



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce,
Community,
and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: September 4, 2025

FROM: Kyle Helie, Licensing Examiner

RE: Petition application under AS
04.11.460(a) for a new Beverage
Dispensary – Tourism Application
#16673 d/b/a Alaska Rendezvous
Lodge; New Restaurant
Endorsement #60338; New Large
Resort Endorsement #60367;
Application with an objection;
Active licenses at the same
premises address

Applicant Blue Hole Properties II, LLC is applying for a new Beverage Dispensary - Tourism AS 04.09.350 license located at Mile 45 Richardson Highway. This location is in an area outside but within 50 miles of the boundaries of a local governing body.

Applicable References:

AS 04.11.460. Prior public approval. (a) A new license or the transfer of location of an existing license may not be approved by the board in an area outside but within 50 miles of the boundaries of a municipality unless a petition asking that the license be issued or transferred within the area containing signatures of a majority of the permanent residents residing within one mile of the proposed premises is filed with the board.

The premises location Mile Post 45 Richardson Highway' is estimated to be 21.58 miles from the Valdez boundary.

AS 04.11.470. Objection. A person may object to an application for issuance, renewal, transfer of location, or transfer to another person of a license, for issuance, renewal, or transfer to another person of a license with one or more endorsements, for issuance of an endorsement, or for issuance of a permit by serving upon the applicant and the board the reasons for the objection. The board shall consider the objections and testimony received at a hearing conducted under AS 04.11.510(b)(2) when it considers the application. An objection and the record of a hearing conducted under AS 04.11.510(b)(2) shall be retained as part of the board's permanent record of its review of the application.

This application has an objection registered under AS 04.11.470.

AS 04.11.330 Denial of license or permit renewal. (a)(3) An application requesting renewal of a license or endorsement shall be denied if the applicant has not operated the licensed premises for at least 240 hours during each of the two preceding calendar years, unless the board determines that the licensed premises are under construction or cannot be operated through no fault of the applicant; ...

3 AAC 305.120. Waiver of annual operating requirement and minimum operating requirements. (a) Except as provided in this section, the board will deny an application for renewal of a license or a license with one or more endorsements if the licensed premises were not operated for the time required under AS 04.11.330(a)(3) or (d). (b) A licensee may submit a waiver application to the board to request a waiver of the operating requirement in AS 04.11.330 (a)(3) or (d). Under AS 04.11.330(a)(3), the board will determine whether, through no fault of the licensee or because the premises are under construction, the licensed premises could not be operated for the required time during the preceding calendar year.

Active licenses #4270 Alaska Rendezvous and #4271 Alaska Rendezvous share the same premises address as this new Beverage Dispensary – Tourism application. Both license #4270 and #4271 filed waivers for non-operation for the years 2022, 2023, and 2024. Both license #4270 and #4271 have been administratively set to the status, “Active – Temporarily Surrendered”, under 3 AAC 305.605.

The application is allowed under AS 04.11.400(a).

AS 04.11.400. Population limitations. (a) Except as provided in (f), (i), and (k) of this section and AS 04.11.405, a new license may not be issued and the board may prohibit relocation of an existing license (1) outside an established village, incorporated city, unified municipality, or organized borough if, after the issuance or relocation, in a radius of five miles of the licensed premises, excluding the populations of established villages, incorporated cities, unified municipalities, and organized boroughs that are wholly or partly included within the radius, there would be (A) more than one restaurant or eating place license for each 1,500 population or fraction of that population; (B) more than one brewery retail, one winery retail, and one distillery retail license for each 9,000 population or fraction of that population; or (C) more than one license of each other type, except a type listed in (i) of this section, for each 3,000 population or fraction of that population;

AS 04.11.400. Population limitations

(i) This section does not apply to a

- (1) brewery manufacturer license issued under AS 04.09.020;
- (2) winery manufacturer license issued under AS 04.09.030;
- (3) distillery manufacturer license issued under AS 04.09.040;
- (4) general wholesale license issued under AS 04.09.100;
- (5) limited wholesale brewed beverage and wine license issued under AS 4.09.110;
- (6) outdoor recreation lodge license issued under AS 04.09.280;
- (7) destination resort license issued under AS 04.09.310;
- (8) beverage dispensary tourism license issued under AS 04.09.350;
- (9) seasonal restaurant or eating place tourism license issued under AS 04.09.360;
- (10) manufacturer direct shipment license issued under AS 04.09.370;

(11) conditional contractor's permit issued under AS 04.09.710.

Applicant Blue Hole Properties II, LLC **is able** to apply for a new Beverage Dispensary - Tourism license AS 04.11.350 as the Beverage Dispensary – Tourism license type is not counted per AS 04.11.400(a) and is specifically excluded per AS 04.11.400(i).

Attachments:

New Beverage Dispensary – Tourism application for License #16673 Alaska Rendezvous Lodge;
AB-12 Petition form and supporting documentation;
Objection to license application #16673 from Jeremy Wood;
Restaurant Endorsement #60338;
Large Resort Endorsement #60367



Document reference ID : 4506

Licensing Application Summary

| | |
|----------------------------------|---|
| Application ID: | 4506 |
| Applicant Name: | Blue Hole Properties li, Llc |
| License Type applied for: | Beverage Dispensary Tourism License (BDTL) (AS 04.09.350) |
| Application Status: | In Review |
| Application Submitted On: | 09/04/2025 12:36 PM AKDT |

Entity Information

| | |
|---|---------------------------|
| Business Structure: | Limited liability company |
| FEIN/SSN Number: | 932897483 |
| Member Managed or Manager Managed: | Manager Managed |
| Alaska Entity Number (CBPL): | 10242197 |
| Alaska Entity Formed Date: | 08/10/2023 |
| Home State: | AK |

Entity Contact Information

| Name | Phone | Email | Relation |
|------------------------|--------------|-------------------------------------|----------------------|
| Ingrid Fraser | 307-413-0379 | ingrid@tsaina.com | Designated Licensee |
| Jeff Fraser | 307-690-1029 | jeff@tsaina.com | Executive Management |
| Entity Address: | | HC 1 Box 80, Valdez, AK, 99686, USA | |

Initial Application Information

Authority Type: I am authorized by the licensee w/o binding authority

Prefix: Mrs

Legal First Name: Ingrid

Legal Last Name: Fraser

Email Address: Ingrid@tsaina.com

Phone Number: 307-413-0379

Additional Authorized Users

| Legal Name | Relation with Applicant |
|-------------|-------------------------|
| Jeff Fraser | Executive Management |

Ownership / Principal Party Details

| Principal Parent Entity | Principal Party | Role | %Ownership |
|------------------------------|---------------------------|---------|------------|
| Blue Hole Properties li, Llc | Blue Hole Properties, Llc | Member | 100 |
| Blue Hole Properties li, Llc | Jeff Fraser | Manager | |
| Blue Hole Properties li, Llc | Ingrid Fraser | Manager | |

Premises Address

Address: Mile Post 45 Richardson Hwy, Valdez, AK, 99686, USA

Does the proposed site include a valid street address? Yes

Basic Business information

Business/Trade Name: Alaska Rendezvous Lodge

What is your primary business at this location?

Recreation

Premises Contact Details

Contact Person Name

Ingrid Fraser

Business Phone Number

307-413-0379

Email Address

ingrid@tsaina.com

Local Government and Community Council Details

City/Municipality

No Local Government

Borough

Unorganized Borough

A liquor license application for a premises that is outside but within 50 miles of the boundary of a local governing body must submit a petition signed by the majority of the permanent residents residing within one mile of the proposed premises per AS 04.11.460(a).

Copy of Public Support Petition

[#16673 AB-12 Petition edited final.pdf](#)

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)

264000

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)

264000

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

[Special Warranty Deed.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address? No

Premises Diagram

- [Complete AB-02 Premises diagram.pdf](#)

Security Plan

- [Premisis Diagram Safety Security.pdf](#)

Seasonal Information

Are you conducting seasonal business? Yes

Please Provide your six-month operating period 03/01/25 - 04/20/25

Operation Period Details Our ski season of operation and outdoor activities will be open to guests March 1st- Mid to late April, depending on snow conditions in late season. Our staff will arrive mid-February to start training and stay a few days after to close property.

Other licenses involvement

Beverage Dispensary Tsaina Lodge License #5720

Tourism Statement

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

Alaska Rendezvous Lodge encourages tourism by providing helicopter ski trips, backcountry safety education, backcountry skiing, snow machining, snow kiting, along with other outdoor wilderness winter activities, to people all over the world.

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

Blue Hole Properties is currently in construction. We have demolished the old, and unsafe structures, and put in the new septic systems, power grids, sleeping facilities for staff and future guests. The existing restaurant/bar structure, which was not completed by previous owner, has already had the architectural plans done and engineered. The inside work and kitchen/bar should be completed by mid January.

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? No

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

My dining facilities will be the restaurant bar that is shown in the property attachment. We provide breakfast, lunch and dinner to the guests.

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 provide guided helicopter ski trips, backcountry skinning trips, snow machine trips, kite ski trips, fishing trips, snowshoeing trips, site seeing trips and ice climbing trips. We rent to guests, all needed ski gear and provide free the ice climbing gear.

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.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days? Yes

What was the other conspicuous location of your post? (Please Include the full address) Tsaina Lodge, Mile Post 35
Richardson Highway,
Valdez, AK, 99686

What was the first day you posted your application? 12/26/2024

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest 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.

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

This application was digitally signed by : Ingrid Fraser on 01/05/2025 01:12 PM AKST

Payment Info

Payment Type : CC

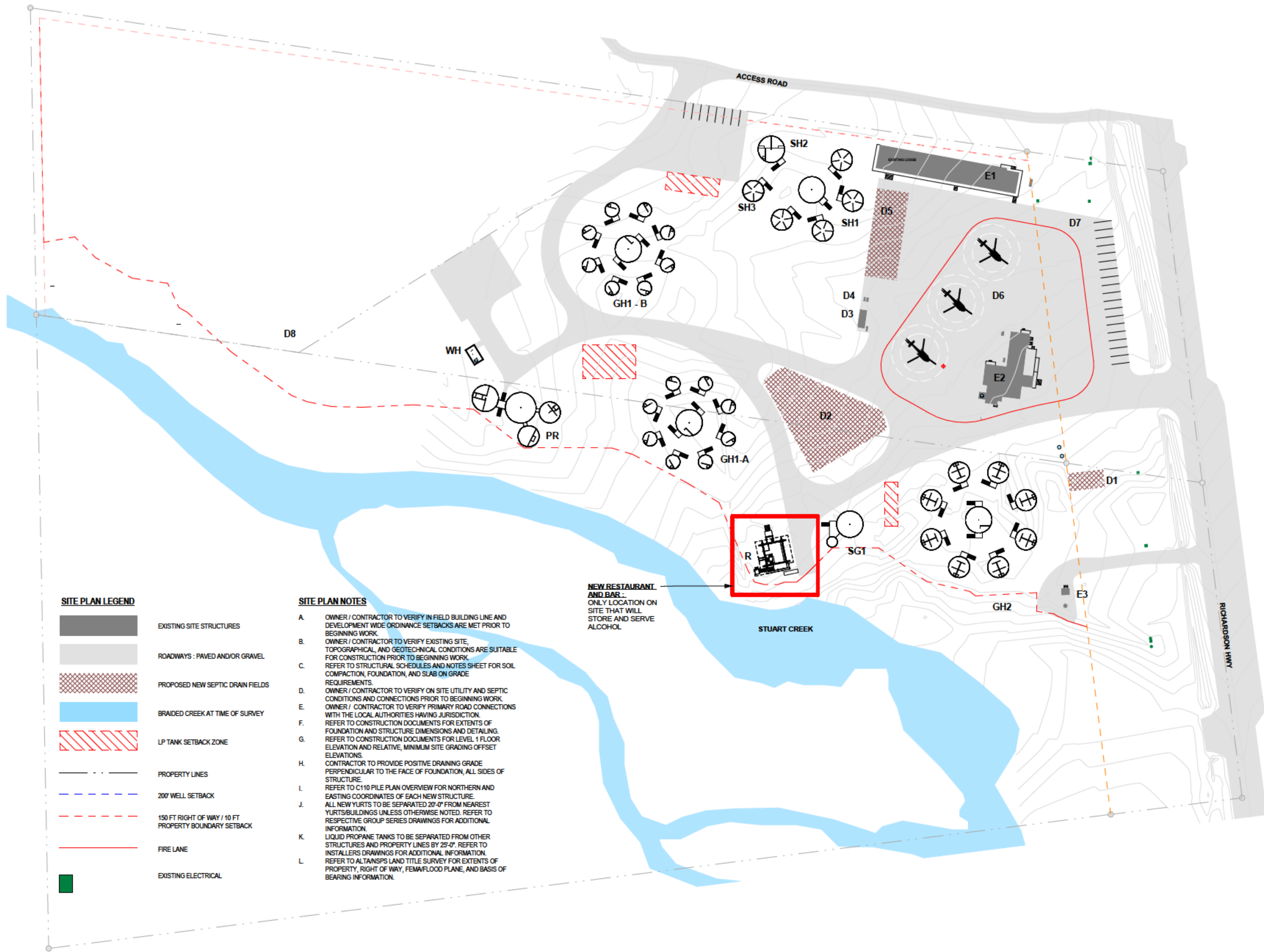
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Receipt Number: 101016483

Payment Date: 01/10/2025 10:18 AM AKST

Documents

| # | File Name | Type | Added On |
|---|---|--|-----------------------------|
| 1 | Premisis Diagram Safety Security.pdf | License Location Diagram Security Plan Document | 12/16/2024 11:20 AM AKST |
| 2 | Special Warranty Deed.pdf | License property ownership document | 09/04/2025 11:51 AM AKDT |
| 3 | Complete AB-02 Premises diagram.pdf | License Location Diagram Document | 09/04/2025 11:52 AM AKDT |
| 4 | #16673 AB-12 Petition edited final.pdf | Public Support Petition | 09/04/2025 11:56 AM AKDT |
| 5 | #16673 AB-12 Petition edited final.pdf | Public Support Petition | 09/04/2025 12:35 PM AKDT |
| 6 | Rendezvous Lodge Publishers Affidavit.pdf | Publishers Affidavit | 01/10/2025 10:14 AM AKST |
| 7 | AB-00 for Public Posting.pdf | License Paper Form Application Document | 01/10/2025 10:14 AM AKST |



SITE PLAN LEGEND

- EXISTING SITE STRUCTURES
- ROADWAYS : PAVED AND/OR GRAVEL
- PROPOSED NEW SEPTIC DRAIN FIELDS
- BRAIDED CREEK AT TIME OF SURVEY
- LP TANK SETBACK ZONE
- PROPERTY LINES
- 200' WELL SETBACK
- 150 FT RIGHT OF WAY / 10 FT PROPERTY BOUNDARY SETBACK
- FIRE LANE
- EXISTING ELECTRICAL

SITE PLAN NOTES

- A. OWNER / CONTRACTOR TO VERIFY IN FIELD BUILDING LINE AND DEVELOPMENT WIDE ORDINANCE SETBACKS ARE MET PRIOR TO BEGINNING WORK.
- B. OWNER / CONTRACTOR TO VERIFY EXISTING SITE, TOPOGRAPHICAL, AND GEOTECHNICAL CONDITIONS ARE SUITABLE FOR CONSTRUCTION PRIOR TO BEGINNING WORK.
- C. REFER TO STRUCTURAL SCHEDULES AND NOTES SHEET FOR SOIL COMPACTION, FOUNDATION, AND SLAB ON GRADE REQUIREMENTS.
- D. OWNER / CONTRACTOR TO VERIFY ON SITE UTILITY AND SEPTIC CONDITIONS AND CONNECTIONS PRIOR TO BEGINNING WORK.
- E. OWNER / CONTRACTOR TO VERIFY PRIMARY ROAD CONNECTIONS WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.
- F. REFER TO CONSTRUCTION DOCUMENTS FOR EXTENTS OF FOUNDATION AND STRUCTURE DIMENSIONS AND DETAILING.
- G. REFER TO CONSTRUCTION DOCUMENTS FOR LEVEL 1 FLOOR ELEVATION AND RELATIVE, MINIMUM SITE GRADING OFFSET ELEVATIONS.
- H. CONTRACTOR TO PROVIDE POSITIVE DRAINING GRADE PERPENDICULAR TO THE FACE OF FOUNDATION, ALL SIDES OF STRUCTURE.
- I. REFER TO C110 PILE PLAN OVERVIEW FOR NORTHERN AND EASTING COORDINATES OF EACH NEW STRUCTURE.
- J. ALL NEW YURTS TO BE SEPARATED 20'-0" FROM NEAREST YURTS/BUILDINGS UNLESS OTHERWISE NOTED. REFER TO RESPECTIVE GROUP SERIES DRAWINGS FOR ADDITIONAL INFORMATION.
- K. LIQUID PROPANE TANKS TO BE SEPARATED FROM OTHER STRUCTURES AND PROPERTY LINES BY 25'-0". REFER TO INSTALLERS DRAWINGS FOR ADDITIONAL INFORMATION.
- L. REFER TO ALTANSPS LAND TITLE SURVEY FOR EXTENTS OF PROPERTY, RIGHT OF WAY, FEMA FLOOD PLANE, AND BASIS OF BEARING INFORMATION.

NEW RESTAURANT AND BAR:
ONLY LOCATION ON SITE THAT WILL STORE AND SERVE ALCOHOL

STUART CREEK

CODE SUMMARY KEY NOTES

EXISTING STRUCTURES - NO WORK

- E1 - STAFF HOUSING
- E2 - OPERATIONS BUILDING
- E3 - CELLULAR TOWER

NEW YURTS & DEVELOPMENT STRUCTURES

WH - WELL HOUSE

- REFER TO WH SERIES
- USE TYPE : U
- 240 SF
- OL : 1

GH1-A - 1 BED GUEST HOUSING GROUP A

- REFER TO GH1 SERIES
- USE TYPE : R3 (16 FT) & B (30 FT)
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)
- (8) 16' - 200 SF EACH / OL : 1 EA

GH1-B - 1 BED GUEST HOUSING GROUP B

- REFER TO GH1 SERIES
- USE TYPE : R3 (16 FT) & B (30 FT)
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)
- (8) 16' - 200 SF EACH / OL : 1 EA

GH2 - 2 BED GUEST HOUSING GROUP

- REFER TO GH2 SERIES
- USE TYPE : R3 (16 FT) & B (30 FT)
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)
- (8) 24' - 452 SF EA / OL : 2 EA

SH1 - STAFF HOUSING GROUP

- REFER TO SH SERIES
- USE TYPE :
 - SLEEPING YURTS : R3
 - (4) 24' - 452 SF EA / OL : 4 EA
 - STAFF OFFICE YURT : B
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)

SH2 - CARETAKER YURT

- REFER TO SH SERIES
- USE TYPE : R3
- (1) 30' - 707 SF / OL : 4
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)

SHB - STAFF HOUSING UNIT

- REFER TO SH SERIES
- USE TYPE : R3
- 24' - 452 SF
- OL : 4

SG1 - SPA GROUP

- REFER TO SG SERIES
- USE TYPE : B
- (1) 30' - 707 SF / OL : 9
- (1) 12' - 113 SF / OL : 2

PR - PRIVATE RESIDENCE

- REFER TO PR SERIES
- USE TYPE : R3
- (1) 30' - 962 SF
- (1) 30' - 707 SF
- (2) 24' - 452 SF EACH
- TOTAL OL : 9

RENOVATED STRUCTURES

R - RESTAURANT

- USE TYPE : B
- BASEMENT : 615 SF / OL : 4
- LEVEL 1 : 575 SF / OL : 15 NET
- LEVEL 2 : 550 SF / OL : 21 NET
- OL : 40 TOTAL

SITE DEVELOPMENT FEATURES

- D1 - (E) LODGE DRAIN FIELD (GRANDFATHERED)
- D2 - PRIMARY SEPTIC FIELD (NEW)
- D3 - JET A FUEL TANK
- D4 - 300 GAL FUEL TANK
- D5 - STAFF HOUSING SEPTIC / SNOW STORAGE
- D6 - HELI PAD
- D7 - PARKING
- D8 - FUTURE LEASE LOT

ODYZ

P.O. BOX 67263
CHUGASKA, AK 99567
P: 907.903.4894
F: 907.202.9965
ODYZARCHITECTURE.COM



AMCO DIAGRAMS

ALASKA RENDEZVOUS LODGE
BLUE HOLE PROPERTIES LLC

MILE 45.5 RICHARDSON HWY / VALDEZ / AK 99686

CODE SUMMARY -
SITE PLAN

© ODYSSEY ARCHITECTURE LLC 2024

DATE: 08.22.2024
DRAWN BY: JTB
CHECKED BY: JTB
PROJECT #: 23-0704

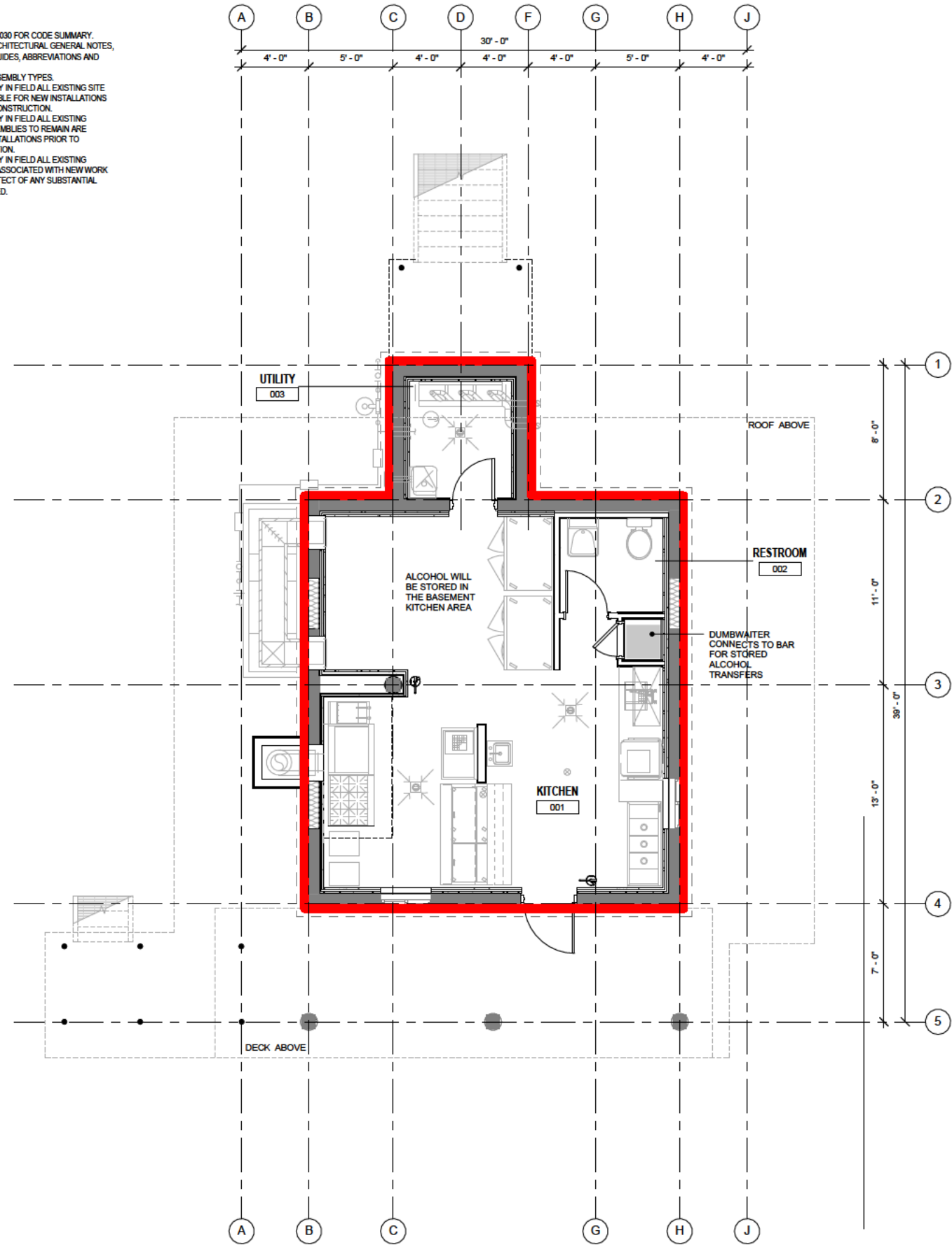
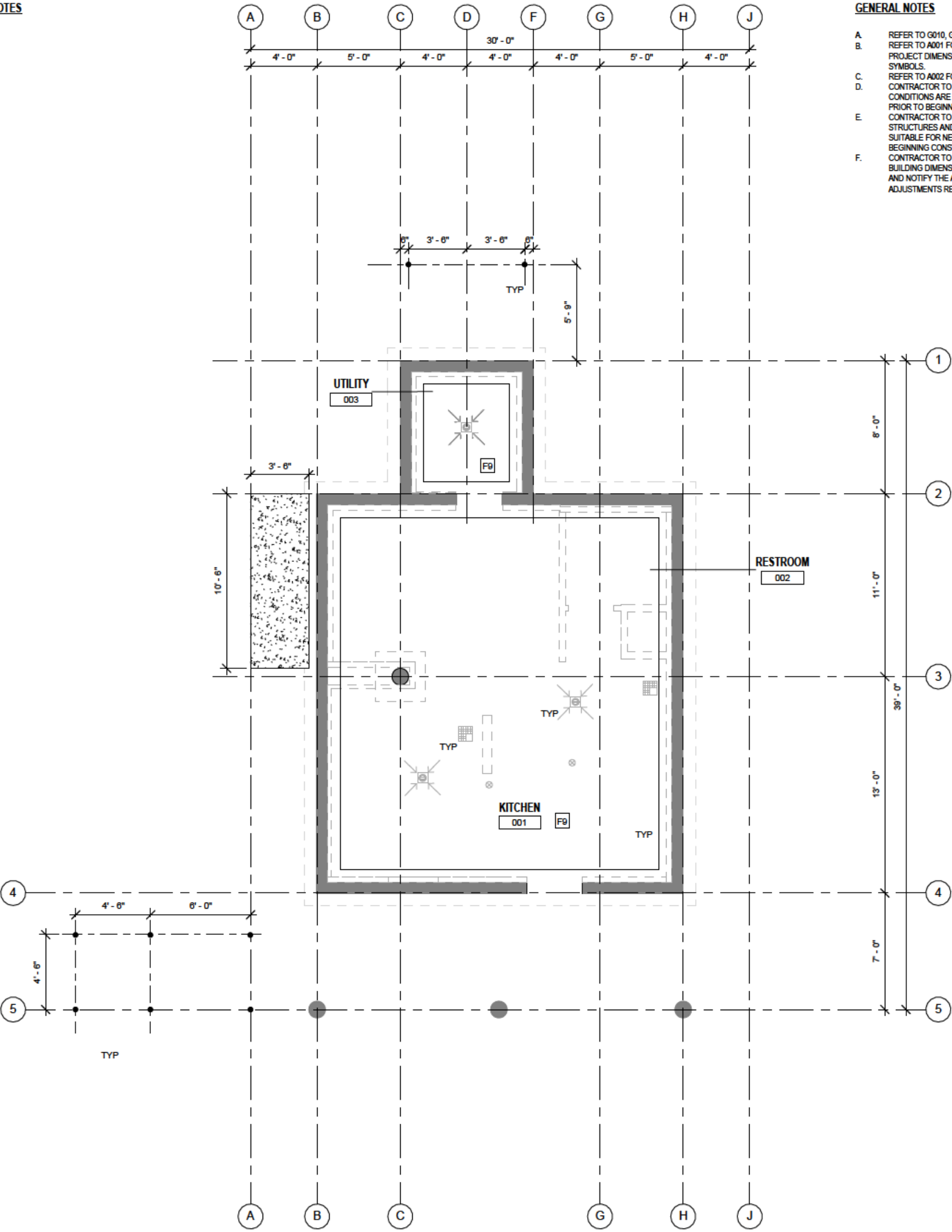
REVISIONS:



SHEET NOTES

GENERAL NOTES

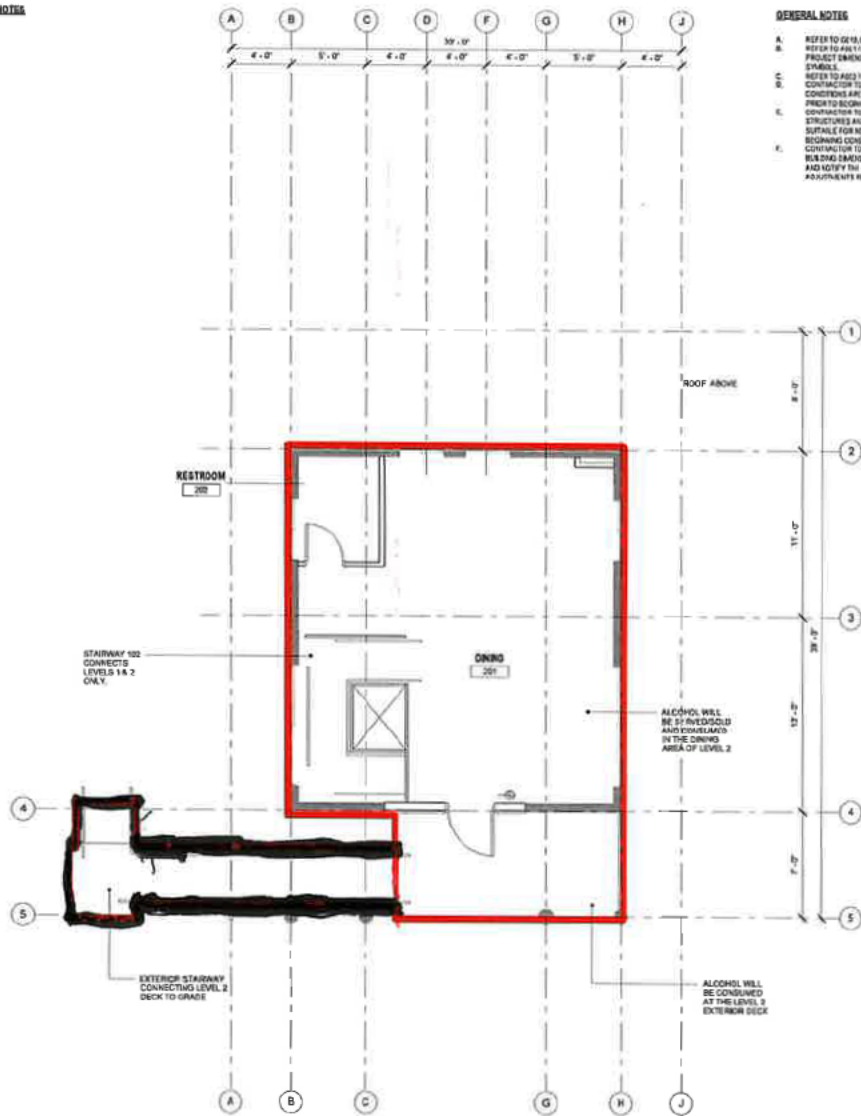
- A. REFER TO G010, G020, G030 FOR CODE SUMMARY.
B. REFER TO A001 FOR ARCHITECTURAL GENERAL NOTES, PROJECT DIMENSION GUIDES, ABBREVIATIONS AND SYMBOLS.
C. REFER TO A002 FOR ASSEMBLY TYPES.
D. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING SITE CONDITIONS ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
E. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING STRUCTURES AND ASSEMBLIES TO REMAIN ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
F. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING BUILDING DIMENSIONS ASSOCIATED WITH NEW WORK AND NOTIFY THE ARCHITECT OF ANY SUBSTANTIAL ADJUSTMENTS REQUIRED.



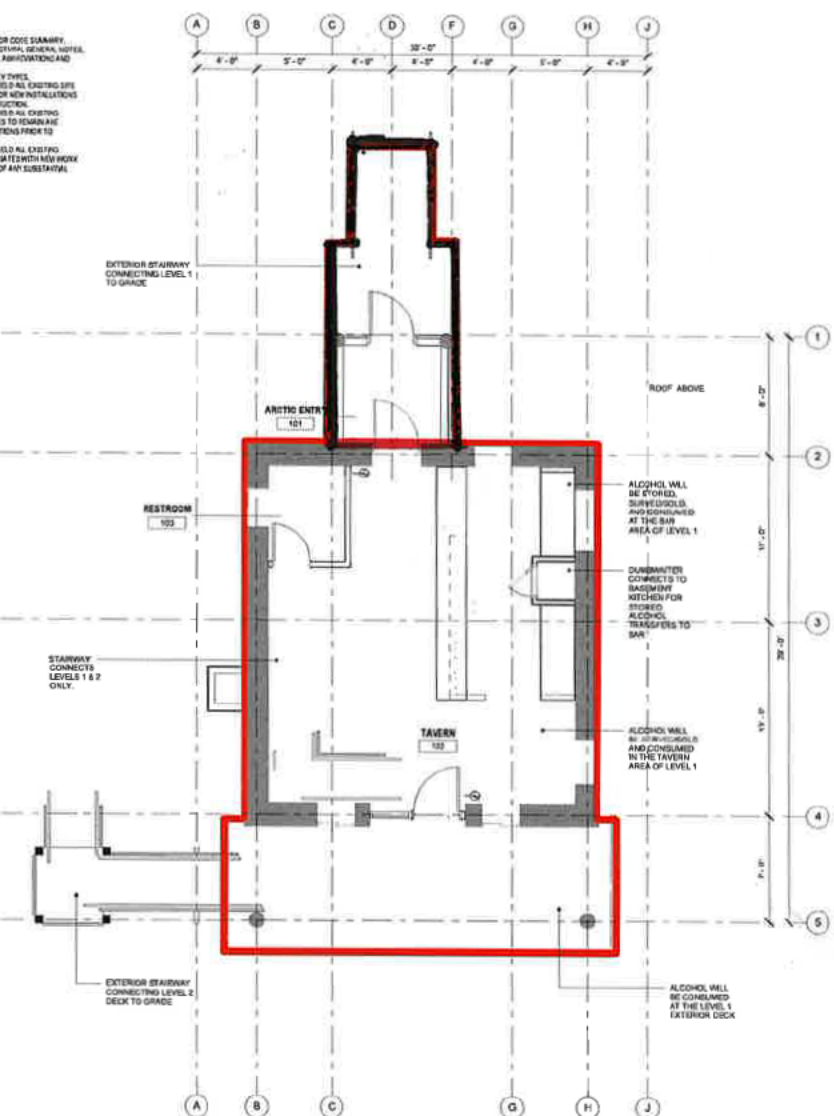
SHEET NOTES

GENERAL NOTES

- REFER TO GEN. SPEC. FOR CODE SUMMARY.
- REFER TO ALL 100 ARCHITECTURAL GENERAL NOTES.
- PROJECT DIMENSIONS: DIMENSIONS ARE SHOWN AND DIMENSIONS ARE SHOWN.
- REFER TO SPEC. FOR ASSUMPTIONS.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING SITE CONDITIONS ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING STRUCTURES AND ASSEMBLIES TO REMAIN ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING BUILDING CONDITIONS ASSOCIATED WITH NEW WORK AND NOTIFY THE ARCHITECT OF ANY SUBSTANTIAL ADJUSTMENTS REQUIRED.



2 | LEVEL 2
1/4" = 1'-0"



1 | LEVEL 1
1/4" = 1'-0"

ODYZ

P.O. BOX 1000
DENVER, CO 80202
P: 303.733.1111
F: 303.733.1112
WWW.ODYZARCHITECT.COM



AMCO DIAGRAMS

ALASKA RENDEZVOUS LODGE
BLUE HOLE PROPERTIES LLC

FLOOR PLANS
RESTAURANT

DATE: 08.22.2024
DRAWN BY: JTB
CHECKED BY: JTB
PROJECT #: 2340754

REVISIONS

R-A101

Premises Diagram

There are no employees under 21 hired at Alaska Rendezvous Lodge.

A portion of the licensed premises includes an outdoor service area deck on the second and 3rd floor. Our written Security Plan that addresses personnel and practices that will be used to prevent the transfer of alcohol across the premises boundary and especially the access of alcohol by a minor, are that all of our servers, Bartenders, Front of House Management, Lodge operations Management and Lodge owners are TAPS certified and know the rule and regulations to minors, as well are trained pre-season to know where the property boundaries are located. All service area and will be constantly monitored by all employees. The only access to this area, from outside of the building is a fire egress and the stairs will be constantly monitored. It is a small amount of people, who are there for a full week of outdoor activities. Anyone not known to staff would be immediately known and investigated.

**VALDEZ RECORDING DISTRICT**After Recording Return To:

Blue Hole Properties II, LLC

Attn: Ingrid Fraser

HC 1 Box 80

Valdez, AK 99686

78348 ATGA
SAK**SPECIAL WARRANTY DEED**

ALASKA RENDEZVOUS LODGE, INC., an Alaska corporation, whose address is P.O. Box 4884, Jackson, WY 83001, as "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants against all claiming by and through or under Grantor, but not otherwise, to BLUE HOLE PROPERTIES II, LLC, an Alaska limited liability company, whose address is HC 1 Box 80, Valdez, AK 99686, as "Grantee", the following described real property, located in Valdez, Alaska:

Parcels A and B, Serendipity Subdivision, according to the official plat thereof filed under Plat No. 2000-8, in the records of the Valdez Recording District, Third Judicial District, State of Alaska,

Together with all improvements thereon and rights, privileges, easements, tenements, hereditaments, and appurtenances pertaining to such property, and subject to all encumbrances, reservations, easements, restrictions, covenants, and exceptions of record and all matters which may be ascertainable by survey or physical inspection.

Dated as of October 16, 2023.

[SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS]

GRANTOR:

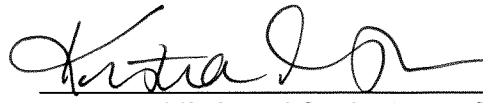
ALASKA RENDEZVOUS LODGE, INC.,
an Alaska corporation

By: 
Alexandra Meiners, President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing Special Warranty Deed was acknowledged before me this 12th day of October, 2023 by Alexandra Meiners, for ALASKA RENDEZVOUS LODGE, INC., an Alaska corporation, on behalf of and as the president of such company.




Notary Public in and for the State of Alaska
My commission expires: 9/25/27



KVAK-AM
NorthWave Communications, Inc.
PO Box 367
501 E. Bremner St #2
Valdez, AK 99686

AFFIDAVIT OF PERFORMANCE
Calendar Period: 12/1/2024 - 12/31/2024
Account #: 957

Alaska Rendezvous Lodge
Accounts Payable
MilePost 45, Richardshon Highway
Valdez, AK 99686
|||||

Product: AKRendezvousLodge-PublicLic.-Liquor Script: 0169 30A (:30)
Re-Run of PN Radio Advertising - AKRendez.Lodge Liquor License

This station certifies that the announcements below ran within 15 minutes of the times indicated. ANA/RAB Tear Sheets containing the radio copy will match to the script code above.

| Date | Time | Rate | Date | Time | Rate | Date | Time | Rate |
|-----------|-------------|---------|-----------|-------------|---------|-----------|-------------|---------|
| 06-Dec-24 | 10:35:00 AM | \$10.00 | 06-Dec-24 | 12:34:00 PM | \$10.00 | 13-Dec-24 | 11:34:00 AM | \$10.00 |
| 13-Dec-24 | 5:34:00 PM | \$10.00 | 19-Dec-24 | 9:34:00 AM | \$10.00 | 19-Dec-24 | 3:34:00 PM | \$10.00 |

This announcement was broadcast 6 time(s) as entered in the station's program log.

6 SPOT(S) AT A RATE OF \$10.00 = \$60.00

Gross Total: \$60.00

Net Total: \$60.00

All times are guaranteed to have run within 15 minutes of times indicated.

Subscribed and sworn to before me on this 20th day of December, 2024

Notary Public

Station Official
Tarin Prichard



KVAK-AM
NorthWave Communications, Inc.
PO Box 367
501 E. Bremner St #2
Valdez, AK 99686
Phone: 907-835-5825 Fax: 907-835-5158

ANA.RAB Radio 'Tear Sheet'
Procedure. Form at bottom
of sheet indicates which
copy ran.

Client: Alaska Rendezvous Lodge

Account #: 957

Script: 0169_30A - AKRendezvousLodge-PublicLic.-Liquor

Start Date 12/1/2024 - Stop Date 12/31/2024

Duration :30

1 0169_30A

2 12/6/2024 - 12/19/2024

3 Blue Hole Properties ll LLC, is making application for a new Beverage Dispensary Tourism
4 License AS 04.09.350 doing business as Alaska Rendezvous Lodge located at Mile Post 45
5 Richardson Highway, Valdez, Alaska. Interested persons should submit written comment to
6 their local governing body, the applicant, and to the Alcoholic Beverage Control Board at
7 550 West 7th Ave. Suite 1600 Anchorage AK 99501 or alcohol.licensing@alaska.gov.

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STATION DOCUMENTATION STATEMENT APPROVED BY THE CO-OPERATIVE ADVERTISING COMMITTEE OF THE
ASSOCIATION OF NATIONAL ADVERTISERS

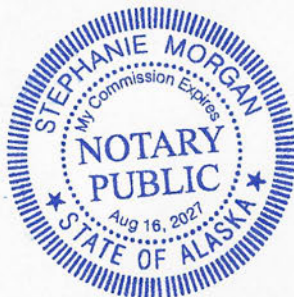
This announcement was broadcast 6 time(s) as entered in the station's program log. The times
this announcement was broadcast were billed to this station's client on our invoice as follows:

6 SPOT(S) AT A RATE OF \$10.00 = \$60.00

Grand Total: \$60.00

Stephanie Morgan
(Notarize Above)

Tarin Prichard
Station Official
Tarin Prichard



KVAK-FM
NorthWave Communications, Inc.
PO Box 367
501 E. Bremner St #2
Valdez, AK 99686

AFFIDAVIT OF PERFORMANCE
Calendar Period: 12/1/2024 - 12/31/2024
Account #: 957

Alaska Rendezvous Lodge
Accounts Payable
MilePost 45, Richardshon Highway
Valdez, AK 99686
|||||

Product: AKRendezvousLodge-PublicLic.-Liquor Script: 0169 30A (:30)
Re-Run of PN Radio Advertising - AKRendez.Lodge Liquor License

This station certifies that the announcements below ran within 15 minutes of the times indicated. ANA/RAB Tear Sheets containing the radio copy will match to the script code above.

| Date | Time | Rate | Date | Time | Rate | Date | Time | Rate |
|-----------|-------------|---------|-----------|------------|---------|-----------|------------|---------|
| 06-Dec-24 | 9:35:00 AM | \$10.00 | 06-Dec-24 | 3:35:00 PM | \$10.00 | 13-Dec-24 | 6:35:00 AM | \$10.00 |
| 13-Dec-24 | 11:34:00 AM | \$10.00 | 19-Dec-24 | 9:34:30 AM | \$10.00 | 19-Dec-24 | 3:34:30 PM | \$10.00 |

This announcement was broadcast 6 time(s) as entered in the station's program log.

6 SPOT(S) AT A RATE OF \$10.00 = \$60.00

Gross Total: \$60.00

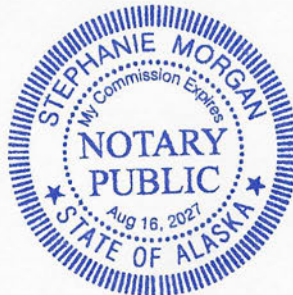
Net Total: \$60.00

All times are guaranteed to have run within 15 minutes of times indicated.

Subscribed and sworn to before me on this 20th day of December, 2024

Notary Public

Station Official
Tarin Prichard



KVAK-FM
NorthWave Communications, Inc.
PO Box 367
501 E. Bremner St #2
Valdez, AK 99686
Phone: 907-835-5825 Fax: 907-835-5158

ANA.RAB Radio 'Tear Sheet'
Procedure. Form at bottom
of sheet indicates which
copy ran.

Client: Alaska Rendezvous Lodge

Account #: 957

Script: 0169 30A - AKRendezvousLodge-PublicLic.-Liquor

Start Date 12/1/2024 - Stop Date 12/31/2024

Duration :30

1 0169 30A
2 12/6/2024 - 12/19/2024
3 Blue Hole Properties ll LLC, is making application for a new Beverage Dispensary Tourism
4 License AS 04.09.350 doing business as Alaska Rendezvous Lodge located at Mile Post 45
5 Richardson Highway, Valdez, Alaska. Interested persons should submit written comment to
6 their local governing body, the applicant, and to the Alcoholic Beverage Control Board at
7 550 West 7th Ave. Suite 1600 Anchorage AK 99501 or alcohol.licensing@alaska.gov.
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STATION DOCUMENTATION STATEMENT APPROVED BY THE CO-OPERATIVE ADVERTISING COMMITTEE OF THE
ASSOCIATION OF NATIONAL ADVERTISERS

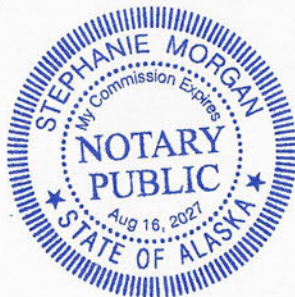
This announcement was broadcast 6 time(s) as entered in the station's program log. The times
this announcement was broadcast were billed to this station's client on our invoice as follows:

6 SPOT(S) AT A RATE OF \$10.00 = \$60.00

Grand Total: \$60.00

(Notarize Above)

Station Official
Tarin Prichard





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-12: Petition

Why is this form needed?

Any liquor license application for a premises located in an area with no local governing body must file a petition in accordance with **AS 04.11.460** and **3 AAC 304.115**. Instructions vary with the type of area in which your proposed premises are located.

I am applying for (check only one option):



A liquor license application for a premises that is **outside but within 50 miles** of the boundary of a local governing body must submit a petition signed by the **majority** of the **permanent residents** residing within **one mile** of the proposed premises per **AS 04.11.460(a)**.



A liquor license application for a premises that is **50 miles or more** from the boundary of a local governing body must submit a petition signed by **two-thirds** of the **permanent residents** residing within a **five mile radius** of the United States post office nearest to the proposed licensed premises per **AS 04.11.460(b)**.

This form must be submitted to AMCO's Anchorage office before any liquor license application in an area with no local government will be considered complete. You may include as many pages of signatures as necessary.

Section 1 – Establishment Information

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

| | | | | | |
|--------------------|------------------------------------|------------|-------------|------|-------|
| Licensee: | Blue Hole Properties II LLC | | | | |
| License Type: | Beverage Dispensary <i>TOURISM</i> | | | | |
| Doing Business As: | Alaska Rendezvous Lodge | | | | |
| Premises Address: | Mile Post 45 Richardson Highway | | | | |
| City: | Valdez | State: | AK | ZIP: | 99686 |
| Latitude: | 61.260691 | Longitude: | -145.284559 | | |

AMCO Received 5/22/2025



Alaska Alcoholic Beverage Control Board

Form AB-12: Petition

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Section 2 – Petition Instructions

Please read these Instructions carefully.

The following information must accompany all liquor license applications requiring petitions:

1. A map showing the population within:
 - a. the one mile radius with the proposed premises as center (required for premises within 50 miles of the boundary of a local government)
 - OR
 - b. the five mile radius with the United States post office as center (required for premises 50 miles or more from the boundary of a local government)*
2. Graphic designation on a map showing the general area where petition signatures were obtained
3. A narrative and mathematical calculation of how population totals were determined
4. A narrative of how signatures were obtained (door to door solicitation; premises solicitation; etc.)

"Permanent resident" means a person 21 years of age or older who has established a permanent place of abode. A person may be a permanent resident of only one place, per **3 AAC 304.115(b)**.

Signatures must be obtained within the 90-day period immediately before submitting the petition to the board.

*If there is no United States post office within a radius of five miles of the proposed licensed premises, the applicant must obtain the signatures of two-thirds of the permanent residents residing within a five mile radius of the proposed licensed premises. The map should show the applicable area.

Section 2 – Petition Instructions

1. A map showing the population within the one-mile radius with the proposed premises as center (required for premises within 50 miles of the boundary of a local government)

See the following attachments.

2. Graphic designation on a map showing the general area where petition signatures were obtained

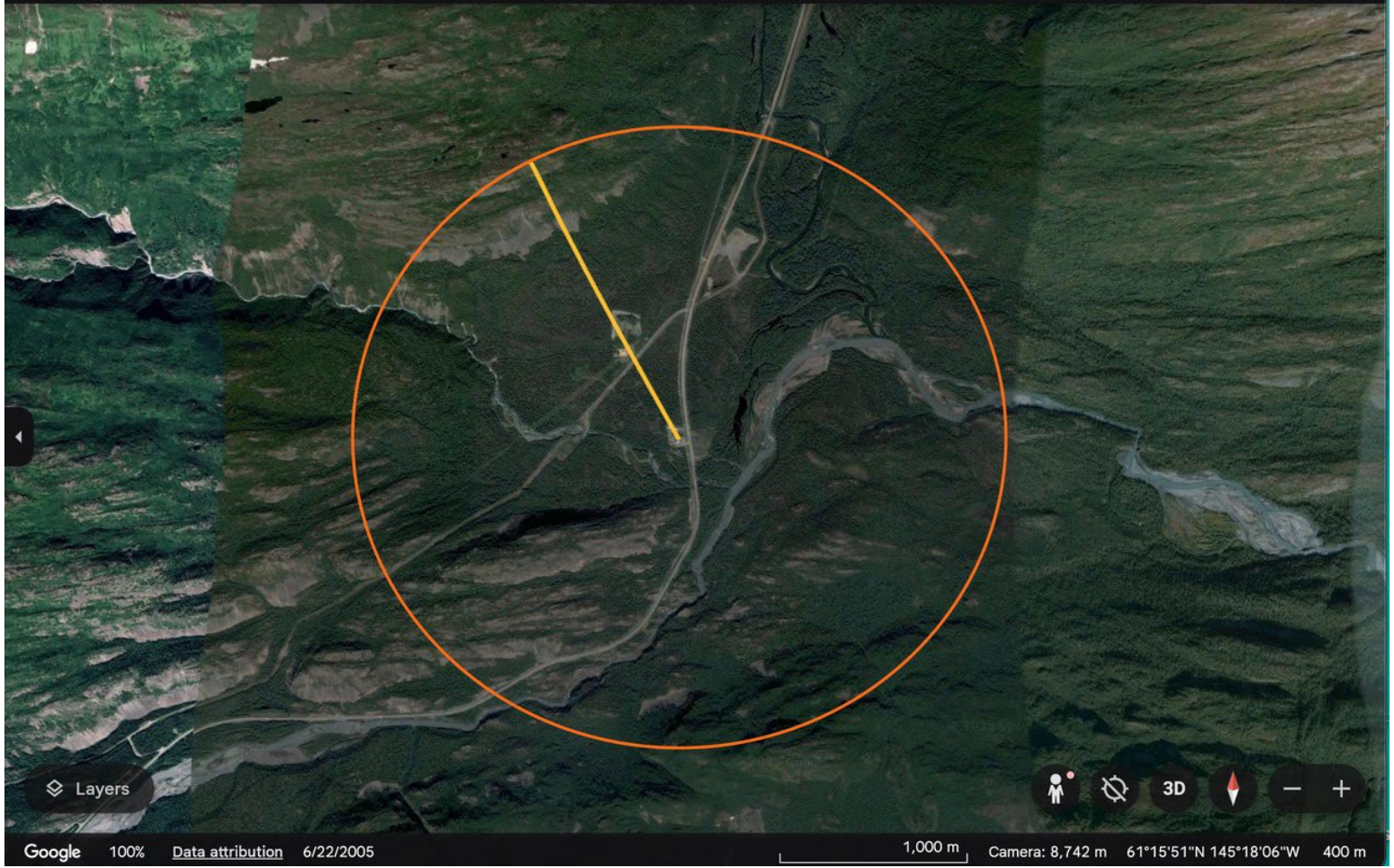
They were obtained through DocuSign, which was pre-approved by you guys. It is a very small rural community, many without power or running water. In person signatures, because of snowpack and people not being there at their cabins, was impossible because there was not really access to anyone.

3. A narrative and mathematical calculation of how population totals were determined

This is unknown. It is a rural area. I received the best information I could from a local resident, within the 1 mile radius.

4. A narrative of how signatures were obtained (door-to-door solicitation; premises solicitation; etc.)

I had a general email list, provided by a girl Robin, who said that was a list of full-time residents. Robin is not a full-time resident. She lives in Anchorage I believe but has a cabin close by that she comes up to. She is someone who contacted me early on to say hello and welcome to the neighborhood. There isn't really an authority to ask. She was just a kind person who knows the neighborhood a bit and gave me a list of people up there and their emails. I was the one who sent out the DocuSign and received the signatures. Most of the cabins up there are dry cabins, and don't have power. I think I am the only that hooked to the power grid (which is new up there and Jeff and I helped pay to put it in, along with Alyeska Pipeline) When I sent out the DocuSign, none of the neighbors said I missed anyone. The only complaint was that Marina was not a resident, which she is, with her family, year round, every day. That was my best guess that I didn't miss anyone it should have gone to.



Layers



Google 100% [Data attribution](#) 6/22/2005

1,000 m Camera: 8,742 m 61°15'51"N 145°18'06"W 400 m

Border of Valdez to Mile 45 Richardson Highway: 21.58 Miles

Google Maps



Imagery ©2025 NASA, Map data ©2025 Google 5 mi

Valdez



▼ PIDN or Address 🔍



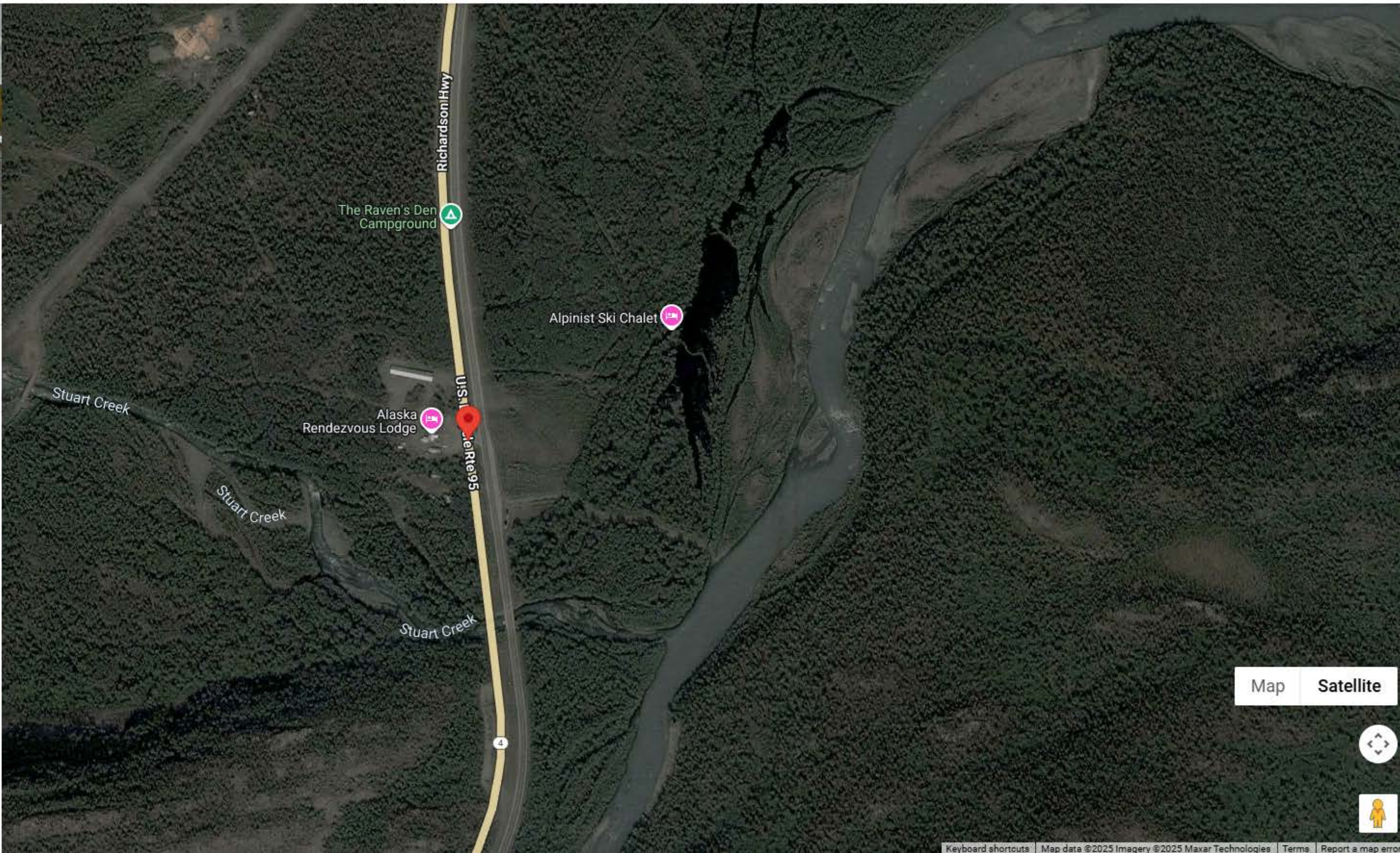
45 Richardson Hwy
Valdez, AK 99686
61.2606111, -145.2837498

General Merchandise (Tangible...
See details or change product/service

Tax RateNo Tax

- Current
- Overview
- Question
- Export

| Tax Rate Details | |
|--------------------------|--------|
| Alaska | |
| Sales Tax | No Tax |
| Copper River Census Area | |
| Sales Tax | No Tax |
| Total Tax Rate: | No Tax |



MapSatellite





Alaska Alcoholic Beverage Control Board
Form AB-12: Petition

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 3 – Petition

*Have a completed copy of this page available for those considering this petition.

This is a petition in support of a

Beverage Dispensary TOURISM license application.
(type of license applied for)

By signing this petition, you are stating that you are in favor of having a licensed alcohol establishment in your community.

Each person who has signed this petition states that he or she is a **permanent resident** in the area indicated below; that he or she is 21 years of age or older; and agrees to the issuance of a

Beverage Dispensary TOURISM to sell
(type of license applied for) (manufacture, sell)

alcohol at Mile Post 45, Richardson Highway
(location of proposed premises)

in the State of Alaska, and that the physical address of his/her residence is:

(Check one)

- ☒ within one (1) mile of proposed premises.
☐ within five (5) miles of the nearest post office to the proposed premises.
☐ within five (5) miles of proposed premises as there is no post office within five (5) miles of the proposed premises.



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board
Form AB-12: Petition

Section 4 – Certifications

This petition is not valid if this page is not complete, signed, and notarized.

I, Ingrid Fraser, the applicant for a
(proposed licensee)

Beverage Dispensary TOURISM AS.04.11.090, hereby certify that the
(type of license applied for) (statutory reference)

number of permanent residents 21 years of age or older who live within One mile(s) of
(one/five)

Alaska Rendezvous Lodge totals Not sure, maybe 16 and this petition
(proposed premises or nearest US Post Office address) (total population)

totals 10 signatures, which is 62.15 % of the permanent residents in the area as required by statute.
(number) (percentage)

You must be able to certify the statement below. Read the following and then sign your initials in the box to the right:

Initials

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.

IF

Ingrid Fraser

Printed Name of Applicant

Signature of Applicant



Please provide all the required information - Sign and date - Check the appropriate box.

By signing this petition, you are stating that you are at least 21 years of age, reside as a permanent resident within ONE MILE of the proposed alcohol establishment and are in favor of having the proposed licensed alcohol establishment in your community.

[illegible]

Please provide all the required information - Sign and date - Check the appropriate box.

By signing this petition, you are stating that you are at least 21 years of age, reside as a permanent resident within ONE MILE of the proposed alcohol establishment and are in favor of having the proposed licensed alcohol establishment in your community.

[illegible]

Please provide all the required information - Sign and date - Check the appropriate box.

By signing this petition, you are stating that you are at least 21 years of age, reside as a permanent resident within ONE MILE of the proposed alcohol establishment and are in favor of having the proposed licensed alcohol establishment in your community.

[illegible]

Helie, Kyle R (CED)

From: Jeremy Wood <jrmydn@gmail.com>
Sent: Saturday, January 4, 2025 9:17 PM
To: CED ABC Alcohol Licensing (CED sponsored)
Subject: Rendezvous Lodge

[You don't often get email from jrmydn@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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,

I'm writing as a part-time resident of a community on the Richardson Highway at 46 mile. I've been made aware that the new owners of the Rendezvous Lodge across the street are applying for a liquor license at the property and are requesting signatures of nearby full-time residents. On their current application there are two names of Rendezvous Lodge employees that say they have full-time residence but I can tell you I spend more time there than they do and certainly have over the last decade. I do not believe that this is the first time you all have been contacted about what are essentially seasonal employees moved on to company property to sign a liquor license application but neither Bridget Rockers nor Marina Sharaia's opinion on whether or not their employer can open a neighborhood bar should matter more than mine. I hope you remove their names from the consideration of this new liquor license.
Respectively,

Jeremy Wood, 46 miler part timer. Email me back if you need more specifics. Thanks

Sent from my iPhone



Document reference ID : 5908

Licensing Application Summary

Application ID: 5908

Applicant Name: Blue Hole Properties li, Llc

License Type applied for: Restaurant Endorsement (RE) (AS 04.09.450)

Application Status: In Review

Application Submitted On: 09/04/2025 12:42 PM AKDT

Entity Information

Business Structure: Limited liability company

FEIN/SSN Number: 932897483

Member Managed or Manager Managed: Manager Managed

Alaska Entity Number (CBPL): 10242197

Alaska Entity Formed Date: 08/10/2023

Home State: AK

Entity Contact Information

| Name | Phone | Email | Relation |
|------------------------|--------------|-------------------------------------|----------------------|
| Ingrid Fraser | 307-413-0379 | ingrid@tsaina.com | Designated Licensee |
| Jeff Fraser | 307-690-1029 | jeff@tsaina.com | Executive Management |
| Entity Address: | | HC 1 Box 80, Valdez, AK, 99686, USA | |

Initial Application Information

Authority Type: I am authorized user by the designated licensee with binding authority

Prefix: Mrs

Legal First Name: Ingrid

Legal Last Name: Fraser

Email Address: ingrid@tsaina.com

Phone Number: 307-413-0379

Additional Authorized Users

| Legal Name | Relation with Applicant |
|-------------|-------------------------|
| Jeff Fraser | Designated Licensee |

Ownership / Principal Party Details

| Principal Parent Entity | Principal Party | Role | %Ownership |
|------------------------------|---------------------------|---------|------------|
| Blue Hole Properties li, Llc | Blue Hole Properties, Llc | Member | 100 |
| Blue Hole Properties li, Llc | Jeff Fraser | Manager | |
| Blue Hole Properties li, Llc | Ingrid Fraser | Manager | |

Premises Address

Address: Mile Post 45 Richardson Hwy, Valdez, AK, 99686, USA

Does the proposed site include a valid street address? Yes

Primary license number

Primary License Information

Application ID - 4506 - New Beverage
Dispensary Tourism License Application - In
Review

Basic Business information

Business/Trade Name:

Alaska Rendezvous Lodge

Local Government and Community Council Details

City/Municipality

No Local Government

Borough

Unorganized Borough

A liquor license application for a premises that is outside but within 50 miles of the boundary of a local governing body must submit a petition signed by the majority of the permanent residents residing within one mile of the proposed premises per AS 04.11.460(a).

Premises Diagram

Will the license or permit embrace the entire premises address? No

Premises Diagram

- [Complete AB-02 Premises diagram.pdf](#)

Security Plan

- [Premisis Diagram Safety Security.pdf](#)

Restaurant Detail

| | |
|---|-----|
| Dining after standard closing hours: AS 04.16.010(c) | No |
| Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2) | Yes |
| Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3) | Yes |
| Employment for any persons under 21 years of age: AS 04.16.049(c) | No |

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will only be allowed in the dining/bar area. We do not have any minor employees. Any minor on property, will be with their ski group, which comes for 1 fill week. All guests are know about well in advance and all staff is informed of incoming guests and who is underage. It is rare that we have a minor guest. If we do, they are accompanied with the family.

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 bar staff, as well as all lodging staff, are TAPS trained. All underage guests are already known about weeks in advance, and our staff is all updated on incoming guests and ages of any minors prior to their arrival..

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours? Yes

Food Service Permit

| | |
|---|--|
| Is your license located in Municipality of Anchorage? | No |
| Do you have Approved food service permit for this premises? | Yes |
| Copy of the current food service permit for this premises OR the plan review approval. | Food Permit Plan Review Official Approval Letter Alaska Rendezvous Lodge.pdf |

Entertainment & Service

| | |
|---|---------------|
| Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises? | No |
| Food and beverage service offered or anticipated is: | Table Service |

Restaurant Declaration

Please upload the finalized or expected Food and Alcohol Menu.

[ARL Menu.pdf](#)

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 entrées 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, Beverage Dispensary Tourism, Club, Sporting Activity or Event License, Outdoor Recreation Lodge, Golf Course, Destination Resort, OR Restaurant or Eating Place, Seasonal REPL Tourism License.

Hours Of Operation

| | |
|------------------|---------------------|
| Sunday | 04:00 PM - 10:00 PM |
| Monday | 04:00 PM - 10:00 PM |
| Tuesday | 04:00 PM - 10:00 PM |
| Wednesday | 04:00 PM - 10:00 PM |
| Thursday | 04:00 PM - 10:00 PM |
| Friday | 04:00 PM - 10:00 PM |
| Saturday | 04:00 PM - 10:00 PM |

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.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

Signature

This application was digitally signed by : Ingrid Fraser on 08/22/2025 06:03 AM AKDT

Payment Info

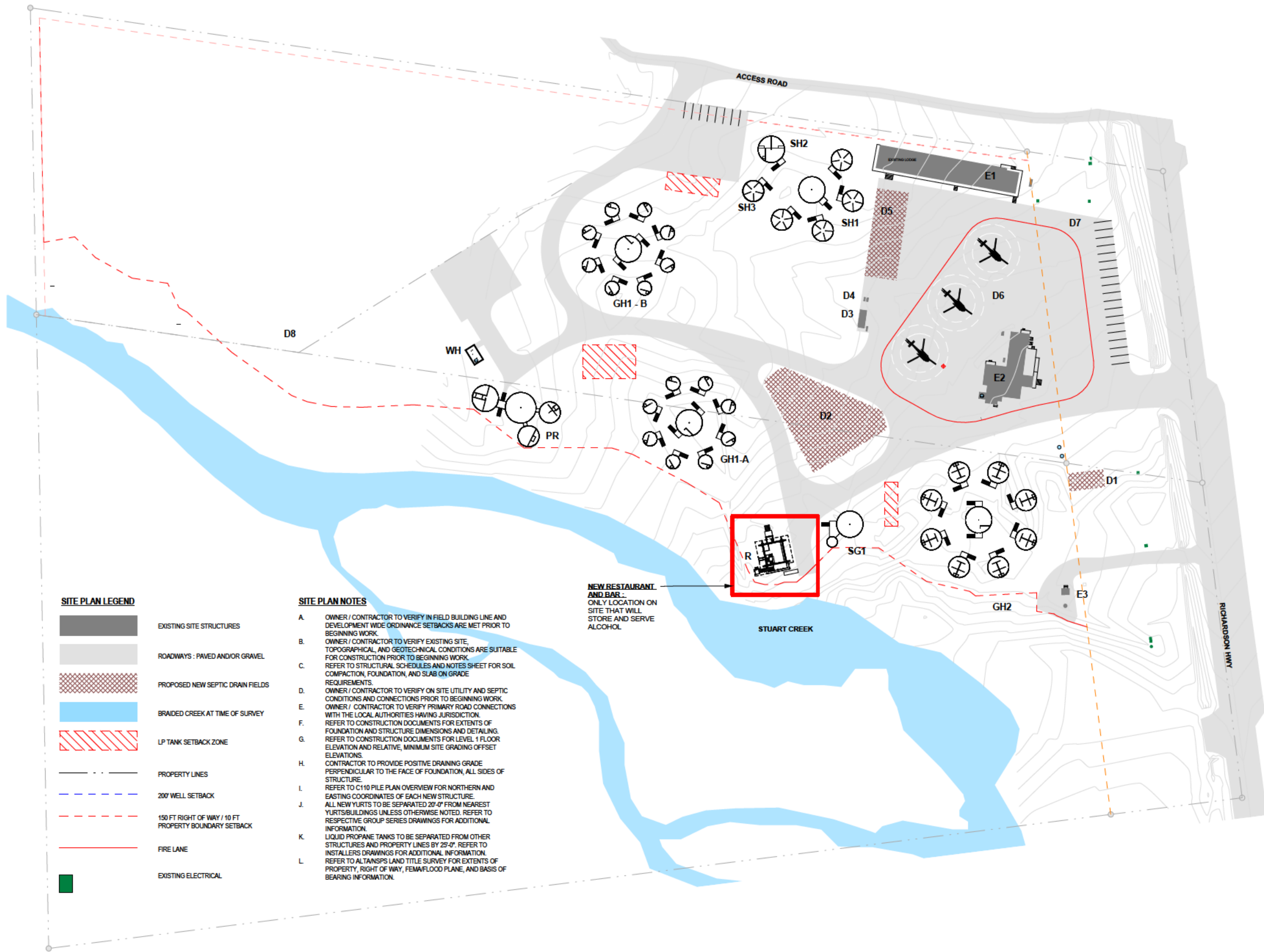
Payment Type : CC

Payment Id: b53cefb-bb-e9a4-47c1-962c-e3ef02b94639

Receipt Number: 101101072

Documents

| # | File Name | Type | Added On |
|---|--|--|--------------------------------|
| 1 | Premisis Diagram Safety Security.pdf | License Location Diagram Security Plan Document | 08/20/2025 08:51 AM AKDT |
| 2 | Food Permit Plan Review Official Approval Letter Alaska Rendezvous Lodge.pdf | LicenseRestaurantDetailFoodServicePermitDocument | 08/20/2025 09:06 AM AKDT |
| 3 | ARL Menu.pdf | LicenseRestaurantDeclarationFoodAlcoMenuDocument | 08/22/2025 06:01 AM AKDT |
| 4 | Complete AB-02 Premises diagram.pdf | License Location Diagram Document | 09/04/2025 12:41 PM AKDT |
| 5 | #16673 Application Summary.pdf | License Paper Form Application Document | 09/04/2025 12:43 PM AKDT |



SITE PLAN LEGEND

- EXISTING SITE STRUCTURES
- ROADWAYS : PAVED AND/OR GRAVEL
- PROPOSED NEW SEPTIC DRAIN FIELDS
- BRAIDED CREEK AT TIME OF SURVEY
- LP TANK SETBACK ZONE
- PROPERTY LINES
- 200' WELL SETBACK
- 150 FT RIGHT OF WAY / 10 FT PROPERTY BOUNDARY SETBACK
- FIRE LANE
- EXISTING ELECTRICAL

SITE PLAN NOTES

- A. OWNER / CONTRACTOR TO VERIFY IN FIELD BUILDING LINE AND DEVELOPMENT WIDE ORDINANCE SETBACKS ARE MET PRIOR TO BEGINNING WORK.
- B. OWNER / CONTRACTOR TO VERIFY EXISTING SITE, TOPOGRAPHICAL, AND GEOTECHNICAL CONDITIONS ARE SUITABLE FOR CONSTRUCTION PRIOR TO BEGINNING WORK.
- C. REFER TO STRUCTURAL SCHEDULES AND NOTES SHEET FOR SOIL COMPACTION, FOUNDATION, AND SLAB ON GRADE REQUIREMENTS.
- D. OWNER / CONTRACTOR TO VERIFY ON SITE UTILITY AND SEPTIC CONDITIONS AND CONNECTIONS PRIOR TO BEGINNING WORK.
- E. OWNER / CONTRACTOR TO VERIFY PRIMARY ROAD CONNECTIONS WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.
- F. REFER TO CONSTRUCTION DOCUMENTS FOR EXTENTS OF FOUNDATION AND STRUCTURE DIMENSIONS AND DETAILING.
- G. REFER TO CONSTRUCTION DOCUMENTS FOR LEVEL 1 FLOOR ELEVATION AND RELATIVE, MINIMUM SITE GRADING OFFSET ELEVATIONS.
- H. CONTRACTOR TO PROVIDE POSITIVE DRAINING GRADE PERPENDICULAR TO THE FACE OF FOUNDATION, ALL SIDES OF STRUCTURE.
- I. REFER TO C110 PILE PLAN OVERVIEW FOR NORTHERN AND EASTING COORDINATES OF EACH NEW STRUCTURE.
- J. ALL NEW YURTS TO BE SEPARATED 20'-0" FROM NEAREST YURTS/BUILDINGS UNLESS OTHERWISE NOTED. REFER TO RESPECTIVE GROUP SERIES DRAWINGS FOR ADDITIONAL INFORMATION.
- K. LIQUID PROPANE TANKS TO BE SEPARATED FROM OTHER STRUCTURES AND PROPERTY LINES BY 25'-0". REFER TO INSTALLERS DRAWINGS FOR ADDITIONAL INFORMATION.
- L. REFER TO ALTANSPS LAND TITLE SURVEY FOR EXTENTS OF PROPERTY, RIGHT OF WAY, FEMA FLOOD PLANE, AND BASIS OF BEARING INFORMATION.

NEW RESTAURANT AND BAR:
ONLY LOCATION ON SITE THAT WILL STORE AND SERVE ALCOHOL

STUART CREEK

RICHARDSON HWY

CODE SUMMARY KEY NOTES

EXISTING STRUCTURES - NO WORK

- E1 - STAFF HOUSING
- E2 - OPERATIONS BUILDING
- E3 - CELLULAR TOWER

NEW YURTS & DEVELOPMENT STRUCTURES

WH - WELL HOUSE

- REFER TO WH SERIES
- USE TYPE : U
- 240 SF
- OL : 1

GH1-A - 1 BED GUEST HOUSING GROUP A

- REFER TO GH1 SERIES
- USE TYPE : R3 (16 FT) & B (30 FT)
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)
- (8) 16' - 200 SF EACH / OL : 1 EA

GH1-B - 1 BED GUEST HOUSING GROUP B

- REFER TO GH1 SERIES
- USE TYPE : R3 (16 FT) & B (30 FT)
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)
- (8) 16' - 200 SF EACH / OL : 1 EA

GH2 - 2 BED GUEST HOUSING GROUP

- REFER TO GH2 SERIES
- USE TYPE : R3 (16 FT) & B (30 FT)
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)
- (8) 24' - 452 SF EA / OL : 2 EA

SH1 - STAFF HOUSING GROUP

- REFER TO SH SERIES
- USE TYPE :
 - SLEEPING YURTS : R3
 - (4) 24' - 452 SF EA / OL : 4 EA
 - STAFF OFFICE YURT : B
- (1) 30' - 707 SF / OL : 9
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)

SH2 - CARETAKER YURT

- REFER TO SH SERIES
- USE TYPE : R3
- (1) 30' - 707 SF / OL : 4
- (1) UNOCCUPIED UTILITY CRAWLSPACE (225 SF)

SH3 - STAFF HOUSING UNIT

- REFER TO SH SERIES
- USE TYPE : R3
- 24' - 452 SF
- OL : 4

SG1 - SPA GROUP

- REFER TO SG SERIES
- USE TYPE : B
- (1) 30' - 707 SF / OL : 9
- (1) 12' - 113 SF / OL : 2

PR - PRIVATE RESIDENCE

- REFER TO PR SERIES
- USE TYPE : R3
- (1) 30' - 962 SF
- (1) 30' - 707 SF
- (2) 24' - 452 SF EACH
- TOTAL OL : 9

RENOVATED STRUCTURES

R - RESTAURANT

- USE TYPE : B
- BASEMENT : 615 SF / OL : 4
- LEVEL 1 : 575 SF / OL : 15 NET
- LEVEL 2 : 550 SF / OL : 21 NET
- OL : 40 TOTAL

SITE DEVELOPMENT FEATURES

- D1 - (E) LODGE DRAIN FIELD (GRANDFATHERED)
- D2 - PRIMARY SEPTIC FIELD (NEW)
- D3 - JET A FUEL TANK
- D4 - 300 GAL FUEL TANK
- D5 - STAFF HOUSING SEPTIC / SNOW STORAGE
- D6 - HELI PAD
- D7 - PARKING
- D8 - FUTURE LEASE LOT

ODYZ

P.O. BOX 67263
CHUGASKA, AK 99567
P: 907.903.4894
F: 907.202.9965
ODYZARCHITECTURE.COM



AMCO DIAGRAMS

ALASKA RENDEZVOUS LODGE
BLUE HOLE PROPERTIES LLC

MILE 45.5 RICHARDSON HWY / VALDEZ / AK 99686

CODE SUMMARY -
SITE PLAN

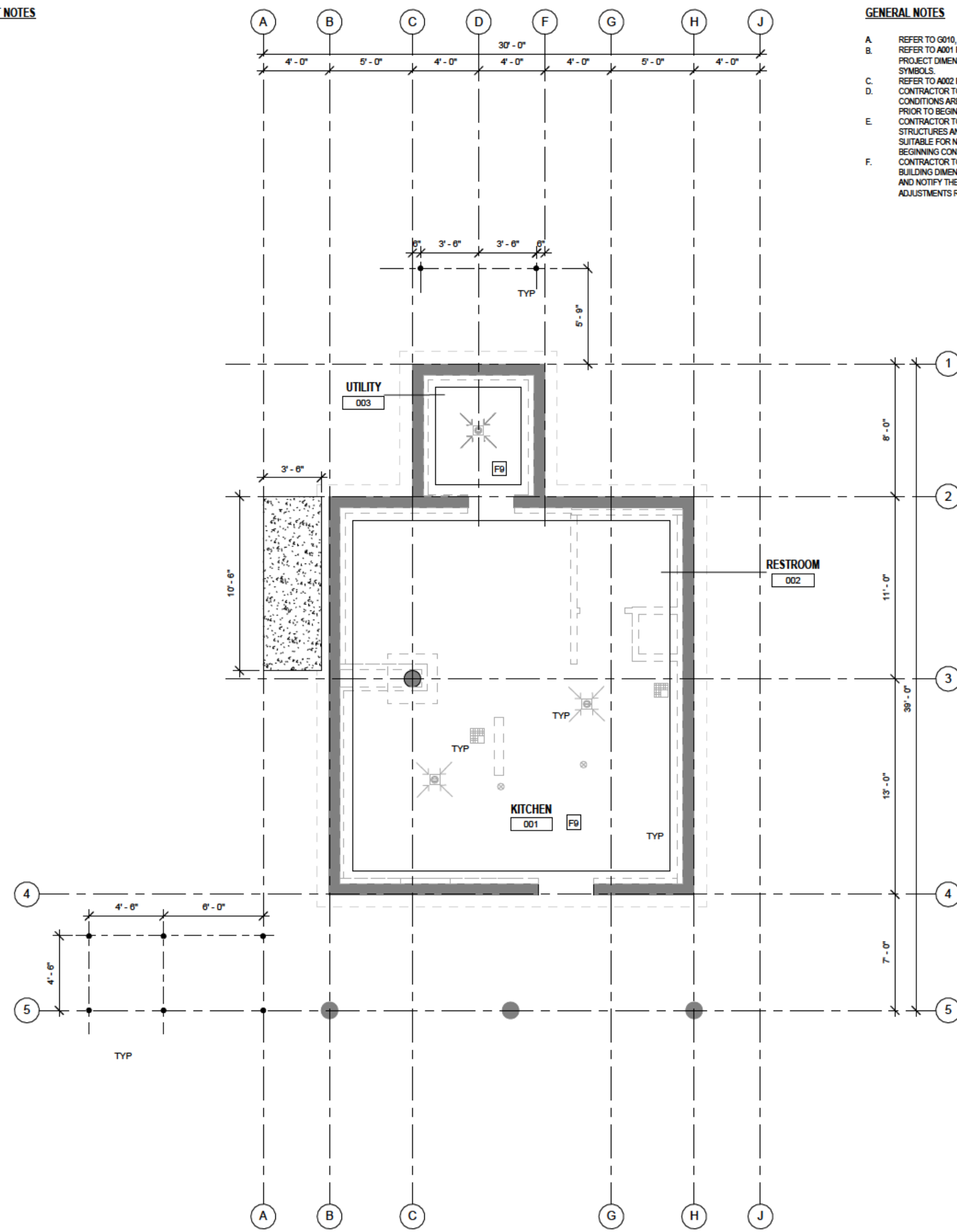
© ODYSSEY ARCHITECTURE LLC 2024

DATE: 08.22.2024
DRAWN BY: JTB
CHECKED BY: JTB
PROJECT #: 23-0704

REVISIONS:

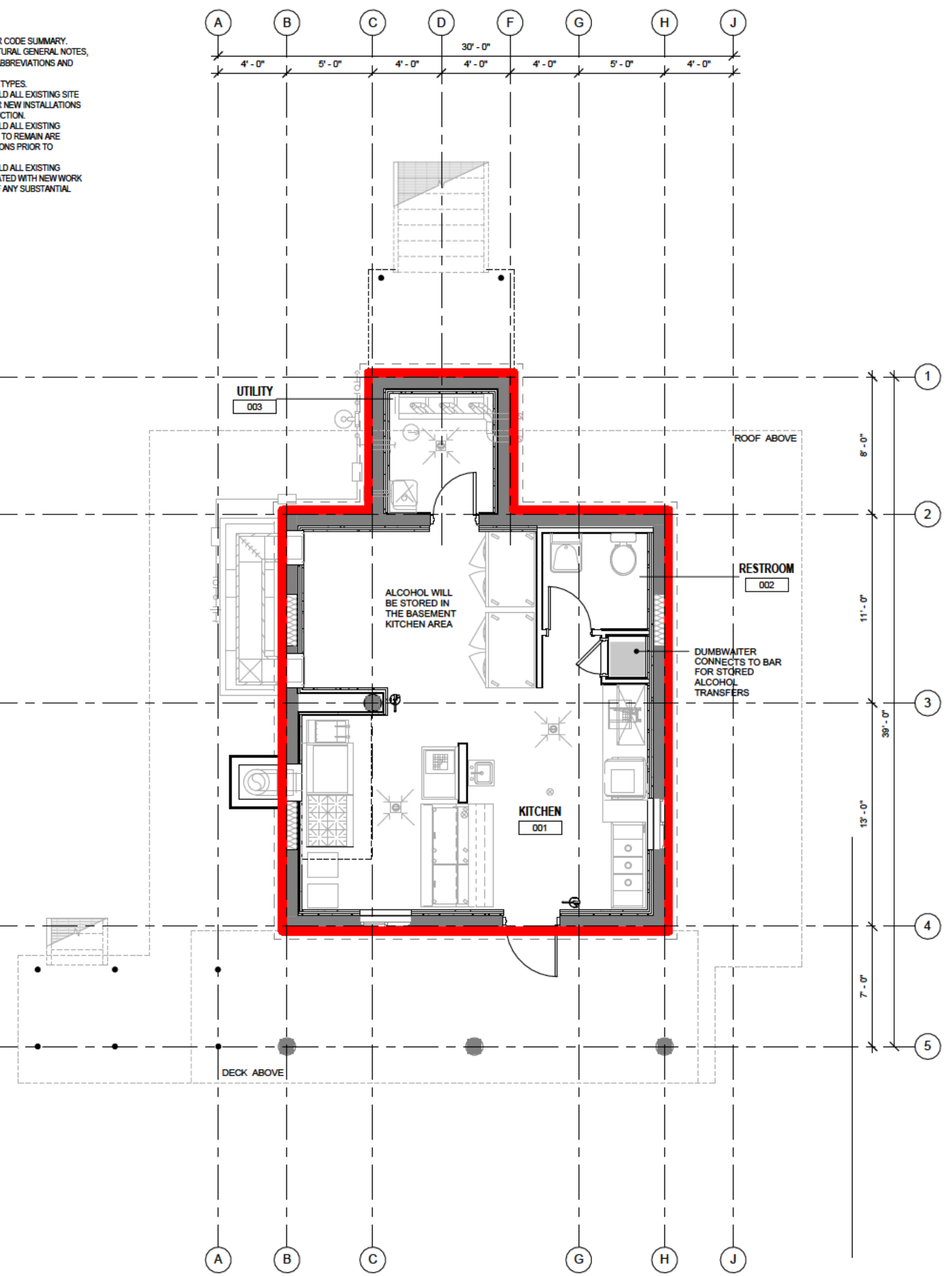


SHEET NOTES



GENERAL NOTES

- A. REFER TO G010, G020, G030 FOR CODE SUMMARY.
- B. REFER TO A001 FOR ARCHITECTURAL GENERAL NOTES, PROJECT DIMENSION GUIDES, ABBREVIATIONS AND SYMBOLS.
- C. REFER TO A002 FOR ASSEMBLY TYPES.
- D. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING SITE CONDITIONS ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
- E. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING STRUCTURES AND ASSEMBLIES TO REMAIN ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
- F. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING BUILDING DIMENSIONS ASSOCIATED WITH NEW WORK AND NOTIFY THE ARCHITECT OF ANY SUBSTANTIAL ADJUSTMENTS REQUIRED.



DDYN

P.O. BOX 67 2320
CHUGIAK AK 99567
P: 907.903.4884
F: 907.202.9995
ODYZARCHITECTURE.COM

NOT FOR CONSTRUCTION

AMCO DIAGRAMS

ALASKA RENDEZVOUS LODGE
BLUE HOLE PROPERTIES LLC

MILE 45.5 RICHARDSON HWY / VALDEZ / AK / 99666

FLOOR PLANS - RESTAURANT

© ODYSSEY ARCHITECTURE LLC 2024

DATE: 08.22.2024
DRAWN BY: JTB
CHECKED BY: JTB
PROJECT #: 23-0704

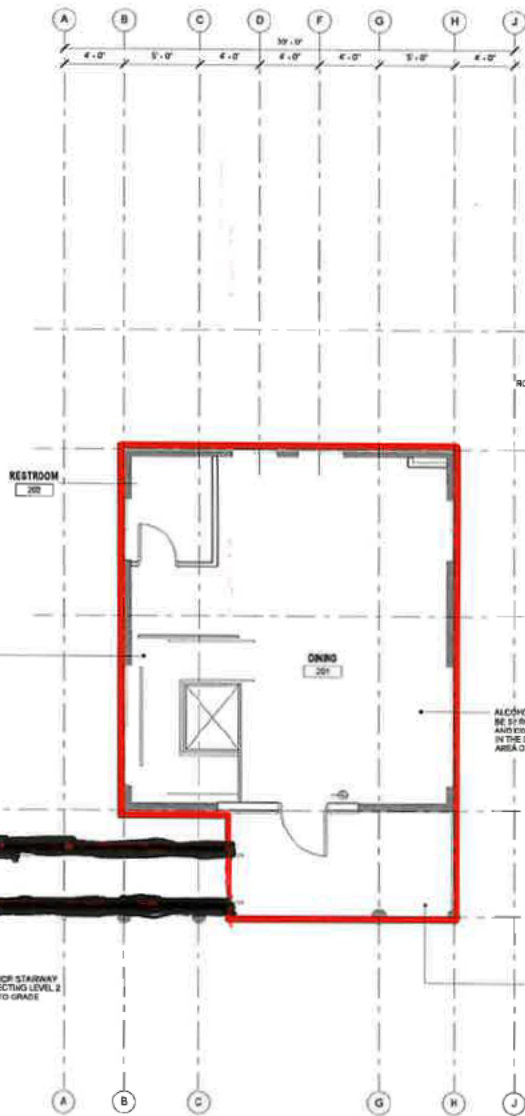
REVISIONS:

2 | BASEMENT - FOUNDATION PLAN & SLAB ON GRADE
1/4" = 1'-0"

1 | BASEMENT
1/4" = 1'-0"

R-A100

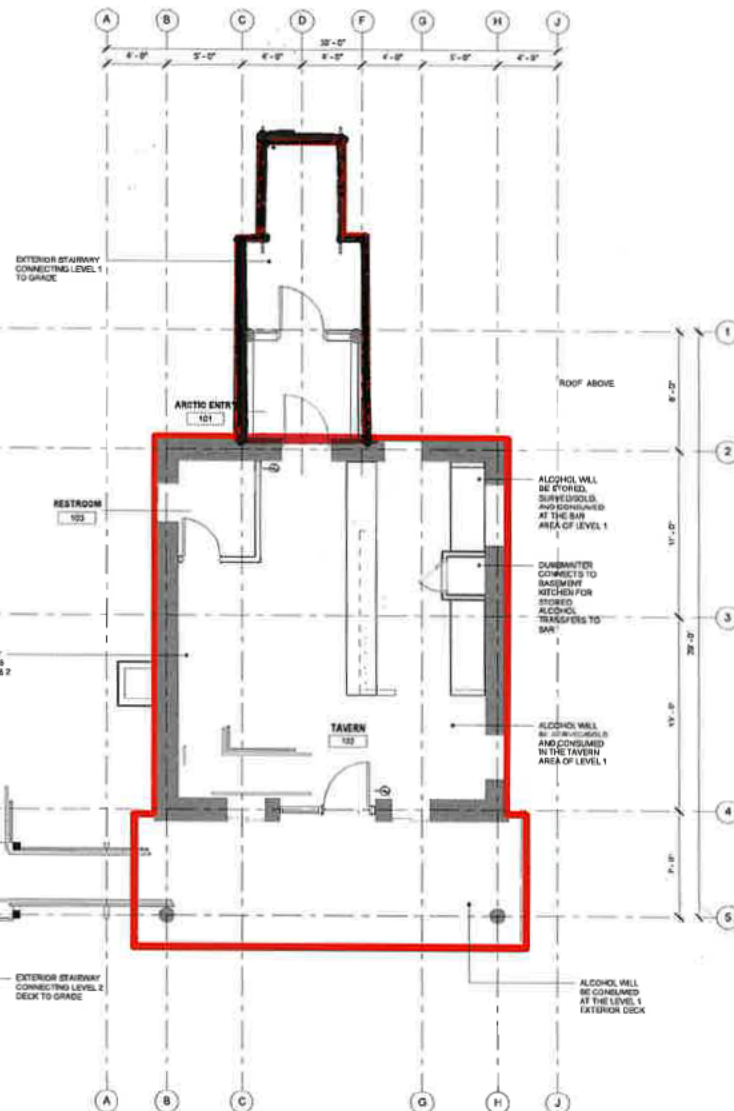
SHEET NOTES



2 | LEVEL 2
1/4" = 1'-0"

GENERAL NOTES

- REFER TO G-10, G-11, G-12 FOR CODE SUMMARY.
- REFER TO ALL 1-10 ARCHITECTURAL GENERAL NOTES.
- PROJECT DIMENSIONS: DIMENSIONS ARE SHOWN AND DIMENSIONS ARE SHOWN.
- REFER TO G-10 FOR ASSUMPTIONS.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING SITE CONDITIONS ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING STRUCTURES AND ASSEMBLIES TO REMAIN ARE SUITABLE FOR NEW INSTALLATIONS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING BUILDING CONDITIONS ASSOCIATED WITH NEW WORK AND NOTIFY THE ARCHITECT OF ANY SUBSTANTIAL ADJUSTMENTS REQUIRED.



1 | LEVEL 1
1/4" = 1'-0"

ODYZ



AMCO DIAGRAMS

ALASKA RENDEZVOUS LODGE
BLUE HOLE PROPERTIES LLC

FLOOR PLANS -
RESTAURANT

DATE 08.22.2024
DRAWN BY JTB
CHECKED BY JTB
PROJECT # 2340954

REVISIONS

R-A101

ALASKA RENDEZVOUS LODGE

CLUELAND BURGER

HAWAIIAN BURGER

DOUBLE BURGER

CHICKEN BURGER

CHEESE BURGER

MEXICAN BURGER

JALAPENO BURGER

BEAN BURGER

FISH BURGER

FRENCH FRIES

WAFFLE FRIES

APERITIF COCKTAILS

PASSION SPRITZ

Don Martin Passion Fruit, Prosecco, Club Soda

APEROL SPRITZ

Aperol, Prosecco, Club Soda

FRENCH 75

Nadar Gin, Sugar, Lemon, Prosecco

MOCKTAILS

WHAT A TIKI

Pineapple, Passionfruit, Strawberry, Coconut

CHILL IN THE LONG BAY

Orange, Pineapple, Cranberry, Mango and Grenadine

MOKHITO

Lime, Mint, Sugar, Ginger Ale

LOCAL AK BEERS (not yet known)



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental
Conservation

DIVISION OF ENVIRONMENTAL HEALTH
FOOD SAFETY & SANITATION PROGRAM

1700 E Bogard Rd. Bldg. B, Suite 103
Wasilla, Alaska, 99654
Main: 907.376.1854
Fax: 907.376.2382
www.dec.alaska.gov/eh/fss
nathan.maxwell@alaska.gov

March 5, 2025

Alaska Rendezvous Lodge
Attn: Ms. Fraser
HC 1 Box 80
Valdez, AK 99686
Re: Plan Review Approval – Alaska Rendezvous Lodge
Permit ID: 16874, 16875

Facility: 11254

Dear Ms. Fraser:

Thank you for submitting your Food Establishment Application and Plan Review Application for Alaska Rendezvous Lodge located in Valdez, Alaska.

This letter serves as approval of your plan review application.

This approval is contingent on you doing the following:

- Participating in a pre-operational inspection scheduled with our program.

After completing the above items, you will receive a copy of your permit in the mail and may begin operating.

The following is a link to resources that address common food safety risk factors that may be helpful for you and your employees: <https://dec.alaska.gov/eh/fss/risk-factor-resources/>. Please notify our office if there are any significant changes to your facility, or you have new activity, change in the style of service, new products, menu or process changes, or ownership.

If you have any questions, please do not hesitate to contact an EHO in our Wasilla office: Nathan Maxwell at (907) 376-1854 / nathan.maxwell@alaska.gov or Krista Weydahl at (907) 376-1857 / krista.weydahl@alaska.gov.

Sincerely,

Nathan Maxwell

Nathan Maxwell
Environmental Health Officer



Document reference ID : 5960

Licensing Application Summary

| | |
|----------------------------------|---|
| Application ID: | 5960 |
| Applicant Name: | Blue Hole Properties li, Llc |
| License Type applied for: | Large Resort Endorsement (LRE) (AS 04.09.440) |
| Application Status: | In Review |
| Application Submitted On: | 09/04/2025 12:51 PM AKDT |

Entity Information

| | |
|---|---------------------------|
| Business Structure: | Limited liability company |
| FEIN/SSN Number: | 932897483 |
| Member Managed or Manager Managed: | Manager Managed |
| Alaska Entity Number (CBPL): | 10242197 |
| Alaska Entity Formed Date: | 08/10/2023 |
| Home State: | AK |

Entity Contact Information

| Name | Phone | Email | Relation |
|------------------------|--------------|-------------------------------------|----------------------|
| Ingrid Fraser | 307-413-0379 | ingrid@tsaina.com | Designated Licensee |
| Jeff Fraser | 307-690-1029 | jeff@tsaina.com | Executive Management |
| Entity Address: | | HC 1 Box 80, Valdez, AK, 99686, USA | |

Initial Application Information

Authority Type: I am authorized user by the designated licensee with binding authority

Prefix: Mrs

Legal First Name: Ingrid

Legal Last Name: Fraser

Email Address: ingrid@tsaina.com

Phone Number: 307-413-0379

Additional Authorized Users

| Legal Name | Relation with Applicant |
|-------------|-------------------------|
| Jeff Fraser | Designated Licensee |

Ownership / Principal Party Details

| Principal Parent Entity | Principal Party | Role | %Ownership |
|------------------------------|---------------------------|---------|------------|
| Blue Hole Properties li, Llc | Blue Hole Properties, Llc | Member | 100 |
| Blue Hole Properties li, Llc | Jeff Fraser | Manager | |
| Blue Hole Properties li, Llc | Ingrid Fraser | Manager | |

Premises Address

Address: Mile Post 45 Richardson Hwy, Valdez, AK, 99686, USA

Does the proposed site include a valid street address? Yes

Primary license number

Primary License Information

Application ID - 4506 - New Beverage
Dispensary Tourism License Application - In
Review

Basic Business information

Business/Trade Name:

Alaska Rendezvous Lodge

Local Government and Community Council Details

City/Municipality

No Local Government

Borough

Unorganized Borough

A liquor license application for a premises that is outside but within 50 miles of the boundary of a local governing body must submit a petition signed by the majority of the permanent residents residing within one mile of the proposed premises per AS 04.11.460(a).

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?

Yes

Property Utilization Status

A New Building

Property Ownership Deed

[Special Warranty Deed.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address?

No

Premises Diagram

- [LRE Acreage documentation + diagram.pdf](#)

Security Plan

- [ARL Security Plan Large Property Security Plan.pdf](#)

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.

Signature

This application was digitally signed by : Ingrid Fraser on 09/02/2025 01:11 PM AKDT

Payment Info

Payment Type : CC

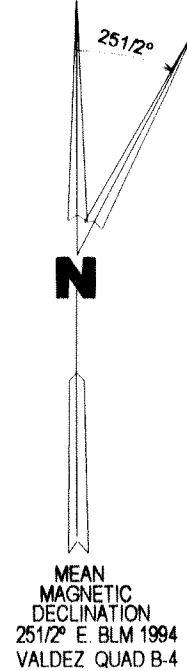
Payment Id: 0d7bd085-88ef-4399-a4c7-98b7456c63a3

Receipt Number: 101103870

Payment Date: 09/02/2025 01:16 PM AKDT

Documents

| # | File Name | Type | Added On |
|---|--|--|-----------------------------|
| 1 | ARL Security Plan Large Property Security Plan.pdf | License Location Diagram Security Plan Document | 09/02/2025 01:10 PM AKDT |
| 2 | Special Warranty Deed.pdf | License property ownership document | 09/04/2025 12:49 PM AKDT |
| 3 | LRE Acreage documentation + diagram.pdf | License Location Diagram Document | 09/04/2025 12:50 PM AKDT |
| 4 | #16673 Application Summary.pdf | License Paper Form Application Document | 09/04/2025 12:51 PM AKDT |



LEGEND

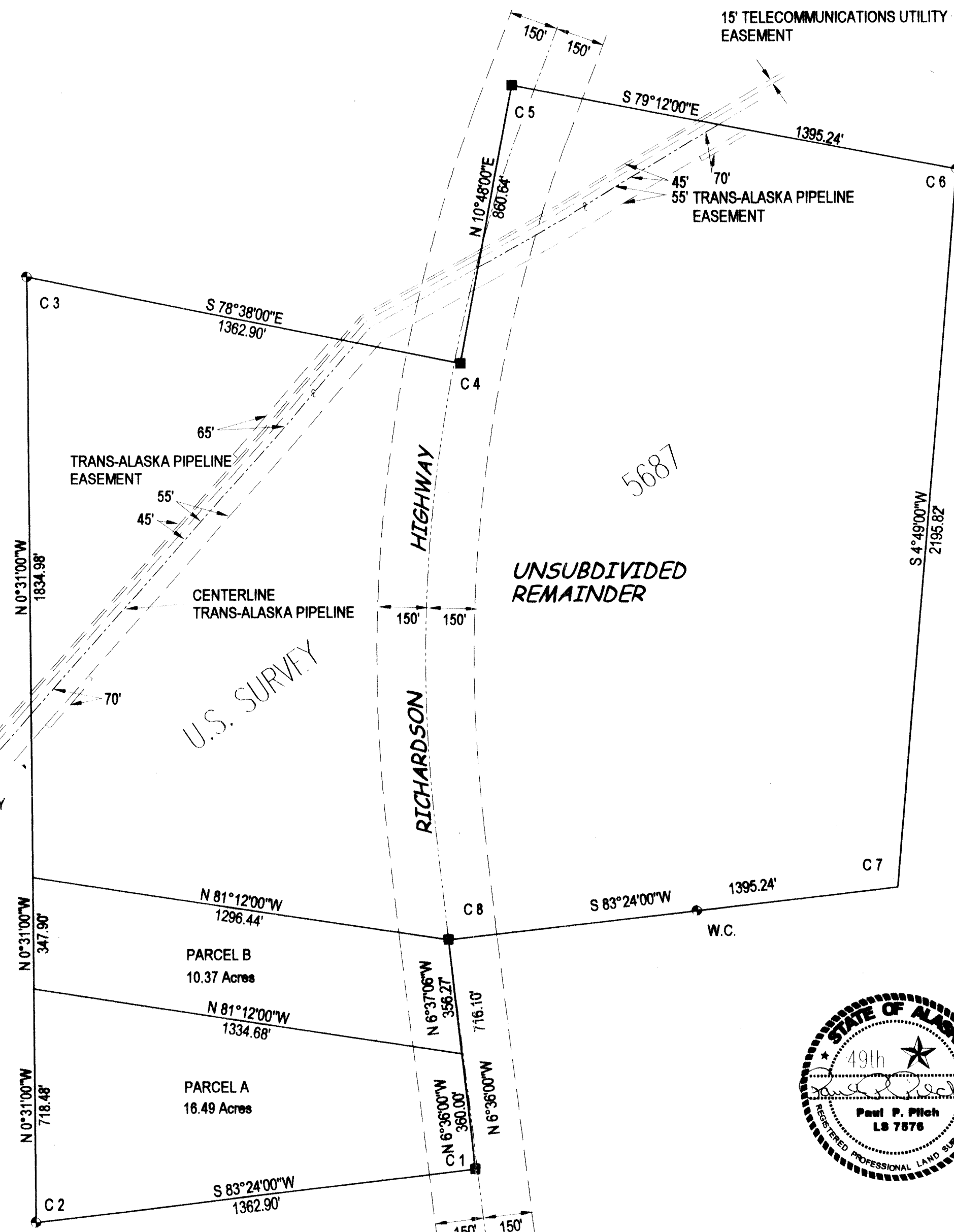
BLM/GLO MONUMENTS OF RECORD

- BRASS CAP IRON POST
- IRON SPIKE

NOTES

- THIS IS A PLAT OF EXISTING PARCELS WHICH WERE CREATED BY LEGAL DESCRIPTIONS ON 3/31/97. NO FIELD SURVEY WAS PERFORMED FOR THIS SURVEY.
- RICHARDSON HIGHWAY GRAPHICALLY SHOWN FROM STATE OF ALASKA DEPARTMENT OF HIGHWAY PLANS, TIEKEL SOUTH PROJECT RF-071-1(18) AND MILE 43 TO MILE 46 PROJECT RF-071-1(38).
- TRANS-ALASKA PIPELINE AND TELECOMMUNICATION EASEMENT GRAPHICALLY SHOWN FROM LEGAL DESCRIPTION RECORDED IN BOOK 133, PAGE 118, VALDEZ RECORDING DISTRICT, AND ALYESKA PIPELINE SERVICE COMPANY DRAWING No. C-00-L2172.

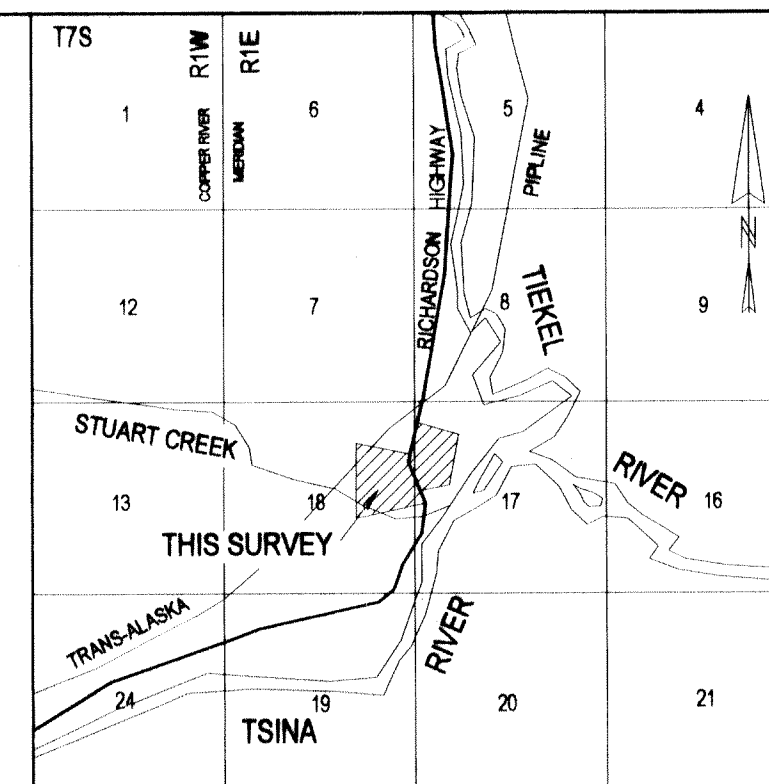
15' TELECOMMUNICATIONS UTILITY EASEMENT



| | |
|---------------------|----------|
| 2000-8 | |
| VALDEZ | REC DIST |
| Date 6/19 | N/C 2000 |
| Time 3:01 | P.M. |
| Requested By AS/DNR | |
| Address | |

TAX CERTIFICATE

THIS SUBDIVISION LIES OUTSIDE ANY TAXING AUTHORITY, AT THE TIME OF FILING.



VALDEZ B-4, VALDEZ A-4 1951 REV. 1994 1"=1 MILE
VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

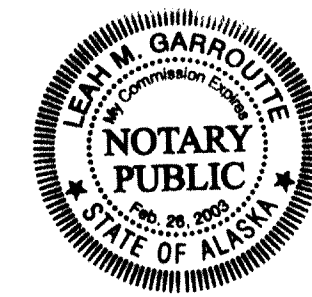
I, THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE OWNER OF SERENDIPITY SUBDIVISION, AS SHOWN ON THIS PLAT. I HEREBY APPROVE THIS SURVEY AS SHOWN AND DESCRIBED ON THIS PLAT

DATE 5/5/2000 OWNER ANNETTE L. SMITH, TRUSTEE
ANNETTE L. SMITH TRUST
P.O. BOX 109
WILLOW, ALASKA 99688

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th DAY OF May, 19 2000
FOR ANNETTE L. SMITH

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 2003



PLAT APPROVAL

THIS PLAT IS APPROVED BY THE COMMISSIONER OF NATURAL RESOURCES, OR THE COMMISSIONER'S DESIGNEE, IN ACCORDANCE WITH A.S. 40.15.

COMMISSIONER DATE 9 Jun 00

SURVEYOR'S CERTIFICATE

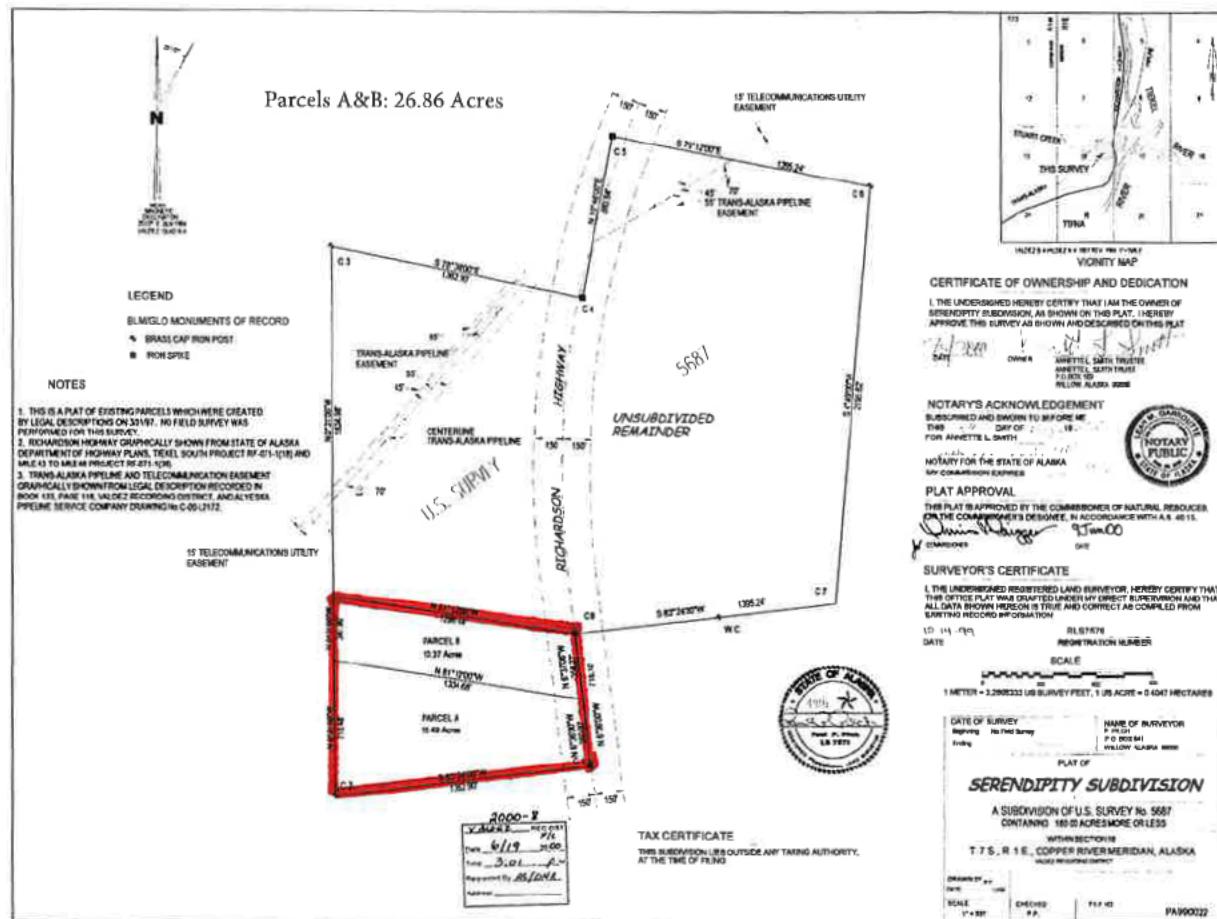
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS OFFICE PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

DATE 12-14-99 REGISTRATION NUMBER RLS7576

SCALE

1 METER = 3.2808333 US SURVEY FEET, 1 US ACRE = 0.4047 HECTARES

| | |
|---|--|
| DATE OF SURVEY Beginning No Field Survey Ending | NAME OF SURVEYOR P. Plich P.O. BOX 541 WILLOW, ALASKA 99688 |
| PLAT OF SERENDIPITY SUBDIVISION | |
| A SUBDIVISION OF U.S. SURVEY No. 5687 CONTAINING 180.00 ACRES MORE OR LESS | |
| WITHIN SECTION 18 T. 7 S., R. 1 E., COPPER RIVER MERIDIAN, ALASKA VALDEZ RECORDING DISTRICT | |
| DRAWN BY P.P. DATE 12/99 | CHECKED P.P. FILE NO. PA990022 |



A

Records: 438,090



BLM AK Administered Lands (SMA)



Zoom to

| | |
|-------------------|---------------|
| OBJECTID | 157920 |
| AGENCY_NAME | Private |
| ADMIN_AGENCY_CODE | PVT |
| ADMIN_UNIT_TYPE | null |
| ADMIN_UNIT_NAME | null |
| ADMIN_DEPT_NAME | Private |
| ADMIN_DEPT_CODE | PVT |
| ADMIN_ST | AK |
| Date_Processed | July 23, 2025 |
| Shape__Area | 2,591,935.4 |
| Shape__Length | 7,379.933 |

Agency Name: Private





▼ PIDN or Address 🔍

mile 45 richardson highway

45 Richardson Hwy

Valdez, AK 99686

61.2606111, -145.2837498

General Merchandise (Tangible...

See details or change product/service

Tax Rate

No Tax

Current

Overview

Question

Export

Tax Rate Details

Alaska

Sales Tax

No Tax

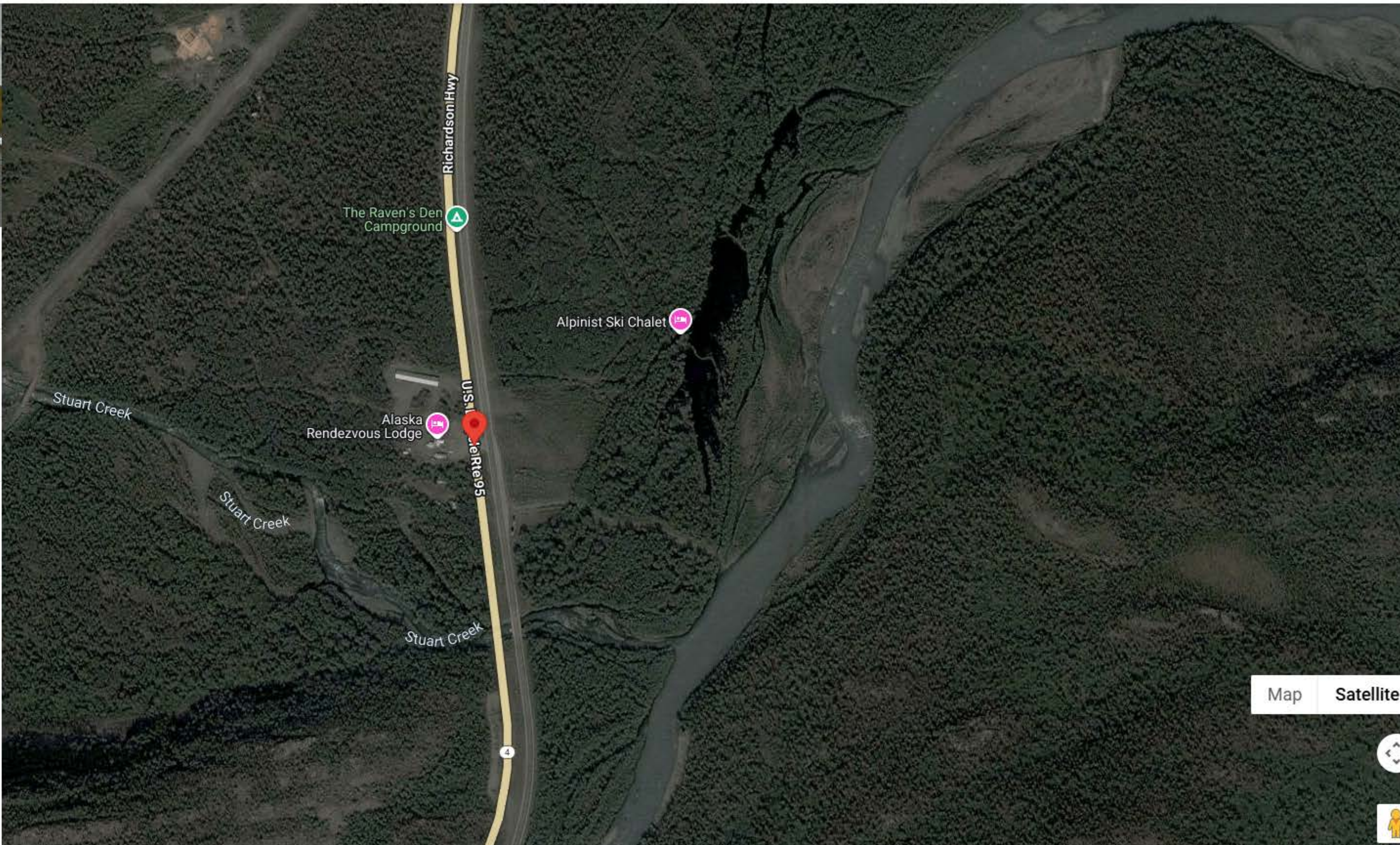
Copper River Census Area

Sales Tax

No Tax

Total Tax Rate:

No Tax





SITE PLAN LEGEND

- SITE STRUCTURES
- ROADWAYS : PAVED AND/OR GRAVEL
- PROPOSED NEW SEPTIC DRAIN FIELDS
- BRAIDED CREEK AT TIME OF SURVEY
- OBSERVED HIGH WATER AREA & PUBLIC WAY
- PROPERTY LINES
- 170' WELL SETBACK
- BUILDABLE AREA
- EXISTING ELECTRICAL

SITE PLAN NOTES

- A. OWNER / CONTRACTOR TO VERIFY IN FIELD BUILDING LINE AND DEVELOPMENT WIDE ORDINANCE SETBACKS ARE MET PRIOR TO BEGINNING WORK.
- B. OWNER / CONTRACTOR TO VERIFY EXISTING SITE, TOPOGRAPHICAL, AND GEOTECHNICAL CONDITIONS ARE SUITABLE FOR CONSTRUCTION PRIOR TO BEGINNING WORK. REFER TO STRUCTURAL SCHEDULES AND NOTES SHEET FOR SOIL COMPACTION, FOUNDATION, AND SLAB ON GRADE REQUIREMENTS.
- C. OWNER / CONTRACTOR TO VERIFY ON SITE UTILITY AND SEPTIC CONDITIONS AND CONNECTIONS PRIOR TO BEGINNING WORK.
- D. OWNER / CONTRACTOR TO VERIFY PRIMARY ROAD CONNECTIONS WITH THE LOCAL AUTHORITIES HAVING JURISDICTION.
- E. REFER TO CONSTRUCTION DOCUMENTS FOR EXTENTS OF FOUNDATION AND STRUCTURE DIMENSIONS AND DETAILING.
- F. REFER TO CONSTRUCTION DOCUMENTS FOR LEVEL 1 FLOOR ELEVATION AND RELATIVE, MINIMUM SITE GRADING OFFSET ELEVATIONS.
- G. CONTRACTOR TO PROVIDE POSITIVE DRAINING GRADE PERPENDICULAR TO THE FACE OF FOUNDATION, ALL SIDES OF STRUCTURE.

SETBACK NOTES

BASED ON COMMON SETBACKS FOUND THROUGHOUT ALASKA IN THE ABSENCE OF LOCAL REGULATIONS

| MINIMUM DISTANCE | FROM |
|------------------|--|
| 150' | RIGHT-OF-WAY (INCLUDING ACCESS EASEMENT)* |
| 10' | SIDE AND REAR LOT LINES |
| 75' | ANY WATER BODY OR WATERCOURSE |
| 100' | FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEM- FROM ANY WATER BODY OR WATERCOURSE |

NOTE: WELLS, SEPTIC TANKS, AND DRAIN FIELDS MAY NOT BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

KEYNOTE LEGEND - TEMPORARY DEVELOPMENT

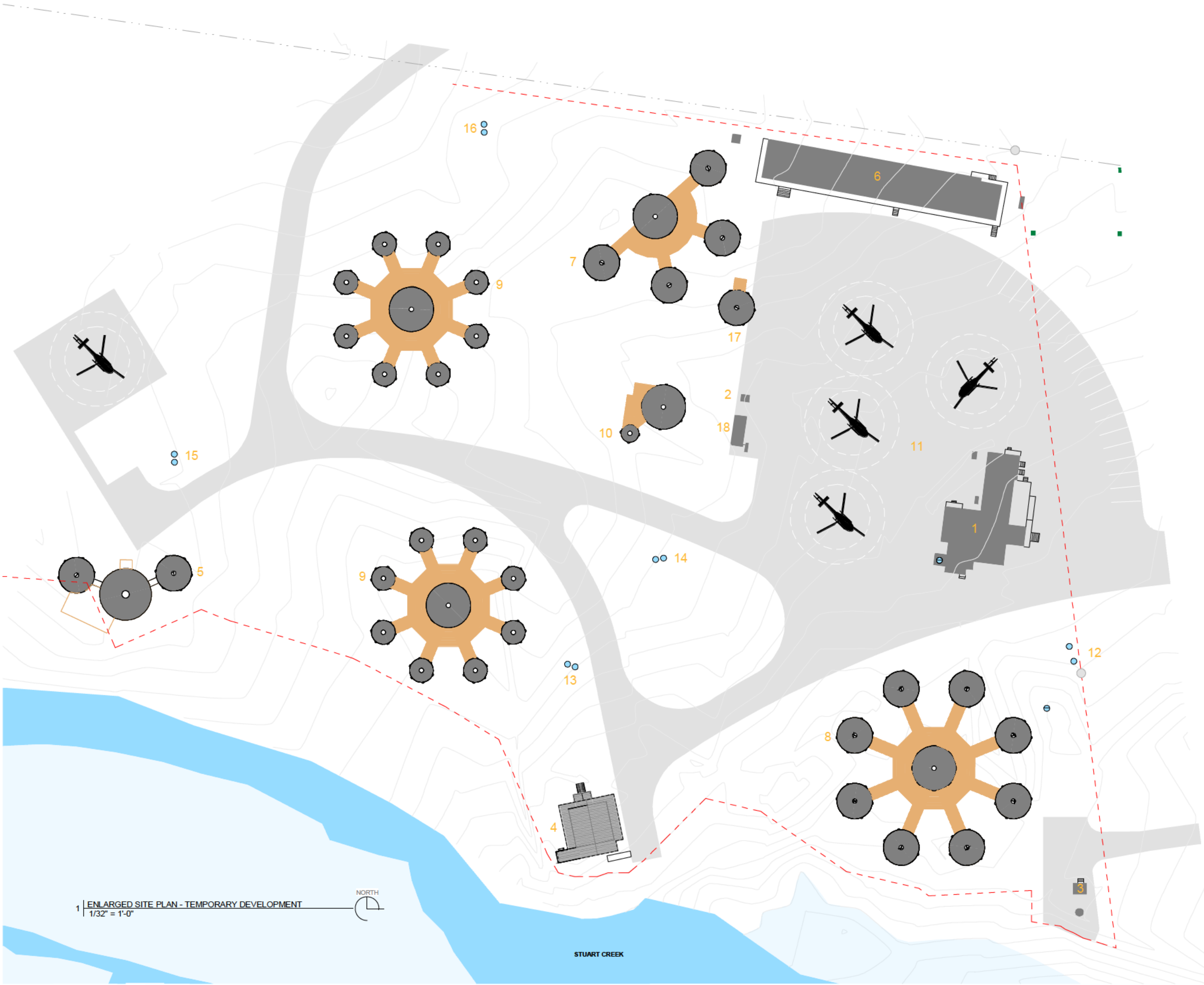
- 1. EXISTING LODGE BUILDING
- 2. RELOCATE EXISTING 300 GAL FUEL TANK
- 3. CELLULAR TOWER
- 4. RESTAURANT (EXIST CABIN)
- 5. NEW FRASER YURTS
- 6. STAFF BUNKHOUSE (EXIST MOTEL)
- 7. NEW STAFF YURTS
- 8. NEW PUBLIC GUEST YURT "SHIP"
- 9. NEW PRIVATE GUEST YURT "SHIP"
- 10. NEW SPA YURT "SHIP"
- 11. NEW HELI PAD
- 12. EXISTING LODGE DRAIN FIELD (TEMP REMAIN)
- 13. NEW RESTAURANT SEPTIC
- 14. NEW GUEST HOUSING SEPTIC
- 15. NEW FRASER YURT SEPTIC
- 16. NEW STAFF SEPTIC
- 17. NEW GUIDE & DISPATCH YURT
- 18. JET A FUEL TANK

OVERALL SITE PLAN - TEMPORARY DEVELOPMENT - OPTION A
1" = 60'-0"



SCHEMATIC DESIGN

INFORMATION PROVIDED OR IMPLIED IS NOT FINAL UNTIL SEALED AND SIGNED BY STATE REGISTERED PROFESSIONALS AND/OR DOCUMENTS MEET STATE AND LOCAL CODE REQUIREMENTS PER THE AUTHORITIES HAVING JURISDICTION.



SITE PLAN LEGEND

- SITE STRUCTURES
- ROADWAYS : PAVED AND/OR GRAVEL
- PROPOSED NEW SEPTIC DRAIN FIELDS
- BRAIDED CREEK AT TIME OF SURVEY
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- E. OWNER / CONTRACTOR TO VERIFY PRIMARY ROAD CONNECTIONS WITH THE LOCAL AUTHORITIES HAVING JURISDICTION. REFER TO CONSTRUCTION DOCUMENTS FOR LEVEL 1 FLOOR ELEVATION AND RELATIVE, MINIMUM SITE GRADING OFFSET ELEVATIONS.
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SETBACK NOTES

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| MINIMUM DISTANCE | FROM |
|------------------|--|
| 150' | RIGHT-OF-WAY (INCLUDING ACCESS EASEMENT)* |
| 10' | SIDE AND REAR LOT LINES |
| 75' | ANY WATER BODY OR WATERCOURSE |
| 100' | FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEM- FROM ANY WATER BODY OR WATERCOURSE |

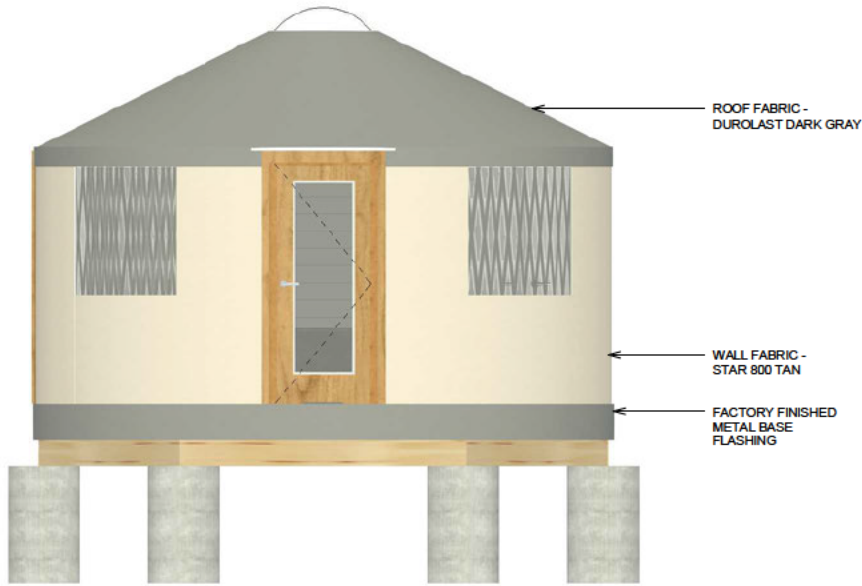
NOTE: WELLS, SEPTIC TANKS, AND DRAIN FIELDS MAY NOT BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY

KEYNOTE LEGEND - TEMPORARY DEVELOPMENT

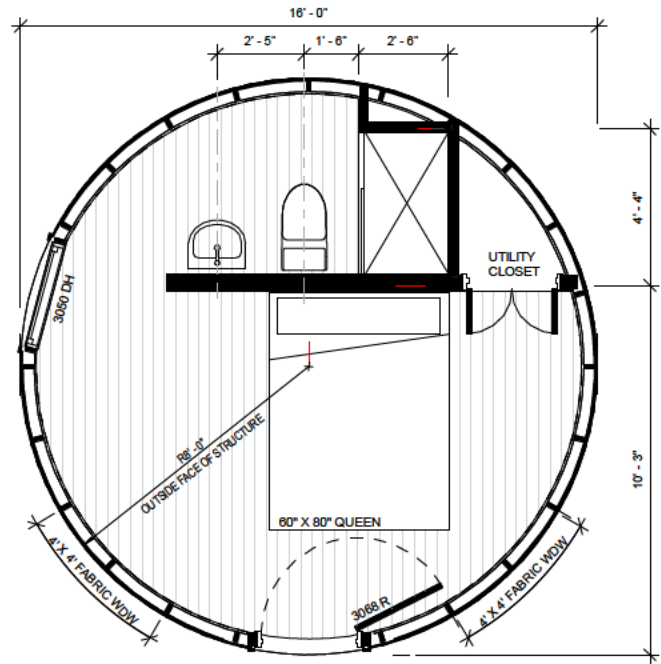
- 1. EXISTING LODGE BUILDING
- 2. RELOCATE EXISTING 300 GAL FUEL TANK
- 3. CELLULAR TOWER
- 4. RESTAURANT (EXIST CABIN)
- 5. NEW FRASER YURTS
- 6. STAFF BUNKHOUSE (EXIST MOTEL)
- 7. NEW STAFF YURTS
- 8. NEW PUBLIC GUEST YURT "SHIP"
- 9. NEW PRIVATE GUEST YURT "SHIP"
- 10. NEW SPA YURT "SHIP"
- 11. NEW HELI PAD
- 12. EXISTING LODGE DRAIN FIELD (TEMP REMAIN)
- 13. NEW RESTAURANT SEPTIC
- 14. NEW GUEST HOUSING SEPTIC
- 15. NEW FRASER YURT SEPTIC
- 16. NEW STAFF SEPTIC
- 17. NEW GUIDE & DISPATCH YURT
- 18. JET A FUEL TANK

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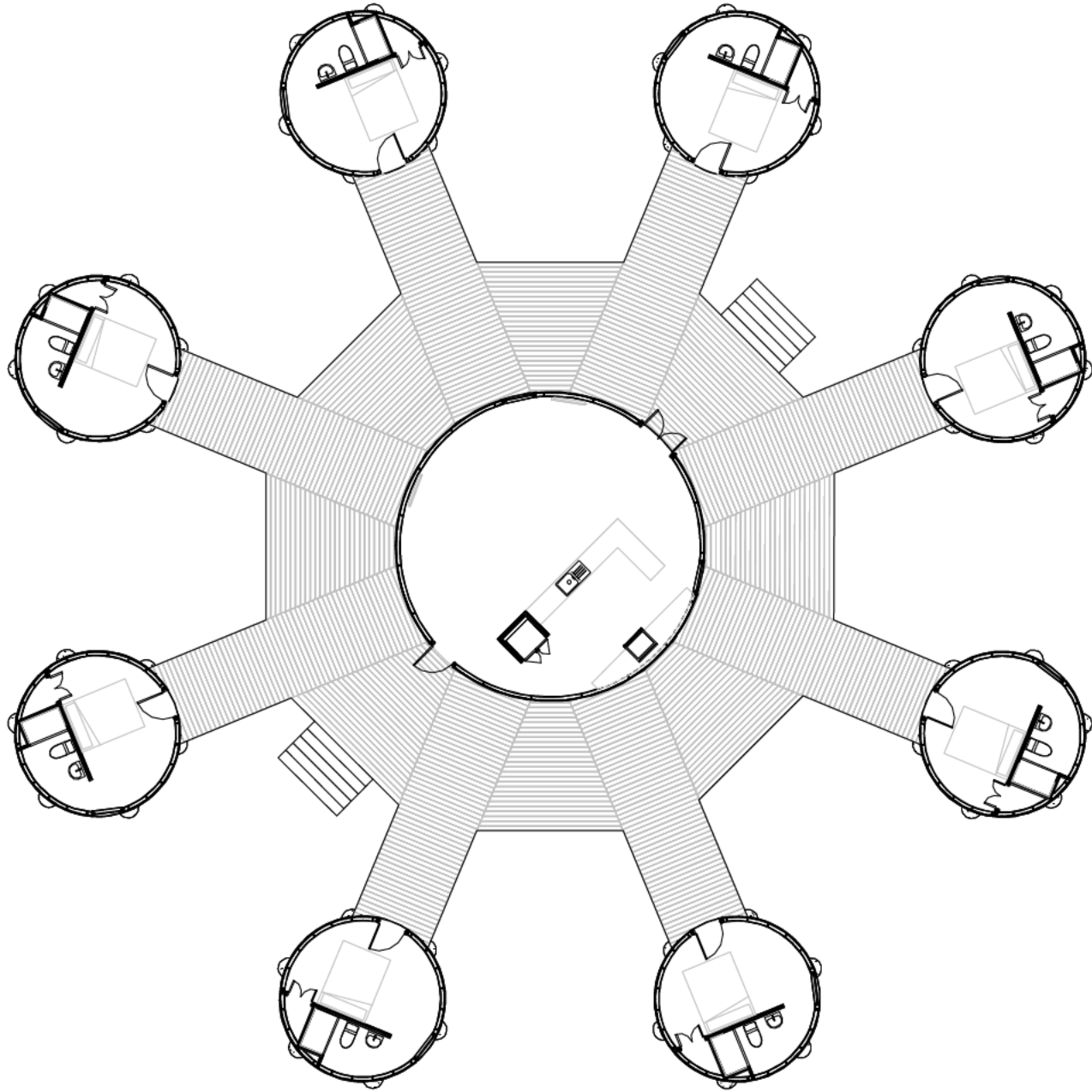
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3 | FRONT ELEVATION - 16 FOOT YURT - PRIVATE GUEST SHIP
3/8" = 1'-0"



2 | FLOOR PLAN - TYPICAL 16 FOOT YURT
3/8" = 1'-0"



1 | TYPICAL PRIVATE GUEST SHIP
1/8" = 1'-0"

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ALASKA RENDEZVOUS LODGE

TY - PRIVATE
GUEST ROOM SHIP

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ALASKA RENDEZVOUS LODGE

MILE 45.5 / RICHARDSON HWY / VALDEZ / AK / 99686

TY - PRIVATE
GUEST LIVING YURT

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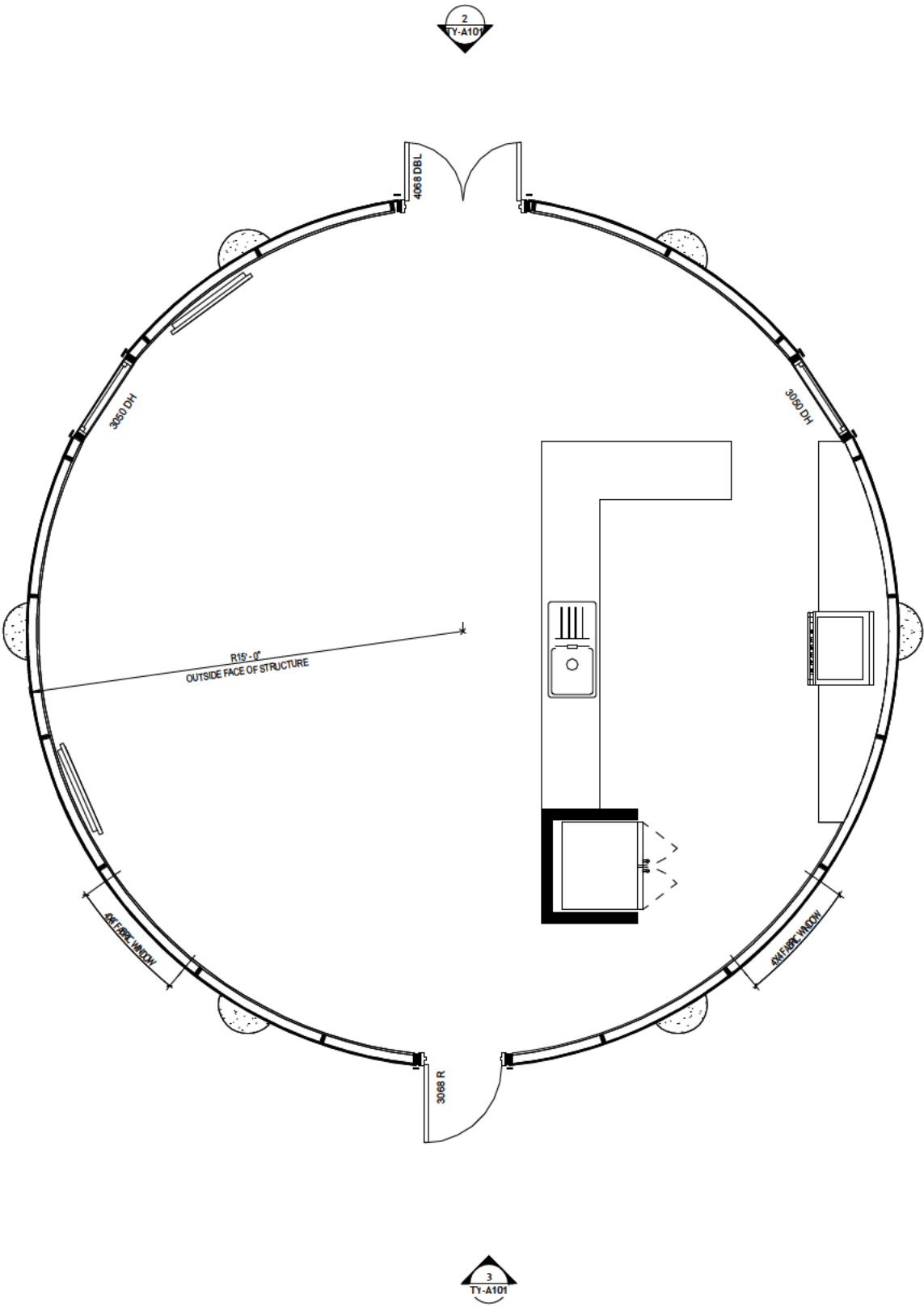
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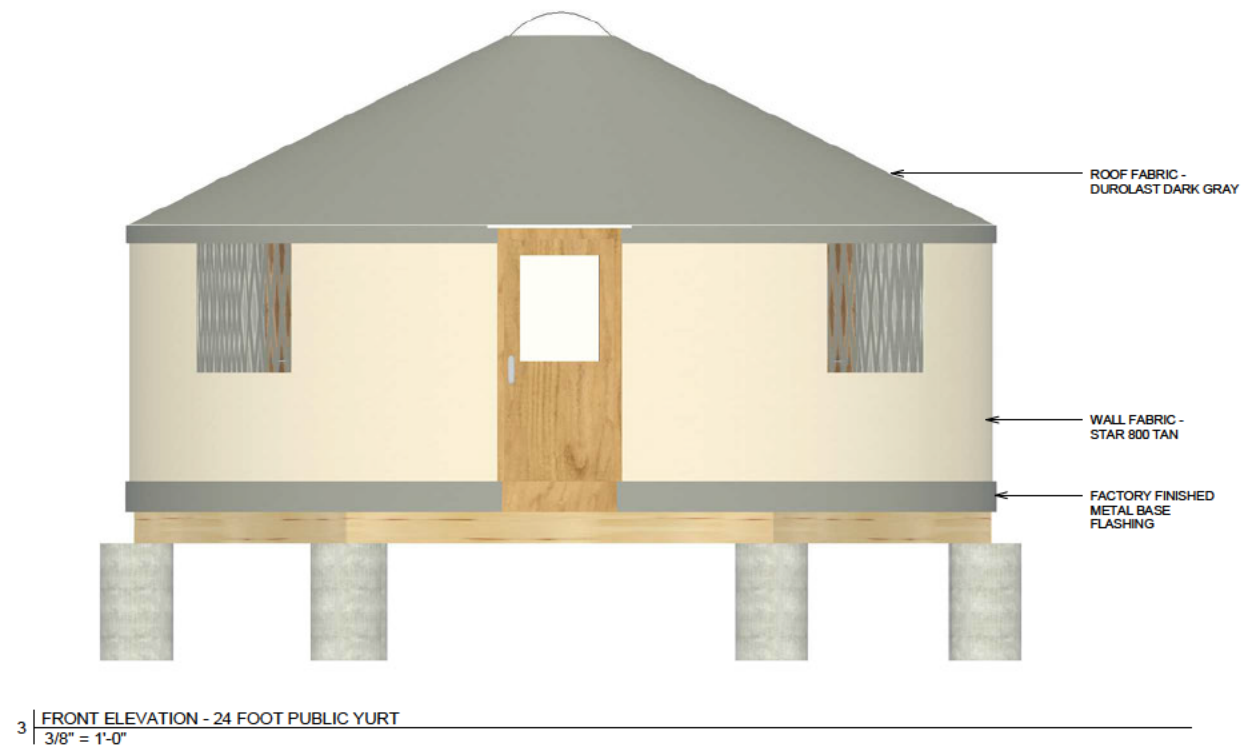
3 | BACK ELEVATION - 30 FOOT PRIVATE LIVING YURT - TYPICAL
3/8" = 1'-0"



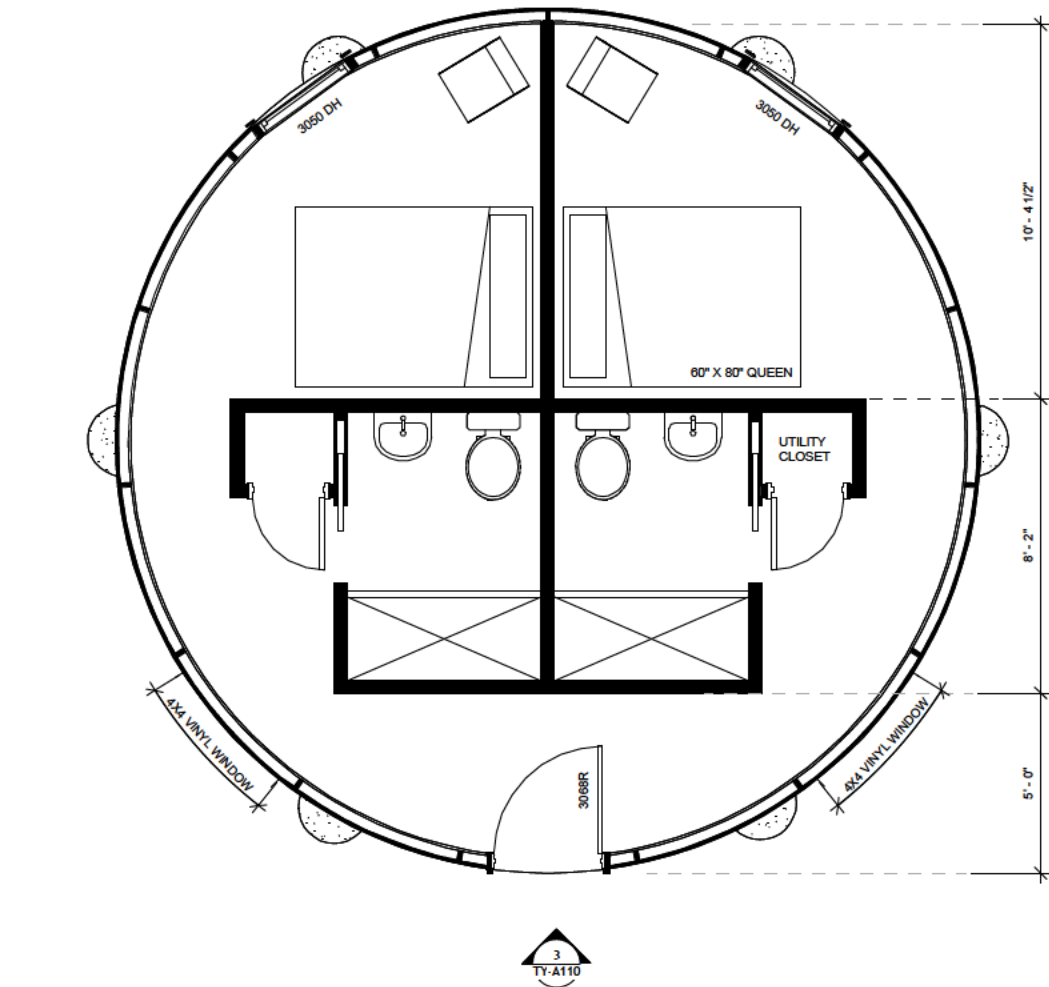
2 | FRONT ELEVATION - 30 FOOT PRIVATE LIVING YURT - TYPICAL
3/8" = 1'-0"



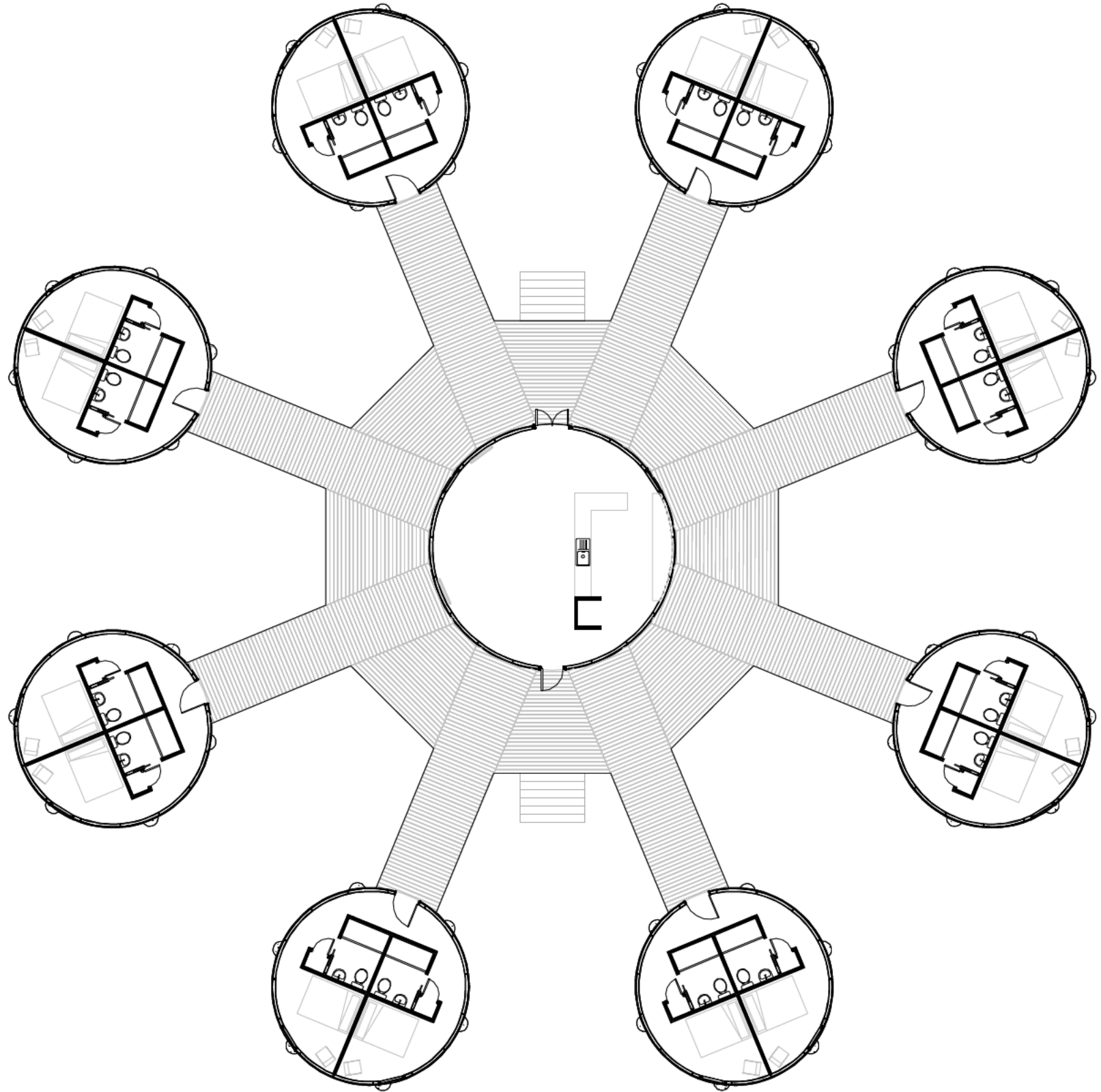
1 | FLOOR PLAN - 30 FOOT YURT - PRIVATE GUEST SHIP
3/8" = 1'-0"



3 | FRONT ELEVATION - 24 FOOT PUBLIC YURT
3/8" = 1'-0"



2 | FLOOR PLAN - 24 FOOT YURT - PUBLIC GUEST ROOMS
3/8" = 1'-0"



1 | PUBLIC GUEST SHIP
1/8" = 1'-0"

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MILE 45.5 / RICHARDSON HWY / VALDEZ / AK / 99698

TY - PUBLIC GUEST
ROOM SHIP

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MILE 45.5 / RICHARDSON HWY / VALDEZ / AK / 99686

TY - PUBLIC GUEST
LIVING YURT

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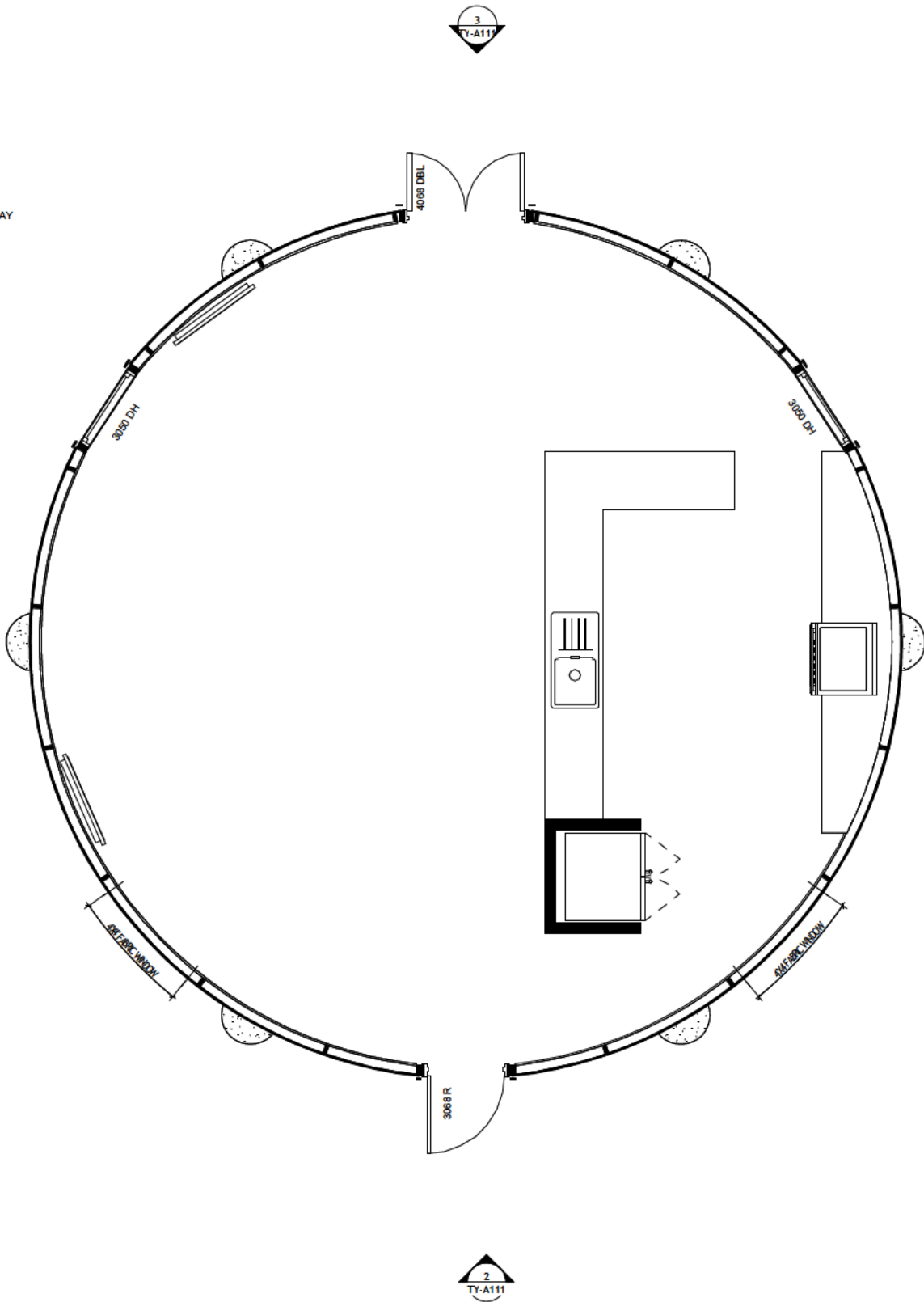
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2 | BACK ELEVATION - 30 FOOT YURT - PUBLIC GUEST SHIP
3/8" = 1'-0"



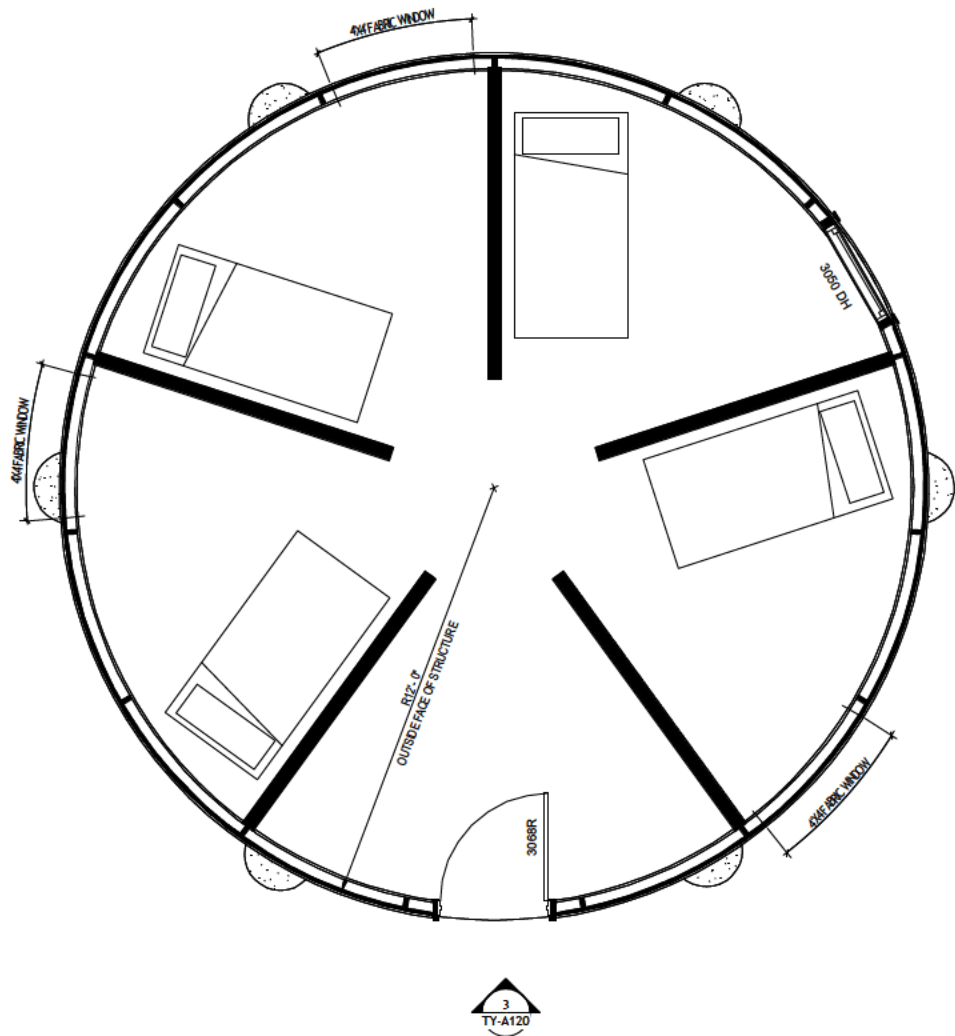
3 | FRONT ELEVATION - 30 FOOT YURT - PUBLIC GUEST SHIP
3/8" = 1'-0"



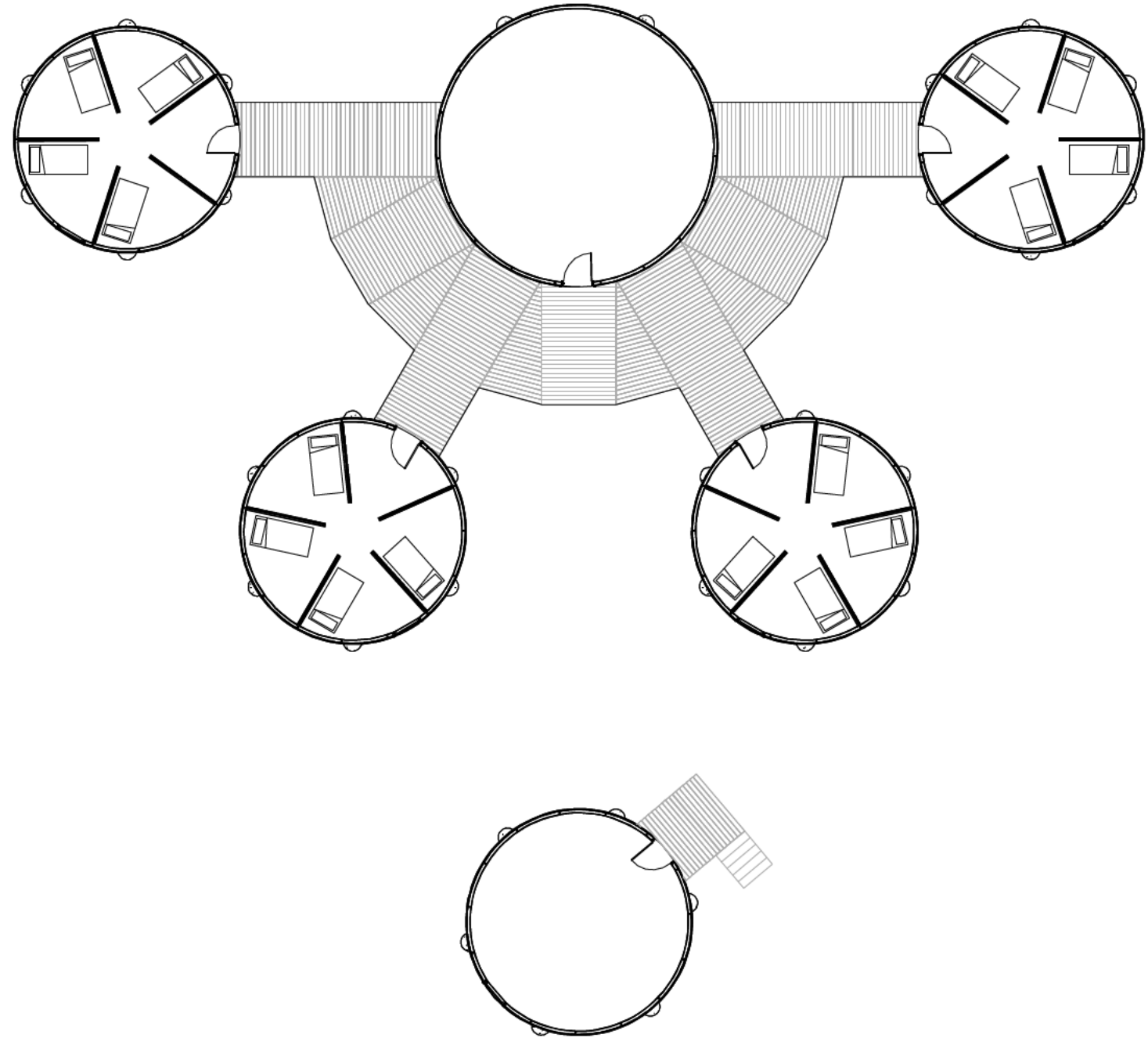
1 | FLOOR PLAN - 30 FOOT YURT - PUBLIC GUEST SHIP
3/8" = 1'-0"



3 | FRONT ELEVATION - 24 FOOT YURT - TYPICAL STAFF HOUSING
3/8" = 1'-0"



2 | FLOOR PLAN - 24 FOOT YURT - STAFF HOUSING
3/8" = 1'-0"



1 | STAFF HOUSING SHIP & DISPATCH YURTS
1/8" = 1'-0"

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TY - STAFF HOUSING SHIP

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TY - STAFF LIVING
YURT

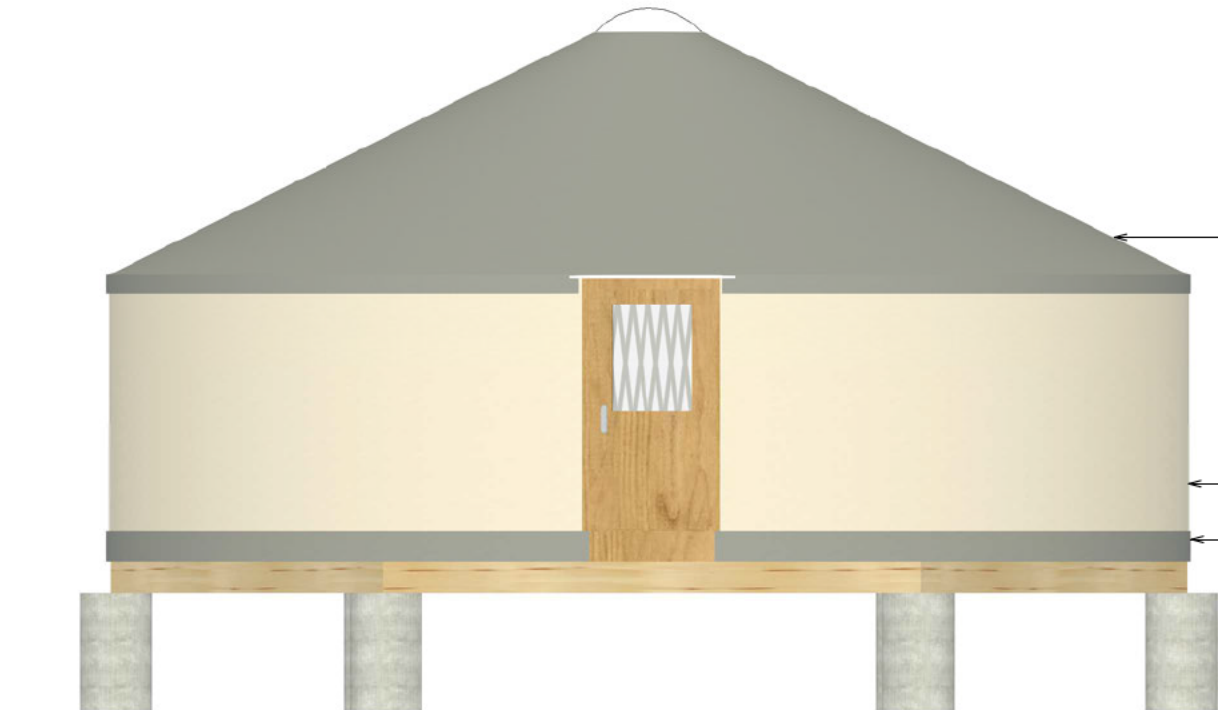
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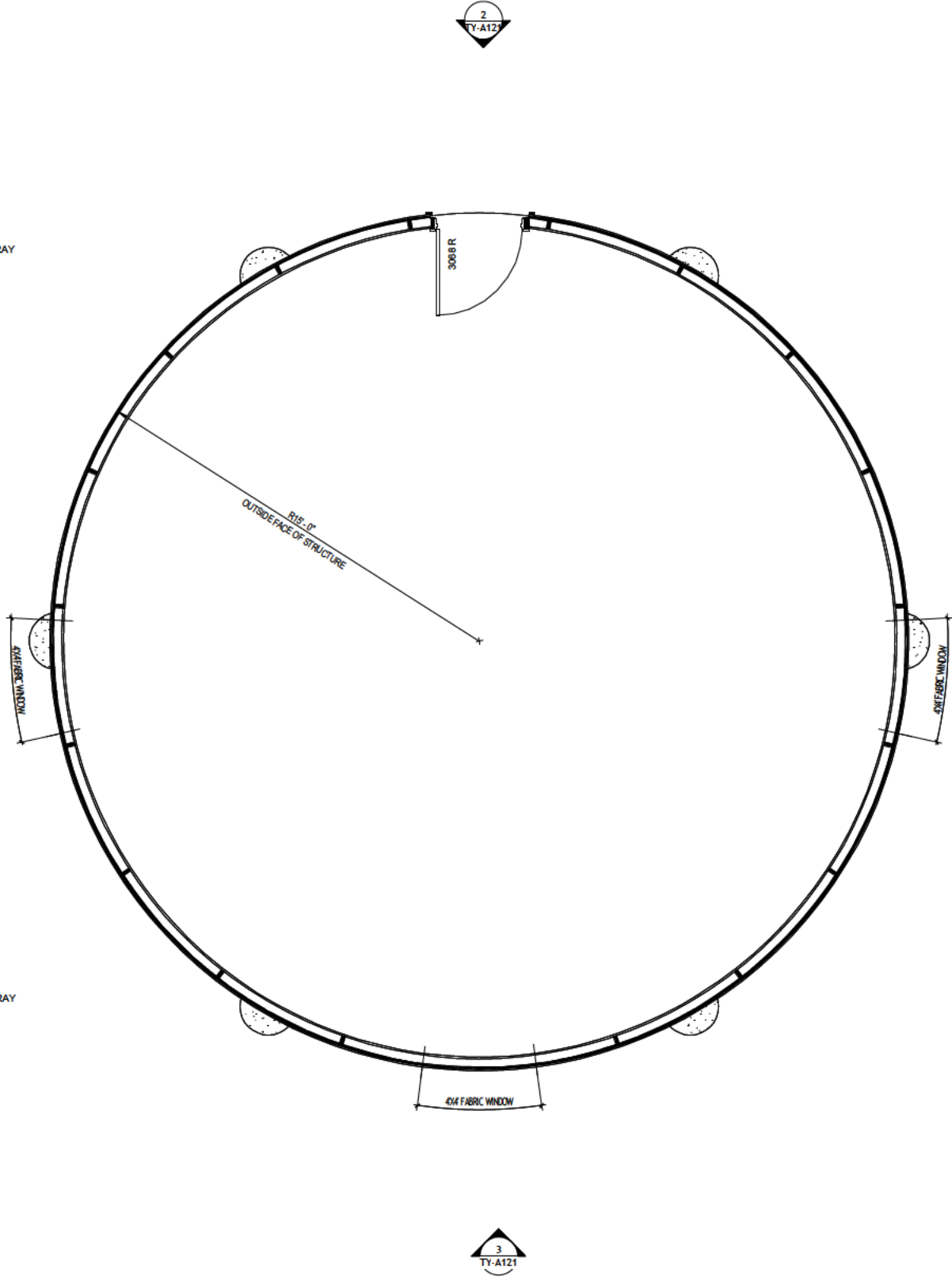
REVISIONS:



3 | BACK ELEVATION - 30 FOOT YURT - STAFF HOUSING - SHIP
3/8" = 1'-0"



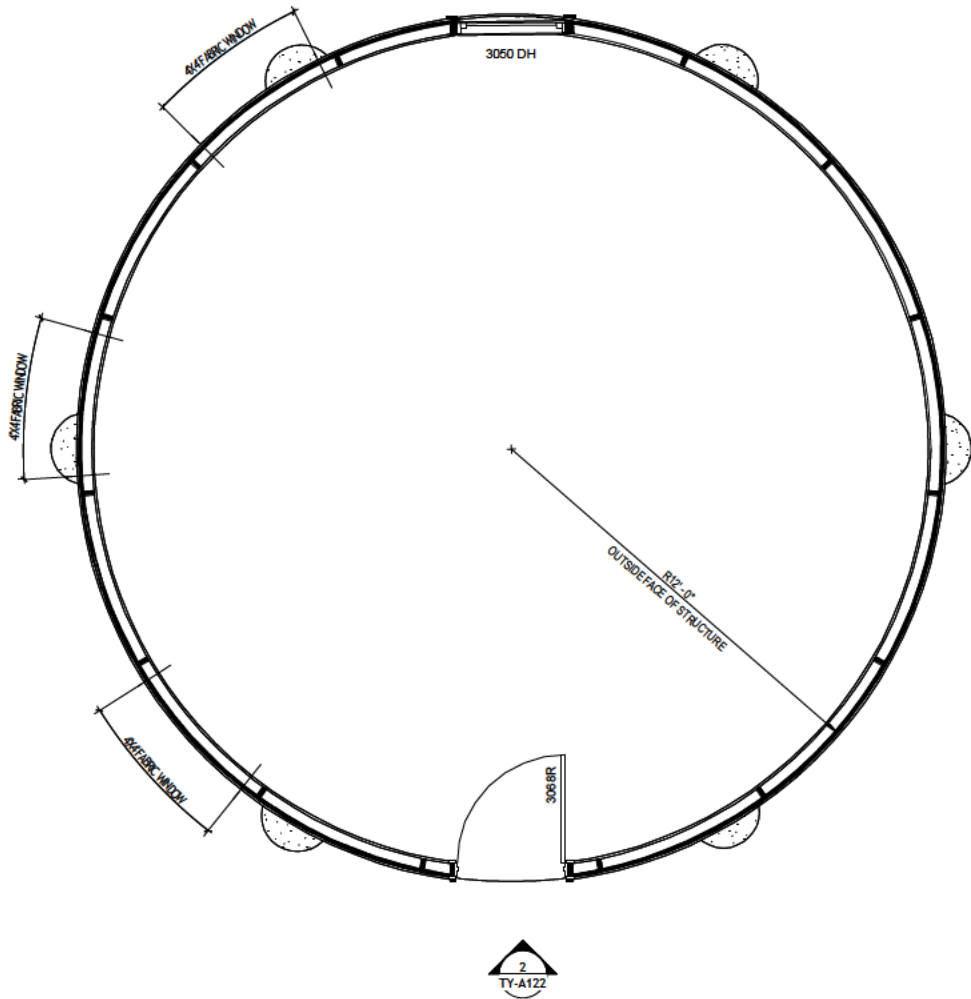
2 | FRONT ELEVATION - 30 FOOT YURT - STAFF HOUSING SHIP
3/8" = 1'-0"



1 | FLOOR PLAN - 30 FOOT YURT - STAFF HOUSING SHIP
3/8" = 1'-0"



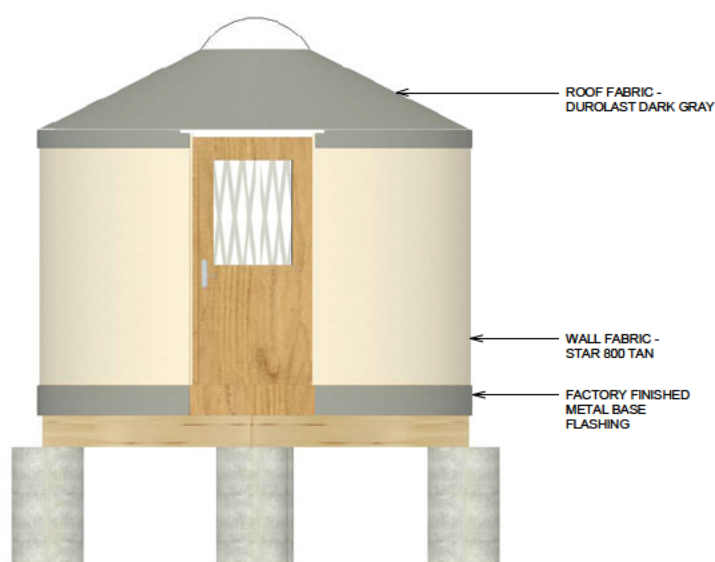
2 | FRONT ELEVATION - 24 FOOT DISPATCH YURT
3/8" = 1'-0"



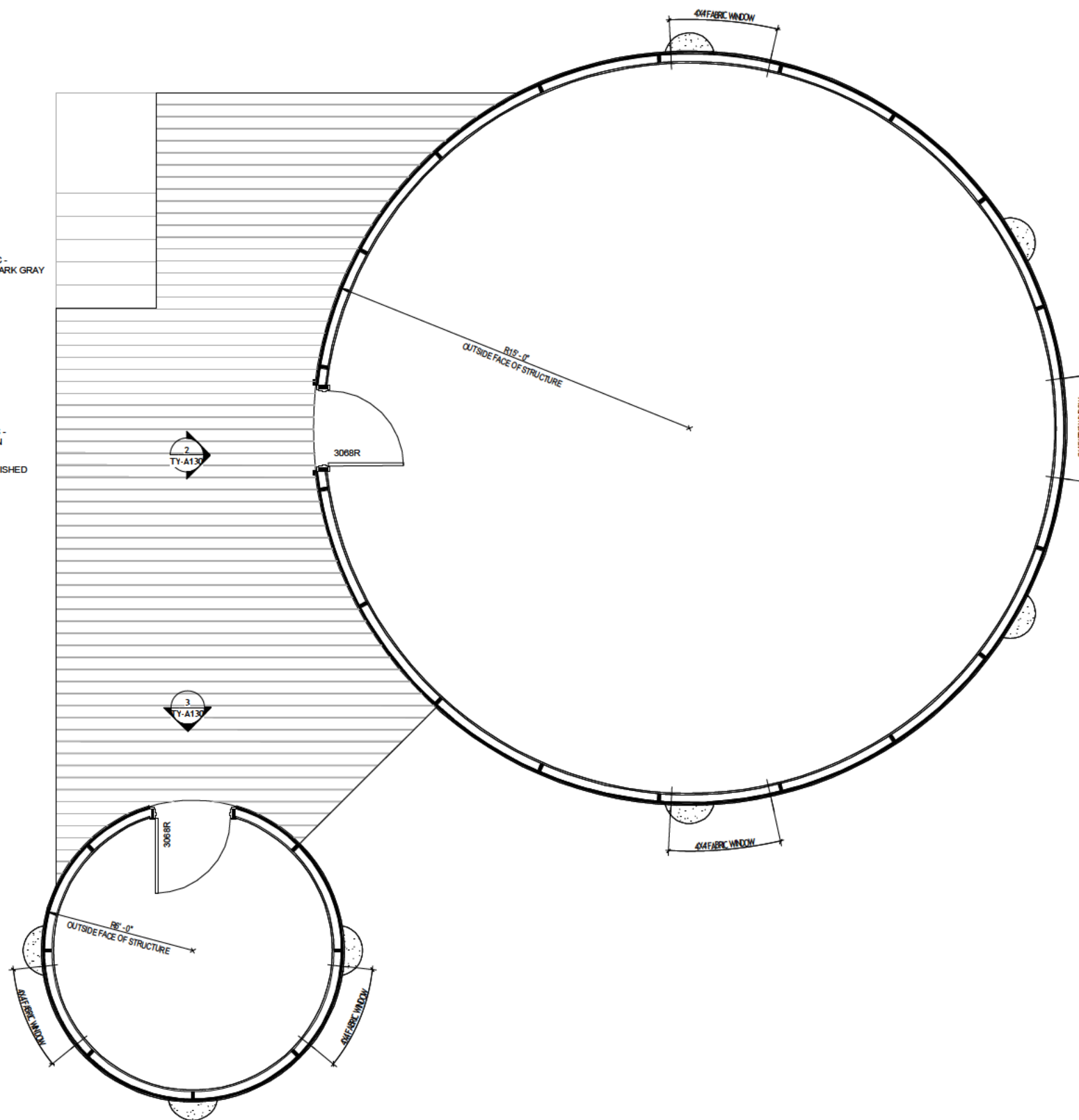
1 | FLOOR PLAN - 24 FOOT YURT - DISPATCH
3/8" = 1'-0"



2 | FRONT ELEVATION - 30 FOOT YURT - GYM
3/8" = 1'-0"



3 | FRONT ELEVATION - 12 FOOT - SPA YURT
3/8" = 1'-0"



1 | SPA & GYM SHIP
3/8" = 1'-0"

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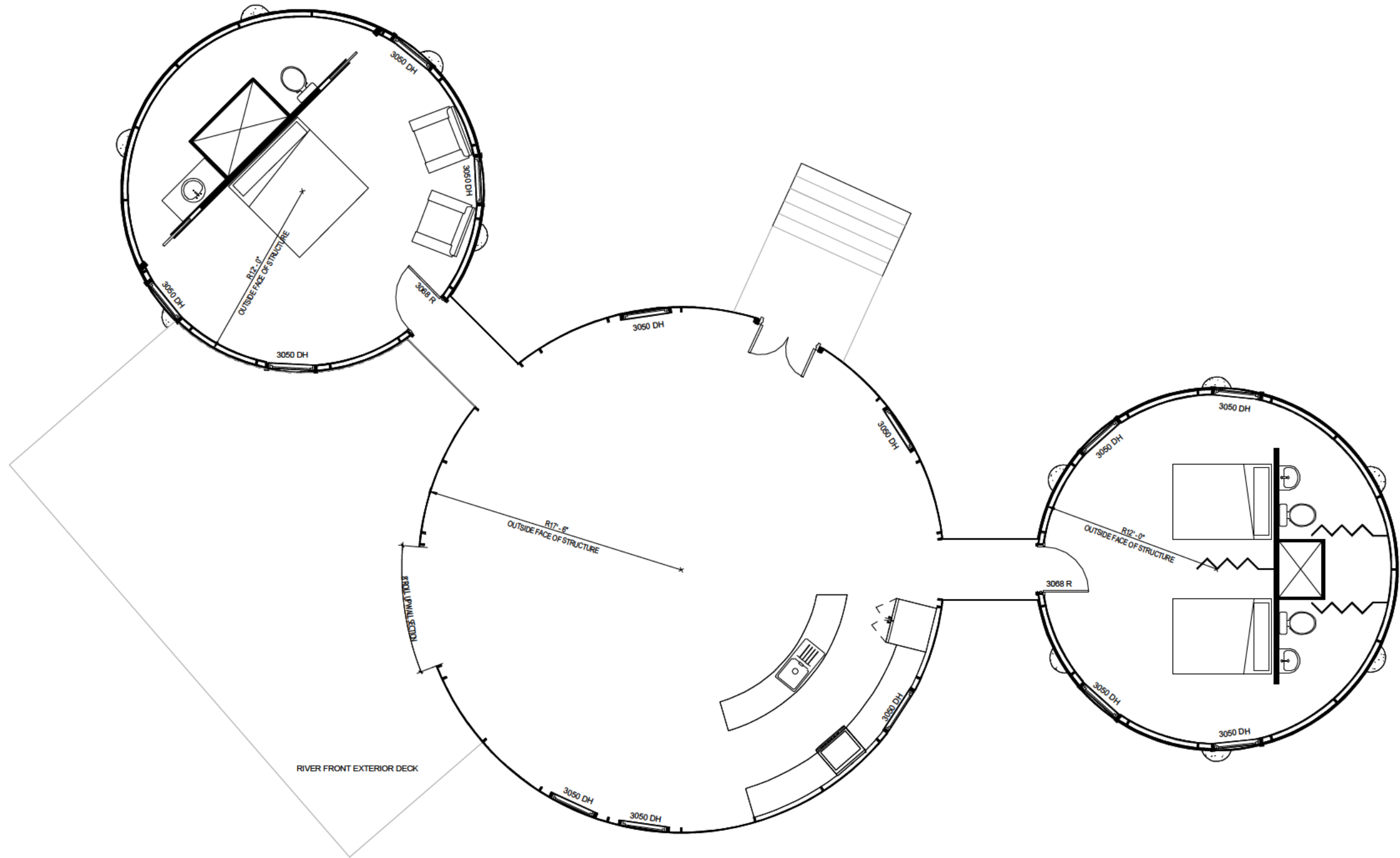
TY - GYM & SPA

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1 | FLOOR PLAN - FRASER RESIDENCE
1/4" = 1'-0"

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TY - FRASER SHIP

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Our personnel and practices that will be used to prevent the transfer of alcohol across the premises boundary and especially the access of alcohol by a minor includes. All bar staff, as well as all lodging staff are TAPS trained. The entire property is looked over and managed, at all times, by the lodge and property managers, as well my maintenance team, who are all TAPS trained. all bar staff and kitchen staff. Only our staff and ski guests have access to the rest of the property. The rest of the property is guest housing and staff housing. All underage guests are already known about weeks in advance, and our staff is all updated on incoming guests and ages of any minors coming to ski. Guests will be informed of the areas they are allowed drink, and specifically where they are not allowed.