

**SUBJECT:** A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPLICATION TO RELOCATE A BEVERAGE DISPENSARY LICENSE FROM AN AREA OUTSIDE CITY LIMITS IN THE BOROUGH TO A LOCATION WITHIN THE CITY OF WASILLA.

**AGENDA OF:** March 5, 2024

**Assembly Action:**

Adopted without objection 03/19/24 - *emcw*

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To	Signatures
Originator	<div>2 / 2 3 / 2 0 2 4</div> <div>X Rick Benedict</div> <div>Signed by: Rick Benedict</div>
Department Director	<div>2 / 2 3 / 2 0 2 4</div> <div>X Alex Strawn</div> <div>Signed by: Alex</div>
Finance Director	<div>2 / 2 3 / 2 0 2 4</div> <div>X Cheyenne Heindel</div> <div>Signed by: Cheyenne Heindel</div>
Borough Attorney	<div>2 / 2 6 / 2 0 2 4</div> <div>X Nicholas Spiropoulos</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div>2 / 2 6 / 2 0 2 4</div> <div>X Michael Brown</div> <div>Signed by: Michael Brown</div>
Borough Clerk	<div>2 / 2 6 / 2 0 2 4</div> <div>X Brenda J. Henry for</div> <div>Signed by: Brenda Henry</div>

**ATTACHMENT(S):** Resolution Serial No. 24-023 (2 pp)  
Best Interest Finding and Recommendation (223 pp)

**SUMMARY STATEMENT:** Alaska Statute (AS) 04.11.400(k) allows the relocation of an existing beverage dispensary license to a restaurant, eating place, or a hotel, motel, resort, or similar business that contains a restaurant or eating place in a borough with a population of 50,000 or more into or within an incorporated city in the borough.

The Alcohol Beverage Control Board may not approve the relocation unless, at the time of the application, the existing number of issued licenses of the type under consideration for relocation located within the borough exceeds the maximum allowed under AS 04.11.400(a) and the governing bodies of both the borough and the

incorporated city approve the relocation. The board may allow not more than three relocations into each city under AS 04.11.400(k) each decade. "Decade" means each 10-year period beginning April 1 in a year ending in zero. As of April 1, 2020, there have been no relocations of beverage dispensary licenses from the Borough into an incorporated city within the Borough.

MSB 8.40.060-090 outlines the process the Borough must follow when a beverage dispensary license transfer application is received, the types of public notices to be utilized, the review process, and the requirement of a Best Interest Finding report. Borough code mimics state law but further limits relocations of existing beverage dispensary licenses to one per decade, as defined by state statute, from the Borough into a city within the Borough.

On August 11, 2023, the Alcohol & Marijuana Control Office informed the Borough that 18-1 LLC had applied to relocate beverage dispensary license #301 from the Borough to the City of Wasilla.

On August 16, 2023, the Borough protested beverage dispensary license #301 with the State of Alaska because 18-1 LLC had not received Borough Assembly approval to relocate its beverage dispensary license to within the City of Wasilla pursuant to MSB 8.40.070. On August 21, 2023, the Borough received a Liquor License Relocation Application from 18-1 LLC to relocate to the City of Wasilla at the Clocktower.

Legacy Clocktower, LLC owns the parcel and commercial building known as The Clocktower, located at 290 N. Yenlo Street, within the City of Wasilla. The Clocktower is located within a commercially zoned area of the city and provides leased space to several businesses, including Meta & Rose Restaurant. Meta & Rose Restaurant proposes to sublease space to 18-1, LLC (dba Meta & Rose) to provide bar counter service within the restaurant. 18-1 LLC requests the Borough Assembly's approval to relocate beverage dispensary license #301 from 1987 E. Bogard Road within the Borough to the Clocktower.

In March 2021, the Borough Planning Commission approved a conditional use permit application for 18-1 LLC to operate an alcoholic beverage dispensary known as The Office at 1987 E. Bogard Road, Units E & F. The Office operated at that location under the beverage dispensary license until the business permanently closed in October 2021. Before its closure, The Office leased Units E & F from the owner, RI Corporation. RI Corporation sold the parcel and commercial building to Kew Properties LLC in September 2021. According to the applicant, Kew Properties terminated its lease with 18-1 LLC shortly after the acquisition.

On December 11, 2023, the Wasilla City Council passed Resolution #23-46, approving the transfer of 18-1 LLC's beverage dispensary

license for operation within the City of Wasilla at The Clocktower.

Between January 17-24, 2024, Borough staff published a notice along with a link to the application materials and vicinity maps regarding the proposed liquor license transfer on the Borough's webpage, the Frontiersman Newspaper, and within mailings to the North Lakes and Tanaina Community Councils, the cities of Wasilla, Palmer, and Houston, and 851 property owners within a half-mile radius of the previous and proposed locations of the beverage dispensary license, according to MSB 8.40.080. On February 26, 2024, the public comment period closed.

**RECOMMENDATION OF ADMINISTRATION:** Respectfully request approval.



# MATANUSKA-SUSITNA BOROUGH

## Planning and Land Use Department

### Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

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## Best Interest Finding and Recommendation

**Date:** February 26, 2024

**File Number:** A10007

**Applicant:** Ashlee Stetson, on behalf of 18-1, LLC (dba Meta & Rose)

**Property Owner:** Legacy Clocktower, LLC

**Proposed Action:** Assembly Resolution 24-023 (IM 24-042)

**Description:** Request to Transfer an Existing Beverage Dispensary License from the Borough into an Incorporated City within the Borough pursuant to MSB 8.40.060 – Review of Liquor License Referral for Relocation.

**Transfer From:** 18-1 LLC has applied to relocate beverage dispensary license #301 from the Borough outside city limits to within the City of Wasilla.

**Transfer To:** 1987 E. Bogard Road, Units E & F

**For:** 290 N. Yenlo Street, Suite 37

**Reviewed By:** Alex Strawn, Planning and Land Use Director

**Prepared By:** Jason Ortiz, Development Services Manager

**Director's Recommendation:** Rick Benedict, Current Planner

The proposed action is in the public's best interest, and approval is recommended.

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## AUTHORITY

Alaska Statute (AS) 04.11.400(k) allows the relocation of an existing beverage dispensary license to a restaurant, eating place, or a hotel, motel, resort, or similar business that contains a restaurant or eating place in a borough with a population of 50,000 or more into or within an incorporated city in the borough.

The Alcohol Beverage Control Board (ABC) may not approve the relocation unless, at the time of the application, the existing number of issued licenses of the type under consideration for relocation located within the borough exceeds the maximum allowed under AS 04.11.400(a) and



the governing bodies of both the borough and the incorporated city approve the relocation. The board may allow not more than three relocations into each city under AS 04.11.400(k) each decade. “Decade” means each 10-year period beginning April 1 in a year ending in zero. As of April 1, 2020, there have been no relocations of beverage dispensary licenses from the Borough into an incorporated city within the Borough (AS 04.11.400(k) provided as Attachment 1).

MSB 8.40.060-090 outlines the process the Borough must follow when a beverage dispensary license transfer application is received, the types of public notices to be utilized, the review process, and the requirement of a Best Interest Finding report. Borough code mimics state law but further limits relocations of existing beverage dispensary licenses to one per decade, as defined by state statute, from the Borough into a city within the Borough (MSB 8.40.060-090 provided as Attachment 2).

## **DISCUSSION**

**Proposed Location:** Legacy Clocktower, LLC owns the parcel and commercial building, known as The Clocktower, located at 290 N. Yenlo Street, within the City of Wasilla. The Clocktower is located within a commercially zoned area of the city and provides leased space to several businesses, including Meta & Rose Restaurant. Meta & Rose Restaurant proposes to sublease space to 18-1, LLC (dba Meta & Rose) to provide bar counter service within the restaurant. 18-1 LLC requests the Borough Assembly’s approval to relocate beverage dispensary license #301 from 1987 E. Bogard Road within the Borough to the Clocktower (Location maps provided as Attachments 3 and 4).

In 2021, ABC issued Meta & Rose Restaurant, a restaurant and eating place public convenience license #6003 that allows for selling and consuming beer and wine on-site. In 2023, Meta & Rose Restaurant became a minority owner of beverage dispensary license #301, and 18-1 LLC retained majority ownership. Prior to the partial transfer of ownership, 18-1 LLC operated a local bar known as The Office at 1987 E. Bogard Road within the borders of the North Lakes Community Council.

**Background:** In March 2021, the Borough Planning Commission approved a conditional use permit application for 18-1 LLC to operate an alcoholic beverage dispensary known as The Office at 1987 E. Bogard Road, Units E & F. The Office operated at that location under the beverage dispensary license until the business permanently closed in October 2021. Before its closure, The Office leased Units E & F from the owner, RI Corporation. RI Corporation sold the parcel and commercial building to Kew Properties LLC in September 2021. According to the applicant, Kew Properties terminated its lease with 18-1 LLC shortly after the acquisition.

### **Timeline of Events:**

- On February 1, 2023, 18-1 LLC, doing business as Meta & Rose, entered into a Commercial Sublease Agreement with Legacy Clocktower LLC, the Landlord, to lease 25 square feet of bar counter space located at 290 N. Yenlo Street, Suite 37, in the City of Wasilla (Provided within Attachment 9).
- On August 11, 2023, the Alcohol & Marijuana Control Office informed the Borough that 18-1 LLC had applied to relocate beverage dispensary license #301 from the Borough to the City of Wasilla. The notification stated that the ABC would review the application at its upcoming board meeting on August 22, 2023 (Provided within Attachment 7).

- On August 15, 2023, the Borough informed 18-1 LLC that the relocation of their liquor license must be approved by the Assembly pursuant to MSB 8.40.060. 18-1 LLC was provided with a Liquor License Relocation Application, a link to the Borough code for reference, and the amount of the application fee (Provided within Attachment 7).
- On August 16, 2023, the Borough protested beverage dispensary license #301 with the State of Alaska because 18-1 LLC had not received Borough Assembly approval to relocate its beverage dispensary license to within the City of Wasilla pursuant to MSB 8.40.070 (Provided within Attachment 7).
- On August 21, 2023, the Borough received a Liquor License Relocation Application from 18-1 LLC to relocate to the City of Wasilla (Provided within Attachment 9).
- On August 29, 2023, 18-1 LLC paid the Borough's \$100 relocation application fee (Provided within Attachment 9).
- On September 5, 2023, the Borough responded to the applicant notifying 18-1 LLC that the application was incomplete and requested further information (Provided within Attachment 7).
- On October 5, 2023, 18-1 Trust transferred one percent of 18-1 LLC interests to Meta & Rose Restaurant Inc (Provided within Attachment 9).
- On December 11, 2023, the Wasilla City Council (WCC) passed Resolution #23-46, approving the transfer of 18-1 LLC's beverage dispensary license for operation within the City of Wasilla at The Clocktower. According to Wasilla Municipal Code (WMC) 6.16, liquor license holders must obtain city council approval for a transfer of location to or within city limits (WCC Resolution #23-46 and WMC 6.16 provided within Attachment 5).
- On December 26, 2023, the applicant provided information demonstrating that 18-1 LLC holds current business licenses for the State of Alaska, the City of Wasilla, and the Matanuska-Susitna Borough. In addition, the applicant provided a Commercial Tenant Permit issued by the City of Wasilla on December 22, 2023 (Provided within Attachment 6).
- On January 12, 2024, staff reviewed the applicant's MSB Liquor License Relocation Application and determined it to be complete after receiving all documentation required pursuant to MSB 8.40.070 (Provided within Attachment 9).
- On January 17, 2024, staff published a notice regarding the proposed liquor license transfer on the Borough's webpage, along with a copy of the application materials and vicinity maps. No response was received from the public resulting from the published notice (Public Notices provided within Attachment 8).
- On January 18, 2024, the Borough Finance Department confirmed that 18-1 LLC does not owe any debts to the Borough (Provided within Attachment 9).
- On January 22, 2024, staff mailed public notice regarding the proposed liquor license transfer to the North Lakes and Tanaina Community Councils according to MSB 8.40.080. The City of Wasilla, Palmer, and Houston also received the notice. Additionally, 851 notices were sent by mail to property owners within a half-mile radius of the previous and proposed locations of the beverage dispensary license. No response from the mailings was received from property owners, the cities, or community councils. (Public Notices provided within Attachment 8).

- On January 24, 2024, the Frontiersman Newspaper published a notice regarding the proposed liquor license transfer of location application. No response was received from the public resulting from the published notice (Public Notices provided within Attachment 8).
- On February 26, 2024, the public comment period closed concerning the proposed liquor license relocation application. No comments were received from members of the public resulting from the public notice requirements of MSB 8.40.080.
- On February 26, 2024, Alex Strawn, Director of Planning and Land Use issued a Best Interest Finding and recommended approval of the transfer to the Borough Assembly.

**Beverage Dispensary License:** 18-1 LLC has owned beverage dispensary license #301 since 2021. The ABC approved 18-1's license to operate a bar known as The Office, located at 1987 N. Bogard Road. Foxglove LLC owned license #301 before 18-1 LLC's acquisition. According to state records, Foxglove LLC did not operate under the license at any location, and it was classified as a "No Premises" license.

Between November 2021 and now, beverage dispensary license #301 has not been used for selling or consuming liquor. In 2023, 18-1 LLC applied to relocate the license from the Borough to the City of Wasilla to operate within a restaurant and eating place and do business as Meta & Rose. However, in August of the same year, the ABC placed the license in a delegated status because the Borough protested the relocation. The Borough Assembly had not approved the relocation at the time of notice from the state.

**Economic Effects:** MSB 8.40.090 requires the Planning Director to consider such factors as the potential economic effects and potential future need for a license in the Borough outside city limits. The Office has not operated at the location of 1987 E. Bogard Road since October 2021. There has been no positive economic impact in this area of the Borough directly resulting from beverage dispensary license #301 for approximately 2.5 years. The Office had only been operating at this location for approximately seven months before its closure. It thus did not establish itself as an economic stimulus within the local area. In addition, no jobs have been maintained or created, and no payroll has been dispersed to employees. According to the applicant, the proposed relocation will create approximately ten employment opportunities for wait and server staff. Compared to the average of three employment positions at the former Bogard Road location, this represents a 70% increase in employment opportunities for Alaskans.

Before its closure at the Bogard location, the remaining areas of the building where The Office leased space were occupied by various businesses for warehousing and office space use. Warehousing and office leasing continue at this location to this day. The land uses in the immediate area surrounding this site are mostly residential. Other nearby land uses include a commercial warehouse, a light industrial building, and a medical services plaza. The Borough does not impose an alcohol or general sales tax. Therefore, no increase or decrease in taxes will result from this license transfer. In addition, no increase or decrease in property taxes is expected if the beverage dispensary license transfer is approved since no appreciable change in property use is anticipated.

According to Borough code, the Planning Director must also consider other licensed facilities dispensing beverages within one mile of the old and proposed locations. Ten operational alcohol-related licenses exist within a 1-mile radius of The Office's prior location off Bogard Road. Of those ten licenses, five (50%) are beverage dispensary licenses, and three of those five are in the

Borough outside city limits. The proposed location for the new operation within the City of Wasilla is approximately 1.5 miles from the former Bogard Road location. Twenty-two operational alcohol-related licenses exist within a 1-mile radius of 18-1 LLC's (dba Meta & Rose) proposed location at 290 N. Yenlo Street. Of those twenty-two licenses, three (14%) are beverage dispensary licenses within the City of Wasilla.

Relocating beverage dispensary license #301 is not expected to cause a shortage of this license type or limit access to similarly licensed facilities in the local area. Alaska state law determines the number of licenses issued based on populations within geographic areas. It also contains provisions requiring the approval of the affected local government bodies concerning relocations from a borough to a city. In December 2023, the WCC approved the transfer of location for license #301 into city limits. In addition, the ABC will not consider a transfer of location application unless the number of issued licenses within the Borough of the type under consideration for relocation exceeds the maximum allowed under AS 04.11.400(a). According to the state, the Borough currently exceeds the number of beverage dispensary licenses allowed under state law. The approval of the Assembly to relocate license #301 to the City of Wasilla will bring the Borough into compliance with state law.

The proposed location is near the Parks Highway, a major collector roadway providing safe and convenient access and smooth traffic flow. Adding a beverage dispensary license to The Clocktower location should provide ample opportunities for 18-1 LLC to support the local economy, particularly within the tourism, dining, and entertainment sectors. The applicant suggests adding its beverage dispensary license to the Meta & Rose Restaurant at the Clocktower will also help increase city revenue through sales tax. The City of Wasilla imposes a 2.5% sales tax on all sales, services, and rentals within its limits unless exempt by city code.

Meta & Rose Restaurant proposes to offer a new dining experience by modifying its business model by adding 18-1 LLC's beverage dispensary license to its existing restaurant and eating place. Adding a full-service beverage dispensary will allow the business to expand into the lobby and patio areas of The Clocktower, offering the public a diverse shopping and dining experience. The addition is also expected to broaden the choices for the public, generating more economic development and sales tax for Wasilla. Based on similar business models where the Borough has approved a beverage dispensary license transfer into a city, such as Evangelo's in 2008 and The Palmer City Alehouse in 2014, 18-1 LLC can expect a higher economic return that should benefit Borough residents.

**Comments:** On February 26, 2024, the public comment period closed concerning the proposed liquor license relocation application. No comments were received from members of the public, or the affected property owners, cities, and community councils resulting from the public notice requirements of MSB 8.40.080.

**Alternatives:** 18-1 LLC has not proposed an alternate location outside the City of Wasilla to relocate its beverage dispensary license. Apart from the downtown areas of Talkeetna and Big Lake, the Borough lacks commercialized districts comparable to those found within the cities of Wasilla and Palmer. This poses a challenge for 18-1 LLC when considering the availability of commercial building space and access to economically thriving areas in the Borough that attract population segments within the tourism, dining, and entertainment sectors.

Many areas of the Borough outside the cities experience high visitor fluctuations due to seasonal operations, making it difficult for businesses to maintain a constant revenue source. A denial by the Assembly of 18-1 LLC's relocation application will limit the beverage dispensary operation to areas within the Borough outside city limits. A beverage dispensary license holder wishing to operate within the Borough outside the cities must obtain a Conditional Use Permit with the approval of the Planning Commission according to MSB 17.70.

Many of the land uses in the Borough outside city limits are residential and undeveloped. Isolated pockets of mixed commercial uses exist, mainly adjacent to minor and major arterials. Without designated commercial districts, it is difficult to identify an alternate site within the Borough outside city limits where a beverage dispensary license would have a high success rate. Other beverage dispensaries in more remote areas of the Borough, located away from major collectors, rely heavily on tourism and seasonal sales.

The ABC has issued the maximum number of licenses for beverage dispensaries within the Borough. Thirty-two active beverage dispensary licenses exist within a 10-mile radius of the former and proposed location of 18-1 LLC's operation. State law allows the ABC to increase the number of beverage dispensary licenses based on a borough's population. The population of the Borough has steadily increased over the past several decades to become one of the fastest-growing regions in the state. Future population growth will likely occur in the Borough, allowing the ABC to increase the licenses of the type under consideration for relocation. Based on this information, it is unlikely that any negative economic impact will result from the Assembly's approval of this relocation.

A denial by the Assembly will likely add unnecessary competition to existing businesses and create a financial hardship for 18-1 LLC. 18-1 LLC will not be able to hire employees, which would directly impact the local economy. Local businesses near the proposed location may also experience a negative impact due to a denial. The City of Wasilla will lose revenue from taxes generated from sales within the city, directly affecting its residents and those of the Borough.

The Assembly's approval of the relocation application will allow the operation to operate under its beverage dispensary license and open for business at the proposed location. 18-1 LLC will be able to hire employees, add Alaskan residents to the workforce, and generate revenue for the City of Wasilla through sales taxes. Meta & Rose Restaurant will be able to offer a new dining experience by adding 18-1 LLC's beverage dispensary license to its existing restaurant and eating place and allow the business to expand into the lobby and patio areas of The Clocktower. The addition will broaden the choices for the public and generate more economic development and sales tax for Wasilla.

## **RECOMMENDATION**

The Planning Director must evaluate relocation applications and consider their effects on the Borough according to MSB 8.40.090. Based on the findings of this report, the proposed action is in the public's best interest, and approval is recommended.

**Article 5. RESTRICTIONS ON ISSUANCE AND TRANSFER OF LICENSES.**

**Sec. 04.11.395.** Conditions or restrictions imposed on a license, endorsement, or permit. (a) The board may, in the best interests of the public, impose conditions or restrictions on a license, endorsement, or permit issued under this chapter.

(b) Except for a conditional contractor's permit issued under AS 04.09.690, the board may delegate to the director the authority to impose, in the best interests of the public, conditions or restrictions on a permit issued under this chapter.

**Sec. 04.11.400. Population limitations.** (a) Except as provided in (f), (i), and (k) [(d), (f), and (h) - (k)] of this section and AS 04.11.405, a new license may not be issued, and the board may prohibit relocation of an existing license

(1) outside an established village, incorporated city, unified municipality, or organized borough if, after the issuance or relocation, in a radius of five miles of the licensed premises, excluding the populations of established villages, incorporated cities, unified municipalities, and organized boroughs that are wholly or partly included within the radius, there would be

(A) more than one restaurant or eating place license for each 1,500 population or fraction of that population; -

(B) more than one brewery retail, one winery retail, and one distillery retail license for each 9,000 population or fraction of that population; or

(C) more than one license of each other type, except a type listed in (i) of this section, for each 3,000 population or fraction of that population;

(2) inside an established village, incorporated city, or unified municipality if, after the issuance or relocation, there would be inside the established village, incorporated city, or unified municipality

(A) more than one restaurant or eating place license for each 1,500 population or fraction of that population; [OR]

(B) more than one brewery retail, one winery retail, and one distillery retail license for each 9,000 population or fraction of that population; or

(C) more than one license of each other type, except a type listed in (i) of this section, for each 3,000 population or fraction of that population;

(3) inside an organized borough but outside an established village or incorporated city located within the borough if, after the issuance or relocation, there would be inside the borough, but outside the established villages and incorporated cities located within the borough, excluding the population of those established villages that have adopted a local option under AS 04.11.491(b)(1) or (3), and excluding the population of incorporated cities located within the organized borough;

(A) more than one restaurant or eating place license for each 1,500 population or fraction of that population; [OR]

(B) more than one brewery retail, one winery retail, and one distillery retail license for each 9,000 population or fraction of that population; or

(C) more than one license of each other type, except a type listed in (i) of this section, for each 3,000 population or fraction of that population.

(b) If the radius described in (a)(1) of this section encompasses all of an established village, incorporated city, or unified municipality and the population resident inside and outside the established village, incorporated city, or unified municipality but inside the radius described in (a)(1) of the section is less than 3,000, the board may deny the issuance or relocation of the license.

(c) *[Repealed, § 88 ch 74 SLA 1985.]*

(d) *[Repealed, effective 1.1.24. ch 8 SLA 2022]*

(e) *[Repealed, effective immediately. Ch 8 SLA 2022]*

(f) An application requesting a transfer of location of licensed premises limited under (a) or (b) of this section shall be granted without regard to (a) of this section if the new location is less than one mile from the original location and

(1) no ground for denial exists under AS 04.11.340(1) or (3); and

(2) relocation of the licensed premises is necessary due to

(A) termination of a lease or rental agreement;

(B) condemnation of the premises;

(C) the substantial destruction of the premises by any cause.

(g) *[Repealed, effective immediately. Ch 8 SLA 2022]*

(h) *[Repealed, effective 1.1.24 ch 8 SLA 2022]*

(i) This section does not apply to a

(1) brewery manufacturer license issued under AS 04.09.020;

(2) winery manufacturer license issued under AS 04.09.030;

(3) distillery manufacturer license issued under AS 04.09.040;

(4) general wholesale license issued under AS 04.09.100;

(5) limited wholesale brewed beverage and wine license issued under AS 04.09.110;

(6) outdoor recreation lodge license issued under AS 04.09.280;

(7) destination resort license issued under AS 04.09.310;

(8) beverage dispensary tourism license issued under AS 04.09.350;

(9) seasonal restaurant or eating place tourism license issued under AS 04.09.360;

(10) manufacturer direct shipment license issued under AS 04.09.370;

(11) conditional contractor's permit issued under AS 04.09.690.

(j) *[Repealed, effective 1.1.24. ch 8 SLA 2022]*

(k) The board may allow the relocation of an existing beverage dispensary license under AS 04.09.200 or former AS 04.11.090 to a restaurant, eating place, or hotel, motel, resort, or similar business that contains a restaurant or eating place, an existing package store license under AS 04.09.230 or former AS 04.11.150, existing brewery retail license under AS 04.09.320, an existing winery retail license under AS 04.09.330, or an existing distillery retail license under AS 04.09.340 in a borough with a population of 50,000 or more into or within an incorporated city in

the borough. The board may not approve the relocation unless, at the time of application, the existing number of issued licenses of the type under consideration for relocation located within the borough exceeds the maximum allowed under (a) of this section, and the governing bodies of both the borough and the incorporated city approve the relocation. The board may allow not more than three relocations into each city under this subsection each decade. In this subsection, “decade” means each 10-year period beginning April 1 in a year ending in zero.

(l) In (a)(1) of this section, “population” includes only those persons residing inside the radius not later than the date the application is received by the board and not earlier than 60 days before the application is received by the board.

(m) In (a)(2) and (3) of this section, “population” includes only those persons residing inside the established village, incorporated city, unified municipality, or organized borough as of December 31 of the year preceding the date of application.

(n) In this section “radius” means the circular area or distance limited by the sweep of a straight line originating at the proposed licensed premises and extending outward.

**Sec. 04.11.405. Petition for additional restaurant or eating place licenses for certain local governing bodies.** (a) A first-class city, a home rule city, or a unified municipality may submit a resolution to the board, adopted by its legislative body, petitioning the board for the issuance of additional restaurant or eating place licenses under AS 04.09.210-that exceed the limits under AS 04.11.400(a) in accordance with this section.

(b) The board, following a public hearing, may issue one or more additional restaurant or eating place licenses under AS 04.09.210 within the boundaries of the municipality, if the board finds that

(1) the municipality

(A) serves as a center for commercial activity within and outside the boundaries of the municipality by providing goods and services to a population that is greater than the permanent resident population within the boundaries of the municipality;

(B) maintains a local law enforcement department;

(C) exercises planning or land-use authority; and

(D) at the time of the petition, meets or exceeds the maximum limit under AS 04.11.400(a) for restaurant or eating place licenses issued under AS 04.09.210;

(2) the number of additional licenses does not exceed the number of additional licenses requested by the municipality in the petition; and

(3) granting the additional licenses is in the public interest.

(c) A resolution submitted by a municipality under (a) of this section must include

(1) information demonstrating that the petitioner meets the criteria in (b) of this section;

(2) the most recent estimate of the number of people who claim residency or work outside the boundaries of the municipality and who are served by the municipality, including the

(A) population located outside the boundaries of the municipality that relies on the municipality for goods and services;



**8.40.060 REVIEW OF LIQUOR LICENSE REFERRAL FOR RELOCATION.**

(A) In accordance with AS [04.11.400\(m\)](#), the MSB Assembly shall consider a request for the relocation of an existing beverage dispensary license to or from an unincorporated area within the borough to or from an incorporated city within the borough upon notice from the Alaska Alcoholic Beverage Control Board and as provided by this chapter.

(1) The assembly's decision to approve or disapprove an application shall be based on review of the application for the proposed relocation, the planning director's best interest finding, staff recommendation, public testimony, and other information the assembly, in its discretion, deems relevant.

(2) Assembly decision on this matter is a final legislative decision and is not subject to appeal.

(Ord. 08-067(AM), § 2, 2008)

**8.40.070 APPLICATION PROCESS.**

(A) An applicant under this chapter shall submit a complete liquor license relocation application to the planning director on a form provided by the planning department.

(1) Not more than one relocation of an existing beverage dispensary license from an unincorporated area to a particular incorporated city shall occur each decade. "Decade" means each ten-year period beginning April 1st in a year ending in zero. In accordance with AS [04.11.400\(m\)](#), the first decade shall extend from June 25, 2007, through March 31, 2010.

(2) The application will be considered incomplete and not acceptable for further action if, through finance department review, it is determined that the existing beverage dispensary licensed facility or the applicant has delinquent debts or taxes owing to the borough arising from the conduct of the existing business or the business making the application. An application shall be considered incomplete if the required fee is not included at the time the application is submitted.

(3) The planning director will review the application for completeness. The director may reject any application which is incomplete or fails to meet the requirements of this section. An incomplete application shall be sent to the applicant with a written explanation of application deficiencies within ten working days of the date the application is received in the planning department. Once the deficiencies have been corrected, the complete application will be considered received and will be processed.

(4) Applications determined to be complete will be considered in the order in which the complete applications are received.

B) A complete application will contain the following:

(1) a nonrefundable application fee as established by the assembly, payable to the Matanuska-Susitna Borough, shall be submitted with the application;

(2) a complete copy of the material required by the Alcoholic Beverage Control Board for the relocation including any additional material required by the subject incorporated city;

(3) proof of the incorporated city governing body approval of the relocation;

(4) a map with the application illustrating existing operational beverage dispensary licensed facilities in a radius of ten miles of the existing licensed facility. If no beverage dispensary licensed facilities exist within ten miles of the existing licensed facility, the applicant shall provide a map showing the nearest similar operational licensed facility;

(5) proof that the applicant is:

(a) the owner of the license that is to be transferred into the incorporated city; or

(b) the purchaser under a contract to purchase the license that is to be transferred into the city under which the obligations of the purchaser to purchase, and the seller to sell, the license are unconditional except for the following:

(i) approval of the transfer of location of the license by the incorporated city;

(ii) approval of the transfer of location of the license by the Matanuska-Susitna Borough;

(iii) approval of the transfer of location of the license, and transfer of ownership of the license to the applicant, by the Alcoholic Beverage Control Board; and

(iv) a statement of financial interest (signed by the appropriate corporate officers and notarized);

(6) the following information about the existing licensed facility and the facility to which the license is proposed to be relocated:

- (a) location;
- (b) days and hours of operation;
- (c) seating capacity at the bar, tables and chairs;
- (d) average number of employees; and
- (e) characteristics of the neighborhood within one mile to include the existence and location of other liquor licensed facilities, commercial establishments, schools, churches, and community councils:
  - (i) percent residential;
  - (ii) percent commercial; and
  - (iii) percent rural.

(Ord. 08-067(AM), § 3, 2008)

### **8.40.080 NOTICE.**

(A) When a complete application is received, the borough shall give notice of the application by publication in the newspaper of general circulation in the borough within ten working days. Notice of the application shall also be mailed to owners of all property within one-half mile from the exterior boundary of the property of the existing licensed facility and one-half mile from the exterior boundary of the proposed relocation property. Notice of the application shall also be posted at the existing licensed facility for the duration of the review process.

(B) A copy of the material submitted to the borough shall be sent to the community council(s) in which the existing licensed facility is located or within one mile thereof.

(C) A copy of the material submitted to the borough shall be sent to the community council(s) if the proposed location within an incorporated city is within one mile from the boundary of a community council(s).

(D) A copy of the material submitted to the borough shall be sent to the other incorporated cities in the borough.

(E) The applicant shall pay the cost of all mailings and advertisements as required by MSB [8.40.060](#) in addition to application fees.

(F) Members of the public and active community council(s) notified in accordance with this section shall have 30 days from the date the complete application is received by the borough to provide a written comment concerning the proposed relocation to the planning director.

(Ord. 08-067(AM), § 4, 2008)

**8.40.090 APPLICATION REVIEW.**

(A) The planning director shall evaluate the application for relocation in consideration of its possible effects on the borough, the area from where the license is coming, and the area to where it is proposed to be relocated. The planning director will consider the following criteria:

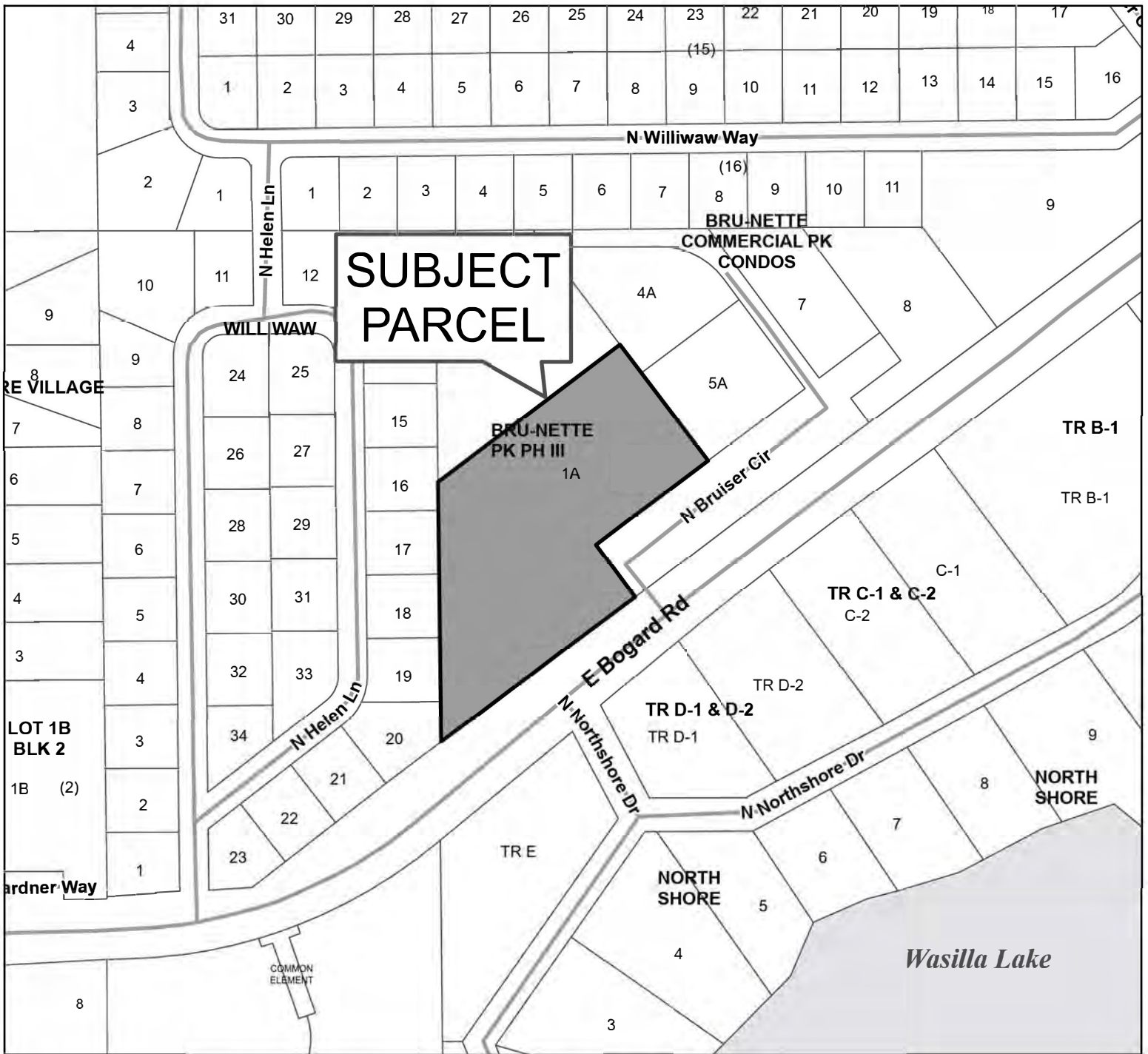
- (1) potential economic effects;
- (2) potential future need of a license in an unincorporated area of the borough;
  - (a) the impact of the transfer on the availability of licenses in the unincorporated area;
- (3) impact to access to similar licensed facilities;
- (4) community council(s) comment;
- (5) decision of the affected city;
- (6) public comment; and
- (7) other relevant information.

(B) Within 30 days of receipt of a complete application, the planning director shall prepare a best interest finding and a resolution recommending assembly approval or denial of the relocation application. The matter will be placed on the agenda for the next regular meeting of the assembly.

(C) After notice and public hearing, the assembly shall approve or disapprove the application, taking into consideration the best interest finding, staff recommendation, public testimony, and other relevant information.

(D) The planning director shall notify the applicant, the owner of the existing licensed beverage dispensary facility, the affected incorporated city, and the Alcoholic Beverage Control Board of the assembly decision.

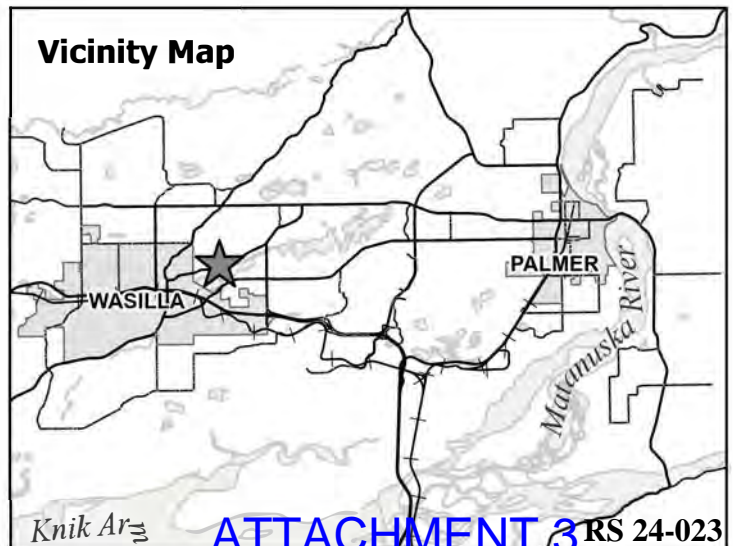
(Ord. 08-067(AM), § 5, 2008)



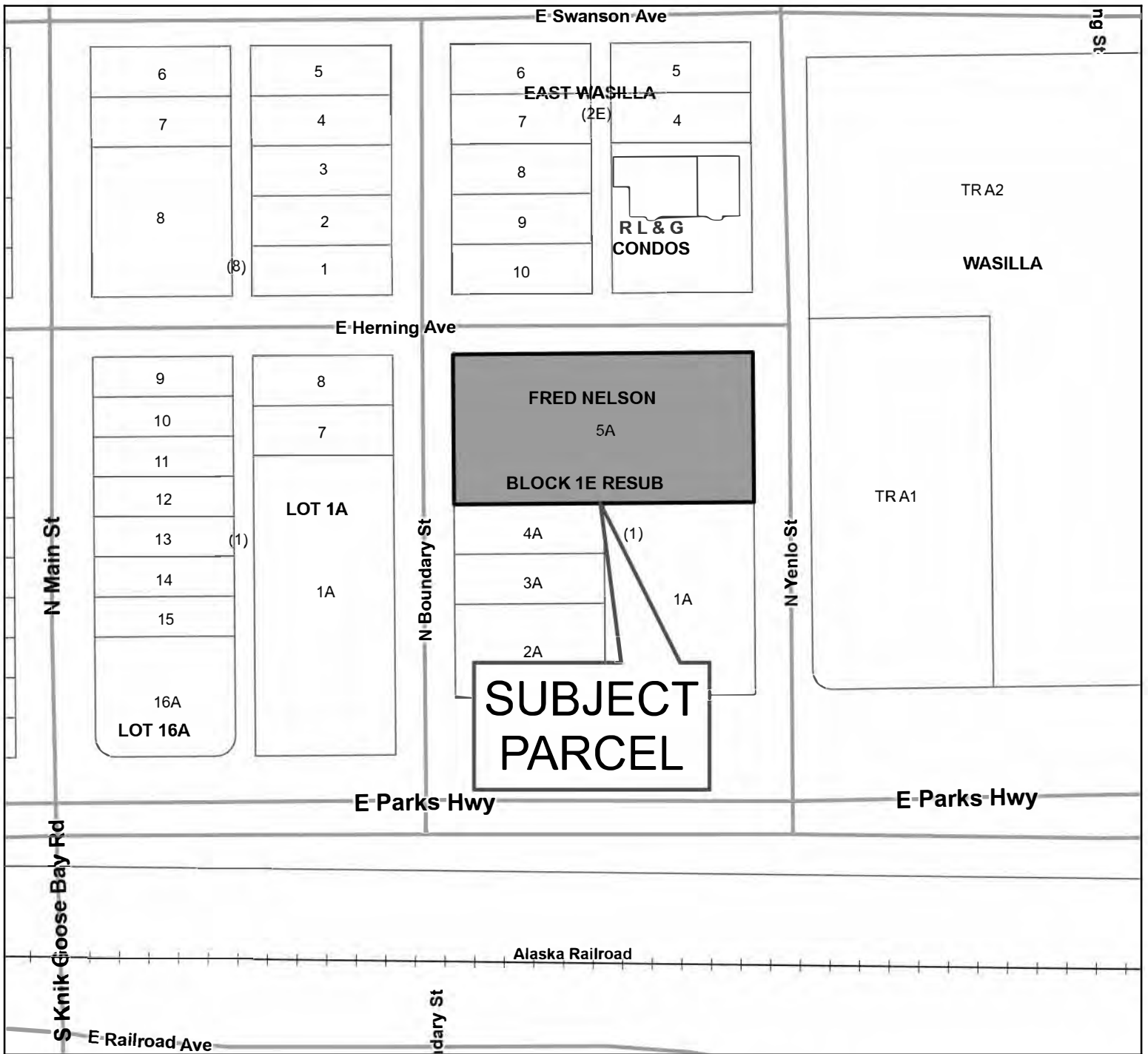
**8170000L001A**



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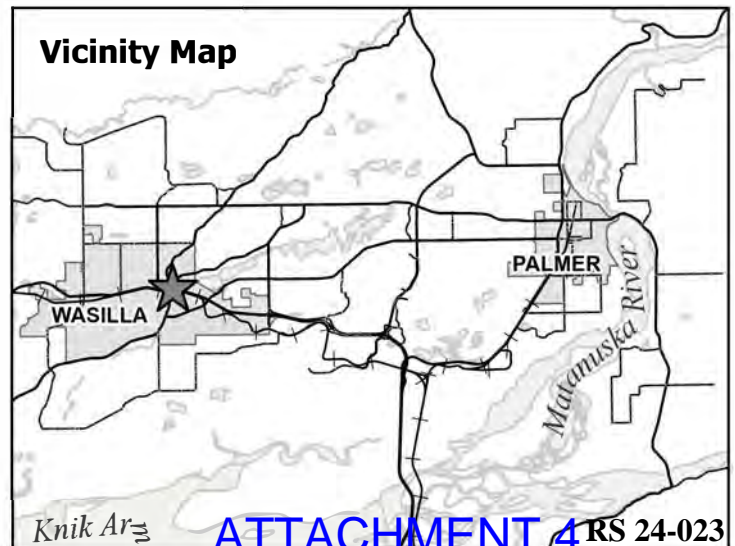




**2523B01L005A**



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



**From:** [Maureen Graham](#)  
**To:** [Rick Benedict](#)  
**Subject:** City of Wasilla Resolution for Liquor License Transfer 18-1 LLC  
**Date:** Friday, December 15, 2023 3:01:35 PM  
**Attachments:** [RS 23-46 Adopted Approving And Waiving Protest For The Transfer Of The Beverage Dispensary License For 18-1 LLC For Operation Within The City Of Wasilla..pdf](#)

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**[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]**

Rick,

Per our conversation, attached is the resolution 23-46 approving 18-1 LLC transfer from the Mat Su Borough to the City of Wasilla. I have provided a copy to the applicants as well.

Let me know if there are any questions.

Respectfully,

*Maureen Graham*  
*Sales Tax Accountant/Auditor*  
*City of Wasilla*  
*907-373-9079 Office*  
*907-373-9046 Fax*  
[mgraham@cityofwasilla.gov](mailto:mgraham@cityofwasilla.gov)



By: Finance Department  
Adopted: December 11, 2023  
Yes: Crafton, Graham, Johnson, Sullivan-Leonard, Velock  
No: None  
Absent: Rubeo

**City of Wasilla  
Resolution Serial No. 23-46**

**A Resolution Of The Wasilla City Council Approving And Waiving Protest For The Transfer Of The Beverage Dispensary License For 18-1 LLC For Operation Within The City Of Wasilla.**

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WHEREAS, the City of Wasilla ("City") is incorporated as a first class city responsible for overseeing local businesses with respect to planning, local business licensing, collection of local sales taxes, and public safety; and

WHEREAS, as required under AS 04.11.400(m), the Alcoholic Beverage Control Board may allow the relocation of an existing beverage dispensary license under AS 04.11.090 to a restaurant, eating place, hotel, motel, resort, or similar business that contains a restaurant or eating place if both the governing bodies of the City and the Matanuska-Susitna Borough approve the transfer; and

WHEREAS, Wasilla Municipal Code ("WMC") 6.16.020(A) provides that upon receiving notice from the Alcoholic Beverage Control Board of an application for the issuance, renewal, transfer of location or transfer to another person of a liquor license for a license location in the City, including without limitation an application to transfer a license to a license location in the City under AS 04.11.400(m), the City shall refer the application for review by the Planning Office, Finance Department, and Police Department for verification of compliance with City requirements and suitability of the location for operation; and

WHEREAS, the City has worked with Meta & Rose Restaurant Inc. and 18-1 LLC to ensure compliance with WMC requirements and all outstanding tax, license, planning, and related matters and wishes to waive any protest rights it has pursuant to WMC Chapter 6.16 and AS 04.11.480; and




WHEREAS, following review and contingent approval by the Alcoholic Beverage Control Board, the City Council wishes to approve the transfer of 18-1 LLC's beverage dispensary license for operation at Meta & Rose Restaurant Inc. to support continued operations and lawful service of alcoholic beverages to the restaurant's patrons.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla City Council approves the transfer of 18-1 LLC's beverage dispensary license for operation within the City of Wasilla.

Effective Date. This resolution takes effect upon adoption.

ADOPTED by the Wasilla City Council on December 11, 2023.

  
Glenda D. Ledford, Mayor

ATTEST:

  
Jamie Newman, MMC, City Clerk

[SEAL]

**City of Wasilla  
Legislative Staff Report  
Resolution Serial No. 23-46**

**Approving And Waiving Protest For The Transfer Of The Beverage Dispensary License For 18-1 LLC Dba The Office To Meta & Rose Restaurant, Inc. For Operation Within The City Of Wasilla.**

Originator: Maureen Graham, Tax Auditor  
Date: 11/29/2023

Agenda of: 12/11/2023

Route to:	Department Head	Signature	Date
X	Chief of Police		11/29/23
X	Finance Director		11/29/23
X	Deputy Administrator	unavailable	
X	City Clerk		11/29/2023
X	Mayor		11/24/23

**Fiscal Impact:** ☐ yes or ☒ no

**Attachments:** Resolution Serial No. 23-46 (2 pages)

**Summary Statement:** 18-1 LLC seeks approval of the transfer of its beverage dispensary license for operation at Meta & Rose Restaurant in the City of Wasilla. Approval by both the City Council and the Matanuska-Susitna Borough Assembly is required for this transfer. The Alcoholic Beverage Control Board has already approved the transfer contingent upon municipal approval.

Staff worked extensively with 18-1 LLC and Meta & Rose Restaurant and their respective owners to address WMC compliance and to update an agreement for payment of outstanding tax obligations, and will continue to monitor compliance with ongoing licensing, planning, sales tax, and general public safety requirements.

**Proposed Action:** Adopt the Resolution.

## Chapter 6.16

### LIQUOR LICENSES

#### Sections:

- 6.16.010**      **Definitions.**
- 6.16.020**      **Review of liquor license applications.**
- 6.16.030**      **Waiver of protest.**
- 6.16.040**      **Consideration by council.**

#### **6.16.010      Definitions.**

When used in this chapter, the following words and phrases shall have the meanings set forth in this section:

“Board” means the Alaska Alcoholic Beverage Control Board.

“License location” means the lot or parcel, and structure, where a licensed premises would be located pursuant to a liquor license application that is subject to review under this chapter.

*Licensed Premises.* Defined as provided in AS [04.21.080](#).

“Liquor license” means any of the licenses or permits described in AS [04.11.080](#). (Ord. 14-31 § 2, 2014; Ord. 08-29 § 8, 2008; Ord. 08-15 § 2, 2008; Ord. 05-06(AM) § 2, 2005)

#### **6.16.020      Review of liquor license applications.**

A. Upon receiving notice from the Board of an application for the issuance, renewal, transfer of location or transfer to another person of a liquor license for a license location in the city, including without limitation an application to transfer a license to a license location in the city under AS [04.11.400\(m\)](#), the city shall refer the application for review:

1. By the planning office to determine whether any structure, or use of land or a structure, at the license location does not conform to WMC Title [16](#), or the terms and conditions of any rezoning, planning commission approval, or administrative approval granted for the license location under

WMC Title [16](#). The planning office shall notify the applicant in writing of any nonconformity that it finds. In response to the notice, the applicant may either:

- a. Provide evidence satisfactory to the mayor that the nonconformity has been corrected; or
- b. Provide a plan for correction of the nonconformity satisfactory to the mayor, with security satisfactory to the mayor for the performance of the plan.

2. By the finance department to determine whether the licensee or license transferee is delinquent in paying to the city any tax, assessment, business license fee, or fee or charge for utility service, or to the Matanuska-Susitna Borough any real property tax, for the business that operates, or will operate, under the liquor license. The finance department shall notify the applicant in writing of any delinquency that it finds. In response to the notice, the applicant may either:

- a. Provide evidence satisfactory to the mayor that the delinquent amount has been paid; or
- b. Provide a plan for paying the delinquent amount satisfactory to the mayor, with security satisfactory to the mayor for the payment of the delinquent amount.

3. By the police department to determine whether, in the opinion of the chief of police, there has been an excessive number of convictions or arrests for unlawful activity at the license location, police reports of unlawful activity at the license location, or police dispatches to the license location. The police department shall notify the applicant in writing of any adverse finding under this subsection. (Ord. 08-15 § 3, 2008; Ord. 05-06(AM) § 2, 2005)

### **6.16.030 Waiver of protest.**

If, within 20 business days after the referrals under WMC [6.16.020](#) of a liquor license application that is subject to protest by the city under AS [04.11.480](#), the mayor finds that the referrals have resulted in no findings adverse to the liquor license application that have not been resolved, the mayor shall notify the Board that the city waives its right to protest the application. (Ord. 08-15 § 4, 2008; Ord. 05-06(AM) § 2, 2005)

**6.16.040 Consideration by council.**

A. Within 20 business days after the referrals under WMC [6.16.020](#), the mayor shall schedule each liquor license application for which the city has not waived its right to protest under WMC [6.16.030](#) for consideration by the city council at a city council meeting, and send written notice to the applicant. The notice shall include the following information:

1. The date and time of the meeting at which the council will consider the application;
2. A statement that the applicant may appear before the council at the meeting to defend the application; and
3. A summary of any unresolved findings adverse to the liquor license application that have resulted from the referrals under WMC [6.16.020](#).

B. Before taking action on a liquor license application under this section, the city council shall provide the applicant an opportunity to make a presentation in defense of the application.

C. For a liquor license application that is subject to protest by the city under AS [04.11.480](#):

1. After considering the application, the city council may decide to:
  - a. Protest the application under AS [04.11.480\(a\)](#);
  - b. Recommend conditions on which the application should be granted under AS [04.11.480\(c\)](#); or
  - c. Take no action on the application.
2. If the city council protests an application or recommends conditions on which the application should be granted, the city council shall state on the record the reasons for its decision, and the mayor shall notify the Board and the applicant in writing of the decision of the council and the reasons therefor.
3. If the city council finds that the basis for its decision to protest an application, or to recommend conditions on which an application should be granted, no longer exists, the city council may rescind its decision and direct the mayor to notify the Board and the applicant of the rescission.

- D. For one or more applications to relocate a liquor license location in the city under AS [04.11.400\(m\)](#):
1. After considering the applications, the city council may decide to:
    - a. Approve one or more of the applications with or without conditions; or
    - b. Deny one or more applications.
  2. The mayor shall notify the Board, the Matanuska-Susitna Borough, and the applicants in writing of the decision of the council and the reasons therefor. (Ord. 08-15 § 5, 2008; Ord. 05-06(AM) § 2, 2005)

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**The Wasilla Municipal Code is current through Ordinance 23-30, passed December 11, 2023.**

Disclaimer: The Office of the City Clerk has the official version of the Wasilla Municipal Code. Users should contact the clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofwasilla.gov](http://www.cityofwasilla.gov)

[City Telephone: \(907\) 373-9090](tel:(907)373-9090)

[Hosted by Code Publishing Company, A General Code Company.](#)

# CITY OF WASILLA PLANNING DEPARTMENT

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## PERMIT ISSUED

Project:	Commercial Tenant		
Permit #:	AA23-000210	Date:	12/22/2023
Applicant:	18-1 LLC dba Meta & Rose		
Applicant Phone#:	907.232.1304		
Address:	290 N Yenlo ST		
Parcel #:	2523B01L005A		

**Conditions of Approval:**

- This commercial tenant has subleased from Meta & Rose Co. to provide bar counter service in the same space.





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## VIEW PERMIT

Home / Services / Permits / View Permit



Make a payment



Upload documents



Leave message

**Permit #:** AA23-000210

**Project #:** 23-001250

**Status:** Approved with Conditions

**Balance Due:** \$0.00

**Address:** 290 N Yenlo ST 

**Description:** Restaurant with Beverage Dispensary



Permit

Reviews

Documents

Inspections

**Permit #:**

**AA23-000210**

Permit Type:



## Administrative Approval Permit

Sub Type:

Commercial Tenant

Issue Date:

12/22/2023

Expiration Date:

12/22/2024

Project Information

Work Description:

Operation of Meta & Rose Restaurant with BDL (Beverage Dispensary License #301). BDL 301 was approved by AMCO for this location on 11/14/23 (with delegation) pending City of Wasilla and Mat-Su Borough compliance.

Sq.Ft:

1930

Property Owner Contact Information:

Legacy Ventures, LLC. - Richard Payne

Architect:

Landscape Architect:

Engineer/Surveyor Contact Information:

---

## Documents

Are you the property owner?:

No

If you are not the owner of the property, please provide the Owner Authorization or a copy of the executed lease.

Owner Authorization (../Documents/396/OwnerAuthorization.pdf) or Copy of Executed Lease:

M&R Lease Agreement.pdf

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## Applicant Certification

*I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.*

**Signature of Applicant:**

**signature.png**

**City of Wasilla**

290 E. Herning Ave, Wasilla, AK 99654-7091

**Business License - Inside City****This license is granted to:**

18-1, LLC

DBA: META &amp; ROSE

Line of Business: 72

290 N YENLO ST

CITY OF WASILLA, AK 99654

**License #**

014942

**Issue Date**

12/22/2023

**Expiration Date**

12/31/2024

**NOT TRANSFERRABLE****POST THIS LICENSE IN A CONSPICUOUS PLACE AT ALL TIMES**



**Matanuska-Susitna Borough Business License #: 50200**

350 E. Dahlia Ave, Palmer, Alaska 99645

**Effective Date:** NOV 17 2023

**Expiration Date:** DEC 31 2025

**This license must be prominently displayed.  
It is not transferable or assignable.**

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 of Alaska or the United States.

DEPARTMENT OF FINANCE

**META & ROSE**  
18-1 LLC  
101 N ASHLEE CIR  
WASILLA, AK 99654

**Business Location(s):** WASILLA, ALASKA

This is to certify that the licensee named above holds a Matanuska-Susitna Borough business license covering the period listed above.

Detach Here

**META & ROSE**  
18-1 LLC  
101 N ASHLEE CIR  
WASILLA, AK 99654

Fee Paid: \$100

License No.: MBL **50200**

Effective: NOV 17 2023 To DEC 31 2025

The above business has been licensed to conduct business in the Matanuska-Susitna Borough. The borough business license must be prominently displayed. When a business has more than one location, the original license shall be displayed at the main location and a copy of the license shall be displayed at each branch location. If the business is continued at the same location but there is a change in its form of organization, such as from a single proprietorship to a partnership or a corporation, the admission or withdrawal of a partner, or any other change, the seller making the change shall surrender his old borough business license to the borough for cancellation. When there is a change of location for the sellers place of business, a new business license is required showing the new address. Application for renewal of license shall be made before February 1 of the license year.

**RS 24-023**

**IM 24-042**

Alaska Business License # 2188904

**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

**Meta & Rose**

101 N Ashlee Cir, Wasilla, Alaska, AK 99654

owned by

18-1 LLC

is licensed by the department to conduct business for the period

November 15, 2023 to December 31, 2025  
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

**From:** [Peggy Horton](#) on behalf of [License Reviews](#)  
**To:** [Permit Center](#); [Rick Benedict](#); [Taunnie Boothby](#)  
**Cc:** [Jason Ortiz](#)  
**Subject:** FW: #301 The Office Transfer of Location Application  
**Date:** Monday, August 14, 2023 11:28:17 AM  
**Attachments:** [301 Transfer LGB Notice.pdf](#)  
[301 AB-01.pdf](#)  
[301 AB-02.pdf](#)  
[301 AB-03.pdf](#)

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Hey everyone, this license review is different than any of us have done in the past. They are requesting to relocate from within the borough to inside the city of Wasilla. There is a borough application for this called Liquor License Relocation Application. The form is in CM. If you'll look at CM record #D-17-26541, you'll see the last time Susan Lee had this type of case was when Big Lake Lodge transferred their license to Palmer City Alehouse in 2014.

The code for this is MSB 8.40.060 through 090.

Here's another issue, the fee listed on the form is not on the fee schedule approved by the assembly, so you'll need to get approval from leadership as to whether we charge them the \$500.00 (which is listed on the form) or the \$100.00 regular license review fee. I've updated Michelle on the missing fee on the fee schedule, so the next time we bring fees to the assembly, it should be on there. Michelle also wants to have a meeting about what the fee should be, she'll set that up for a later date.

We should talk about who gets this file to process.

Peggy Horton  
Matanuska-Susitna Borough  
Development Services Division  
Planner II  
907-861-7862

---

**From:** AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>  
**Sent:** Friday, August 11, 2023 11:05 AM  
**To:** Brad Hanson <bahanson@palmerak.org>; Maureen Graham <mgraham@cityofwasilla.gov>; Alex Strawn <Alex.Strawn@matsugov.us>; License Reviews <License.Reviews@matsugov.us>  
**Cc:** AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>  
**Subject:** #301 The Office Transfer of Location Application

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning,

This is a unique proposal: a beverage dispensary is asking to operate in the middle of a current restaurant/eating place establishment. The application is slated for Board Consideration at the 8/22/23 meeting. Attached is correspondence regarding a complete liquor license application within your jurisdiction.

Also attached is a copy of the application and Form AB-03: Restaurant Designation Permit Application, which requires separate local government approval.

If you have any questions or concerns, please direct them to [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

*Carrie Craig*

Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
907-269-0350

**From:** [Rick Benedict](#)  
**To:** ["ashlee@wsiak.com"](mailto:ashlee@wsiak.com)  
**Subject:** MSB Liquor License Relocation Application- The Office - License #301  
**Date:** Tuesday, August 15, 2023 11:59:00 AM  
**Attachments:** [Liquor License Relocation Application.pdf](#)

---

Good morning,

On August 11, 2023, the State of Alaska Alcohol and Marijuana Control Office notified the Matanuska-Susitna Borough that it had received an application from you requesting to transfer the location of a liquor license. License #301 had previously been issued by AMCO for the operation of a beverage dispensary named "The Office" located at 1987 E. Bogard Road.

Please be aware, the MSB also requires an establishment to submit a relocation application for an existing beverage dispensary who wishes to relocate to or from an unincorporated area within the borough, to or from an incorporated city within the borough. The fee associated with this application is \$100.00. I have attached an application to this email and have linked below MSB 8.40.060 which further describes the process and application requirements.

[Chapter 8.40 LIQUOR LICENSE REFERRALS \(codepublishing.com\)](#)

Should you have any questions concerning this notice, please contact me.

Respectfully,

Rick Benedict – Planner II  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct



**From:** [Rick Benedict](#)  
**To:** [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)  
**Cc:** [ashlee@wsiak.com](mailto:ashlee@wsiak.com)  
**Subject:** 18-1, LLC (dba The Office) - License #301 - Protest  
**Date:** Wednesday, August 16, 2023 9:07:00 AM  
**Attachments:** [The Office - License 301 - Protest Letter.pdf](#)  
[Persons to be Heard Form.pdf](#)

---

Good Morning,

A review of the files relating to the subject business and license application, as they relate to Matanuska- Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

PROTEST the issuance of the license for the following reason(s): 1) MSB application for liquor license relocation required per 8.40.060 2) Unpaid \$100.00 MSB Review Fee

Respectfully,

Rick Benedict – Planner II  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct



**From:** [Rick Benedict](#)  
**To:** [ashlee@wsiak.com](mailto:ashlee@wsiak.com)  
**Subject:** MSB Liquor License Relocation Application- Request for Additional Information  
**Date:** Tuesday, September 5, 2023 3:15:00 PM  
**Attachments:** [18-1 LLC DBA The Office RFAI Letter 9-5-23.pdf](#)

---

Good Afternoon Ms. Stetson,

On August 21, 2023, the MSB received a relocation application for an existing beverage dispensary license (#301) wishing to relocate to the City of Wasilla. After reviewing the application and materials, it has been determined that additional information is needed and/or requires clarification. I have attached a request for additional information.

Should you have any questions concerning this request, please get in touch with me.

Respectfully,

Rick Benedict – Planner II  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct



## **MATANUSKA-SUSITNA BOROUGH**

**Planning and Land Use Department**

**Development Services Division**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

[www.matsugov.us](http://www.matsugov.us)

September 5, 2023

18-1 LLC (DBA "The Office")

Attn: Ashlee Stetson

101 N. Ashlee Circle

Wasilla, AK 99654

**SUBJECT: Liquor License Relocation Application – Request for Required Information**

**LOCATION: 290 N. Yenlo Street, Ste. 37, Wasilla, AK 99654; Tax Acct #52523B01L005A**

Dear Ms. Stetson,

According to MSB 8.40.070(A)(3), applications shall be reviewed for completeness. Borough staff has reviewed the application material and it has been determined that the following information needs to be provided to process this request:

1. Letter of approval or its equivalent, such as a Wasilla City Council Statement of Non-Objection, for the relocation of 18-1 LLC's beverage dispensary license to operate and conduct business within city limits.
2. Copies of all documents required by the City of Wasilla regarding the operation of an alcoholic beverage dispensary within its jurisdiction, and/or the relocation of an alcoholic beverage dispensary within its jurisdiction.
3. Copies of all applicable state or local business licenses issued to 18-1 LLC (DBA "The Office").
4. Narrative providing the final closure date, and an explanation of why the alcoholic beverage dispensary operation located at 1987 E. Bogard Road is permanently closed for business.
5. Narrative clarifying why the days and hours of the beverage dispensary operation, and seating capacity (chairs, tables, and bar), are different between the application materials received by AMCO (Form AB-03) on January 25, 2023, versus the application for relocation received by the MSB on August 21, 2023. Please provide the most up-to-date information and narrative explaining any changes since making an application to AMCO.

6. Please expand your narrative and provide additional details concerning the description of the surrounding area within a one-mile radius of the proposed beverage dispensary location, including percentages of residential, commercial, and/or industrial land uses within that area.
7. A map illustrating all existing and operational beverage dispensary-licensed facilities in a radius of ten miles of the existing licensed facility (original licensed location of 1987 E. Bogard Rd.).

Should you have any questions or require additional information, please feel free to contact me by phone at (907)861-8527, or email at [rick.benedict@matsugov.us](mailto:rick.benedict@matsugov.us).

Respectfully,

*Rick Benedict*

Rick Benedict, Planner II  
Matanuska-Susitna Borough

**From:** [Rick Benedict](#)  
**To:** [ashlee@wsiak.com](mailto:ashlee@wsiak.com)  
**Subject:** MSB Liquor License Relocation Application- Request for Additional Information  
**Date:** Thursday, October 26, 2023 11:13:00 AM  
**Attachments:** [Application for Relocation Beverage Dispensary.pdf](#)  
[18-1 LLC RFAI Letter 10-26-23.pdf](#)

---

Good Morning Ms. Stetson,

Upon review of your letter and amended materials dated October 19, 2023, it has been determined that additional information is needed and/or requires clarification. I have attached a request letter addressing this information.

Respectfully,

Rick Benedict – Planner II  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

[www.matsugov.us](http://www.matsugov.us)

October 26, 2023

18-1, LLC (dba The Office)  
Attn: Ashlee Stetson  
101 N. Ashlee Circle  
Wasilla, AK 99654

**SUBJECT: Liquor License Relocation Application – Request for Required Information**

**LOCATION: 290 N. Yenlo Street, Ste. 37, Wasilla, AK 99654; Tax Acct #52523B01L005A**

Dear Ms. Stetson,

In your response to the borough dated October 19, 2023, you indicated 18-1, LLC has fulfilled all obligations outlined in MSB 8.40.010. To provide further clarification, the relocation of an existing beverage dispensary license from an unincorporated area within the borough to an incorporated city within the borough is subject to review according to MSB 8.40.060. The application process and requirements contained within MSB 8.40.070 are followed in this instance.

According to MSB 8.40.070(A)(3), applications shall be reviewed for completeness. Borough staff has reviewed the original and amended application materials submitted on August 21, 2023, and October 19, 2023. It has been determined the following information needs to be provided to process this request:

1. Letter of approval or its equivalent, such as a Wasilla City Council Statement of Non-Objection, for the relocation of 18-1, LLC's beverage dispensary license to operate and conduct business within Wasilla city limits.
2. Copies of all documents required by the City of Wasilla to operate an alcoholic beverage dispensary within its jurisdiction, and/or to relocate an existing alcoholic beverage dispensary to an area within its jurisdiction.
3. Copies of all applicable state and/or local business licenses issued to 18-1 LLC (dba "The Office").
4. Narrative providing the final closure date at the location of 1987 E. Bogard Road, and an explanation of why the alcoholic beverage dispensary was permanently closed at this site.

5. A narrative clarifying the days and hours of operation of the beverage dispensary, and the seating capacity (chairs, tables, and bar). There are discrepancies between the application materials received by AMCO (Form AB-03) on January 25, 2023, versus the relocation application materials you provided to the borough on August 21, 2023, and October 19, 2023.

Please provide the most up-to-date information and narrative explaining any changes since making an application to AMCO, such as the information described above and any changes in ownership. It may be helpful to submit an amended application for relocation to the borough that I am attaching to this request letter.

6. Narrative providing the description of the surrounding area within a one-mile radius of the proposed beverage dispensary location, including percentages of residential, commercial, and/or industrial land uses within that area.
7. A map illustrating all existing and operational beverage dispensary-licensed facilities in a radius of ten miles of the existing licensed facility (original licensed location of 1987 E. Bogard Rd.).

Should you have any questions or require additional information, please feel free to contact me by phone at (907)861-8527, or email at [rick.benedict@matsugov.us](mailto:rick.benedict@matsugov.us). It may be helpful to schedule a meeting by phone or in-person to discuss this requested information.

Respectfully,

*Rick Benedict*

Rick Benedict, Planner II  
Matanuska-Susitna Borough

Attachments:  
Application for Relocation Beverage Dispensary

**From:** [Ashlee Stetson](#)  
**To:** [Rick Benedict](#)  
**Subject:** RE: MSB Liquor License Relocation Application- Request for Additional Information  
**Date:** Friday, December 22, 2023 9:42:18 AM  
**Attachments:** [Letter to MSB 20231222-signed.pdf](#)  
[D. City of Wasilla Resolution No. 23-46.pdf](#)  
[E. City of Wasilla Business License.pdf](#)  
[F. City of Wasilla Commercial Tenant Permit.pdf](#)  
[G. Mat-Su Borough Business License.pdf](#)  
[H. State of Alaska Business License.pdf](#)  
[I. 1-Mile Radius Map Proposed Location.pdf](#)  
[J. List of Beverage Dispensary Licenses within 10-Mile Radius of existing location.pdf](#)  
[K. BDLs within 10-Mile Radius of Existing Location.pdf](#)  
[A. MSB Liquor License Transfer Application.pdf](#)  
[B. AMCO Transfer Application - amended 10.05.23.pdf](#)  
[C. AB13 & AB34.pdf](#)  
**Importance:** High

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**[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]**

Good Morning Rick,

I was able to get information from AMCO rather quickly, so I was able to complete the request.

Please find attached a letter in response to MSB's 10/26/23 request, as well as multiple attachments.

Some are large files, so I'm sending a read-receipt to ensure delivery.

Thank you,

Ashlee Stetson  
907.232.1304

---

**From:** Rick Benedict <Rick.Benedict@matsugov.us>  
**Sent:** Thursday, October 26, 2023 11:13 AM  
**To:** Ashlee Stetson <ashlee@wsiak.com>  
**Subject:** MSB Liquor License Relocation Application- Request for Additional Information

Good Morning Ms. Stetson,

Upon review of your letter and amended materials dated October 19, 2023, it has been determined that additional information is needed and/or requires clarification. I have attached a request letter addressing this information.

Respectfully,

Rick Benedict – Planner II  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct

**From:** [AMCO Local Government Only \(CED sponsored\)](#)  
**To:** [Rick Benedict](#)  
**Subject:** RE: 18-1, LLC (dba The Office) - License #301 - Protest  
**Date:** Friday, January 19, 2024 1:31:52 PM

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**[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]**

Received – thank you sir. I'll make sure we capture this and update our files. We'll keep an eye out for the LIFT of the protest so we can proceed.

**Gabriel Gonzales**  
Local Government Specialist  
DCCED - Alcohol and Marijuana Control Office  
550 W. 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
(907) 334-2195  
[gabriel.gonzales@alaska.gov](mailto:gabriel.gonzales@alaska.gov)

---

**From:** Rick Benedict <[Rick.Benedict@matsugov.us](mailto:Rick.Benedict@matsugov.us)>  
**Sent:** Friday, January 19, 2024 12:46 PM  
**To:** AMCO Local Government Only (CED sponsored) <[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)>  
**Subject:** FW: 18-1, LLC (dba The Office) - License #301 - Protest

**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.

Here is the protest the borough filed with AMCO on August 16, 2023. This protest was in response to a notice from your office to the borough dated August 11, 2023, concerning the applicant's relocation application filed with AMCO.

Respectfully,

Rick Benedict – Current Planner  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct

---

**From:** Rick Benedict  
**Sent:** Wednesday, August 16, 2023 9:08 AM  
**To:** [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)  
**Cc:** [ashlee@wsiak.com](mailto:ashlee@wsiak.com)  
**Subject:** 18-1, LLC (dba The Office) - License #301 - Protest



Good Morning,

A review of the files relating to the subject business and license application, as they relate to Matanuska- Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

PROTEST the issuance of the license for the following reason(s): 1) MSB application for liquor license relocation required per 8.40.060 2) Unpaid \$100.00 MSB Review Fee

Respectfully,

Rick Benedict – Planner II  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct

**From:** [Rick Benedict](#)  
**To:** [maemsraa@gmail.com](mailto:maemsraa@gmail.com)  
**Subject:** MSB 8.40 - Beverage Dispensary Relocations  
**Date:** Tuesday, January 23, 2024 12:26:00 PM  
**Attachments:** [Newspaper Ad Meta Rose.pdf](#)

---

Hello Mae,

Linked below is MSB code concerning the requirement to apply for the relocation of a beverage dispensary license from the borough into a city within the borough. Please reference MSB 8.40.060 Review of Liquor License Referral for Relocation:

[Chapter 8.40 LIQUOR LICENSE REFERRALS \(codepublishing.com\)](#)

Also attached is language used for the public notice requirement in the Frontiersman newspaper.

Respectfully,

Rick Benedict – Current Planner  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct

**From:** [Rick Benedict](#)  
**To:** [Ashlee Stetson](#)  
**Cc:** [maemsraa@gmail.com](mailto:maemsraa@gmail.com)  
**Subject:** Public Notice for Meta & Rose  
**Date:** Thursday, January 25, 2024 10:24:00 AM

Good morning Ashlee and Mae,

A public notice was posted yesterday on the Borough's website concerning the proposed relocation of Meta & Rose beverage dispensary license #301 into the City of Wasilla. A public notice was also published in yesterday's edition of the Frontiersman newspaper. Mailings are also being sent to individuals described in MSB 8.40.080 this week. Public comments are due by February 26, 2024, and will be considered in the Planning Director's Best Interest Finding according to MSB 8.40.090(A)(6). Per MSB 8.40.080(E), the applicant shall pay costs associated with mailings and advertisements. Once I have been provided with the cost of these items, I will forward you that information.

Following requirements under MSB 8.40.090(B), your application will be introduced as Resolution #24-023 at the regular Borough Assembly meeting on March 5, 2024. The public hearing before the Assembly will be held on March 19, 2024. Here is a link to the notice on the Borough's website:

[Matanuska-Susitna Borough - Application to Relocate the Meta & Rose Beverage Dispensary License No. 301 \(matsugov.us\)](#)

Please email or give me a call if you have any questions.

Respectfully,

Rick Benedict – Current Planner  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct

# Frontiersman

*Growing with the Valley since 1947.*

5751 E. MAYFLOWER CT.  
Wasilla, AK 99654

(907) 352-2250 ph  
(907) 352-2277 fax

## AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DIVISION

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, THIS DAY

PERSONALLY APPEARED BEFORE **BENJAMIN BORG** WHO, BEING

FIRST DULY SWORN, ACCORDING TO LAW, SAYS THAT HE IS THE

LEGAL AD CLERK OF THE **FRONTIERSMAN**

PUBLISHED AT WASILLA AND CIRCULATED THROUGH OUT MATANUSKA

SUSITNA BOROUGH, IN SAID DIVISION THREE AND STATE OF ALASKA


AND THAT THE ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE

COPY, WAS PUBLISHED ON THE FOLLOWING DAYS:

**01/24/2024**

AND THAT THE RATE CHARGED THEREIN IS NOT IN EXCESS OF

THE RATE CHARGED PRIVATE INDIVIDUALS.

  
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 23rd DAY OF January, 2024.

  
NOTARY PUBLIC FOR STATE OF ALASKA

MAT-SU BOROUGH/PAGE  
1.24  
ACCOUNT NUMBER 405249

CHRISTY PINKERTON  
Notary Public  
State of Alaska  
My Commission Expires  
October 09, 2027

## PUBLIC HEARING

The Planning Director will prepare a Best Interest Finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from the Borough into an Incorporated City within the Borough. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

18-1, LLC dba Meta & Rose (formerly The Office) has applied to relocate beverage dispensary liquor license #301 in the Matanuska-Susitna Borough to the Clocktower within the City of Wasilla. The liquor license would transfer from 1987 E. Bogard Road, Units E & F, to 290 N. Yenlo Street, Suite 37, under MSB 8.40.060 – Review of Liquor License Referral for Relocation.

The Matanuska-Susitna Borough Assembly will conduct a public hearing concerning the application on **Tuesday, March 19, 2024, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at [www.matsugov.us](http://www.matsugov.us) by clicking "All Public Notices & Announcements." For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to [rick.benedict@matsugov.us](mailto:rick.benedict@matsugov.us), or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before **February 26, 2024**, will be included in the Planning Director's best interest finding.

Publish Date: January 24, 2024

0124-23



# MAT-SU

## Public Notice (<http://www.matsugov.us/publicnotice/>) > Application to Relocate the Meta & Rose Beverage Dispensary License No. 301

**Notice** RS 24-023

**Notice Type** Public Notice

The Matanuska-Susitna Borough Assembly will consider the following:

The Planning Director will prepare a best interest finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from an area outside city limits in the Borough to a location within the City of Wasilla. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

18-1, LLC dba Meta & Rose (formerly The Office) has applied to relocate beverage dispensary liquor license #301 in the Matanuska-Susitna Borough to the Clocktower within the City of Wasilla. The liquor license would transfer from 1987 E Bogard Road, Units E & F; Lot 1A, Bru-Nette PRK PHS III Subdivision, Township 17 North, Range 1 West, Section 2, to 290 N Yenlo Street, Suite 37; Lot 5A, Nelson Fred RSB B/1E Subdivision, Township 17 North, Range 1 West, Section 10, under MSB 8.40.060 – Review of Liquor License Referral for Relocation.

The Matanuska-Susitna Borough Assembly will conduct a public hearing concerning the application on **Tuesday, March 19, 2024, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at [www.matsugov.us](http://www.matsugov.us) by clicking “All Public Notices & Announcements.” For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to (<mailto:rick.benedict@matsugov.us>)rick.benedict@matsugov.us (<mailto:rick.benedict@matsugov.us>), or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before **February 26, 2024**, will be included in the Planning Director’s best interest finding.


### Effective Dates

Jan 18, 2024 -

### Tax ID

8170000L001A; 2523B01L005A (<https://myproperty.matsugov.us/detail.aspx?RPAACT=8170000L001A; 2523B01L005A>)

### Documents

MSB-Liquor-License-Relocation-Application\_Meta--Rose-301\_rcvd-12-26-23\_website.pdf (/docs/general/23394/MSB-Liquor-L~~ic~~ense-R  
2523B01L005A-Main-Layout.pdf (/docs/general/23394/2523B01L005A-Main-Layout.pdf) 

8170000L001A-Main-Layout.pdf (/docs/general/23394/8170000L001A-Main-Layout.pdf) 



Contacts (/contacts)

Career Opportunities (<https://www.governmentjobs.com/careers/matsugov>)

Volunteer Opportunities (<https://www.governmentjobs.com/careers/matsugov/transferjobs>)

Serve on a Borough Board (/boards)

Employee Mail & Services (/join-us/employeeservices)



**From:** [Rick Benedict](#)  
**To:** [Rick Benedict](#)  
**Cc:** [Rick Benedict](#)  
**Bcc:** [ben.white@alaska.gov](#); [adam.bradway@alaska.gov](#); [Huling, Kristina N \(DOT\)](#); [sarah.myers@alaska.gov](#); [james.walker2@alaska.gov](#); [msb.hpc@gmail.com](#); [planning@ci.wasilla.ak.us](#); [publicworks@ci.wasilla.ak.us](#); ["mearow@matanuska.com"](#); [row@mtasolutions.com](#); [row@enstarnaturalgas.com](#); [GCI ROW](#); [Jacob Boothby](#); [Fire Code](#); [Tom Adams](#); [Don Thomas](#); [Jamie Taylor](#); [Brad Sworts](#); [Charlyn Spannagel](#); [Alex Strawn](#); [Jason Ortiz](#); [Karol Riese](#); [Corinne Lindfors](#); [Permit Center](#); [Peggy Horton](#); [Fred Wagner](#); [Planning](#); [John Aschenbrenner](#); [robundmsb@gmail.com](#); [president@nlakes.cc](#); [randp@mtaonline.net](#); [secretary@nlakes.cc](#); [treasurer@nlakes.cc](#); [DEC Agency Reviews](#); [dvoehl@palmerak.org](#); [bahanson@palmerak.org](#); [tpatterson@palmerak.org](#); [Margie Cobb](#); [Eric Phillips](#); [Daniel Dahms](#); [Tammy Simmons](#); [Jeffrey Anderson](#); [Peggy Horton](#); [communications@nlakes.cc](#); [franklin@nlakes.cc](#); [tanainacommunity@gmail.com](#); [michla01234@gmail.com](#); [rachellund04@gmail.com](#); [whastingsak@gmail.com](#); [clerk@houston-ak.gov](#); [publicworks@houston-ak.gov](#); [noffkejl@gmail.com](#); [hessmer@mtaonline.net](#); [License Reviews](#); [amco.localgovernmentonly@alaska.gov](#); [Lesley Norris](#)  
**Subject:** Request for Review and Comments: MSB 8.40.060 – Review of Liquor License for Relocation  
**Date:** Thursday, January 18, 2024 12:30:00 PM

## Application to Relocate the Meta & Rose Beverage Dispensary License No. 301

**APPLICANT:** Ashlee Stetson, on behalf of 18-1, LLC (dba Meta & Rose)  
**OLD LOCATION:** 1987 E. Bogard Road, Suites E & F, Wasilla, AK 99654 (Tax ID# 8170000L001A)  
**NEW LOCATION:** 290 N. Yenlo Street, Suite 37, Wasilla, AK 99654 (Tax ID# 2523B01L005A)

A Liquor License Relocation Application under MSB 8.40.070 has been submitted to relocate an existing beverage dispensary license from the unincorporated area of the Borough into an incorporated city. The Matanuska-Susitna Borough Assembly will conduct a public hearing on this request on **Tuesday, March 19, 2024, at 6:00 p.m.**

Application materials may be viewed online at [www.matsugov.us](http://www.matsugov.us) by clicking on 'All Public Notices & Announcements'. A direct link to the application material is here:

[Matanuska-Susitna Borough - Application to Relocate the Meta & Rose Beverage Dispensary License No. 301 \(matsugov.us\)](http://www.matsugov.us)

Comments are due on or before **Monday, February 26, 2024**, and will be included in the Planning Director's Best Interest Finding for the Assembly's review and information. Please be advised that comments received from the public after that date will not be included in the Best Interest Finding to the Assembly.

Respectfully,

Rick Benedict – Current Planner  
 Development Services Division  
 Matanuska-Susitna Borough  
 (907)861-8527 direct

**From:** [Rick Benedict](#)  
**To:** [Corinne Lindfors](#)  
**Cc:** [Karol Riese](#)  
**Subject:** Public Mailing - Meta & Rose - Beverage Dispensary Relocation Application  
**Date:** Monday, January 15, 2024 1:19:00 PM  
**Attachments:** [Public Notice Mailing - Meta & Rose.docx](#)  
[8170000L001A Main Layout.pdf](#)  
[2523B01L005A Main Layout.pdf](#)

---

Hello Corrine,

Can we prepare and mail the attached mailing on or before Thursday, January 25, 2024? The notice area is to owners of all property within one-half mile from the exterior boundary of the property of the existing licensed facility (8170000L001A) and one-half mile from the exterior boundary of the proposed relocation property (2523B01L005A) subject to this application. Notices also need to go to the North Lakes and Tanaina Community Councils, and the cities of Wasilla, Palmer, and Houston at the following addresses:

North Lakes Community Council  
3060 N. Lazy Eight Ct #2 PMB 449  
Wasilla, AK 99654

Tanaina Community Council  
PO Box 870236  
Wasilla, AK 99687

City of Wasilla  
Attn: Community & Economic Development  
290 E Herning Avenue  
Wasilla, AK 99654

City of Palmer  
Attn: Community Development  
231 W Evergreen Avenue  
Palmer, Ak 99645

City of Houston  
Attn: Clerk's Office  
PO Box 940027  
Houston, AK 99694

Thank you!

Rick Benedict – Planner II  
Development Services Division  
Matanuska-Susitna Borough  
(907)861-8527 direct



Matanuska-Susitna Borough  
Development Services Division  
350 E. Dahlia Avenue  
Palmer, Alaska 99645

«NAME»  
«ADDRESS\_1»  
«ADDRESS\_2»  
«ADDRESS\_3»

The Matanuska-Susitna Borough Assembly will consider the following:

The Planning Director will prepare a best interest finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the Transfer of a Beverage Dispensary Liquor License from the Unincorporated Area of the Borough into an Incorporated City. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

Meta & Rose (18-1, LLC) has applied to relocate the Meta & Rose (formerly The Office) liquor license #301 in the Matanuska-Susitna Borough to the Clocktower within the City of Wasilla. The liquor license would transfer from 1987 E Bogard Road, Units E & F; Lot 1A, Bru-Nette PRK PHS III Subdivision, Township 17 North, Range 1 West, Section 2, to 290 N Yenlo Street, Suite 37; Lot 5A, Nelson Fred RSB B/1E Subdivision, Township 17 North, Range 1 West, Section 10, under MSB 8.40.060 – Review of Liquor License Referral for Relocation.

The Matanuska-Susitna Borough Assembly will conduct a public hearing concerning the application on **Tuesday, March 19, 2024, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at [www.matsugov.us](http://www.matsugov.us) by clicking “All Public Notices & Announcements.” For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to [rick.benedict@matsugov.us](mailto:rick.benedict@matsugov.us), or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before **February 26, 2024**, will be included in the Planning Director’s best interest finding.

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

Location/Legal Description of your property: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Note: Vicinity Map Located on Reverse Side*



# Certificate of Bulk Mailing — Domestic

## Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use  
Current  
Price List  
(Notice 123)

**Postage:** Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the

PostalOne!® Transaction Number here: \_\_\_\_\_



Number of Identical Weight Pieces <b>856</b>	Class of Mail <b>1ST</b>	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound <b>45</b>
Total Number of Pounds <b>27.102</b>	Total Postage Paid for Mailpieces <b>547.84</b>	Fee Paid <b>11.10</b>	
Mailed For <b>Dev Seerv</b>		Mailed By <b>Ginger</b>	

## Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Number	Tax Account	OWNER_1	MAILING_ADDRESS_LINE_B	MAILING_ADDRESS_CITY	MAILING_ADDRESS_STATE	MAILING_ADDRESS_ZIP
1	5303B11L013A	1 OHANA KULEANA LLC	PO BOX 111427	ANCHORAGE	AK	99511
2	1032B01L006	2 GRAY MARILYN JO	491 S TALKETNA ST	WASILLA	AK	99654
3	2463B11L004A	3 GALLOWAY HOLDINGS LLC	452 S KNIK GOOSE BAY RD	WASILLA	AK	99654
4	1066B04L016	4 HOLLER DOUGLAS & MISTY, RIEKENA BLAKE & WENDY	501 W LAKE VIEW AVE	WASILLA	AK	99654
5	1048B01L001	5 42143 TRUST, HELMS AARON TRE	PO BOX 1873	PALMER	AK	99645
6	1032B03L004	6 WM E & VICTORIA BARNETT	70641 ROAD 436	STAMFORD	NE	68977-3007
7	1048B01L014	7 CARTER RAYMOND & K TRE	631 LAKE VIEW BLVD	SANDPOINT	ID	83864
8	9062000U008	8 KAREN M CORPUZ	1703 NORENE ST	ANCHORAGE	AK	99508-3443
9	1032B03L014	9 GOLDMAN GLOBAL LLC	892 E USA CIR STE 106	WASILLA	AK	99654-7106
10	1056B02L015	10 200 WEST SWANSON LLC	200 W SWANSON AVE	WASILLA	AK	99654
11	17N01W10B017	11 GLOBAL FINANCE & INVCO	PO BOX 3517	REDMOND	WA	98073
12	9043000U023	BILL STARN & JONI FAMILY TR	PO BOX 1782	PALMER	AK	99645-1782
13	2401000L003	13 HENDERSON FAMILY TRUST	PO BOX 2501	PALMER	AK	99645
14	5217B01L001B	14 JUDY K MINNICK	217 E LAKE VIEW AVE	WASILLA	AK	99654
15	1066B03L003	15 HUSSEIN & RAIDA AZZAM	16101 SAINT JAMES ST	ANCHORAGE	AK	99516
16	9069000U215B	16 MAXINE RACHOW	215 E DANNA WAY CONDO B	WASILLA	AK	99654-6409
17	9190000U004D	17 CITY CENTER WASILLA LLC	4101 ARCTIC BLVD #203	ANCHORAGE	AK	99503
18	9007000U00F	18 STEVEN GIANOPOULOS	500 N MAIN ST #G	WASILLA	AK	99654
19	3395000L006A	19 FARWEST STEEL ALASKA INC	340 E CENTAUR AVE	WASILLA	AK	99654
20	9007000U00A	20 DANIEL K & BARBARA CROZIER	3303 S JENKS DR	WASILLA	AK	99654-0308
21	1004B01L003	21 LEGACY VENTURES LLC	436 N MAIN ST	WASILLA	AK	99654
22	1032B13L007	22 RONALD TZOU	500 E RAILROAD AVE	WASILLA	AK	99654
23	1901B01L005D	23 CROWN MOTORS LLC	201 W PARKS HWY	WASILLA	AK	99654
24	5224B01L009	24 MARIA S STOTT	2015 BLUEBERRY ST	ANCHORAGE	AK	99503
25	1056B02L006	25 E M INVESTMENTS LLC	163 W HERNING AVE	WASILLA	AK	99654-6834
26	9007000U00D	26 DANIEL K & BARBARA A CROZIER	3303 S JENKS DR	WASILLA	AK	99654-0308
27	9044000U035	27 CHRIS L SOLOY	3800 W AVIATION AVE	WASILLA	AK	99654
28	1083B01L001	28 JMAKI LLC	PO BOX 241567	ANCHORAGE	AK	99524-1567
29	1032B14L007	29 PAUL E & DIANNE MINNICK	PO BOX 871274	WASILLA	AK	99687-1274
30	5568B02L018A	30 TRIPLE BS LLC	PO BOX 3435	PALMER	AK	99645-3435
31	1010B02L004	31 GILMOUR WALTER & JENNIFER MESSICK	1675 W TILLCUM AVE	WASILLA	AK	99654
32	4212B04L001A	32 DAIRY BUILDING LLC	185 E PARKS HWY	WASILLA	AK	99654
33	1048B02L015	33 LET LLC	PO BOX 110409	ANCHORAGE	AK	99511-0409
34	1066B02L002	34 2 BLIND MICE LLC	892 E USA CIR STE 106	WASILLA	AK	99654-7106
35	1056B02L004	35 RICHARD LI TZOU C & AE SOOK	500 E RAILROAD AVE	WASILLA	AK	99654-8157
36	4955B09L001A	36 JOHN M EILERTSEN III	400 S WILLOW ST	WASILLA	AK	99654-8004
37	2524B01L006	37 NORTHERN ENCLOSURES LLC	PO BOX 3288	PALMER	AK	99645-3288
38	1032B06L003	38 DEBORAH MARIE MCCARTHY	175 PARK AVE	WASILLA	AK	99654
39	9054000U050	39 STARN GLEN H CREDIT SHELTER TR B1	PO BOX 1782	PALMER	AK	99645
40	5371000L004	40 LARUE TR THE, ROBT & PAMELA MARTIN	10756 GREEN VALLEY RD	GILROY	CA	95020
41	1004B01L004	41 RONALD R & JANE HULL, WENDY WISSLER	189 E NELSON AVE #177	WASILLA	AK	99654
42	7804B02L006A-1	42 RONALD A & VIVYNE D TRESHAM	160 E PARK AVE	WASILLA	AK	99654
43	3759B12L014A	43 MATANUSKA TELEPHONE ASSN	PO BOX 3550	PALMER	AK	99645-3550
44	1004B01L010	44 JAMES D & CINDI L MARTIN	400 N MAIN ST	WASILLA	AK	99654
45	5561B02L010A	45 VALLEY RESIDENTIAL SERVICES	1075 S CHECK ST STE 102	WASILLA	AK	99654-8067
46	1048B02L023	46 MICHAEL SANDERS	1453 W KANABEC DR	WASILLA	AK	99654-9748
47	9062000U006	47 MADALYN LINDSAY BROWNELL	732 SARATOGA DR	NAPA	CA	94559-3630
48	9014000U007	48 GORDON R BROWER	PO BOX 1286	BARROW	AK	99723
49	9997000U0225	49 AT&T MOBILITY	1010 PINE 9E-L01 , ATTN PROPERTY TAX DEPT	ST LOUIS	MO	63101
50	3759B12L013A	50 ALASKA AT LAST	PO BOX 1329	PALMER	AK	99645-1329
51	1066B02L009	51 RICHARD & TYAN PAYNE	280 N MAIN ST % DENALI LAW	WASILLA	AK	99654-7016
52	9010000U101	52 RICHARD HARREN & MAGALI CHAPELLE	1240 E LAKESHORE AVE	WASILLA	AK	99654
53	1032B02L003	53 MILLER WM H JR	PO BOX 871174	WASILLA	AK	99687-1174
54	1066B01L011	54 IMLACH WILLIAM E SURVIVORS TRUST	PO BOX 872526	WASILLA	AK	99687
55	1056B02L018	55 AK RENEWAL 12-2 LLC	2521 E MTN VILLAGE DR STE B PMB 223	WASILLA	AK	99654
56	9054000U046	56 TORRES BRANDON	11538 UPPER SUNNY CIR UNIT A	EAGLE RIVER	AK	99577
57	1032B03L005	57 SIMMONS JOHN & RENAY J	1757 DIMOND DR	ANCHORAGE	AK	99507
58	17N01W10B022	58 U S POSTAL SERVICE	2700 CAMPUS DR #FSC551	SAN MATEO	CA	94497-9470
59	1358000L006	59 NYBERG DAVID A & JACKIE S	PO BOX 872361	WASILLA	AK	99687-2361
60	1048B02L029	60 JANICE RENE PROPERTIES LLC	PO BOX 670085	CHUGIAK	AK	99567-0085
61	4574B01L016A	61 KURANI KURBAN	210 CENTER CT	ANCHORAGE	AK	99518
62	2523B01L002A	62 HOLIDAY ALASKA INC	PO BOX 52085 % CIRCLE K STORES INC #6	PHOENIX	AZ	85072



63	1032813L011	63	HESSMER GARY E & LINDA L	3996 COUNTRY FIELD CIR	WASILLA	AK	99654
64	5056000L014	64	JONES PETER A	170 E KARA CIR	WASILLA	AK	99654
65	5221000L005	65	HALEY ASPEN LLC	1900 W BENSON BLVD STE 101	ANCHORAGE	AK	99517
66	9085000U006	66	KIEHN BRADLEY MICHAEL	285 E PARK AVE	WASILLA	AK	99654-8022
67	1004802L009	67	DS LOWE LLC	501 N KNICK ST	WASILLA	AK	99654-7050
68	7090801L015A	68	FAMILY CENTERED SERVICES	1825 MARIKA RD	FAIRBANKS	AK	99709-5521
69	9058000U001	69	EDWARDS MERRIL & GLENNA	13271 ROSSER DR	EAGLE RIVER	AK	99577
70	9069000U215A	70	BUFF VERNON E JR & LORI FAMILY TR	3001 W DISCOVERY LOOP	WASILLA	AK	99654-1257
71	1032805L018	71	VALLEY IMAGING LLC	3765 E BLUE LUPINE DR STE B	WASILLA	AK	99654-8417
72	1048802L001	72	REMARKABLE INVESTMENTS LLC	315 W NELSON AVE	WASILLA	AK	99654
73	3967000L009A	73	LITTLE RUDA ENTERPRISES LLC	217 E ARCTIC AVE	PALMER	AK	99645-6257
74	9089000U002	74	MOSS CHARLENE D	PO BOX 874612	WASILLA	AK	99687-4612
75	9062000U009	75	ELOI JONATHAN	401 S WASILLA ST #9	WASILLA	AK	99654-8172
76	1032804L001	76	TEEN CHALLENGE INT PACIFIC NW	6902 SE LAKE RD, STE 300	MILWAUKIE	OR	97267
77	1066805L016	77	DYEMOND LLC	1707 S BRAGAW ST	ANCHORAGE	AK	99508-3436
78	9062000U012	78	WEINBERGER MATHIAS	401 S WASILLA ST #12	WASILLA	AK	99654
79	101582EL004	79	NARINO INVESTMENTS LLC	4700 E SHAWS DR	WASILLA	AK	99654-4368
80	17N01W10C002	80	MASSIE ALICE B	PO BOX 870212	WASILLA	AK	99687-0212
81	70118580000	81	600 E RAILROAD AVENUE LLC	5430 FAIRBANKS ST #5 % GTK REAL ESTATE	ANCHORAGE	AK	99518
82	1004801L012	82	MARTIN JAS D & CINDI L	400 N MAIN ST	WASILLA	AK	99654
83	5318000L001A	83	NATIONAL RETAIL PROPERTIES LP	PO BOX 56607 % RYAN LLC	ATLANTA	GA	30343
84	1032811L007	84	H & H FRONTIER LLC	1150 S COLONY WAY STE 3 # % ERIN HOFFMAN	PALMER	AK	99645-6972
85	4891000P001	85	CREDIT UNION 1	1941 ABBOTT RD	ANCHORAGE	AK	99507-3448
86	1851810L004	86	CRONQUIST FAMILY LLC	16770 SNOWMOBILE LN	EAGLE RIVER	AK	99577-7585
87	5056000L015	87	COOPER GERALDINE	160 E KARA CIR	WASILLA	AK	99654-6374
88	3118801T008	88	NEESER CONSTRUCTION INC	2501 BLUEBERRY RD	ANCHORAGE	AK	99503
89	6993801L011A	89	JAKONES PATRICIA A	231 E DANNA AVE	WASILLA	AK	99654-6421
90	6915000L002	90	PAYNE MANAGEMENT LLC	546 N MAIN ST	WASILLA	AK	99654
91	4163802LCA01	91	LAKESIDE TER TOWNHOUSES	125 W EVERGREEN AVE #201 %LE VALLEY REALTY LLC	PALMER	AK	99645
92	9009000U002	92	WALLIS NANCY A	401 W IVORY WAY	WASILLA	AK	99654-1328
93	9048000U191C	93	FAMILY CENTERED SRVS OF AK	1825 MANIKA RD	FAIRBANKS	AK	99709
94	1032801L002	94	STILTNER C BROOKE	11525 OLD GLENN HWY	EAGLE RIVER	AK	99577
95	4955809L001D	95	LOCKE LYNDA E	421 S LAKE ST	WASILLA	AK	99654-8002
96	9062000U002	96	GRAHAM ROBERT & STUART GRAHAM	893 E SUSITNA AVE	WASILLA	AK	99654
97	1032813L002	97	SIMS RONALD L DEC TR TRE	1803 US HIGHWAY 70 W	GOLDSBORO	NC	27530-1123
98	1055000L054	98	CAMPBELL GARY R B	13610 VERN DR	ANCHORAGE	AK	99516-2690
99	1066804L019	99	MCMAHON IDA M, WILLET BUSHNELL	PO BOX 871684	WASILLA	AK	99687-1684
100	9007000U00B	100	REXRODE GERALD L	PO BOX 870725 % SLEATER LTD INVEST PRTN	WASILLA	AK	99687-0725
101	6897805L010A	101	EDWARD OLIVER GURTLE JR, BEVERLY JEAN GURTLE EST	PO BOX 874621	WASILLA	AK	99654
102	9054000U038	102	BEKKER AMANDA J	1000 W SELINA LN % KURT WILKEN	WASILLA	AK	99654
103	9054000U043	103	KEAWYOM, SASIKAN	850 S ROBERTS ST STE 100	WASILLA	AK	99654-8206
104	1032804L002	104	TEEN CHALLENGE INT PACIFIC NW	6902 SE LAKE RD STE 300	MILWAUKIE	OR	97267
105	1004801L005	105	RONALD R HULL & JANE M, EDWARD D HULL EST	189 E NELSON AVE #177	WASILLA	AK	99654
106	7143000T008-18	106	CITY OF WASILLA	290 E HERNING AVE	WASILLA	AK	99654-7030
107	6704000T00A	107	ALASKA RAILROAD CORP	PO BOX 107500	ANCHORAGE	AK	99501-7500
108	9024000U280C	108	CATHERINE & HAWK LEE	280 E SUSITNA AVE #280 C	WASILLA	AK	99654
109	9190000U004B	109	CITY CENTER WASILLA LLC	4101 ARCTIC BLVD # 203	ANCHORAGE	AK	99503
110	7041804L003A	110	KI TRANSALASKA BUILDING LLC	165 E PARKS HWY STE 202	WASILLA	AK	99654
111	17N01W10B018	111	CHAROLET L NELSON EST	161 E SWANSON AVE	WASILLA	AK	99654
112	1032804L010	112	PERKINS CAROL J	22012 VALLEY AVE	CHUGIAK	AK	99567
113	5056000L006	113	HOLBROOK JOSHUA	2270 W RIDGEWOOD DR UNIT 2	WASILLA	AK	99654
114	1032801L005	114	GRAY MARILYN JO	491 TALKEETNA ST	WASILLA	AK	99654
115	7729000L002	115	ALASKA CORPORATION FOR AFFORDABLE HOUSING	PO BOX 101020	ANCHORAGE	AK	99510-1020
116	5524803L065A	116	KENNEDY ANDREW C	1000 E SENECA AVE	WASILLA	AK	99654
117	1032807L007	117	MCGUIRE MARILYN	176 E SUSITNA AVE	WASILLA	AK	99654
118	4751805L013A	118	WHITAKER ELIZABETH MARIE	511 S WILLOW ST APT 3 % ELIZABETH M RUIMVELD	WASILLA	AK	99654-8071
119	1066803L015	119	PROBST KENNETH D & ADAMS ANITA, VONDA COLE	803 CHIPPEWA ST	SENECA	MO	64865
120	1358000L008	120	SEALS DAVID D	560 E CARPENTER CIR	WASILLA	AK	99654-6435
121	1048802L009	121	CHESTER LLC	PO BOX 92772	ANCHORAGE	AK	99509-2772
122	9024000U280B	122	WHITMORE ELIZABETH K	PO BOX 870482	WASILLA	AK	99687
123	17N01W04D004	123	HAC INVESTMENT GROUP	PO BOX 260770	ENCINO	CA	91426
124	5224801L010	124	TALIAI ESTHER N	1018 E WESTPOINT DR	WASILLA	AK	99654
125	1032805L015	125	HEMER YVONNE F C	PO BOX 872252	WASILLA	AK	99687
126	3118801L004	126	VALLEY PROF CENTER LLC	1001 E USA CIR	WASILLA	AK	99654

127 5350801L007A	127 CEDERHOLM & RANSOM LVG TR	1400 E BOGARD RD	WASILLA	AK	99654-6530	
128 2959000T00A2	128 WASILLA LLC	12101 INDUSTRY WAY UNIT 5 %DENALI COMMERCIAL MGMT	ANCHORAGE	AK		99515
129 1066805L018	129 STONY CREEK LLC	PO BOX 2216	PALMER	AK		99645
130 2842000L008-1	130 MCDONALDS USA LLC	110 N CARPENTER ST	CHICAGO	IL	60607-2101	
131 9089000U005	131 CROZIER D KEVIN AND BARBARA CROZIER	3303 S JENKS DR	WASILLA	AK	99654-0308	
132 5224801L013	132 RANEY DONALD S	918 W 14TH AVE	ANCHORAGE	AK	99501-4951	
133 1010801L004	133 ALDERMAN PROPERTIES LLC	210 E PARK AVE	WASILLA	AK		99654
134 3537000L001A	134 PRESIDG BISHOP OF CHURCH JESUS CHRIST LTR DAY SNTS	50 E NORTH TEMPLE RE 520-0687	SALT LAKE CITY	UT	84150-3620	
135 9058000U003	135 VALLEY SPINE & PAIN RENTALS LLC	4100 LAKE OTIS PKY STE 216	ANCHORAGE	AK		99508
136 9047000U171A	136 BECHEL JAMES & ROBIN FORMAN	171 E DANNA AVE UNIT A	WASILLA	AK		99654
137 9069000U215D	137 LEONARD THEODORE	215 E DANNA AVE UNIT D	WASILLA	AK		99654
138 1032813L004	138 HERITAGE FAMILY INV LLC	164 RAINBOW DR #6435	LIVINGSTON	TX	77399-1064	
139 1066803L009	139 ALASKAN STARR ENT INC	211 E PARKS HWY	WASILLA	AK		99654
140 1032801L007	140 SHADRACH, JOHN & BRENDA CURRIER	PO BOX 871497	WASILLA	AK	99687-1497	
141 1066804L012	141 COTTLES COUNTRY ENTERPRISES LLC	501 W LAKE VIEW AVE	WASILLA	AK		99654
142 5356802L036A	142 SIMPSON SHAWNA L	2521 E MTN VILLAGE DR STE B PMB 523	WASILLA	AK	99654-7332	
143 1004801L001	143 MARTIN JAS D DR & CINDI L	400 N MAIN ST % VALLEY CHIROPRACTIC	WASILLA	AK		99654
144 17N01W10B008	144 ALASKA STATE OF DEPT OF TRANS & PUB FAC	PO BOX 196900	ANCHORAGE	AK	99519-6900	
145 17N01W03D005	145 MAT-SU VALLEY MEDICAL CTR	14400 METCALF AVE % PROPERTY VALUATION SERV	OVERLAND PARK	KS		66223
146 3225000L001-A	146 MAT VLY FED CR UNION	1020 S BAILEY ST	PALMER	AK	99645-6924	
147 5225802L009	147 GIELAROWSKI S J REV TR	2350 ORCHARD VALLEY RD	COLORADO SPRING	CO		80919
148 9190000U003	148 WASILLA CENTER DEV LLC	4101 ARCTIC BLVD STE 203	ANCHORAGE	AK		99503
149 5056000L017	149 BOUCHER JEFFREY E	102 E KARA CIR	WASILLA	AK		99654
150 5080000L007B	150 721 EAST WESTPOINT LLC	200 W SWANSON AVE	WASILLA	AK		99654
151 4955809L001C	151 S & S COLEGROVE LVG TR	460 W BRIAR DR STE 1	WASILLA	AK		99654
152 1032807L001	152 THOMAS KATKUS & KIM KALMBACH	PO BOX 875297	WASILLA	AK		99687
153 1066804L020	153 IDA M MCMAHON & WILLET BUSHNELL	PO BOX 871684	WASILLA	AK	99687-1684	
154 5056000L007	154 WATSON KATELYN BRIANNE	150 E GLEN CIR	WASILLA	AK		99654
155 9055000U201C	155 RAMTAHALAMRITA VALINI	2900 LANGDON LN 5 UNIT C	KISSIMMEE	FL		34741
156 1032804L006	156 LANE STREET LLC	12202 SWEETWATER CIR	EAGLE RIVER	AK	99577-7932	
157 1066803L004-2	157 WILSON PHYLLIS	PO BOX 870033	WASILLA	AK	99687-0033	
158 1048802L013	158 TICHENOR LIVING TRUST	PO BOX 871218	WASILLA	AK	99687-1218	
159 2479000T00A-1	159 FIRST NAT'L BANK ALASKA	PO BOX 100720 ATTN: ACCOUNTING DEPT	ANCHORAGE	AK	99510-0720	
160 3498000L008	160 DOWLING LINDSEY	446 S KNIK GOOSE BAY RD	WASILLA	AK		99654
161 5056000L009	161 KURTZ GERALD B	101 E KARA CIR	WASILLA	AK		99654
162 2246802L007	162 FERRIS KEVIN M & SUE ELLEN O'CONNOR-FERRIS	491 N WESTCOVE DR	WASILLA	AK	99654-7160	
163 9054000U042	163 CHIAPPONE ANTHONY & ALEISHA	327 LINCOLN ST	ALGONQUIN	IL	60102-2818	
164 9024000U290C	164 BROWN ROBERT	3750 E COUNTRY FIELD CIR	WASILLA	AK		99654
165 1032811L016	165 BETTS BILL BUFORD	650 SELINA LN	WASILLA	AK		99654
166 9007000U00C	166 GIANOPOULOS STEVEN G	PO BOX 4326	PALMER	AK		99645
167 9044000U029	167 CONWAY LARRY	60962 SANDY RIDGE RD	BARNSVILLE	OH	43713-9591	
168 2499000T00A-5	168 ROMAR LLC	935 E WESTPOINT DR #201	WASILLA	AK		99654
169 1032806L005	169 KALMBACH KIM	PO BOX 87-5297	WASILLA	AK	99687-5297	
170 4873000L002	170 HARTMAN HENRY W & ANA M	125 W GAIL DR	WASILLA	AK		99654
171 9044000U031	171 SHIELDS SHEILA	8831 FLAGSTAFF ST	ARVADA	CO	80007-7321	
172 1032801L004	172 MUTH MICHAEL D & EMMA J	PO BOX 875731	WASILLA	AK	99687-5731	
173 1056802L009	173 JOHNSON MARIO JONAS	PO BOX 873676	WASILLA	AK		99687
174 9062000U011	174 CHONG CHRISTOPHER H	401 S WASILLA ST #11	WASILLA	AK		99654
175 9055000U201B	175 WOLF TEALA O	201 E DANNA AVE #B	WASILLA	AK		99654
176 102470AL003	176 MCMULLIAN JAMES III & SUZANNE D	PO BOX 491	GULF BREEZE	FL		32561
177 3963000L001	177 JOHNSON EILEEN	501 S KNIK-GOOSE BAY RD	WASILLA	AK		99654
178 1358000L004	178 LEE SCOTT H & KATHERINE A	446 CARPENTER CIR	WASILLA	AK		99654
179 1048802L004	179 COX ERIC & ALECIA CHRISTIANSEN	255 W FALLEN LEAF CIR	WASILLA	AK		99654
180 9043000U027	180 BARTLEY JACOB	401 S WASILLA ST UNIT 27	WASILLA	AK	99654-8173	
181 9101000U002	181 YENLO SQUARE PHASE I LTD PRTRNSHP	1075 S CHECK ST STE 102	WASILLA	AK	99654-8067	
182 1032805L016	182 DAHL DAVID L & MICAH L	2747 S RED BIRCH DR	WASILLA	AK	99623-0929	
183 3395000L007A	183 ALDERMAN STEVEN K	PO BOX 870524	WASILLA	AK		99654
184 9043000U026	184 BARTLETT ANTHONY G	189 E NELSON AVE PMB 279	WASILLA	AK	99654-6464	
185 7205000L001	185 CITY VW INV LLC	2273 N SADDLE HORSE DR	WASILLA	AK	99654-3563	
186 7745801L001A	186 ALASKA USA FED CR UNION	PO BOX 196020 ATTN: ACCTS PAYABLE	ANCHORAGE	AK	99519-6020	
187 5056000L016	187 DENNY KELLY J	PO BOX 190390	KOBUK	AK		99751
188 17N01W03D006	188 MAT-SU VALLEY MEDICAL CTR LLC	14400 METCALF AVE % PROPERTY VALUATION SERV	OVERLAND PARK	KS		66223
189 1358000L002	189 HENRY LARRY B & DEANNA L	390 E CARPENTERS CIR	WASILLA	AK		99654
190 1066804L017	190 RIEKENA BLAKE E & WENDY D, HOLLER DOUGLAS W & MISTY K	501 W LAKE VIEW AVE	WASILLA	AK		99654



191 9089000L200	191 NELSON AVENUE LLC	179 E NELSON AVE	WASILLA	AK	99654-6462	
192 1066801L007	192 MARTIN RANDALL E	212 N BOUNDARY ST	WASILLA	AK	99654-7127	
193 9089000U003	193 NELSON MICHAEL A & LISA M	189 E NELSON AVE PMB 185	WASILLA	AK		99654
194 1066801L015	194 MINNICK JOHN J 2022 IRREV TR	231 N MAIN ST	WASILLA	AK		99654
195 5225802L010	195 CULLEN LOUISE F, CULLEN GARY L EST	PO BOX 871491	WASILLA	AK	99654-1491	
196 5225802L012	196 SMITH MARLENE L	PO BOX 874761	WASILLA	AK		99687
197 1358000L009	197 HALL ALAN R & PETRA Y	590 E CARPENTER CIR	WASILLA	AK		99654
198 9062000U005	198 BEETER DARYL J	401 S WASILLA ST #5	WASILLA	AK		99654
199 5561802L011A	199 DENEKI HOUSE INC	1075 S CHECK ST STE 102	WASILLA	AK	99654-8067	
200 4893804L001A	200 BIG SKY DEVELOPMENT LLC	22835 POST OAK DR	LEBANON	MO		65536
201 1032808L005-1	201 ESIPOV EGOR VICTOROVICH	418 S LAKE ST	WASILLA	AK		99654
202 1066804L008	202 KEY BANK OF ALASKA	601 108TH AVE NE STE 100 % LAKESHA PETERSON	BELLEVUE	WA		98004
203 1191000T008	203 P3 PROPERTY & LOGISTIC LLC	101 E SWANSON AVE	WASILLA	AK		99654
204 2523801L004A	204 COTTLE MARLENE M	3401 E COTTLE LOOP	WASILLA	AK		99654
205 1901801L005B	205 TZOU RICHARD L & AE SOOK	500 E RAILROAD AVE	WASILLA	AK	99654-8157	
206 9014000U005	206 WILLSON-LINNELL JULIE	2521 E MOUNTAIN VILLAGE D SUITE B PMB 394	WASILLA	AK		99654
207 3498000L00A	207 SAND SCOTT K & LISA A	637 E JONES DR	WASILLA	AK		99654
208 5056000L011	208 RAGSDALE MELINDA K	161 E KARA CIR	WASILLA	AK	99687-1748	
209 9043000U024	209 LAU TERRIS F	401 S WASILLA ST # 24	WASILLA	AK		99654
210 694287A0000	210 CPB ALASKA LLC	800 E RAILROAD AVE STE 300	WASILLA	AK		99654
211 4229801L001A	211 MARTIN RANDALL	PO BOX 871748	WASILLA	AK	99687-1748	
212 9085000U008	212 WAISANEN G EST & DEBORAH REV TR 2018	PO BOX 873603	WASILLA	AK		99687
213 9047000U171B	213 HATFIELD HILLARY	171 E DANNA AVE APT B	WASILLA	AK	99654-6571	
214 1066806L004	214 CITY OF WASILLA	290 E HERNING AVE	WASILLA	AK		99654
215 1358000L007	215 BUCARIA GARVAN P TR TRE	PO BOX 870298	WASILLA	AK	99687-0298	
216 4893804L003A	216 ARROW LLC	22835 POST OAK DR % LEE MITCHELL	LEBANON	MO		65536
217 9997000U0383	217 VERIZON WIRELESS	PO BOX 635 ATTN PROPERTY TAX DEPT	BASKING RIDGE	NJ	07920-0635	
218 1048802L007	218 SREBERNAK NICHOLAS	950 LOCHNESS CT	WASILLA	AK		99654
219 5224801L012	219 OH KAP BOK & SUN SOOK	990 E WESTPOINT DR	WASILLA	AK		99654
220 6674801L009A	220 MILLER WM HENRY & KIMBERLY J	PO BOX 871174	WASILLA	AK	99687-1174	
221 3310807L003A	221 LAKE STREET LLC	1695 S CREEKSIDE CIR	WASILLA	AK		99654
222 9044000U019	222 LINGO GARY L	925 TINY TOWN RD APT 39A	CLARKSVILLE	TN	37042-9571	
223 4826802L005A	223 MCCOTTER RE HOLDINGS	690 E SUSITNA AVE	WASILLA	AK		99654
224 3304801L016A	224 TESORO NORTHSTORE COMPANY	13111 NW FREEWAY STE 125 % LB WALKER & ASSOC INC	HOUSTON	TX		77040
225 1066805L011	225 WANG JOSEPH	401 LONG DR	WATFORD CITY	ND		58854
226 4894806L008A	226 MCGUIRE MARILYN J	176 E SUSITNA AVE	WASILLA	AK		99654
227 1032810L002	227 BEARPAW RIVER BREWING CO LLC	4605 E PALMER WASILLA HWY	WASILLA	AK		99654
228 9058000U002	228 HOAGLAND JEREMY L	PO BOX 870326	WASILLA	AK	99687-0326	
229 9055000U201D	229 PETTERSEN CHERYL	3616 COLBY AVE PMB 338	EVERETT	WA	98201-4773	
230 5294801L007-8	230 NORTHRIM BANK	3111 C ST	ANCHORAGE	AK		99503
231 9024000U286C	231 MACKNICKI JAMES D & KATHLEEN	286 E SUSITNA AVE # C	WASILLA	AK		99654
232 1083802L002	232 SANCHEZ RUTH H	260 E NELSON AVE	WASILLA	AK		99654
233 7047808L001A	233 FROMMER JOHN AARON & JOSEPH FROMMER	472 S LAKE ST	WASILLA	AK		99654
234 9048000U191D	234 TRAUT BRIAN A	191 E DANNA AVE APT D	WASILLA	AK	99654-5806	
235 9085000U007	235 SHEARER JAY K	291 E PARK AVE	WASILLA	AK	99654-8022	
236 1004801L011	236 BRANDON LINDA S	418 N MAIN ST	WASILLA	AK	99654-7018	
237 1056802L016	237 200 WEST SWANSON LLC	150 W SWANSON AVE	WASILLA	AK		99654
238 1358000L003	238 ZEHR DARLENE R	PO BOX 871373	WASILLA	AK	99687-1373	
239 17N01W10A019	239 KURANI KURBAN	210 CENTER CT % MIDAS MUFFLER	ANCHORAGE	AK		99518
240 1066804L018	240 MCMAHON IDA & WILLET BUSHNELL	PO BOX 871684	WASILLA	AK	99687-1684	
241 1032801L008	241 SHADRACH JOHN & BRENDA CURRIER	PO BOX 871497	WASILLA	AK	99687-1497	
242 1032811L006	242 MILLS ROBERT S & SUSAN C	PO BOX 870016	WASILLA	AK	99687-0016	
243 9062000U003	243 THEULEN JENNIFER R	701 BLACKBURN CT	ANCHORAGE	AK	99687-0016	
244 9054000U044	244 JACOBS JEREMY L	GENERAL DELIVERY	BOISE	ID	83707-9999	
245 1817000T00A-2	245 NW FRAMING CONST LLC	PO BOX 410	SILVERTON	OR		97381
246 5224801L005	246 HARMAN JERRY M	PO BOX 874713	WASILLA	AK	99687-4712	
247 1056801L002-1	247 BROWN LEON T JR	PO BOX 872123	WASILLA	AK	99687-2123	
248 9054000U037	248 LAUREN PROPERTIES LLC	1000 W SELINA LN	WASILLA	AK	99654-7984	
249 1066808L002	249 GRAPE TAP AK THE LLC	322 N BOUNDARY ST	WASILLA	AK	99654-7128	
250 4377805L007A	250 ARMSTRONG CHAD & CARLA	231 E PARK AVE	WASILLA	AK	99654-8022	
251 1024T0AL005	251 TRAN ANH	419 W PARKS HWY #DD	WASILLA	AK	99654-6921	
252 9044000U032	252 BRESHEARS DAVID & JANE	14233 W COZY RIDGE RD	WASILLA	AK		99623
253 5056000L005	253 DISELROD DESIREE D	PO BOX 1617	CASTLE ROCK	WA	98611-1617	
254 1032814L001	254 ALLEN CHRIS SHERMAN	591 E SUSITNA AVE	WASILLA	AK	99654-8127	

255 9024000U290A	255 HART CARMEN D	290 E SUSITNA AVE #A	WASILLA	AK	99654-8074	
256 5524B03L066A	256 BOWEN ELOISE L	1010 E SENECA AVE	WASILLA	AK	99654-7164	
257 8327000L001A	257 KAPIL SAMEER	2718 TIMBER VIEW DR	ANCHORAGE	AK		99516
258 1048B02L008	258 SPRENGER DUSTIN C	PO BOX 874766	WASILLA	AK	99687-4766	
259 9048000U191A	259 JOHNSON JOSHUA E & SHERRI J	PO BOX 521007	BIG LAKE	AK		99652
260 9062000U007	260 MELOVIDOV NADIA	401 S WASILLA ST UNIT 7	WASILLA	AK		99654
261 5276B05L012A	261 GURR INVESTMENTS LLC & LUCILLE INVESTMENTS LLC	4213 E SERENDIPITY LOOP %KRIS GURR	WASILLA	AK		99654
262 1066B06L010	262 WASILLA CITY OF	209 E HERNING AVE	WASILLA	AK	99654-7033	
263 1191000T001-A	263 FOLLETT SHIRLEY J EST, FOLLETT MARK S FOLLETT ERIC G & JILL	10300 SCHNEIDER DR % ERIC G FOLLETT	ANCHORAGE	AK		99507
264 9062000U010	264 HANSON MCKENZIE	3404 W 84TH AVE #6	ANCHORAGE	AK		99502
265 1048B02L003	265 ROYAL CASTLE MASONRY LLC	4400 E PAMELA DR	WASILLA	AK		99654
266 1032B14L008	266 MINNICK PAUL & DIANE	PO BOX 871274	WASILLA	AK	99687-1274	
267 9024000U286B	267 FORSTER DIANE L	286 E SUSITNA AVE UNIT B	WASILLA	AK	99654-8013	
268 1056B02L002	268 TC INVESTMENTS LLC	PO BOX 870877	WASILLA	AK		99687
269 1032B13L016	269 EWING MARK A	477 S BOUNDARY ST	WASILLA	AK		99654
270 3118B01L006	270 NEESER CONST INC	2501 BLUEBERRY ST	ANCHORAGE	AK		99503
271 17N01W10C003	271 CAPELLINI KARLA	601 W PONDEROSA LOOP	WASILLA	AK	99654-5549	
272 4867B04L014A	272 MUDBUSTERS CARWASH CO	110 E HERNING AVE	WASILLA	AK	99654-7029	
273 2523B01L005A	273 LEGACY CLOCKTOWER LLC	436 N MAIN ST	WASILLA	AK		99654
274 1358000L001	274 GERSICH PATRICIA MARIE TR/TRE	350 E CARPENTER CIR	WASILLA	AK	99654-6433	
275 1098B01L009	275 BUTCHER & BETTINE LLC	PO BOX 520405	BIG LAKE	AK	99652-0405	
276 1066B03L002	276 GODNIG EDWARD C	PO BOX 872467	WASILLA	AK	99687-2467	
277 5246000L006	277 WERNOFSKY RICHARD G & NOLA M	610 S LAKE ST	WASILLA	AK		99654
278 9007000U00E	278 LACHER RANDY & WILLIAM CULBERTSON	1175 SNOW HILL AVE	WASILLA	AK		99654
279 1083B01L002	279 VALLEY RENTAL LLC	2255 PEARL RD	WASILLA	AK		99654
280 9014000U003	280 REGALLO BRODERICK & HAROLD HENDERSON	3830 S LANSING RD APT 6	WASILLA	AK	99654-0553	
281 5056000L010	281 VAN BUSKIRK MARCUS W	3275 E TAMARAK AVE	WASILLA	AK	99654-7438	
282 1048B01L005	282 VITALE ROBT	PO BOX 60253	FAIRBANKS	AK	99706-0253	
283 9043000U013	283 DON JACK & SUNG TRUST	13788 W AIRIGIN DR	WASILLA	AK		99623
284 4893B04L009A	284 TRIPLE B'S LLC	PO BOX 3435	PALMER	AK	99645-3435	
285 5225B02L011	285 KOLBERG KYLE & MARCELLA	17290 E THREE SISTERS DR	PALMER	AK		99645
286 7011B6B0000	286 VALLEY BOARD OF REALTORS	741 E SUSITNA AVE	WASILLA	AK		99654
287 7804B02L008A	287 DAY JOSHUA D	9322 GLACIER HWY APT 60	JUNEAU	AK	99801-9396	
288 1048B02L005	288 BOYLES THOMAS	PO BOX 671848	CHUGIAK	AK		99567
289 4893B04L006A	289 LALEN INVESTMENTS LLC	9531 W SKYVIEW DR	WASILLA	AK		99623
290 9044000U018	290 LACHICOTTE ELLEN WELLS	1061 E LEE ST	WASILLA	AK	99654-0578	
291 2095000T00B-2	291 VALLEY HOSPITAL ASSOC INC	777 N CRUSEY ST STE A201 ATTN: CHIEF FINANCIAL OF	WASILLA	AK		99654
292 1358000L005	292 STEWART GARY D & SYLVIA L	490 E CARPENTER CIR	WASILLA	AK		99654
293 5926B01L001	293 COOK INLET HOUSING AUTHORITY	3510 SPENARD RD STE 100	ANCHORAGE	AK		99503
294 1032B14L011	294 GRAY MARILYN J	491 S TALKEETNA ST	WASILLA	AK		99654
295 9024000U290B	295 COWGER AMY	290 E SUSITNA AVE UNIT B	WASILLA	AK		99654
296 1032B11L001	296 DIVIS MICHAEL & PAMELA WRIGHT	413 W FAITH RD	WASILLA	AK		99654
297 9101000U001	297 VALLEY CHARITIES INC	400 N YENLO ST % JOHN ROZZI	WASILLA	AK		99654
298 5056000L004	298 TOWE AUSTIN	191 E GLEN CIR	WASILLA	AK		99654
299 9043000U015	299 CHRISTLER CAROLYN L	401 S WASILLA ST # 15	WASILLA	AK	99654-8172	
300 1066B03L001	300 TRYCK JOINT REVOCABLE TRUST	5125 WHISPERING SPRUCE D	ANCHORAGE	AK		99516
301 1032B07L002	301 KATKUS THOMAS & KIM KALMBACH	PO BOX 875297	WASILLA	AK		99687
302 9014000U006	302 MINERVA GIULIETTA E	1072 E WESTPOINT DR APT 6	WASILLA	AK	99654-7179	
303 9014000U002	303 DUNN DARLENE	1072 E WESTPOINT DR UNIT 2	WASILLA	AK		99654
304 7808000L001	304 MATANUSKA ELECTRIC ASSN	PO BOX 2929	PALMER	AK	99645-2929	
305 17N01W10A017	305 MAT-SU INDUSTRIAL GROUP LLC	PO BOX 260770	ENCINO	CA		91426
306 9044000U033	306 THORSON VICKY	401 S WASILLA ST # 33	WASILLA	AK		99654
307 9009000U001	307 EDWARDS M DELON & GLENNA G	13271 ROSSER DR	EAGLE RIVER	AK		99577
308 1048B01L003	308 LARSON NICHOLAS D & JENNIFER L	125 E DANNA AVE	WASILLA	AK	99654-6420	
309 2523B01L001A	309 SUBS PROPERTIES LLC	PO BOX 873881	WASILLA	AK	99687-3881	
310 9047000U171C	310 ROBERTS BRIAN T	171 E DANNA AVE APT C	WASILLA	AK	99654-6571	
311 9043000U022	311 SIMPSON ROBERT J	401 S WASILLA ST # 22	WASILLA	AK		99654
312 7804B02L010A	312 DONEY CARMELA, WILLIAM & AMIE BOWLES	580 S WILLOW ST	WASILLA	AK	99654-8005	
313 5056000L012	313 KIM DO CHI	171 E KARA CIR	WASILLA	AK		99654
314 5224B01L015	314 HRONKIN PROPERTIES LLC	936 E WESTPOINT Dr	WASILLA	AK		99654
315 2524B01L005	315 BAGLEY JAMES G & JAMIE C	PO BOX 873795	WASILLA	AK		99687
316 5264B08L003A	316 EASLEY BRENNAN & SIERRA BAKER	454 S LAKE ST	WASILLA	AK		99654
317 1048B02L006	317 NELSON AVE LLC	179 E NELSON AVE	WASILLA	AK	99654-8005	
318 9043000U028	318 KIM JANE HAN	401 S WASILLA ST #28	WASILLA	AK		99654



319 9062000U001	319 JOHNSON TIMOTHY J & CHRISTINE K	891 E SUSITNA AVE #1	WASILLA	AK	99654
320 5224801L011	320 LEE CATHRINE M	1000 E WESTPOINT DR	WASILLA	AK	99654
321 9024000U280A	321 SOMNUK SCOTT	280 E SUSITNA AVE # A	WASILLA	AK	99654-8070
322 9054000U052	322 RAINS JUANITA	401 S WASILLA ST # 52	WASILLA	AK	99654
323 5135802L008A	323 JENSEN LINDA J	515 S BOUNDARY ST	WASILLA	AK	99654-8109
324 3395000T008-1	324 VFW SUSITNA POST #9365	500 E PARK AVE % MEL SHEPPARD	WASILLA	AK	99654
325 4751805L012A	325 LEDFORD GLENDA D	189 E NELSON AVE #182	WASILLA	AK	99654
326 5878802L006A	326 HULL RONALD R & JANE M	189 E NELSON AVE #177	WASILLA	AK	99654
327 1056802L020	327 SNIDER LAND TR	PO BOX 871468	WASILLA	AK	99687
328 9054000U048	328 ADAMS JENNIFER ANN	PO BOX 876226	WASILLA	AK	99687
329 1048802L002	329 KRAGT KEVIN & GERALD KRAGT	946 W 72ND	ANCHORAGE	AK	99518
330 5482805L001A	330 MATSU YOUTH HOUSING	300 N WILLOW ST	WASILLA	AK	99654
331 9089000U004	331 CROZIER D KEVIN & BARBARA CROZIER	3303 S JENKS DR	WASILLA	AK	99654-0308
332 1056802L017	332 WESTBROOK RANDALL W & B L	PO BOX 873493	WASILLA	AK	99687-3493
333 5294801L007-C	333 CENTENNIAL PLAZA AK LLC	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121
334 9043000U014	334 RABON RYAN D	401 S WASILLA ST #14	WASILLA	AK	99654
335 4825803L004A	335 SWAIN DONNA J 2020 TR & RUTH BLUMENFELD TR ET AL	PO BOX 1156 % O'REILLY AUTO PARTS #30	SPRINGFIELD	MO	65801
336 2253802L005B	336 AZZAM ALI	1147 E DOWLING RD	ANCHORAGE	AK	99518
337 1043000T007	337 MAT SU YOUTH HOUSING	300 N WILLOW	WASILLA	AK	99654
338 5056000L013	338 HEATH RICHARD F	190 E KARA CIR	WASILLA	AK	99654-6374
339 7745801L003A	339 WAISANEN J R WAISANEN G J & TIDEWATER BLUFFS LLC	PO BOX 873603	WASILLA	AK	
340 5246000L005	340 CLAYTON JOHN R REV TR & MAUREEN CLAYTON REV TR	131 E LAKE VIEW AVE	WASILLA	AK	99654
341 17N01W04D002	341 MILLHOUSE SANDRA D	PO BOX 874574	WASILLA	AK	99687-3603
342 1032813L005	342 ACS INTERNET LLC	600 TELEPHONE AVE ATTN: TAX DEP M5 #8 M565	ANCHORAGE	AK	99503-6010
343 4873000L001	343 PARVIN GREGORY S	290 N WILLOW ST	WASILLA	AK	99654-7042
344 1048801L004	344 WALLACE TIMOTHY	139 E DANNA AVE	WASILLA	AK	99654
345 9043000U016	345 SPAULDING DYLAN M	401 S WASILLA ST #16	WASILLA	AK	99654
346 9069000U215C	346 BOUWHUIS TIMOTHY R	215 E DANNA AVE # C	WASILLA	AK	99654
347 9043000U021	347 ENTERPRISE PROPERTIES LLC	1000 W SELINA LN	WASILLA	AK	99654-7984
348 17N01W03C015	348 GOOD SHEPHERD LUTHERAN CHURCH OF WASILLA INC	501 BOGARD RD	WASILLA	AK	99654
349 9062000U004	349 PRICHARD JANICE & JAMES PRICHARD EST	897 E SUSITNA AVE UNIT 4	WASILLA	AK	99654
350 1056801L001	350 GOLD LLC	101 W PARKS HWY	WASILLA	AK	99654
351 1048802L014	351 TICHENOR LIVING TRUST, JOHN TICHENOR & SANDRA J TRES	PO BOX 871218	WASILLA	AK	99687-1218
352 2479000T00A-2	352 SPIRIT REALTY LP	4700 S SYRACUSE 5TSTE 64 % REGO RESTAURANT GROUP	DENVER	CO	80237
353 9054000U041	353 LAU FITI	401 S WASILLA ST #41	WASILLA	AK	99654
354 5225802L013	354 KELLY JOHN A	2521 E MTN VILLAGE DR SUITE 8 PMB 694	WASILLA	AK	99654
355 1032806L004	355 SHARICK A CAMERON & ERIC JENSEN	167 E PARK AVE	WASILLA	AK	99654
356 1032814L003	356 BARVE LAVON A & BETTY L	590 E RAILROAD	WASILLA	AK	99654
357 7014000L001	357 AIR LIQUIDE AMERICA LP	3737 WORSHAM AVE %AIRGAS USA LLC DEPT OF	LONG BEACH	CA	90808
358 9044000U017	358 CARLOW DIANE	401 S WASILLA ST #17	WASILLA	AK	99654
359 5524803L067A	359 SHANGRAW KIMBERLY A	3060 N LAZY EIGHT CT STE 2 PMB 457	WASILLA	AK	99654
360 9014000U001	360 EVANS JACQUELINE L	3060 N LAZY EIGHT CT STE 2 PMB 117	WASILLA	AK	99654
361 9048000U191B	361 HILLMAN VERNER & TERRY	191 E DANNA AVE UNIT B	WASILLA	AK	99654
362 9044000U020	362 O'ROURKE ELAINE M	401 S WASILLA ST UNIT 20	WASILLA	AK	99654
363 9054000U049	363 LANTZ KELLY LEE	401 S WASILLA ST UNIT 49	WASILLA	AK	99654
364 1032814L009	364 NELSON JOSEPH E & MICHELLE C	461 S TALKETNA ST	WASILLA	AK	99654
365 1817000T00A-1	365 NW FRAMING CONSTRUCTION LLC	PO BOX 410	SILVERTON	OR	97381
366 9055000U201A	366 OLSON HENRY & CYNTHIA TR	201 E DANNA AVE # A	WASILLA	AK	99654
367 5484000L008	367 MATANUSKA VALLEY FED CR UNION	1020 S BAILEY ST	PALMER	AK	99645
368 9054000U045	368 BURDETTE ROBERT T	401 S WASILLA ST UNIT 45	WASILLA	AK	99654
369 7930806L008A	369 EVSPEZ LLC	6820 CROOKED TREE CIR	ANCHORAGE	AK	99507
370 1032805L017	370 DAHL DAVID & MICAH	2747 S RED BIRCH DR	WASILLA	AK	99623
371 9047000U171D	371 OSWALT MICHAEL B	171 E DANNA AVE UNIT D	WASILLA	AK	99654
372 1032803L010	372 RICE MAIA SELENE	471 W GRAYBARK DR APT 2	WASILLA	AK	99654
373 9024000U286A	373 SAMPSON TOBY L	286 E SUSITNA AVE UNIT A	WASILLA	AK	99654
374 5522000L008A	374 ROI LLC	4150 W AVIATION AVE	WASILLA	AK	99654
375 1851810L005	375 BERG KAREN	PO BOX 871672	WASILLA	AK	99687
376 9044000U030	376 LARGER DANIELLE A	401 S WASILLA ST # 30	WASILLA	AK	99654
377 1032814L002	377 JOHNSON PROPERTIES LLC	1030 S SERRANO DR	WASILLA	AK	99654
378 7911805L008A	378 MORRIS CHARLES W & LAUREL M	751 S REEVE CIR	WASILLA	AK	99654
379 9112000U003	379 MAT-SU RESORT LLC	2501 BLUEBERRY RD	ANCHORAGE	AK	99503-2621
380 1045000L002	380 FIREWEED TRUST	881 N NORTHSHORE DR	WASILLA	AK	99654-6545
381 2768801L011	381 LUCRATIVE INVESTMENTS LLC	315 N NELSON AVE	WASILLA	AK	99654
382 2768801L002	382 PVA LLC	PO BOX 2024 %JEFFREY KINION	PALMER	AK	99645-2024



# ATTACHMENT 8

383	1069B05L039	383 BUSH ROBERTA	1541 N PIONEER PEAK DR	WASILLA	AK		99654
384	5097000L014A	384 HACKETT LEONARD J 111 TR	771 N NORTHSHORE DR	WASILLA	AK		99654
385	1068000L024	385 EMMA INVESTMENT GROUP LLC	3840 PATRICIA LN	ANCHORAGE	AK		99504
386	1069B12L002	386 TALCOTT REX W JR & DAWN M	8015 HILLSHIRE CT	ANCHORAGE	AK	99504-5902	
387	1069B06L015	387 HANEGHAN COLTON	1350 N TANANA DR	WASILLA	AK	99654-5932	
388	1069B05L043	388 HOLLENBECK RAY A	1457 N PIONEER PEAK DR	WASILLA	AK		99654
389	1069B13L018	389 AUE CHRISTOPHER	3220 N LEMMING CIR	WASILLA	AK	99654-2725	
390	1069B05L032	390 HARBOUR HOMES INC	6525 W RASHELLE CIR	WASILLA	AK		99623
391	1069B17L007	391 UNGUREANU ION & STEFAN	1357 N WILLIWAW WAY	WASILLA	AK		99654
392	7328000L003	392 JOHNSON CAMERON	1500 E BOGARD RD	WASILLA	AK		99654
393	2768B02L004	393 BAIR NATHANAE W	1600 N CATALINA DR	WASILLA	AK		99654
394	1069B03L004	394 UNGUREANU STEFAN	1331 N WILLIWAW WAY	WASILLA	AK		99654
395	1069B13L038	395 SHAFER PHYLLIS J	PO BOX 3475	PALMER	AK	99645-3475	
396	9012000U00A	396 WEIS DAUN	770 N NORTHSHORE DR	WASILLA	AK		99654
397	1069B11L002	397 DUKE LEONA P	1925 E CHICKALOON RD	WASILLA	AK		99654
398	1069B05L033	398 KORYTKOWSKI DEVYN & ISABEL STEWART	PO BOX 871993	WASILLA	AK		99687
399	1069B08L003	399 DELOS SANTOS ALBERTO & ANALIZA	1551 N COOPER CREEK RD	WASILLA	AK	99654-5966	
400	9220000L008	400 PREMIER VALLEY HOMES INC	4700 E SHAW'S DR	WASILLA	AK		99654
401	4596000L003	401 POSEY ERVIN TRUST	PO BOX 874314	WASILLA	AK		99687
402	1069B04L065	402 MAAHS VERONICA S	1427 N WILLIWAW WAY	WASILLA	AK	99654-5912	
403	2131B01L001A	403 FIRST BAPTIST CHR WASILLA	900 N LEATHERLEAF LOOP	WASILLA	AK		99654
404	1069B08L001	404 DUANGPASEUTH PAYLIN	2029 E TOTEM RD	WASILLA	AK	99654-5956	
405	1003000L017	405 VAGUE COLLEEN	801 N NORTHSHORE DR	WASILLA	AK		99654
406	1068000L009	406 MEIGS LESLIE C	PO BOX 172393	DENVER	CO		80217
407	1069B11L013	407 HERMANS JOSE W	1900 E TOTEM RD	WASILLA	AK	99654-5951	
408	1069B10L008	408 BOBO ENTERPRISES OF ALASKA LLC	PO BOX 871813	WASILLA	AK	99687-1813	
409	2345000L00C-1	409 OLIVER JANETTE	2070 E BOGARD RD	WASILLA	AK		99654
410	1069B13L034	410 HILL VLADIMIR	1277 N WILLIWAW WAY	WASILLA	AK		99654
411	1069B03L017	411 KERR R SCOTT	1378 N PIONEER PEAK DR	WASILLA	AK		99654
412	1058000L006	412 SUNSHINE VIEW LAND TRUST	189 E NELSON AVE #189	WASILLA	AK		99654
413	2768B01L008	413 HAIRE SHI A	3060 N LAZY EIGHT CT STE2 PMB 438	WASILLA	AK		99654
414	2768B02L009	414 FULLER SHAWN	PO BOX 874495	WASILLA	AK	99687-4495	
415	1069B05L020	415 LOEFFLER SUSAN LIVING TR	14808 EASTVALE RD	POWAY	CA	92064-2335	
416	1069B03L018	416 NANOK KENNETH	1370 N PIONEER PEAK DR	WASILLA	AK		99654
417	1069B01L007	417 DOOLITTLE CLIFFORD G & G	54 CEDAR GROVE AVE % DONNA KOHLER	NEW LONDON	CT		6320
418	1069B15L019	418 STEELE CLINTON D JR & G	1724 N PIONEER PEAK DR	WASILLA	AK		99654
419	1069B06L012	419 SAYEN THOMAS J	1331 N PIONEER PEAK DR	WASILLA	AK		99654
420	1069B13L010	420 SUNDARA KHAMPRASAY K & SAVITY N	PO BOX 875515	WASILLA	AK	99687-5515	
421	1069B16L011	421 ZHAO YU HANG & MEGAN-ELISE	701 E PARKS HWY STE 104	WASILLA	AK		99654
422	1019000T002	422 POSEY ERVIN TRUST	PO BOX 875624	WASILLA	AK		99687
423	1069B01L009	423 ROBERTS CHRISTOPHER	975 N HELEN LN	WASILLA	AK	99654-6520	
424	8170000L001A	424 KEW PROPERTIES LLC	3800 CENTERPOINT DR STE 700	ANCHORAGE	AK		99503
425	1069B03L003	425 FRISBY EMMA D	2725 N HEMATITE DR	WASILLA	AK		99654
426	5480000T00B-1	426 KELLER BILLINGS LLC	3209 17TH AVE W % LAURIE MCGIBBON	SEATTLE	WA		98119
427	3866000L002	427 ERVIN TAMMY L & ERVIN IRENE	PO BOX 875624	WASILLA	AK	99687-5624	
428	1069B06L001	428 MARSHALL DARRIN & MARNICE	3201 S CARYSHEA ST	WASILLA	AK		99629
429	2768B01L009	429 FULLER JANINA	2539 S EDGEWOOD CIR	WASILLA	AK	99654-8584	
430	1069B17L001	430 KANATAK NATIVE VILLAGE	PO BOX 876822	WASILLA	AK	99687-6822	
431	1069B04L009	431 A BLY LLC	189 E NELSON AVE # 325 %PAITON KELLY	WASILLA	AK		99654
432	1192B01L007	432 CARROLL CHRIS E	1020 N LEATHERLEAF LOOP #B	WASILLA	AK		99654
433	1069B08L005	433 GELTING BRIAN & FELICIDAD	1401 N TANANA DR	WASILLA	AK	99654-5938	
434	1069B15L029	434 PARSONS GREGORY W	1790 N PIONEER PEAK DR	WASILLA	AK		99654
435	1069B11L005	435 VEST JUSTIN WAYNE & MARCIE-LENE	909 KINGSLEY RD	CARSON CITY	NV		89701
436	1069B07L002	436 BRIDGES SANDRA L	1315 TANANA DR	WASILLA	AK		99654
437	1069B04L030	437 GERSHMEL PATTY J	1664 N PIONEER PEAK DR	WASILLA	AK	99654-5929	
438	1069B03L008	438 DOTY JOHN	5901 E 6TH AVE SPC 320	ANCHORAGE	AK		99504
439	1069B13L033	439 GOCHANOUR RANDALL	PO BOX 190101	ANCHORAGE	AK	99519-0101	
440	1069B16L003	440 MURPHY PATRICK L	1780 N WILLIWAW WAY	WASILLA	AK		99654
441	1069B09L006	441 MARSHALL ALEXANDER JD	1438 N TANANA DR	WASILLA	AK	99654-5933	
442	17N01W02C017	442 EASTFORK LLC	6382 E BEECHCRAFT RD	WASILLA	AK	99654-9332	
443	1069B12L008	443 DAVIS JEREMIAH & CHEYENNE C	1735 N TANANA DR	WASILLA	AK		99654
444	1068000L005	444 SIKES MERLE L & PATRICIA M	7532 E HEAVENLY CIR	WASILLA	AK	99654-0063	
445	1069B13L004	445 KERCHER KEVIN A & TERRISA	951 W LONE CUB DR	WASILLA	AK		99654
446	1069B15L014	446 TOVSEN KIRK B	1719 WILLIWAW WAY	WASILLA	AK		99654

447 1069B12L016	447 OSWALT JIMMY & VIGNINA	1924 E CHICKALOON RD	WASILLA	AK	99654
448 1069B10L010	448 BEY TRISTIN & MADISON	2174 E TOTEM RD	WASILLA	AK	99654
449 1069B05L004	449 HARTZLER JAY D	1420 TANANA DR	WASILLA	AK	99654
450 1820000T001-B	450 FIRST PRESBYTERIAN CHURCH OF WASILLA	1375 E BOGARD RD	WASILLA	AK	99654
451 1069B17L003	451 MAYER PATRICK V	PO BOX 429	SAND POINT	AK	99661-0429
452 1069B04L047	452 MASSMAN BRANDI LEE	1567 N WILLIWAW WAY	WASILLA	AK	99654
453 1069B12L005	453 COX BRENDA S	2330 E CIRCLE DR	WASILLA	AK	99654-5978
454 1069B03L006	454 PIERRE PHILLIP D	1345 N WILLIWAW WAY	WASILLA	AK	99654
455 4452000L002C	455 MARTIN JAMES & CINDI	400 N MAIN ST	WASILLA	AK	99654
456 1069B13L013	456 JOHNSON H LEROY	1724 N TANANA DR	WASILLA	AK	99654
457 1069B01L062	457 CONWAY-DAW ANGELA L	1592 N WILLIWAW WAY	WASILLA	AK	99654
458 1069B04L007	458 BOLOTOV CHRISTEN	1334 E 96TH ST	ODESSA	TX	79765-1536
459 7256000L010	459 YUNDT ROBERT D II & TRENITIE M	357 E PARKS HWY #200	WASILLA	AK	99654-7040
460 1069B13L025	460 CHRISTIANSEN KAYLEE	1200 W DIMOND BLVD SPC 303	ANCHORAGE	AK	99515-1516
461 5388000L002C	461 DEVON KURTIS & HEATHER	7077 E TUMMUS CIR	PALMER	AK	99645
462 2768B02L005	462 EATON CHRISTOPHER & SARAH	770 W SARAH'S WAY	WASILLA	AK	99654
463 1045000L009	463 MARSHALL KURT J	1051 N NORTHSHORE DR	WASILLA	AK	99654
464 1069B10L014	464 PETERS JAMES L & PEGGY W	2074 E TOTEM RD	WASILLA	AK	99654
465 1069B04L038	465 MARTINEZ JASON T	1657 N WILLIWAW WAY	WASILLA	AK	99654
466 1069B01L063	466 FULTON JASON	1231 W 19TH ST	PORT ANGELES	WA	98363
467 1069B05L046	467 HUGHES BENJAMIN & MELISSA JONES	1435 N PIONEER PEAK DR	WASILLA	AK	99654-5929
468 1069B01L005	468 LOOSLI CHAS & K M	1222 WILLIWAW	WASILLA	AK	99654
469 9220000L003	469 BRU-NETTE LLC	3275 E TAMARAK AVE	WASILLA	AK	99654
470 1069B04L064	470 ALASKA CITY BUILDERS LLC	3401 W MACHEN RD	WASILLA	AK	99623
471 2768B02L006	471 KLEBESADEL THOMAS & DYLAN	668 E BEAVER AVE	PALMER	AK	99645
472 1069B04L002	472 BOATMAN PERMELIA	1406 N PIONEER PEAK DR	WASILLA	AK	99654
473 1058000L007	473 MAVIS MANOR LAND TRUST	189 E NELSON AVE #189	WASILLA	AK	99654
474 1068000L006	474 PRECISION FRONTIERS LLC	8660 E EMPIRE CIR	PALMER	AK	99645
475 1069B11L011	475 KUSHIN PHILBERT & GUINDA K	1974 TOTEM RD	WASILLA	AK	99654
476 1069B06L007	476 MELANIE LLC	PO BOX 871813	WASILLA	AK	99687
477 1069B15L003	477 CHRISTOFFERSON RION	PO BOX 870911	WASILLA	AK	99687-0911
478 1069B04L025	478 WESTFALL KURT S	PO BOX 870105	WASILLA	AK	99687-0105
479 1069B04L029	479 GRAY CHARLES ROBERT	PO BOX 211186	ANCHORAGE	AK	99521
480 17N01W02C027	480 SMITH ISMENIA G	PO BOX 870164	WASILLA	AK	99687-0164
481 1068000L031	481 BURT PATRICIA L	1115 N HELEN LN	WASILLA	AK	99654-6522
482 1069B04L037	482 SOPER CODY	1665 N WILLIWAW WAY	WASILLA	AK	99654
483 1069B06L004	483 SAYEN DANIEL & JANET	1331 PIONEER PEAK DR	WASILLA	AK	99654-5928
484 1069B07L004	484 BJURSTROM MARILYN TR TRE	3018 BETTLES BAY LOOP	ANCHORAGE	AK	99515-2405
485 1069B06L011	485 SAYEN ARTHUR J	1387 N PIONEER PEAK DR	WASILLA	AK	99654
486 1068000L033	486 BARRIO BENJAMIN	2200 ARMORICH DR	NORTH POLE	AK	99705
487 1069B08L008	487 DAVIS RICHARD D & LINDA M	1550 N LITTLE SUSITNA DR	WASILLA	AK	99654-5970
488 1069B05L007	488 HAMLIN CRYSTAL	2050 E TOTEM RD	WASILLA	AK	99654-5953
489 1192B01L005	489 GALLAGHER ANDREW S	974 N LEATHERLEAF LOOP	WASILLA	AK	99654-6500
490 1069B13L028	490 KOPCZENSKI JENNIFER	1268 N PIONEER PEAK DR	WASILLA	AK	99654-5921
491 1069B04L039	491 STRYKEN WILLIAM	2521 E MOUNTAIN VILLAGE D STE B PMB 476	WASILLA	AK	99654
492 1069B16L009	492 JENSEN PAUL R	1740 N WILLIWAW WAY	WASILLA	AK	99654-5907
493 2832000T00H	493 HART DUANE & JACIE HART	7362 W PARKS HWY #772	WASILLA	AK	99623
494 1069B15L017	494 WRIGHT PETE & KAITLYN NAYLOR	1700 N PIONEER PEAK DR	WASILLA	AK	99654-5917
495 1069B06L014	495 TANANA GEM STONE LLC	3060 N LAZY EIGHT CT STE 2 PMB 10	WASILLA	AK	99654
496 1069B13L024	496 POLLOCK JOAN	1250 N PIONEER PEAK DR	WASILLA	AK	99654
497 1058000L005	497 DOULGERAKIS DEANA E	PO BOX 142285	ANCHORAGE	AK	99514-2285
498 5147000L003	498 LAMBRECHT CAROLYN R	711 N RANDALL'S WAY	WASILLA	AK	99654-6512
499 1069B15L008	499 PETERSON KRISTALINE M	GENERAL DELIVERY	WASILLA	AK	99687-9999
500 1069B04L050	500 PARANADA MATTHEW S JR & RUBY L	2950 W RIVERDELL DR	WASILLA	AK	99654
501 1069B03L027	501 LILLY RICHARD EARL	1308 N PIONEER PEAK DR	WASILLA	AK	99654
502 1069B13L026	502 POLLOCK REGGIE	1250 N PIONEER PEAK DR	WASILLA	AK	99654
503 1069B05L023	503 ARREOLA MIGUEL & LATOYA	PO BOX 2821	PALMER	AK	99645
504 1069B06L018	504 SAYEN DAN'L & JANET	1331 N PIONEER PEAK DR	WASILLA	AK	99654
505 1069B07L006	505 LUM GABRIEL S F	1635 ALA MAHAMOE ST	HONOLULU	HI	96819-1720
506 1069B04L067	506 PYLE JERE M & SHEILA M	3831 N MIRAMAR ST	WASILLA	AK	99623-9260
507 1069B05L012	507 CROMWELL JEREMY R	1550 N TANANA DR	WASILLA	AK	99654
508 1069B16L005	508 MORRIS MATTHEW J	1766 N WILLIWAW WAY	WASILLA	AK	99654-5907
509 1192B02L007	509 ERBSCHLOE JUSTIN	915 N LEATHERLEAF LOOP	WASILLA	AK	99654-6504
510 1069B15L022	510 TORRES ANTHONY RIVERA & BIANCA	1742 N PIONEER PEAK DR	WASILLA	AK	99654-5917

511 1069B06L008	511 KALLMAN JAMES H	1361 N PIONEER PEAK DR	WASILLA	AK	99654
512 1069B05L041	512 WILLIAMS BRUCE W & BARBARA	1535 N PIONEER PEAK DR	WASILLA	AK	99654-5930
513 17N01W02C015	513 MARTENS DANA E & MARY L	PO BOX 110490	ANCHORAGE	AK	99511
514 17N01W02D003	514 NORTH VIEW LAND TRUST	189 E NELSON AVE #189	WASILLA	AK	99654
515 1068000L001	515 VILLATORO EVER LOPEZ TR AGR	6761 REEDYKE CIR	ANCHORAGE	AK	99507
516 1069B19L001	516 LESLIE EILEEN S	2300 N ARABIAN LN	PALMER	AK	99645
517 1069B04L049	517 SMITH ORLO E & ROXANNE E	1561 N WILLIWAW WAY	WASILLA	AK	99654-5913
518 1069B08L002	518 BLOCKER JONATHAN R & REYNA K C	3060 N LAZY EIGHT CT	WASILLA	AK	99654
519 1069B04L028	519 DOUGHTY KELLY T	1642 N PIONEER PEAK DR	WASILLA	AK	99654-5926
520 1069B01L055	520 NANEZ JOSE & LUCIA A	16751 THEODORE DR	EAGLE RIVER	AK	99577
521 1069B04L035	521 LUMBARD JACLYN	1677 N WILLIWAW WAY	WASILLA	AK	99654
522 1069B04L044	522 MCKETA STEPHEN D	1601 N WILLIWAW WAY	WASILLA	AK	99654-5914
523 1069B05L045	523 GROSSNICKLE BILL AUSTIN	1400 E SELDON RD	WASILLA	AK	99654-3502
524 1069B11L008	524 BOLING DEVIN A & KAITLYN	1490 N COPPER CREEK RD	WASILLA	AK	99654
525 4636000L003	525 MANUAL WILMA M TR	PO BOX 870376	WASILLA	AK	99687
526 4692B12L012A	526 LARSON OWEN MICHAEL	19542 LAURA LEE CIR	EAGLE RIVER	AK	99577
527 1069B04L046	527 CAMPBELL MARK	1585 N WILLIWAW WAY	WASILLA	AK	99654-5913
528 1069B04L048	528 MASSMAN GERALD R JR & KIM	1575 N WILLIWAW WAY	WASILLA	AK	99654
529 1069B09L004	529 LUND XAVIER & JERICA	1601 N LITTLE SUSITNA DR	WASILLA	AK	99654-5973
530 1069B04L005	530 LEWIS JOHN & REBEKAH FINKE	1428 N PIONEER PEAK DR	WASILLA	AK	99654-5924
531 5542B02L001B	531 CST PROPERTIES LLC	PO BOX 2954	PALMER	AK	99645-2954
532 1069B01L015	532 GRIFFITHS JOSHUA & ELISA PIASKOWSKI	850 W SARAH S WAY	WASILLA	AK	99654
533 1069B13L014	533 MURPHY-HOFFMAN DANA	1709 N PIONEER PEAK DR	WASILLA	AK	99654
534 1069B13L027	534 HARTMAN SAMANTHA, DUSTIN HETTRICK & TRAVIS OSBORN	1260 N PIONEER PEAK DR	WASILLA	AK	99654
535 1069B06L006	535 KERR JEFFREY N & ADRIANNE A	1534 N PIONEER PEAK DR	WASILLA	AK	99654
536 1069B05L024	536 CHASTAIN MICHAEL & LAUREN RICKTEROFF	1680 N TANANA DR	WASILLA	AK	99654
537 1045000T00F	537 DAVIES JAMES M & PENNY D	205 E DIMOND BLVD BOX 175	ANCHORAGE	AK	99515
538 1069B14L004	538 SCOTT DORIS	3890 COTTONWOOD WAY	WASILLA	AK	99654-6617
539 1068000L008	539 PERKINS HENRY B & ALICE L	PO BOX 873447	WASILLA	AK	99687-3447
540 1069B11L001	540 CARVER MICHAEL & JUSTICE	PO BOX 2838	PALMER	AK	99645
541 1069B07L008	541 DUNCAN JEREMY L	11757 E LORETTA CIR	PALMER	AK	99645-9363
542 2768B01L007	542 HURU MATT & SUSAN M	1100 N ELSINORE AVE	WASILLA	AK	99654-6508
543 1069B04L022	543 WORDEN GENIEVE IRENE	1578 N PIONEER PEAK DR	WASILLA	AK	99654
544 17N01W02C016	544 MARTENS DANA EDMUND	PO BOX 110490	ANCHORAGE	AK	99511-0490
545 1075000L001-1	545 BISHOP GARY	PO BOX 3409	PALMER	AK	99645-3409
546 1069B04L016	546 KERR JEFFREY NIXON	1534 N PIONEER PEAK DR	WASILLA	AK	99654-5925
547 1069B01L003	547 SWIDER JESSICA RAE	13301 E VERDA DR	PALMER	AK	99645-9054
548 1069B05L026	548 GROSSNICKLE BILL A	1400 E SELDON DR	WASILLA	AK	99654
549 1069B13L032	549 AVILA JASON G	PO BOX 1826	PALMER	AK	99645-1826
550 1069B05L008	550 ZABAWA DAKOTA K & VALERIE	1448 N TANANA DR	WASILLA	AK	99654
551 1069B04L031	551 GORE JAS E	12207 E PRINCE OF PEACE	EAGLE RIVER	AK	99577-7544
552 9012000U00G	552 ARC ADVENTURES LLC	PO BOX 871230	WASILLA	AK	99687
553 1069B04L053	553 JOHNS DAVID M	1531 N WILLIWAW WAY	WASILLA	AK	99654
554 1192B02L005	554 HERMANS JOSE & DOMINIQUE WILSON	1001 N LEATHERLEAF LOOP	WASILLA	AK	99654
555 1045000L008	555 KEMPEN REV TR	1001 N NORTHSHORE DR % DENNIS KEMPEN	WASILLA	AK	99654-6547
556 1069B07L001	556 CANTERGIANI SUSAN & ROBERT SAUNDERS	1975 E TOTEM RD	WASILLA	AK	99654
557 1069B04L052	557 GARCIA JAIME JR	1537 N WILLIWAW WAY	WASILLA	AK	99654-5913
558 1069B13L023	558 PARKER RUSSELL KEITH & RICHARD PARKER	PO BOX 86	GEYSERVILLE	CA	95441
559 1069B10L011	559 HOWARD SHAWN A & BREANNA	2150 E TOTEM RD	WASILLA	AK	99654
560 2436000L002	560 KINCAID JAMES BRENT	2521 E MT VILLAGE DR STE B PMB 841	WASILLA	AK	99654
561 2768B01L010	561 BOBO NICHOLAS M	PO BOX 871813	WASILLA	AK	99687-1813
562 1069B05L038	562 JONES SUSAN I	1549 N PIONEER PEAK DR	WASILLA	AK	99654
563 1069B15L009	563 ADEPOJU AL-JABARA & SHANNON M	1749 N WILLIWAW WAY	WASILLA	AK	99654
564 1069B04L066	564 SEIFERT JAIME	1421 N WILLIWAW WAY	WASILLA	AK	99654-5912
565 1069B09L011	565 BINFORD PRAHNEE	2151 E TOTEM RD	WASILLA	AK	99654-5957
566 1069B05L015	566 WILLIAMS BENJAMIN & THERESA	PO BOX 873253	WASILLA	AK	99687
567 5147000L002	567 COE JAS B & ANITA CAROL	735 W RANDALL'S WAY	WASILLA	AK	99654
568 1069B01L067	568 CHEBUKIN DENNIS & MARIYA	PO BOX 873904	WASILLA	AK	99687
569 1069B04L045	569 COCKCROFT RICHARD J & N J	1593 WILLIWAW WAY	WASILLA	AK	99654
570 1069B01L017	570 SUNDARA KHAMPRASAY	PO BOX 875515	WASILLA	AK	99687-5515
571 1069B05L001	571 WARDHAUGH THOMAS & EMILY	1635 N RIVER ROCK CIR	PALMER	AK	99645-9698
572 1069B16L006	572 CASEY RUTH	1760 N WILLIWAW WAY	WASILLA	AK	99654
573 1069B14L011	573 FAMILIES FOR THE IMP OF SFTY/HLTH	1322 N PIONEER PEAK DR	WASILLA	AK	99654
574 1069B09L007	574 CHALKER ADAM W	189 E NELSON AVE #286	WASILLA	AK	99654-6464

575	1069B15L021	575	GO-T LAND TRUST	700	W LOOKOUT DR	WASILLA	AK	99654
576	1069B04L014	576	FULLER THERESA	2380	E CIRCLE DR	WASILLA	AK	99654
577	1192B01L006	577	WILSON MICHAEL JAMES	1000	N LEATHERLEAF LOOP	WASILLA	AK	99654
578	1069B14L009	578	PLOTNIKOV RAMONA	15-2660	PAHOA VILLAGE RD % RAMONA POLLUSHKIN	PAHOA	HI	96778
579	1069B15L013	579	JAN PROP LLC	4601	N CEDARWOOD DR	WASILLA	AK	99654
580	1069B09L001	580	PRATHER MICHAEL	1551	N LITTLE SUSITNA DR % LOLA & JOSHUA BILBREY	WASILLA	AK	99654
581	1069B04L017	581	OLSON LAUREN H	8011	HIGHLANDER LOOP	PALMER	AK	99645
582	1069B16L001	582	LAMBERT RACHEL SAYEN	1322	N PIONEER PEAK DR	WASILLA	AK	99654
583	1069B09L005	583	GRAHAM DECATUR P& DONNA D	1431	TANANA DR	WASILLA	AK	99654-5938
584	1069B04L006	584	MAROSTICA TERESITA	1436	N PIONEER PEAK DR	WASILLA	AK	99654
585	1068000L023	585	WHALEY WAYNE N & ROBERT MARTIN	PO BOX 874577		WASILLA	AK	99687
586	1069B12L003	586	WALLING STEVE A& SHERRY L	1767	TANANA DR	WASILLA	AK	99654
587	1069B13L016	587	JOHNSON H LEROY & MICHELE JOHNSON	1724	TANANA DR	WASILLA	AK	99654
588	1069B03L015	588	SAVAGE COLLEEN & JOHN FAY	3960	S COOK INLET CIR	WASILLA	AK	99623
589	1068000L013	589	THIELE SARAH L	1058	N HELEN LN	WASILLA	AK	99654-6518
590	1069B04L034	590	JONES SKYLAR A	PO BOX 874885		WASILLA	AK	99687
591	1069B01L060	591	FRASIER JUSTIN C & MARY B	1576	N WILLIWAW WAY	WASILLA	AK	99654-5904
592	1192B03L005	592	SMITH RYAN & KIMBERLY GROTANS	1080	N LEATHERLEAF LOOP	WASILLA	AK	99654-6502
593	1069B05L047	593	YANNIKOS PETE & LINDA	PO BOX 654		PALMER	AK	99645-0654
594	1068000L014	594	HUBBARD LESTER HALL	1062	N HELEN LN	WASILLA	AK	99654
595	1069B05L018	595	MOFFET BRET S	1600	N TANANA DR	WASILLA	AK	99654
596	1069B05L010	596	JUSTIS JASON E	PO BOX 870647		WASILLA	AK	99687-0647
597	1058000L010	597	DOUGLAS-SPERANZA FAM TR,	21618	ARDEN WAY	ANDERSON	CA	96007-8345
598	1069B13L012	598	BURT EDWINA R	1727	N PIONEER PEAK DR	WASILLA	AK	99654
599	6943B10L003B	599	MANASCO CINDY	2125	E CHICKALOON RD	WASILLA	AK	99654-5949
600	1069B03L002	600	DEROSSETT CONNIE SUE	1315	N WILLIWAW WAY	WASILLA	AK	99654
601	1069B05L006	601	CLARK RICK & GRETA	1434	N TANANA DR	WASILLA	AK	99654
602	9012000U008	602	PROVERBS 31 LLC	3827	RICHARD EVELYN BYRD #8	ANCHORAGE	AK	99517-2346
603	17N01W01B001	603	BRODERICK BETTY LOU & TRE, CLAYTON ERVIN TRE	1032	W 11TH AVE #105	ANCHORAGE	AK	99501
604	9220000L005A	604	BRU-NETTE LLC	3201	E TAMARAK AVE	WASILLA	AK	99654
605	9012000U00F	605	ROBINSON DAVID A	PO BOX 873030		WASILLA	AK	99687-3030
606	1192B03L001	606	RRC SOLUTIONS LLC	3601	MINNESOTA DR %RYAN CALLAWAY	ANCHORAGE	AK	99503
607	1069B08L010	607	CARTER JONATHON M & SARAH	2055	E TOTEM RD	WASILLA	AK	99654-5956
608	1069B04L051	608	GARCIA LUIS	1545	N WILLIWAW WAY	WASILLA	AK	99654
609	1068000L032	609	HERSH SOREN & ALEXIS	2680	S RUE DE LA PAIX LOO	WASILLA	AK	99623
610	1820000T001-A	610	SACRED HEART PRSH WASILLA, ARCHDIOCESE OF ANCH	225	CORDOVA ST	ANCHORAGE	AK	99501
611	1068000L007	611	CROWDER WILLIAM B	200	A ST STOP 125	CLEAR	AK	99704-5360
612	1069B03L009	612	UNGUREANU ION	1357	N WILLIWAW WAY	WASILLA	AK	99654-5910
613	1069B06L019	613	RETES GEORGE & TERESA	PO BOX 872903		WASILLA	AK	99687-2903
614	1068000L020	614	ZELL 2015 FAM TR	5850	E ALDER CIR	WASILLA	AK	99654
615	1069B15L018	615	MOBARAK-PRADO GERMAN	1718	N PIONEER PEAK DR	WASILLA	AK	99654
616	6943B10L004B	616	PATTERSON MERCEDES	2151	E CHICKALOON RD	WASILLA	AK	99654-5949
617	1069B01L069	617	42143 TRUST, AARON HELMS TRE	PO BOX 1873		PALMER	AK	99645
618	1192B03L002	618	WALZ JESSE	9760	E STRAND DR	PALMER	AK	99645-8924
619	2768B02L003	619	SANDBERG TOBIAS J	9904	W AIRCRAFT CT	WASILLA	AK	99623
620	6899000L001B	620	RANDALL MARY L	1530	BOGARD RD	WASILLA	AK	99654
621	1069B01L008	621	LOVELL CYRUS DANIEL	4555	S NAVIGATORS CIR	WASILLA	AK	99623
622	1069B13L037	622	SALMON AMANDA	189	E NELSON AVE #171	WASILLA	AK	99654
623	4596000L001	623	ERVIN IRENE	2500	E BOGARD RD	WASILLA	AK	99654-6000
624	1069B04L032	624	RANDALL PATRICIA L	6400	ICE HOUSE RD	WEATHERFORD	TX	76085-3719
625	1069B04L021	625	WORDEN GENIENE	1578	N PIONEER PEAK DR	WASILLA	AK	99654
626	1069B05L036	626	MCCANN PROPERTIES LLC	560	SUMMER DR	DUBUQUE	IA	52002
627	1069B05L037	627	PHILLIPS THOMAS	1559	N PIONEER PEAK DR	WASILLA	AK	99654
628	1069B16L007	628	RODGERS JOHN T & ELIZABETH O	1752	N WILLIWAW WAY	WASILLA	AK	99654-5907
629	1069B01L057	629	BYRD TERRY	1554	N WILLIWAW WAY	WASILLA	AK	99654-5904
630	2131000L0PR	630	OWNERS OF LEATHERLEAF SUB	GENERAL DELIVERY		WASILLA	AK	99687-9999
631	1069B09L009	631	SWAVEY JOAN L	2201	E TOTEM RD	WASILLA	AK	99654
632	1069B13L022	632	BALABAN ALEKSANDR & LIYA	2407	S FOREST CIR	WASILLA	AK	99623-9529
633	1069B01L024	633	LEMATTA ALEX	HC 1 BOX 2427		GLENALLEN	AK	99588
634	1069B01L002	634	OSBORNE SHAWN	PO BOX 4214		PALMER	AK	99645-4214
635	1069B15L011	635	KINSLAND CASSIE R	3101	E FAIRVIEW LOOP	WASILLA	AK	99654-0529
636	6899000L001A	636	DK HULL PROPERTIES LLC	189	E NELSON AVE PMB 282	WASILLA	AK	99654
637	1029000L08-6	637	MCCAIVIT JERRY C & BRENDA D	569	N BETTS ST	WASILLA	AK	99654
638	1069B13L007	638	ROLL KIM S	1757	N PIONEER PEAK DR	WASILLA	AK	99654



639 1069815L023	639 DRISTY STEVEN	2521 E MTN VILLAGE DR STE B#6	WASILLA	AK	99654-7332	
640 1069810L001	640 ALEXA JOHN & AMBER CLARK	2075 E CHICKALOON RD	WASILLA	AK	99654-5947	
641 1069803L013	641 BOYKIN MARK M	1365 N WILLIWAW WAY	WASILLA	AK		99654
642 1069801L019	642 MURDOCK SEAN PATRICK	1338 N WILLIWAW WAY	WASILLA	AK	99654-5901	
643 1069812L015	643 HARDEE LORNE W	1950 CHICKALOON RD	WASILLA	AK		99654
644 4608819L007A	644 ICE DEVELOPMENT LLC	2500 E BOGARD RD %IRENE ERVIN	WASILLA	AK	99654-6000	
645 1069804L040	645 HANSEN JOE C & JUDITH L	PO BOX 874134	WASILLA	AK	99687-4134	
646 1069815L026	646 EICHELE CHRISTY	1768 N PIONEER PEEK DR	WASILLA	AK		99654
647 1069816L002	647 ROSADO-RODRIGUEZ DANIEL & NAHIR PEREZ-MONTERO	1786 N WILLIWAW WAY	WASILLA	AK	99654-5907	
648 1069812L006	648 GARNER ROBT N & RACHEL	832 CURTISST % DAVID GARNER	ALBANY	CA		94706
649 1025000L004-1	649 MILLHOUSE TROY	PO BOX 874574	WASILLA	AK	99687-4574	
650 1069813L015	650 ZAMORA EMILIO R & G H	6606 SKYLUNE DR	SAN DIEGO	CA		92114
651 1069801L065	651 WILSON JENNIFER	1614 N WILLIWAW WAY	WASILLA	AK		99654
652 1068000L012	652 CHEVALIER PAUL M & M A	1044 HELEN LN	WASILLA	AK		99654
653 1069804L033	653 HICKOK MELVIN	1684 N PIONEER PEAK DR	WASILLA	AK		99654
654 1069805L025	654 PAVIL JEFFREY J	PO BOX 1955	BETHEL	AK		99559
655 1069813L001	655 BOBO NICHOLAS	PO BOX 871813	WASILLA	AK	99687-1813	
656 1069803L010	656 UNGUREANU VASILE	1359 N WILLIWAW WAY	WASILLA	AK	99654-5910	
657 1069804L015	657 CERDA CLINTON P	7455 E SHOREWOOD DR	WASILLA	AK		99654
658 2768801L005	658 KOTI JAS D & LEONA S	2991 KIA DR	GRAND JUNCTION	CO		81504
659 1069813L020	659 MCCUNE HELEN	1746 N TANANA DR	WASILLA	AK	99654-5936	
660 1069814L005	660 ELKINS DANIEL A	1595 N TANANA DR #10	WASILLA	AK	99654-5939	
661 1045000L003	661 SATTERFIELD GARY G & CYNTHIA R TRES	610 E PRIMROSE CIR #A	PALMER	AK	99645-6825	
662 1069814L010	662 KIRKWOOD DAN'L MARK	2100 CHICKALOON RD	WASILLA	AK		99654
663 1069805L034	663 SHORT DONZA I	1579 N PIONEER PEAK DR	WASILLA	AK		99654
664 7201804L003A	664 FINE JUSTINE M	2165 E GRIZZLY BEAR DR	WASILLA	AK	99654-2721	
665 1192803L004	665 BROWN JAMES & LAURA	PO BOX 298777	WASILLA	AK	99629-8777	
666 2345000L00C-2	666 MCLAUGHLIN TODD C & DUCINE M	6901 E JEAN DR	PALMER	AK		99645
667 1069805L051	667 GRIFFIN SHELLEY	PO BOX 871664	WASILLA	AK	99687-1664	
668 1068000L019	668 ROY MICHAEL & WILLARD KYLE	7497 S TWIN ST	PALMER	AK		99645
669 1058000L011	669 FRANCE BRANDON & SAMANTHA	731 N NORTHSHORE DR	WASILLA	AK	99654-6544	
670 1069807L007	670 LABRADOR DELFIN J	1574 N COPPER CREEK RD	WASILLA	AK	99654-5963	
671 1069810L002	671 SERGIE MARTHA	PO BOX 870134	WASILLA	AK		99687
672 1069810L009	672 HEISA TINA	2200 E TOTEM RD	WASILLA	AK	99654-5955	
673 5049802L002A	673 NOFFKE JENNIFER L	1861 N KODIAK DR	WASILLA	AK		99654
674 7423000L003	674 SELK KENNETH & SUSAN RYDEN-SELK	1342 E BOGARD RD	WASILLA	AK		99654
675 1069810L007	675 KENNEDY JARON & JENNIFER L	300 E SPRUCE AVE #2	WASILLA	AK		99654
676 1069801L006	676 GINGRICH JESSE & JESSICA-JEAN BRIDGWATER	1238 N WILLIWAW WAY	WASILLA	AK		99654
677 1069815L016	677 SELF-TRUSTEED TRUST LUM CHEW YOUNG	1635 ALA MAHOMOE ST	HONOLULU	HI	96819-1720	
678 1069815L007	678 FERNANDEZ MICHAEL	218 S CONESTOGA LOOP	PALMER	AK	99645-9538	
679 1069813L011	679 OLIVENCIA ALEJANDRO	1733 N PIONEER PEAK DR	WASILLA	AK		99654
680 4452000L0028	680 MARTIN DAVID J & DEBORAH K	400 N MAIN ST	WASILLA	AK	99654-7018	
681 1058000L009	681 LEWIS PATRICIA MAY EST	PO BOX 876288	WASILLA	AK	99687-6288	
682 1086000L002	682 MILLHOUSE TROY D & SANDRA D	PO BOX 874574	WASILLA	AK	99687-4574	
683 1069816L004	683 MORRIS MATTHEW JOSEPH	1766 N WILLIWAW WAY	WASILLA	AK		99654
684 1192803L007	684 SHAW RAY D & NATALIE A	1040 N LEATHERLEAF LOOP	WASILLA	AK		99654
685 1045000L004	685 FARRELL LARRY & PAMELA R	921 NORTH SHORE DR	WASILLA	AK		99654
686 1069812L011	686 REIMAN MICHELLE L	2050 E CHICKALOON RD	WASILLA	AK	99654-5943	
687 1069811L006	687 HENDRICKS NANCY RAE	PO BOX 876433	WASILLA	AK	99687-6433	
688 1069805L029	688 REESE VICKIE L	1655 PIONEER PEAK DR	WASILLA	AK		99654
689 1069806L005	689 PERRY JERRY & NICHOLE DEATON	1341 N PIONEER PEAK DR	WASILLA	AK	99654-5928	
690 17N01W02C026	690 ORION HOLDINGS & LAKE WASILLA INVESTMENTS	PO BOX 870342	WASILLA	AK		99687
691 1084000P001	691 JOHNSON LEWIS & CHRISTINE LVG TR	485 W GOLDENWOOD ST	WASILLA	AK		99654
692 1068000L004	692 BEUTLER ERIN J & THERESA WILCOX	940 N HELEN LN	WASILLA	AK	99654-6516	
693 1069801L012	693 NEAR CLARENCE FINIS JR	1276 N WILLIWAW WAY	WASILLA	AK		99654
694 1069813L017	694 TANANA LAND TRUST	1730 N TANANA DR	WASILLA	AK		99654
695 1069805L044	695 KIRK RYAN & AMANDA AHRENS	14911 NW HOLLY RD	SEABECK	WA		98380
696 1069801L056	696 BUHLER STEVE	3733 COVENTRY DR	ANCHORAGE	AK	99507-3332	
697 1069801L014	697 YOUNG JOE R	1300 N WILLIWAW WAY	WASILLA	AK	99654-5901	
698 6943810L005B	698 TESSIER GREGORY L	PO BOX 940032	HOUSTON	AK	99694-0032	
699 1069805L003	699 TANNER JOHN & VALDA	3900 S EAGLE BAY RD	WASILLA	AK		99623
700 1069801L021	700 ROGERS SHON A	1354 N WILLIWAW WAY	WASILLA	AK		99654
701 1069804L068	701 FAULKENBERRY NICHOLE ANN	1407 N WILLIWAW WAY	WASILLA	AK		99654
702 1069803L028	702 LILLY RICHARD EARL LVG TR	1308 N PIONEER PEAK DR	WASILLA	AK		99654

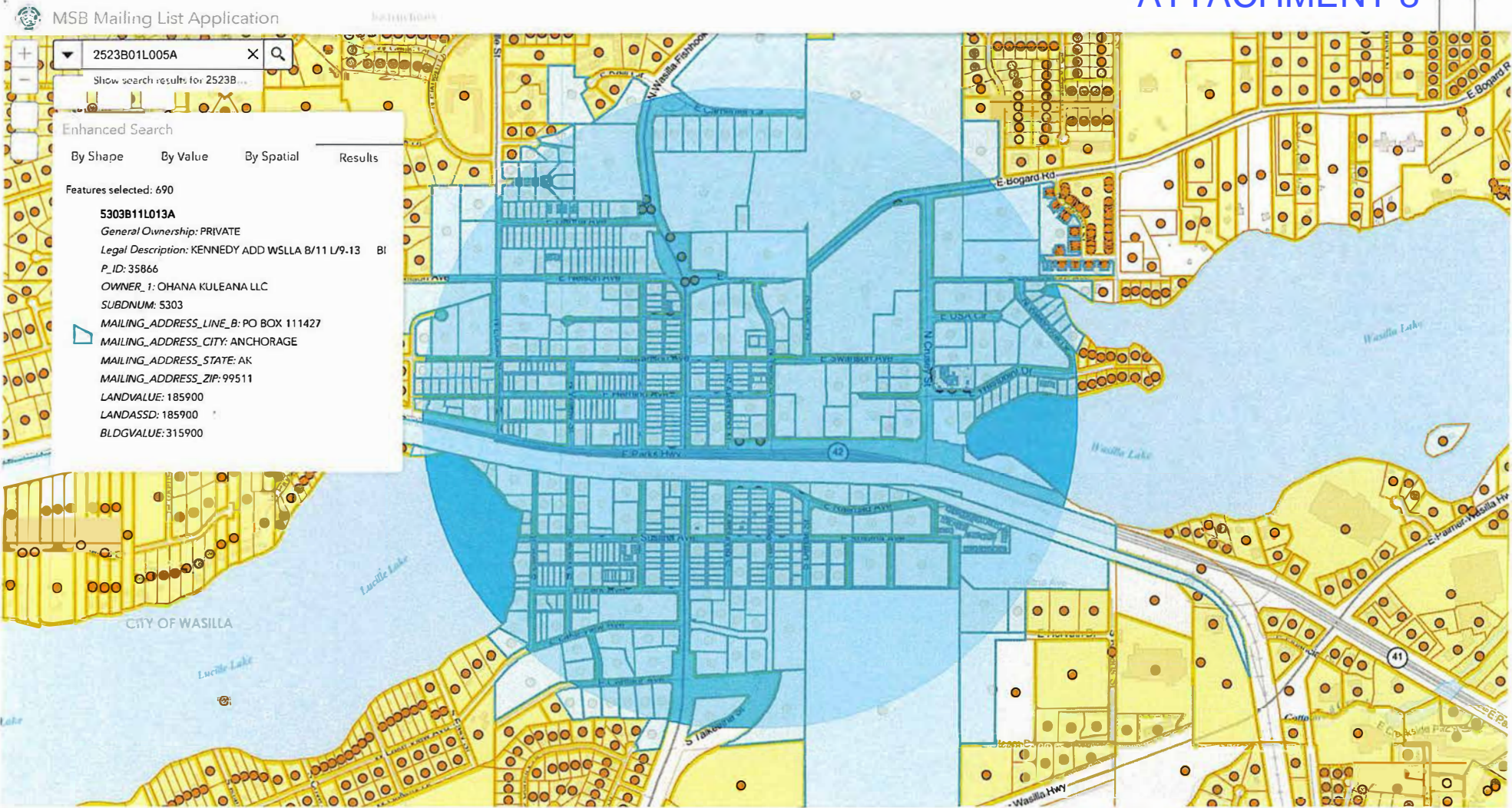
703 9012000U00H	703 SELTENREICH W F & C S TR	2521 E MOUNTAIN VILLAGE D STE B PMB 417	WASILLA	AK	99654-7377	
704 1069805L049	704 WALTON MARTY & LEANN ERVIN	1415 N PIONEER PEAK DR	WASILLA	AK	99654-5929	
705 1069815L001	705 AU ROBT K S TR TRE	1455 MAHIOLE ST	HONOLULU	HI	96819-1750	
706 1069801L018	706 PAINTER NICHOLAS & ERICA	7113 CRAW AVE UNIT 265	JBER	AK	99506-3565	
707 1069805L009	707 SMITH LUKE THOMAS	1464 N TANANA DR	WASILLA	AK		99654
708 1068000L017	708 ANCHETA BRANDON L S & AIREN G	1110 N HELEN LN	WASILLA	AK		99654
709 9220000L009	709 MATSU VALLEY ASIAN MARKETPLACE LLC	PO BOX 873982	WASILLA	AK		99687
710 1069807L010	710 MARTINEZ DESIREE L	1027 E 9TH AVE	ANCHORAGE	AK		99501
711 1069805L030	711 MITCHELL GINGER	PO BOX 873253	WASILLA	AK		99687
712 1069803L016	712 TOWNSEND BRUCE & SHIRLEY	1700 N COPPER CREEK RD	WASILLA	AK	99654-5965	
713 1069805L016	713 BASARGIN SOLOMONIA	1580 N TANANA DR	WASILLA	AK		99654
714 3101000L001	714 MARTIN JOYCE & JAMES	821 N MARTIN CIR	WASILLA	AK		99654
715 1069813L009	715 KELL ANNE-CORINNE	5605 N FARM LOOP RD	PALMER	AK	99645-8156	
716 1068000L034	716 MELIN DEVON K	925 N HELEN LN	WASILLA	AK		99654
717 1069801L068	717 42143 TRUST HELMS AARON J	PO BOX 1873	PALMER	AK		99645
718 1069806L013	718 TANANA GEM STONE LLC	3060 N LAZY EIGHT CT STE 2 PMB 510	WASILLA	AK		99654
719 1069803L026	719 LAMBERT RACHEL MAE SAYEN	1322 N PIONEER PEAK DR	WASILLA	AK		99654
720 1069803L011	720 TALAVERA DINO G	1361 N WILLIWAW WAY	WASILLA	AK		99654
721 1069801L066	721 CONAWAY FRANKLIN G	1620 N WILLIWAW WAY	WASILLA	AK	99654-5905	
722 1192802L001	722 TAG PLAZA LLC	3401 N BROCTON AVE	WASILLA	AK		99654
723 1069815L005	723 BAEZ JOHN M	7540 N NUGGET CIR	PALMER	AK		99645
724 1069805L035	724 HOMESTAR ALASKA LLC	PO BOX 3233	PALMER	AK		99645
725 1019000T001-2	725 KNIK TRIBAL COUNCIL	PO BOX 871565	WASILLA	AK	99687-1565	
726 1068000L010	726 SMITH DENNIS L & ALICE J	1018 N HELEN LN	WASILLA	AK		99654
727 1069803L021	727 STRAUB ROBERT E & EMILY A	WASILLA	WASILLA	AK	99654-5923	
728 1069807L009	728 LAMONT VIVIAN D	1524 N COPPER CREEK RD	WASILLA	AK		99654
729 1069805L014	729 OLINGER MARVIN M&CHARLEAN	BIG LAKE	AK			99652
730 1192803L003	730 HOLLOWAY CHRISTIE R	PO BOX 520065	WASILLA	AK	99654-6503	
731 1068000L029	731 BIG TRUCK LAND TRUST	1124 N LEATHERLEAF LOOP	WASILLA	AK		99654
732 1069815L010	732 APLANALP KYLE JAMES	189 E NELSON AVE #227	WASILLA	AK		99654
733 1069809L010	733 WILFERT PAUL R	1743 N WILLIWAW WAY	WASILLA	AK		99654
734 1069808L006	734 SAGE FRANKLIN Q	PO BOX 246	LYONS	WI	53148-0246	
735 1069815L028	735 PARSONS GARY S & SHERRY L	1411 N TANANA DR	WASILLA	AK		99654
736 1069804L024	736 WYCKOFF JONATHAN	1795 N WILLIWAW WAY	WASILLA	AK		99654
737 1069803L019	737 SO'OALO LILLY	1594 N PIONEER PEAK DR	WASILLA	AK		99654
738 1069803L014	738 WEEKS MICHAEL R	1364 N PIONEER PEAK DR	WASILLA	AK		99654
739 1069812L009	739 BARNHARDT PAUL	1379 N WILLIWAW WAY	WASILLA	AK		99654
740 1069803L005	740 BOURBONNAIS ZACHARY M	1530 E INVERNESS DR	WASILLA	AK	99654-1703	
741 1069815L024	741 ANDERSON BONNIE J	1339 N WILLIWAW WAY	WASILLA	AK		99654
742 1069814L008	742 DEY SARAH L	PO BOX 870243	WASILLA	AK	99687-0243	
743 1069810L015	743 NICHOLAI MARIE	2150 E CHICKALOON RD	WASILLA	AK	99654-5945	
744 6943810L0068	744 SHCHERBINA ALEKSEY	2050 E TOTEM RD	WASILLA	AK	99654-5953	
745 9012000U00D	745 ROGERS ROBIN & VIRGINIA	27168 SINKHOLE RD	SEDALIA	MO	65301	
746 7530000T00D-1	746 HACKER LISABETH J & JERAD & DESIREE HACKER	3041 AMBER BAY LOOP	ANCHORAGE	AK	99515-2303	
747 1069812L004	747 WALLING JEROME	935 N NORTHSORE DR	WASILLA	AK		99654
748 4452000L002A	748 MARTIN JOYCE MARIE	1763 N TANANA DR	WASILLA	AK	99654-5941	
749 1069801L011	749 BROWN DAKOTA	821 N MARTIN CIR	WASILLA	AK		99654
750 1069811L004	750 LUJON MICHELLE R	1292 N WILLIWAW WAY	WASILLA	AK		99654
751 1069812L017	751 IVEY RUSSELL H	1975 E CHICKALOON RD	WASILLA	AK		99654
752 1069813L030	752 PERSON JUNE ANN HOULTON	1900 E CHICKALOON RD	WASILLA	AK		99654
753 1069813L002	753 JARMER KURT H & LILYAN R	PO BOX 112702	ANCHORAGE	AK	99511-2702	
754 1069814L007	754 SIIRONEN MICHAEL R & NICOLE T	PO BOX 873036	WASILLA	AK	99687-3036	
755 1069805L048	755 DISMUKES NICHOLAS SCOTT	4040 N SNOW GOOSE DR	WASILLA	AK		99654
756 1192801L003	756 PARRY TIFFANY M	1421 N PIONEER PEAK DR	WASILLA	AK	99654-5929	
757 2768801L006	757 RICHTER JOSHUA W	924 N LEATHERLEAF LOOP	WASILLA	AK		99654
758 1069811L012	758 NELSON MARTIN & MONA MANSKIE	PO BOX 521072	BIG LAKE	AK		99652
759 1069803L025	759 LAVIELLE ALANA S	1924 E TOTEM RD	WASILLA	AK	99654-5951	
760 1069803L020	760 GALLATIN SEAN P	1330 N PIONEER PEAK DR	WASILLA	AK	99654-5923	
761 1069809L003	761 BASS CAMAI DENALI	1360 N PIONEER PEAK DR	WASILLA	AK		99654
762 1069805L027	762 CROSS CREEK INC	1575 N LITTLE SUSITNA DR	WASILLA	AK	99654-5972	
763 1068000L016	763 ADKINS EHLO JOSIAH & MEGAN DECKER	PO BOX 870948	WASILLA	AK	99687-0948	
764 1069805L028	764 ALUSAWAK LLC	1098 N HELEN LN	WASILLA	AK	99654-6518	
765 1069805L005	765 MILLER CHANTEE L	501 N PINE RIDGE LOOP	WASILLA	AK		99623
766 2832000T00G	766 HART DUANE & JACIE	1428 N TANANA DR	WASILLA	AK		99654
		7362 W PARKS HWY PMB 772	WASILLA	AK	99654-9132	

767 1069B14L002	767 THURSTON JOSEPH A	PO BOX 91801	ANCHORAGE	AK	99509-1801	
768 1069B06L009	768 EDWARDS CAMMERON	PO BOX 27	SKWENTNA	AK		99667
769 2768B02L007	769 BRATTAIN CARL A	7362 W PARKS HWY #257	WASILLA	AK	99623-9300	
770 1045000T00E	770 KOPP DAVID W JR & JODI L	910 N NORTHSHORE DR	WASILLA	AK		99654
771 1069B01L020	771 MOORE ANDREW	PO BOX 870508	WASILLA	AK	99687-0508	
772 1068000L003	772 ROCK MELISSA A	2630 S PRANCE CIR	WASILLA	AK	99654-8415	
773 1069B04L036	773 WATERS VAUGHAN E & CAROL A	1671 N WILLIWAW WAY	WASILLA	AK	99654-5914	
774 1069B14L006	774 BEREZYUK VLADIMIR	PO BOX 210483	ANCHORAGE	AK	99521-0483	
775 1069B10L012	775 COLEMAN ROSS M & JOLLEEN M	2100 E TOTEM RD	WASILLA	AK		99654
776 7328000L001	776 H3 INVESTMENT GROUP LLC	1500 BOGARD RD	WASILLA	AK		99654
777 1069B03L024	777 WELLS JAMES & ROSA	1338 N PIONEER PEAK DR	WASILLA	AK	99654-5923	
778 1069B13L029	778 BOURGEOIS ERIC J & DANIELLE A	1276 N PIONEER PEAK DR	WASILLA	AK	99654-5921	
779 1069B15L031	779 REMLEY BRIAN LEE	1800 N PIONEER PEAK DR	WASILLA	AK		99654
780 17N01W02D002	780 RINKER POINT LAND TRUST	189 E NELSON AVE #189	WASILLA	AK		99654
781 2768B01L004	781 CHRISTOPHERSON BRIAN R & LORNA K	2718 N WOODFIELD DR	WASILLA	AK	99654-2819	
782 7328000L002	782 HACKER JAMES E & LISABETH J	1500 E BOGARD RD	WASILLA	AK	99654-6531	
783 1045000L007	783 PERDEW-ROTH MICHELLE	981 N NORTHSHORE DR	WASILLA	AK	99654-6546	
784 1069B16L008	784 BEALL THOMAS MATTHEW	1748 N WILLIWAW WAY	WASILLA	AK		99654
785 4596000L004	785 LECREN DOUGLAS & TAMMY ERVIN	PO BOX 875624	WASILLA	AK	99687-5624	
786 1069B15L006	786 KINNOWR CRAIG & HEATHER A	500 W SUNFLOWER CIR #F12	WASILLA	AK	99654-1365	
787 1069B04L020	787 BOHNERT ROBERT J P S PLAN & TRUST & BRIAN BOYD	1830 E PARKS HWY # A113 PMB 341	WASILLA	AK	99654-7381	
788 1069B06L003	788 MARSHALL DARRIN L & MARNICE L	3201 S CARYSHEA ST	WASILLA	AK	99623-9405	
789 1069B13L021	789 SBRUSCH LEROY	1760 TANANA DR	WASILLA	AK		99654
790 1068000L022	790 MINNICK KALEI M	PO BOX 876054 % KALEI ALLEN	WASILLA	AK	99687-6054	
791 1069B09L008	791 VINCENT MARY F	72-4126 AWALUA PL	KAILUA-KONA	HI		96740
792 1069B04L018	792 GREEN WILLIAM J	1501 E COURTLAND CIR	WASILLA	AK	99654-8278	
793 1069B15L027	793 HOLDEN ERIC J	1774 N PIONEER PEAK DR	WASILLA	AK		99654
794 5706B03L022A	794 BINFORD DAVID P & TERESA	PO BOX 871083	WASILLA	AK	99687-1083	
795 1069B02L005	795 GIBSON JENNIFER L	1861 N KODIAK DR % JENNIFER NOFKE	WASILLA	AK		99654
796 1192B01L004	796 STANLEY RICHARD I	950 N LEATHERLEAF LOOP	WASILLA	AK		99654
797 1069B13L006	797 GOFF LINDA	1765 N PIONEER PEAK DR	WASILLA	AK		99654
798 3866000L001	798 BANNER DIXIE	PO BOX 872754	WASILLA	AK	99687-2754	
799 1069B15L025	799 DAVISON THEO P	1762 N PIONEER PEAK DR	WASILLA	AK	99654-5917	
800 1069B11L003	800 BRINK DANIEL J & CHEYENNE	3060 N LAZY EIGHT CT STE 2 PMB 207	WASILLA	AK	99654-4392	
801 4636000L002	801 MANUAL STEVEN E & RUTH B TR	PO BOX 870376	WASILLA	AK	99687-0376	
802 1069B01L059	802 DALZELL CASEY & GABRIELA RAMIREZ	1568 N WILLIWAW WAY	WASILLA	AK		99654
803 1192B02L006	803 MAXWELL JULIA D	PO BOX 3518	PALMER	AK		99645
804 1069B03L001	804 MURPHY BRETT D & VALERIE A	8796 E GOLD PAN DR	PALMER	AK	99645-8969	
805 1069B13L019	805 MCCUNE SHAD	1746 N TANANA DR	WASILLA	AK		99654
806 1192B02L002	806 KENDL ZACHRI & SHELLY	1151 N LEATHERLEAF LOOP	WASILLA	AK		99654
807 1068000L011	807 WOODS DANIEL	1032 N HELEN LN	WASILLA	AK	99654-6517	
808 1069B12L001	808 KIMZEY JOSHUA T	1781 N TANANA DR	WASILLA	AK	99654-5941	
809 1069B04L069	809 ELLIBEE DONOVAN & SAMANTHA	1401 N WILLIWAW WAY	WASILLA	AK		99654
810 1069B10L013	810 COLEMAN ROSS M & JOLLEEN M	2100 E TOTEM RD	WASILLA	AK		99654
811 1069B17L005	811 POLLARD E JEAN	PO BOX 210104	ANCHORAGE	AK	99521-0104	
812 1068000L021	812 GARCIA CRISTIAN ADALBERTO & SERRANO-RODRIGUEZ GUENDY	1164 N HELEN LN	WASILLA	AK	99654-6575	
813 1069B08L004	813 GELTING BRIAN J & FELICIDAD A	1401 N TANANA DR	WASILLA	AK	99654-5938	
814 1069B05L050	814 BUSWELL JENNIFER	PO BOX 3216	PALMER	AK		99645
815 1069B05L011	815 KING ALEXANDER & SCNLAN KIRILANA	1540 N TANANA DR	WASILLA	AK	99654-5934	
816 1069B01L004	816 LOOSLI CHAS L & K M	1222 N WILLIWAW	WASILLA	AK		99654
817 1045000L006	817 TRIANTAFYLLOU SANDRA PETAL SR & GRONEWALD PETAL	961 N NORTHSHORE DR	WASILLA	AK		99654
818 1068000L015	818 SWAN MICHELLE L	1070 N HELEN LN	WASILLA	AK		99654
819 1192B02L003	819 BECWAR MICHAEL B	1115 N LEATHERLEAF LOOP	WASILLA	AK	99654-6506	
820 1069B13L031	820 ALEXANDER CLIFFORD IV & VIRGINIA	1840 E TOTEM RD	WASILLA	AK	99654-5951	
821 9220000L007	821 W & B LLC	PO BOX 876001	WASILLA	AK	99687-6001	
822 17N01W02B003	822 HENN ROSE MARIE & DONALD HENN EST	1291 PECK ST	WASILLA	AK	99654-5800	
823 1069B04L019	823 KAMM DENISE M	1558 N PIONEER PEAK DR	WASILLA	AK		99654
824 9012000U00C	824 TOWNE MARY JO	752 N NORTHSHORE DR	WASILLA	AK		99654
825 1192B02L008	825 ALASKA POWER & TELEPHONE CO	193 OTTO ST	PORT TOWNSEND	WA	98368-9765	
826 1192B02L004	826 WRIGHT SCOTT B	200 W 34TH AVE	ANCHORAGE	AK	99503-3969	
827 1069B16L010	827 DEROBERTS-DEGNER MERLYN B	PO BOX 870894	WASILLA	AK		99687
828 1069B05L042	828 RATTERREE RONALD L & R S	1477 PIONEER PEAK DR	WASILLA	AK		99654
829 1068000L018	829 FUSSELL THEODORE J III	PO BOX 876963	WASILLA	AK	99687-6963	
830 1058000L008	830 DOULGERAKIS DEANA	PO BOX 142285	ANCHORAGE	AK	99514-2285	

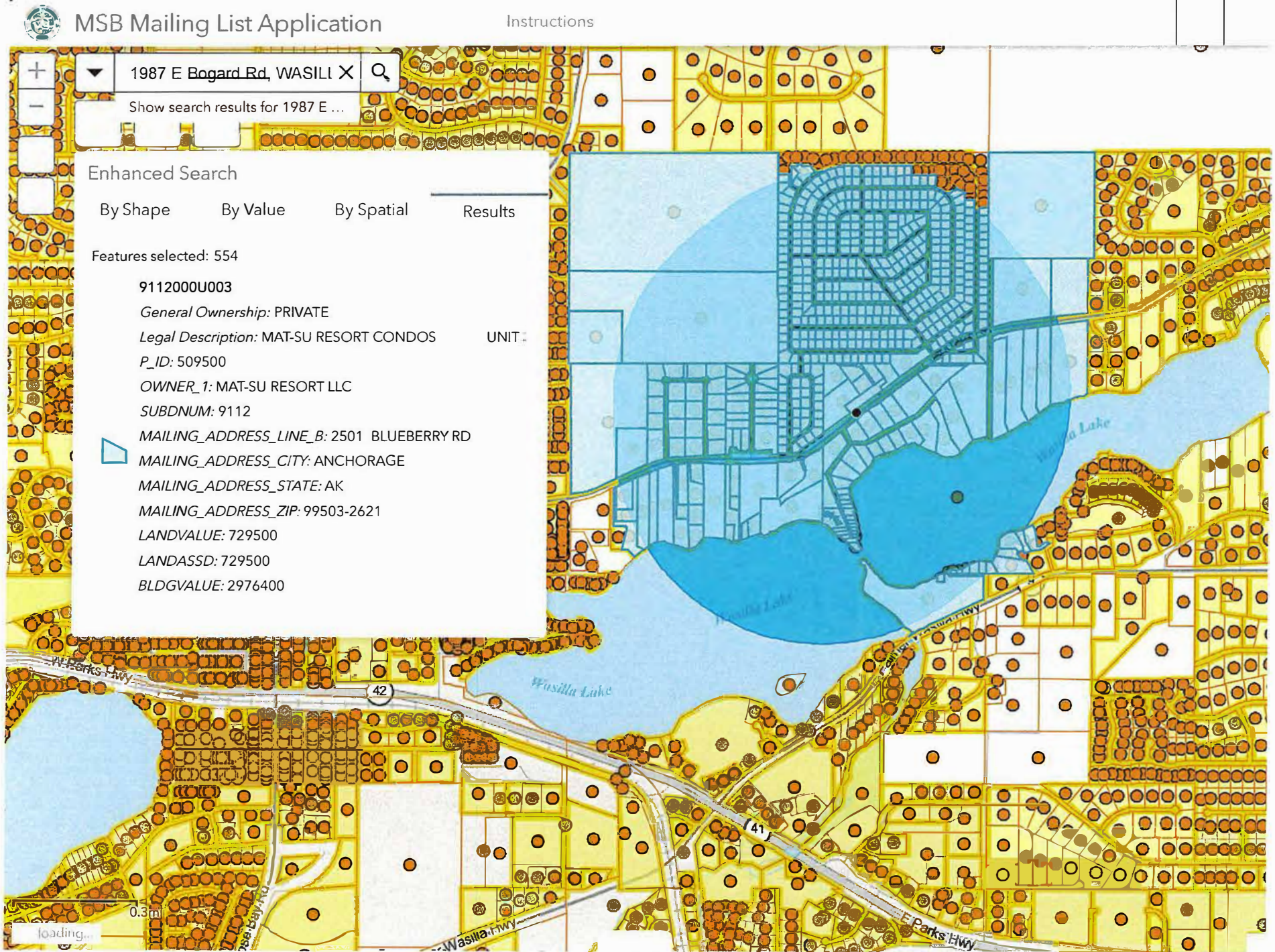
# ATTACHMENT 8

831 1069B15L004	831 DARNELL JAIME L	PO BOX 56590	NORTH POLE	AK	99705-1590	
832 1069B17L004	832 HUSS JORDAN	PO BOX 872693	WASILLA	AK		99687
833 1069B01L064	833 SHELDON LISA	1606 N WILLIWAW WAY	WASILLA	AK		99654
834 7774000L001	834 SACRED HEART PARISH CORP OF THE ARCHDIOCESE OF ANCHORAGE	1201 E BOGARD RD	WASILLA	AK		99654
835 1068000L002	835 VILIATORO EVER LOPEZ TR AGR, HERNANDEZ LOPEZ OLGA	6761 REEDYKE CIR	ANCHORAGE	AK		99507
836 1069B01L023	836 MATHEWS ROY III	3135 OLD SQUAW LOOP	WASILLA	AK	99654-2537	
837 1068000L028	837 ROBERTS CHRIS	975 N HELEN LN	WASILLA	AK	99654-6520	
838 1069B01L061	838 STEWART LORIN W	1584 N WILLIWAW WAY	WASILLA	AK		99654
839 17N01W02C005	839 COLLIGAN STEPHEN & SUSAN	PO BOX 874294	WASILLA	AK	99687-4294	
840 1068000L026	840 SNOW NINOTCHKA M	985 N HELEN LN	WASILLA	AK		99654
841 1069B11L007	841 SELF-TRUSTEED TRUST, LUM CHEW YOUNG TRE	1635 ALA MAHOMOE ST	HONOLULU	HI	96819-1720	
842 1069B08L009	842 BELLAMY ELISE & BLOCKER TRAVIS	1524 N LITTLE SUSITNA DR	WASILLA	AK		99654
843 1192B03L006	843 CASTOE WILLY L	1060 N LEATHERLEAF LOOP	WASILLA	AK	99654-6502	
844 1045000L005	844 PAYTON DIANNE D	941 N NORTHSHORE DR	WASILLA	AK		99654
845 1069B12L007	845 SHOWERS ALICIA & CODY MARSH	1743 N TANANA DR	WASILLA	AK		99654
846 1069B12L010	846 BRAUNEIS TYSON M & KAREN	PO BOX 873295	WASILLA	AK	99687-3295	
847 1069B14L001	847 ROOT GLENN R & ALICE L	1261 N COPPER CREEK RD	WASILLA	AK		99654
848 1058000L013	848 FRANCE MILES D & NANCY L	751 N NORTHSHORE DR	WASILLA	AK		99654
849 5388000L002D	849 THEODORE ANGELA L	PO BOX 874623	WASILLA	AK	99687-4623	
850 1025000L001	850 LACHER LOUIS R & BARBARA	610 N BETTS ST	WASILLA	AK		99654
851 1069B13L003	851 STARBIRD HAROLD & KATRINA	1787 PIONEER PEAK	WASILLA	AK		99654
852	852 NORTHERN LAKES COMMUNITY COUNCIL	3060 N LAZY EIGHT CT #2 PMB 449	WASILLA	AK		99654
853	853 TANAINA COMMUNITY COUNCIL	PO BOX 870236	WASILLA	AK		99654
854	854 CITY OF WASILLA ATTN: COMMUNITY & ECONOMIC DEVELOPMENT	290 E HERNING AVENUE	WASILLA	AK		99654
855	855 CITY OF PALMER ATTN: COMMUNITY & ECONOMIC DEVELOPMENT	231 W EVERGREEN AVENUE	PALMER	AK		99645
856	856 CITY OF HOUSTON ATTN: CLERK'S OFFICE	PO BOX 940027	HOUSTON	AK		99694











RECEIVED  
DEC 26 2023

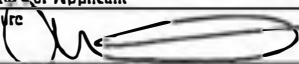
Mat-Su Borough  
Development Services  
PAGE TOP 2

Matanuska-Susitna Borough  
350 E Dahlia Ave  
Palmer, AK 99645-6488

## Liquor License Relocation Application

(907)861-7822  
www.mtsugov.us

This application is for relocating a liquor license from the unincorporated area of the borough into an incorporated city.

SECTION A - LICENSE INFORMATION. Must be completed.			FEE
License Year: 2023	License Type: Beverage Dispensary	Statute Reference: Sec. 04.11.400(m) MSB Title 8.40	Filing Fee: \$500.00 Total Submitted: \$
License #: 301	Receiving City: Wasilla	Existing License in or within one mile of the following Community Council(s): NA	
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): 18-1, LLC		Doing Business As (Business Name): Meta & Rose	Business Telephone Number: 907.232.1304 Fax Number:
Mailing Address: 101 N Ashlee Cir		Street Address or Location of: 290 N Yenlo Street, Ste 37 Wasilla, Alaska 99654	
City, State, Zip: Wasilla, AK 99654		Street Address or Location BEFORE transfer: 1987 E Bogard Road (E&F) Wasilla, AK 99654	
Name and Mailing Address of Current Licensee: 18-1, LLC		Business Name (dba) BEFORE transfer: The Office	
Days and hours of operation Mon - Sat 4:00 PM - 10:00 PM Seating capacity at the bar: 6 restaurant 42 Average number of employees: 7		<input checked="" type="checkbox"/> Attach map illustrating existing operational beverage dispensary licensed facilities in a radius of ten miles of the existing licensed facility. If no beverage dispensary licensed facilities exist within ten miles of the existing licensed facility, provide a map showing the nearest operational licensed facility (required) % Residential: 30 % Commercial: 10 % Rural: 60 Estimated within 10-mile radius of existing location - see map	
Characteristics of the neighborhood within one mile of existing facility to include the existence and location of other liquor licensed facilities, commercial establishments, schools, and churches (attach map): Existing location in a Commercial Park (Bru-Nette Commercial Park), Residential subdivision directly behind the commercial park. Residential areas across the main road (Bogard) as well as Everett's Restaurant and Bar on Wasilla Lake. Marijuana dispensary directly neighboring the commercial park.			
SECTION B - PREMISES TO BE LICENSED.			
Community Council(s) within one mile: City of Wasilla		<input checked="" type="checkbox"/> Copy of ABC application and required documents attached (required) <input checked="" type="checkbox"/> Letter indicating receiving city approval (required) <input checked="" type="checkbox"/> Proof applicant is owner or purchaser under contract to purchase attached (required)	
Days and hours of operation Sun - Sat 9:00 AM - 1:00 AM (varies by day of week) Seating capacity at the bar: 0 tables and chairs 64 Average number of employees: 10		% Residential: 18 % Commercial: 80 % Rural: +2% Other (public parks, etc.) Estimated based off 1-mile radius map	
Characteristics of the neighborhood within one mile of facility to be licensed to include the existence and location of other liquor licensed facilities, commercial establishments, schools, and churches (attach map): Commercial area of downtown Wasilla. Package stores include Carrs/Safety (Brown Jug), Speedway, The Grape Tap (public convenience). Closest schools are Iditarod Elementary and Wasilla Middle and High School. Closest church is Good Shepherd on Bogard Road (next door to Wasilla High School). Maps of schools and churches in the area of proposed location are provided in the AMCO transfer application.			
<b>Declaration</b> • I declare that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete, and this application is not in violation of any security interest or other contracted obligations. • I further certify that I have read and am familiar with Title 8.40 of the Matanuska-Susitna Borough Code. • I further certify that I am the owner or purchaser under contract to purchase the license to be transferred. • I agree to provide all information required by the Matanuska-Susitna Borough in support of this application.			
Signature of Applicant 		Signature	
Name & Title (Please Print) Ashlee Stetson, Manager		Name & Title (Please Print)	
MSB Finance			
Acct # 100.000.000.341.981 Amount Paid: \$		Receipt #:	Date:
<b>Office use only</b> Date Approved: _____ Director's Signature: _____			

Transfer App 05/08

## Liquor License

<b>SECTION D (1) – MSB FINANCE REVIEW. Office use only</b>		
EXISTING LICENSE HOLDER ACCOUNT NUMBER: _____		
Real Property: <u>52523B01L005A</u>	Business License: <u>33327 exp 12/31/2025</u>	
LID: <u>NA</u>	Tobacco Tax: <u>NA</u>	
Bed Tax: <u>NA</u>		
Are there any delinquent debts or taxes owed to the Borough arising out of the conduct of the business? <u>X</u> No _____ Yes		
If yes how much: Real Property: _____ LID: _____ Bed Tax: _____ Tobacco Tax: _____		
Prepared By: <u>Lesley Norris</u> <u>1/15/2024</u> Date	Reviewed By: <u>Lynsey Gausand</u> <u>1-18-24</u> Revenue & Budget Manager Date	Reviewed By: <u>Chapman Skindell</u> Finance Director Date <u>1/18/24</u>
<b>SECTION D (2) – MSB FINANCE REVIEW. Office use only</b>		
APPLICANT ACCOUNT NUMBER: _____		
Real Property: <u>52523B01L005A</u>	Business License: <u>33327</u>	
LID: <u>NA</u>	Tobacco Tax: <u>NA</u>	
Bed Tax: <u>NA</u>		
Are there any delinquent debts or taxes owed to the Borough arising out of the conduct of the business? <u>X</u> No _____ Yes		
If yes how much: Real Property: _____ LID: _____ Bed Tax: _____ Tobacco Tax: _____		
Prepared By: <u>Lesley Norris</u> <u>1/15/2024</u> Date	Reviewed By: <u>Lynsey Gausand</u> <u>1-18-24</u> Revenue & Budget Manager Date	Reviewed By: <u>Chapman Skindell</u> Finance Director Date <u>1/18/24</u>
<b>SECTION E - RECOMMENDATION. Office use only</b>		
____ Recommend Approval ____ Recommend Formal Protest based on:		
Planning Staff _____ Date _____		

Transfer App 05/08

18-1 LLC - <sup>DBA</sup> The Office PERMIT CENTER - FEE RECEIPT FORM

Property Location: 290 N. Yenick St, Ste 37 Applicant: Ashley Stetson

USE PERMITS {100.000.000.341.300}	Fee
8.35 Public Display of Fireworks	\$25.00
8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
X 8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.52 Temporary Noise Permit	\$1000.00
8.55 Special Events Permit 500 - 1000 Attendees 1000+ Attendees	\$500.00 \$1,000.00
8.55 Special Events Permit	\$300.00
17.02 Mandatory Land Use Permit Matanuska Susitna Borough	\$50.00
17.04 Nancy Lake Special Land Use Permit	\$1,500.00
17.06 Electrical Generating & Distribution	\$500.00
17.08 Hay Flats Special Land Use Permit	\$1000.00
17.17 Denali State Park Conditional Use Permit	\$1500.00
17.18 Chickaloon Special Land Use Permit	\$1500.00
17.19 Glacier View Special Land Use Permit	\$1500.00
17.23 Port MacKenzie Development Conditional Use Permit	\$1000.00
17.25 Talkeetna Conditional Use Permit	\$1500.00
17.25 Talkeetna Conditional Use Permit	\$1500.00
17.27 Sutton Special Land Use Permit	\$1500.00
17.29 Flood Damage Prevention	\$100.00
17.29 Flood Damage Prevention	\$500.00
17.30.040 Earth Materials Extraction	\$1000.00
17.30.050 Earth Materials Extraction	\$1500.00
17.36 Residential Planned Unit Development - Conceptual Application - Conceptual Additional Lots or tracts	\$500.00 \$100.00
17.48 Mobile Home Park Permit	\$500.00
17.52 Residential Land Use Permit	\$1,000.00
17.52 Conditional Use Permit	\$1,500.00
17.55 Shoreline Setback Exception	\$300.00
17.60 Conditional Use Permit	\$1500.00
17.61 Commercial/Industrial Core Area Conditional Use Permit	\$1500.00
17.62 Coal Bed Methane	\$1500.00

Matanuska Susitna Borough

Payment Date Tuesday, August 29, 2023

Deposit Number 50492

Operator thom1274

Real 2023 (Total) \$0.00

MCR (Planning/Platting) \$100.00

Misc Rec

Tax Map # 2MISC

Total Paid \$100.00

Check \$100.00

Change \$0.00

Receipt Number msb91949359

8/29/2023 10:08 58 AM

Paid By STETSON ASHLEY - AMCO

Cashier Id. thom1274



17.63 Conditional Use Permit for Racetracks	\$1500.00
17.65 Variance	\$1500.00
17.67 Tall Structures -	
Network Improvement Permit	\$100.00
Nonconforming Use	\$200.00
Administrative Permit	\$500.00
Conditional Use Permit	\$1500.00
17.70 Regulation of Alcoholic Beverage Use Permit Application	\$1500.00
17.73 Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.	\$500.00
17.75 Single-Family Residential Land Use District CUP	\$500.00
17.76 Large Lot Single-Family Residential Land Use District Conditional Use Permit Application	\$1000.00
17.80 Nonconforming Structures (Amnesty)	
Pre-Existing Legal Nonconforming (Grandfather)	\$300.00
17.90 Regulation of Adult Businesses – Conditional Use Permit	\$300.00
28.60 Timber Transport Permit	\$1500.00
	\$300.00

<b>RIGHT-OF-WAY FEES:</b>	
Driveway	\$50.00
<input type="checkbox"/> Driveway Deposit {100.226.100}	\$150.00
Construction	\$200.00
Utility (Application Fee = \$100 ~ Distance Fee \$0.25/per lineal foot)	
Encroachment	\$150.00
Construction Bond {100.227.000}	

<b>PLATTING PRE-APPLICATION CONFERENCE:</b>	
Pre-Application Fee	\$50.00

<b>FEES:</b>	
Flood Plain Development Survey CD	\$10.00
CD/DVD/DVD-R	\$7.50
Construction Manual/Title 43	\$5.00
Plat Map/Tax Map Copies/Mylar	\$5.00
Color Maps	\$12.00
Xerox Copies (B/W = \$0.25 ~ Color \$1.00/page 11X17 Color \$1.75/page)	
Advertising Fees	
Cultural Resources Books or Maps	
<input type="checkbox"/> Citation Payment (If sent to collections – use total due from Courtview)	
Thumb Drive 2GB = \$5, 4GB = \$8, 8GB = \$10; 16GB = \$15; 32GB = \$20	

\$ 100.00

Amount Paid

Date:

8/21/25

Receipt #

91949359

By:

[Signature]

check # 1796 R. J. BARNETT



18-1 LLC dba Meta & Rose

*Mailing Address:*  
101 N Ashlee Cir  
Wasilla, Alaska 99654  
(907) 232-1304

December 22, 2023

**Matanuska-Susitna Borough  
Planning and Land Use Department**  
350 East Dahlia Avenue  
Palmer, Alaska 99645  
(907) 861-7822  
rick.benedict@matsugov.us

**Attn:** Rick Benedict, Planner II

**Re:** Liquor License Relocation Application  
Request for Additional Information

Mr. Benedict:

My apologies for the delay in your 10/26/2023 request. We had some additional changes with the AMCO transfer paperwork, and some of the additional documents requested by MSB took some time to obtain. For clarity, I've also provided an updated MSB Liquor License Relocation Application (provided as **Attachment A**).

As stated in our previous letter, we had a meeting scheduled with the AMCO Director a few months ago to go over some details with regard to this transfer. Subsequently, 18-1, LLC has amended our original transfer application to update some other components as directed by AMCO (provided as **Attachment B**).

Provided with this letter is the amended application in full, which will have some additional forms (AB-13 and AB-34) not previously submitted to MSB for review (*provided as Attachment C*). I believe the latest amended application, along with the subsequent forms submitted, will help provide clarity on any questions the MSB Planning and Land Use Department may have.

With respect to MSB 8.40.010, 18-1, LLC has fulfilled all obligations outlined in the code;

- (1) No MSB permitting is required for 18-1, LLC and no violation of existing permits exist.
- (2) 18-1, LLC, nor it's owner, has any delinquent debts or taxes owing to the borough.
- (3) There is no current or pending assembly protest to 18-1, LLC's application.

With respect to your request for additional information under MSB 8.40.070(A)(3);

1. Letter of Approval or its equivalent from the City of Wasilla for relocation of 18-1, LLC's beverage dispensary license to operate in Wasilla city limits:
  - a. Although I do not have an actual letter from the City of Wasilla, I have received the City of Wasilla Resolution Serial No. 23-46 titled, "A Resolution of the Wasilla City Council Approving and Waiving Protest for the Transfer of the Beverage Dispensary License for 18-1 LLC for Operation within The City of Wasilla" (*provided as Attachment D*).

2. Copies of all documents required by the City of Wasilla to operate an alcoholic beverage dispensary within its jurisdiction:
  - a. The City of Wasilla required a copy of the AMCO transfer application, as well as a new City of Wasilla Business License, Mat-Su Borough Business License, and a new City of Wasilla Commercial Tenant Permit.
    - i. The AMCO transfer application, as most recently amended, is provided as an attachment to this letter (*provided as **Attachment B***).
    - ii. 18-1, LLC's City of Wasilla Business License (*provided as **Attachment E***).
    - iii. 18-1, LLC's City of Wasilla Commercial Tenant Permit (*provided as **Attachment F***).
    - iv. 18-1, LLC's new Mat-Su Borough Business License (*provided as **Attachment G***).
3. Copies of all applicable state and local business licenses issued to 18-1, LLC:
  - a. 18-1, LLC's City of Wasilla Business License (*provided as **Attachment E***).
  - b. 18-1, LLC's Mat-Su Borough Business License (*provided as **Attachment G***).
  - c. 18-1, LLC's State of Alaska Business License (*provided as **Attachment H***).
4. Final Closure information at 1987 E Bogard Road:
  - a. The beverage dispensary business (18-1, LLC dba The Office) at 1987 E Bogard Road closed in October of 2021. The building that we were leasing commercial space from was owned by RI Corporation at the time of our lease. The building itself was then sold by RI Corporation to Koniag Native Corporation. We were advised that Koniag Native Corporation didn't like the public perception of leasing commercial space to an alcohol beverage dispensary and that they would be terminating our lease. Our lease was terminated effective October 31, 2021. The transfer process for a Beverage Dispensary with AMCO is a substantial undertaking and financially burdensome. It wasn't feasible to commit to a location and pursue the transfer process until we found a long term location for the beverage dispensary. We have been trying to finalize this transfer for a year, and now have AMCO and City of Wasilla approval for such.
5. Clarification on the days and hours of operation:
  - a. As previously stated, we have made several amendments now to the AMCO transfer forms, at AMCO direction. However, now that AMCO has approved the transfer, we can provide clear and concise clarification on the proposed operation of the beverage dispensary.
  - b. Sunday – Thursday 9:00 am - 7:00 pm – In Containment in Lobby
  - c. Sunday – Thursday 9:00 am – 12:00 am – Full Lobby
  - d. Friday – Saturday 9:00 am – 7:00 pm – In Containment in Lobby
  - e. Friday – Saturday 9:00 a, - 7:00 pm – Full Lobby
  - f. For clarification, please also reference Form AB-34 (*provided as **Attachment C***), which provides more clarification on the areas of operation of the Full Lobby and the Containment in Lobby.



6. Description of surrounding area within a one-mile radius of the proposed beverage dispensary location:
  - a. The one-mile radial surrounding area is predominantly (estimated 80%) zoned for commercial use. An estimated 18% is zoned either rural residential, multi-family residential, or single-family residential. Approximately 2% of this surrounding area is zoned for other purposes, such as public use or industrial.
  - b. We have edited a City of Wasilla Zoning Map (*provided as **Attachment I***), outlining the zoning areas within a one-mile radius of the proposed location. Note: the one-mile radius is outlined in red on the zoning map.
7. A map illustrating all existing and operational beverage dispensary licensed facilities within a 10-mile radius:
  - a. We have compiled a list of all beverage dispensary licenses (BDLs) within the 10-mile radius of the existing licensed location for 18-1. AMCO provided a spreadsheet of all beverage dispensary licenses within the Mat-Su Borough, whether inside or outside of a city limits. I edited the spreadsheet to reflect only licenses within the 10-mile radius (*provided as **Attachment J***).
  - b. Using the data provided in the spreadsheet of BDLs provided by AMCO, we created a map with plotted points of all beverage dispensary licenses within the 10-mile radius (*provided as **Attachment K***).

Thank you for your assistance with completing this transfer. Should you have any questions, concerns or need any additional information, please feel free to call me at 907-232-1304 or reach me by email at ashlee@wsiak.com.

Thank you,

Ashlee Stetson  
Manager

**Attachments:**

- A. MSB Liquor License Transfer Application
- B. AMCO Transfer Application (as amended 10/05/2023)
- C. AMCO Forms AB-13 & AB-34 (submitted to AMCO 11/16/23)
- D. City of Wasilla Resolution No. 23-46 (fully executed 12/11/23)
- E. City of Wasilla Business License No. 014942
- F. City of Wasilla Commercial Tenant Permit No. AA23-000210
- G. Mat-Su Borough Business License No. 50200
- H. State of Alaska Business License No. 2188904
- I. 1-Mile Radius Map for New Proposed Location
- J. List of Beverage Dispensary Licenses (with addresses) within a 10-mile radius of existing location
- K. BDLs within 10-Mile Radius of Existing Location Map



18-1 LLC dba The Office

*Mailing Address:*  
101 N Ashlee Cir  
Wasilla, Alaska 99654  
(907) 232-1304

October 5, 2023

**Alcohol and Marijuana Control Office**

550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
(907) 269-0350  
alcohol.licensing@alaska.gov

**Attn:** Records and Licensing

**Re:** Beverage Dispensary - License 301  
Amended as Noted - License Transfer Application – Originally Submitted 01/23/2023

To Whom It May Concern:

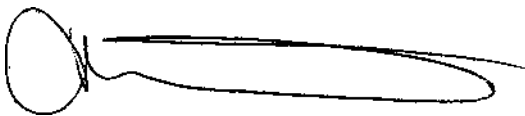
Enclosed are the following documents to submit to transfer Beverage Dispensary License 301 to a new premises. Omissions to any documents listed on the “New or Transfer Liquor License Application Instructions” have also been provided with explanation. The application documents are amended as noted, per AMCO staff and board suggestions and instructions.

- **Form AB-01: Transfer License Application** (*amended Sections 5 and 7*)
- **Form AB-02: Premises Diagram** (*amended Premises Diagram Drawings and Photos to reflect Meta & Rose Seating Plan – Added Security Plan*)
- **Form AB-03: Restaurant Designation Permit Application** (*amended to include*)
- **\$50.00 Restaurant Designation Permit Fee**
  - Check No. 1800 for \$50.00
- **Form AB-07: Public Notice Posting Affidavit**
  - Posting completed.
- **AB-08a: Authorization of Records Release** (*amended to include AB-18a on Mae Hayes in addition to Ashley Stetson*)
  - Original fingerprint card on FBI approved cardstock is omitted, as it should be on file with AMCO. It was previously provided in original license application and there is no change in ownership or owner circumstances for this transfer.
  - \$48.25 Background Investigation fee is also omitted.
- **Form AB-09: Statement of Financial Interest**
- **Form AB-11 Creditors Affidavit**
- **Publisher's Affidavit**
- **Proof of Right and Title to Premises:**
  - Executed Commercial Sublease Agreement provided.
- **Entity Documents** (*amended to include Meta & Rose as member of 18-1, LLC*)

- **Transfer License Application Fee:**
  - Check No. 1778 for \$500.00
- **Liquor License**
  - Beverage Dispensary License No. 301 provided
- **Concurrent Supplemental Application** (*Amended to include*)
  - Meta & Rose (License 6003) Transfer to NO PREMISES
    - AB-01 – Transfer License Application
    - AB-02 – Premises Diagram
    - AB-07 – Public Notice Posting Affidavit
    - Publisher's Affidavit
    - AB-08a – Authorization of Records Release
    - AB-09 – Statement of Financial Interest
    - AB-11 – Creditors Affidavit
    - Entity documents omitted, as they all should be on file with AMCO. They were previously provided in original license application and there is no change in ownership for this transfer.
    - State of Alaska Corporate Certificate of Compliance
    - Transfer License Application Fee: Check No. 1801 for \$500.00

Thank you for your assistance with completing this transfer. Should you have any questions, concerns or need any additional information, please feel free to call me at 907-232-1304 or reach me by email at ashlee@wsiak.com.

Thank you,



Ashlee Stetson  
Manager



Application Amended 10/5/23 -  
Section 5 and Section 7

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

Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Why is this form needed?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

**This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.**

### Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	18-1, LLC	License #:	301		
License Type:	Beverage Dispensary	Statutory Reference:	04.11.090		
Doing Business As:	The Office				
Premises Address:	1987 E. Bogard Road, Units E&F				
City:	Wasilla	State:	Alaska	ZIP:	99654
Local Governing Body:	Mat-Su Borough				

### Transfer Type:

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

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



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 2 – Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	18-1, LLC				
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	Alaska	ZIP:	99654
Community Council:	City of Wasilla				

Mailing Address:	101 N Ashlee Cir				
City:	Wasilla	State:	Alaska	ZIP:	99654

Designated Licensee:	Ashley Stetson				
Contact Phone:	907-232-1304	Business Phone:	907-232-1304		
Contact Email:	ashlee@wsiak.com				

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

### Section 3 – Premises Information

Premises to be licensed is:

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

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

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

0.8 miles

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

0.5 miles



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

### Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	18-1 Trust				
Title(s):	Member	Phone:	907-232-1304	% Owned:	99
Address:	101 N Ashlee Cir				
City:	Wasilla	State:	Alaska	ZIP:	99654



Alaska Alcoholic Beverage Control Board

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

Entity Official:	Meta & Rose Restaurant Inc.				
Title(s):	Member	Phone:	907-982-1449	% Owned:	1
Address:	189 E Nelson Ave #205				
City:	Wasilla	State:	Alaska	ZIP:	99654

Entity Official:	Ashley Stetson				
Title(s):	Manager	Phone:	907-232-1304	% Owned:	0
Address:	101 N Ashlee Cir				
City:	Wasilla	State:	Alaska	ZIP:	99654

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

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10094401	AK Formed Date:	11/09/2018	Home State:	Alaska
Registered Agent:	Steven O'Hara	Agent's Phone:	907-223-5911		
Agent's Mailing Address:	2400 Nancy Circle				
City:	Anchorage	State:	Alaska	ZIP:	99516

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?





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

## Alaska Alcoholic Beverage Control Board

# Form AB-01: Transfer License Application

### Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☐☒

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

### Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☒☐

If "Yes", disclose the name of the individual and the reason for this authorization:

Mae Hayes - Meta & Rose Restaurant, Inc. (Corporate Officer of Member of 18-1 LLC)





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


## Alaska Alcoholic Beverage Control Board

# Form AB-01: Transfer License Application

### Section 8 – Transferor Certifications

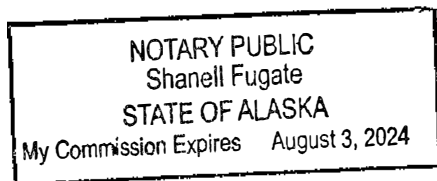
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

  
\_\_\_\_\_  
Signature of transferor

**Ashley Stetson**  
\_\_\_\_\_  
Printed name of transferor

Subscribed and sworn to before me this 5th day of October, 2023.



  
\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: August 3, 2024

\_\_\_\_\_  
Signature of transferor

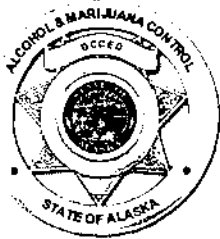
\_\_\_\_\_  
Printed name of transferor

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of \_\_\_\_\_.

My commission expires: \_\_\_\_\_



Alaska Alcoholic Beverage Control Board

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

**Section 9 – Transferee Certifications**

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

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

AS

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

AS

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.

AS

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 304.465.

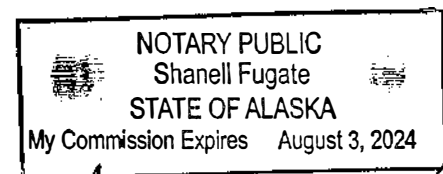
AS

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

AS

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.

AS



Signature of Notary Public

Signature of transferee

Ashley Stetson

Printed name

Notary Public in and for the State of Alaska

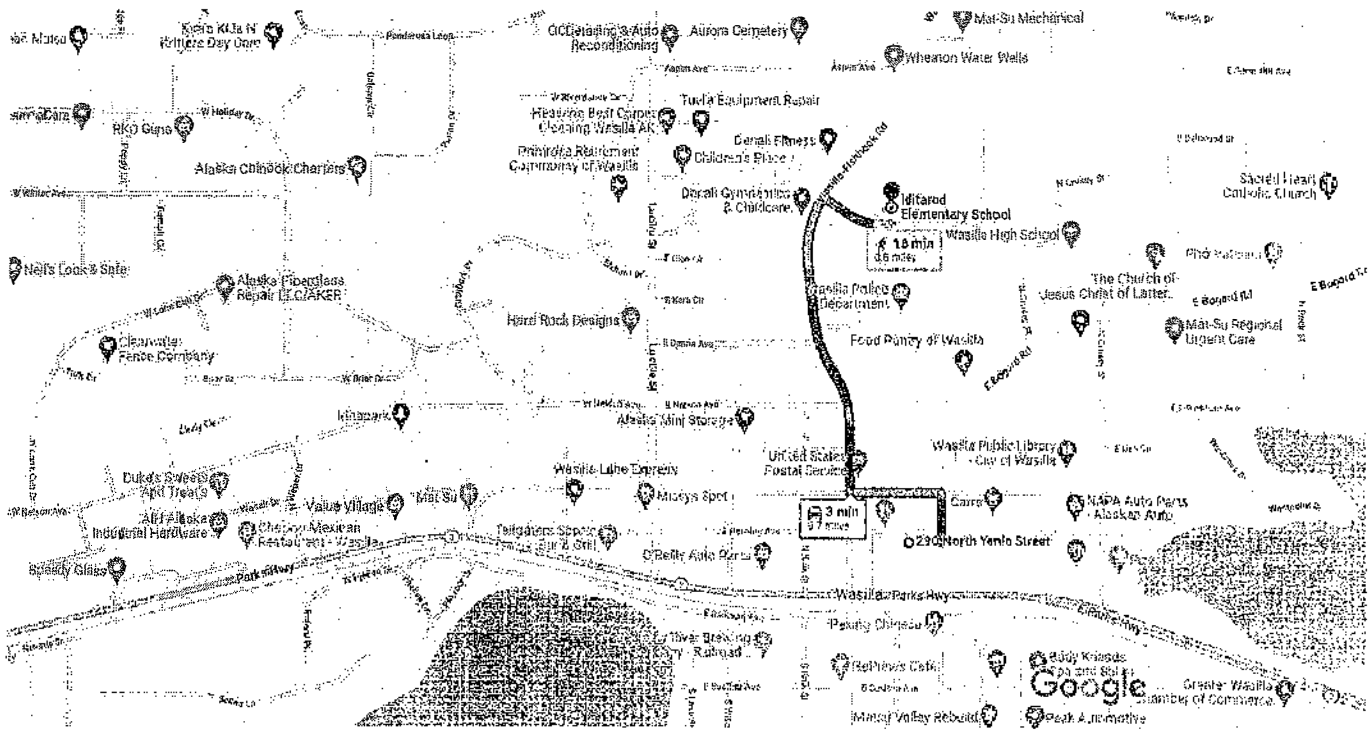
My commission expires: August 3, 2024

Subscribed and sworn to before me this 5th day of October, 2023

Google Maps

290 N Yenlo St, Wasilla, AK 99654 to Iditarod  
Elementary School, 455 East Carpenter Cir, Wasilla, AK 99654

Drive 0.7 mile, 3 min



Map data ©2023 Google 500 ft



via Wasilla-Fishhook Rd

3 min

Fastest route now due to traffic  
conditions

0.7 mile



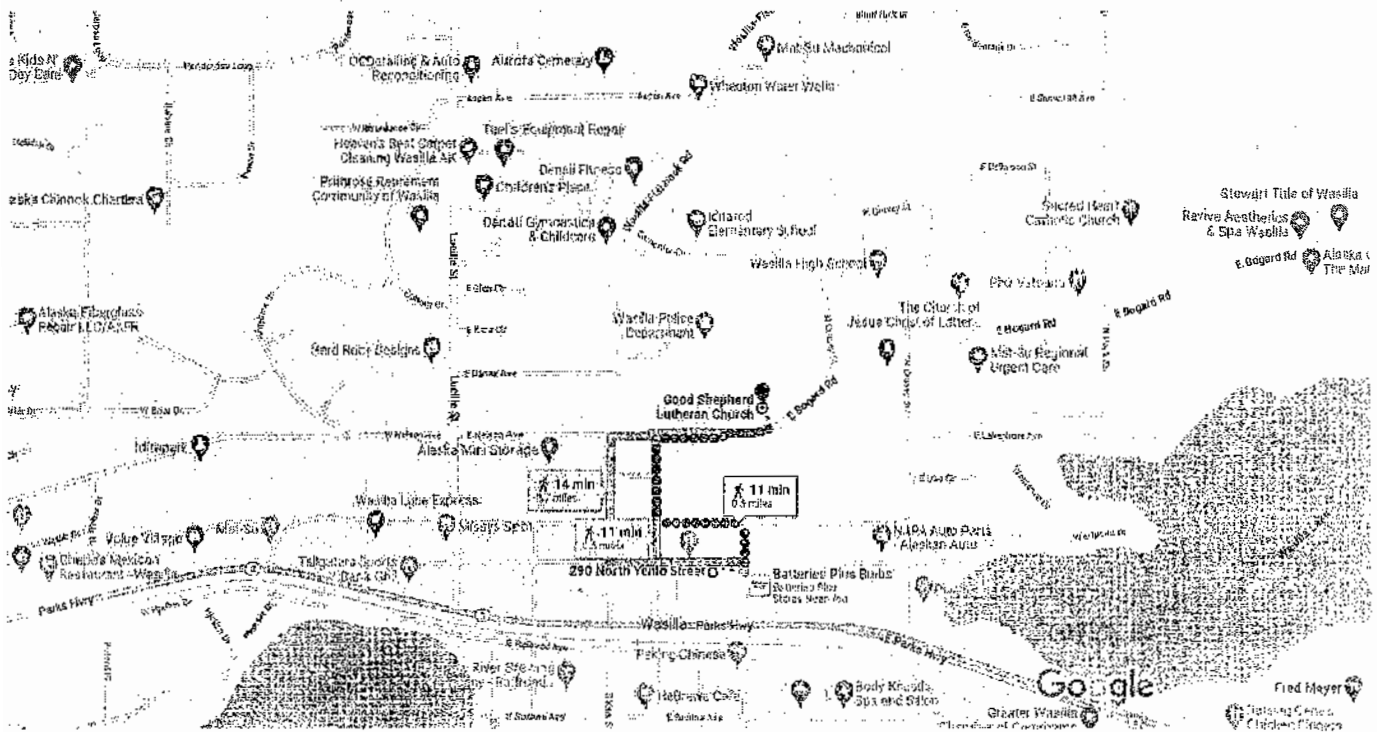
via Wasilla-Fishhook Rd

16 min


0.8 mile


Explore Iditarod Elementary School


Restaurants Hotels Gas stations Parking Lots More



Map data ©2023 Google 500 ft

 via E Swanson Ave and E Bogard Rd 11 min  
0.5 mile

 via E Herning Ave, Wasilla-  
Fishhook Rd and E Bogard Rd 11 min  
0.5 mile

 via E Herning Ave, N Knik St and E  
Bogard Rd 14 min  
0.7 mile

All routes are mostly flat



Application Amended 10/5/23 - Premises Diagram  
Drawings and Photos added to reflect Meta &  
Rose Seating Plan (and M&R previous redlines)  
Added Security Plan

Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

**The second page of this form may not be required.** Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

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

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.



### Section 1 – Establishment Information

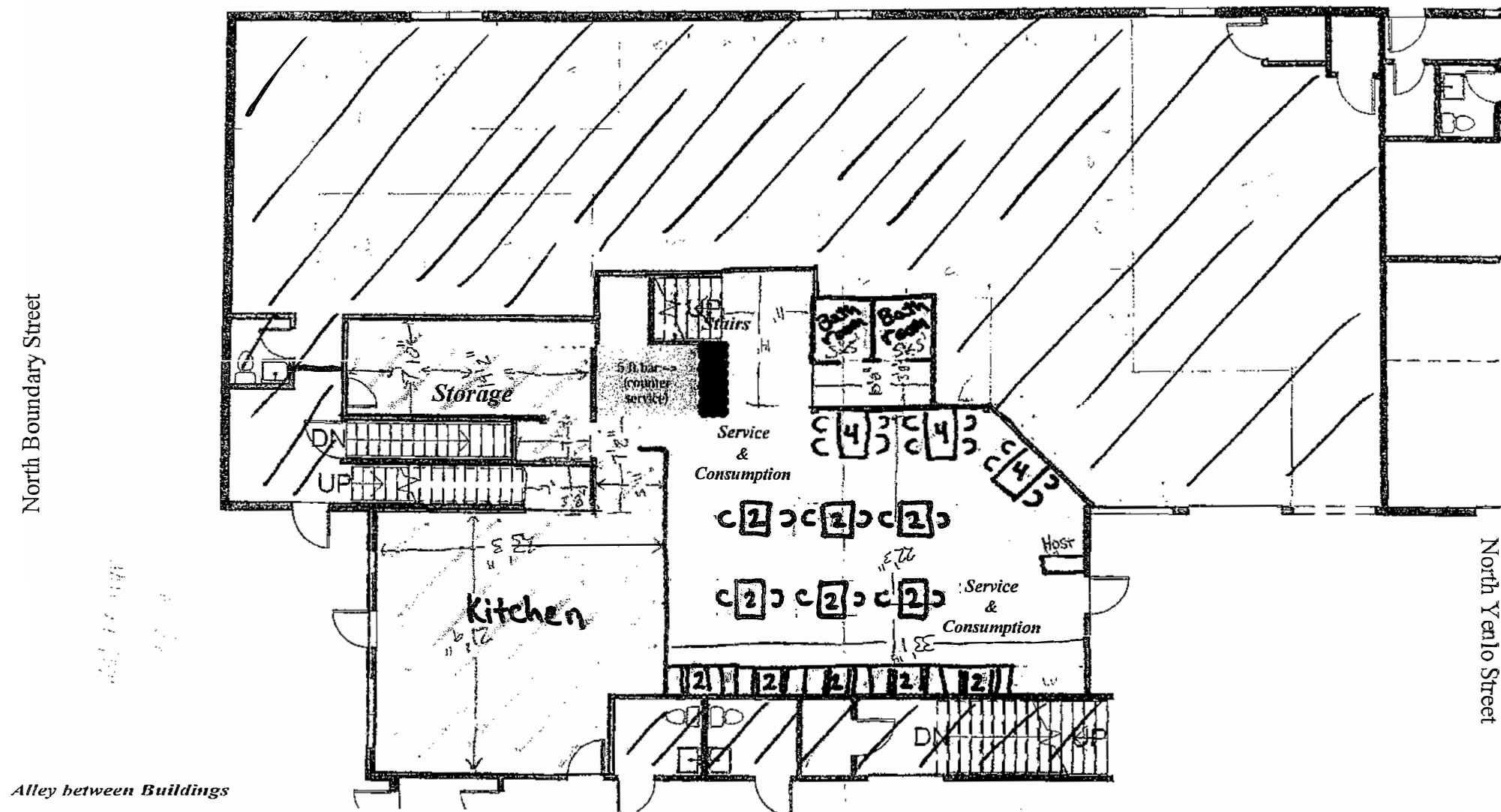
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	18-1, LLC	License Number:	301		
License Type:	Beverage Dispensary				
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	AK	ZIP:	99654

18-1, LLC dba The Office  
290 North Yenlo Street, Suite 37  
Wasilla, Alaska 99654

East Herning Ave.

1st Floor Bar and Service Area: Estimated 1,929.79 sq ft.





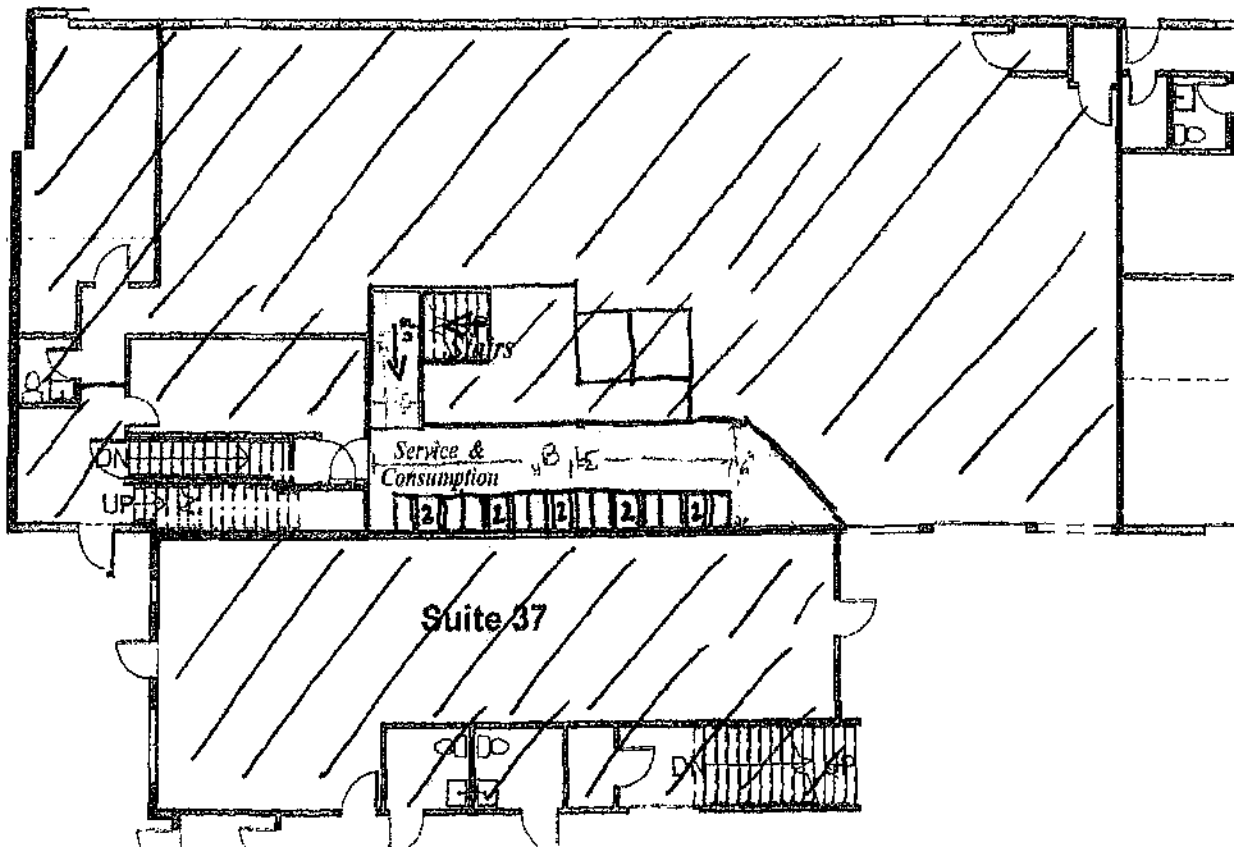
East Herning Ave.

18-1, LLC dba The Office  
290 North Yenlo Street, Suite 37  
Wasilla, Alaska 99654

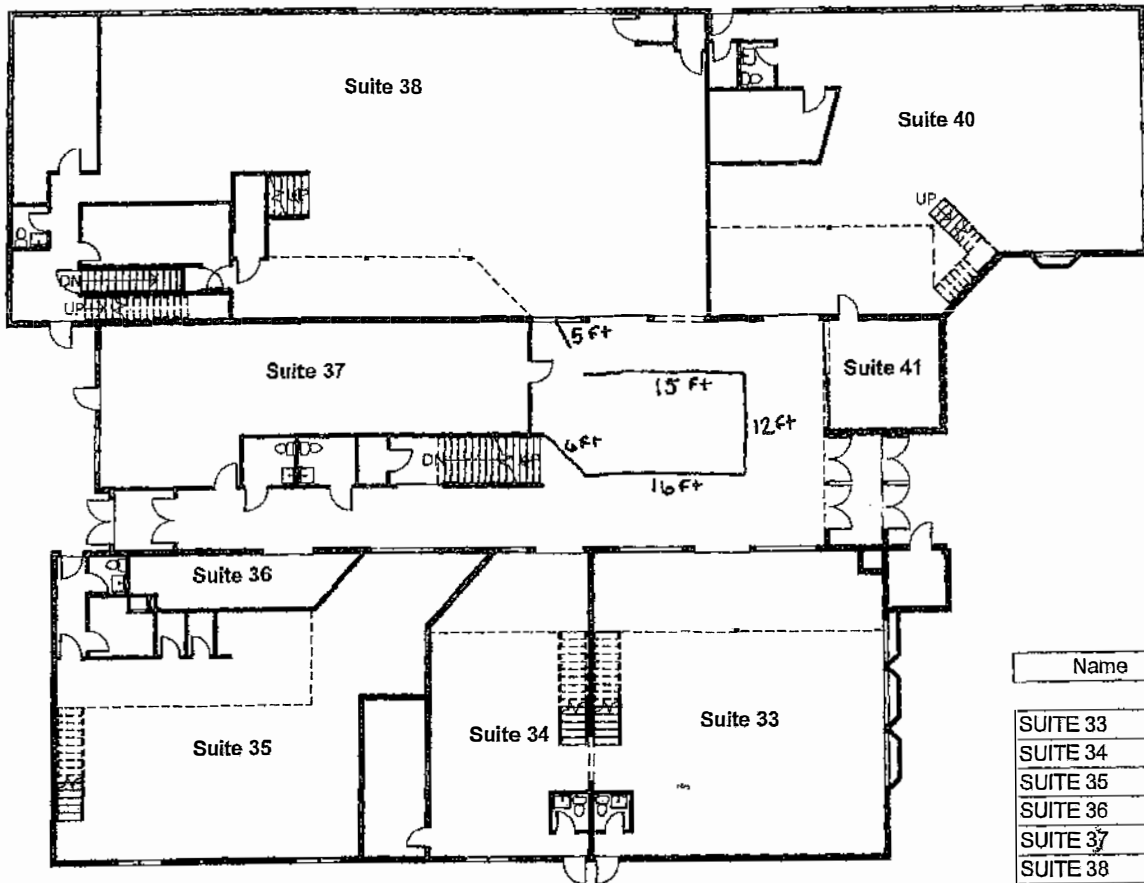
2nd Floor Service Area Only:

North Yenlo Street

North Boundary Street



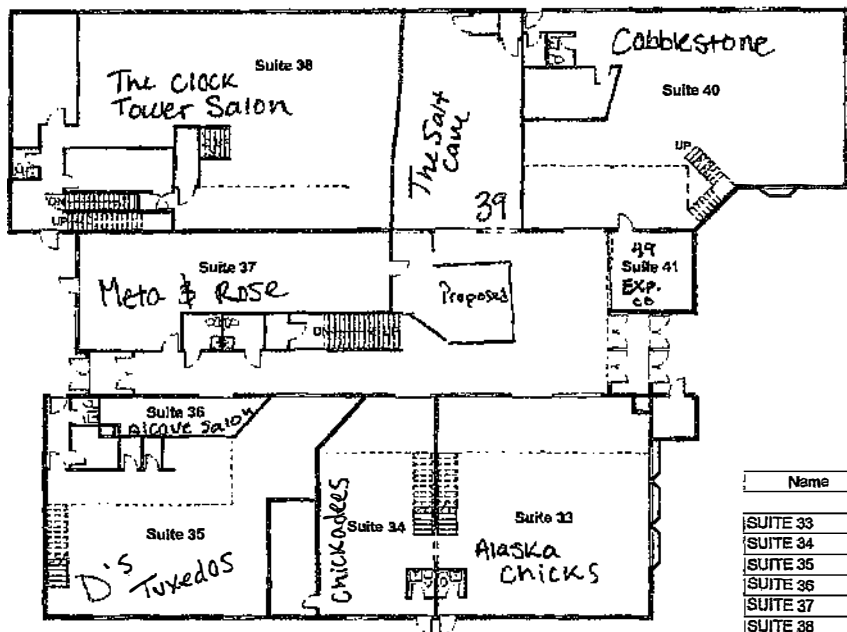
*Alley between Buildings*



Name	Area
SUITE 33	1571 SF
SUITE 34	1026 SF
SUITE 35	1661 SF
SUITE 36	198 SF
SUITE 37	1016 SF
SUITE 38	3790 SF
SUITE 40	2212 SF
SUITE 41	223 SF

Lobby Containment during  
Clock Tower Shops hours

33	Alaska chicks
34	Chickadees
35	D's Tuxedos
36	Alcove Salon
37	Meta & Rose
38	The Clock Tower Salon
39	The Salt Cave
40	Cobblestone
41	49th Expedition CO



Name	Area
SUITE 33	1571 SF
SUITE 34	1028 SF
SUITE 35	1661 SF
SUITE 36	1198 SF
SUITE 37	1016 SF
SUITE 38	3790 SF
SUITE 40	2212 SF
SUITE 41	223 SF

(1) Level 1 - FLOOR PLAN  
1/16" = 1'-0"



AMCO Received 5/17/22

[illegible]

Legacy Ventures  
The Clock Tower  
**FIRST FLOOR**

Project Number: 67-0000  
Date: 08-09-2000  
Drawn by: AutoCAD

**A1.02**





Meta & Rose Co.

Mae Hayes  
Owner  
907-982-1449  
290 N Yenlo St #37  
Wasilla, AK 99654

May 27th 2022

Dear AMCO,

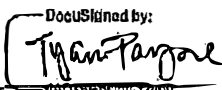
This letter is to allow and confirm the usage for an indoor lobby seating for restaurant Meta & Rose Co. Inside The Clock Tower @ 290 N Yenlo Street Wasilla, AK 99654.

Meta & Rose Co. has permission on behalf of the building owners, Legacy Ventures LLC, Richard and Tyan Payne, to have lobby and patio containment areas; as well as after hour lobby usage for containment purposes.

Thank You,  
Meta & Rose Co.

Tyan Payne

Print

DocuSigned by:  
  
4ND7FE90045200...

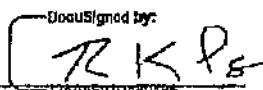
Signature

5/28/2022

Date

Richard Payne

Print

DocuSigned by:  
  
12A0VAE070AB04B6...

Signature

6/7/2022

Date



**Indoor Seating Security Plan**  
**(Special Events outside of Regular Restaurant Service)**

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed (at any bar-setting events) outside of a table meal setting.
2. All new patrons are carded upon ordering alcohol.
3. All staff are trained (with current certifications) and in the identification of fake ID's.
4. 35INCH TALL VEVOR crowd control stanchion with a retractable belt and concrete and monitored closely by our trained alcohol servers.
5. ABC mandated posters as required by law are posted inside Meta & Rose.
6. All safety related operations for our current liquor service will additionally be enforced in the new service area.
7. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted (at any bar-setting events).
8. All servers will closely monitor that only the guests that have been carded will be served or allowed to otherwise consume alcoholic beverages.
9. Servers will be present in all areas to monitor consumption.



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.



Amended Application to  
include AB-03

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

## Alaska Alcoholic Beverage Control Board

# Form AB-03: Restaurant Designation Permit Application

### Why is this form needed?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A **menu** or expected menu listing the meals, including entrées prepared on-site and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

## Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	18-1, LLC		
License Type:	Beverage Dispensary	License Number:	301
Doing Business As:	The Office		
Premises Address:	290 North Yenlo Street, Suite 37		
City:	Wasilla	State:	AK
		ZIP:	99654
Contact Name:	Ashley Stetson	Contact Phone:	907-232-1304

## Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- ☐ Dining after standard closing hours: AS 04.16.010(c)
- ☒ Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- ☒ Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- ☒ Employment for any persons under 21 years of age: AS 04.16.049(c)  
NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	Initials:



Alaska Alcoholic Beverage Control Board

## Form AB-03: Restaurant Designation Permit Application

### Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will only be allowed in the dining area for food service.

Minors may be employed as hosting, bussing or dishwashing. No minors will be employed as servers and at no time shall be permitted to serve alcohol.

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.

Pouring service will be limited to the bar (counter) area only. No minors will be employed as servers nor be permitted to stock or transfer alcohol.

All alcohol storage, stocking, pouring and serving will be performed by trained servers and under the supervision of the manager on duty. All alcohol will be securely stored that it will not be easily accessible for minor employees.

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

Yes

No



### Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

AS

*\*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*



Alaska Alcoholic Beverage Control Board

## Form AB-03: Restaurant Designation Permit Application

### Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Sunday-Thursday: 9:00 am to 10:00 pm  
Friday-Saturday: 9:00 am to 1:00 am

### Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes

☐

No

☒

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Food and beverage service offered or anticipated is:

☒

table service

☐

buffet service

☐

counter service

☐

other

If "other", describe the manner of food and beverage service offered or anticipated:





Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 7 – Certifications and Approvals**

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

AS

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.

AS

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

AS

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted.

AS

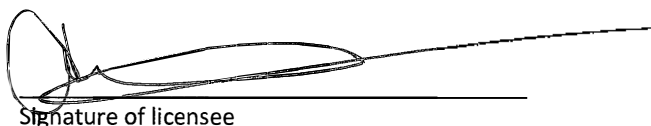
*(AB-03 applications that accompany a new or transfer license application will  
not be required to submit an additional copy of their premises diagram.)*

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.

AS

**Ashley Stetson**

Printed name of licensee

  
Signature of licensee

**Local Government Review** (to be completed by an appropriate local government official):

Approved

Denied

☐☐

Signature of local government official

Date

Printed name of local government official

Title



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

Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

AMCO Enforcement Review: Enforcement Recommendation: Approve Deny

☐ ☐

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

**Enforcement Recommendations:**

AMCO Director Review: Approved Denied

☐ ☐

Signature of AMCO Director

Printed name of AMCO Director

Date

**Limitations:**



**Alaska Food Code  
2023 Establishment Permit**  
Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 11703  
Issued to: **META & ROSE CO**  
For: **Meta & Rose**  
For Operation of: **FF-1 Food Service**  
Located at: **189 E Nelson AVE # 205 Wasilla, AK 99654**

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, 2023**

Program Manager:

A handwritten signature in black ink, appearing to read "K. Smith", is written over the printed name of the Program Manager.

**If you have questions or concerns regarding  
safe food handling practices call toll free:**

**1-87-SAFE-FOOD**

**(in Anchorage call 334-2560)**



# DAY MENU

9 AM TO 4 PM

SCAN CODE  
TO  
PREVIEW  
DISHER



## BRUNCH

### | BISCUITS & GRAVY | 8 | 16

Comforting biscuits & country sausage gravy made all in house, a single order or treat yourself to a double.

### | BERRY FRENCH TOAST | 19

Cardamom, cinnamon, nutmeg egg battered French bread, topped w/ berry sauce and vanilla whipped cream.

### | PORK BELLY TOAST | 23

Korean pork belly, scallion omelet, micro greens, sesame, pickled radish and garlic aioli on toasted French bread served w/ truffled potatoes.

### | BLT EGGWICH | 17

Crispy bacon, fried eggs, tomato, lettuce, garlic aioli on toasted white bread served w/ truffled potatoes.

### | EGG WHITE OMLETE | 15

A heart health choice. Egg whites, spinach and mushrooms with feta cheese. Served with a tomato slice.

### | CROQUE MADAM | 24

Grilled ham & cheese sandwich topped w/ egg of your choice & smothered in hollandaise. Add asparagus +3.

### | EGGS BENEDICT | 19

Classic eggs benedict with 2 poached eggs topped with premium ham and our rich hollandaise sauce served w/ truffled potatoes.

Add tomato slice +1 | Add lobster +10

### | CINNAMON SUGAR BEIGNETS | 13

French doughnuts, cinnamon sugar and espresso chocolate ganache.

### | CHICKEN FRIED CHICKEN | 20

Pan fried breaded chicken breast served with house sausage gravy, eggs of your choice and truffled potatoes.

### | STEAK & EGGS | 48

16 oz Certified Angus Ribeye Steak, 2 eggs, truffled breakfast potatoes, add grilled onions mushrooms and peppers +3.5.

### | SIDES & EXTRAS |

Cup of Fresh Fruit | 10 Truffled Potatoes | 8

Ham Slice | 5 Two Eggs | 2.5

Two Slices Bacon | 4 Toast | 3 English Muffin | 3

### | HOUSE MADE SOUP |

Meta & Rose offers two soup choices per day, always fresh and made in our kitchen.

| Bowl 10 | Cup 6 |

## LUNCH

Served with fries seasoned with your choice of Salt & Pepper, Vinegar & Dill, BBQ, or Cajun.

### | THE BLT | 18

Truffle honey glazed bacon, lettuce, tomato and garlic aioli on toasted white bread.

### | FRENCH WELLINGTON | 26

Beef tenderloin, mushroom, brie, bacon, French bread, garlic aioli and rosemary au jus.

### | GREEN CHILE BISON

### SLIDERS | 24

Bison, beef, fire roasted green chiles, chipotle aioli, gruyere, greens on a slider bun.

### | FRIED HALIBUT SANDWICH | 26

Fried Alaskan halibut, slaw mix, tomato with fresh dill tartar sauce served on a ciabatta bun.

### | THE GRILLED CHEESE | 19

Mozzarella, gruyere, cheddar, and a parmesan toasted bread served w/ a cup tomato bisque.

## APPETIZERS

### | KOREAN PORK BELLY | 19

Sesame-umami glazed and seared pork belly, chipotle aioli, pickled radish, carrot and red onion.

### | PESTO CHICKEN FLATBREAD | 17

House made pesto, grilled chicken, roasted garlic and sun dried tomato.

### | SESAME GINGER AHI POKE | 21

Umami marinated ahi tuna, sesame, green onion, avocado, ginger and wonton shells.

### | FIRE ROASTED POBLANO & ARTICHOKE DIP (V) | 18

Fire-roasted poblano peppers, marinated artichoke hearts, cream cheese and parmesan.

## ENTREE SALAD

### | PRIME RIB WEDGE SALAD | 32

Stone ground mustard peppercorn and salt encrusted prime rib, bleu cheese dressing, tomatoes, bleu cheese crumbles, crispy bacon, onion straws and a balsamic reduction.

### | SESAME ENCRUSTED TUNA SALAD | 30

Rare sesame seared ahi, wonton strips, pickled veg and sesame ginger dressing on a bed of fresh greens.

### | META BRIE & PEAR SALAD | 26

Arugula, brie, candied pecans, pears and crispy bacon with a champagne vinaigrette.

## | SIDE SALADS |

Add Halibut 8 | Chicken 6 | Shrimp 9 | Scallops 10 | Entree size 6

### | CHIPOTLE CAESAR | 10

Romaine, chipotle Caesar, shaved parmesan, roasted garlic croutons, grape tomato and lemon.

### | HOUSE SALAD | 10

Romaine, arugula, red cabbage, carrot, grape tomato with roasted garlic croutons and shaved parmesan.

### | HOT CHICKEN SANDWICH | 24

Freshly dredged and fried chicken breast served with our signature hot sauce, lettuce, tomato and garlic aioli served on a ciabatta roll.

### | MUSHROOM & GRUYERE BURGER | 26

Hand pressed patty, garlic aioli, sautéed mushrooms, bacon & gruyere on top of a ciabatta roll.

### | CLASSIC BURGER | 21

Hand pressed patty, lettuce, tomato, onion, cheddar cheese and garlic aioli on a toasted ciabatta roll.

### | THE PHILLY CHEESESTEAK | 26

Peppercorn, sea salt and mustard encrusted Dry Aged Certified Angus Prime Rib, peppers and onions, provolone cheese with an herbed demi-glace on a house made torpedo roll. Add au jus + 1.50.



## APPETIZERS

### | PESTO CHICKEN FLATBREAD |17

House made pesto, grilled chicken, roasted garlic and sun dried tomato.

### | FIRE ROASTED POBLANO & ARTICHOKE DIP (V) |18

Fire-roasted poblano peppers, marinated artichoke hearts, cream cheese and parmesan.

### | BACON WRAPPED APRICOTS |21

Apricot stuffed w/ goat cheese and a spicy candied hazelnut, wrapped in bacon & topped with a balsamic drizzle on a bed of arugula and fennel w/ a champagne vinaigrette.

### | GREEN CHILE BISON SLIDERS |20

Bison, beef, green chiles, chipotle aioli, gruyere, greens on a slider bun.

### | KOREAN PORK BELLY |19

Sesame-umami glazed and seared pork belly, chipotle aioli, pickled radish, carrot, & red onion.

### | BRUSCHETTA(V) |16

Marinated tomatoes, fresh mozzarella, fresh basil, balsamic reduction over a crostini.

### | SESAME GINGER AHI POKE |21

Umami marinated ahi tuna, sesame, green onion, avocado, ginger and wonton shells.

### | LOBSTER DEVILED EGGS |21

Local organic eggs, fresh dill, lemon, lemon infused olive oil topped with chilled lobster seasoned with smoked paprika and onion served with a lime wedge.

## SOUP

Meta & Rose  
offers two soup  
choices per day!  
Always fresh and  
made daily  
in our kitchen.  
| Bowl 10 | Cup 6 |

## SIDE SALADS

Add Halibut 8 | Chicken 6 | Shrimp 9 | Scallops 10 | Entree Size 6

### | HOUSE SALAD |10

Romaine, arugula, red cabbage, carrot, grape tomato with roasted garlic croutons and shaved parmesan.

### | CHIPOTLE CAESAR |10

Romaine, chipotle caesar dressing, shaved parmesan, roasted garlic croutons, grape tomato and lemon.

## ENTREES

### | RIBEYE STEAK |49

16 oz Certified Angus Beef 3-month Dry Aged Ribeye cooked in a compound butter topped with sautéed mushrooms and onions served w/ asparagus & truffle mashed potatoes (GF). Add shrimp 9.

### | ROSEMARY TENDERLOIN |51

Seared beef tenderloin, mushroom bordelaise, herb compound butter served w/ asparagus & truffle mashed potatoes (GF).

### | SLOW BRAISED SHORT RIBS |45

Red wine braised short ribs served w/ broccolini & truffle mashed potatoes.

### | LEMON GARLIC HALIBUT |37

Pan seared halibut, lemon garlic cream sauce, fried fingerling potatoes and asparagus.

### | BEER BRAISED CHICKEN QUARTER |39

Chicken quarter braised in milk stout and fig, served with lemon risotto & broccolini.

### | HAZELNUT CHICKEN |38

Hazelnut encrusted chicken breast, mango raspberry chutney, lemon reduction served w/ asparagus & truffle mashed potatoes.

### | CAJUN SHRIMP & SAUSAGE |35

Creamy tomato based pasta, spicy shrimp & reindeer sausage.

### | SCALLOP & PORKBELLY SWEETPEA RISOTTO |39

Lemon and sweetpea risotto with pan seared scallops and porkbelly.

### | DIRTY CHICKEN ALFREDO |32

Chicken sautéed in compound butter, white wine, garlic and parmesan with rosemary asiago cream sauce. Add mushrooms 3. Add shrimp 9.

### | PRIME RIB WEDGE SALAD |32

Stone ground mustard peppercorn and salt encrusted prime rib, house made bleu cheese dressing, tomatoes, bleu cheese crumbles, crispy bacon and onion straws with a balsamic reduction.

### | META BRIE & PEAR SALAD |26

Arugula, brie, candied pecanis, pears and crispy bacon with a champagne vinaigrette.

### | SESAME ENCRUSTED TUNA ENTREE SALAD |30

Rare sesame seared ahi, wonton strips, pickled veg and avocado with champagne vinaigrette on a bed of fresh greens.

### | THE PHILLY CHEESESTEAK |26

Peppercorn, sea salt and mustard encrusted Dry Aged Certified Angus Prime Rib, peppers and onions, provolone cheese with an herb demi-glace on a house made torpedo roll. Served with seasoned steak fries. Add au jus +1.50.

### | FRENCH WELLINGTON SANDWICH |26

Beef tenderloin, mushroom, brie, pancetta, French bread, garlic aioli and rosemary au jus served with seasoned steak fries.

### | MUSHROOM & GRUYERE BURGER |26

Hand pressed patty, garlic aioli, sautéed mushrooms, bacon, gruyere on top of a ciabatta roll, served with seasoned steak fries.

### | CLASSIC BURGER |21

Hand pressed patty, lettuce, tomato, onion, cheddar cheese, garlic aioli on a toasted ciabatta roll served with seasoned steak fries.

### | \*SAT. ONLY\* | PRIME RIB

Slow cooked Certified Angus Beef (aged 3 mos) encrusted in peppercorn, mustard seed and sea salt, w/ rosemary au jus and horseradish cream fratche, mashed potatoes and seasonal veggies. Available after 5:30 pm on Saturday nite. 8 oz \$42 | 16 oz \$52





ASHLEY S STETSON  
101 N ASHLEE CIR.  
WASILLA, AK 99654-7494

89-7202/3252

1800

10/5/23  
Date

Pay to the  
order of

AMCO  
ffo

\$50.00

Dollars



Security Features  
Full-Text  
Check on Back

What we think, we become.  
—Buddha

**AlaskaUSA**  
Federal Credit Union

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Anchorage (907) 569-4567  
alaskausa.org

Memo

[Signature] NP

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Native's Garden



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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 304.125. The public notice must be given within the 60 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

### Section 1 – Establishment Information

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

Licensee:	18-1, LLC				
License Type:	Beverage Dispensary				
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	AK	ZIP:	99654

### 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: 01/12/2023 End Date: 01/22/2023

Other conspicuous location: City Hall Public Notice Board

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.

AS

Ashley Stetson

Printed name of licensee

  
Signature of licensee



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

Alaska Alcoholic Beverage Control Board

## Form AB-08a: Authorization of Records Release

### Why is this form needed?

This authorization of records release form is required for all liquor license applications. Each licensee and affiliate who is required to be listed on an application for a liquor license under AS 04.11.260 must provide written authorization for release of conviction and arrest records, as required by 3 AAC 304.105(a)(1).

The following individuals must complete this form:

- If the applicant is a sole proprietor, this form must be completed by the **applicant** and the applicant's **spouse**.
- If the applicant is a **corporation**, this form must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, this form must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, this form must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

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 licensed establishment.

Licensee:	18-1, LLC				
License Type:	Beverage Dispensary	License Number:	301		
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	AK	ZIP:	99654

### Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Ashley Stetson
Title:	Manager
Date of Birth:	10/30/1981



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
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Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

**Form AB-08a: Authorization of Records Release**

**Section 3 – Certifications and Approvals**

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **never** been convicted of an act that constitutes a crime involving moral turpitude.

AS

I certify that I have **never** been convicted of a violation of AS 04 or regulations adopted by the ABC Board.

AS

I certify that I have **never** been convicted of a violation of the alcoholic beverage control laws of another state, as a licensee of that state.

AS

I certify that I have **not** been convicted of a felony in this state, the United States, or another state or territory, including a suspended imposition of sentence, during the 10 years immediately preceding the date of this form.

AS

**Sign your initials to the following statement only if you are unable to certify one or more of the above statements:**

**I have been convicted** of one or more of the above offenses, and **I have attached a written explanation** that includes the type of offense and why it would be in the public interest for the ABC Board to approve me as a licensee.

I understand that by signing this form, I am providing written authorization for release of my conviction and arrest records to the Alaska Alcoholic Beverage Control Board through the Alaska Alcohol & Marijuana Control Office under AS 04.11.295 and 3 AAC 304.105. I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. *The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

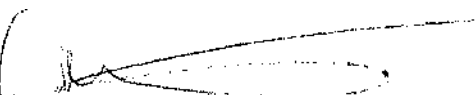
AS

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.

AS

Ashley Stetson

Printed name of licensee/affiliate

  
Signature of licensee/affiliate



Alaska Alcoholic Beverage Control Board

## Form AB-08a: Authorization of Records Release

### Why is this form needed?

This authorization of records release form is required for all liquor license applications. Each licensee and affiliate who is required to be listed on an application for a liquor license under AS 04.11.260 must provide written authorization for release of conviction and arrest records, as required by 3 AAC 304.105(a)(1).

The following individuals must complete this form:

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- If the applicant is a **corporation**, this form must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, this form must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, this form must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

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 licensed establishment.

Licensee:	18-1, LLC				
License Type:	Beverage Dispensary	License Number:	301		
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	AK	ZIP:	99654

### Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Mae Hayes (Meta & Rose Restaurant)
Title:	Member
Date of Birth:	04/29/1982





Alaska Alcoholic Beverage Control Board

**Form AB-08a: Authorization of Records Release**

**Section 3 – Certifications and Approvals**

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **never** been convicted of an act that constitutes a crime involving moral turpitude.

☐

I certify that I have **never** been convicted of a violation of AS 04 or regulations adopted by the ABC Board.

☐

I certify that I have **never** been convicted of a violation of the alcoholic beverage control laws of another state, as a licensee of that state.

☐

I certify that I have **not** been convicted of a felony in this state, the United States, or another state or territory, including a suspended imposition of sentence, during the 10 years immediately preceding the date of this form.

☐

**Sign your initials to the following statement only if you are unable to certify one or more of the above statements:**  
I have been convicted of one or more of the above offenses, and I have attached a written explanation that includes the type of offense and why it would be in the public interest for the ABC Board to approve me as a licensee.

☐

I understand that by signing this form, I am providing written authorization for release of my conviction and arrest records to the Alaska Alcoholic Beverage Control Board through the Alaska Alcohol & Marijuana Control Office under AS 04.11.295 and 3 AAC 304.105. I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. *The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

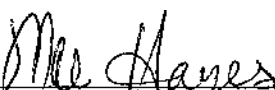
☐

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.

☐

Mae Hayes

Printed name of licensee/affiliate

  
Signature of licensee/affiliate



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

Alaska Alcoholic Beverage Control Board

**Form AB-09: Statement of Financial Interest**

**Why is this form needed?**

A statement of financial interest is required for all liquor license applications, per 3 AAC 304.105(b)(3). A person other than a licensee may not have a direct or indirect financial interest (as defined in AS 04.11.450(f)) in the business for which a liquor license is issued, per AS 04.11.450.

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:	18-1, LLC				
License Type:	Beverage Dispensary	EIN:	85-1416882		
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	AK	ZIP:	99654

**Section 2 – Certifications**

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

The sole proprietor or entity listed above certifies 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.

The sole proprietor or entity listed above additionally certifies 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.

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.

Initials

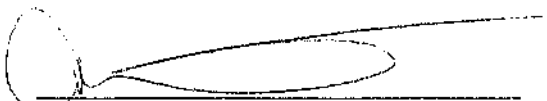
AS

AS

AS

Ashley Stetson

Printed name of licensee

  
Signature of licensee



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

Alaska Alcoholic Beverage Control Board

## Form AB-11: Creditors Affidavit

### Why is this form needed?

This form must be completed by the transferor of a liquor license in order to report all debts of and taxes owed by the business, as required by AS 04.11.280(b). The Alcoholic Beverage Control Board will deny an application for transfer of a license to another person if the Board finds that the transferor has not paid all debts or taxes arising from the conduct of the licensed business, unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority, per AS 04.11.360(4)(A).

This form must be completed and submitted to AMCO's Anchorage office before any application to transfer the ownership, including the controlling interest, of a license will be considered complete.

### Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	18-1, LLC	License Number:	301		
License Type:	Beverage Dispensary				
Doing Business As:	The Office				
Premises Address:	290 Yenlo Street, Suite 37				
City:	Wasilla	State:	Alaska	ZIP:	99654
Federal Tax ID # / EIN:	85-1416882				

### Section 2 – Debts and Taxes Owed

Enter information for each creditor or taxing authority to which debts or taxes are owed. If there are no debts or taxes owed by the business, write "None" in the first field. You will be required to correct this form if a response of "N/A" is written in any field. Attach additional pages or documentation as necessary.

Creditor / Taxing Authority	Current Valid Email or Mailing Address of Creditor	Amount Owed
NONE		



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

Alaska Alcoholic Beverage Control Board

## Form AB-11: Creditors Affidavit

### Section 3 – Transferor Certifications

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

Initials

I certify that all debts of the business and all taxes the business owes are listed on Page 1 of this form, and that the contact information provided for each creditor is current.

AS

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.

AS

Ashley Stetson

Printed name of transferor

Signature of transferor

MAY 2023  
**FRONTIERSMAN**  
AFFIDAVIT OF PUBLICATION

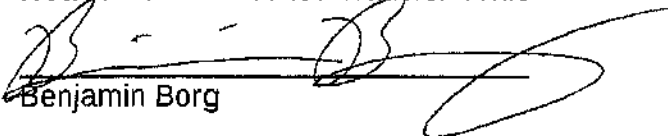
**5751 E. MAYFLOWER CT.  
Wasilla, AK 99654  
(907) 352-2250 ph  
(907) 352-2277 fax**

UNITED STATES OF AMERICA, STATE OF ALASKA, THIRD DIVISION BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED BEFORE Benjamin Borg WHO, BEING FIRST DULY SWORN, ACCORDING TO LAW, SAYS THAT HE IS THE LEGAL AD CLERK OF THE PUBLISHED AT WASILLA AND CIRCULATED THROUGH OUT MATANUSKA SUSITNA BOROUGH, IN SAID DIVISION THREE AND STATE OF ALASKA AND THAT THE ADVERTISEMENT, OF WHICH THE ANNEXED IS A TRUE COPY, AND THAT THE RATE CHARGED THEREIN IS NOT IN EXCESS OF THE RATE CHARGED PRIVATE INDIVIDUALS, WAS PUBLISHED ON THE FOLLOWING DAYS:

**PUBLICATION DATES:**

18 Jan 2023, 25 Jan 2023, 1 Feb 2023

**Notice Name:** License Transfer Yenlo

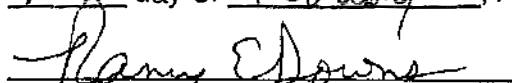
  
Benjamin Borg

**VERIFICATION**

STATE OF ALASKA  
MATANUSKA-SUSITNA BOROUGH

Signed or attested before me on this

15<sup>th</sup> day of February, A.D. 2023.

  
Notary Public for the state of Alaska  
18-1 LLC

18-1 LLC dba The Office located at 1987 E Bogard Road Wasilla AK is applying for transfer of a Beverage Dispensary AS 04.11.090 liquor license to 290 North Yenlo Street Suite 37 Wasilla AK. 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. Frontiersman  
Publish Dates: 1/18/23, 1/25/23, 2/01/23

NANCY E. DOWNS  
Notary Public  
State of Alaska  
My Commission Expires  
August 25, 2023

18-1 LLC dba The Office located at 1987 E Bogard Road Wasilla AK is applying for transfer of a Beverage Dispensary AS 04.11.090 liquor license to 290 North Yenlo Street Suite 37 Wasilla AK. 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.

Frontiersman

Publish Dates: 1/18/23,  
1/25/23, 2/01/23





## INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Mat-Su Valley Frontiersman** on the dates indicated below. If changes are needed, please contact us prior to deadline at (907) 352-2250.

Notice ID: dr3CRGo2m39SV9NPC61B | Proof Updated: Jan. 12, 2023 at 03:31pm AKST  
Notice Name: License Transfer Yenlo

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Ashlee Stetson	Mat-Su Valley Frontiersman
ashlee@wsiak.com	
(907) 232-1304	

Columns Wide: 1      Ad Class: Legals

01/18/2023: Other	56.84
01/25/2023: Other	56.84
02/01/2023: Other	56.86

Subtotal	\$170.54
Tax (0%)	\$0.00
<b>Total</b>	<b>\$170.54</b>

18-1 LLC dba The Office located at 1987 E Bogard Road Wasilla AK is applying for transfer of a Beverage Dispensary AS 04.11.090 liquor license to 290 North Yenlo Street Suite 37 Wasilla AK. 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. Frontiersman  
Publish Dates: 1/18/23, 1/25/23, 2/01/23

Column Software PBC  
 PO Box 208098  
 Dallas, TX 75320-8098  
[help.column.us](http://help.column.us)

Paid by  
 18-1 LLC

Receipt number  
 Invoice number 63E33E4C-0001  
 Notice ID dr3CRGo2m39SV9NPC61B  
 Publisher Mat-Su Valley Frontiersman  
 Date paid Jan 13, 2023  
 Payment method VISA - 8637

Description	Qty	Unit price	Amount
01/18/2023: Liquor License Notice	1	321.75	321.75
01/25/2023: Liquor License Notice	1	0.00	0.00
02/01/2023: Liquor License Notice	1	0.00	0.00
=== Notes === Notice Name: License Transfer Yenlo Order Number: 596372		Subtotal	\$321.75
		Tax (0%)	0.00
		Amount paid	\$321.75

## COMMERCIAL SUBLEASE AGREEMENT

**I. THE PARTIES.** This Commercial Sublease Agreement ("Agreement") is made on 02/22, 2023, by and between:

**Landlord:** Legacy Clock Tower LLC. ("Landlord"), with a mailing address of 436 North Main Street Wasilla, State of Alaska, and

**Tenant:** Meta & Rose Co. ("Tenant"), with a mailing address of 189 East Nelson Avenue PMB 205 Wasilla, State of Alaska, and

**Subtenant:** 18-1 LLC. ("Subtenant"), with a mailing address of 101 North Ashlee Circle Wasilla, State of Alaska.

HEREINAFTER the Landlord, Tenant, and Subtenant shall be collectively referred to as the "Parties" and agree as follows:

**II. ORIGINAL LEASE.** The Parties recognize that the Tenant is subletting the Premises described in Section III of this Agreement. This Agreement shall be subject to the terms and conditions of the master lease ("Master Lease") that exists between the Landlord and Tenant and dated January 1<sup>st</sup>, 2021.

**III. DESCRIPTION OF LEASED PREMISES.** The Tenant agrees to lease to the Subtenant:

Mailing Address: 101 North Ashlee Circle Wasilla, State of Alaska.

a.) Square Feet: 25 SF

b.) Type of Space: Bar Counter Service.

Hereinafter known as the "Premises."

**IV. SUBLET.** The Tenant agrees to sublet: (check one)

☐ - All of the space under the Master Lease.

☒ - Part of the space under the Master Lease.

**V. ATTACHED PLAN.** The Tenant: (check one)

☒ - Has attached a floorplan/layout to this Agreement.

☐ - Has not attached a floorplan/layout to this Agreement.

**VI. USE OF LEASED PREMISES.** The Tenant is leasing the Premises to the Subtenant and the Subtenant is hereby agreeing to lease the Premises for the following use and purpose: To Provide Bar Counter Service for Meta & Rose CO. Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Tenant only.



**VII. LEASE TYPE.** This Agreement is a: (check one)

☒ - Fixed Lease. The Sublet shall be allowed to occupy the Premises starting on 02/01, 2023, and end on 02/01, 2024 ("Lease Term"). At the end of the Lease Term and no renewal is made, the Subtenant: (check one)

☐ - May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.

☒ - Must vacate the Premises or renew under the terms mentioned in Section IX.

☐ - Month-to-Month Lease. The Subtenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on \_\_\_\_\_, 20\_\_\_\_, and ending upon notice of \_\_\_\_ days from either Party to the other Party ("Lease Term").

**VIII. RENT.** The net monthly payment from the Subtenant shall be: (check one)

☒ - The Same Amount. The Subtenant shall pay \$500.00 for the Lease Term, payable monthly with the first payment due on the commencement of this Agreement and each monthly installment payable thereafter on the 1st day of each month.

☐ - Different Amounts. During the Lease Term the Rent shall be paid in the following amounts for the following periods:

**Period 1**

Rent Amount: \$ \_\_\_\_\_ Start Date: \_\_\_\_\_,  
20\_\_\_\_ End Date \_\_\_\_\_, 20\_\_\_\_

**Period 2**

Rent: \$ \_\_\_\_\_  
Start Date: \_\_\_\_\_, 20\_\_\_\_ End Date \_\_\_\_\_,  
20\_\_\_\_

**Period 3**

Rent: \$ \_\_\_\_\_  
Start Date: \_\_\_\_\_, 20\_\_\_\_ End Date \_\_\_\_\_,  
20\_\_\_\_

Hereinafter known as the "Rent." The Rent for any period during the term hereon, which is for less than one (1) month shall be a pro-rata portion of the monthly rent.

**IX. OPTION TO RENEW.** The Subtenant: (check one)

☐ - May not renew this Agreement.



☒ - May have the right to renew this Agreement with a total of 3 renewal period(s) with each term being 1 year(s) 0 month(s) which may be exercised by giving written notice to Tenant no less than 60 days prior to the expiration of the Agreement or renewal period.

Rent for each option period shall: (check one)

☒ - Not increase.

☐ - Increase by: (check one)

☐ - \_\_\_\_\_%

☐ - \$ \_\_\_\_\_

☐ - The amount calculated by multiplying the Rent by the annual change in the Consumer Price Index (CPI) published by the Bureau of Labor Statistics by the most recent publication to the option period start date.

☐ - Other: \_\_\_\_\_

**X. EXPENSES.** (check and initial one)

☒ - **GROSS.** Subtenant's Initials \_\_\_\_\_ Tenant's Initials \_\_\_\_\_

It is the intention of the Parties that this Agreement be considered a "Gross Lease" and as such, the Rent is the entirety of the monthly rent. Therefore, the Subtenant is not obligated to pay any additional expenses which may include utilities, real estate taxes, insurance (other than on the Subtenant's personal property), charges or expenses of any nature whatsoever in connection with the ownership and operation of the Premises. The Landlord shall be obligated to maintain the general exterior structure of the Premises and shall maintain all major systems such as the heating, plumbing, and electrical. The parking area shall be maintained by the Landlord including the removal of any snow or environmental hazards as well as the grounds and lands surrounding the Premises. The Subtenant shall maintain at their expense casualty insurance for the Premises against loss by fire which may or may not include any extended coverage. The Subtenant will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars (\$1,000,000.00), that will designate the Landlord and Tenant as an "also named insured" and shall provide the Landlord and Tenant with a copy of such insurance certification or policy prior to the effective date of this Agreement.

☐ - **MODIFIED GROSS.** Subtenant's Initials \_\_\_\_\_ Tenant's Initials \_\_\_\_\_

It is the intention of the Parties that this Agreement shall be considered a "Modified Gross Lease".



In addition to the Rent, the **Subtenant** shall be obligated to pay the following monthly expenses:

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**Tenant** shall pay the following monthly expenses:

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☐ - **TRIPLE-NET (NNN)**. Subtenant's Initials \_\_\_\_\_ Tenant's Initials \_\_\_\_\_

It is the intention of the Parties that this Agreement shall be considered a "Triple Net Lease".

a.) Operating Expenses. The Tenant shall have no obligation to provide any services, perform any acts, or pay expenses, charges, obligations or costs of any kind whatsoever with respect to the Premises. The Subtenant hereby agrees to pay one hundred percent (100%) of any and all Operating Expenses as hereafter defined for the entire term of the Agreement and any extensions thereof in accordance with specific provisions hereinafter set forth. The term "Operating Expenses" shall include all costs to the Tenant of operating and maintaining the Premises, and shall include, without limitation, real estate and personal property taxes and assessments, management fee(s), heating, air conditioning, HVAC, electricity, water, waste disposal, sewage, operating materials and supplies, service agreements and charges, lawn care, snow removal, restriping, repairs, repaving, cleaning and custodial, security, insurance, the cost of contesting the validity or applicability of any governmental acts which may affect operating expenses, and all other direct operating costs of operating and maintaining the Premises and related parking areas, unless expressly excluded from operating expenses.

b.) Taxes. Subtenant shall pay, during the term of this Agreement, the real estate taxes including any special taxes or assessments (collectively, the "taxes") attributable to the Premises and accruing during such term. Subtenant, at Tenant's option, shall pay to Tenant said taxes on a monthly basis, based on one-twelfth (1/12) of the estimated annual amount for taxes. Taxes for any fractional calendar year during the term hereof shall be prorated. In the event the Subtenant does not make any tax payment required hereunder, Subtenant shall be in default of this Agreement.

c.) Insurance. Subtenant shall maintain, at all times during the Lease Term, comprehensive general liability insurance in an insurance company licensed to do business in the State in which the Premises are located and that is satisfactory to the Landlord





and Tenant, properly protecting and indemnifying the Landlord and Tenant with single limit coverage of not less than \_\_\_\_\_ dollars (\$ \_\_\_\_\_) for injury to or \_\_\_\_\_ dollars (\$ \_\_\_\_\_) death of persons and \_\_\_\_\_ dollars (\$ \_\_\_\_\_) for property damage. During the Lease Term, Subtenant shall furnish the Landlord and Tenant with certificate(s) of insurance, in a form acceptable to the Landlord and Tenant, covering such insurance so maintained by Subtenant and naming the Landlord and Tenant and Landlord's mortgagees, if any, as additional insured.

**XI. SECURITY DEPOSIT.** In addition to the above, a deposit in the amount of \$500.00 shall be due and payable in advance or at the signing of this Agreement, hereinafter referred to as the "Security Deposit", and shall be held in escrow by the Tenant in a separate, interest-bearing savings account as security for the faithful performance of the terms and conditions of the Agreement. The Security Deposit may not be used to pay the last month's rent unless written permission is granted by the Tenant.

**XII. LEASEHOLD IMPROVEMENTS.** The Subtenant agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold Premises or the exterior of the building without first obtaining the consent of the Tenant in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Tenant at the expiration or termination of this Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Subtenant makes any improvements to the Premises, the Subtenant shall be responsible payment, except the following: N/A

Nothing in the Agreement shall be construed to authorize the Subtenant or any other person acting for the Subtenant to encumber the rents of the Premises or the interest of the Subtenant in the Premises or any person under and through whom the Subtenant has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Subtenant be construed to be the agent, employee or representative of the Tenant. In the event a lien is placed against the Premises, through actions of the Subtenant, Subtenant will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Subtenant fails to have the Lien removed, the Tenant shall take steps to remove the lien and the Subtenant shall pay Tenant for all expenses related to the Lien and removal thereof and shall be in default of this Agreement.

**XIII. LICENSES AND PERMITS.** A copy of any and all local, state or federal permits acquired by the Subtenant which are required for the use of the Premises shall be kept on site at all times and shall be readily accessible and produced to the Tenant, Landlord, and/or their agents or any local, state, or federal officials upon demand.



**XIV. OBLIGATIONS OF SUBTENANT.** The Subtenant shall be primarily responsible whenever needed for the maintenance and general pickup of the entranceway leading into the Premises, so that this is kept in a neat, safe and presentable condition. The Subtenant shall also be responsible for all minor repairs and maintenance of the leasehold Premises, particularly those items which need immediate attention and which the Subtenant, or their employees, can do and perform on their own, including but not limited to the replacement of light bulbs, as well as the normal repair and cleaning of windows, cleaning and clearing of toilets, etc., and the Subtenant shall properly maintain the Premises in a good, safe, and clean condition. The Subtenant shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules, regulations or ordinances.

In the event the structure of the Premises is damaged as a result of any neglect or negligence of Subtenant, their employees, agents, business invitees, or any independent contractors serving the Subtenant or in any way as a result of Subtenant's use and occupancy of the Premises, then the Subtenant shall be primarily responsible for seeing that the proper claims are placed with the Subtenant's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage are made in a timely fashion, including notice to the Tenant and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Subtenant.

The Subtenant shall, during the term of this Agreement, and in the renewal thereof, at its sole expense, keep the interior of the Premises in as good a condition and repair as it is at the date of this Agreement, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Subtenant or her guests or invitees. Furthermore, the Subtenant shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants on the Premises. Subtenant shall also be responsible for the cost, if any, which would be incurred to bring her contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

**XV. INSURANCE.** In the event the Subtenant fails to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Tenant may, but shall not be required to, obtain the same and charge the Subtenant for same as additional rent. Furthermore, Subtenant agrees not to keep upon the Premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage covering the Premises shall be increased by reason of any use of the Premises made by Subtenant, then Subtenant shall pay to Tenant, upon demand, such increase in insurance premium as shall be caused by said use or Subtenant's proportionate share of any such increase.

**XVI. SUBLET/ASSIGNMENT.** The Subtenant may not transfer or assign this Agreement, or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Tenant.



**XVII. DAMAGE TO LEASED PREMISES.** In the event the building housing the Premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Subtenant and which precludes or adversely affects the Subtenant's occupancy of the Premises, then in every such cause, the Rent herein set forth shall be abated or adjusted according to the extent to which the leased Premises have been rendered unfit for use and occupation by the Subtenant and until the demised Premises have been put in a condition at the expense of the Tenant, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Tenant's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

**XVIII. DEFAULT AND POSSESSION.** In the event that the Subtenant shall fail to pay said Rent and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Agreement for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Tenant may declare the Agreement terminated and may immediately re-enter said Premises and take possession of the same together with any of Subtenant's personal property, equipment or fixtures left on the Premises which items may be held by the Tenant as security for the Subtenant's eventual payment and/or satisfaction of rental defaults or other defaults of Subtenant under the Agreement. It is further agreed that if the Subtenant is in default, the Tenant shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Tenant in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Tenant may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Subtenant's, at the Subtenant's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Subtenant's property, including the storage of the same, under reasonable terms and conditions at Subtenant's expense, and, in addition, it is understood that the Tenant may sue the Subtenant for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

In the event any legal action has to be instituted to enforce any terms or provisions under this Agreement, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

Rent which is in default for more than 10 days after due date shall accrue a payment penalty of one of the following: (check one)

- ☐ - Interest at a rate of \_\_\_\_\_ percent (\_\_\_\_%) per annum on a daily basis until the amount is paid in full.
- ☒ - Late fee of \$100.00 per day until the amount is paid in full.





In this regard, all delinquent rental payments made shall be applied first toward interest due and the remaining toward delinquent rental payments.

**XIX. INDEMNIFICATION.** The Subtenant hereby covenants and agrees to indemnify, defend and hold the Tenant harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Subtenant's use and occupancy of the Premises, and further shall indemnify the Tenant for any losses which the Tenant may suffer in connection with the Subtenant's use and occupancy or care, custody and control of the Premises. The Subtenant also hereby covenants and agrees to indemnify and hold harmless the Tenant from any and all claims or liabilities which may arise from any latent defects in the subject Premises that the Tenant is not aware of at the signing of the lease or at any time during the Lease Term.

**XX. BANKRUPTCY - INSOLVENCY.** The Subtenant agrees that in the event all or a substantial portion of the Subtenant's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Subtenant make an assignment for the benefit of creditors or be adjudicated bankrupt, or should the Subtenant institute any proceedings under the bankruptcy act or any amendment thereto, then such Agreement or interest in and to the leased Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Tenant hereunder or by law provided, it shall be lawful for the Tenant to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Subtenant shall have no further claim thereon.

**XXI. SUBORDINATION AND ATTORNMENT.** Upon request of the Tenant, Subtenant will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property; provided, however, that in such case the holder of such mortgage, or the Tenant under such Agreement, shall agree that this Agreement shall not be divested or in any way affected by foreclosure, or other default proceedings under said mortgage, obligation secured thereby, or Agreement, so long as the Subtenant shall not be in default under the terms of this Agreement. Subtenant agrees that this Agreement shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Subtenant shall, in the event of the sale or assignment of Tenant's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of the Premises, or in the event of exercise of the power of sale under any mortgage made by Tenant covering the Premises, attorn to the purchaser and recognize such purchaser as Tenant under this Agreement.

## **XXII. MISCELLANEOUS TERMS.**

a.) Usage by Subtenant. Subtenant shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Subtenant shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that



may be imposed by any authority or any insurance company with which the Premises is insured, nor will the Subtenant allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, Subtenant shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other tenants of the building.

b.) Signs. Subtenant shall not place on any exterior door, wall or window of the Premises any sign or advertising matter without Tenant's prior written consent and the approval of the local and State municipalities. Thereafter, Subtenant agrees to maintain such sign or advertising matter as first approved by Tenant in good condition and repair. Furthermore, Subtenant shall conform to any uniform reasonable sign plan or policy that the Tenant may introduce with respect to the building. Upon vacating the Premises, Subtenant agrees to remove all signs and to repair all damages caused or resulting from such removal.

c.) Pets. Unless otherwise stated in this Agreement, the only pets that shall be allowed on the Premises are those needed legally due to a disability or handicap.

d.) Condition of Premises/Inspection by Subtenant. The Subtenant has had the opportunity to inspect the Premises and acknowledges with its signature on this Agreement that the Premises are in good condition and comply in all respects with the requirements of this Agreement. Furthermore, the Tenant makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Tenant shall not be liable for any latent or patent defect therein. Furthermore, the Subtenant represents that Subtenant has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.

e.) Right of Entry. It is agreed and understood that the Tenant and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Tenant under the terms of this Agreement or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.

**XXIII. ESTOPPEL CERTIFICATE.** Subtenant at any time and from time to time, upon at least ten (10) days prior notice by Tenant, shall execute, acknowledge and deliver to Tenant, and/or to any other person, firm or corporation specified by Tenant, a statement certifying that the Agreement is unmodified and in full force and effect, or if the Agreement has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Tenant under this Agreement and, if so, specifying each such default.

**XXIV. HOLDOVER.** Should Subtenant remain in possession of the Premises after the cancellation, expiration or sooner termination of the Agreement, or any renewal thereof, without the execution of a new agreement or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Tenant so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.



**XXV. WAIVER.** Waiver by Tenant of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

**XXVI. GOVERNING LAW.** This Agreement shall be governed by the laws of the state of Alaska.

**XXVII. NOTICES.** Payments and notices shall be addressed to the following:

Tenant

Meta & Rose Co.  
189 E Nelson Ave #205  
Wasilla, AK 99654

Subtenant

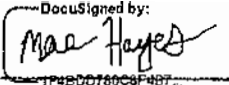
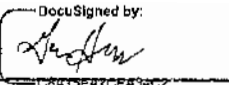
18-1 LLC.  
101 N Ashlee Cir  
Wasilla, AK 99654

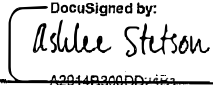
**XXVIII. AMENDMENT.** No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the Parties with all the formality of the original.

**XXIX. BINDING EFFECT.** This Agreement and any amendments thereto shall be binding upon the Tenant and the Subtenant and/or their respective successors, heirs, assigns, executors and administrators.

**XXX. ADDITIONAL TERMS & CONDITIONS** N/A

IN WITNESS WHEREOF, the parties hereto set their hands and seal this 23rd day of January, 2023.

Tenant's Signature   Date 1/24/2023  
Print Name Mae Hayes Garic Hayes

Subtenant's Signature  Date 1/23/2023  
Print Name Ashlee Stetson





## COMMERCIAL LEASE

This Commercial Lease ("Agreement") between Legacy Clock Tower LLC, a corporation organized under the laws of the State of Alaska, having its Principal place of business at 436 North Main Wasilla, State of Alaska, herein referred to as "Landlord," and Mae Hayes and Meta and Rose Restaurant Inc. herein referred to as "Tenant."

### ARTICLE I LEASE TERM

The term of this lease shall be for 10 (ten) years to commence on August 1, 2022 and terminate on July 31, 2032, unless sooner terminated by a breach of the terms and conditions of this lease by the Tenant, by the Landlord, or by mutual agreement of the parties. The Landlord hereby leases to Tenant and Tenant hereby rents from Landlord for the Term hereinafter provided, the premises located at 290 N. Yenlo St. Suite 37, Wasilla, Alaska.

#### 1. COMMENCEMENT OF TERMS

In the event the application of the foregoing commencement provision results in a commencement date other than on the first day of the calendar month, the rent shall be prorated on the basis of a thirty-day month and the term of the lease shall commence on the first day of the calendar month next succeeding.

#### 1.02 USE OF ADDITIONAL AREAS

The use and occupancy by the Tenant of the leased premises shall include the use in common with others entitled thereto of the common area, employees' parking area, service road, loading facilities, sidewalk and customer car parking areas, shown and designated from time to time by the Owner, subject, however, to the terms and conditions of this agreement and to reasonable rules and regulations for the use thereof as prescribed from time to time.

#### 1.03 SURRENDER OF POSSESSION

**On the last day of the term, or on the sooner termination thereof, Tenant shall peaceably and quietly leave and surrender to Landlord the Space Leased. The Tenant shall ensure the Leased Space is in good order and repair, all alterations, additions and improvements which may have been made to or upon the premises prior to the surrender of the Space Leased.** If the last day of the term of this Lease falls on Sunday, this Lease shall expire on the business day immediately preceding it. Tenant, on or before said date, shall remove all property from the Space Leased, and all property not so removed shall be deemed abandoned by the Tenant. If said Space Leased be not surrendered at the end of the term, Tenant shall indemnify Landlord against loss or liability resulting from the delay by Tenant in so surrendering the Space Leased, including without limitations any claims made by any succeeding Tenant founded on such delay.

#### 1.04 POSSESSION PRIOR TO TERM OF LEASE

If permission is given by the Landlord to the Tenant to enter into possession of the Space Leased, or to occupy premises other than the Space Leased, prior to the date herein fixed for the commencement of the leased term, such occupancy by the Tenant shall be deemed under all the terms, covenants and conditions of this Lease; except as to the covenant to pay rent which shall be separately identified by Landlord and Tenant in writing. Prior to possession, Tenant must give evidence to Landlord of certificates of insurance as set forth in Article VII and pay the required security deposit.

### ARTICLE II SPACE LEASED

#### 2.01 CONDITION OF PREMISES

Tenant has leased Suite 37 after an examination of the same, and except as herein expressly provided, (necessarily including construction, if any, to be undertaken or completed by Lessor as contemplated in Section 10.01) accepts such space without further representation on the part of the Landlord.

#### 2.02 CONTROL OF COMMON AREAS BY LANDLORD

The Landlord shall maintain parking areas on a portion of the Premises on which the shopping center complex is erected. Said parking areas shall be for the joint use of the Tenants in the shopping center complex and for the use of the Tenant's customer, visitors and invitees. The Landlord shall designate an area for the parking of employees' vehicles which may be designated off the premises of the Clock Tower. **Tenant and employees shall not be permitted to park in the Clock Tower parking lot. Free off site parking is available in the city lot across the street.** If a vehicle is parked in the loading zone that is not actively loading, it will be towed. The employee parking area is subject to change at the sole discretion of the Landlord.

Trucks will be expeditiously unloaded and not permitted to park except for such periods of time as shall be reasonably necessary for loading and unloading or be subject to towing and incurred fees. Tenant shall move all unloaded freight into the Space Leased immediately.

Landlord may allow use of the common area for promotional or special events. Requests shall be made ten (10) days in advance. All decorations must be removed in a timely manner after the holiday. Landlord reserves the right and privilege to disallow any event or decoration not considered appropriate.

Landlord will operate and maintain the common facilities referred to above in such manner as Landlord, in its sole discretion, shall determine from time to time. Without limiting the scope of such discretion, the Landlord shall have the full right and authority to employ all personnel and to make all rules and regulations pertaining to common areas and vicinities. All common areas and facilities which Tenant may be permitted to use and occupy are to be used and occupied under a revocable license, which license shall not be revoked so long as this Lease remains in effect. The Landlord shall at all times maintain the common areas and facilities referred to herein in good order and repair.

### 2.03 QUIET ENJOYMENT

Tenant upon paying the rents and performing all of the terms and covenants, shall peaceably and quietly enjoy the Space Leased subject to the terms of this Lease.

### 2.04 LANDLORD'S RIGHT OF ENTRY

Tenant, at any time during the term of this Lease, shall permit inspection of the Space Leased during reasonable hours by the Landlord or Landlord's agents or representative, and an emergency key shall be provided to the Landlord or his designee for entrance into the Space Leased. Landlord reserves the right to enter on the Premises at reasonable times after notice to inspect, perform required maintenance and repairs, or to make additions, alterations, or modifications to any part of the Building or Premise, and Tenant shall permit Landlord to do so. Landlord may erect scaffolding, fences, and similar structures, post relevant alterations or additions repairs, all without incurring liability to Tenant for disturbance of quiet enjoyment of the Premises or Building, or loss of occupation thereof, provided Landlord is not negligent and uses best efforts not to interfere with Tenants business.

### 2.04 Equipment and Restaurant Inventory

The Meta & Rose Inventory List of 3/12/22, see attachment A, presented herewith, and incorporated herein, in as part of this agreement and lease, is a list of the property, assets, equipment and inventory owned by Landlord regardless of the purchaser. This equipment may be used by Tenant during the lease term. This property, assets, equipment, and inventory must be maintained by Tenant in the good working order and replaced or repaired by Tenant at Tenants expense. At the end of this lease or early termination as provided herein the Meta & Rose Inventory List of 3/12/22 must be present and in good working order or Tenant agrees and covenants herein to repair or replace the same. See Attachment A, incorporated herein.

## ARTICLE III RENT

### 3.01 COVENANT TO PAY RENT

Tenant covenants to and shall pay rent to Landlord at:

MAILING	Legacy Clocktower LLC
AND	436 N. Main
PHYSICAL	Wasilla, AK 99654

Or at such other place as Landlord may designate, in advance, **on the first day of each calendar month during the term hereof, fixed monthly rental of \$7,500.00 (\$3.39/sqft)** commencing on August 1, 2022 for the remainder of the lease period. Minimum monthly rent for the first month or portion of it shall be paid on the day the term commences. Minimum monthly rent for any partial month shall be prorated at the rate of one-thirtieth (1/30th) of the monthly rent per day. Rent not paid within five (5) days of the first of each month shall be subject to a \$50.00 fee per occurrence and bear interest from the date due until paid at the current maximum legal rate of interest stated in Alaska Statute 45.45.010 Legal Rate of Interest, Prepayment of Interest. The aforementioned rent rate will increase by 3% each year on the anniversary occupancy.

### 3.02 SECURITY DEPOSIT

A security for payment of rent provided herein, and as security for the faithful performance of all other terms, conditions, and covenants set forth herein to be performed by Tenant, the Tenant will deposit with the Landlord the sum of \$0. The security deposit shall be held by Landlord without liability for interest. The security deposit is not an advance payment of rent or a measure of Tenant's liability for damages. Landlord may, from time to time, without prejudice to any other remedy, use all or a portion of the security deposit, Tenant shall, on demand, restore the security deposit to its original amount. Landlord shall return any unapplied portion of the security deposit to Tenant within forty-five (45) days after the later to occur of: (1) the date Tenant surrenders possession of the Building and Premises to Landlord in accordance with this Lease; or (2) the date this Lease expires.



## USE OF PREMISES

### 4.01 USE OF PREMISES

**Tenant shall use the Space Leased solely for the purpose of operating a restaurant and shall not use permit or suffer the use of the Space Leased for any other business, act, or purpose.**

Use and occupancy by Tenant of the space leased shall include the free and uninterrupted right of access to the Space Leased by means of doorways, passages, stairways, and entrances to the building which afford access to the Space Leased but confers no rights either with regard to the subsurface of the land below the floor level of the building or with regard to air space above the ceiling of the building.

Nothing herein contained shall be construed as a grant or rental by Landlord to Tenant of the clock tower itself, roof and exterior walls of the building of which the Space Leased forms a part or any of the walks and other common areas beyond the Space Leased including but not limited to the vehicular parking are adjoining such building.

### 4.02 RULES AND REGULATIONS OF BUILDING

As a condition to the use of the premises, Tenant shall comply with all reasonable rules and regulations promulgated by Landlord from time to time for any and all tenants in the building. Landlord shall not be responsible for the non-observance by any other Tenant of said rules and regulations. The Clock Tower is a non-smoking and pet-free complex in its entirety. A violation of the no smoking/no pet policy may result in the forfeiture of the security deposit and eviction at the sole discretion of the Landlord. Pet does not include service animals as provided for by state and federal law.

### 4.03 BUSINESS DAY

**Tenant business hours must at a minimum reflect The Clock Tower business hours of 10 a.m to 6 p.m.. Monday – Saturday**, and no earlier than 6 a.m. each morning and may remain open no later than 11 p.m. at night, unless upon express written permission of Landlord. Written permission for section 4.03, would include electronic communication. Tenant agrees that common areas will not be used before or after business hours without permission of the Landlord. The Clock Tower is not open on Sundays but individual businesses may opt to be open Sundays. Common area janitorial services are not provided on Sunday.

### 4.04 RESTRICTION AGAINST UNPERMITTED ACTIVITIES

**Tenant shall not exhibit, sell or offer for sale on the Space Leased or in the building any article or thing except those items essentially connected with the stated use of the Space Leased set forth above by the Tenant without the advance written consent of the Landlord.** Tenant will not make or allow to be made any use of the Space Leased or any part thereof which would violate any of the covenants, agreements, terms, provisions and conditions of this Lease or which directly or indirectly is forbidden by any federal, state or local law, ordinance (including the downtown overlay district regulations), statute or regulation or which may be dangerous to life, limb, or property, or which may invalidate or increase the premium cost of any policy of insurance carried on the building or covering its operation, or which will suffer or permit the Space Leased or any part thereof to be used in any manner or anything to be brought into or kept therein which, in the judgment of Landlord, shall in any way impair the character, reputation or appearance of the building as a first class retail building, or which will impair or interfere with or tend to impair or interfere with any of the services performed by Landlord for the property.

### 4.05 SIGNAGE

**Tenant shall not display, inscribe, print, paint, maintain or affix on any place in or about the building any sign, notice, legend, direction, figure, writing or advertisement device without the express written approval of Landlord. A sign for the exterior of the suite, the exterior of the building and the monument sign must be purchased, at the cost of the Tenant, from the approved designs and preferred sign contractor.**

The listing of any name other than that of Tenant, whether on the doors of the Space Leased or otherwise, shall not operate to vest any right or interest in this Lease or in the Space Leased or be deemed to be the written consent of Landlord relating to assignment and subletting, being expressly understood that any such listing is a privilege extended by Landlord revocable at will, at any time, by written notice to Tenant.

### 4.06 ADVERTISING

Tenant may not use the name of the building and may not use pictures or likeness of the building in any circulars, notices, advertisement or correspondence without Landlord's written consent; written consent for section 4.06 includes electronic writings. Landlord reserves the right and privilege to require any Tenant using the building name or image in a manner deemed inappropriate, to rescind and desist further advertising of that nature. Landlord will not be responsible for costs associated with the request.

### 4.07 SECURITY

**No additional locks or similar devices shall be attached to any door or window without Landlord's consent. No keys for any door other than those provided by Landlord shall be made.** All keys must be returned to Landlord at the expiration or termination of this Lease. If a key is stolen, lost or there comes a need to re-key a lock due to accident or the negligence of the Tenant the Tenant will be responsible for all reasonable costs associated with re-keying said lock. Reasonable cost may include the re-keying of all locks throughout the building if a master key has been stolen, lost or mislaid.

### 4.08 EXTRAORDINARY USE



All persons entering or leaving the building after hours on Monday through Saturday, or at any time on Sundays, and holidays, may be required to do so under such regulations as Landlord may establish. Landlord may exclude or expel any peddler at any time.

#### 4.09 FLOOR LOAD LIMIT

Tenant shall not overload any floor. Landlord may direct the time and manner of delivery, routing and removal, and the location of safes and other heavy articles.

#### 4.10 USE OF COMMON AREA

**The sidewalks, halls, passages, exits, entrances and stairways shall not be obstructed by Tenant or used for any purpose other than for ingress to the egress from the Space Leased. Landlord shall in all cases retain the right to control and prevent access thereto by all persons whose presence, in the sole judgment of the Landlord, shall be prejudicial to the safety, character, reputation and interests of the building and its Tenants, provided that nothing herein contained shall be construed to prevent such access to persons whom Tenant normally deals with in the ordinary course of Tenant's business unless such persons are engaged in illegal activities or activities that in any way impair the character, reputation or appearance of the building, or which will impair or interfere with or tend to impair or interfere with any of the services performed by Landlord for the property. No Tenant, employee of Tenant and no employer-invitee of Tenant shall go upon the roof of the building or into the actual clock tower.**

#### 4.11 WINDOW DISPLAYS

**Landlord reserves the right to approve the use of window displays, writing, signs, lettering, etc., which may affect the character, reputation or visual impact of the building. High visibility windows shall permit only professional grade signage. Prior approval of the window display is not required but Landlord reserves the right and privilege to request removal of any displays not considered appropriate in meeting the objective as just stated.**

#### 4.12 SECURITY PREMISES

**Tenant shall see that the doors and windows, if openable, are closed and securely locked before leaving the building and must observe strict care and caution that all water faucets or water apparatus are entirely shut off before Tenant or Tenant's employees leave the building, and that all electricity and gas shall be carefully shut off so as to prevent waste or damage. Tenant agrees to hold the Landlord harmless for any accidents, damages, injuries or claims for failure to secure the premises.**

### ARTICLE V

#### MAINTENANCE, REPAIR, ALTERATIONS

##### 5.01 LANDLORD REPAIRS & MAINTENANCE

Landlord agrees to keep the basic building structure on the leased premises, including the roof, roof supports, foundation, structural supports, exterior and support walls, structural portion of the floors, chimneys, skylights, gutters and downspouts, in good repair during the Lease term and at Landlord's sole cost.

Landlord shall be responsible for maintaining and repairing the structural integrity of the building, plumbing and electrical and roof.

Tenant shall be responsible for all interior maintenance and repair of the Space including maintenance and repair of the storefront glass and doors, bulb replacement and other. All doors and windows to be in good operating condition upon Tenant's occupancy of the Premises.

##### 5.02 TENANT MAINTENANCE AND COMMON AREA MAINTENANCE

Tenant shall ensure that the leased space is maintained in good order and repair the leased premises. Tenant shall have no obligation either during the term of the Lease or upon surrendering possession at the end of the term to perform maintenance or repairs for damage caused by the elements, acts of public enemies, fire, riot, earthquake or other causes beyond the control of Tenant.

Tenant agrees to pay all charges for telephone, internet, and other separately metered utility services used by the Tenant on the leased premises. Utility services not separately metered and shared by all tenants of The Clock Tower are paid by the landlord.

##### 5.03 COMMON AREA MAINTENANCE OUTSIDE AND INSIDE

Owner covenants to maintain the Common Area in good order, repair and condition in compliance with the provisions of this Lease and in compliance with all laws, rules and regulations, orders and ordinances of governmental agencies having jurisdiction thereof. However, if Tenant elects to use the common area to serve alcohol, food or to entertain clients in any manner the responsibility to maintain the common area will be assumed by the Tenant. Such maintenance and repair obligations shall include without limitation the following and other future expenses that may arise in maintaining the Common Areas of The Clock Tower:

- a. Maintaining and repairing the paved surfaces in a level, smooth and evenly covered condition.
- b. Removing all papers, debris, filth and refuse, and washing or thoroughly sweeping the Common Area to the extent reasonably necessary to keep the Common Area in a neat, clean and orderly condition, and free of snow and ice; (snow plowing and ice removal will be consistent with competitive standards in similar shopping centers in the Wasilla area); the costs of sweeping the parking lot and sidewalks;
- c. Maintaining any necessary appropriate parking signs, markers and lines;
- d. Maintaining all landscape and trees.



- e. Keeping the Common Area adequately lighted during any hours the Leased Premises are open for business;
- f. Providing security audio and/or video monitoring;
- g. The costs of purchasing, installing, removing and replacing Christmas decorations;
- h. The costs to shampoo carpets, strip, buff and wax floors, clean Common Area restrooms, clean all Common Area entrance and exit areas, and clean all Common Area windows, shall include all janitorial costs in the Common Area;
- i. The costs of maintaining the HVAC systems in The Clock Tower, Tenant HVAC and heating systems that are exclusive use to the tenant are the cost of the tenant and will be charged as a work order.
- j. The costs of repair and maintenance the atrium area Common Area;
- k. The general policing and repairs of all Common Areas;
- l. The costs of all utility charges for all Common Areas;
- m. The costs to repair main utility lines (plumbing, electrical, and gas) in the Common Area;
- n. The costs for repair and maintenance the exterior of the building and parking area;

Owner agrees any expense that would be considered a capital expenditure under generally accepted accounting principles shall not be deemed a common area maintenance expense.

#### 5.04 ALTERATIONS AND ADDITIONS

Tenant shall not cut, puncture, or drill or otherwise deface or injure the building, with exception to small fillable holes created from small nails or hooks intended for hanging pictures or décor. Tenant shall not place or permit any awnings, sign, advertisement, illuminations, or projection on the outside of the building or upon any window of the Space Leased, including the sills or ledges thereof, unless the same shall have first been requested in writing and approved by Landlord. Tenant shall not obstruct or permit the obstruction of any light or skylight in or upon the building, or the adjoining sidewalk or street, or the entrance, or any other part of the building to the exclusive use of which Tenant is not entitled.

Tenant is responsible for keeping all glass and windows clean and replacing broken glass of windows if damaged due to the negligence of the Tenant or a customer/client of the Tenant, if a window is broken as the result of actions by the Landlord, its agents, or employees then Landlord will be responsible.

Tenant shall submit a plan for all interior décor and design to the Landlord for approval prior to implementation. Tenants shall not, without the Landlord's prior written consent first obtained in each instance, make any alterations or additions to the: electric wiring, plumbing, heating, or ventilation equipment, appliances, or systems, water or gas lines, equipment appliances or system, tap any mains or pipes to supply water for refrigeration or ventilating apparatus, carpeting or flooring, windows or window coverings, siding, wall coverings, wallpaper, panels, shelving, or paint or to any other equipment, machinery, apparatus, or installations in or about the Space Leased or the building.

All alterations, additions, or improvements to the Space Leased by Tenant or Tenant's agents or employees must be done by a licensed and bonded contractor and licensed and bonded subcontractors. Landlord may require proof of such license and bonding prior to approving alterations, additions, or decorations, including painting. All alterations must conform with the state, borough or municipal building codes. Landlord reserves the right to require proof of license, bonding and compliance with building codes prior the approving remodeling, additions, alterations, or decorations.

If Landlord so elects, Tenant, at Tenant's expense, shall restore the Space Leased to the condition designated by Landlord at its election, before the last day of the term, or within thirty (30) days after notice of election is given, whichever is earlier.

#### 5.05 PROHIBITION OF LIENS

Tenant shall not do or suffer anything to be done causing the Space Leased to be encumbered by liens of any nature, and shall, whenever and as often as any lien is recorded against said property, purposing to be for labor or materials furnished or to be furnished to Tenant, discharge the same of record within ten (10) days after the date of filing. Tenant shall inform the Landlord immediately (not more than 72 hours) upon learning that a lien of any kind has been recorded that may have an effect on the building, Space Leased or any property associated therewith.

#### 5.06 NOTICE OF NON-RESPONSIBILITY

Notice is hereby given that Landlord shall not be liable for any labor or materials furnished or to be furnished to the Tenant upon credit, and that no lien of any nature or type shall attach to or affect the reservation or other estate of the Landlord in and to the Space Leased herein demised. At least twenty (20) days before commencing any work that is or may be the subject of a lien for work done or materials furnished to the Space Leased, Tenant shall notify Landlord in writing thereof, to allow Landlord, if it desires, to post and record notices of non-responsibility or to take any other steps the Landlord deems appropriate to protect its interests. The provisions in this Section do not eliminate the requirement for written consent(s) of the Landlord as contemplated in (Section 5.02) above.

### ARTICLE VI

#### 6.01 ASSIGNMENT AND SUBLETTING

Tenant shall not assign, mortgage or encumber this Lease, in whole or in part, or sublet or otherwise dispose of the Space Leased without the prior written consent of Landlord. The consent by Landlord to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any other assignment or subletting.



against any assignment or subletting by operation of law. If this Lease be assigned or if the Space Leased or any part thereof be occupied by anybody other than Tenant, Landlord may collect rent from the assignee or occupant, and apply the new amount collected to the rent herein reserved, but no such assignment, under-letting, occupancy or collection shall be deemed a waiver of this provision or the acceptance of the assignee, under-tenant or occupant as Tenant, or as a release of the Tenant from the further performance herein. Notwithstanding any assignment or sublease, Tenant shall remain fully liable and shall not be released from performing any of the terms of this Lease. Any assignment, hypothecation or sublease of the Space Leased, or any part thereof, whether by operation of law or otherwise without the written consent of landlord shall be voidable as the option of Landlord.

## ARTICLE VII INDEMNITY, INSURANCE, SUBROGATION

### 7.01 INDEMNIFICATION

Except for the sole negligence of the Landlord and to the fullest extent permitted by law, the Tenant or permitted user shall defend, indemnify, and hold harmless the Legacy Clock Tower LLC from any and all claims demands, losses, and liabilities to or by any third party, including, but not limited to costs, attorney's fees, expenses and claims for any damages, contributions, or indemnification arising from, resulting from, or connected with services or supplies provided by, or performed under this agreement by the tenant, its agents, sub-tenants, suppliers, and employees, even though such claims may prove to be false, groundless, or fraudulent. The indemnification obligation under this agreement shall not be limited in any way by any restriction on the amount or type of damages, compensation, or benefits payable to or for any third party, or any employee under any worker's compensation act, disability benefit act, or other employee benefit act. Entitlement to recovery of costs, attorney fees and expenses under the indemnification obligation shall include all fees, costs, and expenses incurred in good faith Legacy Clock Tower LLC.

### 7.02 INSURANCE

**The Tenant shall purchase from and maintain in a company or companies lawfully authorized to do business in the State of Alaska as admitted insurers or approved surplus lines insurers and approved by Legacy Clock Tower LLC. such insurance as will protect the tenant from claims set forth below and others, which may arise out of or as a result from the tenant's operations under this agreement, whether such operations are by the tenant or by a sub-tenant or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Restrictions, conditions or exclusions contained in the insurance policies shall not reduce the obligations of the tenant under this agreement. The insurance required shall be written for not less than the following limits:**

Worker's Compensation Insurance: Statutory Requirements of the State of Alaska, and Employer Liability Insurance limits:

\$500,000.00 each accident / \$500,000.00 disease each employee / \$500,000.00 disease policy limit

Commercial General Liability Insurance: Form CG0001 04/13 or equivalent.

\$1,000,000.00 Combined Single Limit of Liability per Occurrence

\$1,000,000.00 Personal/Advertising Injury Limit of Liability per Occurrence

\$1,000,000.00 Participant Legal Liability (if any sports activities are conducted)

\$2,000,000.00 Annual General Aggregate Limit of Liability

\$2,000,000.00 Annual Products/Completed Operations Aggregate Limit of Liability

\$100,000.00 Premises Damage Limit of Liability Any One Fire

\$10,000.00 Medical Expense Limit Any One Person

Commercial Automobile Liability Insurance: Form CA0001 03/10 or equivalent

\$1,000,000.00 Combined Single Limit of Liability per Accident

For all Owned, Hired, and Non-Owned Vehicles

If tenant is engaged in the sale, dispensary or delivery of alcoholic beverages of any kind with or without specific charge for the beverage, then additional insurance coverage is required.

All equipment owned by landlord, namely property and equipment described in the Meta & Rose Inventory List 3/12/22 incorporated and adopted herein, must be covered by all policies held by Tenant.

Worker's compensation insurance and employers liability insurance shall be in compliance with the statutory requirements of the State of Alaska, and any other statutory obligation, whether federal or state pertaining to compensation of injured employees. The worker's compensation insurance and employer's liability insurance shall contain a waiver of subrogation provision in favor of Legacy Clock Tower LLC.

The commercial general liability insurance shall name the Legacy Clock Tower LLC as an additional insured as respects this tenant agreement.

**Tenant's required insurance is subject to review and adjustment by Legacy Clock Tower LLC, who may require reasonable changes in the amounts and types of insurance based upon changes of risk. Tenant shall be provide a written explanation for any such changes.**



If any of the insurance policies required above are cancelled for any reason, the tenant shall provide immediate notice to Legacy Clock Tower LLC of the cancellation and either provide: evidence of replacement or notice of reinstatement.

This evidence of replacement or notice of reinstatement shall be delivered to the Landlord prior to the scheduled cancellation date. Failure of the tenant to comply with this provision shall terminate this agreement as non-compliant. Tenant agrees to vacate the premises occupied by this agreement and cease all operations prior to the scheduled cancellation date.

Immediate notice means that the tenant shall notify the Landlord in person or by certified mail within five calendar days of receipt of the cancellation notice from the insurance company, by the tenant at the following address:

Legacy Clocktower LLC  
436 N Main, Wasilla, AK 99654

#### 7.03 MEDICAL PAYMENTS

Participant Legal Liability (if any sports activities are conducted)

The insurance required in 7.02 including subsection (a.), shall be written for not less than the limits listed in (c). below or those limits required by law, whichever limit is higher. Insurance, whether written on an occurrence, or a claims-made basis, shall be maintained without interruption from the date of commencement of the occupancy to the date of final use, or termination of any insurance required to be maintained after final use.

#### 7.04 MUTUAL WAIVER OF SUBROGATION

Legacy Clocktower LLC will rely solely on its own resources for the cost of repair or replacement of the property at the leased premises and the tenant will rely solely on its own resources for the cost of repair or replacement of the tenant's owned or controlled property at the leased premises. Both the Landlord and the Tenant will waive subrogation rights (the right of recovery) against each other for those costs, whether recoverable from an insurer or not.

### ARTICLE VIII CASUALTIES, DESTRUCTION

#### 8.01 RESTORATION ABATEMENT

If all or any part of the Space Leased or the building in which Space Leased is damaged or destroyed by fire or other casualty insured under the standard fire insurance policy or other casualty insured under the standard fire insurance policy with an extended coverage endorsement applicable to such property, the Landlord, unless it otherwise elects as herein provided, shall repair the same with reasonable dispatch out of the insurance proceeds received by it from the insurer. If the Space Leased or any part thereof is damaged by fire or other casualties to such an extent as to be rendered untenable in whole or in part, then the rent shall be abated to an extent corresponding with the part untenable, and for a period corresponding with the period during such untenability exists. If, however, Tenant fails to adjust its own insurance claim within a reasonable time, and as a result thereof the repairs and restoration is delayed, there shall be no abatement of rent during the period of such resulting delay, or if the fire or damage to said Space Leased was caused by carelessness or negligence or improper conduct of Tenant, then notwithstanding such damage or destruction, Tenant shall be liable for the rent during the unexpired period of the demised term, without abatement. If the Landlord elects to restore the Space Leased as provided in this paragraph, Landlord shall not be required to restore alterations made by Tenant, Tenant's improvements, Tenant's trade fixtures, equipment and Tenant's personal property, including without limitation any panels, decoration, office fixtures, railing, ceiling, floor covering, partitions and the like, such excluded items being the sole responsibility of Tenant to restore. Landlord shall not be responsible for lost profits during the restoration period.

#### 8.02 TERMINATION OF LEASE UPON DAMAGE OF CASUALTY

If the Landlord, in its sole discretion, shall decide within ninety (90) days after the occurrence of any fire or other casualty, even though the Space Leased may not have been affected by such fire or other casualty, to demolish, rebuild or otherwise replace or alter the building containing the Leased Premises, then upon written notice given by Landlord to Tenant, this lease shall terminate on a date as specified in such notice, but no sooner than twenty (20) days from the date of such notice, as if that date had been originally fixed as the expiration date of the term herein leased. However, if the building of Leased Space is found to be in danger the structure may be demolished immediately without notice at the Landlord's convenience.

In the event of damage to or destruction of the Space Leased, unless the Landlord shall have repaired such damage within ninety (90) days, or has commenced repairing within ninety (90) days and is proceeding with diligence and continuity, Tenant may with written notice terminate this lease on the date specified in such notice, as if the date had been originally fixed as the expiration date of the term herein leased, provided such early termination date be no later than one hundred fifty (150) days after the event of damage or destruction contemplated herein.



#### 9.01 GENERAL

If the whole or part of the Space Leased shall be taken for any public or quasi-public use, under any statute, or by right of eminent domain, or private purchase or sale thereof by a public body vested with the power of eminent domain, then, when possession shall be taken thereunder of the Space Leased, or any part thereof, the following provisions described (9.02 - 9.05) shall be operative.

#### 9.02 TAKING OF ALL OF SPACE LEASED

If all of the Space Leased is taken, the term herein leased, and all right of the Tenant hereunder shall immediately cease and terminate and the rent shall be adjusted as of the time of such termination so that Tenant shall have paid rent up to the time of taking only.

#### 9.03 TAKING OF SUBSTANTIAL PART OF SPACE LEASED

If the taking reduces the area of the Space Leased by at least fifty percent (50%) and materially affects the use being made by the Tenant of the Space Leased, Tenant shall have the right by written notice to Landlord effected not later than thirty (30) days after possession shall be taken, to elect to terminate this Lease. And if the taking reduces the area of the Space Leased by fifty percent (50%), Landlord shall have the right by written notice to Tenant effected not later than thirty (30) days after possession shall be taken to elect to terminate this Lease.

If the election to terminate be made by either the Tenant or Landlord, the provisions for the taking of the whole shall govern, or if the election not be made - the Lease shall continue, the Landlord shall be entitled to the full condemnation proceeds and the rent shall be reduced in the same proportion that the floor area of the Space Leased taken bears to the 'original' floor area leased and Landlord may, upon receipt of the award in condemnation, make all necessary repairs or alterations to the building in which the Space Leased is located so as to constitute the portion of the building not taken a complete architectural unit, but such work shall not exceed the scope of the work to be done by Landlord in originally constructing said building, nor shall Landlord in any event be required to spend for such work an amount in excess of the amount received by Landlord as damages for the part of the award in condemnation which is free and clear to Landlord of any collection from any mortgagees for the value of the diminished property or any reduction because of age devaluation, deductible withholding or any other diminution.

#### 9.04 TAKING OF INSUBSTANTIAL PART OF THE PREMISES

If the taking reduces the ground area of Space Leased by less than fifty percent (50%), the provisions of section 9.03 above; where election not made, shall govern.

#### 9.05 AWARD

Tenant shall not be entitled to and expressly waives all claim to any condemnation award for any taking, whether whole or partial, except tenant shall have the right to claim from the condemner, but not from Landlord, such compensation as may be recoverable by Tenant in its own right for damage to Tenant's fixtures and improvements installed by Tenant at its expense.

### ARTICLE X CONSTRUCTION

#### 10.01 CONSTRUCTION OF SPACE LEASED

If Landlord upon the request of the Tenant installs or constructs any items or equipment for Tenant, such items or equipment shall be paid for by Tenant fifteen (15) days prior to installation or construction. If the actual installation or construction exceeds the bid or estimated cost the Tenant will have fifteen (15) days after the copy of the receipt or bill is presented to pay the Landlord the difference.

#### 10.02 TENANT'S INSTALLATIONS

Tenant shall fully equip the Space Leased with all trade equipment, lighting fixtures other than those provided by Landlord, furniture, operating equipment, fixtures and any other equipment necessary for the proper operation of Tenant's business. All fixtures installed by Tenant shall be new or completely reconditioned. Tenant shall not do any construction work or install any equipment without first giving Landlord the written plans and specifications for such work thirty days prior to the date of construction. If the nature of the work does not require plans or specifications the Tenant shall describe the construction or modification in writing thirty (30) days prior to construction. Landlord reserves the right before approving any such work to require Tenant to furnish to Landlord a performance and payment bond issued by a surety company approved by the Landlord.

### ARTICLE XI DEFAULT AND REMEDIES

#### 11.01 DEFAULT OF TENANT

Each of the following, but not limited thereto, shall be deemed a default by Tenant and a breach of this Lease:

A default in the payment of the rent herein reserved, or any part thereof, for a period of ten (10) days. A default in the performance of any other covenants - or conditions on the part of Tenant to be performed, for a period of twenty (20) days after the service of notice thereof by Landlord.

The filing of a petition, by or against Tenant, for adjudication as a bankrupt under the Bankruptcy Act of 1898, as now or hereafter amended or supplemented, or for reorganization within the meaning of Chapter V of said Bankruptcy Act, or for arrangement within the meaning of Chapter IX of said Bankruptcy Act, or for liquidation within the meaning of Chapter X of said Bankruptcy Act, or for any other reason.



The dissolution, or the commencement of any action or proceeding for the dissolution or for liquidation, of Tenant, whether instituted by or against Tenant, or for the appointment of a receiver or trustee of the property of the Tenant.

The taking of possession of the property of Tenant by any governmental officer or agency pursuant to statutory authority for the dissolution or liquidation of the Tenant.

The making by Tenant of a general assignment for the benefit of creditors.

The vacation or abandonment of the Space Leased by Tenant.

#### 11.02 REMEDIES OF LANDLORD

In the event of any default of Tenant as above provided, the Landlord shall have the following rights or remedies, in addition to any rights or remedies that may be given to Landlord by code, regulation statute, law or otherwise.

#### 11.03 RE-ENTRY OF SPACE LEASED - NO TERMINATION OF LEASE

If Tenant abandons the Space Leased or Landlord otherwise becomes entitled so to elect, and Landlord elects, without terminating this Lease, to endeavor to re-let the Space Leased, Landlord may, at Landlord's option enter into the Space Leased, remove Tenant's signs and other evidence of tenancy, and take and hold possession thereof as provided in paragraph (a) of this section, without such entry and possession terminating this Lease, Landlord may re-let the Space Leased, and redecorate the same to the extent deemed by Landlord necessary or desirable, and Tenant shall, upon demand, pay the cost thereof, together with landlord's expenses of reletting including, without limitation, staff costs, broker's commissions and advertising expenses. If the consideration collected by landlord upon any such reletting for Tenant's account is not sufficient to pay monthly the full cost of repairs, alterations, additions, redecorating and Landlord's expenses for reletting, Tenant shall pay to Landlord the amount of each monthly deficiency upon demand for the residual of the term of this Lease. Or at Landlord's election, as liquidated damages, Landlord may demand in lump sum, payment of advance rental equal to six (6) months rental otherwise payable.

#### 11.04 REMOVAL OF PROPERTY

Any and all property which may be removed from the Space Leased by Landlord pursuant to the authority of this Lease or of law, to which Tenant is or may be entitled, may be handled, removed or stored by Landlord at the risk, costs and expense of Tenant, and Landlord shall in no event be responsible for the value, preservation or safekeeping thereof. Tenant shall pay to landlord, upon demand and, any and all expenses incurred in such removal and all storage charges against such property so long as the same shall be in Landlord's control. Any such property of Tenant not removed from the Space Leased, however terminated, shall be conclusively deemed to, have been forever abandoned by Tenant and either may be retained by landlord as its property or may be disposed of in such manner as Landlord sees fit.

#### 11.05 REPAYMENT OF LANDLORD'S PAYMENT OF TENANT'S OBLIGATIONS

Tenant agrees that if it shall at any time fail to make any payments or perform any other act on its party to be made or performed under this Lease, Landlord may, but shall not be obligated to, and after reasonable notice or demand and without waiving, or releasing Tenant from, any obligation under this Lease, make such payment or perform such other act to the extent Landlord may deem desirable, and in connection therewith to pay expense and employ counsel, Tenant agrees to pay any and all attorney's fees if legal action is required to enforce performance of by Tenant of any condition, obligation or requirement hereunder. All sums so paid by Landlord and all expenses in connection therewith, together with interest thereon at the maximum legal rate per year from the date of payment to the date of repayment, shall be deemed additional rent hereunder and payable at the time of any installment of rent thereafter coming due and Landlord shall have the same rights and remedies for the non-payment thereof, or of any other additional rent, in the case of default in the payment of rent.

### ARTICLE XII GENERAL PROVISIONS

#### 12.01 WAIVER OF BREACH

No failure by either Landlord or Tenant to insist upon the strict performance by the other of any covenant, agreement, term or condition of this Lease, or to exercise any right of remedies consequent upon a breach thereof, shall constitute a waiver of any such breach of such covenant, agreement, term or condition. No waiver of any breach shall affect or alter this Lease, but each and every covenant, condition, agreement and term of this Lease shall continue in full force and effect with respect to any other than existing or subsequent breach.

#### 12.02 SUBORDINATION CLAUSE

Tenant accepts this Lease subject and subordinate to all the underlying leases, leasehold mortgages, deed of trust, or other mortgages now or hereafter a lien upon or affecting the land and building of which the Space Leased is a part. The Tenant shall, at any time hereafter, on demand, execute any instruments, releases, or other documents that may be required:

By any beneficiary, mortgage, or mortgagor, for the purpose of subjecting and subordinating this Lease to the lien of any such deed of trust, mortgage, or mortgages, or underlying lease; or

Alternatively, if any such beneficiary, mortgagee or mortgagor elects to have this Lease made a prior lien to its mortgage or deed of trust. The failure of Tenant to execute any such instruments, releases or documents

of other documents , and in such event Tenant hereby confirms and ratifies any such instruments so executed by virtue of this power of attorney.

#### 12.03 ENTIRE AGREEMENT - CHANGES, WAIVERS

This agreement supersedes all or any other prior agreements and understandings between the parties or any prior Landlord and may not be changed or terminated orally, and no change, termination or attempted waiver of any of the provisions hereof shall be binding unless in writing and signed by the parties against whom the same is sought.

#### 12.04 NOTICES

Any notice or demand which under the terms of this Lease or any statute must be given or made by the parties hereto, shall be in writing and given or made by mailing the same by registered or certified mail, addressed to the other party as follows:

LANDLORD: Legacy Clock Tower LLC  
436 N Main  
Wasilla, AK 99654

TENANT: Mae Hayes,  
Meta and Rose Restaurant Inc  
189 E. Nelson Avenue #205  
Wasilla, AK. 99654  
Phone: 907-982-1449

#### 12.05 ESTOPPEL CERTIFICATES

Tenant shall, at any time and from time to time upon not less than fifteen (15) days prior request by Landlord execute, acknowledge and deliver to landlord a statement in writing certifying that this Lease is unmodified (or in full force and effect as modified and stating the modifications) and the dates to which the rent(s) and any other charges have been paid in advance, it being intended that any such statement delivered pursuant to this section may be relied upon by any prospective purchaser or encumbrance (including assignees) of the Space Leased.

#### 12.06 EXCUSE FOR NON-PERFORMANCE

Either party hereto shall be excused from performing any or all of its obligations hereunder with respect to any repair and construction work required under the terms of this Lease for such times as the performance of any such obligation is prevented or delayed by an act of God, floods, explosion, the elements, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure labor, equipment facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, action by labor unions , or laws or order of governmental agencies, or any other cause whether similar or dissimilar to the foregoing which is not within the reasonable control of such party.

#### 12.07 BINDING EFFECT

This Lease, subject to the provisions of Section 6.01, shall be binding upon and inure to the benefit of the parties hereto their legal representatives, successors, and assigns.

#### 12.08 RIGHTS RESERVED TO LANDLORD

Landlord reserves the following rights: Building Name - to name the building and the property and to change the name or street address of the building and the property.

Pass Keys/Master Keys - to constantly have pass keys to the Space Leased.

Show premises: On reasonable prior notice to Tenant, to exhibit the Space Leased to prospective tenants during the last six (6) months of the term of this Lease, and upon one (1) day advance notice to any prospective purchaser, mortgagee, or assignee of any mortgage on the property and to others having a legitimate interest at any time during the term of this Lease.

Emergency Repairs - At any time in the event of any emergency and otherwise at reasonable times, to take any and all measures, including inspections, repairs, alterations, additions or improvements to the Space Leased or to the building, as may be necessary or desirable for the safety, protection or preservation of the Space Leased or the building or Landlord's interest, or as may be necessary or desirable in the operation or improvement of the building or in order to comply with all laws, orders and requirements of governmental or other authority.

To Inspect and Seize Equipment - At any time, with just cause, Landlord may seize, remove or disable any and all equipment contained on the Meta & Rose Inventory List 3-12-22 for repair or to protect the property, equipment or asset.

Rules and Regulations - Landlord may from time to time issue in writing rules and regulations deemed by Landlord to be for the benefit of Landlord, Tenant, and other Tenants, which shall become a part of the Lease.



If Landlord sells or transfers the building or the property, on consummation of the sale or transfer, Landlord shall be released from any liability thereafter accruing under this Lease. If the security deposit or prepaid rent has been paid by Tenant, Landlord can transfer the security deposit or prepaid rent to Landlord's successor and on such transfer Landlord shall be discharged from any further liability in reference to the security deposit or prepaid rent.

#### 12.10 LIEN AND SECURITY INTEREST

Landlord shall have a lien on, and Tenant hereby grants Landlord a security interest in all goods, supplies, inventory, merchandise, equipment, fixtures and all other personal property, which are or may be put on the Space Leased, to secure the payment of the rent and additional rent reserved under this Lease. If Tenant shall default in the payment of such rent, Landlord may at its option, without notice or demand, take possession of and sell such property in accordance with the Uniform Commercial Code of Alaska. Landlord shall apply the proceeds of the sale as follows:

To the expenses of sale, including all costs, fees and expenses of Landlord and Landlord's reasonable attorney's fees in connection with such sale; To the payment of such rent; and the surplus, if any, to Tenant.

### ARTICLE XIII MISCELLANEOUS PROVISIONS

#### 13.01 CONSENT IN WRITING ONLY

Whenever consent, permission or approval of the Landlord is required, such must be in writing and signed by Landlord to be valid and must be given in advance.

#### 13.02 LEASE VIOLATIONS

Tenants are subject to the following fee schedule for violations of terms listed in this lease.

1<sup>st</sup> Infraction: \$50.00

2<sup>nd</sup> Infraction: \$75.00

3<sup>rd</sup> Infraction: \$100.00 thereafter

#### 13.03 CORPORATION RESOLUTION

If Tenant is a corporation, Tenant shall deliver to Landlord upon execution of this Lease a certified copy of the resolution of its board of directors authorizing the execution of this Lease and naming the officers that are authorized to execute this lease on behalf of the corporation. If Tenant is a corporation, individuals of the corporation shall sign this Lease individually responsible for compliance with its terms and provisions and all payment in connection therewith.

#### 13.04 ALL AGREEMENTS - AMENDMENTS

This Lease contains all the agreements of the parties and cannot be amended or modified except by a written agreement signed by the parties hereto.

#### 13.05 LANDLORD'S COPY TO CONTROL

In the event of a variation or discrepancy, Landlord's original copy of this Lease shall control.

#### 13.06 EXECUTION OF ALL PARTIES

It is understood and agreed that this Lease shall not be binding until and unless all parties have signed it.

#### 13.07 MONEY RECEIVED AFTER TERM EXPIRES

No receipt of money by Landlord from Tenant after the termination of this Lease or after the service of any notice or after the commencement of any suit, or after final judgment for possession of the Space Leased shall reinstate, continue or extend the term of this Lease or affect any such notice, demand or suit or imply consent for any action for which Landlord's consent is required.












#### 13.08 NEGOTIATED AND MUTUALLY DRAFTED LEASE
















The Tenant agrees that the lease was mutually created and negotiated by himself and Legacy Clock Tower LLC. Therefore, if there is a question of interpretation of the drafted language herein, the interpretation should not be construed against either author.

 Landlord Signature	 Landlord Printed Name	 Date
 Mae Hayes Tenant Signature	 Tenant Printed Name	 Date
Signature	Tenant Printed Name	Date

Attachment A

META & ROSE INVENTORY LIST 3/12/22

Description	Serial #	Picture #
All attached and installed improvements to space including; flooring, wall coverings, plumbing fixtures, railings, electrical fixtures, electrical wiring and receptacles, doors, walls, drop ceilings, fixed countertops/work stations, ect.		
Hostess station		
Hostess station sign		
Wine pouring station (Piano)		
Wine bar (Black Walnut top w/ black base)		
Tall bar stools		
2 person booths with upholstery, tables, and wall hanging frames		
4 person custom tables. Black bases with Corian tops		
2 person custom tables. Black bases with Corian tops		
Restaurant chairs. Black.		
Surveillance system. 2 monitors. 10 cameras		
Restaurant high chairs		
Commercial cleaning tools. 1 mop bucket, 4 mops, 3 brooms, 3 dust pans, vacuum.		
Audio system. 1 amplifier unit, 18 speakers		
2 door glass reach in cooler Everest brand	EMSGR48	
2 door stainless reach in cooler Delfield brand	1211152000591	
Stainless under counter freezer	MGF8405GRAUS	
Stainless 2 door undercounter cooler True brand	1-2379413	
Under counter mini fridges (Stainless)		
Commercial grade ice maker (Hoshizaki)	N19188G	
2 group Rancilio espresso machine		
Baratza grinder		
Brevetto grinder		

Whirlpool chest freezer		
Crosley upright freezer	WB83655616	
Insignia under counter 115 can wine cooler		
Syphon brew		
French press		
Pour over		
Flight boards		
Beverage-Air 4 head kegerator	10405359	
Wire shelving. Including; standards, brackets, accessory baskets		
4 door stainless sandwich prep station	W000071458	
Cake brand point of sale systems including card scanners and printers	TC14230162	
Cake brand handheld		
3 compartment stainless commercial sink		
30" stainless prep table		
Hatco food warmer heat element type		
Black Diamond planetary mixer	2106020	
Cayenne double steam table, countertop model		
Robot Coupe food processor		
Ava Mix food processor		
2 door stainless prep station True brand	1-2379413	
Supera double fryer	21020195v	
Radiance 15" charbroiler		
15" stainless equipment stand		

60" single sink dish sink

Insinkerator H100 instant hot water dispenser

Ava Mix immersion blender large

Hand held immersion blenders

Commercial mini waffle maker

Commercial 10" meat slicer

10' x 12' walk in cooler with condenser and compressor

30" commercial double oven Wolf brand

Metro stand up proofer

Commercial grade water softener system with six cartridge filter rack

Commercial grade juicer

40" Mixrice single stainless sink with side table and legs

Small drop safe

High top table

All small ware. Including; cutlery, china, kitchen utensils, mugs, cups, glasses, serving dishes, salt/pepper grinders, small vessels, pitchers, pots, pans, frying pans, stock pots, Cambro, lids, timers, mixing utensils, knives, saute pans, frying pans, mixing bowls, dishes, carafes, flutes, cutting boards, spatulas, trays, thermometers, clocks, trash cans, soap dispensers, paper towel dispensers, ect.



## AMENDMENT

*Right of First Refusal to Purchase.* TENANT shall have the right of first refusal to purchase the demised premises as hereinafter set forth. If at any time during the term as extended, LANDLORD shall receive a bona fide offer from a third person for the purchase of the demised premises, which offer LANDLORD shall desire to accept, LANDLORD shall promptly deliver to TENANT a copy of such offer, and TENANT may, within fifteen (15) days thereafter, elect to purchase the demised premises on the same terms as those set forth in such offer, excepting that TENANT shall be credited against the purchase price to be paid by TENANT, with a sum equal to the amount of any brokerage commissions, if any, which LANDLORD shall save by a sale to TENANT. If LANDLORD shall receive an offer for the purchase of the demised premises, which is not consummated by delivering a deed to the offerer, the TENANT'S right of first refusal to purchase shall remain applicable to subsequent offers. If LANDLORD shall sell the demised premises after a failure of TENANT to exercise its right of first refusal, such shall be subject to the Lease and shall continue to be applicable to subsequent sales of the demised premises. Notwithstanding the foregoing, TENANT'S right of first refusal shall not apply or extend to any sales or transfers between LANDLORD and any affiliates in which the principals of the LANDLORD are the majority shareholders to any family trusts or to the heirs of the principals of LANDLORD. LANDLORD shall be entitled to net the same amount under any right of first refusal exercise.

Therese Payne  
Landlord signature

12 Sept '23  
Date

Mac Hayes  
Tenant signature

9/14/23  
Date



## COMMERCIAL LEASE

This Commercial Lease ("Agreement") between Legacy Clock Tower LLC, a corporation organized under the laws of the State of Alaska, having its Principal place of business at 436 North Main Wasilla, State of Alaska, herein referred to as "Landlord," and Mae Hayes and Meta and Rose Restaurant Inc herein referred to as "Tenant."

### ARTICLE I LEASE TERM

The term of this lease shall commence on 11 Sept 2023 and terminate on July 31, 2032 unless sooner terminated by a breach of the terms and conditions of this lease by the Tenant, by the Landlord, or by mutual agreement of the parties. The Landlord hereby leases to Tenant and Tenant hereby rents from Landlord for the Term hereinafter provided, Suite 42 (Premises) of the mixed-use commercial building located at 290 N. Yenlo St. (Property, also known as "Clock Tower" or Building), Wasilla, Alaska.

#### 1. COMMENCEMENT OF TERMS

In the event the application of the foregoing commencement provision results in a commencement date other than on the first day of the calendar month, the rent shall be prorated on the basis of a thirty-day month and the term of the lease shall commence on the first day of the calendar month next succeeding.

#### 1.02 USE OF ADDITIONAL AREAS

The use and occupancy by the Tenant of the leased Premises shall include the use in common with others entitled thereto of the common area, employees' parking area, service road, loading facilities, sidewalk and customer car parking areas, shown and designated from time to time by the Landlord, subject, however, to the terms and conditions of this agreement and to reasonable rules and regulations for the use thereof as prescribed from time to time.

#### 1.03 SURRENDER OF POSSESSION

**On the last day of the term, or on the sooner termination thereof, Tenant shall peaceably and quietly leave and surrender to Landlord the Space Leased. The Tenant shall ensure the Leased Space is in good order and repair, all alterations, additions and improvements which may have been made to or upon the Premises prior to the surrender of the Space Leased.** If the last day of the term of this Lease falls on Sunday, this Lease shall expire on the business day immediately preceding it. Tenant, on or before said date, shall remove all property from the Space Leased, and all property not so removed shall be deemed abandoned by the Tenant. If said Space Leased be not surrendered at the end of the term, Tenant shall indemnify Landlord against loss or liability resulting from the delay by Tenant in so surrendering the Space Leased, including without limitations any claims made by any succeeding Tenant founded on such delay.

#### 1.04 POSSESSION PRIOR TO TERM OF LEASE

If permission is given by the Landlord to the Tenant to enter into possession of the Space Leased, or to occupy Premises other than the Space Leased, prior to the date herein fixed for the commencement of the lease term, such occupancy by the Tenant shall be deemed under all the terms, covenants and conditions of this Lease; except as to the covenant to pay rent which shall be separately identified by Landlord and Tenant in writing. Prior to possession, Tenant must give evidence to Landlord of certificates of insurance as set forth in Article VII and pay the required security deposit.

### ARTICLE II SPACE LEASED

#### 2.01 CONDITION OF PREMISES

Tenant has leased Suite 42 after an examination of the same, and except as herein expressly provided, (necessarily including construction, if any, to be undertaken or completed by Lessor as contemplated in Section 10.01) accepts such space without further representation on the part of the Landlord.

#### 2.02 CONTROL OF COMMON AREAS BY LANDLORD

The Landlord shall maintain parking areas on a portion of the premises on which the shopping center complex is erected. Said parking areas shall be for the joint use of the Tenants in the shopping center complex and for the use of the Tenant's customers, visitors and invitees. The Landlord shall designate an area for the parking of employees' vehicles which may be designated off the premises of the Clock Tower. **Tenant/Employee parking is in the free city lot across the street.** If a vehicle is parked in the loading zone that is not actively loading, it will be towed. The employee parking area is subject to change at the sole discretion of the Landlord.

Trucks will be expeditiously unloaded and not permitted to park except for such periods of time as shall be reasonably necessary for loading and unloading or be subject to towing and incurred fees. Tenant shall move all unloaded freight into the Space Leased immediately.

Landlord may allow use of the common area for promotional or special events. Requests shall be made ten (10) days in advance. All decorations must be removed in a timely manner after the holiday. Landlord

Landlord will operate and maintain the common facilities referred to above in such manner as Landlord, in its sole discretion, shall determine from time to time. Without limiting the scope of such discretion, the Landlord shall have the full right and authority to employ all personnel and to make all rules and regulations pertaining to common areas and vicinities. All common areas and facilities which Tenant may be permitted to use and occupy are to be used and occupied under a revocable license, which license shall not be revoked so long as this Lease remains in effect. The Landlord shall at all times maintain the common areas and facilities referred to herein in good order and repair.

### 2.03 QUIET ENJOYMENT

Tenant, upon paying the rents and performing all of the terms and covenants, shall peaceably and quietly enjoy the Space Leased subject to the terms of this Lease. Likewise, Tenant shall be responsible for ensuring that Tenant's clients, visitors, and invitees do not disrupt the quiet enjoyment of the Property by other tenants.

### 2.04 LANDLORD'S RIGHT OF ENTRY

Tenant, at any time during the term of this Lease, shall permit inspection of the Space Leased during reasonable hours by the Landlord or Landlord's agents or representative, and an emergency key shall be provided to the Landlord or his designee for entrance into the Space Leased. Landlord reserves the right to enter the Premises at reasonable times after notice to inspect, perform required maintenance and repairs, or to make additions, alterations, or modifications to any part of the Building or Premises and Tenant shall permit Landlord to do so. Landlord may erect scaffolding, fences, and similar structures, post relevant alterations or additions repairs, all without incurring liability to Tenant for disturbance of quiet enjoyment of the Premises or Building, or loss of occupation thereof, provided Landlord is not negligent and uses best efforts not to interfere with Tenant's business.

## ARTICLE III RENT

### 3.01 COVENANT TO PAY RENT

Tenant covenants to and shall pay rent to Landlord at:

MAILING      Legacy Clocktower LLC  
AND          436 N. Main  
PHYSICAL      Wasilla, AK 99654

Start date	End date	Rate	Monthly rent	Total (inc tax)
11 Sept 2023	31 July 2032	\$2.50	\$1365	\$1365

Or at such other place as Landlord may designate, in advance, **on the first day of each calendar month during the term hereof, fixed monthly rental of \$1365** commencing on 11 Sept 2023 or the remainder of the lease period. Minimum monthly rent for the first month or portion of it shall be paid on the day the term commences. Minimum monthly rent for any partial month shall be prorated at the rate of one-thirtieth (1/30th) of the monthly rent per day. Rent not paid within five (5) days of the first of each month shall be subject to a \$50.00 fee per occurrence and bear interest from the date due until paid at the current maximum legal rate of interest stated in Alaska Statute 45.45.010 Legal Rate of Interest, Prepayment of Interest. Simultaneously with the execution of this Lease, Tenant will pay to the Landlord the first month's rent of \$1365. Last Month's rent of \$1365 will also be paid to Landlord. Should the lease expire and the tenant continue to occupy the Premises, the aforementioned rent rate will increase by 3% each year on the anniversary of occupancy.

### 3.02 SECURITY DEPOSIT

A security for payment of rent provided herein, and as security for the faithful performance of all other terms, conditions, and covenants set forth herein to be performed by Tenant, the Tenant has deposited with the Landlord the sum of \$0. The security deposit shall be held by Landlord without liability for interest. The security deposit is not an advance payment of rent or a measure of Tenant's liability for damages. Landlord may, from time to time, without prejudice to any other remedy, use all or a portion of the security deposit, Tenant shall, on demand, restore the security deposit to its original amount. Landlord shall return any unapplied portion of the security deposit to Tenant within forty-five (45) days after the later to occur of: (1) the date Tenant surrenders possession of the Building and Premises to Landlord in accordance with this Lease; or (2) the date this Lease expires.

## ARTICLE IV USE OF PREMISES

### 4.01 USE OF PREMISES

**Tenant shall use the Space Leased solely for the purpose of restaurant, speakeasy and conference room** and shall not use, permit, or suffer the use of the Space Leased for any other business, use, or purpose.



afford access to the Space Leased, but confers no rights either with regard to the subsurface of the land below the floor level of the building or with regard to air space above the ceiling of the building.

Nothing herein contained shall be construed as a grant or rental by Landlord to Tenant of the Clock Tower itself, roof and exterior walls of the building of which the Space Leased forms a part or any of the walks and other common areas beyond the Space Leased including but not limited to the vehicular parking are adjoining such Building.

#### 4.02 RULES AND REGULATIONS OF BUILDING

As a condition to the use of the Premises, Tenant shall comply with all reasonable rules and regulations promulgated by Landlord from time to time for any and all tenants in the building. Landlord shall not be responsible for the non-observance by any other Tenant of said rules and regulations. The Clock Tower is a non-smoking and pet-free complex in its entirety. A violation of the no smoking/no pet policy may result in the forfeiture of the security deposit and eviction at the sole discretion of the Landlord. Pet does not include service animals as provided for by state and federal law.

#### 4.03 BUSINESS DAY

**Tenant business hours must reflect The Clock Tower business hours of 10 a.m to 6 p.m.. Monday – Saturday,** and no earlier than 6 a.m. each morning and may remain open no later than 10 p.m. at night, unless upon express written permission of Landlord. Written permission for section 4.03, would include electronic communication. Tenant agrees that common areas will not be used before or after business hours without permission of the Landlord. The Clock Tower is not open on Sundays but individual businesses may opt to be open Sundays. Common area janitorial services are not provided on Sunday.

#### 4.04 RESTRICTION AGAINST UNPERMITTED ACTIVITIES

**Tenant shall not exhibit, sell or offer for sale on the Space Leased or in the building any article or thing except those items essentially connected with the stated use of the Space Leased set forth above by the Tenant without the advance written consent of the Landlord.** Tenant will not make or allow to be made any use of the Space Leased of any part thereof which would violate any of the covenants, agreements, terms, provisions and conditions of this Lease or which directly or indirectly is forbidden by any federal, state or local law, ordinance (including the downtown overlay district regulations), statute or regulation or which may be dangerous to life, limb, or property, or which may invalidate or increase the premium cost of any policy of insurance carried on the building or covering its operation, or which will suffer or permit the Space Leased or any part thereof to be used in any manner or anything to be brought into or kept therein which, in the judgment of Landlord, shall in any way impair the character, reputation or appearance of the building as a first class retail building, or which will impair or interfere with or tend to impair or interfere with any of the services performed by Landlord for the property.

#### 4.05 SIGNAGE

**Tenant shall not display, inscribe, print, paint, maintain or affix on any place in or about the building any sign, notice, legend, direction, figure, writing or advertisement device without the express written approval of Landlord. A sign for the exterior of the suite, the exterior of the building and the monument sign must be purchased, at the cost of the Tenant, from the approved designs and preferred sign contractor.**

The listing of any name other than that of Tenant, whether on the doors of the Space Leased or otherwise, shall not operate to vest any right or interest in this Lease or in the Space Leased or be deemed to be the written consent of Landlord relating to assignment and subletting, being expressly understood that any such listing is a privilege extended by Landlord revocable at will, at any time, by written notice to Tenant.

#### 4.06 ADVERTISING

Tenant may not use the name of the building and may not use pictures or likeness of the building in any circulars, notices, advertisement or correspondence without Landlord's written consent; written consent for section 4.06 includes electronic writings. Landlord reserves the right and privilege to require any Tenant using the building name or image in a manner deemed inappropriate, to rescind and desist further advertising of that nature. Landlord will not be responsible for costs associated with the request.

#### 4.07 SECURITY

**No additional locks or similar devices shall be attached to any door or window without Landlord's consent. No keys for any door other than those provided by Landlord shall be made.** All keys must be returned to Landlord at the expiration or termination of this Lease. If a key is stolen, lost or there comes a need to re-key a lock due to accident or the negligence of the Tenant the Tenant will be responsible for all reasonable costs associated with re-keying said lock. Reasonable cost may include the re-keying of all locks throughout the building if a master key has been stolen, lost or mislaid.

#### 4.08 EXTRAORDINARY USE

All persons entering or leaving the building after hours on Monday through Saturday, or at any time on Sundays, and holidays, may be required to do so under such regulations as Landlord may establish. Landlord may exclude or expel any peddler at any time.

#### 4.09 FLOOR LOAD LIMIT

Tenant shall not overload any floor. Landlord may direct the time and manner of delivery, handling and removal, and the location of safes and other heavy articles.



The sidewalks, halls, passages, exits, entrances and stairways shall not be obstructed by Tenant or used for any purpose other than for ingress to the egress from the Space Leased. Landlord shall in all cases retain the right to control and prevent access thereto by all persons whose presence, in the sole judgment of the Landlord, shall be prejudicial to the safety, character, reputation and interests of the Building and its Tenants, provided that nothing herein contained shall be construed to prevent such access to persons whom Tenant normally deals with in the ordinary course of Tenant's business, unless such persons are engaged in illegal activities or activities that in any way impair the character, reputation or appearance of the building, or which will impair or interfere with or tend to impair or interfere with any of the services performed by Landlord for the Property. No Tenant, employee of Tenant and no employer-invitee of Tenant shall go up on the roof of the Building or into the actual clock tower.

#### 4.11 WINDOW DISPLAYS

Landlord reserves the right to approve the use of window displays, writing, signs, lettering, etc., which may affect the character, reputation or visual impact of the building. High visibility windows shall permit only professional grade signage. Prior approval of the window display is not required but Landlord reserves the right and privilege to request removal of any displays not considered appropriate in meeting the objective as just stated.

#### 4.12 SECURITY PREMISES

At the close of business each day, tenant shall see that the doors and windows within the Premises, if openable, are closed and securely locked before leaving the Building and must observe strict care and caution that all water faucets or water apparatuses within the Premises are entirely shut off before Tenant or Tenant's employees leave the building, and that all electricity and gas switches within the premises shall be carefully shut off so as to prevent waste or damage. Tenant agrees to hold the Landlord harmless for any accidents, damages, injuries or claims for failure to secure the premises.

### ARTICLE V

#### MAINTENANCE, REPAIR, ALTERATIONS

##### 5.01 LANDLORD REPAIRS & MAINTENANCE

Landlord agrees to keep the basic building structure, including the roof, roof supports, foundation, structural supports, exterior and support walls, structural portion of the floors, chimneys, skylights, gutters and downspouts, in good repair during the Lease term and at Landlord's sole cost.

Landlord shall be responsible for maintaining and repairing the structural integrity of the Building, plumbing and electrical and roof.

Tenant shall be responsible for all interior maintenance and repair of the Premises, including maintenance and repair of the storefront glass and doors, bulb replacement and other. All doors and windows to be in good operating condition upon Tenant's occupancy of the Premises.

##### 5.02 TENANT MAINTENANCE AND COMMON AREA MAINTENANCE

Tenant shall ensure that the Premises is maintained in good order and repair the Premises. Tenant shall have no obligation either during the term of the Lease or upon surrendering possession at the end of the term to perform maintenance or repairs for damage caused by the elements, acts of public enemies, fire, riot, earthquake or other causes beyond the control of Tenant.

Tenant agrees to pay all charges for telephone, internet, and other separately metered utility services used by the Tenant on the leased premises. Utility services not separately metered and shared by all tenants of the The Clock Tower are paid by the Landlord.

##### 5.03 COMMON AREA MAINTENANCE OUTSIDE AND INSIDE

Landlord covenants to maintain the Common Area in good order, repair and condition in compliance with the provisions of this Lease and in compliance with all laws, rules and regulations, orders and ordinances of governmental agencies having jurisdiction thereof. Such maintenance and repair obligations shall include without limitation the following and other future expenses that may arise in maintaining the Common Areas of The Clock Tower:

- a. Maintaining and repairing the paved surfaces in a level, smooth and evenly covered condition.
- b. Removing all papers, debris, filth and refuse, and washing or thoroughly sweeping the Common Area to the extent reasonably necessary to keep the Common Area in a neat, clean and orderly condition, and free of snow and ice; (snow plowing and ice removal will be consistent with competitive standards in similar shopping centers in the Wasilla area); the costs of sweeping the parking lot and sidewalks;
- c. Maintaining any necessary appropriate parking signs, markers and lines;
- d. Maintaining all landscaped areas;
- e. Keeping the Common Area adequately lighted during any hours the Leased Premises are open for business;
- f. Providing security audio and/or video monitoring;
- g. The costs of purchasing, installing, removing and replacing Christmas decorations;
- h. The costs to shampoo carpets, strip, buff and wax floors, clean Common Area restrooms, clean all Common Area entrance and exit areas, and clean all Common Area janitorial costs in the Common Area;



- j. The costs of repair and maintenance the atrium area Common Area;
- k. The general policing and repairs of all Common Areas;
- l. The costs of all utility charges for all Common Areas;
- m. The costs to repair main utility lines (plumbing, electrical, and gas) in the Common Area;
- n. The costs for repair and maintenance the exterior of the Building and parking area;

Landlord agrees any expense that would be considered a capital expenditure under generally accepted accounting principles shall not be deemed a common area maintenance expense.

#### 5.04 ALTERATIONS AND ADDITIONS

**Tenant shall not cut, puncture, or drill or otherwise deface or injure the building, with exception to small fillable holes created from small nails or hooks intended for hanging pictures or décor. Tenant shall not place or permit any awnings, sign, advertisement, illuminations, or projection on the outside of the building or upon any window of the Space Leased, including the sills or ledges thereof, unless the same shall have first been requested in writing and approved by Landlord. Tenant shall not obstruct or permit the obstruction of any light or skylight in or upon the Building, or the adjoining sidewalk or street, or the entrance, or any other part of the Building to the exclusive use of which Tenant is not entitled.**

Tenant is responsible for keeping all glass and windows clean and replacing broken glass of windows if damaged due to the negligence of the Tenant or a customer/client of the Tenant. If a window is broken as the result of actions by the Landlord, its agents, or employees then Landlord will be responsible.

**Tenant shall submit a plan for all interior décor and design to the Landlord for approval prior to implementation. Tenants shall not, without the Landlord's prior written consent first obtained in each instance, make any alterations or additions to the: electric wiring, plumbing, heating, or ventilation equipment, appliances, or systems, water or gas lines, equipment appliances or system, tap any mains or pipes to supply water for refrigeration or ventilating apparatus, carpeting or flooring, windows or window coverings, siding, wall coverings, wallpaper, panels, shelving, or paint or to any other equipment, machinery, apparatus, or installations in or about the Premises or the Building.**

**All alterations, additions, or improvements to the Space Leased by Tenant or Tenant's agents or employees must be done by a licensed and bonded contractor, and licensed and bonded subcontractors. Landlord may require proof of such license and bonding prior to approving alterations, additions, or decorations, including painting. All alterations must conform with the applicable state, borough or municipal building codes. Landlord reserves the right to require proof of license, bonding and compliance with building codes prior the approving remodeling, additions, alterations, or decorations.**

**If Landlord so elects, Tenant, at Tenant's expense, shall restore the Space Leased to the condition designated by Landlord at its election, before the last day of the term, or within thirty (30) days after notice of election is given, whichever is earlier.**

#### 5.05 PROHIBITION OF LIENS

Tenant shall not do or suffer anything to be done causing the Space Leased to be encumbered by liens of any nature, and shall, whenever and as often as any lien is recorded against said property, purposing to be for labor or materials furnished or to be furnished to Tenant, discharge the same of record within ten (10) days after the date of filing. Tenant shall inform the Landlord immediately (not more than 72 hours) upon learning that a lien of any kind has been recorded that may have an effect on the building, Space Leased or any property associated therewith.

#### 5.06 NOTICE OF NON-RESPONSIBILITY

Notice is hereby given that Landlord shall not be liable for any labor or materials furnished or to be furnished to the Tenant upon credit, and that no lien of any nature or type shall attach to or affect the reservation or other estate of the Landlord in and to the Space Leased herein demised. At least twenty (20) days before commencing any work that is or may be the subject of a lien for work done or materials furnished to the Space Leased, Tenant shall notify Landlord in writing thereof, to allow Landlord, if it desires, to post and record notices of non-responsibility or to take any other steps the Landlord deems appropriate to protect its interests. The provisions in this Section do not eliminate the requirement for written consent(s) of the Landlord as contemplated in (Section 5.02) above.

### ARTICLE VI

#### 6.01 ASSIGNMENT AND SUBLETTING

Tenant shall not assign, mortgage or encumber this Lease, in whole or in part, or sublet all or any part of the Space Leased without the prior written consent of Landlord. The consent by Landlord to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment or subletting. This prohibition against any assignment or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. If this Lease be assigned or if the Space Leased or any part thereof be occupied by anybody other than Tenant, Landlord may collect rent from the assignee or occupant, and apply the new amount collected to the rent herein reserved, but no such assignment, under-letting, occupancy or collection shall be deemed a waiver of this provision or the acceptance of the assignee, under-tenant or occupant as Tenant, or as a release of the Tenant from the further performance herein. Notwithstanding any assignment or sublease, Tenant shall remain fully liable and shall not be released from performing any of the terms of this Lease. Any assignment, hypothecation or sublease of the



**ARTICLE VII**  
**INDEMNITY, INSURANCE, SUBROGATION**

**7.01 INDEMNIFICATION**

Except for the sole negligence of the Landlord and to the fullest extent permitted by law, the Tenant or permitted user shall defend, indemnify, and hold harmless the Legacy Clock Tower LLC from any and all claims demands, losses, and liabilities to or by any third party, including, but not limited to costs, attorney's fees, expenses and claims for any damages, contributions, or indemnification arising from, resulting from, or connected with services or supplies provided by, or performed under this agreement by the tenant, its agents, sub-tenants, suppliers, and employees, even though such claims may prove to be false, groundless, or fraudulent. The indemnification obligation under this agreement shall not be limited in any way by any restriction on the amount or type of damages, compensation, or benefits payable to or for any third party, or any employee under any worker's compensation act, disability benefit act, or other employee benefit act. Entitlement to recovery of costs, attorney fees and expenses under the indemnification obligation shall include all fees, costs, and expenses incurred in good faith Legacy Clock Tower LLC.

**7.02 INSURANCE**

**The Tenant shall purchase from and maintain in a company or companies lawfully authorized to do business in the State of Alaska as admitted insurers or approved surplus lines insurers and approved by Legacy Clock Tower LLC. such insurance as will protect the tenant from claims set forth below and others, which may arise out of or as a result from the tenant's operations under this agreement, whether such operations are by the tenant or by a sub-tenant or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Restrictions, conditions or exclusions contained in the insurance policies shall not reduce the obligations of the tenant under this agreement. The insurance required shall be written for not less than the following limits:**

Worker's Compensation Insurance: Statutory Requirements of the State of Alaska, and Employer Liability Insurance limits:

\$500,000.00 each accident / \$500,000.00 disease each employee / \$500,000.00 disease policy limit

Commercial General Liability Insurance: Form CG0001 04/13 or equivalent.

\$1,000,000.00 Combined Single Limit of Liability per Occurrence

\$1,000,000.00 Personal/Advertising Injury Limit of Liability per Occurrence

\$1,000,000.00 Participant Legal Liability (if any sports activities are conducted)

\$2,000,000.00 Annual General Aggregate Limit of Liability

\$2,000,000.00 Annual Products/Completed Operations Aggregate Limit of Liability

\$100,000.00 Premises Damage Limit of Liability Any One Fire

\$10,000.00 Medical Expense Limit Any One Person

Commercial Automobile Liability Insurance: Form CA0001 03/10 or equivalent

\$1,000,000.00 Combined Single Limit of Liability per Accident

For all Owned, Hired, and Non-Owned Vehicles

If tenant is engaged in the sale, dispensary or delivery of alcoholic beverages of any kind with or without specific charge for the beverage, then additional insurance coverage is required.

Worker's compensation insurance and employers liability insurance shall be in compliance with the statutory requirements of the State of Alaska, and any other statutory obligation, whether federal or state pertaining to compensation of injured employees. The worker's compensation insurance and employer's liability insurance shall contain a waiver of subrogation provision in favor of Legacy Clock Tower LLC.

The commercial general liability insurance shall name the Legacy Clock Tower LLC as an additional insured as respects this tenant agreement.

**Tenant's required insurance is subject to review and adjustment by Legacy Clock Tower LLC, who may require reasonable changes in the amounts and types of insurance based upon changes of risk. Tenant shall be provided a written explanation for any such changes.**

Certificates of insurance acceptable to Legacy Clock Tower LLC shall be filed prior to the commencement of the beginning of any occupancy by the Tenant.

If any of the insurance policies required above are cancelled for any reason, the Tenant shall provide immediate notice to Legacy Clock Tower LLC of the cancellation and either provide: evidence of replacement or notice of reinstatement.

This evidence of replacement or notice of reinstatement shall be delivered to the Landlord prior to the scheduled cancellation date. Failure of the Tenant to comply with this provision shall terminate this agreement as non-compliant. Tenant agrees to vacate the Premises occupied by this agreement and cease all operations prior to the scheduled cancellation date.

Immediate notice means that the Tenant shall notify the Landlord in person or by certified mail within five calendar days of receipt of the cancellation notice from the insurance company, by the Tenant at the following address:

Legacy Clocktower LLC  
436 N Main  
Wasilla, AK 99654

#### 7.03 MEDICAL PAYMENTS

Participant Legal Liability (if any sports activities are conducted)

The insurance required in 7.02 including subsection (a.), shall be written for not less than the limits listed in (c). below or those limits required by law, whichever limit is higher. Insurance, whether written on an occurrence, or a claims-made basis, shall be maintained without interruption from the date of commencement of the occupancy to the date of final use, or termination of any insurance required to be maintained after final use.

#### 7.04 MUTUAL WAIVER OF SUBROGATION

Legacy Clocktower LLC will rely solely on its own resources for the cost of repair or replacement of the Property at the Premises and the Tenant will rely solely on its own resources for the cost of repair or replacement of the Tenant's owned or controlled property at the Premises. Both the Landlord and the Tenant will waive subrogation rights (the right of recovery) against each other for those costs, whether recoverable from an insurer or not.

### ARTICLE VIII CASUALTIES, DESTRUCTION

#### 8.01 RESTORATION ABATEMENT

If all of any part of the Space Leased or the Building is damaged or destroyed by fire or other casualty insured under the standard fire insurance policy or other casualty insured under the standard fire insurance policy with an extended coverage endorsement applicable to such property, the Landlord, unless it otherwise elects as herein provided, shall repair the same with reasonable dispatch out of the insurance proceeds received by it from the insurer. If the Space Leased or any part thereof is damaged by fire or other casualties to such an extent as to be rendered untenable in whole or in part, then the rent shall be abated to an extent corresponding with the part untenable, and for a period corresponding with the period during such untenability exists. If, however, Tenant fails to adjust its own insurance claim within a reasonable time, and as a result thereof the repairs and restoration is delayed, there shall be no abatement of rent during the period of such resulting delay, or if the fire or damage to said Space Leased was caused by carelessness or negligence or improper conduct of Tenant, then notwithstanding such damage or destruction, Tenant shall be liable for the rent during the unexpired period of the demised term, without abatement. If the Landlord elects to restore the Space Leased as provided in this paragraph, Landlord shall not be required to restore alterations made by Tenant, Tenant's improvements, Tenant's trade fixtures, equipment and Tenant's personal property, including without limitation any panels, decoration, office fixtures, railing, ceiling, floor covering, partitions and the like, such excluded items being the sole responsibility of Tenant to restore. Landlord shall not be responsible for lost profits during the restoration period.

#### 8.02 TERMINATION OF LEASE UPON DAMAGE OF CASUALTY

If the Landlord, in its sole discretion, shall decide within ninety (90) days after the occurrence of any fire or other casualty, even though the Premises may not have been affected by such fire or other casualty, to demolish, rebuild or otherwise replace or alter the building containing the Premises, then upon written notice given by Landlord to Tenant, this lease shall terminate on a date as specified in such notice, but no sooner than twenty (20) days from the date of such notice, as if that date had been originally fixed as the expiration date of the term herein leased. However, if the building of Premises is found to be in danger the structure may be demolished immediately without notice at the Landlord's convenience.

In the event of damage to or destruction of the Space Leased, unless the Landlord shall have repaired such damage within ninety (90) days, or has commenced repairing within ninety (90) days and is proceeding with diligence and continuity, Tenant may with written notice terminate this lease on the date specified in such notice, as if the date had been originally fixed as the expiration date of the term herein leased, provided such early termination date be no later than one hundred fifty (150) days after the event of damage or destruction contemplated herein.

### ARTICLE IX EMINENT DOMAIN

#### 9.01 GENERAL

If the whole or part of the Space Leased shall be taken for any public or quasi-public use, under any statute, or by right of eminent domain, or private purchase or sale thereof by a public body vested with the power of eminent domain, then, when possession shall be taken thereunder of the Space Leased, or any part thereof, the following provisions described (9.02 - 9.05) shall be operative.

#### 9.02 TAKING OF ALL OF SPACE LEASED



If all of the Space Leased is taken, the term herein leased, and all right of the Tenant hereunder shall immediately cease and terminate and the rent shall be adjusted as of the time of such termination so that Tenant shall have paid rent up to the time of taking only.

#### 9.03 TAKING OF SUBSTANTIAL PART OF SPACE LEASED

If the taking reduces the area of the Space Leased by at least fifty percent (50%) and materially affects the use being made by the Tenant of the Space Leased, Tenant shall have the right by written notice to Landlord effected not later than thirty (30) days after possession shall be taken, to elect to terminate this Lease. And if the taking reduces the area of the Space Leased by fifty percent (50%), Landlord shall have the right by written notice to Tenant affected not later than thirty (30) days after possession shall be taken to elect to terminate this Lease.

If the election to terminate be made by either the Tenant or Landlord, the provisions for the taking of the whole shall govern, or if the election not be made - the Lease shall continue, the Landlord shall be entitled to the full condemnation proceeds and the rent shall be reduced in the same proportion that the floor area of the Space Leased taken bears to the 'original' floor area leased and Landlord may, upon receipt of the award in condemnation, make all necessary repairs or alterations to the building in which the Space Leased is located so as to constitute the portion of the building not taken a complete architectural unit, but such work shall not exceed the scope of the work to be done by Landlord in originally constructing said building, nor shall Landlord in any event be required to spend for such work an amount in excess of the amount received by Landlord as damages for the part of the award in condemnation which is free and clear to Landlord of any collection from any mortgagees for the value of the diminished property or any reduction because of age devaluation, deductible withholding or any other diminution.

#### 9.04 TAKING OF INSUBSTANTIAL PART OF THE PREMISES

If the taking reduces the ground area of Premises by less than fifty percent (50%), the provisions of section 9.03 above; where election not made, shall govern.

#### 9.05 AWARD

Tenant shall not be entitled to and expressly waives all claim to any condemnation award for any taking, whether whole or partial, except tenant shall have the right to claim from the condemner, but not from Landlord, such compensation as may be recoverable by Tenant in its own right for damage to Tenant's fixtures and improvements installed by Tenant at its expense.

### ARTICLE X CONSTRUCTION

#### 10.01 CONSTRUCTION OF SPACE LEASED

If Landlord upon the request of the Tenant installs or constructs any items or equipment for Tenant, such items or equipment shall be paid for by Tenant fifteen (15) days prior to installation or construction. If the actual installation or construction exceeds the bid or estimated cost the Tenant will have fifteen (15) days after the copy of the receipt or bill is presented to pay the Landlord the difference.

#### 10.02 TENANT'S INSTALLATIONS

Tenant shall fully equip the Space Leased with all trade equipment, lighting fixtures other than those provided by Landlord, furniture, operating equipment, fixtures and any other equipment necessary for the proper operation of Tenant's business. All fixtures installed by Tenant shall be new or completely reconditioned. Tenant shall not do any construction work or install any equipment without first giving Landlord the written plans and specifications for such work thirty days prior to the date of construction. If the nature of the work does not require plans or specifications the Tenant shall describe the construction or modification in writing thirty (30) days prior to construction. Landlord reserves the right before approving any such work to require Tenant to furnish to Landlord a performance and payment bond issued by a surety company approved by the Landlord.

### ARTICLE XI DEFAULT AND REMEDIES

#### 11.01 DEFAULT OF TENANT

Each of the following, but not limited thereto, shall be deemed a default by Tenant and a breach of this Lease:

**A default in the payment of the rent herein reserved, or any part thereof, for a period of ten (10) days. A default in the performance of any other covenants - or conditions on the part of Tenant to be performed, for a period of twenty (20) days after the service of notice thereof by Landlord.**

The filing of a petition, by or against Tenant, for adjudication as a bankrupt under the Bankruptcy Act of 1898, as now or hereafter amended or supplemented, or for reorganization within the meaning of Chapter X of said Bankruptcy Act, or for arrangement within the meaning of Chapter XI of said Bankruptcy act for the same or similar period.

The dissolution, or the commencement of any action or proceeding for the dissolution or for liquidation, of Tenant, whether instituted by or against Tenant, or for the appointment of receiver or trustee of the property of the Tenant.

The taking of possession of the property of Tenant by any governmental officer or agency pursuant to statutory authority for the dissolution or liquidation of the Tenant.

The making by Tenant of a general assignment for the benefit of creditors.

The vacation or abandonment of the Space Leased by Tenant.

#### 11.02 REMEDIES OF LANDLORD

In the event of any default of Tenant as above provided, the Landlord shall have the following rights or remedies, in addition to any rights or remedies that may be given to Landlord by code, regulation statute, law or otherwise.

#### 11.03 RE-ENTRY OF SPACE LEASED - NO TERMINATION OF LEASE

If Tenant abandons the Space Leased or Landlord otherwise becomes entitled so to elect, and Landlord elects, without terminating this Lease, to endeavor to re-let the Space Leased, Landlord may, at Landlord's option enter into the Space Leased, remove Tenant's signs and other evidence of tenancy, and take and hold possession thereof as provided in paragraph (a) of this section, without such entry and possession terminating this Lease, Landlord may re-let the Space Leased, and redecorate the same to the extent deemed by Landlord necessary or desirable, and Tenant shall, upon demand, pay the cost thereof, together with landlord's expenses of reletting including, without limitation, staff costs, broker's commissions and advertising expenses. If the consideration collected by landlord upon any such reletting for Tenant's account is not sufficient to pay monthly the full cost of repairs, alterations, additions, redecorating and Landlord's expenses for reletting, Tenant shall pay to Landlord the amount of each monthly deficiency upon demand for the residual of the term of this Lease. Or at Landlord's election, as liquidated damages, Landlord may demand in lump sum, payment of advance rental equal to six (6) months rental otherwise payable.

#### 11.04 REMOVAL OF PROPERTY

Any and all property which may be removed from the Space Leased by Landlord pursuant to the authority of this Lease or of law, to which Tenant is or may be entitled, may be handled, removed or stored by Landlord at the risk, costs and expense of Tenant, and Landlord shall in no event be responsible for the value, preservation or safekeeping thereof. Tenant shall pay to Landlord, upon demand and, any and all expenses incurred in such removal and all storage charges against such property so long as the same shall be in Landlord's control. Any such property of Tenant not removed from the Space Leased, however terminated, shall be conclusively deemed to, have been forever abandoned by Tenant and either may be retained by landlord as its property or may be disposed of in such manner as Landlord sees fit.

#### 11.05 REPAYMENT OF LANDLORD'S PAYMENT OF TENANT'S OBLIGATIONS

Tenant agrees that if it shall at any time fail to make any payments or perform any other act on its part to be made or performed under this Lease, Landlord may, but shall not be obligated to, and after reasonable notice or demand and without waiving, or releasing Tenant from, any obligation under this Lease, make such payment or perform such other act to the extent Landlord may deem desirable, and in connection therewith to pay expense and employ counsel, Tenant agrees to pay any and all attorney's fees if legal action is required to enforce performance of by Tenant of any condition, obligation or requirement hereunder. All sums so paid by Landlord and all expenses in connection therewith, together with interest thereon at the maximum legal rate per year from the date of payment to the date of repayment, shall be deemed additional rent hereunder and payable at the time of any installment of rent thereafter coming due and Landlord shall have the same rights and remedies for the non-payment thereof, or of any other additional rent, in the case of default in the payment of rent.

### ARTICLE XII GENERAL PROVISIONS

#### 12.01 WAIVER OF BREACH

No failure by either Landlord or Tenant to insist upon the strict performance by the other of any covenant, agreement, term or condition of this Lease, or to exercise any right of remedies consequent upon a breach thereof, shall constitute a waiver of any such breach of such covenant, agreement, term or condition. No waiver of any breach shall affect or alter this Lease, but each and every covenant, condition, agreement and term of this Lease shall continue in full force and effect with respect to any other than existing or subsequent breach.

#### 12.02 SUBORDINATION CLAUSE

Tenant accepts this Lease subject and subordinate to all the underlying leases, leasehold mortgages, deed of trust, or other mortgages now or hereafter a lien upon or affecting the land and building of which the Space Leased is a part. The Tenant shall, at any time hereafter, on demand, execute any instruments, releases, or other documents that may be required:

By any beneficiary, mortgage, or mortgagor, for the purpose of subjecting and subordinating this Lease to the lien of any such deed of trust, mortgage, or mortgages, or underlying lease; or

Alternatively, if any such beneficiary, mortgagee or mortgagor elects to have this Lease made a prior lien to its mortgage or deed of trust. The failure of Tenant to execute any such instruments, releases or documents shall constitute a default hereunder. In the case of the failure of Tenant to execute said papers on demand



of other documents , and in such event Tenant hereby confirms and ratifies any such instruments so executed by virtue of this power of attorney.

#### 12.03 ENTIRE AGREEMENT - CHANGES, WAIVERS

This agreement supersedes all or any other prior agreements and understandings between the parties or any prior Landlord and may not be changed or terminated orally, and no change, termination or attempted waiver of any of the provisions hereof shall be binding unless in writing and signed by the parties against whom the same is sought.

#### 12.04 NOTICES

Any notice or demand which under the terms of this Lease or any statute must be given or made by the parties hereto, shall be in writing and given or made by mailing the same by registered or certified mail, addressed to the other party as follows:

LANDLORD: Legacy Clock Tower LLC  
436 N Main  
Wasilla, AK 99654

TENANT: Mae Hayes  
Meta and Rose Restaurant Inc  
189 E Nelson Ave #205  
Wasilla, AK 99654  
907.982.1449

#### 12.05 ESTOPPEL CERTIFICATES

Tenant shall, at any time and from time to time upon not less than fifteen (15) days prior request by Landlord execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified (or in full force and effect as modified and stating the modifications) and the dates to which the rent(s) and any other charges have been paid in advance, it being intended that any such statement delivered pursuant to this section may be relied upon by any prospective purchaser or encumbrance (including assignees) of the Space Leased.

#### 12.06 EXCUSE FOR NON-PERFORMANCE

Either party hereto shall be excused from performing any or all of its obligations hereunder with respect to any repair and construction work required under the terms of this Lease for such times as the performance of any such obligation is prevented or delayed by an act of God, floods, explosion, the elements, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure labor, equipment facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, action by labor unions , or laws or order of governmental agencies, or any other cause whether similar or dissimilar to the foregoing which is not within the reasonable control of such party.

#### 12.07 BINDING EFFECT

This Lease, subject to the provisions of Section 6.01, shall be binding upon and inure to the benefit of the parties hereto their legal representatives, successors, and assigns.

#### 12.08 RIGHTS RESERVED TO LANDLORD

Landlord reserves the following rights: Building Name - to name the building and the property and to change the name or street address of the building and the property.

Pass Keys/Master Keys - to constantly have pass keys to the Space Leased.

Show Premises: On reasonable prior notice to Tenant, to exhibit the Space Leased to prospective tenants during the last six (6) months of the term of this Lease, and upon one (1) day advance notice to any prospective purchaser, mortgagee, or assignee of any mortgage on the property and to others having a legitimate interest at any time during the term of this Lease.

Emergency Repairs - At any time in the event of any emergency and otherwise at reasonable times, to take any and all measures, including inspections, repairs, alterations, additions or improvements to the Space Leased or to the Building, as may be necessary or desirable for the safety, protection or preservation of the Space Leased or the Building or Landlord's interest, or as may be necessary or desirable in the operation or improvement of the Building or in order to comply with all laws, orders and requirements of governmental or other authority.

Rules and Regulations - Landlord may from time to time issue in writing rules and regulations deemed by Landlord to be for the benefit of Landlord, Tenant, and other Tenants, which shall become as incorporated in the Lease.

#### 12.09 SALE OR TRANSFER OF PREMISES

If Landlord sells or transfers the building or the Property, on consummation of the sale or transfer, Landlord shall be released from any liability thereafter accruing under this Lease. If the security deposit or special

successor and on such transfer Landlord shall be discharged from any further liability in reference to the security deposit or prepaid rent.

#### 12.10 LIEN AND SECURITY INTEREST

Landlord shall have a lien on, and Tenant hereby grants Landlord a security interest in all goods, supplies, inventory, merchandise, equipment, fixtures and all other personal property, which are or may be put on the Space Leased, to secure the payment of the rent and additional rent reserved under this Lease. If Tenant shall default in the payment of such rent, Landlord may at its option, without notice or demand, take possession of and sell such property in accordance with the Uniform Commercial Code of Alaska. Landlord shall apply the proceeds of the sale as follows:

To the expenses of sale, including all costs, fees and expenses of Landlord and Landlord's reasonable attorney's fees in connection with such sale; To the payment of such rent; and the surplus, if any, to Tenant.

### ARTICLE XIII

#### MISCELLANEOUS PROVISIONS

##### 13.01 CONSENT IN WRITING ONLY

Whenever consent, permission or approval of the Landlord is required, such must be in writing and signed by Landlord to be valid and must be given in advance.

##### 13.02 LEASE VIOLATIONS

Tenants are subject to the following fee schedule for violations of terms listed in this lease.

1<sup>st</sup> Infraction: \$75.00

2<sup>nd</sup> Infraction: \$100.00

3<sup>rd</sup> Infraction: \$150.00 thereafter

##### 13.03 CORPORATION RESOLUTION

If Tenant is a corporation, Tenant shall deliver to Landlord upon execution of this Lease a certified copy of the resolution of its board of directors authorizing the execution of this Lease and naming the officers that are authorized to execute this lease on behalf of the corporation. If Tenant is a corporation, individuals of the corporation shall sign this Lease individually responsible for compliance with its terms and provisions and all payment in connection therewith.

##### 13.04 ALL AGREEMENTS - AMENDMENTS

This Lease contains all the agreements of the parties and cannot be amended or modified except by a written agreement signed by the parties hereto.

##### 13.05 LANDLORD'S COPY TO CONTROL

In the event of a variation or discrepancy, Landlord's original copy of this Lease shall control.

##### 13.06 EXECUTION OF ALL PARTIES

It is understood and agreed that this Lease shall not be binding until and unless all parties have signed it.

##### 13.07 MONEY RECEIVED AFTER TERM EXPIRES

No receipt of money by Landlord from Tenant after the termination of this Lease or after the service of any notice or after the commencement of any suit, or after final judgment for possession of the Space Leased shall reinstate, continue or extend the term of this Lease or affect any such notice, demand or suit or imply consent for any action for which Landlord's consent is required.

##### 13.08 NEGOTIATED AND MUTUALLY DRAFTED LEASE

The Tenant agrees that the lease was mutually created and negotiated by himself and Legacy Clock Tower LLC. Therefore, if there is a question of interpretation of the drafted language herein, the interpretation should not be construed against either author.

  
Landlord Signature



Landlord Printed Name

9.11.23

Date

  
Tenant Signature



Tenant Printed Name

9/14/23

Date

Tenant Signature


Tenant Printed Name

Date

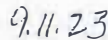


## AMENDMENT


*Right of First Refusal to Purchase.* TENANT shall have the right of first refusal to purchase the demised premises as hereinafter set forth. If at any time during the term as extended, LANDLORD shall receive a bona fide offer from a third person for the purchase of the demised premises, which offer LANDLORD shall desire to accept, LANDLORD shall promptly deliver to TENANT a copy of such offer, and TENANT may, within fifteen (15) days thereafter, elect to purchase the demised premises on the same terms as those set forth in such offer, excepting that TENANT shall be credited against the purchase price to be paid by TENANT, with a sum equal to the amount of any brokerage commissions, if any, which LANDLORD shall save by a sale to TENANT. If LANDLORD shall receive an offer for the purchase of the demised premises, which is not consummated by delivering a deed to the offerer, the TENANT'S right of first refusal to purchase shall remain applicable to subsequent offers. If LANDLORD shall sell the demised premises after a failure of TENANT to exercise its right of first refusal, such shall be subject to the Lease and shall continue to be applicable to subsequent sales of the demised premises. Notwithstanding the foregoing, TENANT'S right of first refusal shall not apply or extend to any sales or transfers between LANDLORD and any affiliates in which the principals of the LANDLORD are the majority shareholders to any family trusts or to the heirs of the principals of LANDLORD. LANDLORD shall be entitled to net the same amount under any right of first refusal exercise.



Landlord signature



Date



Tenant signature

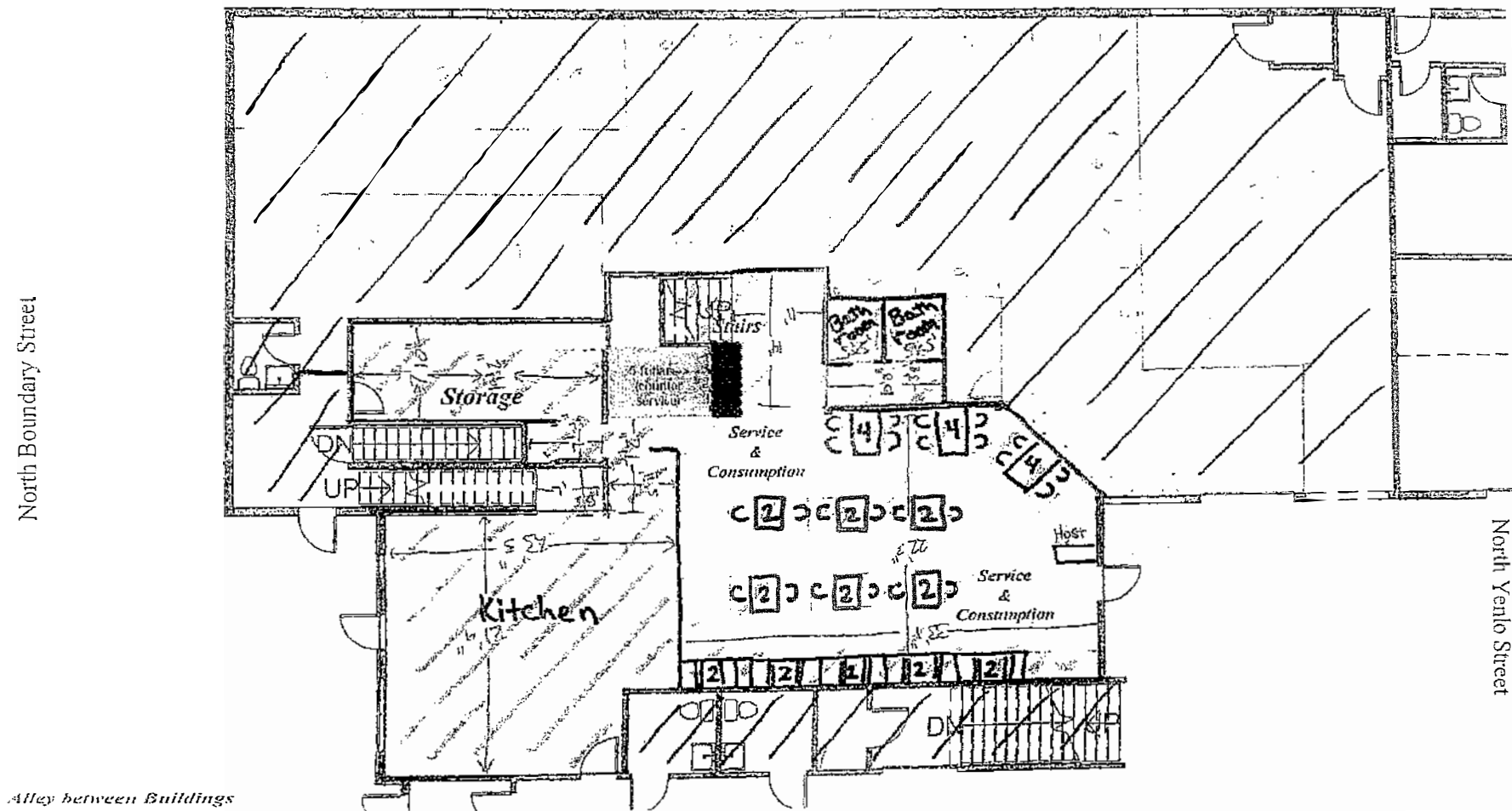


Date

18-1, LLC dba The Office  
290 North Yenlo Street, Suite 37  
Wasilla, Alaska 99654

East Herning Ave.

1st Floor Bar and Service Area: Estimated 1,929.79 sq ft.





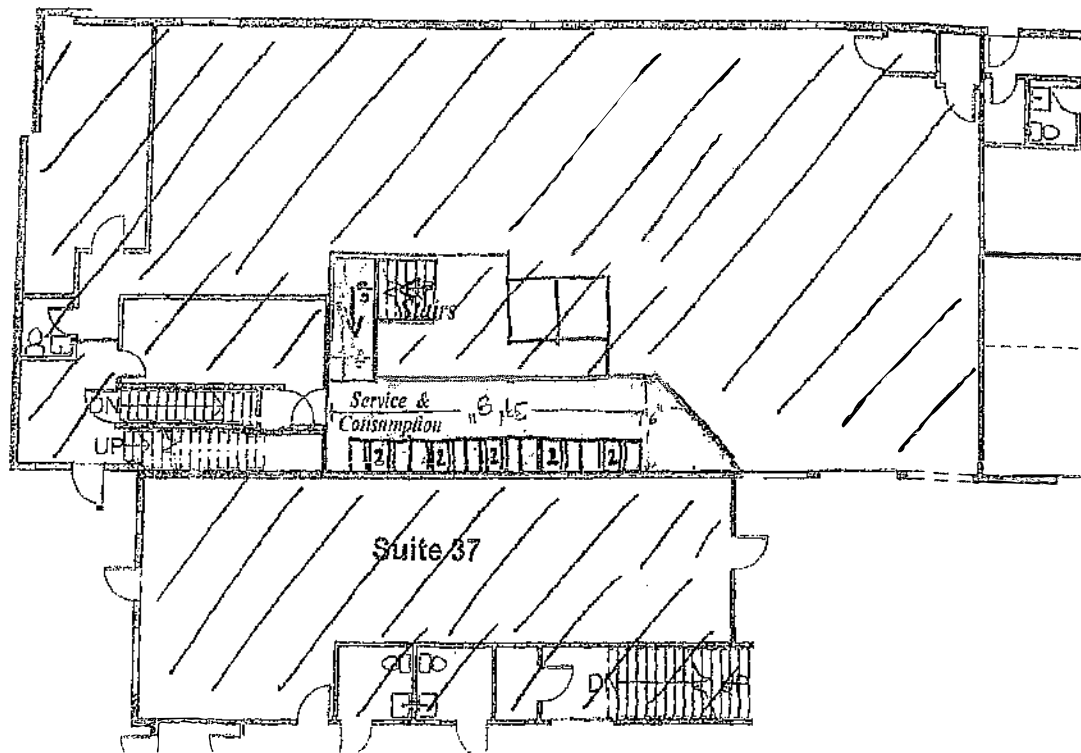
East Herning Ave.

18-1, LLC dba The Office  
290 North Yenlo Street, Suite 37  
Wasilla, Alaska 99654

2nd Floor Service Area Only:

North Yenlo Street

North Boundary Street



Alley between Buildings



THE STATE  
of **ALASKA**

Department of Commerce, Community and Economic Development  
Division of Corporations, Business and Professional Licensing

**COR**

FOR DIVISION USE ONLY

**Corporations Section**

State Office Building, 333 Willoughby Avenue, 9<sup>th</sup> Floor

PO Box 110806, Juneau, AK 99811-0806

Phone: (907) 465-2550 • Fax: (907) 465-2974

Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)

Website: [Corporations.Alaska.Gov](http://Corporations.Alaska.Gov)

## Notice of Change of Officials

### Domestic Limited Liability Company (AS 10.50)

- This Notice of Change of Officials form is only for Domestic Limited Liability Companies and is used to report changes between biennial reporting periods in: members, managers, and percentage of interest held.
- This Notice of Change of Officials will not be filed if the entity's biennial report is not current. To verify the entity's biennial report due date, go online to [www.Corporations.Alaska.Gov](http://www.Corporations.Alaska.Gov) and select *Search Corporations Database*
- Standard processing time for complete and correct filings submitted to this office is approximately 10-15 business days. All filings are reviewed in the date order they are received.
- The information you submit is a public record and will be posted on the State's website.

**1. Important:**

AS 10.50.765

Each Domestic Limited Liability Company is required to notify this office when there is a change of officials.

— AS 10.50.765

Failure to meet this requirement may result in involuntary dissolution of the entity's authority to transact business in the State of Alaska.

The Domestic Limited Liability Company is to keep and make available the records of the official(s) changes.

— AS 10.50.860-.870

**2. Fee:**



\$25 Nonrefundable Filing Fee (CORF)

3 AAC 16.065(b)

Mail this form and the non-refundable \$25 filing fee in U.S. dollars to the letterhead address. Make the check or money order payable to the State of Alaska, or use the attached credit card payment form.

**3. Entity Information:**

AS 10.50.765

Entity Name: 18-1 LLC

Alaska Entity Number: 10094401

**4. REMOVE from Record:**

AS 10.50.765(b)

The following officials (members and, if applicable, managers) will be completely removed from the record as a result of this filing:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

If an official is not being removed from record, then list them in Item #5 below (with their current information).

**5. ALL Current Officials:**

AS 10.50.765(b)

The following is a complete list of ALL remaining and new officials who will be on record as a result of this filing.

- An LLC must have at least one member who owns a % of the LLC. — AS 10.50.155(b)
- Must provide all members who own 5% or more of the LLC. — AS 10.50.765 (b)
- Members must own a % of the LLC. A member may be a manager if the LLC is manager managed.
- An LLC may be managed by a manager if provided in Articles of Organization. A manager may be a member if the manager also owns a % of the LLC. — AS 10.50.075(5) and AS 10.50.110(b)

- **List ALL officials and their current information to be on record.**
- Manager will only be accepted if the entity is manager-managed per the articles.
- **BOLD fields are required.**

FULL LEGAL NAME	COMPLETE MAILING ADDRESS	% OWNED	MEMBER	
			MEMBER	Manager
18-1 TRUST	101 N ASHLEE CIR, WASILLA, AK 99654	99	x	
META & ROSE RESTAURANT INC	189 E NELSON AVE #205, WASILLA, AK 9965	1	x	
ASHLEY STETSON	101 N ASHLEE CIR, WASILLA, AK 99654	0		x

→ If necessary, use the following supplement page and include all information required above in Item #5.

**6. Required Signature:**

AS 10.50.840

The Notice of Change of Officials must be signed by: a member (AS 10.50.840(a)(2)); or a manager if manager managed (AS 10.50.840(a)(1)); or an attorney-in-fact (AS 10.50.840(c)). Persons who sign documents filed with the commissioner that are known to the person to be false in material respects are guilty of a class A misdemeanor.

Signature: \_\_\_\_\_

Date: 10/5/23Printed Name: ASHLEY STETSONTitle of Authorized Signer: ☐ Member ☒ Manager ☐ Attorney-in-fact

If signing on behalf of a member or manager which is an entity, then identify the signer's relationship and signing authority with the member entity. For example: John Smith, President of XYZ Inc. the sole member of ABC LLC.



THE STATE  
of **ALASKA**

Department of Commerce, Community and Economic Development  
Division of Corporations, Business and Professional Licensing

**COR**

FOR DIVISION USE ONLY

**Corporations Section**

State Office Building, 333 Willoughby Avenue, 9<sup>th</sup> Floor

PO Box 110806, Juneau, AK 99811-0806

Phone: (907) 465-2550 • Fax: (907) 465-2974

Email: [corporations@alaska.gov](mailto:corporations@alaska.gov)

Website: [Corporations.Alaska.Gov](http://Corporations.Alaska.Gov)

## Contact Information

- Return this form with your filing
- This information may be used by the Division to assist with processing your attached filings
- This form will not be filed for record, or appear online

Entity Information		Enter your entity information as it appears on this filing.	
Entity Name:	18-1 LLC		
AK Entity #:	10094401		

Contact Person		Whom may we contact with any questions or problems with this filing?	
Company:	18-1 LLC		
Contact:	ASHLEY STETSON		
Mailing Address:	Address: 101 N ASHLEE CIR		
	City: WASILLA	State: AK	ZIP: 99654
Phone:	907-232-1304		
Email:	ASHLEE@WSIAK.COM		

Document Return Address		Provide an address for the return of your filed documents.	
<input checked="" type="checkbox"/> Return my filings to the address provided <b>ABOVE</b>			
<input type="checkbox"/> Return my filings to this address provided <b>BELOW</b>			
Company:	18-1 LLC		
Contact:	ASHLEY STETSON		
Mailing Address:	Address: 101 N ASHLEE CIR		
	City: WASILLA	State:	ZIP: 99654





THE STATE  
of **ALASKA**

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing

State of Alaska  
Department of Commerce, Community, and Economic Development  
Division of Corporations, Business and Professional Licensing  
PO Box 110806, Juneau, AK 99811  
Phone: (907) 465-2550

FOR DIVISION USE ONLY

## Credit Card Payment Form

All major credit cards are accepted. For security purposes, do not email credit card information.  
Include this credit card payment form with your application.

Name of Applicant or Licensee: 18-1 LLC

Program Type: Domestic LLC  License Number (if applicable): 10094401

I wish to make payment by credit card for the following (check all that apply):

**AMOUNT**

☒ Application Fee: Change of Officials (CORF) \$25.00

☐ License or Renewal Fee: \_\_\_\_\_

☒ Other (name change, wall certificate, fine, duplicate license, exam, etc.):

1. \_\_\_\_\_

2. \_\_\_\_\_

**TOTAL:** \$25.00

Name (as shown on credit card): ASHLEE S ET D N

Mailing Address: 101 N ASHLEE CIR WASILLA, AK 99654

Phone Number: 907-232-1304 Email (optional): ASHLEE@WSIAK.COM

Signature of Credit Card Holder: 

08-4438

Rev 12/26/18

Credit Card Payment Form (all major cards accepted)

### CREDIT CARD INFO: Your payment cannot be processed unless all fields are completed!

1. Account Number: \_\_\_\_\_

2. Expiration Date: \_\_\_\_\_

3. Billing ZIP Code: \_\_\_\_\_

4. Security Code: \_\_\_\_\_

All four fields **MUST**  
be completed!

This section will be  
destroyed after the  
payment is processed.

TRANSMISSION VERIFICATION REPORT

TIME : 01/06/2011 04:50  
 NAME : WOLVERINE SUPPLY  
 FAX : 9073572023  
 TEL : 9073736572  
 SER. # : A32R012001934

DATE, TIME  
 FAX NO. /NAME  
 DURATION  
 PAGE(S)  
 RESULT  
 MODE

01/06 04:48  
 19074652974  
 00:01:42  
 03  
 OK  
 STANDARD

*Fax'd  
 10/5/23  
 5:05pm*



THE STATE  
 of **ALASKA**

*Department of Commerce, Community and Economic Development  
 Division of Corporations, Business and Professional Licensing*

**Corporations Section**

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**COR**

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## Notice of Change of Officials

### Domestic Limited Liability Company (AS 10.50)

- This Notice of Change of Officials form is only for Domestic Limited Liability Companies and is used to report changes between biennial reporting periods in: members, managers, and percentage of interest held.
- This Notice of Change of Officials will not be filed if the entity's biennial report is not current. To verify the entity's biennial report due date, go online to [www.Corporations.Alaska.Gov](http://www.Corporations.Alaska.Gov) and select *Search Corporations Database*
- Standard processing time for complete and correct filings submitted to this office is approximately 10-15 business days. All filings are reviewed in the date order they are received.
- The information you submit is a public record and will be posted on the State's website.

**1. Important:**

AS 10.50.765

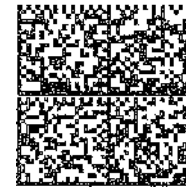
Each Domestic Limited Liability Company is required to notify this office when there is a change of officials.  
 — AS 10.50.765

Failure to meet this requirement may result in involuntary dissolution of the entity's authority to transact business in the State of Alaska.

The Domestic Limited Liability Company is to keep and make available the records of the corporation.

**Attachment 9** RS 24-023  
 IM 24-042

See Cir  
AK 996054



US POSTAGE

\$01.59<sup>0</sup>

First-Class

Mailed From 99654

10/05/2023

032A 0061805487

Alaska Corporations Section  
State Office Building  
P.O. Box 110806  
Juneau, AK 99811-0806

THE INTERESTS THAT ARE THE SUBJECT OF THIS AGREEMENT  
ARE NOT REGISTERED  
UNDER ALASKA STATUTE 45.56  
(THE ALASKA SECURITIES ACT) AND  
CANNOT BE RESOLD WITHOUT  
REGISTRATION THEREUNDER OR EXEMPTION THEREFROM

**18-1 LLC  
AGREEMENT & ASSIGNMENT OF INTERESTS  
OF AN ALASKA LIMITED LIABILITY COMPANY**

1. The 18-1 Trust ("Trust") hereby assigns, transfers, and sets over unto Meta & Rose Restaurant Inc, an Alaska Corporation ("New Member"), one percent of the outstanding interests in that certain Alaska Limited Liability Company named 18-1 LLC ("Company"), an Alaska limited liability company, to hold as a member in Company subject to the terms of this Agreement.

2. New Member agrees that Company is and shall be managed by a manager. New Member agrees to approve such appointment, removal, or replacement of a manager of Company as Trust makes from time to time. It is acknowledged that Company currently does not have an Operating Agreement. New Member agrees to approve such Operating Agreement as Trust approves from time to time. New Member agrees that this paragraph 2 is Company's Operating Agreement if in the future Trust so designates this paragraph 2. New Member agrees that tax allocations and distributions shall be to the respective Company interest holders in proportion to their respective interests in Company. No person shall be required to manage Company as his or her or its sole and exclusive function. Each manager and each Member may have other business interests and may engage in other activities in addition to those relating to Company, including, without limitation, the rendering of advice, management, or services of any kind to other investors and the making of other investments. Neither Company nor any holder of interests in Company shall have any right by virtue of this Agreement or relationship created hereby in or to such other ventures or activities or to the income or proceeds derived therefrom. Each manager's and each Member's pursuit of such ventures, even if competitive with the business of Company, shall not be deemed wrongful or improper. No manager and no Member shall be obligated to present any particular buyer or investment opportunity to Company, even if such opportunity is of a character that, if presented to Company, could be taken by Company. Each manager and each Member shall have the right to take for his or her or its own account (individually or as a trustee) or to recommend to others any such particular investment opportunity without liability to Company or any holder of interests in Company. No manager shall be liable, responsible, or accountable in damages or otherwise to Company or any holder of interests in Company for any action taken or failure to act on behalf of Company within the scope of the authority conferred on the manager by this Agreement or by law, unless such action or omission was performed or omitted fraudulently or in bad faith or constituted gross negligence. New Member shall not have the power to grant any assignee of New Member the right to become a Member in Company.

3. The purchase price to be paid by New Member to Trust shall be one thousand dollars payable in cash or check.



4. For purposes of this Agreement, the term "Option Period" means the period of time commencing on the date of this Agreement, provided that the Option Period shall end no later than the 21<sup>st</sup> anniversary of the death of the last to die of Ashlee S. Stetson (a/k/a Ashley S. Stetson) and her descendants who are alive on the date of this Agreement. At any time during the Option Period, at the option of Trust, all interests in Company owned by New Member (and its successors and assigns, as the case may be) shall be sold to Trust for the Option Price (defined below) payable in cash or check. The Option Price shall equal the fair market value of the interests in Company being purchased by Trust from New Member (and its successors and assigns, as the case may be), with the valuation date being the date of the exercise of the option and the fair market value determined as follows:

- a. By agreement between Trust and New Member; or
- b. If they fail to agree within 30 days, Trust and New Member shall each name one Certified Public Accountant and the determination of the two CPAs shall be binding and conclusive. Trust shall pay the fees and costs of the CPA it named. New Member shall pay the fees and costs of the CPA it named. If the two CPAs cannot agree on the value within 30 days of their being named, then subparagraph c of this paragraph shall apply; and where applicable:
- c. If the two CPAs cannot agree on the value within 30 days of their being named, then: if the valuation of one CPA differs within twenty percent (20%) of the other's valuation, then the average of the two valuations shall be binding and conclusive; or where applicable, the two CPAs shall within 31 days name a third CPA whose determination shall be binding and conclusive; provided, however, that the third CPA's valuation shall be no less than the lower valuation, and shall be no more than the higher valuation, of the two other CPAs. The third CPA's determination shall be made within 30 days of his or her being named. Trust and New Member shall each pay one-half of the third CPA's fees and costs; and
- d. Provided, however, and notwithstanding the forgoing, the Option Price shall be one thousand two hundred dollars if the option is exercised within 14 months of the date of this Agreement.

5. New Member agrees to indemnify and hold Trust and Company harmless from and against any damage, expense, injury, or loss suffered or sustained by Trust or Company or both by reason of any past or present or future acts, omissions, or alleged acts or omissions arising out of, in connection with, incident to, or relating to New Member or its shareholder Mae Hayes or both, including (but not limited to) any judgment, award, settlement, attorney's fees, and other costs or expenses incurred in connection with the defense of an actual or threatened action, claim, demand, or proceeding.

6. This Agreement constitutes the complete and exclusive statement of the parties with respect to the subject matter hereof. It supersedes all prior written and oral statements, including any prior representation, statement, condition, or warranty.

7. This Agreement is binding upon, and inures to the benefit of, the parties and their respective heirs, executors, administrators, personal and legal representatives, successors, and assigns.

8. All questions concerning the construction, validity, and interpretation of this Agreement and the performance of the obligations imposed by this Agreement shall be governed by the internal law, not the law of conflicts, of the State of Alaska.

9. All claims and disputes arising out of, or relating to, this Agreement or the performance thereof shall be subject to binding arbitration in Anchorage, Alaska by a single arbitrator in accordance with the Alaska Revised Uniform Arbitration Act, as amended, supplemented, or substituted. In the event the parties cannot agree upon an arbitrator within 30 days of the demand for arbitration, the arbitrator shall be selected by the Presiding Judge of the Superior Court for the State of Alaska, Third Judicial District at Anchorage. The parties shall submit a list of arbitrators from which the Presiding Judge shall select, except that if one or more parties fail to provide names to any such list, the list may be compiled by less than all the parties. Any fees and costs of contacting the Presiding Judge shall be borne by the parties in equal shares. Prior to arbitration, the parties may but shall not be required to attempt to resolve any matter by mediation. Notwithstanding any other provision of this Agreement, the arbitrator shall be empowered to grant specific performance or injunctive relief in addition to any other remedies, and each party expressly waives the defense that a remedy in damages (for a default under this Agreement) would be adequate. Under no circumstances shall any party be required to furnish any bond or other security in seeking specific performance or injunctive relief.

10. Each party's obligation under this Agreement is unique. Each party acknowledges that if any party should default in its obligations under this Agreement, it would be extremely impracticable to measure the resulting damages. Accordingly, the non-defaulting party, in addition to any other rights or remedies, may seek in arbitration specific performance or injunctive relief, and each party expressly waives the defense that a remedy in damages would be adequate.

11. Each party waives any provision of Alaska law of any nature whatsoever that currently exists or is subsequently determined that would in any way declare any portion of this Agreement to be invalid as being in violation of the laws or public policy of the State of Alaska.

12. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws effective during the term of this Agreement, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement; and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement. Furthermore, in lieu of such illegal, invalid, or unenforceable provision there shall be added automatically as a part of this Agreement a provision as similar in its terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

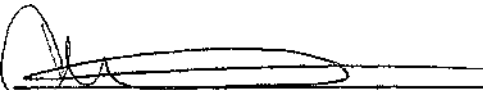
13. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

14. **NEED FOR INDEPENDENT COUNSEL. STEVEN T. O'HARA, O'HARA TAX LAWYER LLC, PREPARED THIS INSTRUMENT AS AN ACCOMMODATION FOR THE**

**PARTIES TO REVIEW WITH THEIR RESPECTIVE TAX AND LEGAL COUNSEL. EACH PARTY ACKNOWLEDGES BEING ADVISED OF THE NEED TO SEEK INDEPENDENT COUNSEL AND THAT STEVEN T. O'HARA, O'HARA TAX LAWYER LLC, HAS PROVIDED NO OPINION WHATSOEVER RELATING TO THIS INSTRUMENT OTHER THAN THE NEED FOR EACH PARTY TO SEEK INDEPENDENT COUNSEL.**

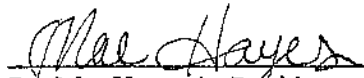
IN WITNESS WHEREOF, the parties execute this Agreement on the date(s) indicated below.

**18-1 Trust**

  
By: Ashlee S. Stetson, its Trustee

10/5/23  
Date

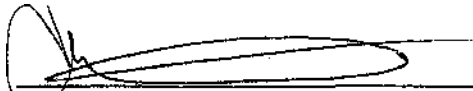
**Meta & Rose Restaurant Inc.**

  
By: Mae Hayes, its President and Secretary

9-21-23  
Date

Consent:

**18-1 LLC**

  
By: Ashlee S. Stetson, its Manager

10/5/23  
Date

**NEED FOR INDEPENDENT COUNSEL. STEVEN T. O'HARA, O'HARA TAX LAWYER LLC, PREPARED THIS INSTRUMENT AS AN ACCOMMODATION FOR THE PARTIES TO REVIEW WITH THEIR RESPECTIVE TAX AND LEGAL COUNSEL. EACH PARTY ACKNOWLEDGES BEING ADVISED OF THE NEED TO SEEK INDEPENDENT COUNSEL AND THAT STEVEN T. O'HARA, O'HARA TAX LAWYER LLC, HAS PROVIDED NO OPINION WHATSOEVER RELATING TO THIS INSTRUMENT OTHER THAN THE NEED FOR EACH PARTY TO SEEK INDEPENDENT COUNSEL.**



ASHLEY S STETSON  
101 N ASHLEE CIR  
WASILLA, AK 99654-7494

69-7202/3252

1778

12/4/03  
Date

Pay to the  
order of

MCO  
Five Hundred no

\$500.00

Dollars

What we think we've become.

**AlaskaUSA**  
Federal Credit Union

Toll free (800) 525-3004  
Anchorage (907) 689-4867  
alaskausa.org

Memo

13252720211700001577820001778

Member's Signature



STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

0897

**LIQUOR LICENSE**  
**2021 - 2022**

301

**ISSUED**

**08/05/2021**

**ABC BOARD**

LICENSE RENEWAL APPLICATION DUE  
DECEMBER 31, 2022 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT  
FEBRUARY 28, 2023 UNLESS DATED BELOW

TYPE OF LICENSE:

Beverage Dispensary

LICENSE FEE:

\$2,500.00

1104

CITY/ BOROUGH:

Wasilla

Matanuska-Susitna Borough

D/B/A:

The Office

1987 E Bogard Road, Unit E&F

Mail Address:

18-1 LLC

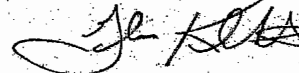
101 N Ashlee Circle

Wasilla, AK 99654

This license cannot be transferred without permission  
of the Alcoholic Beverage Control Board

☐ Special restriction - see reverse side

ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD



DIRECTOR

04-900 (REV 9/09)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Why is this form needed?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.

### Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Meta & Rose, Co.	License #:	6003		
License Type:	REPL	Statutory Reference:	AS 04.11.100		
Doing Business As:	Meta & Rose				
Premises Address:	290 North Yenlow Street, Suite 37				
City:	Wasilla	State:	Alaska	ZIP:	99654
Local Governing Body:	City of Wasilla				

### Transfer Type:

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

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



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 2 – Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	Meta & Rose, Co.				
Doing Business As:	Meta & Rose				
Premises Address:	NO PREMISES				
City:		State:		ZIP:	
Community Council:					

Mailing Address:	189 Nelson Ave. #205				
City:	Wasilla	State:	Alaska	ZIP:	99654

Designated Licensee:	Mae Hayes				
Contact Phone:	907-982-1449	Business Phone:	907-203-2417		
Contact Email:	metaandrose@gmail.com				

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

### Section 3 – Premises Information

Premises to be licensed is:

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

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

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

--

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

--



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

### Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Mae Hayes				
Title(s):	Owner	Phone:	907-982-1449	% Owned:	100
Address:	189 E Nelson Avenue #205				
City:	Wasilla	State:	Alaska	ZIP:	99654





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

Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

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

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

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

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10148336	AK Formed Date:	11/23/2020	Home State:	AK
Registered Agent:	Mae Hayes	Agent's Phone:	907-982-1449		
Agent's Mailing Address:	189 E Nelson Avenue #205				
City:	Wasilla	State:	AK	ZIP:	99654

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?





Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?



If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Meta & Rose Restaurant, Inc. (owned by Mae Hayes) is now a 1% owner in 18-1, LLC. 18-1, LLC owns Beverage Dispensary License 301. 18-1, LLC has a current application with AMCO to transfer License 301 to the previous premises of this REPL license.

### Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?



If "Yes", disclose the name of the individual and the reason for this authorization:

Ashlee (a/k/a Ashley) Stetson

Ashlee Stetson is the Manager of 18-1, LLC, a joint business interest.



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

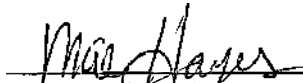
## Alaska Alcoholic Beverage Control Board

# Form AB-01: Transfer License Application

### Section 8 – Transferor Certifications

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

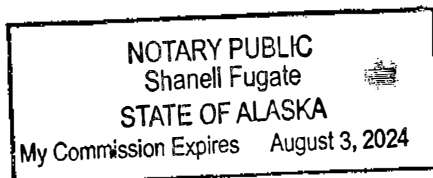
I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

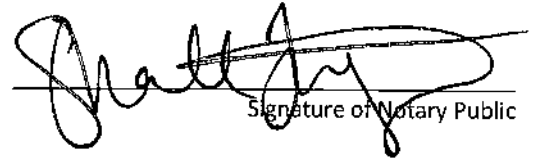
  
\_\_\_\_\_  
Signature of transferor

Mae Hayes

Printed name of transferor

Subscribed and sworn to before me this 27<sup>th</sup> day of September, 2023.



  
\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: 8/3/24.

\_\_\_\_\_  
Signature of transferor

\_\_\_\_\_  
Printed name of transferor

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public

Notary Public in and for the State of \_\_\_\_\_.

My commission expires: \_\_\_\_\_.



Alaska Alcoholic Beverage Control Board

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

**Section 9 – Transferee Certifications**

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

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.



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



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.



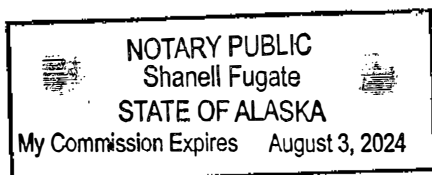
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.



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.



Mae Hayes  
Signature of transferee

Mae Hayes

Printed name

Shanell Fugate  
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 8/3/24

Subscribed and sworn to before me this 5<sup>th</sup> day of October, 2023.





## Alaska Alcoholic Beverage Control Board

# Form AB-02: Premises Diagram

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

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

**The second page of this form may not be required.** Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

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

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

☐☒

## Section 1 – Establishment Information

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

Licensee:	Meta & Rose, Co.	License Number:	6003
License Type:	REPL		
Doing Business As:	Meta & Rose		
Premises Address:	NO PREMISES		
City:		State:	
		ZIP:	



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

NO PREMISES



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 304.125. The public notice must be given within the 60 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

### Section 1 – Establishment Information

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

Licensee:	Meta & Rose, Co.				
License Type:	REPL				
Doing Business As:	Meta & Rose				
Premises Address:	NO PREMISES				
City:		State:		ZIP:	

### 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: 9/29/2023

End Date: 10/6/2023

Other conspicuous location: CARRS/SAFEWAY POSTING BOARD & CURRENT (EXISTING) PREMISES

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.



MAE HAYES

Printed name of licensee

Mae Hayes  
Signature of licensee



Alaska Alcoholic Beverage Control Board

## Form AB-08a: Authorization of Records Release

### Why is this form needed?

This authorization of records release form is required for all liquor license applications. Each licensee and affiliate who is required to be listed on an application for a liquor license under AS 04.11.260 must provide written authorization for release of conviction and arrest records, as required by 3 AAC 304.105(a)(1).

The following individuals must complete this form:

- If the applicant is a sole proprietor, this form must be completed by the **applicant** and the applicant's **spouse**.
- If the applicant is a **corporation**, this form must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, this form must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, this form must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

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 licensed establishment.

Licensee:	Meta & Rose, Co.				
License Type:	REPL	License Number:	6003		
Doing Business As:	Meta & Rose				
Premises Address:	NO PREMISES				
City:		State:		ZIP:	
Email:	metaandrose@gmail.com		Phone:	907-982-1449	

### Section 2 – Individual Information

Enter information for the individual licensee or affiliate.

Name:	Mae Hayes
Title:	Owner
Date of Birth:	04/29/1982
Email:	metaandrose@gmail.com
Phone:	907-982-1449





Alaska Alcoholic Beverage Control Board

**Form AB-08a: Authorization of Records Release**

**Section 3 – Certifications and Approvals**

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **never** been convicted of an act that constitutes a crime involving moral turpitude.



I certify that I have **never** been convicted of a violation of AS 04 or regulations adopted by the ABC Board.



I certify that I have **never** been convicted of a violation of the alcoholic beverage control laws of another state, as a licensee of that state.



I certify that I have **not** been convicted of a felony in this state, the United States, or another state or territory, including a suspended imposition of sentence, during the 10 years immediately preceding the date of this form.



**Sign your initials to the following statement only if you are unable to certify one or more of the above statements: I have been convicted** of one or more of the above offenses, and **I have attached a written explanation** that includes the type of offense and why it would be in the public interest for the ABC Board to approve me as a licensee.



I understand that by signing this form, I am providing written authorization for release of my conviction and arrest records to the Alaska Alcoholic Beverage Control Board through the Alaska Alcohol & Marijuana Control Office under AS 04.11.295 and 3 AAC 304.105. I understand that my fingerprints will be used to check the criminal history records of the Federal Bureau of Investigation (FBI), and that I have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. *The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

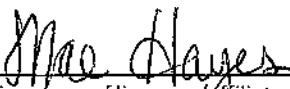


I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand 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.



**Mae Hayes**

Printed name of licensee/affiliate

  
Signature of licensee/affiliate



Alaska Alcoholic Beverage Control Board

**Form AB-09: Statement of Financial Interest**

**Why is this form needed?**

A statement of financial interest is required for all liquor license applications, per 3 AAC 304.105(b)(3). A person other than a licensee may not have a direct or indirect financial interest (as defined in AS 04.11.450(f)) in the business for which a liquor license is issued, per AS 04.11.450.

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:	Meta & Rose, Co.				
License Type:	REPL	EIN:	86-1411888		
Doing Business As:	Meta & Rose				
Premises Address:	NO PREMISES				
City:		State:		ZIP:	

**Section 2 – Certifications**

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

The sole proprietor or entity listed above certifies 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.

Initials

MH
----

The sole proprietor or entity listed above additionally certifies 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.


MH
----

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.

MH
----

Mae Hayes

Printed name of licensee

  
Signature of licensee



## Alaska Alcoholic Beverage Control Board Form AB-11: Creditors Affidavit

### Why is this form needed?

This form must be completed by the transferor of a liquor license in order to report all debts of and taxes owed by the business, as required by AS 04.11.280(b). The Alcoholic Beverage Control Board will deny an application for transfer of a license to another person if the Board finds that the transferor has not paid all debts or taxes arising from the conduct of the licensed business, unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority, per AS 04.11.360(4)(A).

This form must be completed and submitted to AMCO's Anchorage office before any application to transfer the ownership, including the controlling interest, of a license will be considered complete.

### Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Meta & Rose, Co.	License Number:	6003		
License Type:	REPL				
Doing Business As:	Meta & Rose				
Premises Address:	NO PREMISES				
City:		State:	Alaska	ZIP:	
Federal Tax ID # / EIN:	86-1411888				

### Section 2 – Debts and Taxes Owed

Enter information for each creditor or taxing authority to which debts or taxes are owed. If there are no debts or taxes owed by the business, write "None" in the first field. You will be required to correct this form if a response of "N/A" is written in any field. Attach additional pages or documentation as necessary.

Creditor / Taxing Authority	Current Valid Email or Mailing Address of Creditor	Amount Owed
IRS	949 E 36th Ave, #208, Anchorage, AK 99508	125,819.36
SOA - Dept. of Labor	P.O. Box 115509, Juneau, AK 99811	22,116.72
City of Wasilla	290 E Herning Ave, Wasilla, AK 99654	5,543.28
RNDC	6307 Arctic Spur Road, Anchorage, AK 99518	8,955.91



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

Alaska Alcoholic Beverage Control Board

## Form AB-11: Creditors Affidavit

### Section 3 – Transferor Certifications

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

Initials

I certify that all debts of the business and all taxes the business owes are listed on Page 1 of this form, and that the contact information provided for each creditor is current.



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.



Mae Hayes

Printed name of transferor

*Mae Hayes*

Signature of transferor



Alaska Entity #10148336

State of Alaska  
Department of Commerce, Community, and Economic Development  
Corporations, Business, and Professional Licensing

## Certificate of Compliance

The undersigned, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, and custodian of corporation records for said state, hereby issues a Certificate of Compliance for:

**Meta & Rose Co.**

This entity was formed on November 23, 2020 and is in good standing. This entity has filed all biennial reports and fees due at this time.

No information is available in this office on the financial condition, business activity or practices of this corporation.



IN TESTIMONY WHEREOF, I execute the certificate and affix the Great Seal of the State of Alaska effective **October 6, 2023**.

A handwritten signature in black ink, appearing to read "Julie Sande", followed by a long horizontal line.

Julie Sande  
Commissioner



ASHLEY S STETSON  
101 N ASHLEE CIR.  
WASILLA, AK 99654-7494

88-7202/3252

1801

10/5/23  
Date

Pay to the order of

AMCO

\$ 500.00

Five Hundred & no

Dollars



Security Features  
Indicated  
On Back

What we think we become.  
—Buddha

**AlaskaUSA**  
Federal Credit Union®

Toll free (800) 525-9094  
Anchorage (907) 563-4567  
alaskausa.org

Memo

MP

⑆32527202⑆⑆170000⑆577820⑆0180⑆

Nature's Garden by *Magdalena*



Alaska Alcoholic Beverage Control Board

## Form AB-13: Business Name Change

### Why is this form needed?

This business name change form is required for any licensee seeking to change the business name of the licensee's licensed premises when the name change is not part of a transfer of ownership or location, per 3 AAC 304.185(c). **The required \$250 business name change fee may be made by check, cashier's check, money order, or credit card (VISA, MasterCard, American Express or Discover).**

This form must be completed and submitted to AMCO's Anchorage office prior to changing any business name. A new State of Alaska business license must be obtained prior to completing this form. Forms and contact information may be found on the Corporations, Business & Professional Licensing website at <https://www.commerce.alaska.gov/web/cbpl/BusinessLicensing.aspx>.

**Please note that licensees seeking approval of a business name change for more than one liquor license must submit a separate completed copy of this form and pay a separate fee for each license.**

### Section 1 – Establishment Information

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

Licensee:	18-1 LLC	License Number:	301		
License Type:	Beverage Dispensary				
Current DBA:	The Office				
Premises Address:	290 N Yenlo St, Suite 37				
City:	Wasilla	State:	AK	ZIP:	99654
Contact Person:	Ashlee Stetson	Contact Phone:	907.232.1304		
Contact Email:	ashlee@wsiak.com				

### Section 2 – New Business Name

Enter information for the **new** State of Alaska business license and name.

Business License #:	2188904
Doing Business As:	Meta & Rose

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.

Initials

AS

Ashlee Stetson

Printed name of licensee

ASHLEE STETSON

Signature of licensee

Digitally signed by ASHLEE STETSON  
DN: cn=ASHLEE STETSON, o, ou,  
email=ashlee@bear-run.com, c=US  
Date: 2023.11.16 16:34:26 -0900

#### OFFICE USE ONLY

Issue Date:		Transaction #:	
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## Alaska Alcoholic Beverage Control Board

**Form AB-34: Alternating Premises Request**

This alternating premises request form is required for all liquor licensees seeking approval to alternate all or portions of their premises as licensed and unlicensed under 3 AAC 304.225, in order to stimulate tourism or promote activities open to the general public. **Applicant must obtain local governing body approval prior to submitting this form to AMCO.**

Eligible license types are beverage dispensary, restaurant or eating place, golf course, common carrier, recreational site, outdoor recreational lodge, destination resort, and beverage dispensary - tourism.

**Section 1 – Licensee Information**

Licensee:	18-1, LLC	License #:	301		
License Type:	Beverage Dispensary				
Doing Business As:	Meta & Rose				
Premises Address:	290 N Yenlo, Ste 37				
City:	Wasilla	State:	AK	ZIP:	99654

**Section 2 – Purpose**

How does use of the identified area as alternating premises stimulate tourism or promote activities open to the general public? (3 AAC 304.225(1)):

Use of the lobby will bring more awareness to The Clock Tower, and all of the shops it has to offer. We will also be able to schedule tour bus stops and meals with the extra space provided.

**Section 3 – Detailed Premises Diagram**

- ☒ Attach a copy of your most current premises diagram (AB-02 or AB-14). This diagram should meet the requirements listed on the current AB-02 form regarding contents and labeling.
- If you are requesting only a portion of your approved licensed premises to be an alternating premises, outline that portion in a color other than red. If you are requesting your entire approved licensed premises be an alternating premises, indicate that in writing on your premises diagram or in a separate statement.
- ☒ Provide a diagram showing where alcoholic beverages will be stored during the time the identified area is unlicensed. If the location is within your existing licensed premises, outline the area in a color other than red and label it. If the location is not within your existing licensed premises, provide a copy of your off-site warehouse permit (AS 04.21.060).

OFFICE USE ONLY			
Examiner:		Transaction #:	



**Form AB-34: Alternating Premises Request****Section 4 – Alternating Premises Schedule**

You must provide a schedule of when your premises will alternate between being licensed and unlicensed.

☐ If your alternation will not occur on a set schedule, you will be required to submit a monthly schedule on the first day of each month to [amco.enforcement@alaska.gov](mailto:amco.enforcement@alaska.gov).

☒ If your alternation will occur on a set schedule, provide the schedule below. You may attached additional information to this form if necessary.

Sunday - Thursday 9:00 am - 7:00 pm - In containment in Lobby  
Sunday - Thursday 7:00 pm - 12:00 am - Full Lobby  
Friday - Saturday 9:00 am - 7:00 pm - In containment in Lobby  
Friday - Saturday 7:00 pm - 1:00 am - Full Lobby

**Section 5 – Declarations**

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

Initials

I certify that I have read and understand the requirements for an alternating premises.

AS

I certify that I have attached all diagrams and information required by this form.

AS

I certify that if no set schedule was provided in Section 4 above, I will submit the required schedule to AMCO no later than the first day of each month.

AS

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.

AS

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.

AS

Ashlee Stetson, Manager

ASHLEE STETSON

Digitally signed by ASHLEE STETSON  
DN: cn=ASHLEE STETSON, o=ou,  
email=ashlee@bear-run.com, c=US  
Date: 2023.11.16 16:33:46 -0900

Printed name of licensee

Signature of licensee

**Section 5 – Local Government & AMCO Review**

**Local Government Review** (to be completed by an appropriate local government official):

Yes No Pending

The proposed changes shown on this form conform to all local restrictions and laws.

☐☐☐

A local building permit is required for the proposed changes.

☐☐

Signature of local government official

Building Permit #

Date

Printed name of local government official

Title



Alaska Alcoholic Beverage Control Board

## Form AB-34: Alternating Premises Request

---

AMCO Review:

Approved

Disapproved

☐☐

\_\_\_\_\_  
Signature of AMCO Enforcement Supervisor

\_\_\_\_\_  
Signature of Director

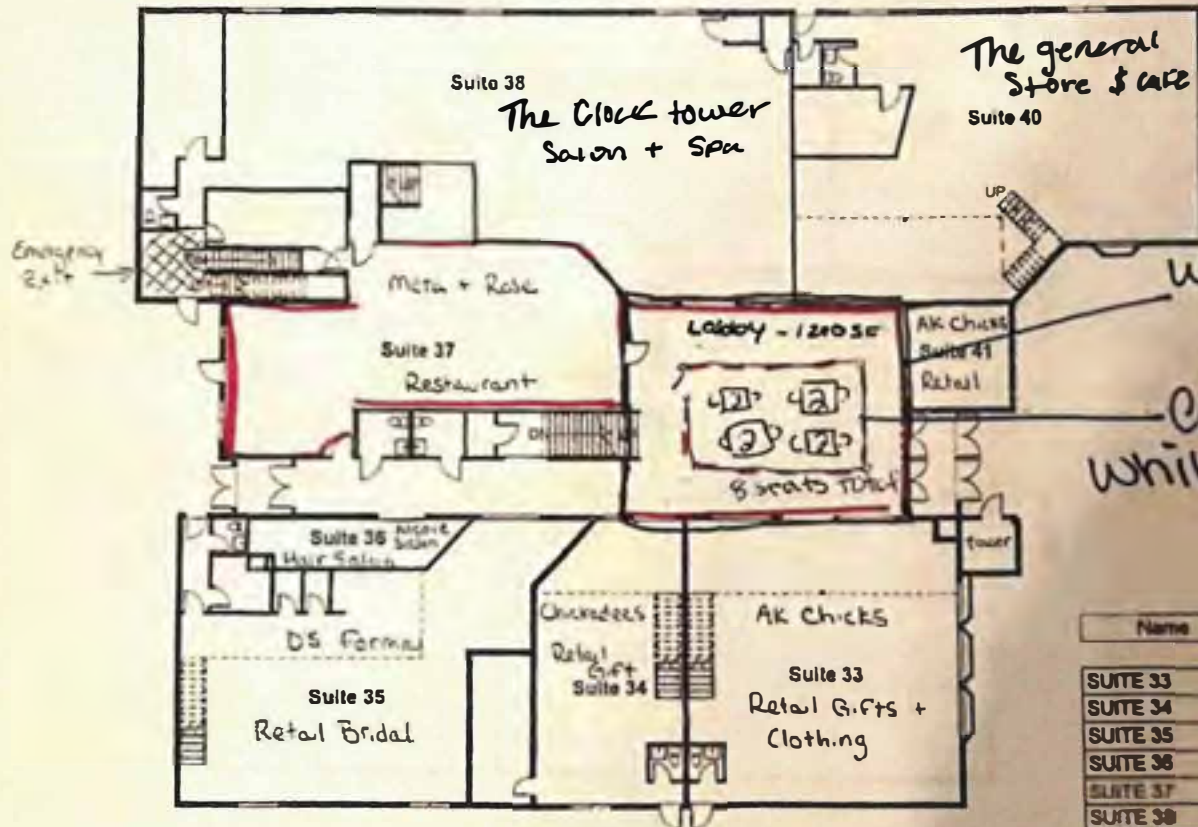
\_\_\_\_\_  
Printed name of AMCO Enforcement Supervisor

\_\_\_\_\_  
Printed name of Director

\_\_\_\_\_  
Date

AMCO Comments:

this is what we want to move to.



whole lobby after TPM

contained while shops are open - TPM

Name	Area
SUITE 33	1955 SF
SUITE 34	1199 SF
SUITE 35	2094 SF
SUITE 36	198 SF
SUITE 37	1906 SF
SUITE 38	3240 SF
SUITE 40	2617 SF
SUITE 41	223 SF



No.	Description	Area

Lobby Vendors  
The Clock Tower  
FIRST FLOOR

Project number: 170000  
Date: 10/10/00  
Drawn by: J. H. HAYES  
Checked by: J. H. HAYES

A1.02

Level 1 - FLOOR PLAN  
1/16" = 1'-0"

Meta & Rose Co.

Mae Hayes  
Owner  
907-982-1449  
290 N Yenlo St #37  
Wasilla, AK 99654

May 27th 2022

Dear AMCO,

This letter is to allow and confirm the usage for an indoor lobby seating for restaurant Meta & Rose Co. inside The Clock Tower @ 290 N Yenlo Street Wasilla, AK 99654.

Meta & Rose Co. has permission on behalf of the building owners, Legacy Ventures LLC, Richard and Tyan Payne, to have lobby and patio containment areas; as well as after hour lobby usage for containment purposes.

Thank You,  
Meta & Rose Co.

Tyan Payne  
\_\_\_\_\_  
Print  
\_\_\_\_\_  
Digitally signed by  
Tyan Payne  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
5/28/2022  
\_\_\_\_\_  
Date

Richard Payne  
\_\_\_\_\_  
Print  
\_\_\_\_\_  
Digitally signed by  
R K P  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
6/7/2022  
\_\_\_\_\_  
Date



## Square Footage

Concourse/Lobby 1200 sqft

Mezzanine  
Main Floor

340 sqft

1566 sqft

3,106 total sqft

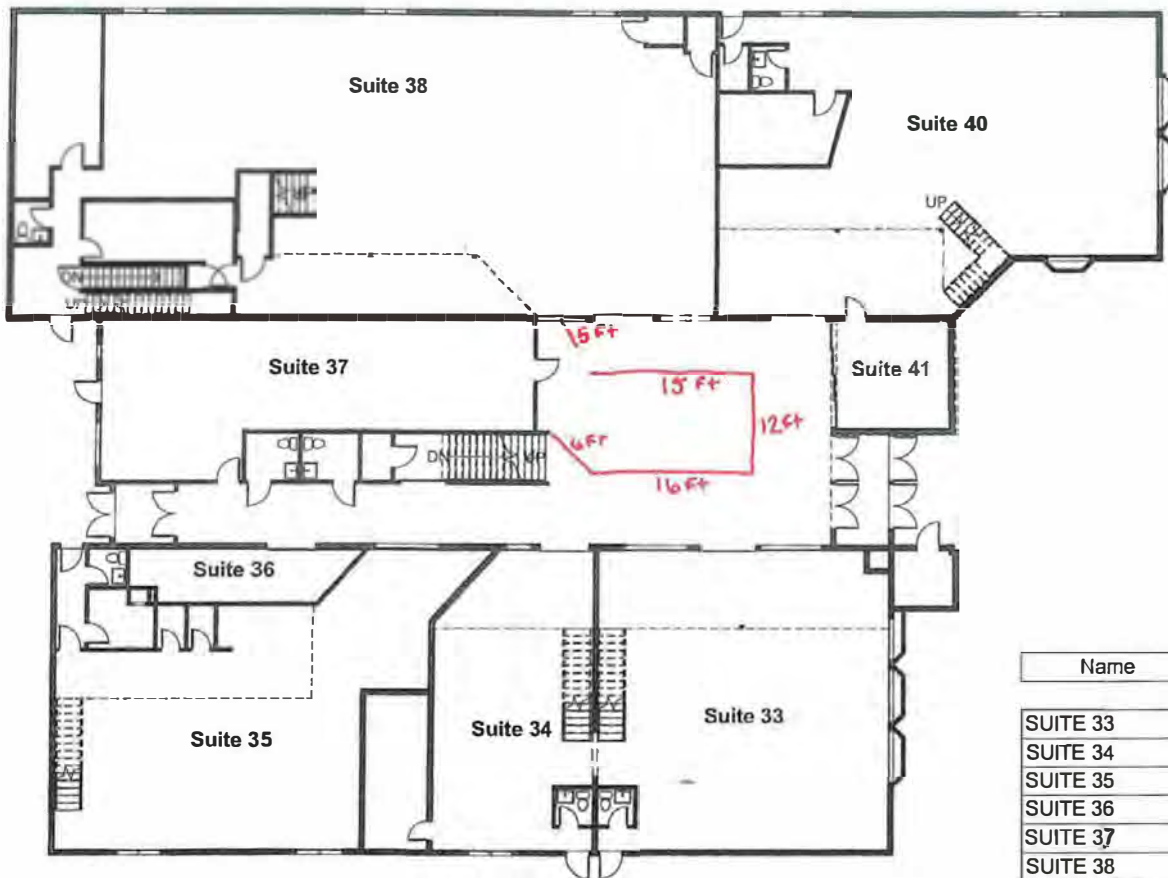
## Seating

38 Seats Main Dining Room

16 Concourse /  
(Lobby)

10 Upstairs

64 Seats Total



Name	Area
SUITE 33	1571 SF
SUITE 34	1026 SF
SUITE 35	1661 SF
SUITE 36	198 SF
SUITE 37	1016 SF
SUITE 38	3790 SF
SUITE 40	2212 SF
SUITE 41	223 SF

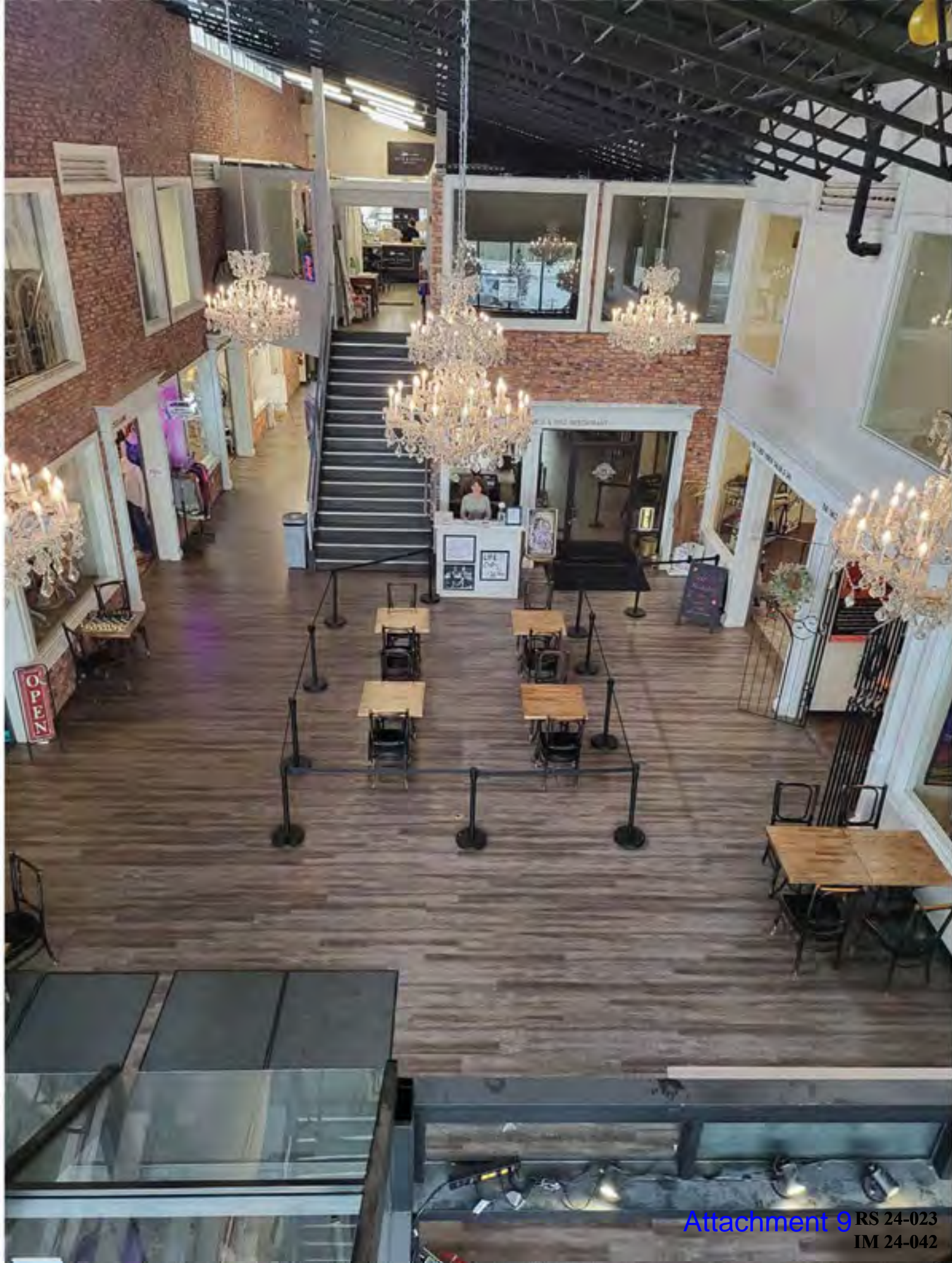
Lobby Containment during  
Clock Tower Shops hours

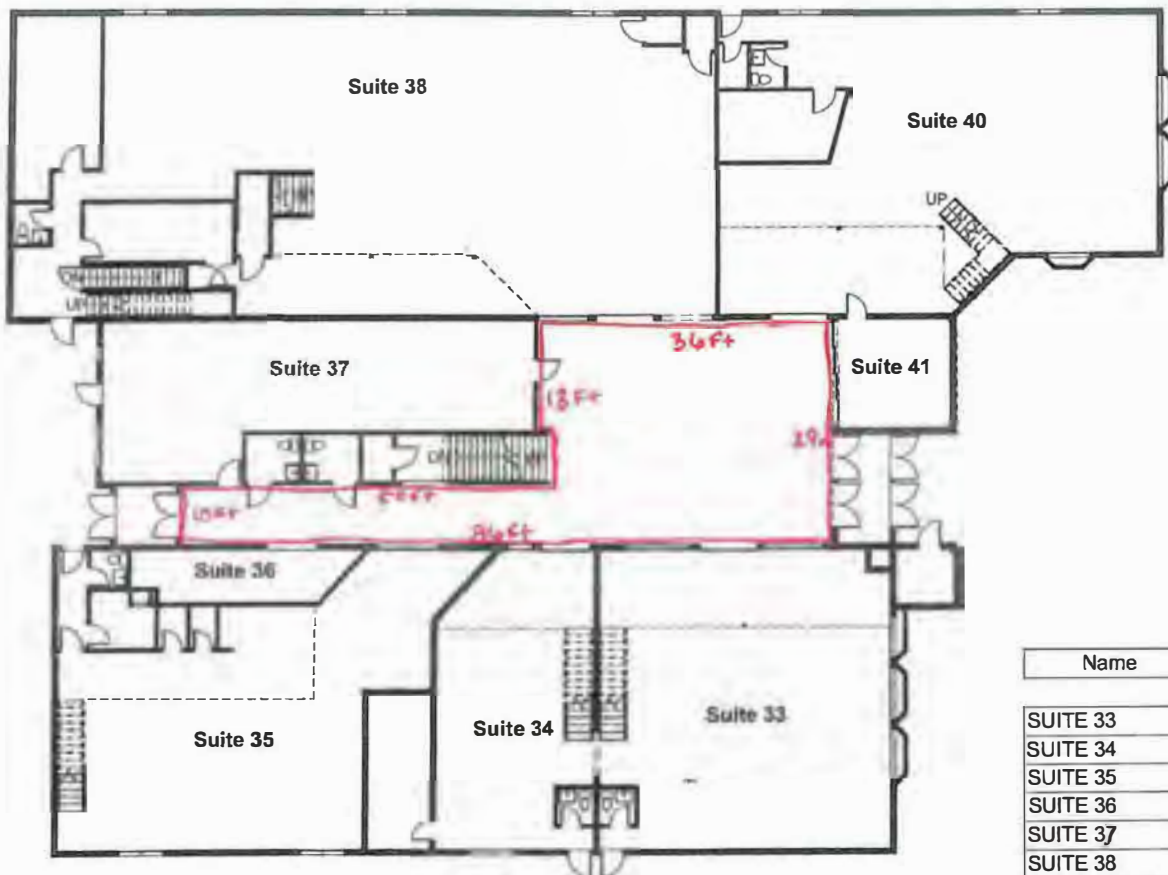
G

F

Scale



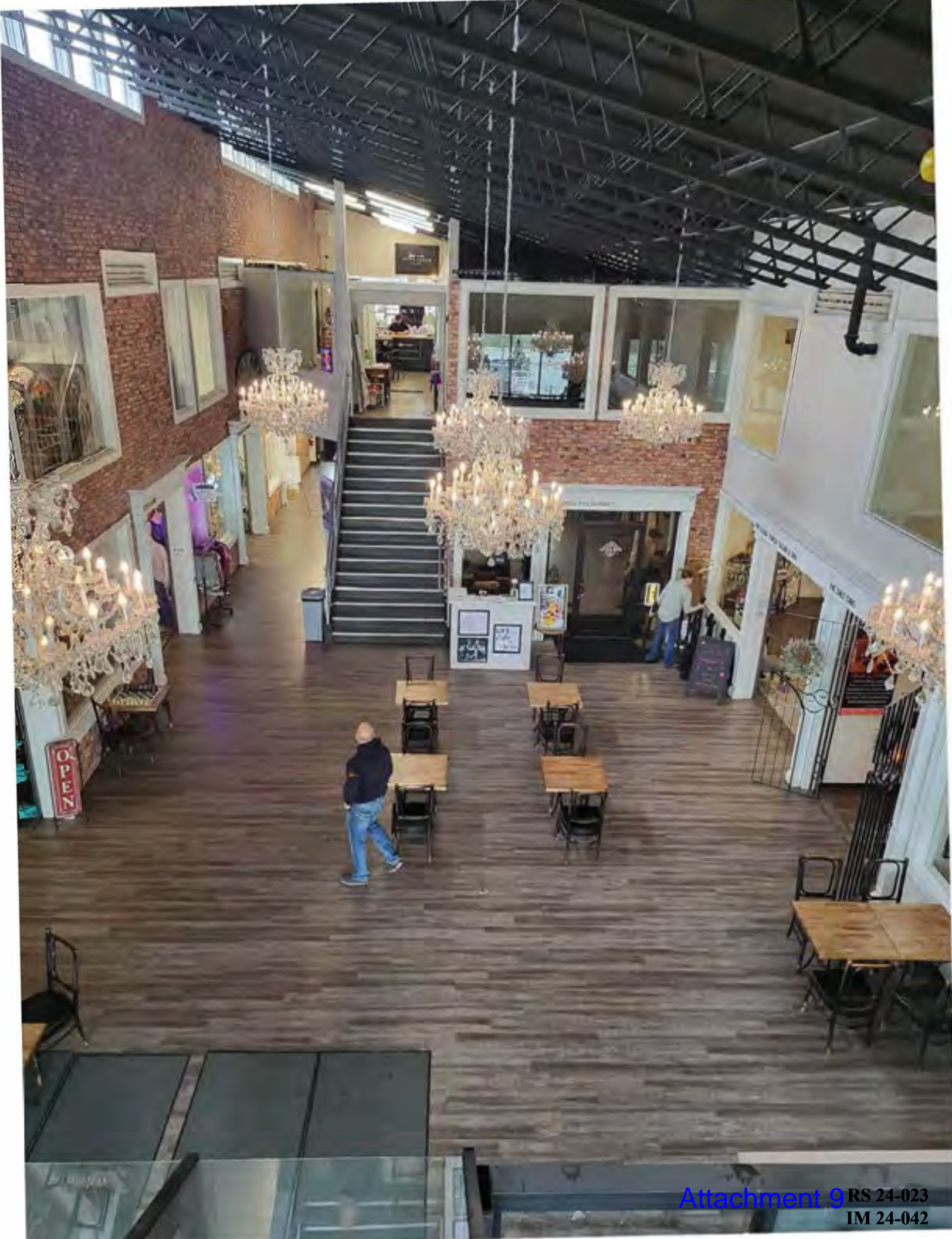




Name	Area
SUITE 33	1571 SF
SUITE 34	1026 SF
SUITE 35	1661 SF
SUITE 36	198 SF
SUITE 37	1016 SF
SUITE 38	3790 SF
SUITE 40	2212 SF
SUITE 41	223 SF

Lobby Containment after  
clock tower shops hours







**From:** [Peggy Horton](#) on behalf of [License Reviews](#)  
**To:** [Permit Center](#); [Rick Benedict](#); [Taunnie Boothby](#)  
**Cc:** [Jason Ortiz](#)  
**Subject:** FW: #301 The Office Transfer of Location Application  
**Date:** Monday, August 14, 2023 11:28:17 AM  
**Attachments:** [301 Transfer LGB Notice.pdf](#)  
[301 AB-01.pdf](#)  
[301 AB-02.pdf](#)  
[301 AB-03.pdf](#)

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Hey everyone, this license review is different than any of us have done in the past. They are requesting to relocate from within the borough to inside the city of Wasilla. There is a borough application for this called Liquor License Relocation Application. The form is in CM. If you'll look at CM record #D-17-26541, you'll see the last time Susan Lee had this type of case was when Big Lake Lodge transferred their license to Palmer City Alehouse in 2014.

The code for this is MSB 8.40.060 through 090.

Here's another issue, the fee listed on the form is not on the fee schedule approved by the assembly, so you'll need to get approval from leadership as to whether we charge them the \$500.00 (which is listed on the form) or the \$100.00 regular license review fee. I've updated Michelle on the missing fee on the fee schedule, so the next time we bring fees to the assembly, it should be on there. Michelle also wants to have a meeting about what the fee should be, she'll set that up for a later date.

We should talk about who gets this file to process.

Peggy Horton  
Matanuska-Susitna Borough  
Development Services Division  
Planner II  
907-861-7862

---

**From:** AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>  
**Sent:** Friday, August 11, 2023 11:05 AM  
**To:** Brad Hanson <bahanson@palmerak.org>; Maureen Graham <mgraham@cityofwasilla.gov>; Alex Strawn <Alex.Strawn@matsugov.us>; License Reviews <License.Reviews@matsugov.us>  
**Cc:** AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>  
**Subject:** #301 The Office Transfer of Location Application

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning,

This is a unique proposal: a beverage dispensary is asking to operate in the middle of a current restaurant/eating place establishment. The application is slated for Board Consideration at the 8/22/23 meeting. Attached is correspondence regarding a complete liquor license application within your jurisdiction.

Also attached is a copy of the application and Form AB-03: Restaurant Designation Permit Application, which requires separate local government approval.

If you have any questions or concerns, please direct them to [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

*Carrie Craig*

Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
907-269-0350



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

August 11, 2023

City of Wasilla and Matanuska-Susitna Borough

VIA Email: [bahanson@palmerak.org](mailto:bahanson@palmerak.org); [mgraham@cityofwasilla.gov](mailto:mgraham@cityofwasilla.gov); [alex.strawn@matsugov.us](mailto:alex.strawn@matsugov.us);  
[license.reviews@matsugov.us](mailto:license.reviews@matsugov.us)

License Type:	Beverage Dispensary	License Number:	301
Licensee:	18-1, LLC		
Doing Business As:	The Office		
Premises Address	290 North Yenlo Street, Suite 37 from 1987 East Bogard Road, Units E&F		

☐ New Application

☐ Transfer of Ownership Application

☒ Transfer of Location Application

☐ Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Joan Wilson, Director

[amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov)



## Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application****Why is this form needed?**

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

**This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.**

**Section 1 – Transferor Information**

Enter information for the **current** licensee and licensed establishment.

Licensee:	18-1, LLC	License #:	301		
License Type:	Beverage Dispensary	Statutory Reference:	04.11.090		
Doing Business As:	The Office				
Premises Address:	1987 E. Bogard Road, Units E&F				
City:	Wasilla	State:	Alaska	ZIP:	99654
Local Governing Body:	Mat-Su Borough				

**Transfer Type:**

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

**OFFICE USE ONLY**

Complete Date:	8/11/23	Transaction #:	100532387
Board Meeting Date:	8/22/23	License Years:	Renewed/Approved 7/6/23 23/24
Issue Date:		Examiner:	CC

JAN 25 2023





## Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application****Section 2 – Transferee Information**Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	18-1, LLC				
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	Alaska	ZIP:	99654
Community Council:	City of Wasilla				

Mailing Address:	101 N Ashlee Cir				
City:	Wasilla	State:	Alaska	ZIP:	99654

Designated Licensee:	Ashley Stetson				
Contact Phone:	907-232-1304	Business Phone:	907-232-1304		
Contact Email:	ashlee@wsiak.com				

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

**Section 3 – Premises Information**

Premises to be licensed is:

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

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

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

0.8 miles

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

0.5 miles





## Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application****Section 4 – Sole Proprietor Ownership Information**

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	

**Section 5 – Entity Ownership Information**

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	18-1 Trust				
Title(s):	Member	Phone:	907-232-1304	% Owned:	100
Address:	101 N Ashlee Cir				
City:	Wasilla	State:	Alaska	ZIP:	99654



## Alaska Alcoholic Beverage Control Board

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

Entity Official:	Ashley Stetson				
Title(s):	Manager	Phone:	907-232-1304	% Owned:	0
Address:	101 N Ashlee Cir				
City:	Wasilla	State:	Alaska	ZIP:	99654

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

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

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10094401	AK Formed Date:	11/09/2018	Home State:	Alaska
Registered Agent:	Steven O'Hara	Agent's Phone:	907-223-5911		
Agent's Mailing Address:	2400 Nancy Circle				
City:	Anchorage	State:	Alaska	ZIP:	99516

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

☒ ☐

AMCO

JAN 25 2023



Alaska Alcoholic Beverage Control Board

## Form AB-01: Transfer License Application

### Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☐☒

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

### Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☐☒

If "Yes", disclose the name of the individual and the reason for this authorization:

AMCO  
JAN 25 2023



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

Alaska Alcoholic Beverage Control Board

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

**Section 8 – Transferor Certifications**

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

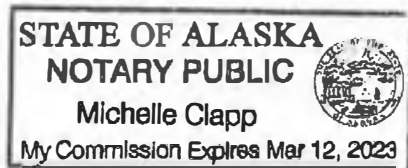
I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Signature of transferor

**Ashley Stetson**

Printed name of transferor

Subscribed and sworn to before me this 12<sup>th</sup> day of January, 2023.



*Michelle Clapp*

Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: March 12, 2023

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signature of Notary Public

Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_





Alaska Alcoholic Beverage Control Board

# Form AB-01: Transfer License Application

## Section 9 – Transferee Certifications

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

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

AS

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

AS

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.

AS

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 304.465.

AS

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

AS

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.

AS

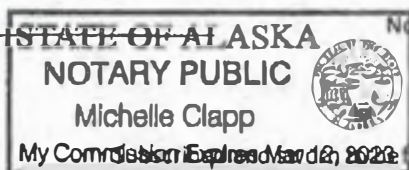
Signature of transferee

Ashley Stetson

Printed name

Signature of Notary Public

Notary Public in and for the State of Alaska



My commission expires: March 12, 2023

I am me this 12th day of January, 2023

## #301 The Office Transfer

### Questions regarding the AB-02 Diagram

#### Diagram:

- Please provide an explanation on how your proposed licensed premises will be segregated from Meta & Rose's licensed premises, such as stanchions, pony wall, rope, etcetera.
- A hallway and a set of stairs are included in the proposed premises. Where are the stairs going? If that additional floor is part of your proposed premises, include a diagram of that floor with all the necessary requirements, including labeling of storage spaces, service, consumption.

### Applicant Response

**Diagram** – the proposed licensed premises will match Meta & Rose's "red-lines". My counter-service area (bar) is the blocked-out area in red on the diagram. However, the red-line consumption area of the dispensary is the entire patron area of Meta & Rose (even though we will be independently owned and operated). The concept would be similar to 'Chilkoot Charlies'. We understand they have separate licenses, but ultimately the red-line consumption areas are the same. The stairs lead to a small mezzanine area with tables as depicted on the first page of the diagram.



Alaska Alcoholic Beverage Control Board

## Form AB-02: Premises Diagram

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form may not be required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

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

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.



### Section 1 – Establishment Information

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

Licensee:	18-1, LLC	License Number:	301		
License Type:	Beverage Dispensary				
Doing Business As:	The Office				
Premises Address:	290 North Yenlo Street, Suite 37				
City:	Wasilla	State:	AK	ZIP:	99654

AMCO  
JAN 26 2023

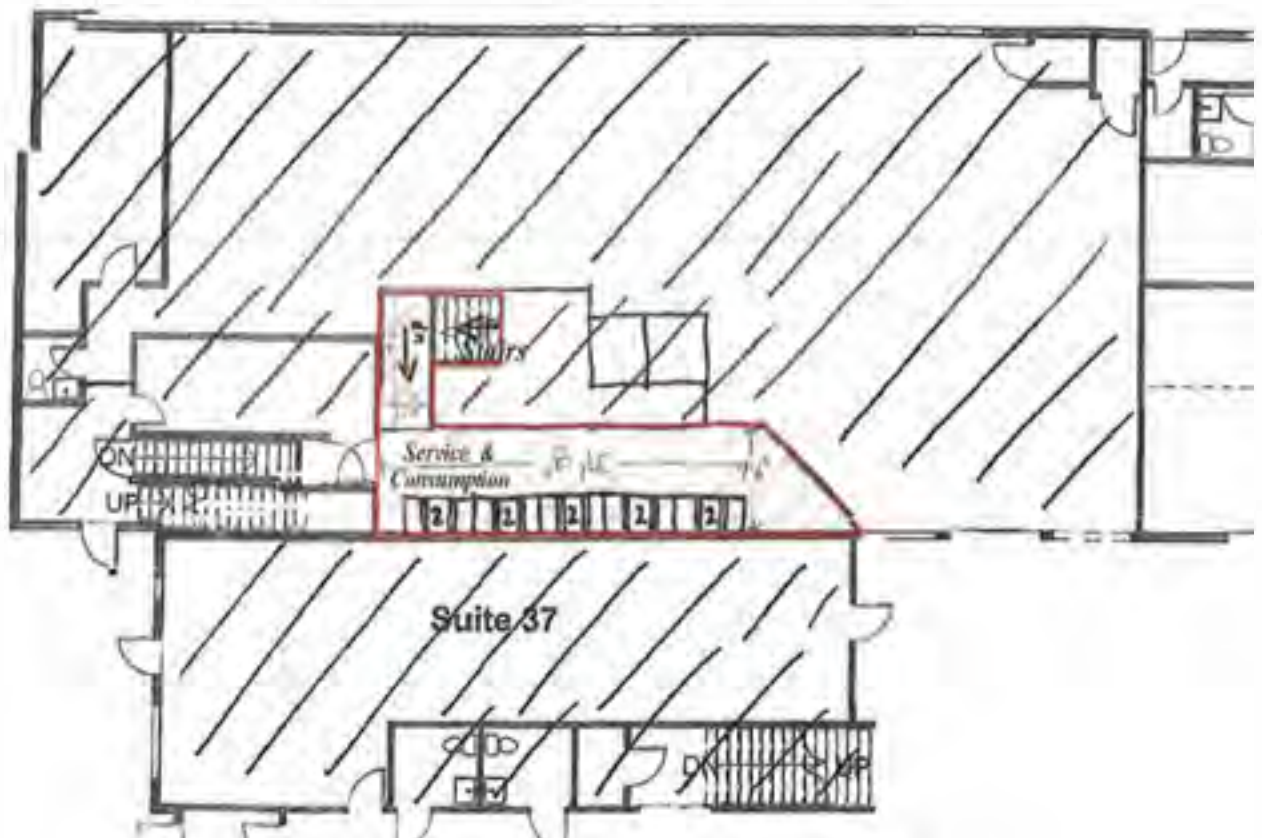
East Herning Ave.

18-1, LLC dba The Office  
290 North Yenlo Street, Suite 37  
Wasilla, Alaska 99654

2nd Floor Service Area Only:

North Yenlo Street

North Boundary Street



*Alley between Buildings*

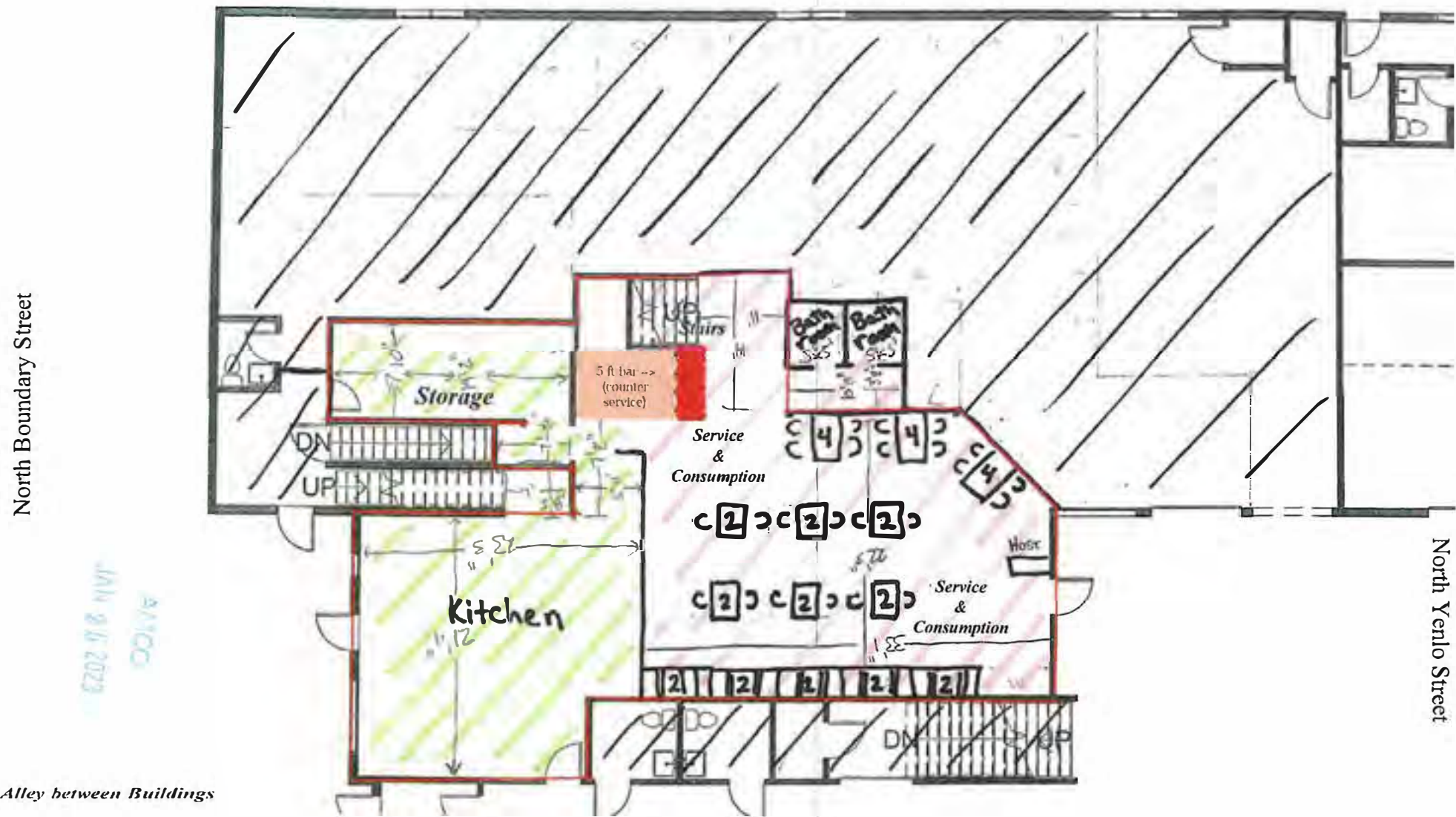
AMCO  
JAN 8 2025



18-1, LLC dba The Office  
290 North Yenlo Street, Suite 37  
Wasilla, Alaska 99654

East Herning Ave.

1st Floor Bar and Service Area: Estimated 1,929.79 sq ft.



## #301 The Office Transfer

### Questions regarding the AB-03 Restaurant Designation Permit Application

#### AB-03:

- The proposed licensed premises consists of the bar itself, therefore I don't believe that you qualify for the Restaurant Designation Permit (RDP) because The Office is not a bona fide restaurant as it does not have its own kitchen, menu, food safety permit. 3 AAC 304.725 states that an individual under 21 can dine on the premises if the premises is a bona fide restaurant.

3 AAC 304.910. Restaurant definition

(a) The board will use the following guidelines when determining what qualifies as a bona fide restaurant or eating place:

(1) the applicant demonstrates minimum standards for a kitchen to prepare food onsite, in accordance with 18 AAC 31.040(c) or municipal ordinance;

(2) the applicant provides a menu of food items, including entrees, that are regularly sold and prepared by the licensee on the licensed premises;

(3) the establishment has tables or counters for consuming food in a dining area on the premises; and

(4) the applicant includes a detailed plan to

(A) prevent access to alcohol by minors; and

(B) ensure that introduction or removal of alcoholic beverages is in compliance with AS 04.16.120.

\*We can still put this before the board, if that is your wish but AMCO staff (Licensing & Enforcement) would likely not recommend the issuance of the RDP.

#### Applicant Response

**AB-03** – I wasn't sure if the Board was going to require the restaurant designation information with the transfer packet, so I included that information to be transparent. But you are correct, 18-1, LLC does not operate as a restaurant, just within an area that is also serviced by a restaurant.



Alaska Alcoholic Beverage Control Board

## Form AB-03: Restaurant Designation Permit Application

### Why is this form needed?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrées prepared on-site and offered to patrons, and copy of the DEC Food Service Permit (or corresponding DHHS documentation for licenses located in the Municipality of Anchorage) must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

### Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	18-1, LLC		
License Type:	Beverage Dispensary	License Number:	301
Doing Business As:	The Office		
Premises Address:	290 North Yenlo Street, Suite 37		
City:	Wasilla	State:	AK
		ZIP:	99654
Contact Name:	Ashley Stetson	Contact Phone:	907-232-1304

### Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- ☐ Dining after standard closing hours: AS 04.16.010(c)
- ☒ Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- ☐ Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- ☐ Employment for any persons under 21 years of age: AS 04.16.049(c)  
NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	100532387
Initials:	CC





Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 3 – Minor Access**

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

Minors will only be allowed in the dining area

No Minors will be employed by 18-1, LLC

Minors may be employed at Meta & Rose Restaurant, but will not conduct any operations for 18-1, LLC (bar)

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.

18-1, LLC pouring service will be limited to the bar (counter) area only. Only 18-1, LLC employees or agents will be providing beverage service under this beverage dispensary license. It is the responsibility of 18-1, LLC to verify each patron's age with identification.

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

Yes ☒ No ☐

**Section 4 – DEC Food Service Permit**

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/fss/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx>

IF you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.

AS

*\*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.*





Alaska Alcoholic Beverage Control Board

## Form AB-03: Restaurant Designation Permit Application

### Section 5 – Hours of Operation

Review AS 04.16.010(c).

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Sunday-Thursday: 9:00 am to 10:00 pm

Friday-Saturday: 9:00 am to 1:00 am

### Section 6 – Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes

No

☐☒

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Food and beverage service offered or anticipated is:

☒

table service

☐

buffet service

☒

counter service

☐

other

If "other", describe the manner of food and beverage service offered or anticipated:



Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

**Section 7 – Certifications and Approvals**

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

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

AS

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.

AS

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

AS

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted.

AS

*(AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)*

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.

AS

**Ashley Stetson**

Printed name of licensee

  
signature of licensee

**Local Government Review** (to be completed by an appropriate local government official):

Approved

Denied

☐☐

Signature of local government official

Date

Printed name of local government official

Title

APR 25 2023



Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

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

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

**Form AB-03: Restaurant Designation Permit Application**

AMCO Enforcement Review:

Enforcement Recommendation:

Approve

Deny

☐☐

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

Enforcement Recommendations:

AMCO Director Review:

Approved

Denied

☐☐

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:

# DAY MENU

9 AM TO 4 PM

SCAN CODE  
TO  
PREVIEW  
DISHER



## BRUNCH

### | BISCUITS & GRAVY | 8 | 16

Comforting biscuits & country sausage gravy made all in house, a single order or treat yourself to a double.

### | BERRY FRENCH TOAST | 19

Cardamon, cinnamon, nutmeg egg battered French bread, topped w/ berry sauce and vanilla whipped cream.

### | PORK BELLY TOAST | 23

Korean pork belly, scallion omelet, micro greens, sesame, pickled radish and garlic aioli on toasted French bread served w/ truffled potatoes.

### | BLT EGGWICH | 17

Crispy bacon, fried eggs, tomato, lettuce, garlic aioli on toasted white bread served w/ truffled potatoes.

### | EGG WHITE OMLETE | 15

A heart health choice. Egg whites, spinach and mushrooms with feta cheese. Served with a tomato slice.

### | CROQUE MADAM | 24

Grilled ham & cheese sandwich topped w/ egg of your choice & smothered in hollandaise. Add asparagus +3.

### | EGGS BENEDICT | 19

Classic eggs benedict with 2 poached eggs topped with premium ham and our rich hollandaise sauce served w/ truffled potatoes.

Add tomato slice +1 | Add lobster +10

### | CINNAMON SUGAR BEIGNETS | 13

French doughnuts, cinnamon sugar and espresso chocolate ganache.

### | CHICKEN FRIED CHICKEN | 20

Pan fried breaded chicken breast served with house sausage gravy, eggs of your choice and truffled potatoes.

### | STEAK & EGGS | 48

16 oz Certified Angus Ribeye Steak, 2 eggs, truffled breakfast potatoes, add grilled onions mushrooms and peppers +3.5.

### | SIDES & EXTRAS |

Cup of Fresh Fruit | 10 | Truffled Potatoes | 8

Ham Slice | 5 | Two Eggs | 2.5

Two Slices Bacon | 4 | Toast | 3 | English Muffin | 3

### | HOUSE MADE SOUP |

Meta & Rose offers two soup choices per day, always fresh and made in our kitchen.

[Bowl] 10 | [Cup] 6 |

## LUNCH

Served with fries seasoned with your choice of Salt & Pepper, Vinegar & Dill, BBQ, or Cajun.

### | THE BLT | 18

Truffle honey glazed bacon, lettuce, tomato and garlic aioli on toasted white bread.

### | FRENCH WELLINGTON | 26

Beef tenderloin, mushroom, brie, bacon, French bread, garlic aioli and rosemary au jus.

### | GREEN CHILE BISON

### SLIDERS | 24

Bison, beef, fire roasted green chiles, chipotle aioli, gruyere, greens on a slider bun.

### | FRIED HALIBUT SANDWICH | 26

Fried Alaskan halibut, slaw mix, tomato with fresh dill tartar sauce served on a ciabatta bun.

### | THE GRILLED CHEESE | 19

Mozzarella, gruyere, cheddar, and a parmesan toasted bread served w/ a cup tomato bisque.

## APPETIZERS

### | KOREAN PORK BELLY | 19

Sesame-umami glazed and seared pork belly, chipotle aioli, pickled radish, carrot and red onion.

### | PESTO CHICKEN FLATBREAD | 17

House made pesto, grilled chicken, roasted garlic and sun dried tomato.

### | SESAME GINGER AHI POKE | 21

Umami marinated ahi tuna, sesame, green onion, avocado, ginger and wonton shells.

### | FIRE ROASTED POBLANO & ARTICHOKE DIP (V) | 18

Fire-roasted poblano peppers, marinated artichoke hearts, cream cheese and parmesan.

## ENTREE SALAD

### | PRIME RIB WEDGE SALAD | 32

Stone ground mustard peppercorn and salt encrusted prime rib, bleu cheese dressing, tomatoes, bleu cheese crumbles, crispy bacon, onion straws and a balsamic reduction.

### | SESAME ENCRUSTED TUNA SALAD | 30

Rare sesame seared ahi, wonton strips, pickled veg and sesame ginger dressing on a bed of fresh greens.

### | META BRIE & PEAR SALAD | 26

Arugula, brie, candied pecans, pears and crispy bacon with a champagne vinaigrette.

## | SIDE SALADS |

Add Halibut 8 | Chicken 6 | Shrimp 9 | Scallops 10 | Entree size 6

### | CHIPOTLE CAESAR | 10

Romaine, chipotle Caesar, shaved parmesan, roasted garlic croutons, grape tomato and lemon.

### | HOUSE SALAD | 10

Romaine, arugula, red cabbage, carrot, grape tomato with roasted garlic croutons and shaved parmesan.

### | HOT CHICKEN SANDWICH | 24

Freshly dredged and fried chicken breast served with our signature hot sauce, lettuce, tomato and garlic aioli served on a ciabatta roll.

### | MUSHROOM & GRUYERE BURGER | 26

Hand pressed patty, garlic aioli, sautéed mushrooms, bacon & gruyere on top of a ciabatta roll.

### | CLASSIC BURGER | 21

Hand pressed patty, lettuce, tomato, onion, cheddar cheese and garlic aioli on a toasted ciabatta roll.

### | THE PHILLY CHEESESTEAK | 26

Peppercorn, sea salt and mustard encrusted Dry Aged Certified Angus Prime Rib, peppers and onions, provolone cheese with an herbed demi-glace on a house made torpedo roll. Add au jus +1.50.

A consumer advisory is a statement about the risks of eating raw or undercooked meat or seafood. It is used only under circumstances that require a consumer advisory. Undercooked animal products carry an increased risk of foodborne illness.

Attachment 9 RS 24-023  
IM 24-042





## APPETIZERS

### | PESTO CHICKEN FLATBREAD |17

House made pesto, grilled chicken, roasted garlic and sun dried tomato.

### | FIRE ROASTED POBLANO & ARTICHOKE DIP (V) |18

Fire-roasted poblano peppers, marinated artichoke hearts, cream cheese and parmesan.

### | BACON WRAPPED APRICOTS |21

Apricot stuffed w/ goat cheese and a spicy candied hazelnut, wrapped in bacon & topped with a balsamic drizzle on a bed of arugula and fennel w/ a champagne vinaigrette.

### | GREEN CHILE BISON SLIDERS |20

Bison, beef, green chiles, chipotle aioli, gruyere, greens on a slider bun.

### | KOREAN PORK BELLY |19

Sesame-umami glazed and seared pork belly, chipotle aioli, pickled radish, carrot, & red onion.

### | BRUSCHETTA(V) |16

Marinated tomatoes, fresh mozzarella, fresh basil, balsamic reduction over a crostini.

### | SESAME GINGER AHI POKE |21

Umami marinated ahi tuna, sesame, green onion, avocado, ginger and wonton shells.

### | LOBSTER DEVILED EGGS |21

Local organic eggs, fresh dill, lemon, lemon infused olive oil topped with chilled lobster seasoned with smoked paprika and onion served with a lime wedge.

## SOUP

Meta & Rose  
offers two soup  
choices per day!  
Always fresh and  
made daily  
in our kitchen.  
| Bowl 10 | Cup 6 |

## SIDE SALADS

Add Halibut 8 | Chicken 6 | Shrimp 9 | Scallops 10 | Entree Size 6

### | HOUSE SALAD |10

Romaine, arugula, red cabbage, carrot, grape tomato with roasted garlic croutons and shaved parmesan.

### | CHIPOTLE CAESAR |10

Romaine, chipotle caesar dressing, shaved parmesan, roasted garlic croutons, grape tomato and lemon.

## ENTREES

### | RIBEYE STEAK |49

16 oz Certified Angus Beef 3-month Dry Aged Ribeye cooked in a compound butter topped with sautéed mushrooms and onions served w/ asparagus & truffle mashed potatoes (GF). Add shrimp 9.

### | ROSEMARY TENDERLOIN |51

Seared beef tenderloin, mushroom bordelaise, herb compound butter served w/ asparagus & truffle mashed potatoes (GF).

### | SLOW BRAISED SHORT RIBS |45

Red wine braised short ribs served w/ broccolini & truffle mashed potatoes.

### | LEMON GARLIC HALIBUT |37

Pan seared halibut, lemon garlic cream sauce, fried fingerling potatoes and asparagus

### | BEER BRAISED CHICKEN QUARTER |39

Chicken quarter braised in milk stout and fig, served with lemon risotto & broccolini.

### | HAZELNUT CHICKEN |38

Hazelnut encrusted chicken breast, mango raspberry chutney, lemon reduction served w/ asparagus & truffle mashed potatoes.

### | CAJUN SHRIMP & SAUSAGE |35

Creamy tomato based pasta, spicy shrimp & reindeer sausage.

### | SCALLOP & PORKBELLY SWEETPEA RISOTTO |39

Lemon and sweetpea risotto with pan seared scallops and porkbelly.

### | DIRTY CHICKEN ALFREDO |32

Chicken sautéed in compound butter, white wine, garlic and parmesan with rosemary asiago cream sauce. Add mushrooms 3. Add shrimp 9.

### | PRIME RIB WEDGE SALAD |32

Stone ground mustard peppercorn and salt encrusted prime rib, house made bleu cheese dressing, tomatoes, bleu cheese crumbles, crispy bacon and onion straws with a balsamic reduction.

### | META BRIE & PEAR SALAD |26

Arugula, brie, candied pecans, pears and crispy bacon with a champagne vinaigrette.

### | SESAME ENCRUSTED TUNA ENTREE SALAD |30

Rare sesame seared ahi, wonton strips, pickled veg and avocado with champagne vinaigrette on a bed of fresh greens.

### | THE PHILLY CHEESESTEAK |26

Peppercorn, sea salt and mustard encrusted Dry Aged Certified Angus Prime Rib, peppers and onions, provolone cheese with an herb demi-glace on a house made torpedo roll. Served with seasoned steak fries. Add au jus +1.50.

### | FRENCH WELLINGTON SANDWICH |26

Beef tenderloin, mushroom, brie, pancetta, French bread, garlic aioli and rosemary au jus served with seasoned steak fries.

### | MUSHROOM & GRUYERE BURGER |26

Hand pressed patty, garlic aioli, sautéed mushrooms, bacon, gruyere on top of a ciabatta roll, served with seasoned steak fries.

### | CLASSIC BURGER |21

Hand pressed patty, lettuce, tomato, onion, cheddar cheese, garlic aioli on a toasted ciabatta roll served with seasoned steak fries.

### | \*SAT. ONLY\* | PRIME RIB

Slow cooked Certified Angus Beef (aged 3 mos) encrusted in peppercorn, mustard seed and sea salt, w/ rosemary au jus and horseradish cream fraiche, mashed potatoes and seasonal veggies. Available after 5:30 pm on Saturday nite. 8 oz. \$42 | 16 oz. \$52



## Alaska Food Code 2023 Establishment Permit

Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 11703

Issued to: META & ROSE CO

For: Meta & Rose

For Operation of: FF-1 Food Service

Located at: 189 E Nelson AVE #205 Wasilla, AK 99654

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, 2023

Program Manager:

A handwritten signature in black ink, appearing to read "Kandy S. Brown", is written over the printed name of the Program Manager.

**If you have questions or concerns regarding  
safe food handling practices call toll free:**

# 1-87-SAFE-FOOD

**(in Anchorage call 334-2560)**





# Department of Commerce, Community, and Economic Development CORPORATIONS, BUSINESS & PROFESSIONAL LICENSING

[State of Alaska](#) / [Commerce](#) / [Corporations, Business, and Professional Licensing](#) / [Search & Database Download](#) / [Corporations](#) / Entity Details

## ENTITY DETAILS

### Name(s)

Type	Name
Legal Name	18-1 LLC

**Entity Type:** Limited Liability Company

**Entity #:** 10094401

**Status:** Good Standing

**AK Formed Date:** 11/9/2018

**Duration/Expiration:** Perpetual

**Home State:** ALASKA

**Next Biennial Report Due:** 1/2/2026

**Entity Mailing Address:** 101 N ASHLEE CIR, WASILLA, AK 99654

**Entity Physical Address:** 101 N ASHLEE CIR, WASILLA, AK 99654

### Registered Agent

**Agent Name:** STEVEN O'HARA

**Registered Mailing Address:** 2400 NANCY CIR, ANCHORAGE, AK 99516-5911

**Registered Physical Address:** 2400 NANCY CIR, ANCHORAGE, AK 99516-5911

### Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	18-1 TRUST	Member	99.00
	ASHLEY STETSON	Manager	
10204257	Meta & Rose Restaurant Inc	Member	1.00

## Filed Documents

Date Filed	Type	Filing	Certificate
11/09/2018	Creation Filing	<a href="#">Click to View</a>	<a href="#">Click to View</a>
1/24/2020	Biennial Report	<a href="#">Click to View</a>	
6/12/2020	Change of Officials	<a href="#">Click to View</a>	
7/13/2020	Change of Officials	<a href="#">Click to View</a>	
10/29/2020	Entity Address Change	<a href="#">Click to View</a>	
11/30/2021	Biennial Report	<a href="#">Click to View</a>	
10/06/2023	Change of Officials	<a href="#">Click to View</a>	
11/09/2023	Biennial Report	<a href="#">Click to View</a>	

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## MAP RADIUS CALCULATOR

290 yenlo wasilla alaska

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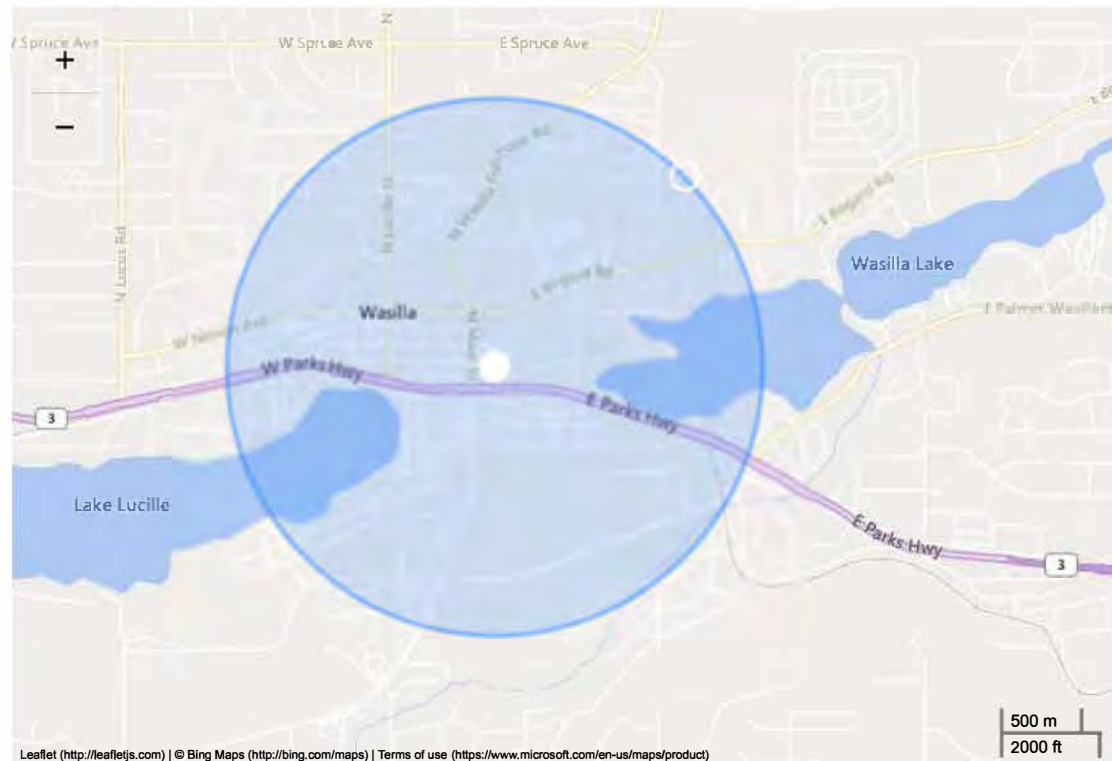
[Edit Circle](#)

[Draw a Circle](#)

1 mi



**Radius:** 1609 m | 1.61 km | 1.00 mi | 5279 ft | 1759.6 yd | 0.87 nm  
**Circle Area:** 8133210 m<sup>2</sup> | 8.13 km<sup>2</sup> | 3.14 mi<sup>2</sup> | 87545144 ft<sup>2</sup>  
**Lat,Lon:** 61.58202,-149.43873



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Currently Active Licenses

Wednesday, December 20, 2023

License Number	Establishment	License Type	City	Borough	Service Location	Owner
94	BPO Elks Lodge #1842	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	2600 Barry's Resort Road	BPO Elks Lodge #1842
119	Palmer Alehouse	Beverage Dispensary	Palmer	Matanuska-Susitna Borough	320 East Dahlia Avenue	Palmer Alehouse, LLC
1194	Caboose Lounge	Beverage Dispensary	Palmer	Matanuska-Susitna Borough	606 S Alaska Street	Michelle & David's Caboose Lounge, Inc.
1334	Spurs Bar and Grill	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	8000 E. Palmer-Wasilla Highway	Spurs Bar and Grill, LLC
1860	Grizzly Bar	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	3250 E Palmer Wasilla Hwy	Mule Ears, Inc.
1925	Windbreak Hotel, Cafe, Lounge, The Trout House	Beverage Dispensary - Tourism	Wasilla	Matanuska-Susitna Borough	2201 E Parks Highway	A & W Windbreak, Inc.
2924	Mug Shot - Saloon	Beverage Dispensary	Wasilla	Matanuska-Susitna Borough	251 W Parks Highway	MTM, Inc.
3058	The Moosehead Saloon	Beverage Dispensary	Palmer	Matanuska-Susitna Borough	810 S Colony Way	Any Day Now, Inc.
3773	Schwabenhof	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	4115 E Palmer-Wasilla Hwy.	SchwabsAlaska LLC
3888	Arctic Circle Club of North America	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	2750 E Palmer Wasilla Highway	James K Flatley
3890	Red Robin	Beverage Dispensary	Wasilla	Matanuska-Susitna Borough	1891 E Park Highway, Wasilla	Wasilla Robin Alaska, LLC
4419	The Pool Room	Beverage Dispensary - Tourism	Wasilla	Matanuska-Susitna Borough	2900 E Parks Hwy	Twins Inc.
4686	Settlers Bay Golf Course	Beverage Dispensary - Seasonal	Outside City Limits	Matanuska-Susitna Borough	7307 S Frontier Drive	Settler's Bay Golf Course, LLC
4733	The Grill	Beverage Dispensary	Wasilla	Matanuska-Susitna Borough	2900 E Parks Hwy	Twins Inc.
5180	Locals	Beverage Dispensary - Tourism	Wasilla	Matanuska-Susitna Borough	3100 E Parks Highway	Triplets, Inc.
5638	Palmer Alehouse	Beverage Dispensary - Duplicate	Palmer	Matanuska-Susitna Borough	320 East Dahlia Avenue	Palmer Alehouse, LLC
5716	Palmer Alehouse	Beverage Dispensary - Duplicate	Palmer	Matanuska-Susitna Borough	320 East Dahlia Avenue	Palmer Alehouse, LLC
5852	Moonstone Farm	Beverage Dispensary - Seasonal	Outside City Limits	Matanuska-Susitna Borough	2141 South Church Street	Moonstone Beverage LLC
301	The Office	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	1987 E Bogard Road, Unit E&F	18-1 LLC
624	Tailgaters Sports Bar & Grill	Beverage Dispensary - Tourism	Wasilla	Matanuska-Susitna Borough	161 W Parks Highway	Kashim, Inc.
649	Klondike Mike's Saloon	Beverage Dispensary	Palmer	Matanuska-Susitna Borough	820 S Colony Way	U-Line Beverage Company, Inc.
1274	The Palmer Bar	Beverage Dispensary	Palmer	Matanuska-Susitna Borough	828 South Colony Way	Poor Boy Investments LLC
1387	Fishhook Bar and Grill	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	9231 N Palmer Fishhook Road	Fishhook Bar & Grill LLC
1563	Everett's	Beverage Dispensary - Tourism	Outside City Limits	Matanuska-Susitna Borough	1850 Bogard Road	Mat-Su Resort LLC
1962	The Silver Fox Inn	Beverage Dispensary - Tourism	Outside City Limits	Matanuska-Susitna Borough	Mile Post 50 Parks Highway (8431 W Parks)	Cassandra J Alley
2616	Chepo's Mexican Restaurant	Beverage Dispensary	Wasilla	Matanuska-Susitna Borough	3001 E Sun Mountain Avenue	J & L Enterprises, Inc.
3375	Chop House at Lake Lucille	Beverage Dispensary - Tourism	Wasilla	Matanuska-Susitna Borough	1300 W Lake Lucille Dr	LL Restaurant LLC
4362	Settler's Bay Lodge	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	5801 S Knik Goose Bay Rd	SB Restaurant, LLC
4490	Hacienda Mexican Restaurant #2	Beverage Dispensary	Wasilla	Matanuska-Susitna Borough	1781 E Palmer Wasilla Highway	Basilio Inc
4760	Evangelo's Restaurant	Beverage Dispensary	Wasilla	Matanuska-Susitna Borough	2530 E Parks Hwy - Upstairs	K & G Enterprises LLC
4839	Evangelos Restaurant	Beverage Dispensary - Duplicate	Wasilla	Matanuska-Susitna Borough	2530 E Parks Hwy	K & G Enterprises LLC
5532	Everett's	Beverage Dispensary - Tourism Duplicate	Outside City Limits	Matanuska-Susitna Borough	1850 Bogard Road	Mat-Su Resort LLC
6119	Meier Lake Event Center	Beverage Dispensary	Outside City Limits	Matanuska-Susitna Borough	6059 Wasilla-Fishhook Rd	Bolshio Misha Inc