



## Alaska Alcoholic Beverage Control Board

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

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 305 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, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage 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:	Griffin Golf LLC	License #:	5788		
License Type:	GOLF COURSE	Statutory Reference:	AS 04.09.300		
Doing Business As:	KENAI GOLF COURSE				
Premises Address:	1420 LAWTON DR, ALSO 1500 LAWTON DR,				
City:	KENAI	State:	ALASKA	ZIP:	99611
Local Governing Body/Bodies:	CITY OF KENAI				

## Transfer Type:

- ☒ Regular transfer
- ☐ Transfer with security interest
- ☐ Involuntary retransfer
- ☐ Controlling interest transfer
- ☐ Location transfer



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

rec # 101009344



## 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:	KNC GOLF INC.				
Doing Business As:	KENAI GOLF COURSE				
Premises Address:	1420 LAWTON DR, ALSO 1500 LAWTON DR				
City:	KENAI	State:	ALASKA	ZIP:	99611
Community Council, (If applicable):					

Mailing Address:	275 S. KOBUK ST.				
City:	SOLDOTNA	State:	ALASKA	ZIP:	99669
Email:	BILL@COGHILLGROUP.COM	Phone:	(907) 953-9010		

Designated Licensee:	WILLIAM S. COGHILL			
Contact Phone:	(907) 953-9010	Business Phone:	(907) 283-3484	
Contact Email:	BILL@COGHILLGROUP.COM			

Seasonal License? ☒ Yes ☐ No If "Yes", write your six-month operating period: MAY - OCTOBER

## Section 3 - Premises Information

Premises to be licensed is:

☒ an existing facility ☐ a new building ☐ a proposed building

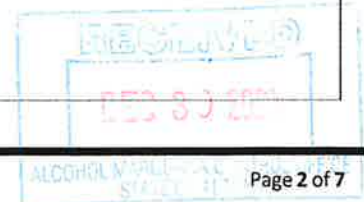
The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

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 (Must be in feet).

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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 (Must be in feet.)

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## Alaska Alcoholic Beverage Control Board

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## 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:	
Email:		Phone:			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

## 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 application shall be executed by an authorized officer of the Corporation. Information must be completed below 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, whether manager managed or member managed, the following information must be completed for each *member with an ownership interest of 10% or more* and for each *manager regardless of ownership share*.
- 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*.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	WILLIAM S. COGHILL				
Title(s):	TREASURER	Phone:	(907) 953-9010	% Owned:	16.67
Address:	275 S. KOBUK ST				
City:	SOLDOTNA	State:	ALASKA	ZIP:	99669
Email:	BILL@COGHILLGROUP.COM	Phone:	(907) 953-9010		



## Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

Entity Official:	JENNIFER A. COGHILL				
Title(s):	SECRETARY	Phone:	(541) 604 6308	% Owned:	16.7
Address:	275 S. KOBUK ST				
City:	SOLDOTNA	State:	ALASKA	ZIP:	99669
Email:	IRUNLIKEAGIRL2@yahoo.com	Phone:	(541) 604 6308		

Entity Official:	BILL H. KIM				
Title(s):	PRESIDENT	Phone:	(562) 756 0856	% Owned:	33.3
Address:	45250 COSMOSVIEW CT.				
City:	SOLDOTNA	State:	ALASKA	ZIP:	99669
Email:	BHOON@MSN.COM	Phone:	(562) 756 0856		

Entity Official:	MICHAEL S. NAVARRE				
Title(s):	VICE-PRESIDENT	Phone:	(907) 394 2300	% Owned:	33.3
Address:	P.O. BOX 169				
City:	KENAI	State:	ALASKA	ZIP:	99611
Email:	MIKEN@ZANINC.NET	Phone:	(907) 394 2300		

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). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10290130	AK Formed Date:	11/04/2024	Home State:	ALASKA
Registered Agent:	WILLIAM COGHILL	Agent's Phone:	(907) 953-9010		
Agent's Mailing Address:	275 S. KOBUK ST				
City:	SOLDOTNA	State:	<del>ALASKA</del> ALASKA	ZIP:	99669
Email:	BILL@COGHILLGROUP.COM	Phone:	(907) 953-9010		

Residency of Agent:

Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?





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):

### 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

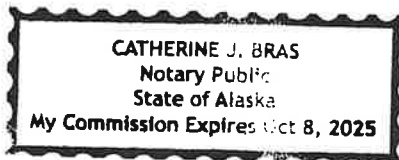
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

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.

  
Signature of transferor

MARK GRIFFIN  
Printed name of transferor

Subscribed and sworn to before me this 4<sup>th</sup> day of December, 2024.



  
Signature of Notary Public

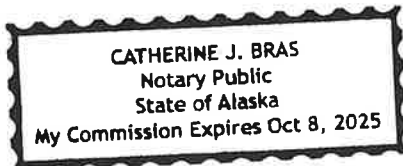
Notary Public in and for the State of Alaska

My commission expires: 10/8/2025

  
Signature of transferor

LARA GRIFFIN  
Printed name of transferor

Subscribed and sworn to before me this 4<sup>th</sup> day of December, 2024.



  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 10/8/2025



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.

we

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

we

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.

we

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.

we

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

we

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 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.

we

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.

we

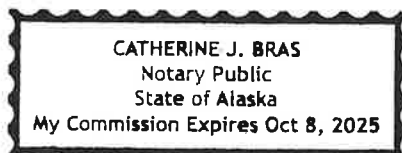
  
Signature of transferee

WILLIAM S. COEHILL  
Printed name

  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 10/8/2025



Subscribed and sworn to before me this 4<sup>th</sup> day of December, 2024.



# Kenai Golf Course Menu

Hot Dog  
Cheeseburger (frozen/microwave)  
Philly Cheesesteak Sandwich (frozen/microwave)  
Breakfast Sandwich (frozen/microwave)  
Chips  
Nuts  
Trail mix  
Candy bars  
Muffins  
Bananas  
Gum  
Soda pop  
Water  
Powerade  
Ice Tea  
Coffee  
Beer  
Wine  
Cider





## Alaska Food Code 2025 Establishment Permit

Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 17243  
Issued to: **KNC GOLF INC.**  
For: **KENAI GOLF COURSE**  
For Operation Of: **FN-1 Limited Food Service**  
Located at: **1420 Lawton DR Kenai, AK 99611**

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

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

Expiration Date:  
**December 31, 2025**

Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. Brown", is written over a horizontal line.

**If you have questions or concerns regarding safe food handling practices call or text  
907-764-9825 or visit our website to file a complaint  
([dec.alaska.gov/eh/fss/report-illness-issue/](https://dec.alaska.gov/eh/fss/report-illness-issue/))**





## Alaska Alcoholic Beverage Control Board

**Form AB-02: Premises Diagram****Why is this form needed?**

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. 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.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.**

**The diagram MUST include:**

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
  - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
  - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
  - Stored
  - Served/Sold
  - Manufactured
  - Consumed
- All diagrams must include:
  - Dimensions (AMCO does not accept diagrams drawn to scale)
  - Cross streets
  - Points of reference, such as a compass rose indicating True North
  - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
  - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- 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.
- **Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

**Section 1 – Establishment Information**

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

Licensee:	KNC Golf Inc.	License Number:	5788		
License Type:	Golf Course				
Doing Business As:	Kenai Golf Course				
Premises Address:	1420 Lawton Dr. ALSO 1500 LAWTON DR.				
City:	Kenai	State:	Ak	ZIP:	99611

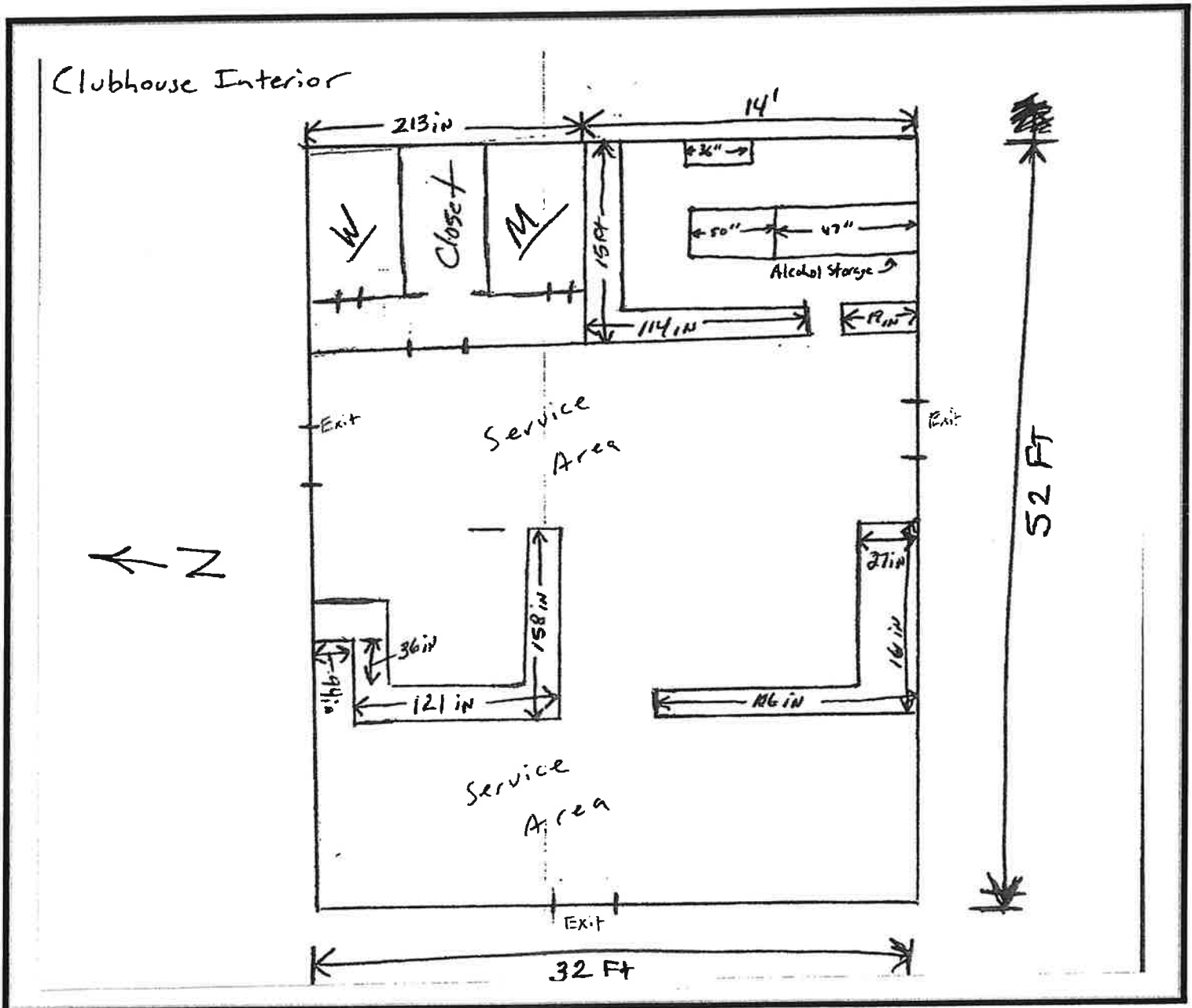




Alaska Alcoholic Beverage Control Board  
**Form AB-02: Premises Diagram**

**Section 2 – Detailed Premises Diagram**

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.



KENAI GOLF COURSE WITH RED LINE SHOWING OUTER PERIMETER OF  
OUR PREMISES WITH NO BREAKS OR SEPARATIONS.  
EXHIBIT A



KENAI MUNICIPAL  
GOLF COURSE AND  
RECREATION AREA

PARCEL A  
Government Lots 1 & 2  
Section 3, T6N, R11W

PARCEL B  
Lot 3, Portion of Lot 4,  
Section 3, T5N, R11W, S.M.



850'



1 inch equals 833 feet

The information depicted here  
on is for graphic representation  
only of the best available sources.  
The City of Kenai assumes no  
responsibility for errors on this  
map.

Date: 8/7/2018



## **Security and Storage Statement**

All alcoholic beverages will be securely stored behind the counter inside the clubhouse Building within staff controlled areas with no public access allowed. The staff area is chained off To prevent access by the public. Alcohol will be served to patrons at the clubhouse and consumed within the clubhouse or on the grounds of the course itself per the terms of the seasonal golf course license.

At Least one employee will always be on hand at the clubhouse to ensure there is no Unauthorized access to the alcohol storage areas. Signs indicating video surveillance are placed Around the property to deter minors and others from unauthorized access to the premises during Closed hours. The clubhouse is routinely locked down upon closing. Golf course staff routinely Patrol the course during regular maintenance activities.

### **Outdoor Security Plan**

1. All Minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs.
4. The course itself is generally bounded by private property to the north along Lawton Drive And uninhabited lowlands to the east and south. The west side backs up to the City park lands. As a lessee of a public entity, KNC Golf, Inc. is not able to erect physical barriers around the property boundaries. Signs are, or will be, placed indicating the boundaries of the golf course property along potential access points off Lawton Drive and the park area to the west. There signs will indicate that alcohol cannot be brought into or out of the designated property.
5. Underaged persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area will always remain unobstructed.
7. ABC mandated posters as required by law are posted inside the club house and at the entrances of the outdoor area.
8. Keeping outdoor area viable without any increased risk to minors exposed to alcohol WILL continue to be part of our training for our staff.
9. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
10. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
11. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
12. Servers and other staff will be present in the outdoor area to monitor consumption.
13. Any guest bringing a cooler or other similar container will be subject to inspection by staff.



**From:** [William Coghill](#)  
**To:** [Sawyer, Jane Preston \(CED\)](#)  
**Subject:** RE: RE: Reviewing Alcohol Transfer Application: ID 5579. Lic. 5788 Kenai Golf Course.  
**Date:** Wednesday, May 14, 2025 12:20:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[enlarged site map with detail.pdf](#)

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Hi Jane,

See enlarged map which shows parking lot, clubhouse, shop and driving range.

Thanks again,  
Bill

*William S Coghill, CPA*  
*KNC Golf Inc.*

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**From:** Sawyer, Jane Preston (CED) <[jane.sawyer@alaska.gov](mailto:jane.sawyer@alaska.gov)>  
**Sent:** Wednesday, May 14, 2025 11:47 AM  
**To:** William Coghill <[bill@coghillgroup.com](mailto:bill@coghillgroup.com)>  
**Subject:** RE: RE: Reviewing Alcohol Transfer Application: ID 5579. Lic. 5788 Kenai Golf Course.

Thank you, Bill. I'll get back to you soon.

Jane

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**From:** William Coghill <[bill@coghillgroup.com](mailto:bill@coghillgroup.com)>  
**Sent:** Wednesday, May 14, 2025 11:36 AM  
**To:** Sawyer, Jane Preston (CED) <[jane.sawyer@alaska.gov](mailto:jane.sawyer@alaska.gov)>  
**Subject:** RE: RE: Reviewing Alcohol Transfer Application: ID 5579. Lic. 5788 Kenai Golf Course.

**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.

Hello Jane,

Thanks for your work reviewing our license transfer application. I have attached the updated Kenai Golf Course map and corrected the red lined area to exclude the parking lot. Also, I have attached the City of Kenai's Consent of assignment for Parcel B. Lastly, attached is the new add with both addresses.

It appears that both addresses are for our clubhouse on Parcel A as there is no road access into Parcel B.

I have reviewed the requirements for a Restaurant Endorsement and we will not be applying for one.

Do you still want a list of food items we will have available?

I will try and get any info you need as promptly as I can.

Thanks again for your help with this application.

Cheers,  
Bill

*William S Coghill, CPA*  
*KNC Golf Treasurer*  
*And General Manager.*

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**From:** Sawyer, Jane Preston (CED) <[jane.sawyer@alaska.gov](mailto:jane.sawyer@alaska.gov)>  
**Sent:** Tuesday, May 13, 2025 3:30 PM  
**To:** William Coghill <[bill@coghillgroup.com](mailto:bill@coghillgroup.com)>  
**Cc:** CED ABC Alcohol Licensing (CED sponsored) <[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)>  
**Subject:** RE: RE: Reviewing Alcohol Transfer Application: ID 5579. Lic. 5788 Kenai Golf Course.

Hi, Bill,

I called you, but did not leave a message.

I listened to your voicemail.

I cannot advise you whether to apply for the Restaurant Endorsement. Below are the definitions to take into consideration if you do.

**3 AAC 305.397. Definitions.** For the purposes of AS 04.21.080(b) "a variety of types of food items appropriate for meals is prepared on site" means that the meals are prepared on site in a commercial kitchen and that the majority of meal preparation involves more than warming or rewarming food in movable kitchen appliances, such as slow-cookers and microwave ovens.

**AS 04.21.080. Definitions.** (b) In this title,...

(3) "bona fide restaurant" means an establishment or a portion of an establishment where,