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

TO: Alcoholic Beverage Control Board

DATE: October 2, 2026

FROM: Kyle Helie, Licensing Examiner II

RE: Competing Application #60644 Highliner Coffee

Our office received competing applications under **3 AAC 305.100(c)**

- 60511 Harbor Mountain Brewing Company
- 60644 Highliner Coffee

These competing applications were tabled during the August 2026 Special meeting.

The City & Borough of Sitka approved of this new license application 9/23/2026. This application has no outstanding delegations.

Statutory & Regulatory Authority:

AS 04.11.320. Denial of new licenses and permits.

(a) An application requesting issuance of a new license or endorsement shall be denied if

(1) the board finds, after review of all relevant information, that issuance of the license or endorsement would not be in the best interests of the public;

(2) issuance of the license is prohibited by AS 04.11.410, relating to location of premises near churches and schools;

(3) the application has not been completed in accordance with AS 04.11.260;

(4) issuance of the license or endorsement would violate the restrictions pertaining to the particular license or endorsement imposed under this title;

(5) issuance of the license is prohibited under this title as a result of an election conducted under AS 04.11.507;

(6) the requirements of AS 04.11.420 — 04.11.450 relating to zoning, ownership and location of the license, and the identity and financing of a licensee have not been met or the requirements of AS 04.11.430(b) relating to location of the endorsement have not been met;

(7) issuance of the license is prohibited under AS 04.11.400(a) or prohibition of issuance of the license is found necessary under AS 04.11.400(b);

(8) the application contains false statements of material fact;

(9) the license is sought for the sale of alcoholic beverages in a first or second class city where there are no licensed premises at the time of application unless a majority of the voters have voted not to approve a local option to restrict or prohibit the sale of alcoholic beverages under AS 04.11.491, have voted to approve a local option to allow the type of premises under AS 04.11.491(a)(2) or (3), or have voted to remove a restriction or prohibition on the sale of alcoholic beverages under AS 04.11.495; or

(10) the license is sought for the sale of alcoholic beverages in an established village where there are no licensed premises at the time of application unless a majority of the voters have voted not to approve a local option to restrict or prohibit the sale of alcoholic beverages under AS 04.11.491, have voted to approve a local option to allow the type of premises under AS 04.11.491(b)(2), or have voted to remove a restriction or prohibition on the sale of alcoholic beverages under AS 04.11.495.

AS 04.11.400. Population limitations. (a)(2)(A)

Except as provided in (f), (i), and (k) of this section and AS 04.11.405, a new license may not be issued…a unified municipality if, after the issuance…, there would be inside…the unified municipality more than… one restaurant or eating place license for each 1,500 population or fraction of that population

3 AAC 305.100. Procedure for mutually exclusive and competing applications. (a) If the board receives an application for a license that requires denial because it would exceed the amount of licenses available for that license type under AS 04.11.400(a), the application will be considered "mutually exclusive."

(b) The board will consider, and grant or deny, mutually exclusive applications in the order in which they are received. However, all "competing applications," as defined under (c) of this section, will be treated as if they were received at the same time, and will be considered together.

(c) For the purpose of this section, competing applications are those mutually exclusive applications for licenses, with or without an endorsement, that

(1) inside a unified municipality,… (B) are for the last available license… and are received during the 30-day period beginning on the date the board received the first application for the license.

3 AAC 305.105. Selection among mutually exclusive and competing applications. (a) Within an incorporated city, organized borough, or unified municipality, all competing applications, as defined in 3 AAC 305.100(c) will be considered together by the board under this section.

(b) If affiliates, or persons who are related by birth or marriage, have filed competing applications for premises at a single location, the board will deny all but one of those applications.

(c) The board will deny any competing applications which are required to be denied under AS 04.11.320, 04.11.340, 04.11.480, or 3 AAC 305.110.

(d) If the denial of one or more competing applications under (b) or (c) of this section makes any other competing applications no longer mutually exclusive, the board will approve the applications that are no longer mutually exclusive.

(e) If competing applications remain after the board takes action under (b), (c), or (d) of this section, the board may grant any applications the board considers to be most in the public interest. In determining the public interest, the board may consider factors including

(1) the safety, suitability, and proximity of the proposed premises to other licensed premises;

(2) the size of the proposed premises;

(3) community amenities associated with the premises including entertainment, dining facilities, and tourist accommodations; and

(4) preferences or priorities expressed by the local governing body.

(f) If competing applications remain after the board takes action under (b), (c), (d), or (e) of this section, the board may conduct a drawing to determine which remaining competing applications to approve.

(g) A competing application not granted under this section will be denied without prejudice to future application.

(h) A license, with or without an endorsement, granted under this section will be issued after the time within which unsuccessful competing applicants may appeal the denial of their applications, and after all statutory requirements are met by the successful applicant.

Attachments:

- Memo
- City & Borough of Sitka's approval of the competing application sent 9/23/2026.
- Application Summary for New REPL application.
- Premises Diagrams
- Security Plan
- Menu and Food Specials
- DEC Food Service Permit
- Publisher's Affidavit
- AB-07 *Public Notice Posting Affidavit* from corrected re-posting of application
- Articles of Incorporation
- Certificate of Incorporation
- CBPL entity page
- Business License
- Lease

From: Sara Peterson <sara.peterson@cityofsitka.org>
Sent: Wednesday, September 23, 2026 5:26 PM
To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Cc: highlinercoffeeco@gmail.com
Subject: FW: Complete New Competing License Application LIC##60644 Highliner Coffee

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,

The City and Borough of Sitka Assembly approved this **competing** application for a new liquor license at their September 22 meeting. There were no preferences or priorities expressed by the local governing body.

Thank you,
Sara

Sara Peterson
Municipal Clerk, MMC
City and Borough of Sitka

Phone: 907-747-1811
Fax: 907-747-7403
Web: www.cityofsitka.com

100 Lincoln Street
Sitka, AK 99835

***S**ervice **I**ntegrity **T**eamwork **K**indness **A**ccountability*

Messages to and from this email address may be available to the public under the Alaska Public Records Law.

Document reference ID : 7507

Licensing Application Summary

Application ID:	7507
Applicant Name:	Highliner Coffee Co
License Type applied for:	Restaurant Eating Place License (REPL) (AS 04.09.210)
Application Status:	In Review
Application Submitted On:	02/17/2026 01:26 PM AKST

Entity Information

Business Structure:	Corporation
FEIN/SSN Number:	[redacted]
Alaska Entity Number (CBPL):	73567D
Alaska Entity Formed Date:	06/21/2001
Home State:	AK

Entity Contact Information

Name	Phone	Email	Relation
Justin Peeler	907-340-6106	HighlinerCoffeeCo@gmail.com	Designated Licensee
Mailing Address:	4120 Halibut Point Rd, Sitka, AK, 99835, USA		

Tell Us About You

Authority Type:	I am authorized user by the designated licensee with binding authority
Prefix:	Mr
Legal First Name:	Justin
Legal Last Name:	Peeler
Email Address:	justinpeeler79@gmail.com
Phone Number:	907-340-6106

Additional Authorized Users

Legal Name	Relation with Applicant
Sherri Blankenship	Family Member

Registered Agent Information

Name	Baxter Bruce & Sullivan P.C.
Agent's Phone Number	907-789-3166
Agent's Email	gsassoon@bbslawyer.com
Address	Po Box 32819, Juneau, AK, 99803, USA
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?	Yes

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Highliner Coffee Co	Justin Peeler	President, Secretary, Stockholder/Shareholder, Treasurer	100

Premises Address

Address:	327 Seward St STE 5, Sitka, AK, 99835-7568, USA
Does the proposed site include a valid street address?	Yes

Basic Business information

Business/Trade Name:	Highliner Coffee
What is your primary business at this location?	Restaurant

Premises Contact Details

Contact Person Name	Justin William Peeler
Business Phone Number	907-747-4924
Alternate Phone Number	907-340-6106
Email Address	highlinercoffeeco@gmail.com

Local Government and Community Council Details

City/Municipality	Sitka (City and Borough of)

Property Ownership

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

No

Property Utilization Status

An Existing Facility

Are you operating under?

Lease

Add Copy of Lease\Sublease document

Lease Highliner.pdf

Premises Diagram

Will the license or permit embrace the entire premises address?

No

Premises Diagram

- Premises diagram AB-02.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)	Yes

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 cafe or outside seating. Employed minors will only be allowed to work in cafe, kitchen, office, and warehouse. All areas will have video surveillance.

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.

Employee Age Restrictions • Only employees 21 years of age or older will be permitted to: • Access the alcohol storage room • Pour, mix, or draw alcoholic beverages • Bartend or dispense alcohol • Employees who are 18 to 20 years of age may: • Take alcoholic beverage orders • Deliver alcoholic beverages to customers • Only after the beverage has been poured or prepared by an employee 21 years of age or older • No employee under the age of 18 will be permitted to serve or handle alcoholic beverages. 2. Alcohol Storage and Access Control • All alcoholic beverages will be stored in a secured, locked storage room. • Access to the storage area will be restricted to employees 21

years of age or older only. • Customers will not have access to any alcohol storage areas at any time. □ 3. Identification and Age Verification Procedures • All customers will be required to present valid government-issued photo identification prior to the sale or service of alcohol. • Identification will be checked at the time drink orders are taken. • Acceptable identification will include: • Valid driver's license • State ID • Military ID • Passport • No alcoholic beverages will be served without proper age verification confirming the customer is 21 years of age or older. □ 4. Staff Training and Compliance • All employees will receive training regarding Alaska alcohol laws, including prevention of service to minors. • Management will monitor compliance and enforce disciplinary action for violations of alcohol service policies.

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.	DEC Permit.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:	Counter Service

Restaurant Declaration

Please upload the finalized or expected Food and Alcohol Menu.	highliner_clean_menu_v4.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 desigation 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	05:30 AM - 08:00 PM
Monday	05:30 AM - 08:00 PM
Tuesday	05:30 AM - 08:00 PM
Wednesday	05:30 AM - 08:00 PM
Thursday	05:30 AM - 08:00 PM
Friday	05:30 AM - 08:00 PM
Saturday	05:30 AM - 08:00 PM

Other Licenses Involvement

Does any representative or owner named 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?

No

Individual Certification and 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)	Market Center Groceries, 210 Baranof St, Sitka, AK 99835
What was the first day you posted your application?	01/30/2026
If the newspaper advertisement was published did you advertise once a week for three consecutive weeks or if by radio twice week for three successive weeks?	Yes
What was the final date your advertisement was published/broadcasted?	12/30/2025

Newspaper/Publishers Affidavit

AB-07 and Publisher's Affidavit - Highliner Coffee Co..pdf

Upload Paper form Application

Highliner Coffee - New REPL Application.pdf

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.

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 : Justin Peeler on 02/15/2026 08:19 PM AKST

Payment Info

Payment Type : CC

Payment Id: d9dd4002-cb1b-4db8-ad25-4d3c0f724d7b

Receipt Number: 101276883

Payment Date: 02/17/2026 01:37 PM AKST

Documents

#	File Name	Type	Added On
1	Lease Highliner.pdf	License Lease\Sublease document	02/15/2026 06:10 PM AKST
2	Premises diagram AB-02.pdf	License Location Diagram Document	02/15/2026 06:12 PM AKST
3	DEC Permit.pdf	LicenseRestaurantDetailFoodServicePermitDocument	02/15/2026 07:10 PM AKST
4	highliner_clean_menu_v4.pdf	LicenseRestaurantDeclarationFoodAlcoMenuDocument	02/15/2026 08:11 PM AKST
5	AB-07 and Publisher's Affidavit - Highliner Coffee Co..pdf	Publishers Affidavit	02/17/2026 01:31 PM AKST
6	Highliner Coffee - New REPL Application.pdf	License Paper Form Application Document	02/17/2026 01:31 PM AKST

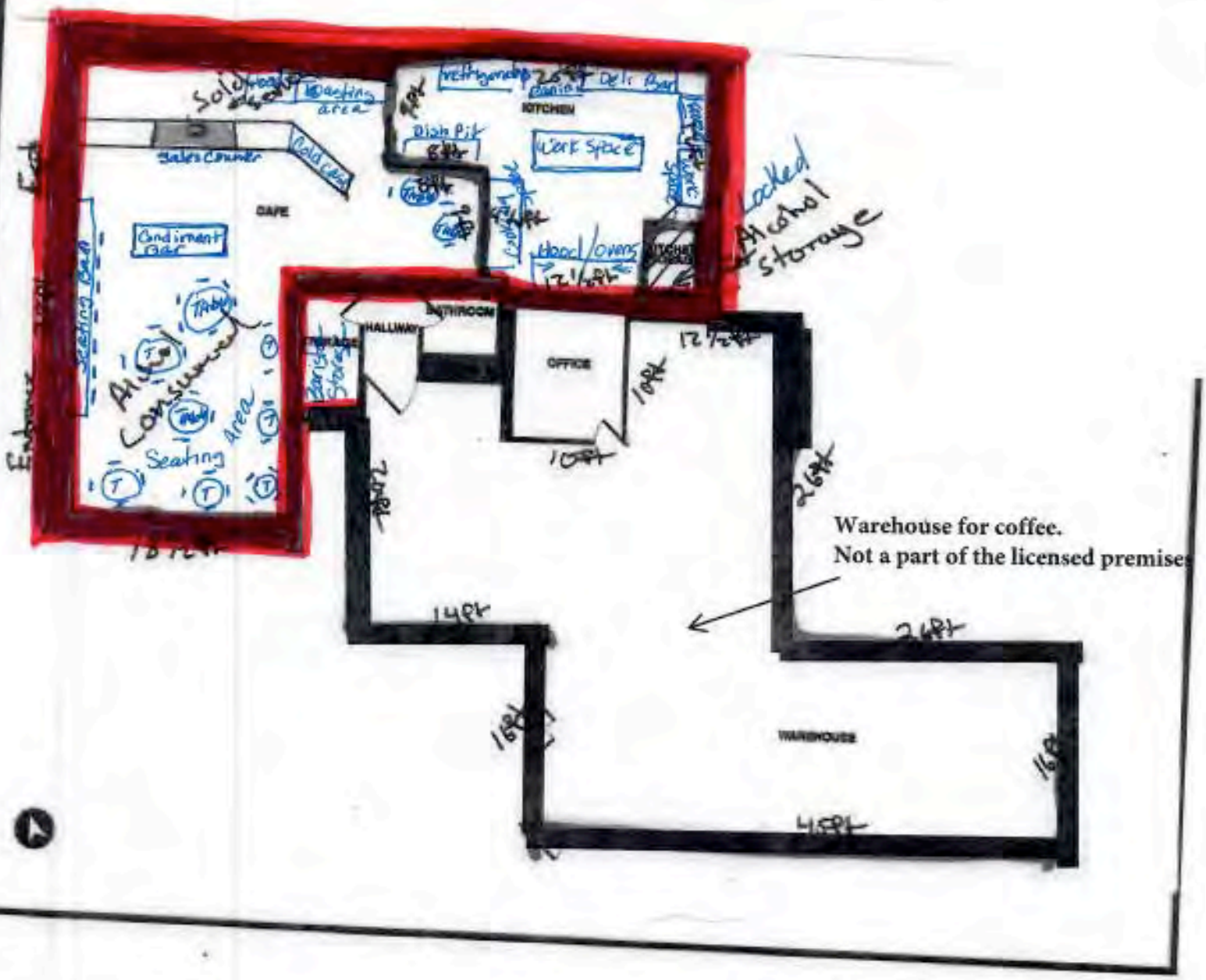
Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

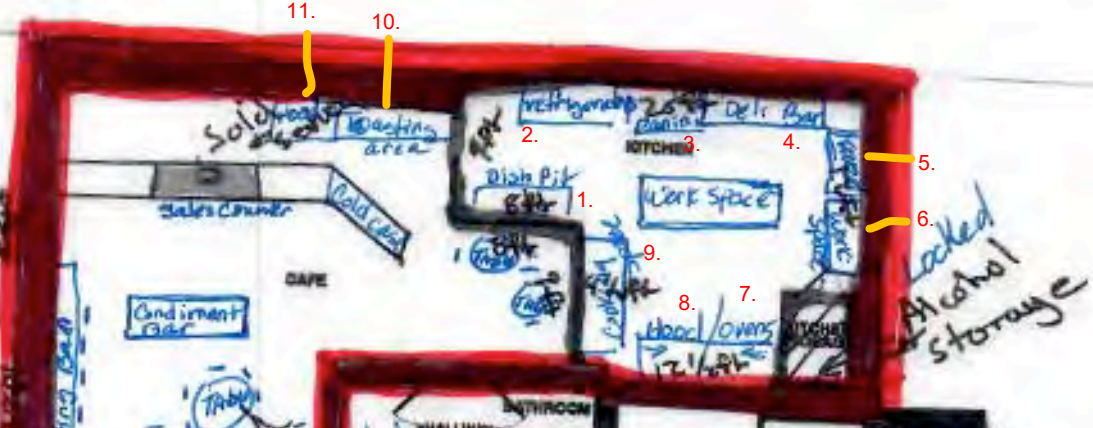
Form AB-02: Premises Diagram

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.



AMCO Received 8/13/2026



1. Dish Pit
2. Refrigerator
3. Panini Equipment
4. Deli Bar
5. Freezer
6. Work Space
7. Ovens
8. Hood
9. Cooking Space
10. Toasting Area
11. Hood

Employee Age Restrictions

- Only employees **21 years of age or older** will be permitted to:
- Access the alcohol storage room
- Pour, mix, or draw alcoholic beverages
- Bartend or dispense alcohol
- Employees who are **18 to 20 years of age** may:
- Take alcoholic beverage orders
- Deliver alcoholic beverages to customers
- Only after the beverage has been poured or prepared by an employee 21 years of age or older
- No employee under the age of 18 will be permitted to serve or handle alcoholic beverages.

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2. Alcohol Storage and Access Control

- All alcoholic beverages will be stored in a **secured, locked storage room.**
- Access to the storage area will be restricted to employees **21 years of age or older only.**
- Customers will not have access to any alcohol storage areas at any time.

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3. Identification and Age Verification Procedures

- All customers who appear under the age of 30 will be required to present valid government-issued photo identification prior to the sale or service of alcohol.
- Identification will be checked at the time drink orders are taken.
- Acceptable identification will include:
- Valid driver's license
- State ID
- Military ID
- Passport
- No alcoholic beverages will be served without proper age verification confirming the customer is 21 years of age or older.

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4. Staff Training and Compliance

- All employees will receive training regarding Alaska alcohol laws, including prevention of service to minors.
- Management will monitor compliance and enforce disciplinary action for violations of alcohol service policies.

AMCO Received 2/15/2026

Highliner COFFEE CO. Est. 1994

Bagel Bar
Blueberry, Cinnamon Raisin, Cran-Orange, Cheese, Sourdough, Everything, Jalapeño, Sesame, Spinach Parm, Plain

Cream Cheese
Plain, Chive, Sun-Dried Tomato, Salmon

Deli Sandwich Bar
Breads
NY Rye, Thick Sourdough, Deli White, Hoagie Roll, Kaiser Bun

Spreads
Creamy Horseradish, Garlic Herb Aioli, Dill Pickle Aioli, Sriracha Aioli, Spicy Remoulade, Stone Ground Mustard, Lemon Aioli

Build Your Own Salad
Choice of Mixed Greens or Iceberg
Dressings: Ranch, Honey Mustard, Oil & Vinegar, Raspberry Vinaigrette

Toppings
Spinach, Mixed Greens, Red Onion, Vine-Ripe Tomatoes, Pickled Jalapeños, Banana Peppers, Pickled Red Onions, Dill Pickles, Spicy Garlic Pickles
Turkey, Ham, Roast Beef, Pastrami, Salami, Egg Salad, Chicken Salad, Tuna Salad
Havarti, Cheddar, Pepper Jack, Swiss, White American

Daily Lunch Sandwiches

Fried Chicken Ranch BLT Wrap

Lemon Chicken Caesar Wrap

Buffalo Chicken Wrap

Ask About Our Daily Chef Specials

Don’t Forget Our Sweet Treats

HIGHLINER COFFEE CO.

WEEKDAY SPECIALS

MONDAY - FRIDAY | AUGUST 3-7, 2026

MONDAY

AUGUST 3

Smoked Brisket Stroganoff

Tender smoked brisket folded into a rich, savory mushroom cream sauce over wide noodles. Deeply comforting and perfect for a Monday.

French Onion Meatloaf Melt

House-style meatloaf, deeply caramelized onions and melted cheese on toasted artisan bread with rich onion jus.

Loaded Baked Potato Soup + Cheesy Bread

Thick, creamy potato soup finished like a fully loaded baked potato and served with warm cheesy bread.

TUESDAY

AUGUST 4

Korean BBQ Steak Rice Bowl

Tender sliced steak over steamed rice with Korean-inspired BBQ glaze, crisp vegetables and a creamy-spicy finish. Sweet, savory and smoky with just enough heat.

Ginger-Garlic Chicken Noodles

Wok-style noodles tossed with tender chicken in a glossy ginger-garlic sauce. Savory, slightly sweet and incredibly craveable.

Sticky Pork Belly Sandwich

Crisp-edged pork belly with crunchy Asian slaw and a sweet-spicy glaze piled onto soft toasted bread.

WEDNESDAY

AUGUST 5

Creamy Tuscan Chicken Rigatoni

Tender chicken and rigatoni in a silky Tuscan-style cream sauce. Rich, savory and satisfying without being overly heavy.

Braised Beef Bolognese

Slow-braised beef in a deep, rustic tomato sauce tossed with pasta and finished with Parmesan.

Italian Beef + Provolone Melt

Slow-cooked seasoned beef, melted provolone and toasted bread served with rich jus for dipping.

THURSDAY

AUGUST 6

Chicken Pot Pie Biscuit Bowl

Creamy chicken and vegetables topped with a big buttery biscuit. Classic comfort food made for a cold Southeast Alaska day.

Blackened Chicken + Pork Shoulder Bacon Mac & Cheese

Ultra-creamy mac and cheese loaded with smoky pork shoulder bacon and blackened chicken. Rich, smoky and unapologetically comforting.

Braised Beef Grilled Cheese + Tomato Bisque

Slow-braised beef and melted cheese grilled until crisp and served alongside rich tomato bisque for dipping.

FRIDAY

AUGUST 7

Blackened Chicken Cajun Alfredo

Blackened chicken over pasta tossed in a creamy Cajun Alfredo sauce. Rich, smoky and gently spicy.

Steakhouse Mushroom Melt

Sliced steak, savory mushrooms, caramelized onions and melted cheese on toasted artisan bread with a creamy horseradish-style finish.

Hot Honey Chicken Sandwich

Crispy chicken, hot honey, cool crunchy slaw and a creamy finish on a toasted bun. Sweet, salty and spicy.

Smoked Salmon Croque Madame

A Highliner spin on the French bistro classic: smoked Alaska salmon, melted cheese and creamy bechamel on toasted bread, crowned with an egg.

Damn good coffee. Good food. Great company.

AMCO Received 8/13/2026

Alaska Food Code
2026 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number:	4770
Issued to:	**HIGHLINER COFFEE COMPANY**
For:	**HIGHLINER COFFEE CO.**
For Operation Of:	**FF-8 Food Service with Wholesale Processing**
Located at:	**327 Seward ST STE 5 Sitka, AK 99835**

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

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

Expiration Date:
December 31, 2026

Program Manager:

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

Affidavit of Publication

STATE OF ALASKA
FIRST JUDICIAL DISTRICT) ss.
AT SITKA, ALASKA

Sarah Smith, being first sworn, says she or he is the publisher, managing editor or business manager of the DAILY SITKA SENTINEL, a newspaper printed and published in Sitka, Alaska, and legally qualified as a medium of official and legal publications, and that the Public Notice a copy of which is hereto annexed, was published in the Daily Sitka Sentinel on:

12/16/25	12/23/25	12/30/25

Signature Sarah Smith

Sworn and subscribed to
before me this 6th day of January 20 26

Notary Public for Alaska Amabel F. Poulson

STATE OF ALASKA
NOTARY PUBLIC
AMABEL F. POULSON
My Commission Expires 11/6/30

PUBLIC NOTICE

Highliner Coffee Co is making application for a new Restaurant or Eating place license AS04.09.210 liquor license doing business as Highliner Coffee located at 327 Seward St Unit 5, Sitka, Alaska 99835 . Interested persons should submit written comment to their local governing body, the applicant, and to the Alcoholic Beverage Control Board at 550 West 7th Ave. Suite 1600 Anchorage AK 99501 or alcohol.licensing@alaska.gov.

Published: December 16, 23, 30, 2025

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-07: Public Notice Posting Affidavit

Why is this form needed?

A public notice posting affidavit is required for all liquor license applications. An applicant must give notice of a liquor license application to the public by posting a true copy of the **Form AB-00** (new licenses) or **Form AB-01** (license transfers) for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per AS 04.11.310 and 3 AAC 305.075. The public notice must be given within the 90 days immediately preceding filing of the application.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

Section 1 – Establishment Information

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

Licensee:	Justin William Peeler				
License Type:	Restaurant Eating Place License (REPL)				
Doing Business As:	Highliner Coffee Co.				
Premises Address:	327 Suite Seward St.				
City:	Sitka	**State:**	AK	**ZIP:**	99835

Section 2 – Certification

I certify that I have met the public notice requirement set forth under AS 04.11.310 by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: 07/24/2026 July 7th, 2026 End Date: August 3rd, 2026

Other conspicuous location: Market Center

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

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.

Justin Peeler
Printed name of licensee

Signature of licensee

AMCO Received 8/13/2026

Filed for Record
State of Alaska
JUN 20 2001
Department of Community
And Economic Development

ARTICLES OF INCORPORATION

OF

HIGHLINER COFFEE CO.

The undersigned, natural person over the age of eighteen (18) years and acting as incorporator under the Alaska Corporations Code adopts the following Articles of Incorporation and files said articles under the provisions of the Alaska Corporations Code (AS 10.06).

ARTICLE I

The name of the corporation is Highliner Coffee Co. and its duration shall be perpetual.

ARTICLE II

The initial business office of the corporation in the state of Alaska shall be located at 215 Kimsham, Sitka, Alaska 99835. The initial registered agent shall be Fred J. Baxter, whose mailing address is P.O. Box 32819, Juneau, Alaska 99803, and whose physical address is 9309 Glacier Highway, Suite A-201, Juneau, Alaska 99801.

ARTICLE III

The purposes and powers of the corporation are to engage in any lawful activity for which corporations may be organized under the Alaska Corporations Code, other than banking and insurance.

ARTICLE IV

[redacted]

ARTICLE V

No holder of shares of this corporation, as such, shall be entitled, as a matter of preferential or preemptive right, to subscribe for or purchase any stock or any class, any rights, warrants or options with respect thereto, or any obligation or security convertible into or exchangeable for any such stock or other security, which this corporation may

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issue, sell, assign or otherwise transfer, regardless of the consideration therefor, and whether issued, sold, assigned or transferred out of unissued stock of other securities or out of stock or other securities acquired by the corporation after the issue thereof.

ARTICLE VI

At each election for directors every shareholder entitled to vote at such election shall have the right to vote in person or by proxy, the number of shares owned by him for as many persons as there are directors to be elected and for whose election he has a right to vote, but he shall not have the right to cumulate his votes.

ARTICLE VII

The business and affairs of the corporation shall be managed by a Board of Directors. The number of directors constituting the Board of Directors shall be fixed by the bylaws of the corporation, but shall be not less than three (3), except that if all shares of the corporation are owned beneficially and of record by fewer than three (3) shareholders, the number of directors may be less than three, but not less than the number of shareholders.

The initial Board of Directors shall consist of two (2) directors. The names and addresses of the persons who shall serve as directors until the first annual meeting of shareholders or until his or her successor is elected and qualified is as follows:

Perry J. Broschat
215 Kimsham
Sitka, Alaska 99835

Mary M. Thorsen-Broschat
215 Kimsham
Sitka, Alaska 99835

ARTICLE VIII

In furtherance and in addition to, and not in limitation of, the powers conferred on directors by law, the Board of Directors is expressly authorized:

1. To manage the business and affairs of the corporation and to appoint and remove all officers, agents, fiduciaries, employees, contractors, counsel, auditors and others and to fix their compensation.

2. To exercise all powers conferred on the corporation by law or these Articles and all powers necessary or proper to carry out the purposes of the corporation

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which are not expressly reserved to shareholders by statute or these Articles of Incorporation and any Amendments thereto.

3. To adopt, alter, amend or repeal the bylaws of the corporation.

4. To fix the compensation of directors.

5. To fill any vacancy on the Board of Directors occurring by reason of death, inability to serve or resignation of a director, by the affirmative vote of a majority of the remaining directors, even though less than a quorum of the Board of Directors.

6. To distribute assets of the corporation to the shareholders in partial liquidation out of stated capital or capital surplus, in cash or property, or both, in its discretion, if such distribution is otherwise consistent with laws of the State of Alaska.

7. To create and issue (whether or not in connection with the issuance and sale of any of the corporation's shares or other securities or obligations) warrants, rights, options or other obligations convertible into, exchangeable for or entitling the holder thereof to purchase from the corporation shares of any class or classes, whether unissued or treasury. Such warrants, rights, options or other obligations shall be evidenced in such manner as the Board of Directors shall approve and shall set forth the terms on which, the time or times within which, and the price or prices at which such shares may be purchased from the corporation upon the exercise of any such warrants, rights, options or other obligations. The price or prices to be received for any shares having a par value, other than treasury shares, to be issued upon the exercise of such warrants, rights, options or other obligations shall not be less than the par value thereof. In the absence of fraud in the transaction, the judgment of the Board of Directors as to the value of the consideration received for such warrants, rights, options or other obligations or the shares underlying them shall be conclusive.

8. To issue authorized, but unissued shares of the corporation at such time, on such terms and for such type and amount of consideration, not less than the par value thereof, if such shares have a par value, as the Board of Directors may determine, and the judgment of the Board of Directors as to the value of the consideration received shall be conclusive in the absence of fraud in the transaction.

9. To purchase, take, receive or otherwise acquire, hold, own, pledge, sell, transfer or otherwise assign shares, securities or other obligations of the corporation (whether issued, unissued, or treasury shares or securities, and whether in connection with the issuance and sale of any stock, obligations, or other securities of the corporation or otherwise) at such times, on such terms and for such consideration, whether less than the par value thereof or not, as they shall deem adequate; and as example, but not by way of limitation, to purchase shares of other securities of the corporation for the purpose of eliminating fractional shares, collecting or compromising indebtedness of the corporation, paying dissenting shareholders or for effecting, subject to the laws of the State of Alaska, the retirement of redeemable shares of the corporation by redemption or by purchase, or for any other purpose permitted by law.

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10. To declare dividends out of the depletion reserves of the corporation subject to the limitations imposed by these Articles of Incorporation or by applicable law.

11. To purchase its own shares out of unreserved and unrestricted capital surplus.

12. To provide, insofar as now or hereafter is not prohibited by law, generally or specifically for the indemnification, exoneration, reimbursement and defense of any present or former director, officer, employee or agent of the corporation for or in respect of claims, liabilities, indebtedness, penalties, expenses, damages, settlement or injury incurred by or caused by them in such capacity.

13. To purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the corporation, or is or was serving at the request of the corporation, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in any such capacity or arising out of his status as such, whether or not the corporation would have the power to indemnify him against such liability under the provisions or Alaska Statutes Section 10.06.210.

ARTICLE IX

No contract or other transaction between the corporation and any other corporation or concern shall be invalid or voidable merely by reason of the fact that one or more shareholders, directors or officers of the corporation are interested in or are directors or officers of such other corporation or concern, and any shareholder, director or officer of the corporation may be a party to, interested in or profit from any contract or transaction with the corporation, provided that the relationship, interest or profit is disclosed to the Board of Directors of the corporation and the contract or transaction is duly approved by a majority of the directors present when such contract or transaction is authorized, approved or ratified, without counting the vote of any director so interested or related; provided, however, such director may be counted for purposes of determining existence of a quorum. No such shareholder, director or officer shall be disqualified from acting as such, nor be liable for any loss incurred under or by reason of such contract or transaction, merely by reason of such relationship or interest. Where such director's vote is necessary to the entering of such contract or transaction, the contract or transaction shall not be void or voidable if it is fair to the corporation or its shareholders at the time it is authorized or approved.

ARTICLE X

No securities of the corporation or certificates representing such securities shall be transferred in violation of any law or of any restriction on such transfer set forth in

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the Articles of Incorporation or Amendments thereto, the bylaws or any buy-sell, right of first refusal, or other agreement restricting such transfer to which the corporation is a party or which is filed with the corporation and, if certificates have been issued, reference to which restrictions is made on the certificates representing such securities. The corporation shall not be bound by any restriction not so filed and noted. The corporation may rely in good faith upon the opinion of its counsel with respect to such legal or contractual restrictions unless the issue has been finally determined by a court of competent jurisdiction. The corporation and any party to any such agreement shall have the right to have a restrictive legend imprinted upon any such certificates and any certificates issued in replacement or exchange therefore or with respect thereto.

ARTICLE XI

The name and address of the incorporator of the corporation is as follows:

Fred J. Baxter
P.O. Box 32819
Juneau, Alaska 99803

ARTICLE XII

There are no alien affiliates.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 20th day of June, 2001.

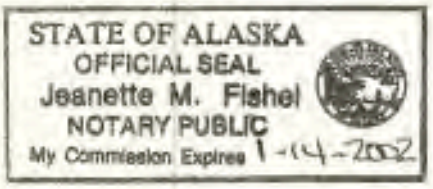
Fred J. Baxter

STATE OF ALASKA)
: ss.
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20 day of June, 2001, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared **Fred J. Baxter**, to me known and known to me to be the person named in and who executed the within and foregoing instrument, and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

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WITNESS my hand and official seal the day and year in this certificate first above written.



Jeanette M. Fishel
Notary Public, State of Alaska
My commission expires:

SIC CODE

The SIC Codes for Highliner Coffee Co. are 2095, 5499 and 5800.

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File No 73567-D

State of Alaska
Department of Community and Economic Development
Division of Banking, Securities and Corporations

CERTIFICATE
OF
INCORPORATION
Business Corporation

The undersigned, as Commissioner of Community and Economic Development of the State of Alaska, hereby certifies that Articles of Incorporation of

HIGHLINER COFFEE CO.

have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this Certificate of Incorporation and attaches hereto the original copy of the Articles of Incorporation.

IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on
JUNE 20, 2001

Deborah B. Sedwick

Deborah B. Sedwick
Commissioner of Community
and Economic Development

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Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	HIGHLINER COFFEE CO.

Entity Type: Business Corporation

Entity #: 73567D

Status: Good Standing

AK Formed Date: 6/20/2001

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2027

Entity Mailing Address: 4120 HALIBUT POINT RD, SITKA, AK 99835

Entity Physical Address: 4120 HALIBUT POINT RD, SITKA, AK 99835

Registered Agent

Agent Name: BAXTER BRUCE & SULLIVAN P.C.

Registered Physical Address: 9309 GLACIER HWY STE A-201, JUNEAU, AK 99801

Registered Mailing Address: PO BOX 32819, JUNEAU, AK 99803

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	JUSTIN PEELER	Director, President, Secretary, Shareholder, Treasurer	100.00

Filed Documents

Date Filed	Type	Filing	Certificate
6/20/2001	Creation Filing		
7/24/2001	Biennial Report		
12/30/2002	Biennial Report	Click to View	
7/18/2005	Biennial Report	Click to View	
12/15/2006	Biennial Report	Click to View	
1/16/2009	Biennial Report	Click to View	
12/13/2010	Biennial Report	Click to View	
1/07/2013	Biennial Report	Click to View	
11/18/2014	Biennial Report	Click to View	
11/28/2016	Biennial Report	Click to View	

Alaska Business License # **284382**

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that the owner

HIGHLINER COFFEE CO

is licensed by the department to do business as

HIGHLINER COFFEE CO

4120 HALIBUT POINT RD, SITKA, AK 99835

for the period

November 26, 2025 to December 31, 2026
for the following line(s) of business:

72 - Accommodation and Food Services

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

COMMERCIAL LEASE

THIS LEASE, entered into on this 1st day of JUNE 2025 by and between Spruce Glenn LLC / Marty Martin P. O. BOX 437 Sitka, Alaska 99835 ("LESSOR"), and Highliner Coffee Company 4120 Halibut Point Road, Sitka Alaska 99835 ("LESSEE")

RECITALS

1. The Lessors are the owners of a building located at 327 SEWARD ST. Sitka, Alaska 99835 and desire to lease the retail space more specifically identified as Unit #5 and highlighted on EXHIBIT A, attached ("the Premises") to a suitable Lessee for business purpose.

2. The LESSEE desires to lease the Premises for business purpose.
3. The parties desire to enter into a lease agreement defining their rights, duties and liabilities relating to the premises.
   IN CONSIDERATION of the mutual covenants contained herein, the parties agree as follows:

1. **Acceptance Uses:** The premises shall be used for commercial retail or restaurant space and for no other purpose.
2. **TERM.** The lease shall be for two (2) years, to commence no later than the first 1st day of AUGUST 2026, and terminating on the first 1st day AUGUST 2028. With 3 - 2-year extensions with the first extension beginning on August 1st 2028 with [redacted] ending on August 1st 2034
3. **RENTAL.** Monthly rental for the two years of this Lease shall be [redacted] payable on the first day of each month. The rental amount includes [redacted] for the winter and summer months respectively, with such sales tax amount subject to change as mandated by the City of Silka. Lessor shall be responsible for the payment of any applicable sales tax. Lessor shall be responsible for the preparation and filing of sales tax returns when such come due and shall timely file such return with the City and Borough of Sitka during the term of this Leases. A late fee will be charged [redacted]
4. **UTILITES.** Lessor is responsible and shall pay the following utilities during the lease term. NONE. The Lessee or Tenant shall be responsible for Garbage, Sewer, Water, Landfill, Internet, Cable Phone, Security, any other utilities or services required to operate their business.

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5. **MAINTENANCE.**
   - Lessee shall maintain and keep in good condition all the special plumbing, lighting, appliances, installations, fixtures, machinery or appurtenances peculiar to Lessee's tenancy and shall do in a matter so as not to cause loss or damage to the leased premises.
   - Lessor shall make any major maintenance and repairs required to the heating and plumbing systems, electrical wiring, roof, foundation, interior and exterior as may be required to keep same in good safe maintenance and repair, unless the damage is caused solely by Lessee's or Lessee's agent's negligent or non-negligent acts. Lessee shall permit Lessors and Lessor's agent to enter the leased premises at all reasonable hours for the purpose of carrying out such duties.
6. **Delivery Accepted**; Surrender of Premises. Lessors represent that the premises are in fit condition for use by Lessees. Acceptance of the premises by Lessee shall be construed as a recognition that the premises are in a good state of repair and in sanitary condition. Lessees shall surrender the premises at the end of the lease term, or any renewal thereof, in the same condition as when Lessee took possession, allowing for reasonable wear and damage by Acts of God, including fires and storms. Before delivery, Lessees shall, to the greatest extent possible, retore the portion of the premises on which they were placed in the same condition as when received.
7. **Entry on Premises by Lessors.** Lessors reserve the right to enter the premises at reasonable times to inspect them and perform required maintenance and repairs to any part of the building in which the premises are located and Lessee shall permit Lessors to do so.
8. **Improvements,** Alterations and Repairs. Lessee may make improvements, alterations, and repairs at Lessee's expense, with prior written authorization from Lessor, so long as work is performed by a licensed bonded and insured contractor, and in a manner that is consistent with all local, state and federal laws. Plans shall be provided to Lessor for approval prior to any work being performed. Lessee may not allow any liens to be recorded against the property.
9. **Tenant insurance Obligations.** Lessee shall procure and maintain n force at its expense during the term of this Lease, and any extension, Comprehensive General Liability Insurance [redacted] general aggregate, [redacted] for each occurrence, and [redacted] medical expense limit for any one person, from brokers and underwriters approved by the State of Alaska. Such coverage shall be adequate to protect against

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liability for damage claims through public and private use of or arising out of accidents occurring in or around the Premises

10. **Indemnification.** Lessee shall indemnify, defend, and hold harmless the Lessor form all claims, demands, causes of action, damages, and any incidental expenses, arising out of any damage to any person or property incurring in, on, or about the Premises, that are not caused by Lessor's gross negligence.
11. **Casualty Insurance and Property Tax.** Lessors shall, during the term of this lese, keep the demised premises and all fixtures, improvements and appurtenances associated with the premises insured against fire and all other casualties (excluding floods) in an amount at least equal to the replacement of the Premises, fixtures, improvements, and appurtenances. Lessors shall also pay all real property taxed levied upon the demised premises by the authorized taxing authority (presently the City and Borough of Sitka) that fall due during the term of this lease.
12. **Assignment Sublease or License.** Lessee shall not assign or sublease the premises or any right or privilege connected therewith or allow any other person except agents and employees of Lessee to occupy the premises or any part thereof, without first obtaining the consent of Lessors. A consent by lessors shall not be consent to a subsequent assignment, sublease or license to occupy by Lessees shall void and shall terminate the lease at the option of Lessors. The interest of Lessee in this lease is not assignable by operation of law without written consent o Lessors.
13. **Default or breach.** Each of the following event shall constitute a default of breach of this lease by Lessee:
    - If Lessee or any successor or assignee of Lessee while in possession shall file a petition in bankruptcy or insolvency or file for reorganization under a bankruptcy act, or shall voluntarily take advantage of any such act by the answer or otherwise or make an assignment for the benefit of creditors.
    - If involuntary proceedings under any bankruptcy law or insolvency act shall be initiated against Lessee, or if any receiver or trustee shall be appointed for all, or substantially all or the property of Lessee, and such proceedings shall not be dismissed or he receivership or trusteeship vacated within thirty (30) days after institution or appointment.
    - If Lessee shall fail to pay Lessors any rent or additional rent when the rent shall become due and shall not make the payment within Thirty (30) days after notice thereof by Lessors to Lessee.
    - If Lessee shall fail to perform or comply with any of the conditions of this lease or if the non-performance shall continue for a period of thirty (30) days after notice

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thereof by Lessors to Lessee. Under performance cannot reasonably be had within the Thirty (30) day period.

- If Lessee shall vacate or abandon the demised premised. **Lessor or Landlord will take control of the space**.
- If the lease or the estate of Lessees under this Lease shall be transferred to or shall pass or divulge to any other person or party except in the manner permitted.
- If Lessee shall fail to take possession of the demised premises on the term commencement date or within fifteen (15) days after notice that the demised premises are available for occupancy, if the term commencement date is not fixed herein, or shall be deferred as herein provided.

14. **Remedies of Lessors for Breach by Lessee**. Lessors shall have remedies, in addition to their other rights and remedies in event Lessees breach this lease and fail to make corrections as set forth in section 12 herein as follows.
    - Lessors may re-enter the premises immediately and remove the property and personnel of Lessee and store the property in a public warehouse or at a place selected by Lessors at the expense of Lessees or sell said property to pay off all or a portion of Lessee's indebtedness. Lessee shall be liable for rent for three (3) months or unto the property is rented whichever comes first.
    - After re-entry, Lessors may terminate this lease on giving Ten (10) days' notice to terminate to Lessee.
15. **Attorney's Fees**. The prevailing party is entitled to their full reasonable attorney fees and costs in any action required to enforce this agreement or in post judgement proceedings to collect on any judgement or attorney fees.
16. **Personal Guarantee.** For any Lessee that signs as a business entity, an individual personal guarantee shall be provided as additional security for the payment obligation under this Lease, unless expressly waived, in writing by the Lessor
17. **Condemnation**. Eminent domain proceedings resulting in the taking or part of the leased premises herein, but leaving the remaining premises usable by Lessee for the purpose of its business, will not terminate this lease unless Lessors, at their option, terminate this lease by giving written notice of termination to Lessee. The effect exercised will be to terminate the lease as to the portion of the premises condemned and as the lease of the remainder of the demised premises shall remain intact. The rental amount for the remainder of the lease shall be reduced by the amount that the usefulness of the premises shall be reduced for the business purpose of the Lessee. Lessee hereby assigns

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and transfers to Lessors, any claim it may have for compensation for damages as a result of condemnation.

18. **Total Agreement Applicable to Successors.** This lease contains the entire agreement between the parties and cannot be changed or terminated except by written instrument subsequently executed by the parties. This lease applies in all respects to and is binding upon the heirs, legal representatives, successors and assigns of all parties to this lease agreement. The undersigned acknowledge they each are duly authorized to sign on behalf of the entities they sign for.
19. **Manager.** The parties agree that Marty Martin as part owner of Spruce Glenn LLC shall serve as the property manager for the Premises and shall serve as the point of contact for issues that arise and for written notice served upon the Landlord / Lessor.
20. **Notice.** Any notice required under this Lease shall be provided to the parties by US MAIL at the following addresses with a courtesy copy sent by email. Notice is deemed to be served two (2) days after postmark;

To Lessee: HIGHLINER COFFEEE CO.
4120 Halibut Point Road
Sitka Alaska 99835
Justinpeeler79@gmail.com

To Lessor Spruce Glenn LLC
P. O. BOX 437
Sitka Alaska 99835
martinent@gci.net

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IIN WITNESS WHEREOF, the parties have executed this lease at Sitka Alaska, the day and year first above written.

LESSOR _____ 7/31/2026

MARTY MARTIN / SPRUCE GLENN L.L.C. DATE

LESSEE _____ 8/04/2026

JUSTIN PEELER / HIGHLINER COFFEE CO. DATE

ENTITY NAME ___HIGHLINER_COFFEE CO._____

INDIVIDUAL GUARANTEE ___Justin Peeler___

4120 Halibut Point Rd Sitka Ak 99835

ADDRESS, PLEASE PRINT

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