# Alcoholic Beverage Control Office

# Public Notice

## Application for Alcoholic Beverage License

| | |
|---|---|
| **Application ID:** | 5654 |
| **License Type:** | Beverage Dispensary Tourism License (BDTL) AS 04.09.350 |
| **License Number:** | 60232 |
| **Doing Business As:** | 108 E 8th |
| **Premises Address:** | 108 E 8th Ave, Anchorage, AK, 99501, USA |
| **Name** | Leonard Hyde |
| **Agent's Phone Number** | 907-279-8068 |
| **Agent's Email** | lhyde@jlproperties.com |
| **Address** | PO Box 202845, Anchorage, AK, 99520-2845, USA |
| **The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?** | Yes |

| | |
|---|---|
| **City/Municipality:** | Anchorage (Municipality of) |
| **Community Council:** | Downtown |

## Licensee

| | |
|---|---|
| **Licensee Name:** | 108 E. 8th, Llc |
| **Type:** | Limited liability company |
| **Licensee Email:** | lhyde@jlproperties.com |
| **Licensee Phone:** | 907-279-8090 |
| **Licensee Mailing Address:** | P.O. Box 202845, Anchorage, AK, 99520, USA |

**Entity Member #1**

| | |
|---|---|
| **Type:** | Organization |
| **Name:** | 108 E. 8th, Llc |
| **Title:** | Member |
| **Percentage of Ownership:** | 100% |

**Mailing Address:** PO Box 202845, Anchorage, AK, 99520, USA

**Entity Affiliate #2**

**Type:** Person

**Name:** Jonathan Rubini

**Title:** Affiliate

**Phone number:** 907-279-8068

**Email:** JL_AMCO_licensee@jlproperties.com

**Mailing Address:** P.O. Box 202845, Anchorage, AK, 99520, USA

**Entity Affiliate #3**

**Type:** Person

**Name:** Leonard Hyde

**Title:** Affiliate

**Phone number:** 907-279-8068

**Email:** JL_AMCO_licensee@jlproperties.com

**Mailing Address:** P.O. Box 202845, Anchorage, AK, 99520, USA

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO). Written comments should be sent to AMCO at alcohol.licensing@alaska.gov or to 550 W 7th Ave. Suite 1600, Anchorage, AK 99501.

# Posting Date:

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Docusign Envelope ID: CAEF2688-E263-45F1-BAD7-80AD1CED5DAE

Document reference ID : **5654**

# Licensing Application Summary

| | |
|---|---|
| **Application ID:** | 5654 |
| **Applicant Name:** | 108 E. 8th, Llc |
| **License Type applied for:** | Beverage Dispensary Tourism License (BDTL) (AS 04.09.350) |
| **Application Status:** | Initiated |
| **Application Submitted On:** | 06/30/2025 02:45 PM AKDT |

## Entity Information

| | |
|---|---|
| **Business Structure:** | Limited liability company |
| **FEIN/SSN Number:** | 332644619 |
| **Member Managed or Manager Managed:** | Manager Managed |
| **Alaska Entity Number (CBPL):** | 10295838 |
| **Alaska Entity Formed Date:** | 12/30/2024 |
| **Home State:** | 2 |

## Entity Contact Information

| Name | Phone | Email | Relation |
|---|---|---|---|
| Leonard Hyde | 907-279-8068 | jl_amco_licensee@jlproperties.com | Designated Licensee |

**Entity Address:** P.O. Box 202845, Anchorage, AK, 99520-2845, USA

# Registered Agent Information

| | |
|---|---|
| **Name** | Leonard Hyde |
| **Agent's Phone Number** | 907-279-8068 |
| **Agent's Email** | jl_amco_licensee@jlproperties.com |
| **Address** | PO Box 202845, Anchorage, AK, 99520-2845, USA |
| **The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?** | Yes |

# Ownership / Principal Party Details

| Principal Parent Entity | Principal Party | Role | %Ownership |
|---|---|---|---|
| 108 E. 8th, Llc | 108 E. 8th, Llc | Member | 100 |
| 108 E. 8th, Llc | Jonathan Rubini | Affiliate | |
| 108 E. 8th, Llc | Leonard Hyde | Affiliate | |

# Premises Address

| | |
|---|---|
| **Address:** | 108 E 8th Ave, Anchorage, AK, 99501-3614, USA |
| **Does the proposed site include a valid street address?** | Yes |

# Basic Business information

| | |
|---|---|
| **Business/Trade Name:** | 108 E 8th |
| **What is your primary business at this location?** | Hotel |

# Premises Contact Details

| | |
|---|---|
| **Contact Person Name** | Anton Villacorta |
| **Business Phone Number** | 907-279-8090 |
| **Alternate Phone Number** | 907-717-7919 |
| **Email Address** | avillacorta@jlproperties.com |

# Local Government and Community Council Details

| | |
|---|---|
| **City/Municipality** | Anchorage (Municipality of) |
| **Community Council Name** | Downtown |

# Measurement Information

| | |
|---|---|
| **What is the approximate 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? (in feet)** | 3168 |
| **What is the approximate 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? (in feet)** | 2640 |

# Property Ownership

| | |
|---|---|
| **Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?** | Yes |
| **Property Utilization Status** | An Existing Facility |
| **Property Ownership Deed** | 108 E 8th Ave Special Warranty Deed 301-2025-002937-0.pdf |

# Other licenses involvement

Jonathan Rubini and Leonard Hyde have ownership in: BD Tourism #3849, River's Edge Hotels, LLC Fairbanks, AK. BD Tourism #3694 JL Airport Hotel, LLC, Anchorage AK, JL 35th Avenue Hotel, LLC, JL Denali Hotels, LLC, JL Hotel Seward, LLC and AK Qozb, LLC dba Aloft Anchorage Midtown BD Tourism #6015.

# Tourism Statement

**Explain how issuance of a alcoholic beverage license at your establishment has/will encourage tourism.**

An alcohol beverage license allows our establishment to offer a full range of food and drink options, which enhances the overall guest experience. Visitors to Alaska—especially those from out of state or overseas—often seek out local dining experiences that include regional beers, wines, or cocktails. Being able to serve these beverages makes our location more appealing to tourists and helps us compete with other destinations that offer similar amenities. Additionally, this can attract both tourists and locals, boosting foot traffic and encouraging repeat visits.

**Explain how the facility was/will be constructed or improved as required by AS 04.11.400(d)(1)**

The facility has been constructed and improved with features specifically designed to attract and accommodate visitors, making it a tourism-friendly destination. These improvements include: • A welcoming, well-designed interior that reflects the character and culture of Alaska, enhancing the experience for tourists. • Adequate seating and gathering areas to host events, social gatherings, and seasonal promotions aimed at visitors. • Safety and security enhancements that meet all municipal and state requirements for alcohol service and guest well-being. These features contribute to making the establishment a destination in itself, supporting the local economy by drawing in tourists and providing them with a high-quality, enjoyable experience.

| | |
|---|---|
| **Does the licensee or applicant for this liquor license also operate the tourism facility in which this license is located?** | Yes |
| **Do you offer room rentals to the traveling public?** | Yes |
| **How many rooms are available?** | 92 |
| **How many of the available rooms (if any) have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)?** | 44 |
| **Do you stock or plan to stock alcoholic beverages in guest rooms?** | No |
| **Is your facility located within an airport terminal?** | No |

**If your establishment includes a dining facility, please describe that facility. If it does not please write "none".**

Our restaurant offers breakfast, lunch and dinner.

**If additional amenities are available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists), please describe them. If they are not offered, please write "none".**

We have relationships with tour groups that offer activities, guided tours and trips. There will be a fitness center with sauna and cold plunge.

# Financial Interest

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

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

# Attestations

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

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

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

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

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

The proposed changes conform to all applicable public health, fire, and safety laws.

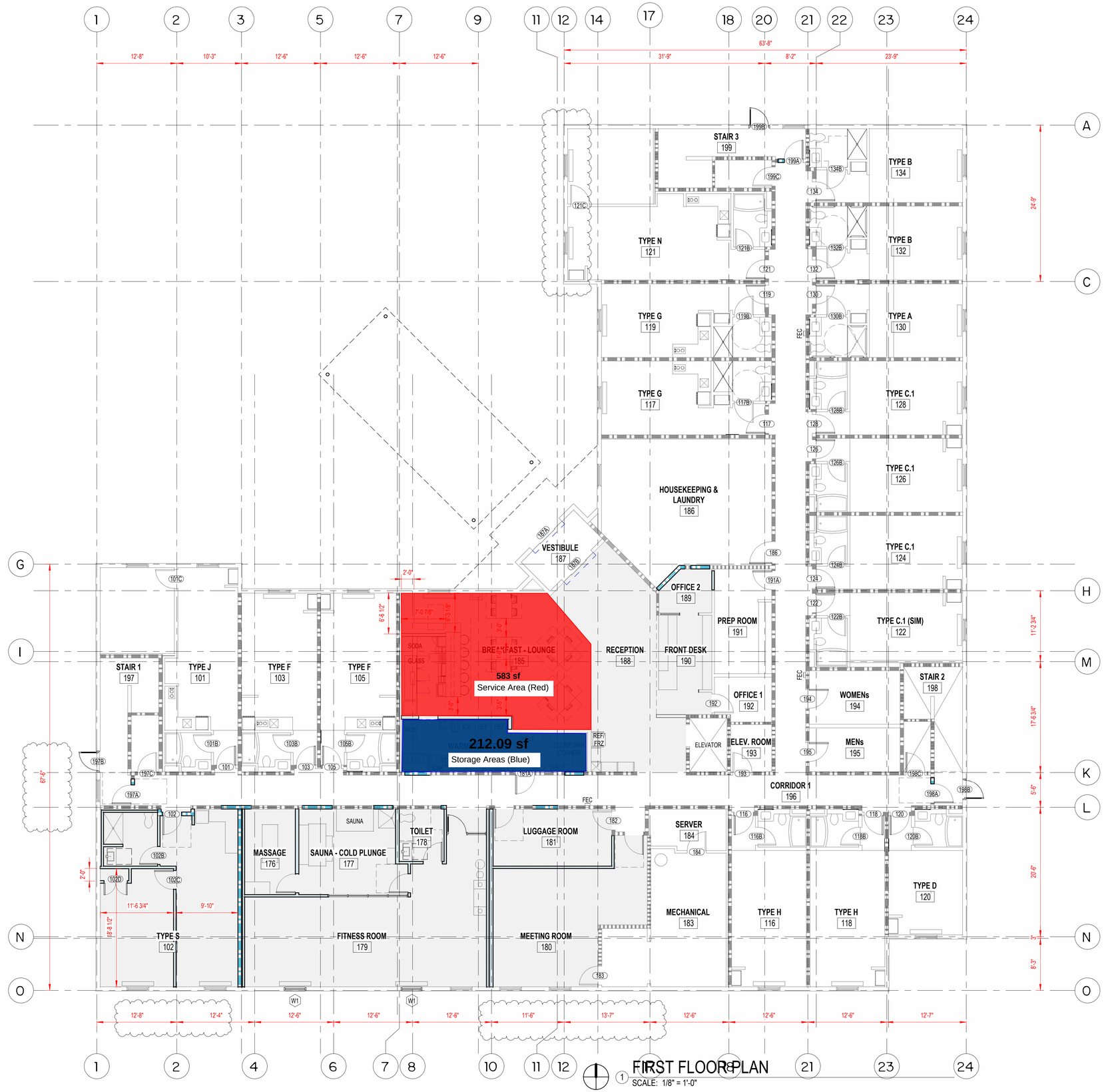
## Signature

Signed by:
Jonathan Rubini
4EC1853331954C7...

This application was digitally signed by : Jonathan Rubini on 06/30/2025 02:46 PM AKDT

## Documents

| # | File Name | Type | Added On |
|---|---|---|---|
| 1 | 108 E 8th Ave Special Warranty Deed 301-2025-002937-0.pdf | License property ownership document | 06/10/2025 04:22 PM AKDT |
| 2 | Site Plan - Liqour License Area (2)FINAL.pdf | License Location Diagram Document | 06/25/2025 03:19 PM AKDT |




FIRST FLOOR PLAN

1 SCALE: 1/8" = 1'-0"

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

## LEGEND

- EXISTING SMOKE PROTECTED WALL ASSEMBLY
- EXISTING 1 HOUR WALL ASSEMBLY
- EXISTING 2 HOUR WALL ASSEMBLY
- NEW SMOKE PROTECTED WALL ASSEMBLY
- NEW 1 HOUR WALL ASSEMBLY
- NEW 2 HOUR WALL ASSEMBLY
- X — WALL ASSEMBLY

NEW TAGGED WALL ASSEMBLIES: SEE SHEET A105

- FE — 2A10BC FIRE EXTINGUISHER (10 LBS)
- FEC — 2A10BC FIRE EXTINGUISHER AND SEMI-RECESSED CABINET (10 LBS)
- 1 — DRAWING NUMBER
- 4 AX 2 3 — SHEET NUMBER
- 123X — DOOR IDENTIFICATION TAG
- SFX — WINDOW IDENTIFICATION TAG
- PHASE II SCOPE OF WORK AREA

## GENERAL NOTES

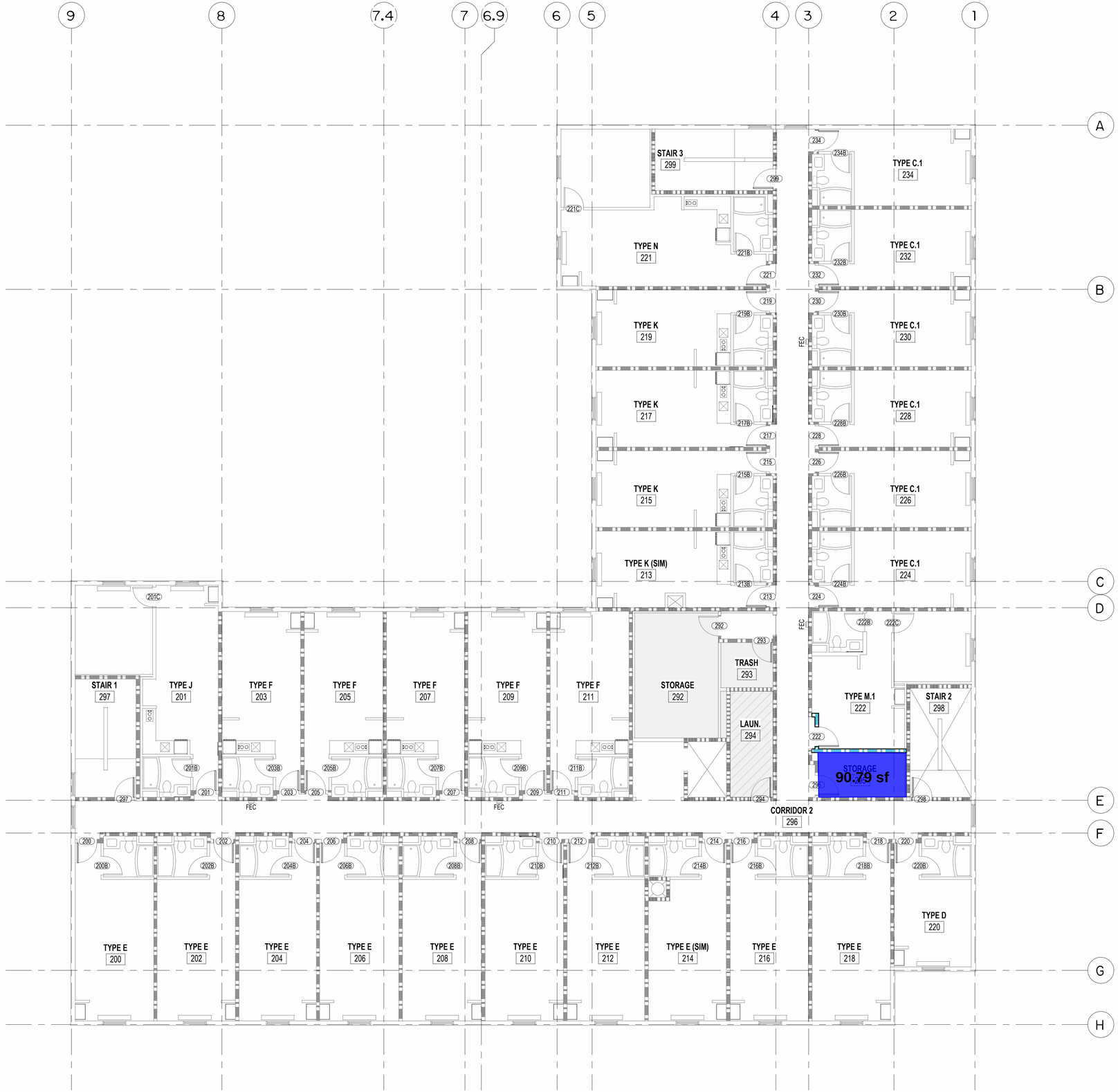
1. PROVIDE NEW CORNER GUARDS WHERE EXISTING CORNER GUARDS OCCUR (OWNER FURNISHED CONTRACTOR INSTALLED).
2. PROVIDE NEW FLOORING IN ALL GUEST ROOMS, COMMON CORRIDORS, STAIRS AND AS DENOTED ON PLAN.
3. ALL GUEST ROOM WORK IS SHOWN IN THE ENLARGED PLANS LOCATED IN THE A400s.
4. REPAIR AND PAINT ALL GWB INTERIOR WALL / CEILING SURFACES, ALL REMAINING TRIM AND DOORS.
5. PROVIDE ALL NEW WALL BASE AS PER INTERIOR DESIGN.
6. REPLACE ALL ROOM IDENTIFICATION SIGNAGE (OWNER FURNISHED CONTRACTOR INSTALLED).

PROJECT ADDRESS:
108 EAST 8TH AVENUE
ANCHORAGE, ALASKA
61 PROJECT NO. 2K25002

FIRST FLOOR PLAN
A301

DATE: 7.7.2025
PHASE II - PROGRESS PLAN

ANCHORAGE EXTENDED STAY - DOWNTOWN - REFRESH - PHASE II




1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

## LEGEND

- SMOKE PROTECTED WALL ASSEMBLY
- 1 HOUR WALL ASSEMBLY
- 2 HOUR WALL ASSEMBLY
- X — WALL ASSEMBLY

NEW TAGGED WALL ASSEMBIES: SEE SHEET A105

- FE — 2A10BC FIRE EXTINGUISHER (10 LBS)
- FEC — 2A10BC FIRE EXTINGUISHER AND SEMI-RECESSED CABINET (10 LBS)
- 1 — DRAWING NUMBER
- 4 AX 2 / 3 — SHEET NUMBER
- 123X — DOOR IDENTIFICATION TAG
- SFX — WINDOW IDENTIFICATION TAG
- AREA NOT IN CONTRACT
- SCOPE OF WORK IN THIS AREA: NEW FLOORING AND BASE ONLY
- PHASE II GUEST ROOMS (NOT IN CURRENT SCOPE)

## GENERAL NOTES

1. PROVIDE NEW CORNER GUARDS WHERE EXISTING CORNER GUARDS OCCUR (OWNER FURNISHED CONTRACTOR INSTALLED).

2. PROVIDE NEW FLOORING IN ALL GUEST ROOMS, COMMON CORRIDORS, STAIRS AND AS DENOTED ON PLAN.

3. ALL GUEST ROOM WORK IS SHOWN IN THE ENLARGED PLANS LOCATED IN THE A400s.

4. PAINT ALL WAINSCOT TRIM.

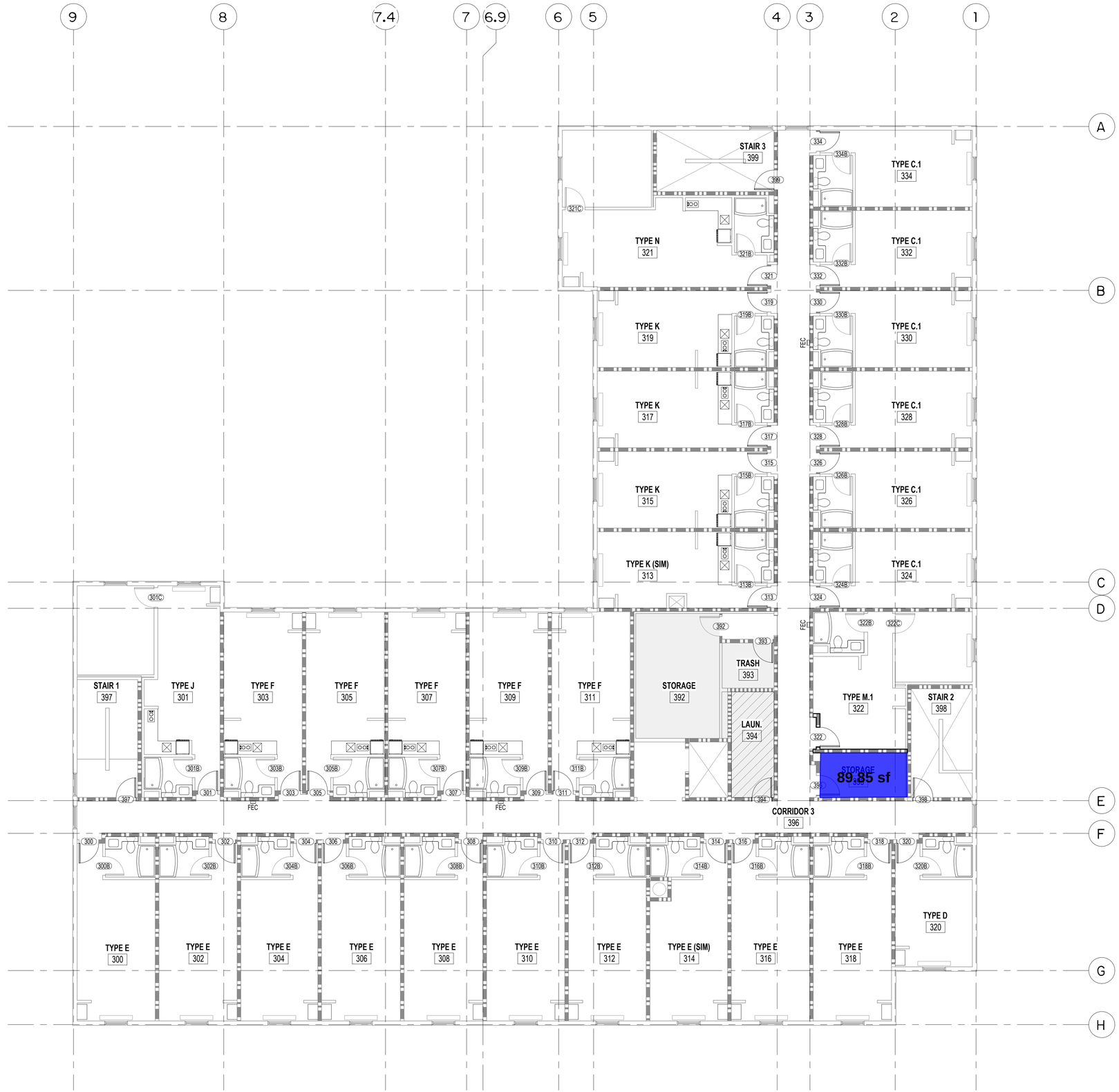
5. SIGNAGE

ANCHORAGE EXTENDED STAY - DOWNTOWN - REFRESH - PHASE I

PROJECT ADDRESS:
108 EAST 8TH AVENUE
ANCHORAGE, ALASKA
61 PROJECT NO. 2K25002

SECOND FLOOR PLAN
A302

DATE: 5.22.2025
PROGRESS SET




## THIRD FLOOR PLAN

1 SCALE: 1/8" = 1'-0"

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

## LEGEND

- SMOKE PROTECTED WALL ASSEMBLY
- 1 HOUR WALL ASSEMBLY
- 2 HOUR WALL ASSEMBLY
- X — WALL ASSEMBLY

NEW TAGGED WALL ASSEMBIES: SEE SHEET A105

- FE — 2A10BC FIRE EXTINGUISHER (10 LBS)
- FEC — 2A10BC FIRE EXTINGUISHER AND SEMI-RECESSED CABINET (10 LBS)
- 1 — DRAWING NUMBER
- 4 AX 2 / 3 — SHEET NUMBER
- 123X — DOOR IDENTIFICATION TAG
- SFX — WINDOW IDENTIFICATION TAG
- AREA NOT IN CONTRACT
- SCOPE OF WORK IN THIS AREA: NEW FLOORING AND BASE ONLY
- PHASE II GUEST ROOMS (NOT IN CURRENT SCOPE)

## GENERAL NOTES

1. PROVIDE NEW CORNER GUARDS WHERE EXISTING CORNER GUARDS OCCUR (OWNER FURNISHED CONTRACTOR INSTALLED).

2. PROVIDE NEW FLOORING IN ALL GUEST ROOMS, COMMON CORRIDORS, STAIRS AND AS DENOTED ON PLAN.

3. ALL GUEST ROOM WORK IS SHOWN IN THE ENLARGED PLANS LOCATED IN THE A400s.

4. PAINT ALL WAINSCOT TRIM.

5. SIGNAGE

ANCHORAGE EXTENDED STAY - DOWNTOWN - REFRESH - PHASE I

PROJECT ADDRESS:
108 EAST 8TH AVENUE
ANCHORAGE, ALASKA
61 PROJECT NO. 2K25002

THIRD FLOOR PLAN
A303

DATE: 5.22.2025
PROGRESS SET

1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

61 NORTHARCHITECTS
3401 DENALI STREET SUITE 102
ANCHORAGE, ALASKA 99503
PH. 907-274-4446

## LEGEND

- SMOKE PROTECTED WALL ASSEMBLY
- 1 HOUR WALL ASSEMBLY
- 2 HOUR WALL ASSEMBLY
- X — WALL ASSEMBLY

NEW TAGGED WALL ASSEMBIES: SEE SHEET A105

- FE — 2A10BC FIRE EXTINGUISHER (10 LBS)
- FEC — 2A10BC FIRE EXTINGUISHER AND SEMI-RECESSED CABINET (10 LBS)
- 1 — DRAWING NUMBER
- 4 AX 2 3 — SHEET NUMBER
- 123X — DOOR IDENTIFICATION TAG
- SFX — WINDOW IDENTIFICATION TAG
- AREA NOT IN CONTRACT
- SCOPE OF WORK IN THIS AREA: NEW FLOORING AND BASE ONLY
- PHASE II GUEST ROOMS (NOT IN CURRENT SCOPE)

## GENERAL NOTES

1. PROVIDE NEW CORNER GUARDS WHERE EXISTING CORNER GUARDS OCCUR (OWNER FURNISHED CONTRACTOR INSTALLED).

2. PROVIDE NEW FLOORING IN ALL GUEST ROOMS, COMMON CORRIDORS, STAIRS AND AS DENOTED ON PLAN.

3. ALL GUEST ROOM WORK IS SHOWN IN THE ENLARGED PLANS LOCATED IN THE A400s.

4. PAINT ALL WAINSCOT TRIM.

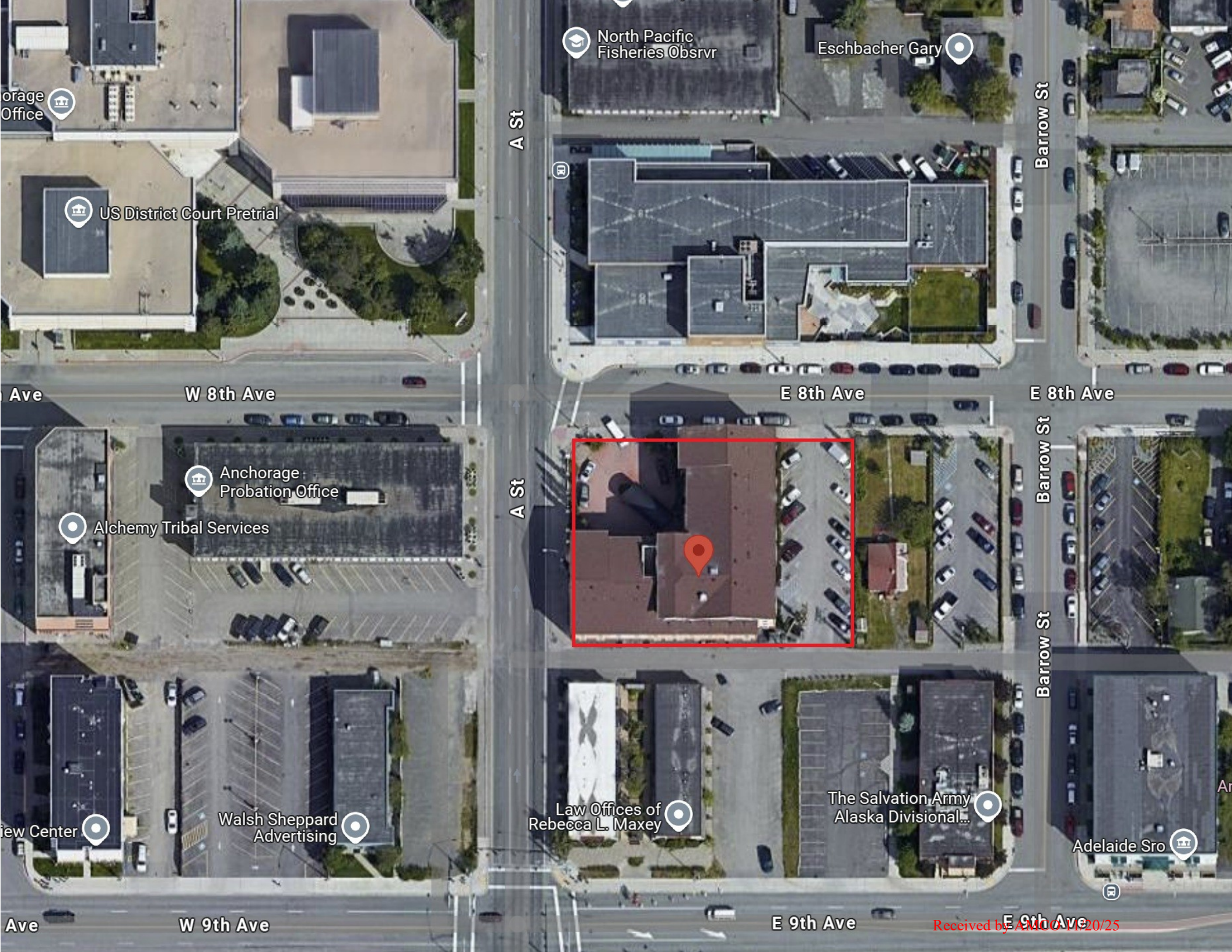
5. SIGNAGE

ANCHORAGE EXTENDED STAY - DOWNTOWN - REFRESH - PHASE I

PROJECT ADDRESS:
108 EAST 8TH AVENUE
ANCHORAGE, ALASKA
61 PROJECT NO. 2K25002

FOURTH FLOOR PLAN
A304

DATE: 5.22.2025
PROGRESS SET

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