



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:	Vitus Energy, LLC	License #:	2795
License Type:	Package Store	Statutory Reference:	AS 04.11.230
Doing Business As:	Vitus		AS 04.09.230
Premises Address:	39056 Sterling Highway		
City:	Soldotna	State:	AK
		ZIP:	99669
Local Governing Body/Bodies:	Sterling Kenai Peninsula Borough		

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:	



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:	Greatland Fuel Sales, LLC				
Doing Business As:	Vitus				
Premises Address:	39056 Sterling Highway				
City:	Soldotna	State:	AK	ZIP:	99669
Community Council, (If applicable):	Sterling n/a				

Mailing Address:	5300 A Street				
City:	Anchorage	State:	AK	ZIP:	99518
Email:	cliff.brown@vitusmarine.com	Phone:	907-278-6700		

Designated Licensee:	Cliff Brown Justin Charon		
Contact Phone:	907-782-7486	Business Phone:	907-793-9719
Contact Email:	cliff.brown@vitusmarine.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 buildingThe 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).

Sterling Elementary School
35096 Sterling Highway
4.76 miles from the store

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.)

Apostolic Assembly of Jesus Christ
39322 Dudley Ave
half mile from the store



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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:	
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:	Justin Charon				
Title(s):	CEO / Owner Manager	Phone:	907-793-9726	% Owned:	100 0%
Address:	5300 A Street				
City:	Anchorage	State:	AK	ZIP:	99518
Email:	justin.charon@vitusmarine.com	Phone:	907-793-9726		



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Entity Official:	GH HC LLC				
Title(s):	Member	Phone:	907-793-9726	% Owned:	100%
Address:	5300 A Street				
City:	Anchorage	State:	AK	ZIP:	99518
Email:	justin.charon@vitusmarine.com	Phone:	907-793-9726		

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

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

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 #:	10233394	AK Formed Date:	05/18/23	Home State:	AK
Registered Agent:	Justin Charon	Agent's Phone:	907-793-9726		
Agent's Mailing Address:	justin.charon@vitusmarine.com 5300 A St.				
City:	Anchorage	State:	AK	ZIP:	99518
Email:	justin.charon@vitusmarine.com	Phone:	907-793-9726		

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):

Package Stores and one eat in restaurant
2789
2795
4806
5496
2535
0170

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:

cliff.brown@vitusmarine.com Senior Retail Operations Manager
brandon.montgomery@vitusmarine.com General Manager
rick.westerdale@vitusmarine.com Chief Operating Officer



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]
Signature of transferor

Justin Chasen
Printed name of transferor

Subscribed and sworn to before me this 6 day of January, 2025.



[Signature]
Signature of Notary Public

Notary Public in and for the State of ALASKA.

My commission expires: 1/2/28

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: _____



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

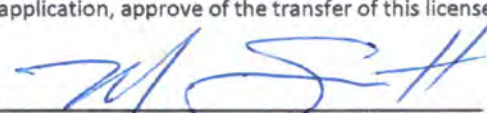
Alaska Alcoholic Beverage Control Board

Form AB-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 SMITH

Printed name of transferor

Subscribed and sworn to before me this 6 day of January, 2025.






Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 1/2/28




Signature of transferor
Steven C. Carter

Printed name of transferor

Subscribed and sworn to before me this 6 day of January, 2025.





Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 1/2/28



Alaska Alcoholic Beverage Control Board

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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.

g

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

x

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.

x

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.

x

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

x

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.

x

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.

x

Justin Chur

Signature of transferee

Justin Chur

Printed name

Hannah R. Letts

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 1/2/28



Subscribed and sworn to before me this 6 day of January, 2028.



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:	Greatland Fuel Sales, LLC	License Number:	2795		
License Type:	Package Store				
Doing Business As:	Vitus				
Premises Address:	39056 Sterling Highway				
City:	Sterling	State:	AK	ZIP:	99669



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.

Will find prior drawings or redraw the store.



-  EXISTING RIGHT-OF-WAY
-  RIGHT-OF-WAY REQUIRED
-  AREA REMAINING

1 1

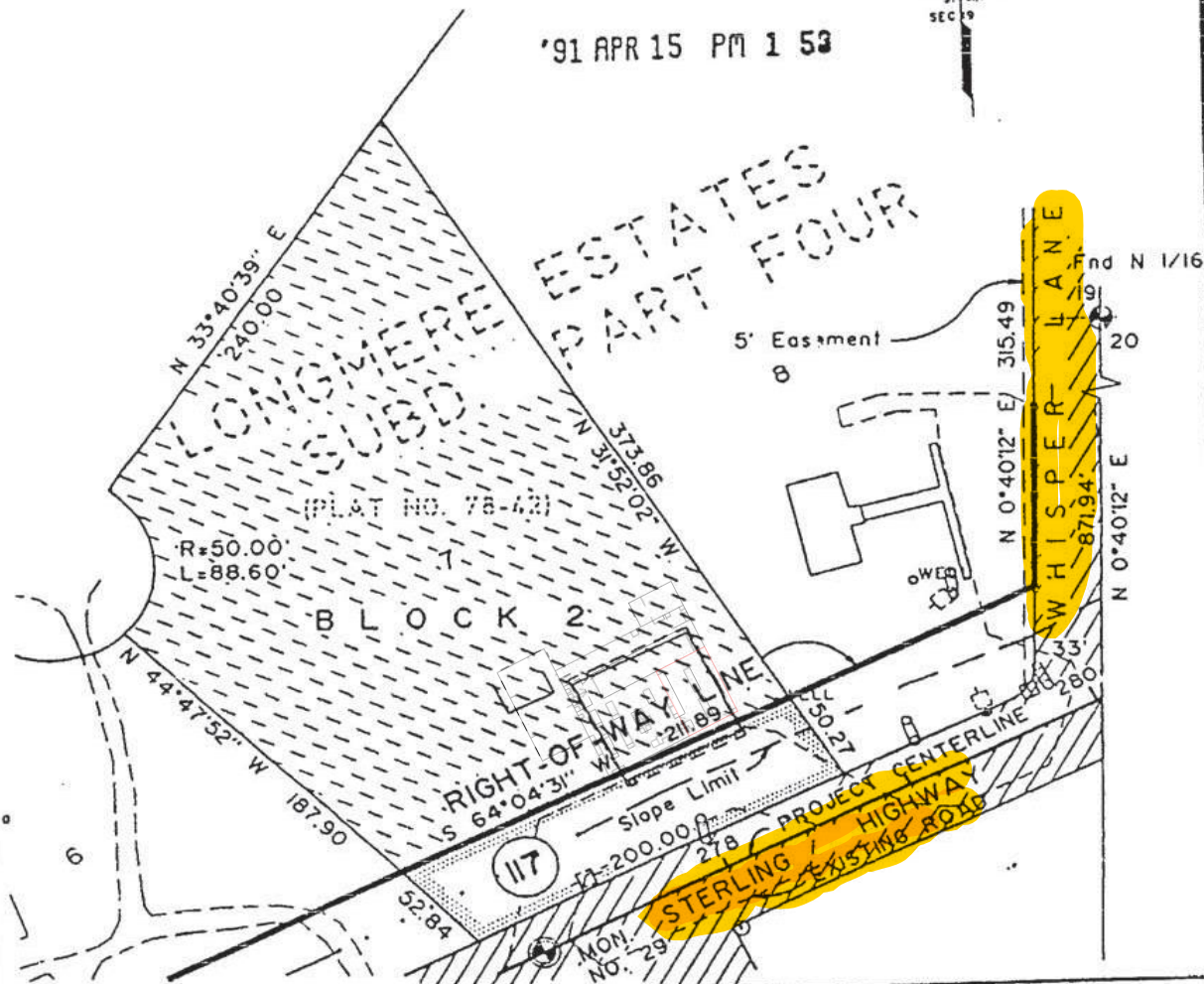
RECORD

BEARINGS ARE STATE PLANE, ZONE 4

91-2495
KENAI REC DISTRICT NC-
REQUESTED BY ASLOT

'91 APR 15 PM 1 53

T 54° 19' 00" W
S. 1/4
SEC 19



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
STERLING HIGHWAY MILE 79-94
IR-0A3-3(3)

OWNER'S INITIAL Jice

ATTACHED TO WARRANTY DEED

PAGE 3 OF 3 DATED 3/1/90

GROSS TAKE 10,297 S.F.

REMAIN 70,981 S.F.

DRAWN BY GE

SCALE 1"=80' DATE 5/90

PARCEL NO. 117