of AMC 21.05.050ii and creates a special land use  
2 conflict, as all entrances and exits are within 300 feet of a building occupied as  
3 residential property.  
4 4. Based on more than 20 years of history experienced by the Municipality at the proposed  
5 location and close vicinity, it has been established that there is a permanent negative  
6 impact greater than emancipated from permitted development, on a) pedestrian and  
7 vehicular traffic circulation and safety; b) the demand for and availability of public  
8 services and facilities; and c) noise and public litter concerns of a nightclub profile.  
9 5. The application presented by LED is inconsistent with State law and Municipal code on  
10 numerous counts.  
11  
12

13 PASSED and APPROVED by the Downtown Community Council this 9<sup>th</sup> day of March, 2022.  
14

15  
16   
17 \_\_\_\_\_  
18 Signed: S. Villamides  
19 Its: President  
20 Downtown Community Council  
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# Anchorage School District

## Education Center

5530 E. Northern Lights Blvd. • Anchorage, AK 99504 • 907-742-4000 • www.asdk12.org

February 25, 2022

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

To Whom It May Concern,

The Anchorage School District opposes a request to transfer the liquor license of LED Ultra Lounge to a location on or in the immediate vicinity of Third Avenue and E Street in Anchorage due to its proximity to the District's Step Up academic program for disadvantaged students. Step Up operates within the Sunshine Mall located at 411 West Fourth Avenue. The District respectfully requests the Alaska Alcoholic Beverage Control Board disapprove the license transfer request.

The District believes the proposed, new location for the LED Ultra Lounge is within 200 feet of the Step Up program as defined in Alaska Statute 04.11.410 and is in violation of the statute. As is stated in the statute:

"A beverage dispensary or package store license may not be issued and the location of an existing license may not be transferred if the licensed premises would be located in a building the public entrance of which is within 200 feet of a school ground or a church building in which religious services are regularly conducted, measured by the shortest pedestrian route from the outer boundaries of the school ground or the public entrance of the church building..."

Thank you for your consideration of this request.

Respectfully,

Thomas J. Roth  
Chief Operating Officer  
Anchorage School District

*Educating All Students for Success in Life*

**Anchorage School Board** Margo Bellamy, President  
Andy Holleman, Vice President  
Carl Jacobs, Clerk  
Kelly Lessens, Treasurer  
Dave Donley

Pat Higgins  
Dora Wilson

AMCO Received 3/19/2022 Superintendent Dr. Deena Bishop

**Exhibit A**



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce,  
Community, and Economic  
Development

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600  
Anchorage, Alaska 99501  
Main: 907.269.0350

**MEMORANDUM**

TO: James Hoelscher, Enforcement Supervisor

DATE: Wednesday, March 16, 2022

FROM: Kendrick Whiteman, Special Investigator 1

RE: LED Ultra Lounge & Grill measurements.

A handwritten signature in black ink, appearing to read "K. Whiteman".

Per your request on Thursday, March 10<sup>th</sup> 2022, at approximately 10:30 hours, Criminal Justice Technician Jason Davies and I traveled to the area of 420 W. 3<sup>rd</sup> Avenue to get a distance measurement between a new proposed transfer of a liquor license for the LED Ultra Lounge and a property operated by the Anchorage School District's Step Up program.

Per AS 04.11.410. Restriction of location near churches and schools, the distance was measured by the shortest pedestrian route from the outer boundaries of the school ground to the entrance of the proposed premises. The outer boundary of the school grounds was identified as the main entrance to the mall in which the school is housed.

This distance was 193 feet from the entrance of 420 W. 3<sup>rd</sup> to the entrance to the Step Up program. This being the shortest pedestrian route, using the restrictions listed in AS 04.11.410.

As a standard practice, Enforcement took several measurements, four other different measurements were taken between 420 and 411 W. 3<sup>rd</sup> Avenue, with the longest being 324 feet from the entrance to proposed liquor license to the entrance to the Step up program.

I have attached the diagrams with measurements.



#2

10:35 am

3/10/2022

*[Handwritten signature]* AMO

EST

W 3rd Ave

W 3rd Ave

W 3rd Ave

EST

EST

EST

Hilton Anchorage  
3.7 ★ (1555)  
3-star hotel

Convenience and Gift Shop  
Gift shop

Historic Anchorage  
4.4 ★ (168)  
3-star hotel

Tours (Anchorage)

Grizzly's Gifts  
Gift shop

501

E Street Theater

Tequila 61

Red Umbrella Reindeer  
Hot Dog

Alaska Mint  
Jewelry store

Sunshine Plaza

Alaska Natural Development

W 4th Ave

W 4th Ave

W 4th Ave

Google

Botanical Rhansod

420  
430

193'



420

SMALL RED AND WHITE STICKER



#1

SW 4th

3/10/2012  
10:33 am

247' Total

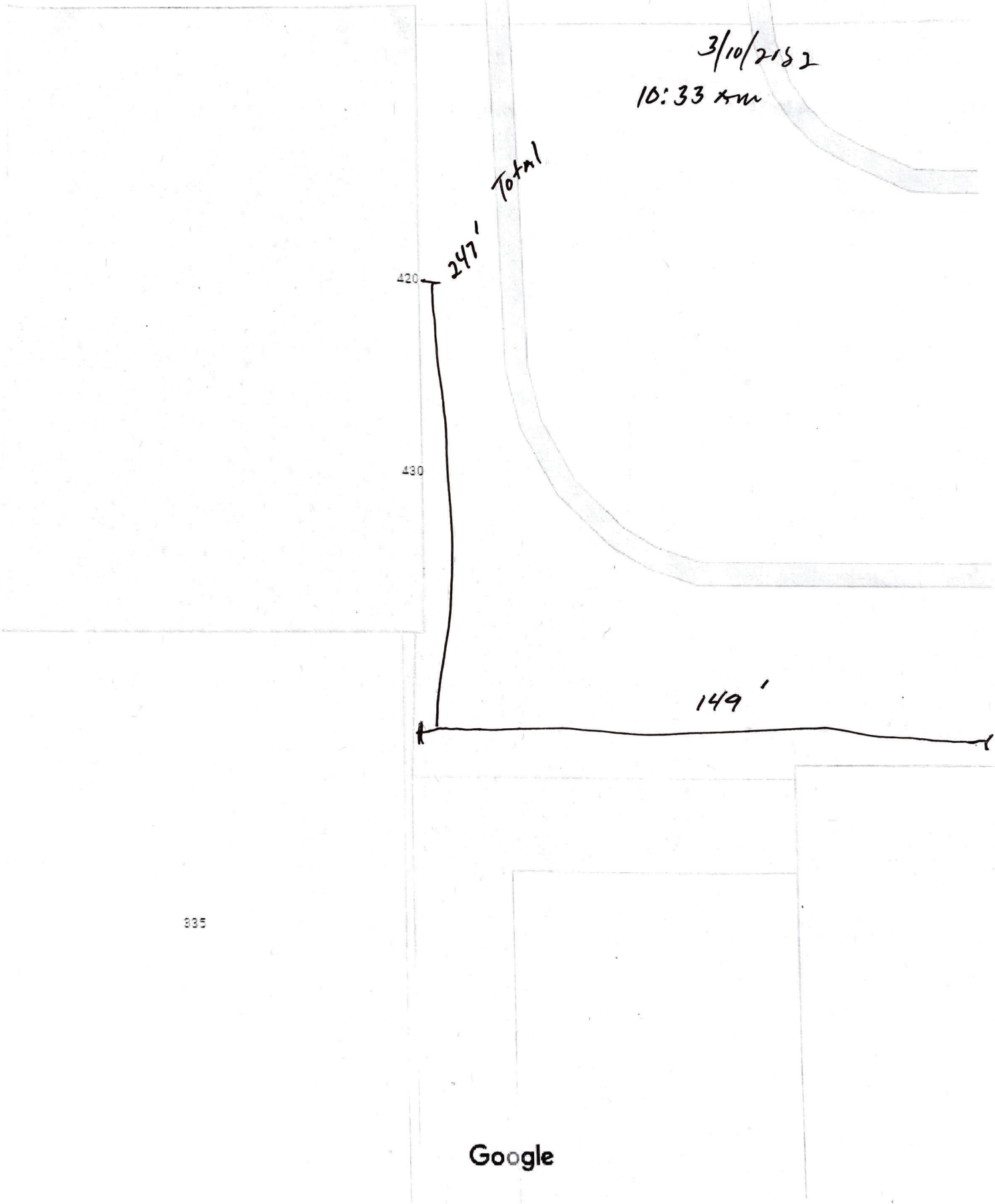
420

430

149'

335

Google



#3

10:41 AM

3/10/2022

AMO

W 3rd Ave

W 3rd Ave

W 3rd Ave

EST

EST

EST

EST

EST

Benewah Hill?

420

430

193' Total

149'

335

425



Hilton Anchorage  
3.7 ★ (1555)  
3-star hotel

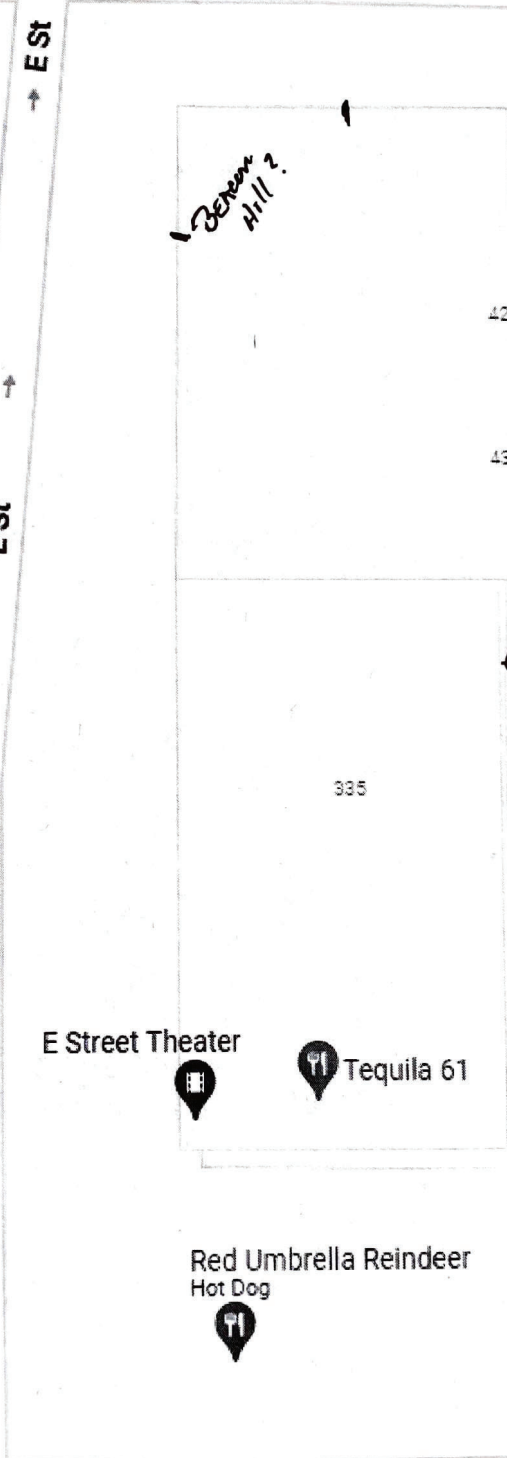
Convenience and Gift Shop  
Gift shop



Historic Anchorage  
4.4 ★ (168)  
3-star hotel

Grizzly's Gifts  
Gift shop  
501

Anchorage Tours  
(Anchorage)



E Street Theater

Tequila 61

Red Umbrella Reindeer  
Hot Dog



Alaska Natural Development

Alaska Mint  
Jewelry store

Sunshine Plaza

W 4th Ave

W 4th Ave  
Google

W 4th Ave

Botanical Rhansodh

#4

2/10/2022

10:45 AM -

AM

W 3rd Ave

W 3rd Ave

W 3rd Ave

EST

EST

EST

EST

Hilton Anchorage  
3.7 ★ (1555)  
3-star hotel

Convenience and Gift Shop  
Gift shop

Historic Anchorage  
4.4 ★ (168)  
3-star hotel

E Street Theater

Tequila 61

Red Umbrella Reindeer  
Hot Dog

Grizzly's Gifts  
Gift shop

501

Alaska Mint  
Jewelry store

Sunshine Plaza

Alaska Natural Development

420

430

335

425

380'

W 4th Ave  
Google

W 4th Ave

Botanical Rhansodh



NOTICE OF  
PUBLIC HEARING

City of Alaska  
Alaska  
2022-2023  
Public Hearing Location

Alaska Special Land Use  
Permit for a Storage,  
Dispensing and Dispensing

2023





#5

3/10/2022

10:52 AM

QMD

W 3rd Ave

W 3rd Ave

W 3rd Ave

Est

Est

Est

Est

Est

420

430

324'

335

425

Hilton Anchorage  
3.7 ★ (1555)  
3-star hotel

Convenience and Gift Shop  
Gift shop

Historic Anchorage  
4.4 ★ (168)  
3-star hotel

Arctic Tours (Anchorage)

Grizzly's Gifts  
Gift shop

501

E Street Theater

Tequila 61

Red Umbrella Reindeer  
Hot Dog

Alaska Mint  
Jewelry store

Sunshine Plaza

Alaska Natural Development

W 4th Ave

W 4th Ave  
Google

W 4th Ave

Botanical Rhansod



NOTICE OF  
PUBLIC HEARING

Case Name: Alto  
Case #: 2022-0238  
Public Hearing Location: Alto

Model Special Land Use  
permitted for a storage  
depot and display

2022





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

January 19, 2022

La Mexicana, Inc.  
trina@mac.com

|                               |                     |
|-------------------------------|---------------------|
| License Number:               | 4531                |
| License Type:                 | Beverage Dispensary |
| Transferor:                   | Robert Alexander    |
| Transferor Doing Business As: | Tri Grill           |

Transfer of Ownership Application

Transfer of Controlling Interest

AS 04.11.360(4) requires that the board deny an application for transfer of a license to another person if the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority. Our records indicate that you are listed as a creditor or taxing authority for the above license.

We have received an application for transfer of ownership for the above liquor license. For the purposes of AS 04.11.360(4) and in compliance with AS 04.11.280(b), this letter serves to provide written notice and request for status from the above referenced entity regarding the above application (see attached application documents for more information).

Please complete and return this form to the AMCO office at [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

NAME: Trina Johnson

PHONE: (907) 952-3406

Do you have an objection to the transfer of this license?

Yes  No

AMOUNT OWED: \$420,090.84

DATE: 1/28/2022

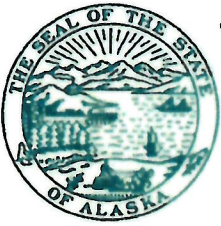
COMMENTS: See attached secured note plus \$7,000 in unpaid Enstar billing, if paid no objection

If you have any questions, please send them to [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

Sincerely,

Glen Klinkhart  
Director, ABC Board

AMCO RECEIVED 1/28/22



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

January 19, 2022

La Mexicana, Inc.  
trina@mac.com

|                               |                                 |
|-------------------------------|---------------------------------|
| License Number:               | 4551                            |
| License Type:                 | Beverage Dispensary - Duplicate |
| Transferor:                   | Robert Alexander                |
| Transferor Doing Business As: | LED Ultra lounge & Grill        |

Transfer of Ownership Application

Transfer of Controlling Interest

AS 04.11.360(4) requires that the board deny an application for transfer of a license to another person if the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority. Our records indicate that you are listed as a creditor or taxing authority for the above license.

We have received an application for transfer of ownership for the above liquor license. For the purposes of AS 04.11.360(4) and in compliance with AS 04.11.280(b), this letter serves to provide written notice and request for status from the above referenced entity regarding the above application (see attached application documents for more information).

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NAME: Trina Johnson

PHONE: (907) 952-3406

Do you have an objection to the transfer of this license?

Yes  No

AMOUNT OWED: \$420,090.84

DATE: 1/28/2022

COMMENTS: See attached secured note plus \$?,000 in unpaid Enstar billing, if paid no objection

If you have any questions, please send them to [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

Sincerely,

Glen Klinkhart  
Director, ABC Board

AMCO RECEIVED 1/28/22



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: April 6, 2022

FROM: Carrie Craig, RLS

RE: LED Ultra Lounge & Grill, LLC  
#4531 & #4551

### Statutory & Regulation 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 04.11.510(b)(1): “if an application is denied, the notice of denial shall be furnished the applicant immediately in writing stating the reason for the denial in clear and concise language; the notice of denial must inform the applicant that the applicant is entitled to an informal conference with either the director or the board, and that, if not satisfied by the informal conference, the applicant is then entitled to a formal hearing conducted by the office of administrative hearings (AS 44.64.010); if the applicant requests a formal hearing, the office of administrative hearings shall adhere to AS 44.62.330 — 44.62.630 (Administrative Procedure Act); all interested persons may be heard at the hearing and unless waived by the applicant and the board, the formal hearing shall be held in the area for which the application is requested”

AS 04.11.510(b)(2): “the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection; the board shall send notice of a hearing conducted under this paragraph 20 days in advance of the hearing to each community council established within the municipality and to each nonprofit community organization entitled to notification under AS 04.11.310(b)”

3 AAC 304.145(h): “The board may uphold a protest of an application or continued operation with a single abeyance period not to exceed 180 days if the local governing body indicates that the protest is subject to rescission and that it will be withdrawn if the applicant meets conditions set by the local governing body. If the local governing body notifies the board within the period of the abeyance that the protest has been removed, the application or continued operation is approved when all other applicable requirements have been met. If the local governing body has not notified the board within the period of the abeyance that it has removed the protest, the application or continued operation is denied. The period of abeyance may not be extended or renewed.”

AS 04.11.410(a): “A beverage dispensary or package store license may not be issued and the location of an existing license may not be transferred if the licensed premises would be located in a building the public entrance of which is within 200 feet of a school ground or a church building in which religious services are regularly conducted, measured by the shortest pedestrian route from the outer boundaries of the school ground or the public entrance of the church building. However, a license issued before the presence of either cause of restriction within 200 feet of the licensed premises may be renewed or transferred to a person notwithstanding this subsection.”

AS 04.11.340(1): “An application requesting approval for the relocation of licensed premises shall be denied if the board finds, after review of all relevant information, that relocation of the license would not be in the best interests of the public”

AS 04.11.360(1) & (4): “An application requesting approval of a transfer of a license to another person under this title shall be denied if (1) the board finds, after review of all relevant information, that transfer of a license to another person would not be in the best interests of the public; (4) the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless (A) the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority; or (B) the transfer is under a promise given as collateral by the transferor to the transferee in the course of an earlier transfer of the license under which promise the transferor is obliged to transfer the license back to the transferee in the event of default in payment for property conveyed as part of the earlier transfer of the license”

**Background:** AMCO received transfer applications for licenses #4531 and #4551 on November 19, 2021 and were deemed complete on January 19, 2022.

On January 27, 2022, staff received a creditor’s objection from SBV Leasing, LLC in the amount of \$322,720.00.

On January 28, 2022, staff received a creditor’s objection from Trina Johnson in the amount of \$427,090.84.

On March 1, 2022, staff received an objection from the Anchorage School District stating that the new proposed premises in violation AS 04.11.410.

On March 12, 2022, staff received an objection from the Downtown Community Council stating that the new proposed premises in violation AS 04.11.410 and a license in this location is not the public’s best interest to summarize.

On March 19, 2022, staff received a protest from the Municipality of Anchorage due to the Special Land Use Permit application was not completed and issued and the Assembly supports the objections presented by ASD and the Downtown Community Council.

**Staff Recommendation:** Consider the transfer applications, the various objections and the Municipality’s protest, hold an informal hearing and deny the application with 180-day abeyance period.

**Attachment:**

Municipality of Anchorage Protest/Resolution, pages 1-7

Downtown Community Council Objection/Resolution, pages 8-12

Anchorage School District Letter, page 13

AMCO Enforcement Memo, pages 14-25

Creditor’s Objection from Trina Johnson, pages 26-34

Creditor’s Objection from SBV Leasing LLC, pages 35-44

Email Correspondence with Mr. Alexander regarding options, pages 45-50

4531 AB-01, pages 51-57

AB-02, pages 58-60

AB-03, pages 61-66

4551 AB-01, pages 67-73

AB-02, pages 74-76

AB-03, pages 77-82

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**PROMISSORY NOTE MODIFICATION  
AND INVOLUTARY RE-TRANSFER AND FORECLOSURE FORBEARANCE  
AGREEMENT**

THIS PROMISSORY NOTE MODIFICATION AND INVOLUTARY RETRANSFER AND FORECLOSURE FORBEARANCE AGREEMENT (herein after "Modified Note") is made and entered into on September 26, 2021, by and among ROBERT ALEXANDER, individually, ("Borrower") and LA MEXICANA, INC., an Alaskan corporation, ("Lender") as follows:

WHEREAS, Lender agreed to lend to Borrower an amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) ("Loan"), which Loan was evidenced by a certain Promissory Note dated February 24<sup>th</sup>, 2015 in the face amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) (as extended, amended or otherwise modified to date, the "Note"), and the debt evidenced by said note was secured by that of a Security Agreement which included as security goods, equipment, inventory, general tangibles, located at Borrower's place of business then located at 901 West 6<sup>th</sup> Avenue, Anchorage, Alaska 99501, including that certain full Beverage Dispensary Liquor License, No.: 4531, ("Liquor License") which security interest was perfected by recording of a UCC 1 Financing statements in the Alaska Central UCC filing at recordation numbers 2015-002912-8, and 2020-006713-1, which UCC1s list the collateral securing the loan obligation, ("Collateral");

WHEREAS, Borrower also secured his obligation to pay his obligation under that Lease Agreement ("Lease") wherein he leased Lender's building located at 901 West 6<sup>th</sup> Avenue, Anchorage, Alaska 99501 with the above referenced Collateral;

WHEREAS, Borrower is in default of the terms and conditions of the Note and the Lease, with an agreed total amount due and owing of **\$361,732.00**, which amount already accounts for \$50,000.00 security deposit which Borrower has on deposit with Lender, and which the parties agree shall be forfeited to Lender, and Lender anticipated to commence an involuntary



retransfer of the liquor license and foreclosure of the remaining collateral and seek a deficiency judgment as against Borrower;

WHEREAS the parties hereto desire to mutually terminate the aforementioned lease, and modify the Note as hereinafter provided, provide for monthly installments and delay any involuntary re-transfer of the liquor license and foreclosure on the remaining Collateral and in seeking any deficiency judgment provided Borrower is in compliance with the terms and conditions of this Loan Modification;

NOW, THEREFORE, in consideration of the foregoing promises and the covenants contained herein, the parties hereto agree as follows:

1. **Forfeit of Security Deposit and Liability of Borrower.** Borrower hereby forfeits any interest he may have in that certain security deposit in the amount of \$50,000.00 and further hereby ratifies and reconfirms Borrower's obligations and all liability to Lender under the terms and conditions of the Note and amounts due on the lease, after credit for the security deposit, in the total amount of \$361,732.00, and acknowledges that Borrower has no defenses to or rights of set-off against Borrower's obligations and all liability to Lender thereunder. Borrower further acknowledges that Lender has performed all of Lender's obligations under the Loan Documents.
2. **Down Payment and Modified Note Amount Due.** Borrower agrees to make a down payment of \$150,000.00, in the form of a cashier's check, at time of execution of this agreement, and the parties agree that the remaining amount due on this Modified Note is \$211,732.00.
3. **Modified Payments Structure and Terms.**
  - (a) The note is hereby modified to the new net amount due of \$211,732.00 as set forth above and shall bear interest at Five Percent (5%) per annum, with interest to begin accruing on the 1<sup>st</sup> day of September, 2021, and Borrower shall pay to Lender equal monthly installment payments of \$3,995.00 per month, commencing on the 15<sup>th</sup> of December 2021, and continuing on the Fifteenth of each month

thereafter until November 15, 2026, ("Due Date") at which time all unpaid principal and accrued interest shall be due and payment. If any installment is not paid when due, the remaining unpaid balance and accrued interest shall become due immediately at the option of the Lender. However, Borrower shall have Thirty (30) days within which to cure any late payment before the Lender may declare the Modified Note as accelerated and due in full, and so long as Borrower cures the late payment (to include any applicable late fee) within that Thirty (30) days, the Lender not may foreclosure on any security and the Lender may not seek to involuntarily seek to retransfer the Liquor License with AMCO.

(b) The Borrower waives presentment for payment, protest, and notice of protest and nonpayment of this Modified Note.

(c) If this Modified Note is not paid by Due Date, or if an installment is not paid when due, the Borrower promises to pay all costs of collection, including reasonable attorney fees, whether or not a lawsuit is commenced as part of the collection process.

(d) The Borrower reserves the right to prepay this Note in whole or in part prior to the Due Date with no prepayment penalty.

(e) If any of the following events of default occur, this Note and any other obligations of the Borrower to the Lender, shall become due immediately, without demand or notice: (1) failure of the Borrower to pay the principal and any accrued interest in full on or before the Due Date; (2) filing of a voluntary bankruptcy by the Borrower or an involuntary bankruptcy against the Borrower; (3) application for the appointment of a receiver for making of a general assignment for the benefit of creditors by, or insolvency of Borrower; (4) misrepresentation by the Borrower to the Lender for the purpose of obtaining or extending credit; (5) sale, transfer, assignment, except in the ordinary course of business, or any other disposition of any assets pledged as security for the payment of this Modified Note; or (6) the occurrence of any default in any security

agreement which secures this Modified Note.

(f) This Modified Note continues to be secured by that certain SECURITY AGREEMENT, dated February 24, 2015, but the Lender is not required to first take action as against the security, and may proceed as against the Borrower personally in the event of a default on the Modified Note.

(g) No renewal or extension of this Modified Note, delay in enforcing any right of Lender under this Note, or assignment by Lender of this Note shall affect the liability of the Borrower. All rights of the Lender under this Modified Note are cumulative and may be exercised concurrently or consecutively at the Lender's option.

(h) Borrower also understands that he will be responsible for a late fee of \$500.00 for any payment is made after the 25th of each month, and shall be responsible for any and all fees associated with an escrow set up at First National Bank of Alaska or other escrow company selected by the parties

(i) This Modified Note shall continue to be construed in accordance with the laws of the State of Alaska.

(j) If any one or more of the provisions of this Modified Note are deemed to be unenforceable, in whole or in part, for any reason, the remaining provisions shall remain fully operational.

(k) All payments of the principal and interest on this Note shall be paid in the legal currency of the United States.

(l) In consideration for the timely payment of the monthly installments as set forth above, Lender agrees that any involuntary retransfer of the liquor license will be delayed so long as the Borrower is not in default, and Lender further agrees there will be no foreclosure and sale of the remaining Collateral nor will any action be taken against Borrower for any deficiency judgment.

(m) In the event of a default of any of the terms and conditions of this

Modified Note Agreement, Borrower shall have 30 days to arrange a sale of the Liquor License before Lender initiates the involuntary re-transfer process with the AMCO Board, however, Borrower and any potential buyer of the Liquor License shall provide proof of funds to Lender within seven (7) days of execution of Purchase and Sale Agreement, and said funds must be deposited into escrow at First National Bank of Alaska, and Lender must be cashed out of the amount due to Lender within 90 days. Interest shall continue to accrue until note is paid in full and terms are satisfied.

4. **Ratification of Loan Documents.** The Note and Lease, although terminated by entering in this agreement and tendering the \$150,000.00 down payment, in the form of a cashier's check, are in all respects ratified and confirmed by the parties hereto and incorporated by reference. The original Note and Lease Documents and this Modification shall be read, taken and construed as one and the same instrument. Capitalized terms used herein and not otherwise defined shall have the meanings given to them in the Note, and the Lender reserves all rights and remedies contained in the Note, as modified herein. The statements made in the above recitals are incorporated by reference herein as though fully set forth. In the event of any conflict between the terms and provisions of this Modification and the terms and provisions of the Note, the terms and provisions of this Modified Note shall control.

5. **Mutual Termination of Lease** Provided Borrower: (1) leaves the premises in proper shape, less reasonable wear and tear; (2) pays all utilities due on Leased Property up to date of vacating; and (3) pays all pro rata property taxes due as of date of vacating the Leased property, then Borrower and Lender agree the Lease and, all obligations regarding said Lease shall terminate upon Borrower vacating the Leased Property, which will occur no later than the 30 day of September, 2021. If Borrower fails to pay the utility bills or his share of the property taxes, and Lender is required to pay same, those amounts paid by Lender for Borrower's utility bills or property taxes shall

be added to the principle amount due on the Modified Note, and Borrower shall also be assessed an additional \$500.00 which shall be added to the principle amount due on the Modified Note.

6. **Execution:** The parties represent the individuals executing this Loan Modification are empowered to act on behalf of themselves and the companies they represent. It is further agreed that this Loan Modification may be signed in two or more counterparts, all of which together will constitute one and the same document. The exchange of copies of this Loan Modification and of signature pages by facsimile transmission or by any other electronic means may be used in lieu of the original Loan Modification for all purposes. Signatures of the Parties transmitted by facsimile or electronic means shall be deemed to be their original signatures for all purposes.

IN WITNESS WHEREOF, the undersigned have caused this Loan Modification to be executed as of the day and year first above written.

**Lender:**

La Mexicana, Inc.

By: Trina Johnson

Trina Johnson

Its: President

9/26/21  
Dated

**Borrower:**

ROBERT ALEXANDER

Robert Alexander

Robert Alexander

9/26/21  
Dated

**Button, Colleen R (CED)**

---

**From:** Pennelopy Lawson <accounting@akdltlaw.com>  
**Sent:** Friday, January 28, 2022 9:49 AM  
**To:** Alcohol Licensing, CED ABC (CED sponsored)  
**Cc:** Darryl Thompson  
**Subject:** Re: License # 4531 and # 4551  
**Attachments:** #4551 Creditor Letter LaMexicana.pdf; #4531 Creditor Letter LaMexicana.pdf; Executed Modified Note Agreement.pdf

**Categories:** Colleen

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

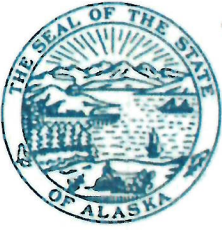
Dear AMCO,

Please see the attached responses to Robert Alexander's transfer of ownership applications # 4531 and # 4551. Mr. Alexander owes our client, Trina Johnson of La Mexicana \$218,623.57, which includes the balance of the secured note as well as \$7,000 unpaid Enstar billing. If Mr. Alexander pays the balance, our client will not object to the transfer.

Thank you,

**Pennelopy Lawson, Paralegal**

Thompson Law Group  
880 N STREET, SUITE 101, ANCHORAGE, ALASKA 99501  
T: 907-272-9322 | F: 907-277-1373



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,  
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

January 19, 2022

Landye Bennett Blumstein LLP  
701 W 8<sup>th</sup> Avenue #1100 Anchorage, AK 99501

|                               |                     |
|-------------------------------|---------------------|
| License Number:               | 4531                |
| License Type:                 | Beverage Dispensary |
| Transferor:                   | Robert Alexander    |
| Transferor Doing Business As: | Tri Grill           |

Transfer of Ownership Application

Transfer of Controlling Interest

AS 04.11.360(4) requires that the board deny an application for transfer of a license to another person if the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority. Our records indicate that you are listed as a creditor or taxing authority for the above license.

We have received an application for transfer of ownership for the above liquor license. For the purposes of AS 04.11.360(4) and in compliance with AS 04.11.280(b), this letter serves to provide written notice and request for status from the above referenced entity regarding the above application (see attached application documents for more information).

Please complete and return this form to the AMCO office at [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

NAME: Michelle Boutin, Attorney PHONE: 907-868-9227  
for SBV Leasing, LLC

Do you have an objection to the transfer of this license?  Yes  No

AMOUNT OWED: \$263,065.32 322,720.00 DATE: 1-27-2022

COMMENTS: See letter and judgment attached

If you have any questions, please send them to [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

Sincerely,

Glen Klinkhart  
Director, ABC Board

AMCO RECEIVED 1/27/22



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,  
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

January 19, 2022

Landye Bennett Blumstein LLP  
701 W 8<sup>th</sup> Avenue #1100 Anchorage, AK 99501

|                               |                                 |
|-------------------------------|---------------------------------|
| License Number:               | 4551                            |
| License Type:                 | Beverage Dispensary - Duplicate |
| Transferor:                   | Robert Alexander                |
| Transferor Doing Business As: | LED Ultra Lounge & Grill        |

Transfer of Ownership Application

Transfer of Controlling Interest

AS 04.11.360(4) requires that the board deny an application for transfer of a license to another person if the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority. Our records indicate that you are listed as a creditor or taxing authority for the above license.

We have received an application for transfer of ownership for the above liquor license. For the purposes of AS 04.11.360(4) and in compliance with AS 04.11.280(b), this letter serves to provide written notice and request for status from the above referenced entity regarding the above application (see attached application documents for more information).

Please complete and return this form to the AMCO office at [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

NAME: Michelle Boutin, Attorney PHONE: 907-868-9227  
for SBU Leasing, LLC

Do you have an objection to the transfer of this license?  Yes  No

AMOUNT OWED: \$263,065.32 DATE: 1-27-2022

COMMENTS: see letter and judgment attached

If you have any questions, please send them to [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov).

Sincerely,

Glen Klinkhart  
Director, ABC Board

AMCO RECEIVED 1/27/22



July 30, 2021  
*hand-delivered*

Alcohol & Marijuana Control Office  
Department of Commerce, Community, and Economic Development  
550 W. 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501

Re: **LICENSE NO. 4531 AND ASSERTION OF A "HOLD" FOR MONIES  
OWING TO CREDITOR LANDLORD**  
Tri-Grill, now associated with property at 901 W. 6<sup>th</sup> Avenue, Anchorage 99501  
Our File No. 15867-001

Dear ABC Board:

I am the attorney for SBV Leasing, LLC ("SBV Leasing"), owner of the real property located at 1041 E. 76<sup>th</sup> Avenue. Robert Alexander ("Alexander") operated beverage dispensary license number 4531 at that location. Current records of the ABC Board indicate the service location to be 901 W. 6<sup>th</sup> Avenue. Alexander entered into a lease of the Tri-Grill space with my client on July 8, 2014, and entered into a first amendment to lease of Bingo South at the same location also on July 8, 2014. Alexander defaulted on his obligation to pay rent for the location where the liquor license was operated. A suit was commenced for collection of the rent on November 14, 2018, *SBV Leasing, LLC, by and through its property manager GTK Commercial Real Estate, LLC vs. Robert B. Alexander and Chu Cha Kim, individually*, Case No. 3AN-18-10455CI.

Alexander owes rent to SBV Leasing in the amount of \$5,088.38 principal, plus interest to date in the amount of \$2,064.92 (computed at the rate of 15% per annum from and after November 14, 2018, to present date) for a total of \$7,153.30 on the Tri-Grill lease, and Alexander owes \$204,842.48 principal, plus interest to date in the amount of \$58,222.84 (computed at the rate of 10.5% per annum from and after November 14, 2018, to present date) for a total of \$263,065.32 on the Bingo South lease. These sums are due and outstanding and have not been paid.



Please accept this letter and assertion of a hold on beverage dispensary license number 4531 for all sums due by Robert Alexander to SBV Leasing, in the amounts shown above. Interest, costs and fees are ongoing. I can be contacted at (907) 868-9227 or at the address noted below.

Very truly yours,

LANDYE BENNETT BLUMSTEIN LLP



Michelle L. Boutin

A  
L  
A  
S  
K  
A

**2021-061288-0**

Recording Dist: 301 - Anchorage

11/10/2021 03:22 PM Pages: 1 of 6



**RECORD IN THE ANCHORAGE RECORDING DISTRICT  
AFTER RECORDING RETURN TO:**

**LANDYE BENNETT BLUMSTEIN LLP  
ATTN: MICHELLE L. BOUTIN  
701 W. 8<sup>th</sup> AVE., STE. 1100  
ANCHORAGE, AK 99501**

**THIS COVER SHEET HAS BEEN ADDED TO THIS  
DOCUMENT TO PROVIDE SPACE FOR THE  
RECORDING DATA. THIS COVER SHEET APPEARS  
AS THE FIRST PAGE OF THE DOCUMENT IN THE  
OFFICIAL PUBLIC RECORD**

**DO NOT DETACH**

46

LANDYE BENNETT BLUMSTEIN L.L.P.  
701 WEST EIGHTH AVENUE, SUITE 1100  
ANCHORAGE, ALASKA 99501  
TELEPHONE (907) 276-5152, FAX (907) 276-8433

Michelle L. Boutin  
Landye Bennett Blumstein LLP  
701 W. 8<sup>th</sup> Avenue, Suite 1100  
Anchorage, Alaska 99501  
(907) 276-5152  
(907) 276-8433 fax  
michelleb@lbbllawyers.com  
Attorneys for Plaintiff

IN THE SUPERIOR COURT FOR THE STATE OF ALASKA  
THIRD JUDICIAL DISTRICT AT ANCHORAGE

SBV LEASING, LLC, by and through its property  
manager GTK COMMERCIAL REAL ESTATE,  
LLC,  
Plaintiff,

vs.  
ROBERT B. ALEXANDER, and CHU CHA KIM,  
individually,  
Defendants.

ROBERT B. ALEXANDER and CHU CHA KIM,  
Counterclaim Plaintiffs,  
vs.  
GTK COMMERCIAL REAL ESTATE, LLC,  
Counterclaim Defendant.

ROBERT B. ALEXANDER,  
Third Party Plaintiff,  
vs.

BINGO SOUTH; FIRST LMS SAMOAN  
CONGREGATIONAL CHURCH OF ALASKA;  
THE MOST WORSHIPFUL PRINCE GRAND  
LODGE F. & A.M. STATE OF ALASKA AND  
JURISDICTION, dba ALPHA LODGE NO. 1;  
MUSICIANS and THEATRICAL ASSOCIATION  
OF ALASKA; AMERICAN LEGION POST #34  
DANIEL CHAPPIE JAMES CHAPTER;  
NORTHLAND POST NO. 10252, VETERANS  
OF FOREIGN WARS POST OF UNITED  
STATES; ANICIA VO d/b/a WING IT,  
Third-Party Defendants.

Case No. JAN-18-10455CI

JUL 26 2021

~~proposed~~ FINAL JUDGMENT  
SBV Leasing, LLC, by and through its property manager GTK Commercial Real Estate, LLC, v.  
Robert B. Alexander and Chu Cha Kim, Case No. JAN-18-10455CI

Page 1 of 4

V P



LANDYE BENNETT BLUMSTEIN LLP  
 701 WEST EIGHTH AVENUE, SUITE 1100  
 ANCHORAGE, ALASKA 99501  
 TELEPHONE (907) 276-5152, FAX (907) 276-8433

~~Proposed~~  
**FINAL JUDGMENT** #34  
**[Alaska R. of Civ. Pro. 55(b)]**

On July 20, 2021, an "Order Granting and Approving Plaintiff SBV Leasing, LLC's Application for Final Judgment Against Robert Alexander Pursuant to Rule 54(b)" was entered. All claims asserted against defendant Robert B. Alexander have been adjudicated. Therefore,

**IT IS ORDERED** that Final Judgment is entered granting Plaintiff SBV Leasing, LLC the relief requested in its Complaint for Breach of Lease Contract and Money Judgment for Rent and Damages, as follows:

Plaintiff SBV Leasing, LLC shall recover from and have judgment against defendant Robert B. Alexander, as follows:

**Count One - Tri Grill Lease**

|    |   |                         |
|----|---|-------------------------|
| a. | Principal Amount  | \$ 5,088.38             |
| b. | Prejudgment Interest on \$5,088.38 from November 14, 2018 through date of judgment at 15.0% | \$ <u>2,283.50</u>      |
| c. | Sub-Total:  | \$ <u>7,371.88</u>      |
| d. | Attorney's Fees:  | \$ <u>915.66</u>        |
|    | Date Awarded: <u>11/9/21</u>  |                         |
|    | Judge: <u>Yvonne Samourick</u>  |                         |
| e. | Costs:  | \$ <u>0</u>             |
|    | Date Awarded: _____   |                         |
|    | Clerk: _____  |                         |
| f. | <b>TOTAL FINAL JUDGMENT</b>   | \$ <u>8,287.54</u>      |
| g. | Post-Judgment Interest Rate:  | <u>15.00% per annum</u> |

~~Proposed~~ FINAL JUDGMENT  
 SBV Leasing, LLC, by and through its property manager GTK Commercial Real Estate, LLC, v. Robert B. Alexander and Chu Cha Kim, Case No. 3AN-18-10455CI



LANDYE BENNETT BLUMSTEIN LLP  
701 WEST EIGHTH AVENUE, SUITE 1100  
ANCHORAGE, ALASKA 99501  
TELEPHONE (907) 276-5152, FAX (907) 276-8433

Count Two – Bingo South Lease

- a. Principal Amount \$204,842.48
- b. Prejudgment Interest on \$204,842.48 from November 14, 2018 through date of judgment at 10.5% \$ 64,348.60
- c. Sub-Total: \$ 269,191.08
- d. Attorney's Fees: \$ 44,867.34  
Date Awarded: 11/9/21  
Judge: Yvonne Lamoureux
- e. Costs: \$ 375.00  
Date Awarded: 11/10/21  
Clerk: S. Adams
- f. **TOTAL FINAL JUDGMENT** \$ 314,433.42
- g. Post-Judgment Interest Rate: 10.5% per annum

LET EXECUTION ISSUE FORTHWITH.

DATED this 9<sup>th</sup> day of November, 2021.

Yvonne Lamoureux  
HONORABLE YVONNE LAMOUREUX  
SUPERIOR COURT JUDGE

//  
  
//  
  
//  
  
//

[Proposed] FINAL JUDGMENT  
SBV Leasing, LLC, by and through its property manager GTK Commercial Real Estate, LLC, v.  
Robert B. Alexander and Chu Cha Kim, Case No. 3AN-18-10455CI



LANDYE BENNETT BLUMSTEIN LLP  
701 WEST EIGHTH AVENUE, SUITE 1100  
ANCHORAGE, ALASKA 99501  
TELEPHONE (907) 276-5152, FAX (907) 276-8433

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that on this 26<sup>th</sup> day of July, 2021, a true and correct copy of the foregoing was served via U.S. Mail, postage prepaid, and email upon the following:

Clayton Walker, Jr.  
Alaska Law Offices, Inc.  
Attorney for Defendants  
240 E. Tudor Road, Suite 230  
Anchorage, AK 99503  
[chwalker@aloinc.com](mailto:chwalker@aloinc.com)


Lynn Freeman, Esq.  
Law Office of Lynn Freeman  
737 M Street  
Anchorage, AK 99501  
[Freemanlaw@pci.net](mailto:Freemanlaw@pci.net)

Kenneth P. Jacobus  
Kenneth P. Jacobus, P.C.  
310 K Street, Ste. 200  
Anchorage, AK 99501-2064  
[jacobuskenneth@gmail.com](mailto:jacobuskenneth@gmail.com)


Betty Keao  
Northland Post No. 10252 Veterans of Foreign Wars  
3105 Mountainview Drive  
Anchorage, AK 99508

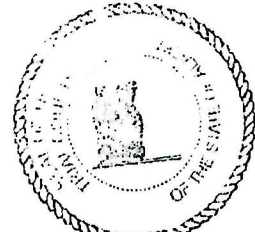
James B. Wright  
James B. Wright & Associates, P.C.  
500 L St., Ste. 101  
Anchorage, AK 99501  
[jimw@wrightlaw.org](mailto:jimw@wrightlaw.org)

J. Robert Woofter Jr. Esq.  
AGLIETTI, OFFRET & WOOFTER, LLC  
1016 W 6<sup>th</sup> Ave., Ste. 201  
Anchorage, AK 99501  
[jrwoofter@pci.net](mailto:jrwoofter@pci.net)

By:   
Dana Cupp, Legal Assistant  
Landye Bennett Blumstein LLP

[proposed] FINAL JUDGMENT  
*SBV Leasing, LLC, by and through its property manager GTK Commercial Real Estate, LLC, v. Robert B. Alexander and Chu Cha Kim*, Case No. 3AN-18-10455C1

I hereby certify that this is a true and correct copy of the original on file in my office  
ATTEST, Clerk of the Trial Courts  
By:  Deputy  
Date: 11/16/2021



I certify that on 11-9-21 a copy of the  
above and foregoing was delivered to:

M. Boutin  
C. Walker  
J. R. Woofter  
K. Jacobus / L. Freeman  
MTAA  
J. R. Woofter  
Northland VFW Post 10252  
J. Wright  
E. Groves

*Resent  
11/18/21*

*B. Cavanaugh*  
B. Cavanaugh, Judicial Assistant





**From:** [Alcohol Licensing, CED ABC \(CED sponsored\)](#)  
**To:** [Robert Alexander; Alcohol Licensing, CED ABC \(CED sponsored\)](#)  
**Cc:** [Trina Johnson; Klinkhart, Glen Edward \(CED\); CED AMCO Enforcement \(CED sponsored\)](#)  
**Subject:** RE: LED withdrawal for change of ownership  
**Date:** Friday, March 25, 2022 1:04:41 PM

---

Mr. Alexander,

I have listed the three options, in great detail, that are available to you in my earlier email and you have chosen to pursue the transfers as is with an updated premises diagram.

**Any additional changes to the ownership structure (changing it back to your name and not the LLC) will require the 3 week re-publishing, the 10 day re-posting, form corrections and the dissolution of the LLC which will push the transfers to the June 28 meeting or possibly later.**

Respectfully,

*Carrie Craig*

Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
907-269-0350

---

**From:** Robert Alexander [mailto:roba0809@hotmail.com]  
**Sent:** Friday, March 25, 2022 12:54 PM  
**To:** Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>  
**Cc:** Trina Johnson <trinaj@mac.com>; Klinkhart, Glen Edward (CED) <glen.klinkhart@alaska.gov>; CED AMCO Enforcement (CED sponsored) <amco.enforcement@alaska.gov>  
**Subject:** Re: LED withdrawal for change of ownership

Some people who received this message don't often get email from [roba0809@hotmail.com](mailto:roba0809@hotmail.com). [Learn why this is important](#)

I am now concerned if both transfer done in one vote and the transfer of ownership is denied it appears that the transfer of location will be denied also. Without having to wait until June's meeting and knowing my situation what would be the best options if the transfer of ownership was taking care of with the publication affidavit asap?

On Mar 25, 2022, at 12:47 PM, Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)> wrote:

Good afternoon,

Thank you for your email. The transfers that are going before the board are transfers of ownership to the LLC and location - combined, not separate. They will be considering the transfer of ownership and location for license #4531 in one vote. Then they will consider the transfer of ownership and location for license #4551 in one vote.

Typically what the board does with an application that is protested by a local governing body is they will "deny the application with a 180-day abeyance". Which means the applicant has 180 days to complete whatever the local governing body is asking for so the local governing body could send a "lifted protest" notice to our office and we would be able to move forward with effectuating the transfers, if all other

delegations are complete and satisfactory and all objections have been cleared up.

If you wish to transfer the ownership back to yourself as a sole proprietor after the current transfers are effectuated and finalized, you would need to go through the steps I listed below in Option 2.

Thanks again and have a good weekend.

*Carrie Craig*

Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
907-269-0350

---

**From:** Robert Alexander [<mailto:roba0809@hotmail.com>]  
**Sent:** Friday, March 25, 2022 11:33 AM  
**To:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Cc:** Trina Johnson <[trinaj@mac.com](mailto:trinaj@mac.com)>; Klinkhart, Glen Edward (CED) <[glen.klinkhart@alaska.gov](mailto:glen.klinkhart@alaska.gov)>; CED AMCO Enforcement (CED sponsored) <[amco.enforcement@alaska.gov](mailto:amco.enforcement@alaska.gov)>  
**Subject:** Re: LED withdrawal for change of ownership

Some people who received this message don't often get email from [roba0809@hotmail.com](mailto:roba0809@hotmail.com). [Learn why this is important](#)

Thank you for the response. I will take option number three and continue the transfers as they were submitted previously. If the transfer of location is approved and not the transfer of ownership, is it possible that the board could make the approval at the April 12th meeting once the additional publication and affidavit is completed without having to re-appear at Amco's meeting in June.

On Mar 25, 2022, at 10:35 AM, Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)> wrote:

Good morning, Mr. Alexander

Thank you for the information. Regarding your question if Enforcement measured the distances, they have measured but for additional information you will need to contact Enforcement at [amco.enforcement@alaska.gov](mailto:amco.enforcement@alaska.gov) or call 907-269-0350 and follow the prompts.

After discussing your transfer of ownership with Director Klinkhart, we determined **you have the following 3 options available to you:**

1. If you are desiring to continue with the transfers of location, but reverting the ownership to yourself as the sole proprietor and not the LLC and updating the premises diagram all of the following must occur:
  - Submit proof of the dissolution of LED Ultra Lounge & Grill LLC with the Division of Corporations, Business and Professional Licensing (CBPL) by filing the form Articles of Dissolution (available here: <https://www.commerce.alaska.gov/web/cbpl/Corporations/CorpFormsFees/FormsbyEntity.aspx>).Please note that the transfers would **not** be deemed complete until our office can

verify with CBPL that the LLC is dissolved. If you recall in a previous conversation you and I had in AMCO's office, I explained in great detail why you were required to change the ownership to the LLC. If the LLC's name is on the check you are signing to pay for payroll or anything to do with the operation of the business, the LLC **must** be the licensee/owner of the liquor license.

- You will be required to re-publish a new public notice once a week for three consecutive weeks. Once the publications are complete, you will need to provide a new Publisher's Affidavit.
- You will be required to re-post a corrected copy of the AB-01 at the proposed premises and in one other conspicuous location for 10 consecutive days. Once this requirement is met, complete the updated AB-07.
- All the application forms will need to be corrected.
- After all of the above has been completed and the examiner deems the corrected applications complete, we will re-notify the Municipality and the Downtown Community Council and reschedule for whichever ABC board meeting is upcoming at that time.
- Upcoming board meeting dates: June 28, 2022 (deadline is close of business June 10, 2022).

September 20, 2022 (deadline is close of business September 2, 2022).

December 13, 2022 (deadline is close of business November 25, 2022).

2. Or you could withdraw these current transfers of ownership and location, and start fresh with new transfer applications. If you chose this route, the following would need to occur:

- Pay the non-refundable Transfer Application fee of \$500.00 for each license.
- Pay the Restaurant Designation Permit fee of \$50.00 for each license.
- Submit proof of the dissolution of LED Ultra Lounge & Grill LLC with the Division of Corporations, Business and Professional Licensing (CBPL) by filing the form Articles of Dissolution (available here: <https://www.commerce.alaska.gov/web/cbpl/Corporations/CorpFormsFees/FormsbyEntity.aspx>). Please note that the transfers would **not** be deemed complete until our office can verify with CBPL that the LLC is dissolved.
- Publish a the public notice once a week for three consecutive weeks. Once the publications are complete, you will need to provide a Publisher's Affidavit.
- Post a copy of the AB-01 at the proposed premises and in one other conspicuous location for 10 consecutive days. Once this requirement is met, complete the AB-07.
- All other forms are required: AB-02, AB-03, AB-09, etc.

- After the examiner deems the corrected applications complete, we will notify the Municipality and the Downtown Community Council and schedule for whichever ABC board meeting is upcoming at that time.
- Upcoming board meeting dates: June 28, 2022 (deadline is close of business June 10, 2022).

September 20, 2022 (deadline is close of business September 2, 2022).

December 13, 2022 (deadline is close of business November 25, 2022).

3. Or you can continue with the current transfers as is with an updated premises diagram for the April 12, 2022 ABC board meeting. Please note, with the updated diagram we are required to forward that to the Municipality and the Downtown Community Council for their consideration.

Please notify me at [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov) as soon as possible before 4:00 pm today with your decision on how you wish to proceed with the transfers of licenses #4531 and #4551.

Respectfully,

*Carrie Craig*

Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
907-269-0350

---

**From:** Robert Alexander [<mailto:roba0809@hotmail.com>]

**Sent:** Thursday, March 24, 2022 3:49 PM

**To:** Alcohol Licensing, CED ABC (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>; Trina Johnson <[trinaj@mac.com](mailto:trinaj@mac.com)>; Klinkhart, Glen Edward (CED) <[glen.klinkhart@alaska.gov](mailto:glen.klinkhart@alaska.gov)>

**Subject:** LED withdrawal for change of ownership

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [Alcohol Licensing, CED ABC \(CED sponsored\)](#)  
**To:** [Craig, Carrie D \(CED\)](#)  
**Subject:** FW: Liquor License # 4531 and duplicates  
**Date:** Tuesday, March 22, 2022 10:52:28 AM

---

*Carrie Craig*

Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
907-269-0350

---

**From:** Klinkhart, Glen Edward (CED)  
**Sent:** Tuesday, March 22, 2022 10:41 AM  
**To:** roba0809@hotmail.com  
**Cc:** Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>  
**Subject:** FW: Liquor License # 4531 and duplicates

Mr. Alexander,

I checked with our enforcement and our licensing departments and we all agree you can alter your floor plan if you wish and if you think it will assist you with issues from the city and/or the Anchorage School District. To do so you will need to complete a new AB-02 form <https://www.commerce.alaska.gov/web/Portals/9/pub/ABC/AlcoholLicenseApplicationForms/AB-02.pdf>) and resubmit it to AMCO licensing at [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov) however the deadline to make any adjustments to your application and the updated information to be deemed complete is the close of business on this Friday, March 25th, 2022 in order to have those changes included in the board packet for the April 12, 2022 board meeting. In either case your application will move forward to the ABC board for their review. Please be advised we at AMCO are not the experts in the proper permitting for entrances and egress for municipal commercial buildings so your updated AB-02 will need at some point have to be approved by the city via code enforcement, fire department, etc., so depending on your building, floor plan changes may or may not help your situation. You may want to speak with the City Code and Fire to get their input and before you put a great deal of more time redoing your internal floor plan.

Regards,

*Glen Klinkhart*  
Director  
Alcohol Marijuana Control Office (AMCO)  
550 West 7<sup>th</sup> Avenue, Suite 1600

Anchorage, Alaska 99501  
Email: [glen.klinkhart@alaska.gov](mailto:glen.klinkhart@alaska.gov)  
Phone: 907-269-0350

---

**From:** Robert Alexander <[roba0809@hotmail.com](mailto:roba0809@hotmail.com)>  
**Sent:** Monday, March 21, 2022 2:25 PM  
**To:** Hoelscher, James C (CED) <[james.hoelscher@alaska.gov](mailto:james.hoelscher@alaska.gov)>  
**Subject:** Re: Liquor License # 4531 and duplicates

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Hoelscher I'm assuming you're aware of the protest with the Anchorage School District and their unit that resigns within the Sunshine Mall. I would like to meet with you next week sometime to see if my floor plan may need to be adjusted for the public entrance or not. I'm super flexible and can meet you at your office or the site. Thank you!



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### What is this form?

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

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

### Section 1 - Transferor Information

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

|                       |                           |                      |           |      |       |
|-----------------------|---------------------------|----------------------|-----------|------|-------|
| Licensee:             | Robert Alexander          | License #:           | 4531      |      |       |
| License Type:         | Beverage Dispensary       | Statutory Reference: | 04.11.090 |      |       |
| Doing Business As:    | Tri Grill                 |                      |           |      |       |
| Premises Address:     | 901 W 6 <sup>th</sup> Ave |                      |           |      |       |
| City:                 | Anchorage                 | State:               | Alaska    | ZIP: | 99501 |
| Local Governing Body: | MOA                       |                      |           |      |       |

### Transfer Type:

- Regular transfer  
 Transfer with security interest  
 Involuntary retransfer

### OFFICE USE ONLY

|                     |  |                |           |
|---------------------|--|----------------|-----------|
| Complete Date:      |  | Transaction #: | 100305224 |
| Board Meeting Date: |  | License Years: | 20/21     |
| Issue Date:         |  | BRE:           | CRB       |



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 2 - Transferee Information**

Enter information for the *new* applicant and/or location seeking to be licensed.

|                    |                                     |        |        |            |
|--------------------|-------------------------------------|--------|--------|------------|
| Licensee:          | LED Ultra Lounge & Grill LLC        |        |        |            |
| Doing Business As: | Tri Grill, LED Ultra Lounge & Grill |        |        |            |
| Premises Address:  | 420 W 3rd Ave                       |        |        |            |
| City:              | Anchorage                           | State: | Alaska | ZIP: 99501 |
| Community Council: | Downtown                            |        |        |            |

|                  |                |        |        |            |
|------------------|----------------|--------|--------|------------|
| Mailing Address: | 8100 Sky Mt Ln |        |        |            |
| City:            | Anchorage      | State: | Alaska | ZIP: 99502 |

|                      |                      |                 |              |
|----------------------|----------------------|-----------------|--------------|
| Designated Licensee: | Robert Alexander     |                 |              |
| Contact Phone:       | Robert Alexander     | Business Phone: | 907-229-2053 |
| Contact Email:       | roba0809@hotmail.com |                 |              |

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

**Section 3 - Premises Information**

Premises to be licensed is:

an existing facility  a new building  a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

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

0.8 mile

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

0.3 mile





Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 4 – Sole Proprietor Ownership Information**

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.  
 If more space is needed, please attach a separate sheet with the required information.  
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:  applicant  affiliate

|          |  |        |  |      |  |
|----------|--|--------|--|------|--|
| Name:    |  |        |  |      |  |
| Address: |  |        |  |      |  |
| City:    |  | State: |  | ZIP: |  |

This individual is an:  applicant  affiliate

|          |  |        |  |      |  |
|----------|--|--------|--|------|--|
| Name:    |  |        |  |      |  |
| Address: |  |        |  |      |  |
| City:    |  | State: |  | ZIP: |  |

**Section 5 – Entity Ownership Information**

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.  
 If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

|                  |                  |        |              |          |       |
|------------------|------------------|--------|--------------|----------|-------|
| Entity Official: | Robert Alexander |        |              |          |       |
| Title(s):        | Member / Manager | Phone: | 907 229 2053 | % Owned: | 95    |
| Address:         | 8100 Sky Mt Ln   |        |              |          |       |
| City:            | Anch             | State: | AK           | ZIP:     | 99502 |

AMCO



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

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

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

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

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

|                          |                      |                 |              |             |       |
|--------------------------|----------------------|-----------------|--------------|-------------|-------|
| DOC Entity #:            | 10131006             | AK Formed Date: | 4/29/2020    | Home State: | AK    |
| Registered Agent:        | Robert Alexander     | Agent's Phone:  | 907 229-2053 |             |       |
| Agent's Mailing Address: | 8100 Sky Mountain Ln |                 |              |             |       |
| City:                    | Anchorage            | State:          | AK           | ZIP:        | 99502 |

Residency of Agent:

Yes No

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



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

4551 4552,  
BBL Duplexes  
LED Ultra Lounge & Grill  
Robert Alexander

### Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 8 – Transferor Certifications**

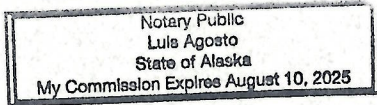
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Robert Alexander  
Signature of transferor

Robert Alexander  
Printed name of transferor

Subscribed and sworn to before me this 01 day of November, 2021.



[Signature]  
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: August 10, 2025

\_\_\_\_\_  
Signature of transferor

\_\_\_\_\_  
Printed name of transferor

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of \_\_\_\_\_.

My commission expires: \_\_\_\_\_



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

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

Initials

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

RA

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

RA

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

RA

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

RA

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

RA

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.

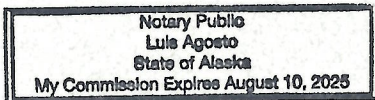
*Robert Alexander*

Signature of transferee

*Robert Alexander*

Printed name

Subscribed and sworn to before me this 01 day of November, 2021.



*[Signature]*

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: August 10, 2025

NOV 19 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:          | LED Ultra Lounge Grill LLC          | License Number: | 4531  |
| License Type:      | Beverage Dispensary                 |                 |       |
| Doing Business As: | Tri Grill, LED Ultra Lounge & Grill |                 |       |
| Premises Address:  | 420 W 3rd Ave                       |                 |       |
| City:              | Anchorage                           | State:          | AK    |
|                    |                                     | ZIP:            | 99501 |

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AMCO Received 3/19/2022

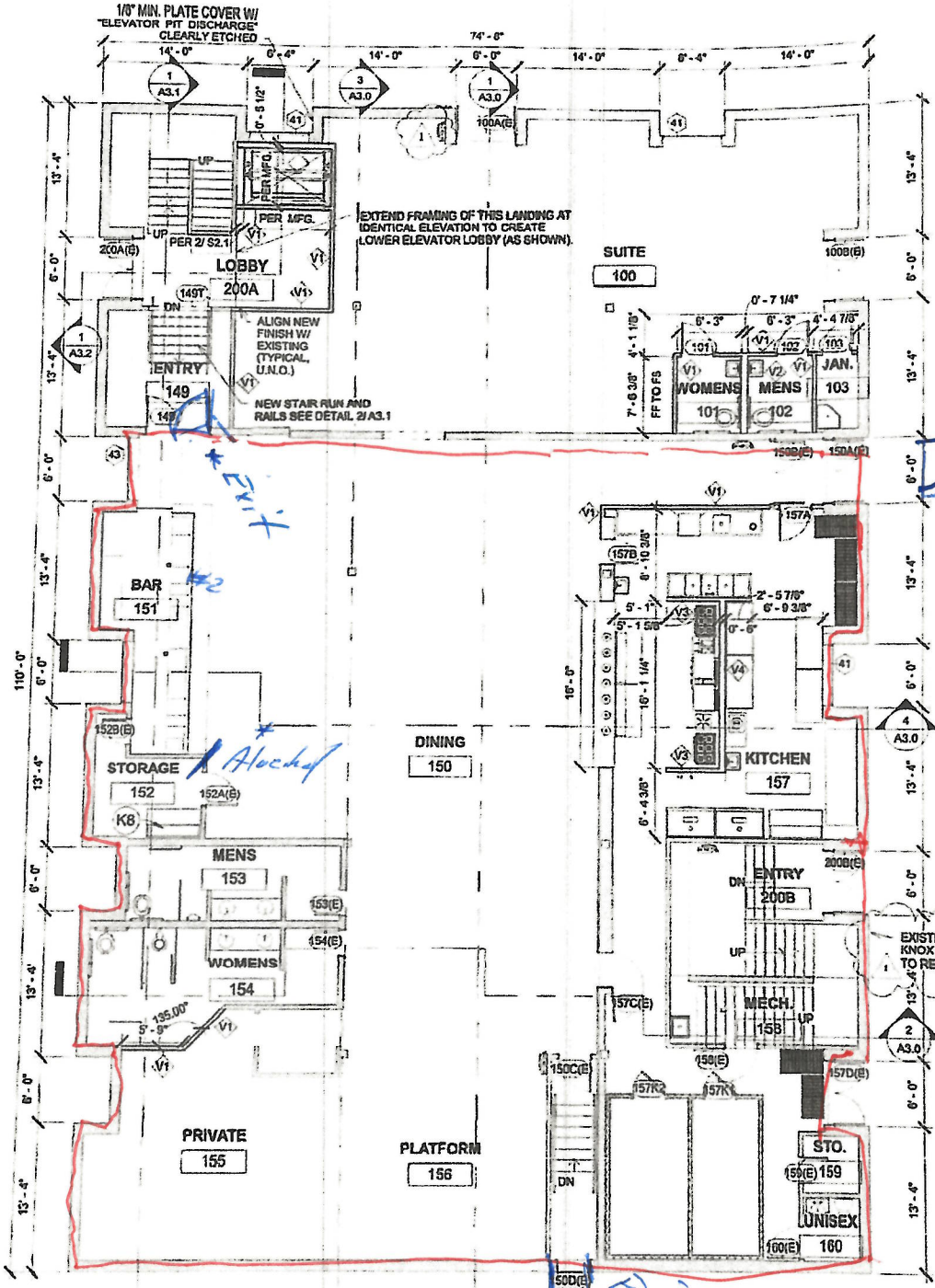
North  
↑

3rd Ave

E Street

Municipality of Anchorage  
Development Services Department  
**REVIEWED FOR CODE COMPLIANCE**  
Permit # C20-2101 Date: 05/11/21

Construction shall be in accordance with these plans. No modifications or changes shall be made without prior approval of the building official. The resources of a professional engineer or architect are required for any violation of Anchorage M.C.C. Non-compliance constitutes a violation of the Code. Any change corrected prior to issuance of the Certificate of Occupancy. Any change in occupancy shall be done in accordance with Anchorage Municipal Code.



**LINE TYPE LEGEND:**  
 = DARKER LINES INDICATE NEW  
 = LIGHTER SHADED LINES INDICATE EXISTING TO REMAIN  
 = DASHED LINES INDICATE REMOVAL OR MODIFICATION

② FIRST FLOOR PLAN - RENOVATION  
1/8" = 1'-0"

AMCO

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You are currently running an experimental version of Earth.

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[Send feedback](#)



William A. Egan Civic  
& Convention Center

*Upper floor  
separate tenant*

*Main  
\* Entry*

*Entry*

*using  
1st floor*

Jade Lady Meditation

Google Earth

50 m

Camera: 416 m 61°13'12"N 149°53'26"W 26 m

AMCO Received 3/19/2022





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:          | LED Ultra Lounge & Grill LLC            |                 |               |
| License Type:      | Beverage Dispensary                     | License Number: | 4531          |
| Doing Business As: | Tri Grill, LED Ultra Lounge & Grill LLC |                 |               |
| Premises Address:  | 420 W 3rd Ave                           |                 |               |
| City:              | Anchorage                               | State:          | AK ZIP: 99501 |
| Contact Name:      | Robert Alexander                        | Contact Phone:  | 907-229-2053  |

**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 #: | 100305824 | Initials: | CRB |
|----------------|-----------|-----------|-----|

NOV 19 2021



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.)

*Minors not allowed in kitchen, or seated at the bar.  
Minors are allowed in dining room only*

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.

*All be required to show proper ID at the door or before served any type of service.  
All staff is required to have alcohol training that covers serving minors. All minors should have legal guardian before entry to the building.*

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.

NOV 19 2021

AMCO Received 3/19/2022



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:

Monday thru Sunday : each day 11am - 5 AM

**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:

Live music, DJ possibly every nite entertainment will vary from day to day and the time may change from time to time from the hours between 11am - 3am

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:



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.

Robert Alexander  
 Signature of licensee

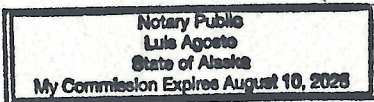
[Signature]  
 Signature of Notary Public

Robert Alexander  
 Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: August 10, 2025

Subscribed and sworn to before me this 01 day of November, 2021



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

Approved

Denied



\_\_\_\_\_  
 Signature of local government official

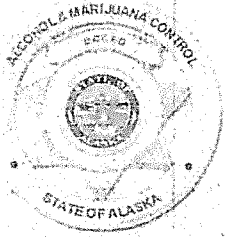
\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Printed name of local government official

\_\_\_\_\_  
 Title

NOV 19 2021

AMCO Received 3/19/2022



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:**

NOV 19 2021

AMCO Received 3/19/2022

Subject to Change at anytime

| <b>TRI-GRILL FAMILY FUN COMBINATION</b>   |          |
|---|----------|
| Served with Spring Roll, Pork fried Rice, Sweet & Sour Pork or Chicken AND Your Choice of Entrée from the TRI GRILL A La Carte (Please add 3.00 per Seafood entrée) |          |
| Family Fun with 2 Entrees   | \$ 30.95 |
| Family Fun with 3 Entrees   | \$ 40.95 |
| Family Fun with 4 Entrees   | \$ 50.95 |

**TRI GRILL A LA CARTE**

**CHOW MEIN OR CHOP SUEY**

|                       |          |
|-----------------------|----------|
| Vegetable             | \$ 8.95  |
| Chicken               | \$ 10.95 |
| Pork                  | \$ 10.95 |
| Beef                  | \$ 10.95 |
| Shrimp                | \$ 11.95 |
| Tri Grill Combination | \$ 12.95 |

**VEGETABLE**

|                            |          |
|----------------------------|----------|
| Vegetable with tofu        | \$ 9.95  |
| Snow Peas & Mushrooms      | \$ 9.95  |
| Broccoli with Oyster Sauce | \$ 9.95  |
| * Hot Been Curd            | \$ 9.95  |
| Tri Grill Vegetable Deluxe | \$ 10.95 |

**CHICKEN**

|                           |          |
|---------------------------|----------|
| Sweet & Sour Chicken      | \$ 10.95 |
| Almond Chicken            | \$ 10.95 |
| Cashew Chicken            | \$ 10.95 |
| Sesame Chicken or General | \$ 10.95 |
| Vegetable Chicken         | \$ 10.95 |
| Garlic Chicken            | \$ 10.95 |
| Snow Pea Chicken          | \$ 10.95 |
| * Kung Pao Chicken        | \$ 10.95 |
| Orange Chicken            | \$ 10.95 |
| * Szechwan Chicken        | \$ 10.95 |
| Chicken with Broccoli     | \$ 10.95 |
| * Curry Chicken           | \$ 10.95 |
| Meo Goo Gai Pan           | \$ 10.95 |

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AMCO

**BEEF**

|                                |          |
|--------------------------------|----------|
| Mongolian Beef                 | \$ 11.95 |
| Beef with Vegetable            | \$ 11.95 |
| * Kung Pao Beef                | \$ 11.95 |
| Beef with Snow Pea or Broccoli | \$ 11.95 |
| * Hunan Beef                   | \$ 11.95 |

**SEAFOOD**

|                                   |          |
|-----------------------------------|----------|
| Sweet & Sour Shrimp               | \$ 12.95 |
| Shrimp with Lobster Sauce         | \$ 12.95 |
| Shrimp with Snow Peas             | \$ 12.95 |
| Shrimp with Broccoli              | \$ 12.95 |
| * Kung Pao Shrimp                 | \$ 12.95 |
| Shrimp with Vegetables            | \$ 12.95 |
| Garlic Shrimp                     | \$ 12.95 |
| Sizzling Rice Shrimp              | \$ 12.95 |
| * Curry Shrimp                    | \$ 12.95 |
| * Scallop with Spicy Garlic Sauce | \$ 12.95 |
| * Spicy Squid                     | \$ 12.95 |

**PORK**

|                              |          |
|------------------------------|----------|
| Sweet & Sour Pork            | \$ 11.95 |
| * Spicy Pork with Vegetable  | \$ 11.95 |
| * Twice Cooked Pork          | \$ 11.95 |
| * Ma Po Tofu                 | \$ 11.95 |
| Spicy Pork with Garlic Sauce | \$ 11.95 |
| Szechwan Pork                | \$ 11.95 |
| Pork with Vegetables         | \$ 11.95 |
| Hot Pepper Pork              | \$ 11.95 |
| Mushroom Pork                | \$ 11.95 |

**Drinks** – free refills \$ 2.50

\* **HOT& SPICY**

**SOUTHERN CUISINE**

**APPETIZERS**

|                    |         |
|--------------------|---------|
| Fried Red Tomato   | \$ 6.95 |
| Fried Dill Pickles | \$ 3.50 |
| Pickled Shrimp     | \$ 5.95 |
| Buffalo Wings (12) | \$ 8.95 |
| Fried okra         | \$ 4.95 |
| Chicken Strips     | \$ 7.95 |
| Hush-puppies       | \$ 4.95 |

**Entrée**

|  |          |
|--|----------|
| **Carmaro's Chicken & Dumplings  | \$12.95  |
| **Grandma Jo's Fried Chicken with Gravy & Biscuit  | \$ 9.95  |
| *Ayana's Cat Fish Po'boy & Spicy Cole Slaw or Beer Battered Onion Rings  | 12.50    |
| **Ceasar's Cajun Shrimp & Fries  | \$11.50  |
| **Robert's Famous Red Hot Fried Ribs (1/2 rack) & Spicy Cole Slaw  | \$14.50  |
| **Nia's Deep Fried Whole Cornish Game Hen with Fries   | \$ 12.50 |
| (Cornish Game Hen soaked in our house brine then fried to a golden crisp and brushed with a herb butter sauce & served w/ Fries) |          |
| **Brisket Sandwich with Spicy Cole Slaw  | \$ 12.50 |
| **Frank's Pulled Pork Sandwich with Cole Slaw & Fries  | \$ 12.50 |

**SIDES** - all sides \$3.95

|                                     |
|-------------------------------------|
| Pop's Spicy Cole Slaw               |
| Collard Greens                      |
| Serena's Famous biscuit             |
| Biscuit & Gravy                     |
| Candied Yam's                       |
| Southern Black Eyed Peas            |
| Johnny's Favorite Macaroni & Cheese |
| Baked Beans                         |

**Drinks** – free refills \$ 2.50

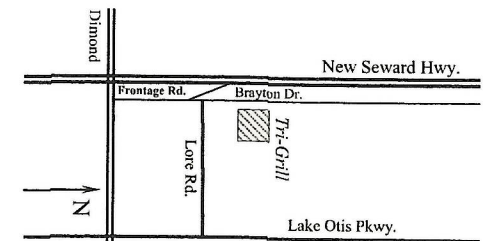


Hours of Operation  
Delivery • Dine In • Carry Out  
Tues - Sun ..... 11:30am - 8:00pm

CLOSED  
Mondays & 3pm-4pm daily

677-8797

7521 Brayton Drive  
Anchorage, AK 99507





Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**What is this form?**

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

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

**Section 1 - Transferor Information**

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

|                       |  |        |                      |           |       |
|-----------------------|--|--------|----------------------|-----------|-------|
| Licensee:             | Robert Alexander                         |        | License #:           | 4551      |       |
| License Type:         | Beverage Dispensary <sup>Duplicate</sup> |        | Statutory Reference: | 04.11.090 |       |
| Doing Business As:    | LED Ultra Lounge & Grill LLC             |        |                      |           |       |
| Premises Address:     | 901 W 6 <sup>th</sup> Ave                |        |                      |           |       |
| City:                 | Anchorage                                | State: | Alaska               | ZIP:      | 99501 |
| Local Governing Body: | MOA                                      |        |                      |           |       |

**Transfer Type:**

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

**OFFICE USE ONLY**

|                     |  |                |           |
|---------------------|--|----------------|-----------|
| Complete Date:      |  | Transaction #: | 100305224 |
| Board Meeting Date: |  | License Years: | 20/21     |
| Issue Date:         |  | BRE:           | CRB       |



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 2 - Transferee Information**

Enter information for the *new* applicant and/or location seeking to be licensed.

|                    |                                     |        |        |            |
|--------------------|-------------------------------------|--------|--------|------------|
| Licensee:          | LED Ultra Lounge & Grill LLC        |        |        |            |
| Doing Business As: | Tri Grill, LED Ultra Lounge & Grill |        |        |            |
| Premises Address:  | 420 W 3rd Ave                       |        |        |            |
| City:              | Anchorage                           | State: | Alaska | ZIP: 99501 |
| Community Council: | Downtown                            |        |        |            |

|                  |                |        |        |            |
|------------------|----------------|--------|--------|------------|
| Mailing Address: | 8100 Sky Mt Ln |        |        |            |
| City:            | Anchorage      | State: | Alaska | ZIP: 99502 |

|                      |                      |                 |              |
|----------------------|----------------------|-----------------|--------------|
| Designated Licensee: | Robert Alexander     |                 |              |
| Contact Phone:       | Robert Alexander     | Business Phone: | 907-229-2053 |
| Contact Email:       | roba0809@hotmail.com |                 |              |

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

**Section 3 - Premises Information**

Premises to be licensed is:

- an existing facility     a new building     a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

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

0.8 mile

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

0.3 mile





Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 4 – Sole Proprietor Ownership Information**

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.  
 If more space is needed, please attach a separate sheet with the required information.  
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:  applicant  affiliate

|          |  |        |  |      |  |
|----------|--|--------|--|------|--|
| Name:    |  |        |  |      |  |
| Address: |  |        |  |      |  |
| City:    |  | State: |  | ZIP: |  |

This individual is an:  applicant  affiliate

|          |  |        |  |      |  |
|----------|--|--------|--|------|--|
| Name:    |  |        |  |      |  |
| Address: |  |        |  |      |  |
| City:    |  | State: |  | ZIP: |  |

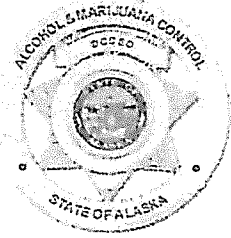
**Section 5 – Entity Ownership Information**

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.  
 If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

|                  |                  |        |             |          |       |
|------------------|------------------|--------|-------------|----------|-------|
| Entity Official: | Robert Alexander |        |             |          |       |
| Title(s):        | Member / Manager | Phone: | 907 2292053 | % Owned: | 95%   |
| Address:         | 8100 Sky Mt Ln   |        |             |          |       |
| City:            | Anch             | State: | AK          | ZIP:     | 99502 |

AMCO



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

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

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

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

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

|                          |                      |                 |              |             |       |
|--------------------------|----------------------|-----------------|--------------|-------------|-------|
| DOC Entity #:            | 10131006             | AK Formed Date: | 4/29/20      | Home State: | AK    |
| Registered Agent:        | Robert Alexander     | Agent's Phone:  | 907 229-2053 |             |       |
| Agent's Mailing Address: | 8100 Sky Mountain Ln |                 |              |             |       |
| City:                    | Anchorage            | State:          | AK           | ZIP:        | 99502 |

Residency of Agent: Yes  No

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

NOV 19 2021  
**AMCO Received 3/19/2022**



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 6 – Other Licenses**

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Master: 4531, 4552,  
BBL Duplexes  
LED Ultra Lounge & Grill  
Robert Alexander

**Section 7 – Authorization**

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

[Empty box for disclosure]



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 8 – Transferor Certifications**

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

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

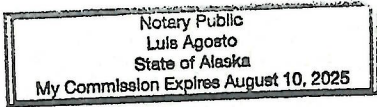
Robert Alexander

Signature of transferor

Robert Alexander

Printed name of transferor

Subscribed and sworn to before me this 01 day of November, 2021.



[Signature]

Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: August 10, 2025

\_\_\_\_\_  
Signature of transferor

\_\_\_\_\_  
Printed name of transferor

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of \_\_\_\_\_.

My commission expires: \_\_\_\_\_



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

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

Initials

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

RA

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

AA

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

RA

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

RA

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

RA

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.

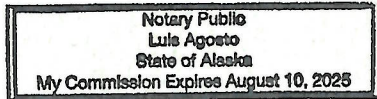
*Robert Alexander*

Signature of transferee

Robert Alexander

Printed name

Subscribed and sworn to before me this 01 day of November, 2021.



*[Signature]*

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: August 10, 2025



## 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

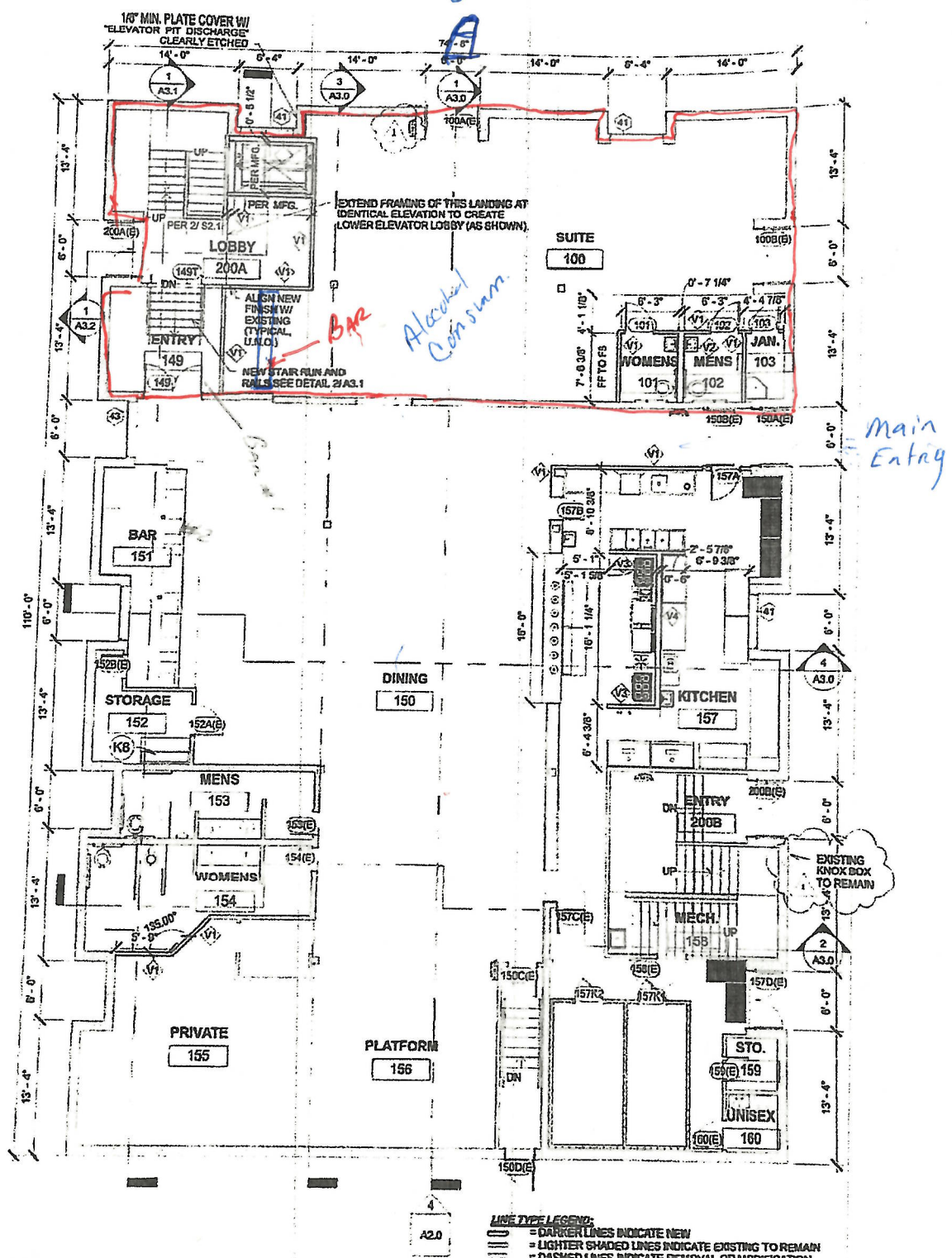
Enter information for the business seeking to be licensed, as identified on the license application.

|                    |                                     |                 |       |
|--------------------|-------------------------------------|-----------------|-------|
| Licensee:          | LED Ultra Lounge Grill LLC          | License Number: | 4551  |
| License Type:      | Beverage Dispensary Duplicate       |                 |       |
| Doing Business As: | Tri Grill, LED Ultra Lounge & Grill |                 |       |
| Premises Address:  | 420 W 3rd Ave                       |                 |       |
| City:              | Anchorage                           | State:          | AK    |
|                    |                                     | ZIP:            | 99501 |

Municipality of Anchorage  
 Development Services Department  
**REVIEWED FOR CODE COMPLIANCE**  
 Permit # C20-2101 Date: 05/11/21

Construction shall be in accordance with these plans. No modifications or changes shall be made without the prior approval of the building official. The issuance of a permit shall not be construed to grant approval of any violation or violations that exist at the time of issuance of the Certificate of Occupancy. Any changes or corrections shall be made in accordance with the Certificate of Occupancy or occupancy shall be done in accordance with Anchorage Municipal Code.

North ↑  
 3rd Ave ←  
 E Street ↓



21 FIRST FLOOR PLAN - RENOVATION  
 1/8" = 1'-0"

You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)



William A. Egan Civic & Convention Center

Upper Floor  
Separate  
Tent art

Main  
Entry

Entry

Using  
1st Floor

Jade Lady Meditation

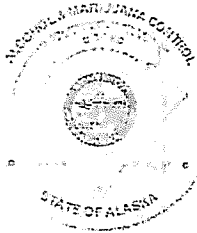
Google Earth

50 m

Camera: 416 m 61°13'12"N 149°53'26"W 26 m

AMCO Received 3/19/2022





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:          | LED Ultra Lounge & Grill LLC             |                 |               |
| License Type:      | Beverage Dispensary <sup>Duplicate</sup> | License Number: | 4551          |
| Doing Business As: | Tri Grill, LED Ultra Lounge & Grill LLC  |                 |               |
| Premises Address:  | 420 W 3rd Ave                            |                 |               |
| City:              | Anchorage                                | State:          | AK ZIP: 99501 |
| Contact Name:      | Robert Alexander                         | Contact Phone:  | 907-229-2053  |

**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 #:  | 100305224 | Initials: | CRB |



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

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 not allowed in kitchen or seated at the bar.  
Minors are allowed in dining room only

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.

All be required to show proper ID at the door or before served any type of service.  
All staff is required to have alcohol training that covers serving minors. All minors should have legal guardian before entry to the building.

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:

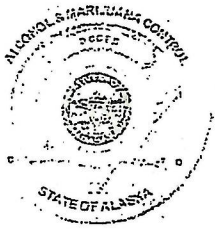
Initials

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

LA

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

AMCO Received 3/19/2022



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:

Monday thru Sunday : each day 11am - 5am

**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:

Live music, DJ possibly every nite  
 entertainment will vary from day to day and the  
 time may change from time to time from the  
 hours between 11am - 3am

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:



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.

Robert Alexander  
Signature of licensee

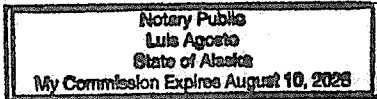
[Signature]  
Signature of Notary Public

Robert Alexander  
Printed name of licensee

Notary Public in and for the State of Alaska

My commission expires: August 10, 2025

Subscribed and sworn to before me this 01 day of November, 2021.



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

Approved

Denied

\_\_\_\_\_  
Signature of local government official

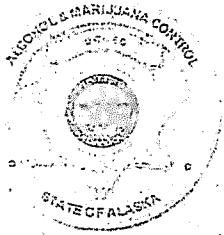
\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name of local government official

\_\_\_\_\_  
Title

NOV 1 8 2021

AMCO Received 3/19/2022



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:**

Subject to change at anytime

**TRI-GRILL FAMILY FUN COMBINATION**

Served with Spring Roll, Pork fried Rice, Sweet & Sour Pork or Chicken  
AND Your Choice of Entrée from the TRI GRILL A La Carte  
(Please add 3.00 per Seafood entrée)

|                           |          |
|---------------------------|----------|
| Family Fun with 2 Entrees | \$ 30.95 |
| Family Fun with 3 Entrees | \$ 40.95 |
| Family Fun with 4 Entrees | \$ 50.95 |

**TRI GRILL A LA CARTE**

**CHOW MEIN OR CHOP SUEY**

|                       |          |
|-----------------------|----------|
| Vegetable             | \$ 8.95  |
| Chicken               | \$ 10.95 |
| Pork                  | \$ 10.95 |
| Beef                  | \$ 10.95 |
| Shrimp                | \$ 11.95 |
| Tri Grill Combination | \$ 12.95 |

**VEGETABLE**

|                            |          |
|----------------------------|----------|
| Vegetable with tofu        | \$ 9.95  |
| Snow Peas & Mushrooms      | \$ 9.95  |
| Broccoli with Oyster Sauce | \$ 9.95  |
| * Hot Been Curd            | \$ 9.95  |
| Tri Grill Vegetable Deluxe | \$ 10.95 |

**CHICKEN**

|                           |          |
|---------------------------|----------|
| Sweet & Sour Chicken      | \$ 10.95 |
| Almond Chicken            | \$ 10.95 |
| Cashew Chicken            | \$ 10.95 |
| Sesame Chicken or General | \$ 10.95 |
| Vegetable Chicken         | \$ 10.95 |
| Garlic Chicken            | \$ 10.95 |
| Snow Pea Chicken          | \$ 10.95 |
| * Kung Pao Chicken        | \$ 10.95 |
| Orange Chicken            | \$ 10.95 |
| * Szechwan Chicken        | \$ 10.95 |
| Chicken with Broccoli     | \$ 10.95 |
| * Curry Chicken           | \$ 10.95 |
| Moo Goo Gai Pan           | \$ 10.95 |

NOV 19 2021

AMCO

**BEEF**

|                                |          |
|--------------------------------|----------|
| Mongolian Beef                 | \$ 11.95 |
| Beef with Vegetable            | \$ 11.95 |
| * Kung Pao Beef                | \$ 11.95 |
| Beef with Snow Pea or Broccoli | \$ 11.95 |
| * Hunan Beef                   | \$ 11.95 |

**SEAFOOD**

|                                   |          |
|-----------------------------------|----------|
| Sweet & Sour Shrimp               | \$ 12.95 |
| Shrimp with Lobster Sauce         | \$ 12.95 |
| Shrimp with Snow Peas             | \$ 12.95 |
| Shrimp with Broccoli              | \$ 12.95 |
| * Kung Pao Shrimp                 | \$ 12.95 |
| Shrimp with Vegetables            | \$ 12.95 |
| Garlic Shrimp                     | \$ 12.95 |
| Sizzling Rice Shrimp              | \$ 12.95 |
| * Curry Shrimp                    | \$ 12.95 |
| * Scallop with Spicy Garlic Sauce | \$ 12.95 |
| * Spicy Squid                     | \$ 12.95 |

**PORK**

|                              |          |
|------------------------------|----------|
| Sweet & Sour Pork            | \$ 11.95 |
| * Spicy Pork with Vegetable  | \$ 11.95 |
| * Twice Cooked Pork          | \$ 11.95 |
| * Ma Po Tofu                 | \$ 11.95 |
| Spicy Pork with Garlic Sauce | \$ 11.95 |
| Szechwan Pork                | \$ 11.95 |
| Pork with Vegetables         | \$ 11.95 |
| Hot Pepper Pork              | \$ 11.95 |
| Mushroom Pork                | \$ 11.95 |

**Drinks** – free refills \$ 2.50

**\* HOT & SPICY**

**SOUTHERN CUISINE**

**APPETIZERS**

|                    |         |
|--------------------|---------|
| Fried Red Tomato   | \$ 6.95 |
| Fried Dill Pickles | \$ 3.50 |
| Pickled Shrimp     | \$ 5.95 |
| Buffalo Wings (12) | \$ 8.95 |
| Fried okra         | \$ 4.95 |
| Chicken Strips     | \$ 7.95 |
| Hush-puppies       | \$ 4.95 |

**Entrée**

|  |          |
|--|----------|
| **Carmaro's Chicken & Dumplings  | \$ 12.95 |
| **Grandma Jo's Fried Chicken with Gravy & Biscuit  | \$ 9.95  |
| *Ayana's Cat Fish Po'boy & Spicy Cole Slaw or Beer Battered Onion Rings  | 12.50    |
| **Ceasar's Cajun Shrimp & Fries  | \$ 11.50 |
| **Robert's Famous Red Hot Fried Ribs (1/2 rack) & Spicy Cole Slaw  | \$ 14.50 |
| **Nia's Deep Fried Whole Cornish Game Hen with Fries   | \$ 12.50 |
| (Cornish Game Hen soaked in our house brine then fried to a golden crisp and brushed with a herb butter sauce & served w/ Fries) |          |
| **Brisket Sandwich with Spicy Cole Slaw  | \$ 12.50 |
| **Frank's Pulled Pork Sandwich with Cole Slaw & Fries  | \$ 12.50 |

**SIDES** – all sides \$3.95

|                                     |
|-------------------------------------|
| Pop's Spicy Cole Slaw               |
| Collard Greens                      |
| Serena's Famous biscuit             |
| Biscuit & Gravy                     |
| Candied Yam's                       |
| Southern Black Eyed Peas            |
| Johnny's Favorite Macaroni & Cheese |
| Baked Beans                         |

**Drinks** – free refills \$ 2.50



Hours of Operation  
Delivery • Dine In • Carry Out  
Tues - Sun ..... 11:30am - 8:00pm

CLOSED  
Mondays & 3pm-4pm daily

677-8797

7521 Brayton Drive  
Anchorage, AK 99507

