



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram**What is this form?**

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 is not 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 main 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**

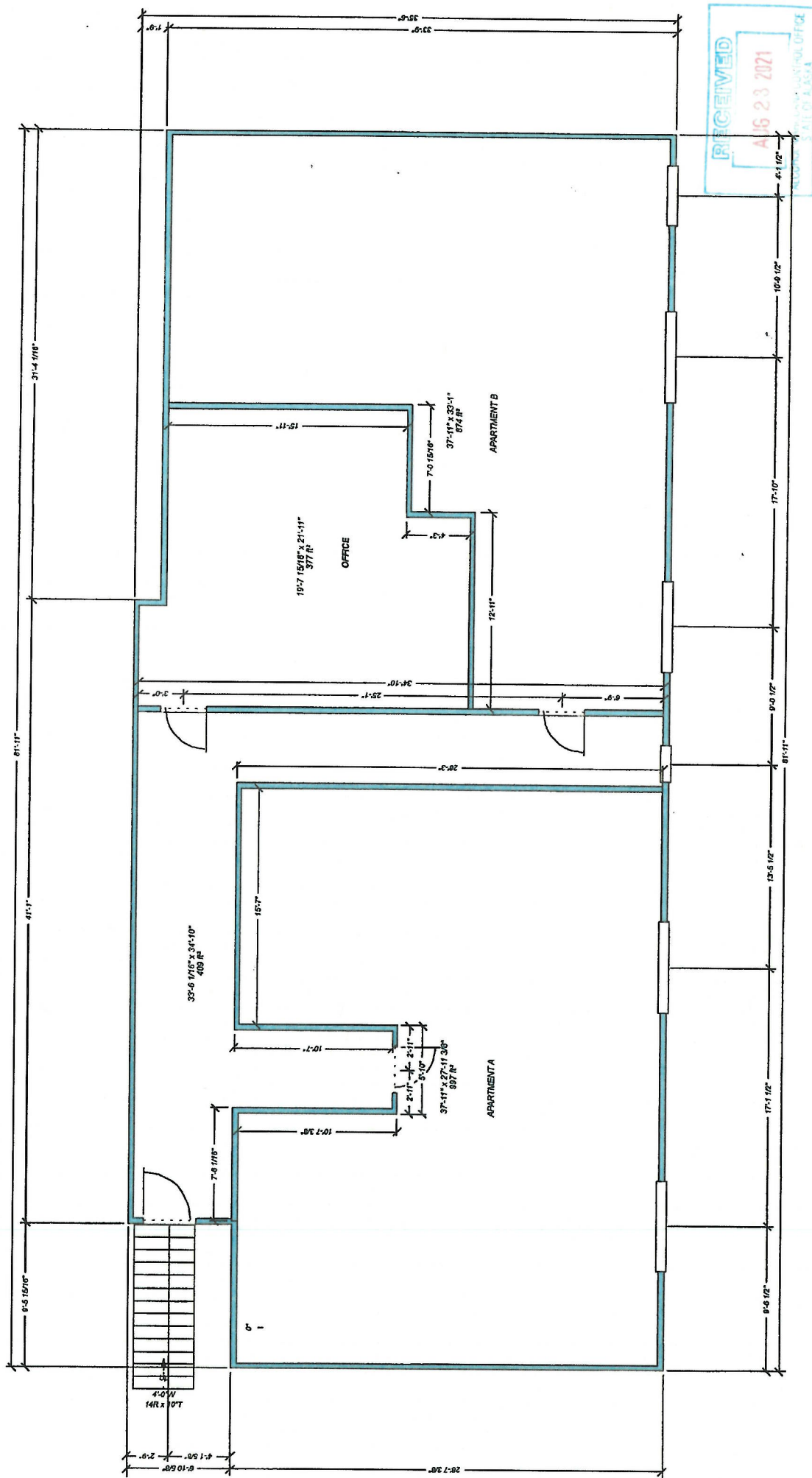
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Pioneer Liquor Inc.	License Number:	872		
License Type:	Package Store				
Doing Business As:	Pioneer Liquor Store				
Premises Address:	212 Katlian St				
City:	Sitka	State:	Ak	ZIP:	99835

AMCO

APR 30 2021





3.2 BUILDING LAYOUT

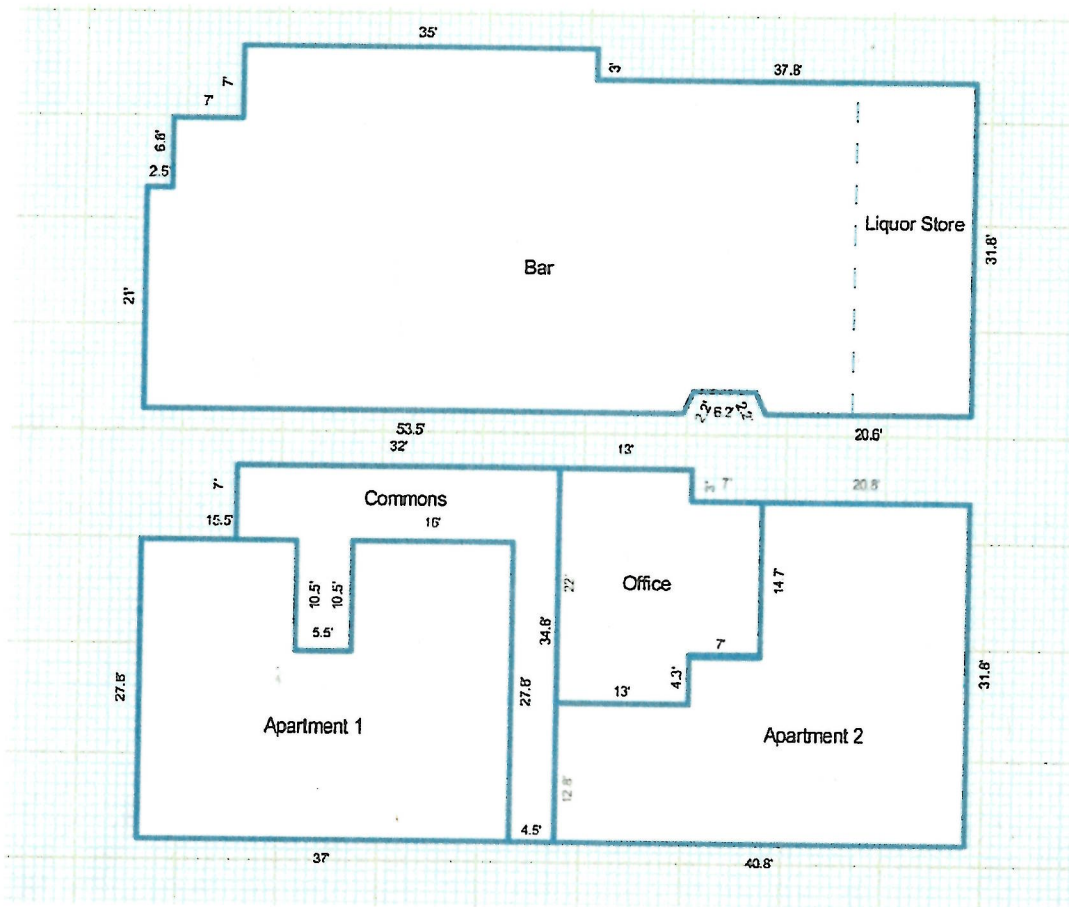


FIGURE 3.2 – Building sketch.

3.3 BUILDING DESCRIPTION

The improvements consist of a two-story, concrete and wood-frame structure. It was originally built in 1940s with Apartment 1 added in the 1980s. The first floor is occupied by the bar and liquor store. The upper floor is accessed via an exterior stair at the rear, north end of the building which opens into a common hallway area. This area accesses Apartment 1 and Apartment 2 as well as the office/storage area for the bar. Apartment 1 has two bedrooms while Apartment 2 has one. The office area has an interior stair down to the rear of the bar. The bar has an open pool area at the north end along with men's and women's restrooms, and the boiler room to the rear of the building. The middle of the bar consists of the bar itself facing a series of diner-style booths along the front of the building along Katlian Avenue. The southern portion of the building is occupied by the liquor store which has both interior access to the bar as well as its own exterior access. Behind the bar and liquor store, along the rear wall, is a large storage area. The overall gross building area and net rentable area are summarized in Table 3.1 which follows:

NOT
liquor
storage

Table 3.1 – Area Calculations	
Bar	2,653
Office	389
Apt 1, 2BD	971
Apt 2, 1 BD	949
Common	407
Total GBA	5,369
Total NRA	4,962



**APPRAISAL REPORT OF
THE PIONEER BAR
AT 212 KATLIAN AVENUE
SITKA, ALASKA**



PREPARED FOR: Katherine Sulser Estate c/o Sandy Baird
1950 Anna Circle
Sitka, AK 99835

PREPARED BY: Joshua C. Horan, Real Estate Appraiser
Horan & Company
403 Lincoln Street, Suite 210
Sitka, Alaska 99835

EFFECTIVE DATE: December 14, 2018

REPORT DATE: May 15, 2020

OUR FILE: 20-040



Part A

Part B

Pioneer Bar #865

Pioneer
Liquor
Store
#872

2200 1st St