



Birch Horton Bittner & Cherot
a professional corporation

Jason Brandeis

Respond to Anchorage Office
T 907.263.7243 • F 907.276.3680
jbrandeis@bhb.com

April 11, 2024

VIA ELECTRONIC DELIVERY

State of Alaska Alcoholic Beverage Control Board
Alcohol and Marijuana Control Office
Attn: Director Joan Wilson
550 West 7th Avenue, Ste 1600
Anchorage, AK 99501

RE: Reilly's Alaska Inc.
Full Beverage Dispensary License 216
Our File No.: 508487.3

Dear Alcoholic Beverage Control Board Members:

I am writing on behalf of Reilly's Alaska Inc. ("Reilly's") following the Alaska Alcoholic Beverage Control Board's January 30, 2024 decision to reconsider the pending transfer application for Full Beverage Dispensary License 216 (the "License"). The Board's discussion on reconsideration was tabled until this upcoming meeting in order to provide the parties with an opportunity to resolve their dispute. As of the date of this letter, the parties have been unable to reach a resolution. Accordingly, Reilly's again respectfully requests that the Board rescind its prior approval of the transfer of the License to Neighborhood Bar Inc. ("NBI"), or otherwise deny the transfer of the License from Reilly's to NBI.

Factual and Procedural History

As previously discussed with the Board, Reilly's intended to sell the License, the real property at 317 W. Fireweed Lane (the bar where Reilly's operates the License) and certain other personal property related to the operation of the License (collectively the "Property") to Randy Kaer pursuant to a Purchase and Sale Agreement of April 6, 2023 (the "PSA").¹ The PSA included a clause that the offer to sell was contingent on the Board's approval of the license transfer application, meaning that after the Board initially approved the transfer, the parties could complete the transaction and title to the License and all of the Property would transfer from Reilly's to Mr. Kaer. Unfortunately, the parties could not complete the transaction.

After receiving the Board's preliminary approval for the License transfer, and after several agreed-upon extensions, the final closing date for the transaction was set for November 20, 2023. Mr. Kaer was required to provide the full purchase price on or before that date, but he did not. As such, the transaction did not close and ownership of the Property, including the License, did not shift from Reilly's to NBI. Following Mr. Kaer's default, Reilly's rescinded its consent to the License

¹ Mr. Kaer later assigned his interest in the Property to entities he owns and controls: Neighborhood Bar, Inc. and 317 West Fireweed Lane, Inc.

transfer and sought to unwind the Board's previous transfer approval because Mr. Kaer did not pay the purchase price. At that point, Reilly's remained the legal owner of the License, and because the transfer had not yet been effectuated, Reilly's argued that permitting the transfer to be effectuated under such circumstances would violate applicable regulations (since Mr. Kaer never obtained right, title, or interest to the licensed premises), would deny Reilly's of valuable property without compensation, and would unjustly enrich Mr. Kaer.

This matter was brought before the Board in January 2024, where Reilly's requested that the Board rescind its prior approval of the License transfer. At this time, the state of play has not changed, except that Mr. Kaer was provided with another opportunity to complete the purchase; he did not do so.²

Now, on reconsideration, Reilly's again asks the Board to deny the transfer of the License. There are several legal reasons to support this position, explained in more detail below, but there is also an important practical consideration: by denying the transfer application, the Board will preserve the *status quo* and minimize the risk of loss to Reilly's by allowing Reilly's to continue to operate the License. At the same time, denying the transfer application will provide Mr. Kaer with the opportunity to appeal, without placing any additional restriction or limitation on his immediate rights or interests.

Alternatively, if the Board approves the transfer, that decision would create an unprecedented situation wherein the Board will have approved the transfer of an existing operating beverage dispensary license to a licensee who does not have the right to use or occupy the licensed premises. This could cause immediate noncompliance, and raise significant legal questions for the parties and the Board to resolve. Accordingly, if it is the Board's decision to approve the transfer of the License and create this legally-dubious situation, Reilly's requests that the Board stay the decision to effectuate the license transfer and allow Reilly's the opportunity to appeal.

Additional explanation as to why, upon reconsideration, the application to transfer the License to NBI should be denied follows below.

The Transfer Application Is Incomplete and Should Be Denied

On reconsideration, the Board should deny the transfer of the License to NBI because the application is now incomplete. Under AS 04.11.360(2), the Board must deny a request to approve a transfer of a license to another person if the application has not been completed in accordance with AS 04.11.280.³ In relevant part, AS 04.11.280 requires a license transfer application to

² See attached Letter of March 22, 2024 Regarding Notice of Termination for Failure to Cure Default.

³ The substantive requirements of AS 04.11.360(2) and all other statutes and regulations cited in this section are the same under both the previous versions of the statutes and regulations in effect at the time the transfer application was initially reviewed and the current versions now in effect, with slight non-substantive differences in wording.

comply in all material respects with a new license application.⁴ The requirements of a new license application are further clarified in 3 AAC 304.045(c)(5),⁵ which requires an application to include “copies of any deed, lease agreement, or other documentation that shows the applicant’s right or title to, or interest in, the land and buildings at the location of the business to be licensed.”

When the application to transfer the License was initially submitted and approved, the parties were still under contract and Mr. Kaer provided a valid lease agreement that would take effect when the purchase and sale of the Property closed: upon closing, Mr. Kaer (through his company 317 W Fireweed Lane Inc.) would become the owner of the real property and the License (through his company Neighborhood Bar Inc.). 317 W Fireweed Lane Inc. would then, as landlord, lease the premises (located at 317 W Fireweed Lane) to Neighborhood Bar Inc., which would continue to do business as Reilly’s.

But since the transaction did not close, and now *cannot close* because it has been terminated, Mr. Kaer did not, and will not, become the legal owner of the real property or the License. Accordingly, the application to transfer the License is incomplete because it lacks the crucial “documentation that shows the applicant’s right or title to, or interest in, the land and buildings at the location of the business to be licensed.” As shown in the attached Municipality of Anchorage Property Search Report, Bogue LLC, not 317 W Fireweed Inc., is still the record owner of the location of the business to be licensed. Bogue LLC has not provided Mr. Kaer with the right to use or occupy the licensed premises. This fact is fatal to Mr. Kaer’s request to uphold the transfer the License.

Reilly’s Remains the Legal Owner of The License

In this case, a quirk of Alaska administrative law required regulatory approval of the License transfer application before the contractual obligations between the parties that would have actually changed ownership of the License could be satisfied. But the Board’s approval of the transfer application did not change the legal rights of the parties with respect to ownership of the License. Reilly’s remains the owner of the License as a matter of law, as Mr. Kaer did not complete the transaction and did not provide the agreed-upon consideration for the purchase. As stated in the attached notice of termination, the transaction was terminated due to Mr. Kaer’s failure to pay the purchase price per Section IV(1) of the PSA. Additionally, the sale of the License was not an independent transaction, and because the overall transaction did not close, ownership of the License did not change: the PSA clearly states that “This transaction shall close simultaneously for all Property and in no event shall the real property, business, or liquor license sell separately or individually.”

These circumstances are not common, because transactions involving license transfer applications typically do not terminate after the Board administratively approves the license transfer but before the transfer could be effectuated. Yet here, the transaction terminated during this interstitial period, and the transfer could not be effectuated sooner, because all of the license transfer conditions were not met. Specifically, because the PSA required the sale of the License,

⁴ See AS 04.11.280(a).

⁵ The previous version is at 3 AAC 304.105(b)(6).

the real property, and the personal property to close simultaneously, NBI could not become an owner of the property and have a valid deed or lease agreement until the transaction closed. And since the transaction did not close, actual ownership of the License did not change.

The ABC Board Is Not the Proper Forum to Resolve the Dispute Between the Parties

Throughout his correspondence with AMCO and Reilly's, and at the previous Board Meeting on this matter, Mr. Kaer has accused Ms. Reilly of wrongdoing—namely that she did not disclose information about certain environmental conditions at the real property, and this lack of disclosure caused Mr. Kaer's inability to secure funding to close the transaction. Ms. Reilly adamantly disputes this contention, both on the facts alleged (she did not make any misrepresentations about environmental conditions, Mr. Kaer purchased the property "as-is," and Mr. Kaer had an opportunity to perform due diligence) and on the applicable legal standard (in *Gavora v. City of Fairbanks*, 502 P.3d 410 (Alaska 2022), the Alaska Supreme Court ruled that there is no duty to disclose the environmental condition of a property to a commercial real estate buyer, even when the seller knows of potential contamination, and the buyer in an "as is" transaction cannot shift liability for their lack of due diligence onto the seller.).

However, neither Ms. Reilly's actions, nor the substantive reasons for Mr. Kaer's breach have any bearing on the current validity of the application to transfer the License. The Board's only authority is to approve or deny the license transfer application based on the facts before it, and there is no question that Reilly's retains ownership of the License and Bogue LLC retains ownership of the real property. The reasons why Mr. Kaer was not able to become the owner are immaterial, and deciding if Mr. Kaer has been wronged by Reilly's in their transaction is beyond the Board's purview.

If Mr. Kaer has been harmed, there is a clear path for him to seek redress: he can file a lawsuit against Reilly's and seek damages in civil court. Mr. Kaer's remedy for any damages he may have suffered is certainly not for this Board to award him with the License he did not pay for while depriving Reilly's of its valuable property without consent. Doing so would be inconsistent with AMCO's license transfer statutes and regulations, and would unjustly enrich Mr. Kaer.

Notably, Mr. Kaer has not presented any legal argument as to why the Board should transfer the license to Mr. Kaer under AMCO's statutes and regulations, and that is because there is no support for that position. Doing so would not just be counter to the procedural regulations governing license transfers, but would also be against the public interest by creating a scenario wherein those who fail to adhere to the terms of purchase agreements would be unjustly enriched for their actions. If Mr. Kaer has a claim against Reilly's he must litigate that in a separate forum; his request that the Board approve the License transfer as compensation for his losses is not appropriate.

Conclusion

This matter presents in an unusual procedural posture, but that does not mean that it requires an unusual resolution. In other words, the Board should not take the extreme step of approving a license transfer application that is deficient, would unjustly enrich the transferee, and would immediately result in the transferee not being able to operate the License. Rather, the

Board should adhere to its statutes and regulations and deny the transfer of the License from Reilly's to Mr. Kaer. This would serve the dual benefit of protecting Reilly's ability to continue operating the License while allowing Mr. Kaer the opportunity to appeal that decision or bring an action in appropriate forum.

Thank you for your time and attention to this serious matter. I look forward to further discussing this matter at the April Board Meeting.

Sincerely,

BIRCH HORTON BITTNER & CHEROT



Jason Brandeis

JMB:ajl



Birch Horton Bittner & Cherot
a professional corporation

Jason Brandeis

Respond to Anchorage Office
T 907.263.7243 • F 907.276.3680
jbrandeis@bhb.com

March 22, 2024

VIA ELECTRONIC DELIVERY
reiman@gci.net

Robert Reiman
Law Offices of Robert Reiman
PO Box 201271
Anchorage, AK 99520

RE: Notice of Termination for Failure to Cure Default
Our File No.: 508487.3

Dear Mr. Reiman:

I am writing to you again in your capacity as the attorney and designated agent for Neighborhood Bar, Inc. and 317 W. Fireweed Lane, Inc. (collectively "Buyer") regarding the Purchase and Sale Agreement of April 6, 2023 ("Agreement") between Bogue, LLC and Reilly's Alaska Inc. (collectively "Seller") and Buyer. This letter follows Seller's February 22, 2024 notice of default and demand for performance.

As you are aware, the Closing Date was scheduled to occur on or before November 20, 2023. However, despite this agreed-upon term, the Purchase Price was not paid, constituting a material breach of the Agreement. Seller provided notice of default and demanded performance within 10 days, pursuant to the terms of the Agreement. Buyer did not cure the default within the required 10-day period. Seller therefore provides this formal Notice of Termination as is Seller's right under Section IV(12) of the Agreement.

Pursuant to Amendment One of the Agreement, Buyer has already released the Earnest Money Deposit to Seller. Accordingly, no further payment from Buyer to Seller is due at this time. Seller reserves all other rights to pursue any and all remedies that survive termination of the Agreement and are available under applicable law. This may include, but is not limited to, pursuit of legal action to enforce Seller's rights regarding Full Dispensary Liquor License #216.

Thank you for your attention to this matter. Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

BIRCH HORTON BITTNER & CHEROT

Jason Brandeis

JMB:ajl

PARID: 00219308000

LUC: 327

BOGUE LLC

317 W FIREWEED LN

TAX YEAR: 2024

Property Information

Property Location: 317 W FIREWEED LN
 Class: C - Commercial
 Use Code (LUC): 327 - Bar / Lounge
 Condo/Unit #:
 Tax District: 01
 Zoning: B3
 Plat #:
 HRA #: 000000
 Grid #: SW1530
 Deeded Acres:
 Square Feet: 10,473
 Legal Description: BRAGSTAD
 TR A REM
 Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: BOGUE LLC
 Co-Owner: JEANNE REILLY, MANAGER
 Care Of:
 Address: 4811 WHITE BIRCH LANE
 City / State / Zip: ANCHORAGE, AK 99517 0000
 Deed Book/Page: 002/19

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00219308000	RP	2023	1		2,316.08			.00	-2,316.08	.00	.00	.00	.00	.00	06/30/2023
00219308000	RP	2023	2		2,316.08			.00	-2,316.08	.00	.00	.00	.00	.00	08/31/2023
00219308000	RP	2022	1		2,285.19			.00	-2,285.19	.00	.00	.00	.00	.00	07/31/2022
00219308000	RP	2022	2		2,285.19			.00	-2,285.19	.00	.00	.00	.00	.00	09/30/2022
00219308000	RP	2021	1		5,503.30			.00	-5,503.30	.00	.00	.00	.00	.00	06/15/2021
00219308000	RP	2020	1		5,451.48			.00	-5,451.48	.00	.00	.00	.00	.00	07/15/2020
00219308000	RP	2019	1		5,169.76			.00	-5,169.76	.00	.00	.00	.00	.00	06/15/2019
00219308000	RP	2018	1		5,125.00			.00	-5,125.00	.00	.00	.00	.00	.00	06/15/2018
00219308000	RP	2017	1		4,868.69			.00	-4,868.69	.00	.00	.00	.00	.00	06/15/2017
00219308000	RP	2016	1		4,539.96			.00	-4,539.96	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	327	C	225,600	54,500	280,100

Taxable Value

Net Taxable Value: 280,100



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: January 18, 2024

FROM: Audrey Saylor OLE

RE: #216 Reilly's

Requested Action: Board reconsideration of a Transfer

Statutory Authority: Sec. 04.06.090. (a) The board shall control the manufacture, barter, possession, and sale of alcoholic beverages in the state. The board is vested with the powers, duties, and responsibilities necessary for the control of alcoholic beverages, including the power to propose and adopt regulations and to hear appeals from actions of the director, and from actions of officers and employees charged with enforcing the alcoholic beverage control laws and the regulations of the board.

(b) Only the board may issue, renew, transfer, relocate, suspend, or revoke a license or endorsement under this title. The board shall review all applications for licenses and endorsements made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses, endorsements, and permits authorized under this title.

Staff Rec.: Reconsider a transfer

Background: Excerpt from: July 6, 2023 Alcohol Special Board Meeting
Dave K. motions to approve all applications in Tab 3 with delegation. Doug M. seconds. None opposed, motion carries.

A. 216 Reilly's: Neighborhood Bar, Inc.
317 West Fireweed Lane, Anchorage
Beverage Dispensary

From: Reilly's Alaska, Inc.

Transfer of ownership

Local governing body action: pending Municipality of Anchorage

Pending: Department of Labor, Department of Revenue

Background investigations: complete

This was a transfer of ownership between Reilly's Alaska Inc. and Neighborhood Bar Inc. The board considered this transfer at the July 6, 2023 Special Board meeting and it was approved with delegation. All delegation was completed. On December 5, 2023 AMCO was notified that the sale had fallen through and to rescind the transfer by the transferor. On December 6, 2023, AMCO was notified by the transferee that he does not consent to cancel the transfer.

Attachment: Memo

Emails from transferee and transferor

Transfer application

From: [Wilson, Joan M. \(CED\)](#)
To: [Sarah Oates](#)
Cc: [Craig, Carrie D. \(CED\)](#); [Jeanne Reilly](#); [CED ABC Alcohol Licensing \(CED sponsored\)](#)
Subject: Re: Rescinded Transfer of License #216
Date: Tuesday, December 5, 2023 8:51:57 PM

Sarah,

We are proceeding by advice of counsel. I will talk to Kevin about the alleged extortion when I return to the office on Friday. Prior to that, and if it can be a factor, we had no reason for delaying the transfer as we do not interfere in civil disputes.

Respectfully,

Joan Wilson

On Dec 5, 2023, at 5:27 PM, Sarah Oates <soates@alaskacharr.com> wrote:

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.

Joan and Carrie,

I just got off the phone with Jeanne who was distraught and told me that she was instructed by AMCO to have the buyer submit a letter requesting the transfer be rescinded. When she spoke with the buyer about this, he responded by trying to extort nearly \$40K from her to submit said letter. Moreover, Jeanne was told by licensing that the buyer could call and have the license put in his name at any time.

The buyer does not have right title or interest to the property, so how can he transfer the license? He has failed to transfer funds for the sale of the license, business, or property, so the transfer of the deed for the property never took place, making his transfer application incomplete.

A letter from the buyer should not be necessary in this case.

Jeanne and I are hopeful that this can be resolved quickly and smoothly.

We look forward to hearing your thoughts.

Sarah

Sarah Daulton Oates
President & CEO

Alaska CHARR

From: Sarah Oates

Sent: Tuesday, December 5, 2023 9:35:34 AM

To: Craig, Carrie D (CED) <carrie.craig@alaska.gov>

Cc: Jeanne Reilly <jeanneereilly@gmail.com>; alcohol.licensing@alaska.gov
<alcohol.licensing@alaska.gov>

Subject: Rescinded Transfer of License #216

Good morning, Carrie:

I am contacting you for Jeanne Reilly regarding the ownership transfer of license #216 because procedures at AMCO for similar scenarios have varied drastically over the years.

The sale to the prospective buyer fell through. No funds were transferred to Ms. Reilly for the license after many months of delays. The sale and accompanying ownership transfer of the license are now considered void, and she needs to know what to do to ensure the ownership of the license stays with her until she finds a new buyer who is actually ready to purchase the business.

Your guidance is greatly appreciated!

Happy holidays to you and the team,

Sarah

Sarah Daulton Oates
President & CEO
Alaska CHARR

From: [Randy Kaer](#)
To: [Saylor, Audrey \(CED\)](#)
Subject: 216
Date: Wednesday, December 6, 2023 5:35:35 AM

You don't often get email from randykaer@gmail.com. [Learn why this is important](#)

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.

Hi Audrey

I do not give content to cancel the transfer of license 216

We have been informed by you that Jeanne sent you an email to cancel.

I have reached out to her with the terms for cancellation of the sale of the business and the transfer,

Will keep you informed when that is done.

Randy Kaer



AMCO
MAY 10 2023

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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

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:	Reilly's Alaska Inc.	License #:	216
License Type:	Full Beverage Dispensary	Statutory Reference:	0067
Doing Business As:	Reilly's'		
Premises Address:	317 West Fireweed lane		
City:	Anchorage	State:	Ak
		ZIP:	99503
Local Governing Body:	Municipality of Anchorage		

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	100572783
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:	Neighborhood Bar Inc				
Doing Business As:	Reilly's				
Premises Address:	317 West Fireweed Lane				
City:	Anchorage	State:	Alaska	ZIP:	99503
Community Council:	North Star				

Mailing Address:	PO Box 201271				
City:	Anchorage	State:	Alaska	ZIP:	99503

Designated Licensee:	Randy Kaer				
Contact Phone:	907-240-8963	Business Phone:	907-240-8963		
Contact Email:	randykaer@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.

0.3 MILES PHONE MAP TO NORTH STAR ELEMENTARY
 605 W. FIREWEED LAKE 99503

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 MILE TO GOOD NEWS ARCH. CHURCH 1020 W FIREWEED LAKE



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:	Randy Kaer				
Title(s):	President	Phone:	907-240-8963	% Owned:	100
Address:	11151 Mountain Lake Drive				
City:	Anchorage	State:	AK	ZIP:	99516



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 #:	10212568	AK Formed Date:	11-3-2022	Home State:	AK
Registered Agent:	Robert Reiman	Agent's Phone:	907-748-1132		
Agent's Mailing Address:	Po Box 201271				
City:	Anchorage	State:	AK	ZIP:	99520

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):

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:

the existing owner of the License has authorization.

the existing owner of the License has authorization.



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

Alaska Alcoholic Beverage Control Board Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

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

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

Jeanne Reilly
Signature of transferor

Jeanne Reilly
Printed name of transferor

Subscribed and sworn to before me this 13 day of APRIL, 2023.



Elsie Cassidy
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: 9-26-2026

Signature of transferor

Jeanne Reilly
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.

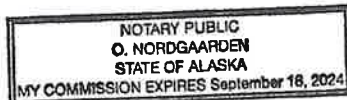
I certify that all proposed licensees have been listed with the Division of Corporations.

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.



Randy T. Kaer
Signature of transferee
Randy T Kaer
Printed name

[Signature]
Signature of Notary Public
Notary Public in and for the State of Alaska

My commission expires: 09-16-2024

Subscribed and sworn to before me this 10th day of April, 2023



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

Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

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:	Neighborhood Bar Inc	License Number:	216		
License Type:	Full Beverage Dispensary				
Doing Business As:	Reilly's				
Premises Address:	317 West Fireweed Lane				
City:	Anchorage	State:	AK	ZIP:	99503





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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:	Neighborhood Bar Inc				
License Type:	Full Beverage Dispensary				
Doing Business As:	Reilly's				
Premises Address:	317 West Fireweed Lane				
City:	Anchorage	State:	AK	ZIP:	99503

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: April 13th 2023 End Date: April 25th

Other conspicuous location: 3721 B St, Anchorage, AK 99503 US Postal Service

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.

Randy T Kaer
 Printed name of licensee

Signature of licensee

