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: January 29, 2026

FROM: Kyle Helie, Licensing Examiner II

RE: Burro Creek Lodge
Outdoor Recreation Lodge License
5432 –1st and 2nd waiver refund request

Applicable statute:
AS 04.11.330(a)(3). Denial of license or permit renewal.

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;

Applicable regulation:
3 AAC 305.120 Waiver of annual operating requirement and minimum operating requirements. …

(c) A waiver application for a calendar year must be made in writing to the board and must be accompanied by the non-refundable application fee of

(1) an amount equal to one-half the applicable biennial license fee if a waiver application was not made for the previous year; or

(2) double the amount of the fee paid for the previous waiver application. …

(i) In addition to the application fee under (c) of this section, the applicant shall pay $1,000 for an application that is received too late for board consideration at its last meeting of the calendar year for which the waiver is requested.

(j) In the event of the death of a licensee, destruction of the premises, or comparable circumstances showing extraordinary hardship, the board may waive the fees required under (c) and (i) of this section.

Background: On December 8, 2023, Burro Creek Holdings, LLC filed and paid for waivers of operation for the calendar years of 2022 and 2023. The licensee cited a landslide from December 2, 2020, that led to destruction of the licensed premises as the reason for non-operation.

On April 8, 2025, Licensee Jan Wrentmore submitted a refund request for the waiver and late fees for the 1st and 2nd waivers of operation for this license.

On December 19, 2025, Licensee Jan Wrentmore sent written notice to AMCO indicating she wishes to surrender Outdoor Recreation Lodge license #5432 Burro Creek Lodge. This license has been set to surrendered status as of December 30, 2025.

Attachments:
1st Waiver of Operations application for 2022
2nd Waiver of Operations application for 2023
Email correspondence from licensee requesting a refund of the waiver fees.
Burro Creek Landslide visit report and slope assessment from Shannon & Wilson
Email correspondence from licensee stating their intent to surrender the license.

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-29: Waiver of Operation Application

Why is this form needed?

This form is the means by which a licensee may request that the Alcoholic Beverage Control (ABC) Board waive the operating requirement of AS 04.11.330(a)(3) or (d). If a recreational site license has not been operated at least once in a calendar year, or if a license of any other type has not been operated for at least 240 hours in each calendar year, then a complete copy of this form and the corresponding fees must be submitted for that calendar year, per 3 AAC 304.170.

This application must be accompanied by a non-refundable waiver application fee of:

- **for a 1st request, an amount equal to ½ the applicable biennial license fee; or**
- **for a 2nd or subsequent request, double the amount of the fee paid for the previous waiver application.**

The ABC Board will determine whether, through no fault of the licensee or because the premises are under construction, the licensed premises count not be operated for the required time during the calendar year. The ABC Board may impose conditions along with the approval of an application for waiver, and it may deny a third or subsequent application for waiver. If an application for waiver is denied, an application for license renewal for the succeeding license period will be denied by the Board. In addition to the waiver application fee, the applicant must pay a late fee of $1,000 for an application that is received too late for Board consideration at its meeting before November 30 of the year for which the waiver is requested. Please check AMCO's website for meeting agenda deadlines.

Please note that a licensee must submit a separate completed copy of this form and pay a separate corresponding fee for each license and for each calendar year during which a license was not operated in compliance with AS 04.11.330.

Section 1 – Establishment Information

Enter information for the license that has not been operated for the time required under AS 04.11.330.

Licensee:	Burro Creek Holdings, LLC	**License Number:**	5432		
License Type:	Outdoor Recreation Lodge - Seasonal				
DBA:	Burro Creek Lodge				
Premises Address:	US Survey 1650 Skagway				
City:	Skagway	**State:**	Alaska	**ZIP:**	99840
Local Governing Body:	Municipality of Skagway				

Section 2 – Request Number and Calendar Year

☑ **1st Request** ☐ **2nd Request** ☐ **3rd Request** ☐ **Other** _____

Request for Calendar Year 2022

#100722907

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-29: Waiver of Operation Application

Section 3 – Reason for Non-operation

Provide an explanation as to why the licensed premises were not operated:

In December of 2020, there was an atmospheric weather event in Southeast Alaska that triggered multiple landslides in Northern Lynn Canal and resulted in a disaster declaration. One of these landslides was in the valley above Burro Creek Lodge and took out the hydro intake infrastructure. To date, we have completed a road to the site of the slide area. We are currently on the wiating list with the local contractor who has the ability to make repairs to the dam and hydro intake infrastructure. This infrastructure is what allows us to operate the off-grid seasonal lodge for our summer visitors.

Section 4 – Certifications

The following must be completed for establishments located within the boundaries of a local governing body:

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

I certify that I will provide a true copy of this application to the local governing body listed on Page 1 of this form prior to ABC Board consideration of this application. JCW

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. JCW

Janice C. Wrentmore
Printed name of licensee

Janice C. Wrentmore
Signature of licensee

Office Use Only					
Waiver Application Fee:	$312.50	*Late Fee:*	$1000.00	*Transaction #:*	100722907

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-29: Waiver of Operation Application

Why is this form needed?

This form is the means by which a licensee may request that the Alcoholic Beverage Control (ABC) Board waive the operating requirement of AS 04.11.330(a)(3) or (d). If a recreational site license has not been operated at least once in a calendar year, or if a license of any other type has not been operated for at least 240 hours in each calendar year, then a complete copy of this form and the corresponding fees must be submitted for that calendar year, per 3 AAC 304.170.

This application must be accompanied by a non-refundable waiver application fee of:

- **for a 1st request, an amount equal to ½ the applicable biennial license fee; or**
- **for a 2nd or subsequent request, double the amount of the fee paid for the previous waiver application.**

The ABC Board will determine whether, through no fault of the licensee or because the premises are under construction, the licensed premises count not be operated for the required time during the calendar year. The ABC Board may impose conditions along with the approval of an application for waiver, and it may deny a third or subsequent application for waiver. If an application for waiver is denied, an application for license renewal for the succeeding license period will be denied by the Board. In addition to the waiver application fee, the applicant must pay a late fee of $1,000 for an application that is received too late for Board consideration at its meeting before November 30 of the year for which the waiver is requested. Please check AMCO's website for meeting agenda deadlines.

Please note that a licensee must submit a separate completed copy of this form and pay a separate corresponding fee for each license and for each calendar year during which a license was not operated in compliance with AS 04.11.330.

Section 1 – Establishment Information

Enter information for the license that has not been operated for the time required under AS 04.11.330.

Licensee:	Burro Creek Holdings, LLC	**License Number:**	5432		
License Type:	Outdoor Recreation Lodge - Seasonal				
DBA:	Burro Creek Lodge				
Premises Address:	US Survey 1650 Skagway				
City:	Skagway	**State:**	Alaska	**ZIP:**	99840
Local Governing Body:	Municipality of Skagway				

Section 2 – Request Number and Calendar Year

☐ 1st Request ☑ 2nd Request ☐ 3rd Request ☐ Other _____

Request for Calendar Year 2023

#100722907

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-29: Waiver of Operation Application

Section 3 – Reason for Non-operation

Provide an explanation as to why the licensed premises were not operated:

In December of 2020, there was an atmospheric weather event in Southeast Alaska that triggered multiple landslides in Northern Lynn Canal and resulted in a disaster declaration. One of these landslides was in the valley above Burro Creek Lodge and took out the hydro intake infrastructure. To date, we have completed a road to the site of the slide area. We are currently on the wiating list with the local contractor who has the ability to make repairs to the dam and hydro intake infrastructure. This infrastructure is what allows us to operate the off-grid seasonal lodge for our summer visitors.

Section 4 – Certifications

The following must be completed for establishments located within the boundaries of a local governing body:

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

I certify that I will provide a true copy of this application to the local governing body listed on Page 1 of this form prior to ABC Board consideration 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.

Janice C. Wrentmore
Printed name of licensee

Janice C. Wrentmore
Signature of licensee

Office Use Only					
Waiver Application Fee:	$625.00	*Late Fee:*	$1000.00	*Transaction #:*	100722907

From: Jan Wrentmore
To: CED ABC Alcohol Licensing (CED sponsored)
Subject: Refund of Waiver of Operation fees
Date: Tuesday, April 8, 2025 3:28:40 PM
Attachments: DCCED - WOO Application Receipt, License #5432.pdf
Geotech report on Burro Creek Landslide site visit.pdf
12082023 Department of Commerce, Commimity, and Economic Develop.pdf

To whom it may concern:

I am writing to formally request a refund of $2,937.50 for Waiver of Operation Application fees and late fees for 2022 and 2023 Burro Creek Lodge license #5432. My former lodge manager has previously communicated with AMCO staff regarding this matter.

Burro Creek Lodge is a remote, off-grid retreat located two miles from Skagway. In December 2020 we experienced a catastrophic landslide which destroyed our dam and hydroelectric infrastructure. To document the extent of the destruction, I am attaching a copy of the geotechnical report on the landslide that was produced by Shannon and Wilson, a geotechnical consulting firm in Anchorage.

We first submitted our Burro Creek Holdings LLC renewal application (ID #804) on November 29th, 2023 through the new Legacy system. At the time of submission, there was no prompt to attach the Waiver of Operation (WOO) that needed to be submitted. Instead, we uploaded it as a file under supporting documentation. At that time, we also uploaded documentation of the damage caused by the slide. It was later that we learned we needed to submit the WOO as an attachment and that additional late fees would be charged.

Given that the landslide clearly was an “act of God” which resulted in extraordinary destruction of premises, we are requesting that the WOO fees and late fees be forgiven. I am attaching the receipt showing that fees amounting to $2,937.50 were paid.

Thank you very much for your help with this matter. Please do not hesitate to contact me if there is any additional documentation that is needed.

Sincerely,

Jan Wrentmore, Owner
Burro Creek Holdings, LLC
Box 796, Skagway, Alaska 99840
907-612-0702
jan@lynncanal.com

SHANNON & WILSON
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

March 24, 2021

Ms. Jan Wrentmore
Burro Creek Holdings, LLC
PO Box 796
Skagway, AK 99840

RE: BURRO CREEK LANDSLIDE SITE VISIT REPORT AND SLOPE ASSESSMENT, SKAGWAY, ALASKA

This letter presents the results of a site visit and preliminary slope assessment of a landslide located on the south side of Burro Creek near Skagway, Alaska. We understand that during a heavy rainfall event on December 2, 2020, a landslide occurred on the slopes above Burro Creek, the debris from which impacted a hydroelectric intake structure on the north side of the creek. You requested that Shannon & Wilson conduct a site visit to observe the existing conditions and provide an assessment of the slope and failure. You also requested that we observe general slope conditions further up the valley from the slide area and comment on general landslide risk as it pertains to potential future development of a new hydroelectric project on the creek.

Note that the intent of this letter is to provide a generalized assessment based on surface reconnaissance to assist you in considering repair of the existing features and/or preliminary planning of potential future facilities. In order to provide a more comprehensive assessment of stability at the site, additional site work and analysis will be needed. The information in this letter should not be construed as a guarantee of site stability or instability nor does Shannon & Wilson accept any liability for future slope instabilities at this site or in the vicinity of the project.

SITE VISIT

On January 9, 2021, Kyle Brennan, PE, an experienced geotechnical engineer from our Anchorage office, visited the site. The site visit included flying up the Burro Creek Valley in a helicopter to observe the general slope conditions on either side of the valley in the vicinity of the slide as well as upstream of the slide. The helicopter was also used to view the upper expression of the slide as well as the ground conditions in the slopes above the slide. After completion of the aerial observations, the helicopter landed near the mouth of Burro Creek and the toe of the slide was accessed on foot. Due to snow cover, our engineer did not exit the helicopter to observe the upper areas of the site on foot.

5430 Fairbanks Street ■ Suite 3 ■ Anchorage, Alaska 99518-1263 ■ 907 561-2120 ■ Fax 206 695-6777
■ www.shannonwilson.com ■

Video and photographs were collected from inside the helicopter during the aerial observations and waypoints were collected from the helicopter using a handheld GPS for marking approximate location of the top of slide and other prominent upslope features. While on foot, video and photographs were collected of the slide debris and damaged intake area and river. Location control on the ground was also maintained using a handheld GPS. It should be noted that the horizontal accuracy of a handheld GPS is generally considered to be approximately 20 to 30 feet depending on tree cover and terrain. A site plan produced by Polarconsult is attached showing the site and terrain features, as well as several waypoints collected during our site visit.

Burro Creek Valley Observations

General conditions on the slopes north and south of Burro Creek were observed from the helicopter. We collected video and photographs during the reconnaissance and have forwarded them to you for your retention. Selected photographs are included with this letter report.

The Burro Creek valley is a typical U-shaped glacial valley with a relatively flat valley bottom and progressively steeper side slopes as the topography rises on either side of the valley bottom. The valley trends approximately east-west at the vicinity of the landslide, but gradually transitions to a north-south trend at the head of the valley to the west. The head of the valley and source of Burro Creek is located in an alpine bowl roughly six miles up-valley. At the time of our visit, the head of the valley had a significant amount of snow cover, but it did not appear that a significant amount of glacial ice remains in the valley. Ridge tops and peaks on either side of the valley rise to approximately 4,000 to 5,000 feet elevation.

Significant snow cover obstructed much of the ground surface during out site visit. However, we were able to observe many areas of possible instabilities on the slopes above the valley bottom. The most significant signs included slide paths through tree vegetation originating in the high alpine extending down to the valley floor. Because of the snow cover, it was difficult to determine if the slide paths were the result of landslides or avalanches, but it is likely that both potential causes are present. It appeared that the number of slide paths was greater on the north-facing slopes on the south side of the valley. This was especially apparent at the eastern end of the valley where the terrain on the north side of the valley appeared to be less steep compared to the south side of the valley.

Photo looking up Burro Creek valley to the west, evidence of past landslides and/or avalanches reaching the valley flow are evident on south (left) valley slopes. Photo shows general slope conditions upstream of the landslide addressed in this letter.

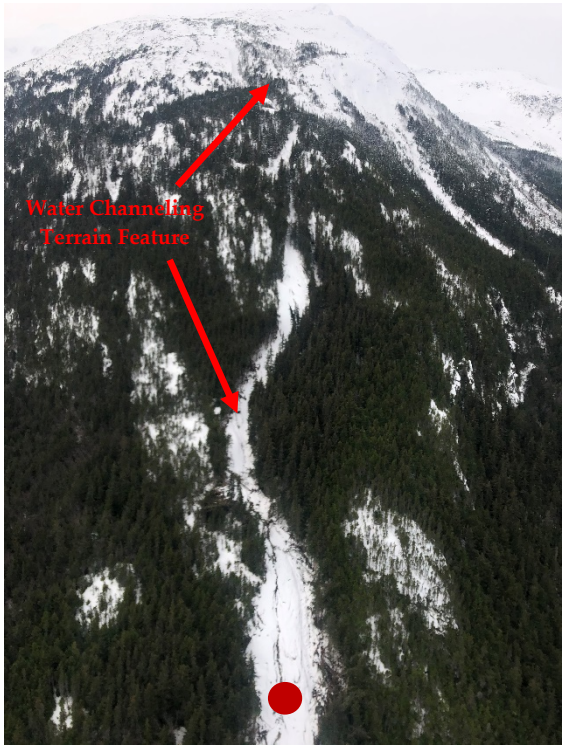
Photo looking southeast at slopes immediately west of the slide, which is not visible in this photo. Red arrows point to a rock structure-controlled linear feature (similar to the features above the landslide discussed in this report) that appears to channelize flow of water and debris to valley bottom. The termination of this feature is approximately 2,500 feet upstream of the property line at Burro Creek and approximately 3,000 feet upstream of the landslide discussed in this letter.

Landslide Observations

Initial observations of the landslide and the slopes above were made from the helicopter. Due to snow cover, it was difficult to determine the exact location of the slide headscarp, but it appears that it originated at an elevation of approximately 1,400 feet with the slide run length of approximately 2,300 feet to Burro Creek with a northeast flow direction. The top of the slide appears to be tapered to a narrow zone controlled by topography. Roughly 800 feet (approximately 400 feet higher in elevation) above the apparent top of the slide area, a pronounced gully or notch in the slope running uphill in roughly the same orientation of the slide flow path was observed. Traces of the linear notch feature were observable nearly to the top of the ridgeline and other similarly oriented linear features were evident in the slopes to the west (see above photo). Given the linear and repeated nature of these features, it is likely that they are reflective of dominant rock structure.

The slide path itself widens as it travels downhill and is bifurcated just above the valley bottom. The areas of the slide path not covered with snow appeared to consist of bare rock with the exception of a zone of exposed soil approximately 100 to 200 feet from the south bank of the creek. Those soils appeared to consist of sand and gravel with cobbles with relatively low fines content. The gravels and cobbles appeared to be rounded to subrounded suggesting an alluvial depositional source. It is our opinion that these soils are likely an old alluvial terrace, but given the terrain, could include intermixed colluvial materials deposited from the slopes above. The soils were exposed in the slopes above both debris lobes and water was flowing on the surface above both soil exposures.

The western debris pile lobe crossed the creek and is responsible for the damage to the existing intake structure. The east lobe of the debris pile appears to have not intersected the creek, terminating just south of the creek bank. The total width of the debris pile near the creek (inclusive of both lobes) is approximately 380 feet, with approximately half of that actually encroaching/crossing the creek. At the time of our visit, the debris pile consisted of mostly tree and organic material carried down the slope. Soil or rock debris intermixed with the organic matter was present, but it appeared make up a relatively minor fraction of the debris.



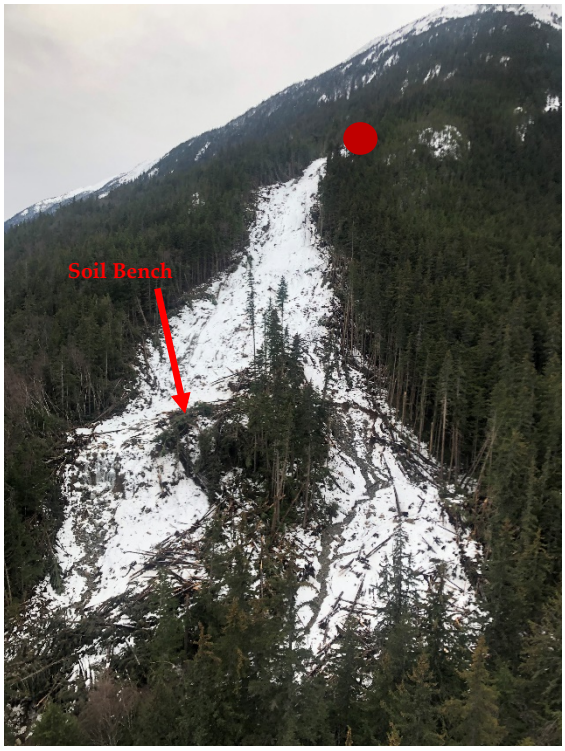


Photo pair capturing the entirety of the debris flow footprint. Left photo is the upper portion of the slide, right photo is the lower portion just above the debris pile. Red dots on either photo are approximately the same location.

Photo looking south at soil exposed in bench area on east debris flow lobe. Note ice forming on surface where water flows on the surface.

Photo looking down on bifurcated debris pile lobes (west lobe on the right, east lobe on the left). Blue line indicates approximately location of Burro Creek. Note channels in snow on both lobes where flowing water has thawed recently fallen snow.

The ground surface adjacent to the creek north of the creek and upstream of the debris appeared to have been inundated with water recently suggested by recent sand deposits in isolated depressions and signs of surface flow of water in the general direction of creek flow. It is likely that slide debris temporarily impounding flow from Burro Creek causing localized flooding to as much as approximately 15 feet above the elevation of the creek.

Slope Failure

Based on our observations, the slope failure is classified as a debris flow, caused by oversaturation of surface soils near the apex of the failure. It is likely that the oversaturation was caused by the record high rainfall event in the days before the slide and mobilized by the flow of surface water focused on this area by naturally occurring topography above the slide. As the debris flowed down the slopes, it stripped the relatively thin organic and mineral soils and tree growth from the slope. The debris flow was split into two lobes just above the creek elevation on an elevated soil bench, with the west lobe partially blocking the

flow of Burro Creek. The subsequent release of water and entrained soil and organic debris from the partial damming is the likely cause of damage to the intake structure, which is located just downstream of the eastern extents of the west debris lobe.

It is our opinion that a subsequent slope failure following the same path as this event is relatively low. It appears that much of the soil and organic material overburden from the slide path has been removed by the slope failure and little material remains available for remobilization. If additional activity occurs in this area, it will likely consist of sloughing of surface soils and trees from the margins of the slide path, with the highest risk time being in the next year as damaged root matting dies and weakens. Periods of high rainfall have the potential to loosen this material and carry it down the slope. There also may be isolated zones of remnant soil overburden or loose bedrock that was not carried down the slope during the landslide. If these zones exist some raveling could occur during freeze/thaw cycles or periods of high rain or snowmelt. It is our opinion that the magnitude of future slope activity within the slide path will be relatively minor in comparison to the debris flow that the site experienced in December of 2020. There is a risk of additional debris from these sympathetic failures to reach the creek, but it is our opinion that this risk is relatively low.

Photo looking at prior intake location. Note that intake is downstream of debris lobes suggesting that release flooding likely washed away in-stream structures.

Photo looking south at upstream extent of west debris lobe. Note most of the debris present is fallen timber carried downslope.

Upstream Slope Considerations

It is our opinion that similar slope failures could occur on many of the slopes upstream of the intake structure. Slopes above the valley show signs of prior slide paths that are likely the result of similar debris flows and avalanches. We observed these features on both north and south sides of the valley, but they were more prominent on the south side of the valley where slopes appear to be slightly steeper and the terrain appears to include a higher number of features that focus downslope flow. The slopes on the north side of the valley appeared to have generally smaller tree vegetation which could be the result of several factors, one of which may be past avalanche activity. The frequency of terrain features that focus flow were more widely spread and generally not present within the immediate vicinity of the project site on the north side of the valley. Slopes appeared to be more stable on the north side of the valley in comparison to the slopes on the south side.

We understand that you are considering an expanded hydroelectric project upstream of the current intake. The most likely location of the new intake would be near your existing west property boundary, which is approximately 900 feet upstream of the northernmost extent of the debris pile from the recent slope failure. Other locations are being considered further upstream, which would require acquiring rights to public lands for the development. It is our opinion that much of the Burro Creek valley is at risk of being impacted by the effects of landslides and/or avalanche activity. These effects could include direct damage caused by debris flows or avalanches, as well as secondary effects such as dam-break floods from debris flows that occur upstream. As a result, we believe that development in Burro Creek should include characterization of the relative risks and the likely effects of landslides and avalanches. Ideally, this information will be used to select a site with a lower relative risk to

being impacted by such an event. The information can also be used to design a project that would be less susceptible to damage from future slides and avalanches.

Prior to future development and site selection, we recommend that characterization efforts be undertaken in the Burro Creek valley. These activities should encompass all potential areas for development (including intake locations, penstock alignments, power line alignments, powerhouse locations, etc.) and should evaluate conditions extending from the creek elevation to the ridgetops of either side of the valley. The characterization activities should include:

- avalanche risk evaluation;
- debris flow risk evaluation; and
- floodway evaluation.

The evaluations that are conducted can be done so on a wide scale basis initially to identify generalized areas of relative risk within the valley. For this level of effort, the work will use computer modelling tools and can likely rely on existing information including large scale LiDAR topography and historic aerial photographs, though some degree of surface reconnaissance may be necessary. From the initial effort, relatively low risk priority areas can be identified as potential candidates for development. Follow-on, more detailed analysis will need to be performed on the priority sites to identify the preferred site for development and establish feature footprints and design needs to mitigate the landslide, avalanche, and flooding risks as appropriate.

CLOSURE AND LIMITATIONS

This report was prepared for the exclusive use of our client and their representatives for evaluating the site as it relates to the geotechnical aspects discussed herein. The conclusions contained in this report are based on the observed site conditions and other conditions described herein. The analyses and conclusions contained in this report are based on site conditions as they existed at the time of our site visit.

The evaluations and conclusions in this report are based on surface reconnaissance. As such, information contained in this report is preliminary and should not be used for final design of a project or for final stability assessments of the site and vicinity. The information included in this report is intended to be used only for preliminary evaluation purposes. Through issuance of this report, Shannon & Wilson makes no guarantee of site stability nor do we accept liability of damages or other impacts caused by future potential instability at the site.

Unanticipated soil and rock conditions are commonly encountered and cannot fully be determined by merely conducting surface reconnaissance. Such unexpected conditions frequently require that additional expenditures be made to provide a comprehensive evaluation of site and slope stability. Shannon & Wilson has prepared the attachment A *Important Information About Your Geotechnical/Environmental Report* to assist you and others in understanding the use and limitations of the reports.

Copies of documents that may be relied upon by our client are limited to the printed copies (also known as hard copies) that are signed or sealed by Shannon & Wilson with a wet, blue ink signature. Files provided in electronic media format are furnished solely for the convenience of the client. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, or you question the authenticity of the report please contact the undersigned.

We appreciate this opportunity to be of service. Please contact the undersigned at (907) 561 2120 with questions or comments concerning the contents of this report.

Sincerely,

SHANNON & WILSON

Kyle Brennan, PE
Vice President

Enc. Site Plan (provided by Polarconsult)
Important Information about your Geotechnical/Environmental Proposal

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

Attachment to 106598-001

Date: March 2021
To: Burro Creek Holding, LLC
Re: Burro Creek Landslide, Skagway, Alaska

Important Information About Your Geotechnical/Environmental Report

CONSULTING SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

Consultants prepare reports to meet the specific needs of specific individuals. A report prepared for a civil engineer may not be adequate for a construction contractor or even another civil engineer. Unless indicated otherwise, your consultant prepared your report expressly for you and expressly for the purposes you indicated. No one other than you should apply this report for its intended purpose without first conferring with the consultant. No party should apply this report for any purpose other than that originally contemplated without first conferring with the consultant.

THE CONSULTANT'S REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

A geotechnical/environmental report is based on a subsurface exploration plan designed to consider a unique set of project-specific factors. Depending on the project, these may include: the general nature of the structure and property involved; its size and configuration; its historical use and practice; the location of the structure on the site and its orientation; other improvements such as access roads, parking lots, and underground utilities; and the additional risk created by scope-of-service limitations imposed by the client. To help avoid costly problems, ask the consultant to evaluate how any factors that change subsequent to the date of the report may affect the recommendations. Unless your consultant indicates otherwise, your report should not be used: (1) when the nature of the proposed project is changed (for example, if an office building will be erected instead of a parking garage, or if a refrigerated warehouse will be built instead of an unrefrigerated one, or chemicals are discovered on or near the site); (2) when the size, elevation, or configuration of the proposed project is altered; (3) when the location or orientation of the proposed project is modified; (4) when there is a change of ownership; or (5) for application to an adjacent site. Consultants cannot accept responsibility for problems that may occur if they are not consulted after factors, which were considered in the development of the report, have changed.

SUBSURFACE CONDITIONS CAN CHANGE.

Subsurface conditions may be affected as a result of natural processes or human activity. Because a geotechnical/environmental report is based on conditions that existed at the time of subsurface exploration, construction decisions should not be based on a report whose adequacy may have been affected by time. Ask the consultant to advise if additional tests are desirable before construction starts; for example, groundwater conditions commonly vary seasonally.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes, or groundwater fluctuations may also affect subsurface conditions and, thus, the continuing adequacy of a geotechnical/environmental report. The consultant should be kept apprised of any such events, and should be consulted to determine if additional tests are necessary.

MOST RECOMMENDATIONS ARE PROFESSIONAL JUDGMENTS.

Site exploration and testing identifies actual surface and subsurface conditions only at those points where samples are taken. The data were extrapolated by your consultant, who then applied judgment to render an opinion about overall subsurface conditions. The actual interface between materials may be far more gradual or abrupt than your report indicates. Actual conditions in areas not sampled may differ from those predicted in your report. While nothing can be done to prevent such situations, you and your consultant can work together to help reduce their impacts. Retaining your consultant to observe subsurface construction operations can be particularly beneficial in this respect.

A REPORT'S CONCLUSIONS ARE PRELIMINARY.

The conclusions contained in your consultant's report are preliminary because they must be based on the assumption that conditions revealed through selective exploratory sampling are indicative of actual conditions throughout a site. Actual subsurface conditions can be discerned only during earthwork; therefore, you should retain your consultant to observe actual conditions and to provide conclusions. Only the consultant who prepared the report is fully familiar with the background information needed to determine whether or not the report's recommendations based on those conclusions are valid and whether or not the contractor is abiding by applicable recommendations. The consultant who developed your report cannot assume responsibility or liability for the adequacy of the report's recommendations if another party is retained to observe construction.

THE CONSULTANT'S REPORT IS SUBJECT TO MISINTERPRETATION.

Costly problems can occur when other design professionals develop their plans based on misinterpretation of a geotechnical/environmental report. To help avoid these problems, the consultant should be retained to work with other project design professionals to explain relevant geotechnical, geological, hydrogeological, and environmental findings, and to review the adequacy of their plans and specifications relative to these issues.

BORING LOGS AND/OR MONITORING WELL DATA SHOULD NOT BE SEPARATED FROM THE REPORT.

Final boring logs developed by the consultant are based upon interpretation of field logs (assembled by site personnel), field test results, and laboratory and/or office evaluation of field samples and data. Only final boring logs and data are customarily included in geotechnical/environmental reports. These final logs should not, under any circumstances, be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process.

To reduce the likelihood of boring log or monitoring well misinterpretation, contractors should be given ready access to the complete geotechnical engineering/environmental report prepared or authorized for their use. If access is provided only to the report prepared for you, you should advise contractors of the report's limitations, assuming that a contractor was not one of the specific persons for whom the report was prepared, and that developing construction cost estimates was not one of the specific purposes for which it was prepared. While a contractor may gain important knowledge from a report prepared for another party, the contractor should discuss the report with your consultant and perform the additional or alternative work believed necessary to obtain the data specifically appropriate for construction cost estimating purposes. Some clients hold the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and the adversarial attitudes that aggravate them to a disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY.

Because geotechnical/environmental engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, consultants have developed a number of clauses for use in their contracts, reports and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where the consultant's responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

The preceding paragraphs are based on information provided by the
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland

3/2004

From: Jan Wrentmore
To: CED ABC Alcohol Licensing (CED sponsored)
Cc: Lisa Thoe
Subject: Surrender of License #5432
Date: Friday, December 19, 2025 2:53:23 PM

Hello Kyle, thank you again for your assistance. After careful consideration I have decided to surrender Burro Creek's Outdoor Recreation Lodge License #5432. I am hoping to hand the business over to some younger folks who can decide if they want to pursue a license that is more appropriate to the cruise ship visitor market that Skagway enjoys. The original license is posted at the lodge. Due to the cold temperatures we are currently experiencing, it will be a couple of weeks before we can take the boat over to the Lodge but we will retrieve the license and mail it to you as soon as possible.

It would be great if you can refund my $1550 seasonal renewal fee.

Thank you again and hope you enjoy your holiday season.

Jan Wrentmore, Member
Burro Creek Holdings, LLC