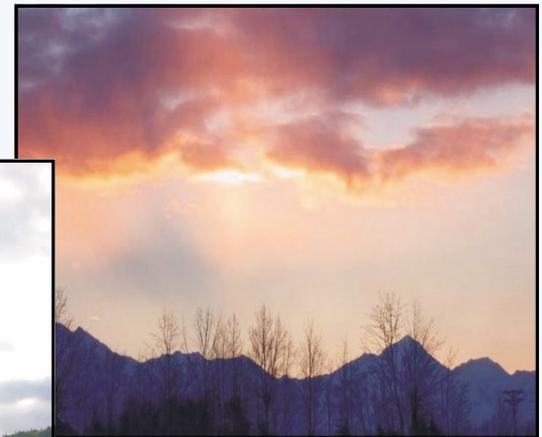




REMOTE RECREATIONAL CABIN SITES 2003 - OFFERING #3



This brochure is free of charge. Additional copies can be obtained by contacting the DNR Public Information Offices listed on page 3 or by viewing their web site at: <http://www.dnr.state.ak.us/mlw/landsale/index.htm>
For each mailed copy, there is a postage and handling fee of \$3.95



REMOTE RECREATIONAL CABIN SITES 2003 - OFFERING #3



2003 SCHEDULE

APPLICATION FILING PERIOD: **Wednesday, June 4 to Friday, July 18, 2003**

File your application(s) for Remote Recreational Cabin Sites staking authorizations within this period. The Department of Natural Resources (DNR) must receive the applications no later than 5:00 p.m. Friday, July 18, 2003. Applications received after this time will not be accepted.

LOTTERY DRAWING: Friday, August 1, 2003

DNR will hold a lottery drawing for those staking areas where applications exceed available authorizations. Applications for staking areas not requiring a lottery will be awarded at the end of the lottery. You do not need to be present to win. Award notification letters and staking packets will be mailed to successful applicants. Results will be posted on the DNR web site at <http://www.dnr.state.ak.us/mlw/landsale/index.htm> following the lottery.

STAKING PERIOD

Winners of the staking authorizations may begin staking parcels in their authorized staking areas. Staking may not begin before 8:00 a.m. on the first day of the staking period or after the last day of the staking period.

Friday, September 12, 2003 to Monday, January 12, 2004

LEASE APPLICATION PERIOD

Authorized stakers may submit lease applications beginning the Monday following the date the staking period opens. Lease applications must be received by 5:00 p.m. on the closing date of the staking period. The Fairbanks and Anchorage DNR Public Information Centers will both open at 9:00 a.m. on Monday, September 15, 2003 to accept lease applications. After September 15, the Anchorage PIC will open at 10:00 a.m.

Monday, September 15, 2003 to Monday, January 12, 2004

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5/15/03

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the 2003 Remote Recreational Cabin Sites Offering #3, produced at a cost of 84 cents per copy, in Anchorage, Alaska.

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GENERAL INFORMATION

Introduction

In 1997, the legislature passed a new law, creating the Remote Recreational Cabin Sites Program (AS 38.05.600). The program allows Alaska residents to stake a parcel of state land in a designated remote staking area, lease the land for a limited length of time, and then purchase the land at market value. The parcel must be used for recreational purposes until it is purchased.

This brochure describes the state lands being offered by the Department of Natural Resources (DNR) through the Remote Recreational Cabin Sites program in 2003. A total of 277 staking authorizations are available in this offering. The stakings will be in six areas designated for remote settlement: Quartz Creek West, Lockwood Lake and Ninemile (Southcentral Region), Tatalina, Mucha Lake and Volkmar Lake (Northern Region). Quartz Creek West and Tatalina staking areas have not been offered under any previous program. The remaining four areas were previously offered under past open-to-entry, remote parcel or homestead staking programs. Remote Recreational Cabin Sites are not offered in Southeast Alaska because the limited amount of state land available is allocated primarily for community development.

Prospective applicants should become familiar with the new statute, AS 38.05.600, the regulations that authorize the Remote Recreational Cabin Site Program, 11 AAC 67.800 through 11 AAC 67.845 and applicable regulations at 11 AAC 67.005-008. These statutes and regulations are available at most libraries, at DNR Public Information Offices, and through the State of Alaska web site at <http://www.state.ak.us/>.

This brochure is arranged to present general information about this land offering. It explains how to apply for the lottery and staking, and gives information on the survey, appraisal, lease and purchase of a Remote Recreational Cabin Site. The brochure then lists and describes the staking areas offered in the Southcentral and Northern regions of the state. The brochure also reflects changes made to the program since the first offering in 2001.

How the Program Works

The following is a brief outline of the steps involved in the Remote Recreational Cabin Sites Program.

- Check out the staking areas.
- During the application period apply for a staking authorization for the area you are interested in.
- If your name is drawn in the lottery, you will be authorized to stake a parcel during the staking period.
- Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- After the staking period ends, your lease application will be reviewed. You may not enter onto your parcel to begin development until your lease is issued.
- During the term of your lease, you will make quarterly payments to cover the lease, survey and appraisal costs of your staked parcel.
- The payments you make for the survey costs will be credited toward the purchase price for the appraised value of your parcel. (Survey costs include platting). However, the minimum purchase price is \$1000 regardless of the survey costs.
- After survey and appraisal are complete you must pay any remaining balance or enter into a state purchase contract to complete the purchase of your parcel. This should occur within three to four years.



Site Inspection

CHECK IT OUT! DNR strongly urges anyone wishing to stake and purchase a parcel to first review all information and then personally inspect the land before submitting an application. **The land chosen by an applicant is taken "AS-IS" "WHERE-IS" with no guarantees, expressed or implied, as to its suitability or fitness for any intended use.**

The land disposal described in this brochure is only one of the land uses that can occur in any given area. A variety of other authorized uses, such as timber sales or mining, can and do occur on municipal, state, or federal lands near the offered areas. Such uses may not only affect adjacent land, but also land near roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate such traffic. It is strongly recommended that applicants take this into consideration when applying for the lease or purchase of state land.

State status plats and survey plats are available on the DNR land status web page at <http://www.dnr.state.ak.us/landrecords>.

Full-scale copies of recorded survey plats are also available at the DNR Public Information Offices for \$2.00 a sheet or at the appropriate District Recorder's Office for \$3.00 a sheet.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7011, or the Geophysical Institute Map Office, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960, Fax (907) 474-2645, or other commercial sources.

What are the Costs?

There will be costs incurred in the first few years of a remote recreational cabin site lease. There are costs for surveying and appraising parcels of land in remote areas. There are also lease fees and administrative fees. These costs have resulted in high failure rates in past remote staking programs because many participants did not anticipate and prepare for these costs.

To remedy this problem, Remote Recreational Cabin Sites participants will make quarterly deposit payments during their initial three-year lease term to cover the estimated costs of survey and appraisal. DNR will use these deposits to complete the survey and appraisal of individual parcels. DNR may contract these services out.

Prospective applicants should read the information in this brochure thoroughly and be aware of these costs before deciding whether to participate.

Is This Program For You?

Staking a parcel of land in a remote area is very different from purchasing a pre-surveyed lot. These are just a few of the important considerations you'll want to keep in mind if you want to stake and acquire a remote parcel:

- Legal access exists but there is no guarantee that this is practical to traverse or construct a trail on.
- Travel to the staking areas may be costly and time consuming.
- Services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be very expensive to bring to the site.
- Construction of access and improvements may be costly and labor intensive.
- Development of your parcel may require permits from other agencies or permitting authorities. This may require building permits, stream crossing permits, wetlands fill permits, etc.
- Staking a remote parcel does not guarantee that you will have no neighbors, have exclusive use of the surrounding state land or that the area will always remain remote in character.

HOW TO APPLY

Applying for a Staking Authorization

Application forms are available in this brochure, at the DNR Public Information Offices and on the DNR web site at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

Application forms may be reproduced. However, each application must have an original signature (blue ink preferred).

You may file only one application per staking area.

You may receive only one staking authorization in this offering. You will be awarded the staking authorization for the first staking area for which your name is drawn during the lottery, or for which there are no other applicants.

1. Complete a 2003 Remote Recreational Cabin Sites Staking Authorization Application/Eligibility Statement for each staking area you wish to apply for. The application must contain the staking area name and number, your name, mailing address, telephone number(s), date and your signature. Faxed applications will not be accepted.
2. Sign and date the application/certification statement. This certifies that the applicant intends to participate in and is eligible for the program (see Program Eligibility). The director may require additional proof of residency, age, etc., at any future time (see Proof of Residency).
3. Pay a non-refundable \$25 application fee with each application for each staking area. This fee may be paid by a personal check, certified check, credit card, or money order. Checks should be made payable to the Department of Natural Resources. Checks returned for any reason will

invalidate the application(s). No application will be accepted without the fee. If submitting multiple applications, the fees may be paid with one check or money order. **Do not send cash.**

4. If you are hand-delivering your application(s), you may pay the non-refundable application fee(s) in cash, by check, or by credit card (Mastercard or Visa).
5. An agent who presents a power of attorney or other notarized authorization of agency may file an application on behalf of a qualified applicant.
6. If you wish to withdraw an application, you must do so in writing prior to the end of the application period. Mail or deliver it to one of the DNR Public Information Offices listed below. Your application fee is non-refundable.
7. Once an application is filed, it may not be transferred to another staking area or to another applicant.
8. Your application will be rejected if:
 - It does not contain the \$25 application fee.
 - It is received before or after the application period.
 - It is incomplete, unsigned or illegible. It must have an original signature.
 - A bank or credit union refuses payment on your check for any reason.

Please note that filing an application does not grant or vest any right, title or interest, or expectancy of a right, title or interest in a Remote Recreational Cabin Site.

Applicants must maintain a current address with DNR. Send address changes to one of the DNR Public Information Offices listed below. Applications are subject to rejection if the applicant does not respond to notices by the department to the applicant's address of record.

Where to File Applications

The Anchorage, Juneau, or Fairbanks DNR Public Information Offices are the only offices that will accept hand-delivered applications to participate in this Remote Recreational Cabin Sites offering.

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Ave., Suite 1260 (Atwood Building)
Anchorage, AK 99501-3557
(907) 269-8400 fax: (907) 269-8901 TDD: (907) 269-8411
Recorded land sales information (907) 269-8400
Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.

NORTHERN REGION

DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2705 fax: (907) 451-2706 TDD: (907) 451-2770
Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

SOUTHEAST REGION

Information Office
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
(907) 465-3400 fax: (907) 586-2954 TDD: (907) 465-3888
Office hours: Monday through Friday, 8:00 a.m. - 5:00 p.m.

Mail-in applications must be sent to the DNR Financial Services Section:

REMOTE RECREATIONAL CABIN SITES

Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561
(907) 269-8500, fax (907) 269-8911
Office hours: Monday through Friday, 8:00 a.m. - 4:30 p.m.

Program Eligibility

As the applicant, it is your responsibility to prove that you are eligible to participate in the program. Regulation changes 11 AAC 67.005 and 11 AAC 67.008 adopted in February 2001 have affected applicant qualifications. Please read this section thoroughly before you submit an application.

Corporations, businesses and non-Alaska residents are NOT eligible to apply for the Remote Recreational Cabin Sites program. You must certify your eligibility by signing a certification statement on your application that you have been a resident of the State of Alaska for at least one year immediately prior to the date of application; that you are 18 years of age or older on the date of application; that you have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years; that you are not currently in default for nonpayment on a purchase contract or lease issued by the department; and that you have not been notified that you are in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Past participation in open-to-entry, remote parcel, homesite, homestead, subdivision lottery, auction or over-the-counter offerings does not preclude you as an individual from participating in the Remote Recreational Cabin Sites Program. An individual may also participate in subsequent offerings under this program.

Residency Requirement

A prospective applicant must be an Alaska resident for at least one year immediately preceding the date of the application (11 AAC 67.800).

You are not allowed to claim Alaska residency during any period that you claim residency in another state, were registered to vote in another state, or claimed another state as your residence for purposes such as taxes, school tuition, or benefits.

If you are in the armed forces or were in the armed forces during the one-year residency period, you must either have been an Alaska resident prior to enlisting, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

Proof of Residency

You may, if selected, be required to verify your Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including voter registration and voting records; hunting, fishing, driver, or other licenses; school records; rent receipts, or proof of home ownership or a home purchase contract; motor vehicle registration; tax records; employment, unemployment, or military records; court or other government agency records; birth or other vital statistic records; affidavits of persons acquainted with but not related to the applicant may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or other proof of residency acceptable to the Director.

False Information

If you give false information on forms or other required documents you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you forfeit all monies paid and may lose all right, title, and interest in the land if a lease or purchase contract has been issued.

Filing Policy for State Employees

State employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the state or a state-funded agency, who gained knowledge of a land offering area at state expense or were in a position to obtain inside information about the offering process, may not file an application during the last 15 days of the application period (11 AAC 67.005).

LOTTERY DRAWING

Lottery Procedures

In staking areas where there are more applications than available staking authorizations, a lottery will be held to determine the winners. The order of drawing will be determined by the highest ratio of applications to staking authorizations, and then, if tied, by alphabetical order. Authorizations are awarded to applicants for the first staking area for which their name is drawn. Once you are awarded a staking authorization, you become ineligible to obtain another staking authorization in this offering.

You do not have to be present to be awarded a staking authorization. Your presence will not affect the outcome of the lottery. Alternates may be drawn in the event a winner cannot be contacted, is found to be ineligible, withdraws their application or relinquishes their staking authorization.

Following the lottery, a list of winners will be posted at the DNR Public Information Offices and on the DNR web site at

<http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

Unsuccessful applicants will not be notified.

Winners of the Lottery Drawing

1. If your name is drawn, you will be notified by mail and will receive a staking packet for your staking area. This packet will include staking instructions, which tell you when you can stake, how much land you can stake and other guidelines that may apply to your specific area; a lease application form, which must be completed and submitted to DNR after staking; and a full-color staking map.
2. The packet will include a schedule for DNR staking information workshops for the winners of the staking authorizations and/or their agents. The workshops will answer any questions you have about the program and staking your parcel. Winners are strongly encouraged to attend the staking workshops.



Appeals

Aggrieved applicants may appeal the determination of the lottery awards by writing to the Commissioner of the Department of Natural Resources. Appeals must be received by the Commissioner's Office within five days after the lottery is conducted. Send appeals to: Commissioner Tom Irwin, Department of Natural Resources, 550 W. 7th Ave., Suite 1400, Anchorage, AK 99501-3561 or by fax to (907) 269-8918.

Over-the-Counter

Staking authorizations will not be offered over-the-counter under the Remote Recreational Cabin Sites Program. If an area does not receive any applications, it will be closed. The area may be re-offered at a later date.

STAKING A REMOTE RECREATION SITE

Staking Authorization

A staking authorization is valid beginning the date the area is opened for staking. The authorization can be relinquished before its expiration date, but it cannot be extended, transferred or applied to a different staking area.



Staking Period

Staking periods for this offering are listed in this brochure. If the staking period ends on a weekend or state holiday, the deadline for filing for the Remote Recreational Cabin Site lease is automatically extended through close of business on the first working day after the staking authorization's expiration date. Staking periods may overlap with certain hunting seasons. Check with the Alaska Department of Fish and Game to find out the hunting season dates for the staking areas.

Staking Your Site/ Completing a Lease Application

If you have been awarded a staking authorization and received the staking packet, you may stake your parcel beginning on the first day of the staking area's staking period. You may not stake prior to the opening day or after the closing day of the staking period.

You may authorize an agent to stake for you. An agent can be a friend or any family member such as a spouse or sibling. During the staking period, you or your agent must stake and brush the parcel boundaries in accordance with the staking instructions, and complete a Remote Recreational Cabin Site lease application. Please be aware that you assume full responsibility for the performance of your agent in the field.

Stakers should observe good land practices when selecting a site, and ensure legal and feasible access to their site. Stakers should use existing access trails.

Staking Requirements and Restrictions

Remote Recreational Cabin Sites must be staked according to the staking procedures contained in the staking packet. These procedures will be explained in the staking workshops. Each area may have different parcel size

limitations as well as staking restrictions such as setbacks and exclusions. Stakers should refer to the staking map and staking instructions for specific restrictions for each area.

Staking requirements and restrictions include, but are not limited to, parcel configuration, easements, staking setbacks, building setbacks, limited water body frontages, parcel size limitations, flagging and brushing of boundary lines, wetlands and floodplains.

Stakers should identify and observe prior staked parcels and should not include any prior staked land within their parcel. Information about prior staked parcels in a staking area is available at the Anchorage and Fairbanks DNR Public Information Centers.

Brushing and Flagging Your Parcel

Parcel boundary lines must be brushed and flagged at the time of staking and maintained until the survey is completed. Failure to do so may result in the rejection or cancellation of the lease. If the participant notified the appropriate regional office and the department gives written permission that because it is impractical to brush all or any portion of the parcel boundary lines, the applicant may flag or otherwise mark the lines in a manner that provide reasonable notice of the boundaries. Please plan accordingly for the amount of time required to brush the parcel boundary lines. It is possible that it will take several days to completely brush the lines.

Existing Improvements

The Lockwood Lake, Mucha Lake, Ninemile and Volkmar Lake staking areas involve state land that was previously offered in other state programs; consequently some development has occurred within the staking areas.

There may be abandoned or unauthorized improvements on state land shown as open for staking. Improvements may not be included within your staked parcel. An exception would be abandoned structures that are dilapidated or collapsed, which may be staked only with prior approval.

Airstrips

There may be airstrips within staking areas that are not shown on the staking maps. These could be on private land. Pilots should be careful to avoid trespassing on private property. Use of airstrips on state land that are not authorized is at your own risk.

Existing airstrips used by the public, including those not shown on staking maps, may not be included within your staked parcel. Staking setbacks may apply.

LEASING YOUR SITE

Applying for a Remote Recreational Cabin Site Lease

Only individuals who received a staking authorization may apply for a lease, which will be issued until a survey and appraisal are completed. After a parcel has been staked and before the staking period expires, the applicant must:

1. Complete the Application for Remote Recreational Cabin Site Lease, sign and notarize it and submit it to either the Anchorage or Fairbanks DNR Public Information Office;
2. Pay a non-refundable application fee of \$100;
3. Submit the application within 14 days after staking, but no later than the end of the staking period;
4. If an agent stakes for you, they must be noted on the lease application. You must sign the application unless your agent also has power of attorney and submits the proper documentation. An agent can be a friend or any family member such as a spouse or sibling. A friend or family member who stakes for you must be listed as an agent.

By applying for a lease, you agree to pay the quarterly deposits for the department's estimated costs to survey and appraise the parcel. You also agree to pay all fees and lease rentals, and pay the appraised market value for the parcel when purchased.

Note: Payments made for the cost of the survey and platting will be credited toward the purchase price.

You may not re-enter the staked parcel to begin development until the department has approved the lease application and issued the lease. Please note that this may take several months.

Lease Application Priority

The application period begins on the Monday following the day the staking period opens. The Fairbanks and Anchorage DNR Public Information Centers will both open at 9:00 a.m. on Monday, September 15, 2003 to accept lease applications. After September 15, the Anchorage PIC will open at 10:00 a.m.

Lease applications will be date and time stamped in order to determine the priority of service. Applicants waiting in line when the doors open will undergo a drawing to determine priority of service. In the event of a staking conflict, the first applicant to stake a Remote Recreational Cabin Site and submit a valid application has priority over later applications.

Rejection or Modification of Lease Application

An application for a Remote Recreational Cabin Site lease may be rejected for failure to comply with the program as established under state statutes and regulations; for failure to comply with the staking instructions; for staking over a prior lease application or exclusion; for staking outside the staking area boundary; or for failure to brush and flag parcel boundary lines.

DNR reserves the right to modify parcel boundaries to conform to staking instructions; to eliminate a conflict with another parcel or exclusion; to avoid leaving an unusable remnant of state land; to satisfy municipal platting requirements; or to conform to topography.

DNR also reserves the right to modify the parcel, thereby conforming to standard surveying practices and reserving additional access easements for future legal access to parcels in the staking area. The department will not modify the size of a Remote Recreational Cabin Site lease by more than 10 percent without the lessee's consent.

Lease Payments

The term of the lease will be three years. The annual lease payments will be \$100 and will be paid quarterly. The lease payment is in addition to the quarterly survey and appraisal deposit payments.

Lease payments do not apply towards the purchase price of your parcel. Lease payments are non-refundable regardless of whether the lease is relinquished or terminated for cause.

During the three-year lease, the department will survey and appraise your parcel. DNR reserves the right to extend the three-year lease for one year if necessary to complete the survey and appraisal. At any time after the survey and appraisal, and during your lease, if you are in good standing, you can enter into a purchase contract with DNR or pay off the full purchase price of the parcel. Any remaining lease rental for that year will be prorated and applied towards the purchase price.

If you do not wish to purchase the parcel during the three-year lease period you can renew the lease for a single five-year term as long as you are in good standing. Lease payments during this second term automatically increase to \$1000 per year. At any time during this one time five-year renewal, if you are in good standing, you can enter into a purchase contract with DNR or pay off the full purchase price of the parcel.

Deposits for Survey, Platting and Appraisal

During the three-year lease term, you will make quarterly deposit payments for the department's estimated costs for the survey, platting, and appraisal of the parcel, prorated by acreage. The total amount of the deposit may vary from area to area. DNR may contract out for the survey and appraisal.

The first quarterly payment will be due when you are notified that the lease application has been approved. The next scheduled payment will be due three months from the effective date of the lease and every three months thereafter during the three-year lease term.

A typical quarterly deposit payment may be between \$300-\$600 depending on the staking area. An example of a quarterly payment breakdown is as follows:

Example of Quarterly Payment Schedule

Based on a hypothetical, staked 10 acre parcel. Estimate only.

	Quarterly Payment	3-year total
Lease rental payment	\$25.00	\$300.00
Appraisal deposit	\$41.67	\$500.00
Survey deposit (credited to the purchase price)	\$291.67	\$3,500.00
Total quarterly payment	\$358.34	

If DNR extends the lease an additional year after the three-year term, the survey and appraisal deposit payment is not required during that year. However, if the total amount paid does not cover your share of these costs, prorated by acreage, then the balance will be due at the time of purchase or prior to expiration of the lease. If the total deposit paid exceeds your fair share of the cost, the excess deposit will be credited toward the purchase price.

You will be given a credit toward the appraised market value of the parcel for the amount of survey and platting costs paid during the term of the lease. The appraisal and lease payments will not be credited.

NOTE: A deposit is non-refundable if a lessee or purchaser does not proceed with the purchase of the site. However, the department will refund 50 percent of the total deposit if you file a written relinquishment of the lease during the first year and the department accepts such relinquishment.

Use of Remote Recreational Cabin Sites

A lease allows you to use your staked parcel for recreational purposes while a survey and appraisal are being completed by DNR. Commercial use or permanent residency is not allowed while under lease. The lease allows for recreational use only. Once the land is under purchase contract or conveyed to private ownership, these restrictions no longer apply.

You may construct improvements for recreational use on the parcel using gravel and timber on the site as needed. You must comply with all applicable federal, state and local laws, regulations and ordinances. You may not permit any unlawful occupation, business or trade to be conducted on the parcel. Such use of state land is subject to prosecution. Gravel and timber on the parcel cannot be used or sold for commercial purposes.

Constructing Improvements

When constructing improvements after your lease is issued, it is your responsibility to properly locate improvements within your parcel (11 AAC 67.020). Improvements (other than for access) may not be placed or constructed within any setbacks, easements or rights-of-way or outside parcel boundaries.

It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements. **Caution should be exercised in constructing improvements prior to survey of the parcel.**

Transfers and Assignments

You may not transfer, sublease, or assign this lease, except by a court order as part of a property division resulting from a divorce or dissolution of marriage; or in the event of your death, by order of a court with probate jurisdiction, or at the discretion of the personal representative or similar person appointed by that court to manage your estate. A \$100 amendment fee may apply for the transfer of a Remote Recreational Cabin Site lease or purchase contract.

Penalty Charges

You shall pay a fee for any late payment or returned check you issue as follows:

1. Late Payment Penalty: The greater of either the fee specified in 11 AAC 05.010 or interest at the rate set by AS 45.45.010(a) will be assessed on a past-due account until payment is received by DNR. Acceptance of a late payment or of a service charge for a late payment is subject to DNR's rights under sections 20 and 21 of the lease.
2. Returned Check Penalty: A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. Late penalties under subsection (1) of this section shall continue to accumulate.

NOTE: If your lease or sale agreement(s) with DNR are in default status for breach of terms, you are not eligible to acquire any new authorizations from the department unless the breach is cured. If the default is not cured and the agreement is terminated for cause, you will be precluded from acquiring any new authorizations from the department for three years from the date of termination.

Checks returned for any reason may invalidate the transaction and terminate your rights to the parcel.

Expiration or Termination of Lease

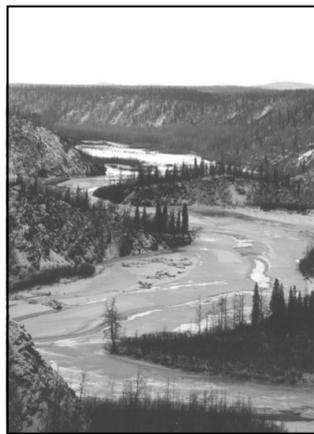
If you do not purchase the parcel by the end of the five-year lease renewal term, your lease will expire and you will be required to remove any improvements and personal property from the parcel. Improvements not removed become property of the state and are subject to disposal in accordance with AS 38.05.090. The parcel may be sold in a subsequent offering.

A lease may be terminated for failure to comply with the terms of the lease, including but not limited to non-payment.

SURVEY AND APPRAISAL

Survey of Parcels

The department will issue state survey contracts under state procurement code for the survey of parcels staked within the staking areas. DNR will award the contracts by competitive process. The surveys will be completed within the three-year lease term unless an extension is needed for completion, in which case the lease will be extended for one additional year. The actual survey costs will be your fair share of the total cost for the area prorated by the acreage of your parcel.



Appraisal of Parcels

The full appraisal will occur after the actual staked parcels are surveyed. This appraisal will reflect the qualities of the individual staked parcel, such as length of water frontage, topography, parcel size, access, view, etc., and will also reflect any changes in market conditions that may have occurred between the date of the base appraisal and the date of entry. DNR will notify you of the appraised value.

Estimated Appraised Values of Remote Recreational Cabin Sites

A "base appraisal" of the land has been prepared for each staking area. These base appraisals provide approximate fair market values for hypothetical key parcels within each of the staking areas. A summary of the base appraisals is provided in the information for each staking area. The complete base appraisal is available for viewing at the DNR information offices. This brochure provides cost estimates for hypothetical key parcels that are typical for each staking area. Some staking areas have more than one key parcel. See the area summary of each staking area for specific information.

The estimated values are based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish you with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking areas or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections.

These value estimates are approximate. The value of an actual parcel may be more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. When you qualify to purchase property under this program, a full appraisal of the staked land will be conducted to determine the exact sale price.

PURCHASING YOUR SITE

Purchase Options

At any time during the lease after the survey and appraisal of the parcel are completed, if you are in good standing, you may purchase the parcel at its appraised market value as of the date of entry. Date of entry is defined as the date that DNR approves the lease application.

The state must sell land at the appraised market value. However, a credit will be given for the survey (which includes platting) deposit payments paid. The following is a simplified example of the costs associated with the purchase and how the payable balance is calculated:

Example of Purchase Price Calculation

Appraised Value based on fair market value	\$8,000
Less survey deposit paid	-\$3,500
Remaining Balance for payoff or contract	\$4,500

Parcels may be purchased either by paying the full purchase price in a lump sum, or by entering into a land sale contract (purchase contract) with the State of Alaska or its authorized representative. A \$100 document handling fee is assessed at the time of purchase if a land sale contract is executed.

NOTE: State land must be sold at fair market value. This program does not allow "proving up" (living on the parcel) in order to obtain title to the parcel. There are no land discounts other than the Veterans' discount on the purchase price. This is a lease/purchase program only.

Minimum Purchase Price

The costs to survey state land in remote areas of the state may actually be higher than the appraised value of the land. However, the minimum purchase price for any Remote Recreational Cabin Site will not be less than \$1,000, regardless of the actual survey costs.

Lump Sum Payment

If the purchase price minus the 5% down payment is \$2,000 or less, the purchase price must be paid in full. A land sale contract will not be issued (11 AAC 67.875).

General Contract Terms

If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by sale contract. Once you have signed a state land sale contract, you have entered into a legal, binding contract. Your money cannot be refunded if the contract is in default, is relinquished, or is otherwise terminated.

The terms for purchasing state land by sale contract are:

1. Down payment of five percent (5%) of the purchase price;
2. Non-refundable document handling fee of \$100.00;
3. Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:

DNR will provide for a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875):

- (a) \$ 2,000.01 to \$9,999.99, not more than 5 years;
- (b) \$10,000.00 to \$14,999.99, not more than 10 years;
- (c) \$15,000.00 to \$19,999.99, not more than 15 years;
- (d) \$20,000.00 or more, not more than 20 years.

You may, at any time, pay more than the required payment, accelerate your payments or pay off the remainder of the land sale contract. DNR does not charge a prepayment penalty.

DNR will record the sale contract with the appropriate Recording District.

Sale Contract Interest Rate

The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to the purchaser for signature, plus three percent; however, the total rate of interest may not exceed 13.5 %. Interest begins to accrue according to the effective date shown on the face of the contract.

Service Charge on Land Sale Contracts

Once the contract for sale has been executed, you will pay a service charge for any late payment or returned check the same as that discussed above, "Penalty Charges."

Veterans' Land Discount

Per AS 38.05.940, an eligible veteran may receive a single, "once in a lifetime" twenty-five percent (25%) discount on the purchase of one parcel of state land. A qualifying veteran must apply for the discount at the time of purchase by submitting a completed Veteran Eligibility Application/Affidavit and proof, acceptable to the department, that the purchaser:

1. is 18 years of age or older at the date of sale;
2. has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see Residency Requirement); and
3. has served
 - a. in the Alaska Territorial Guard for at least 90 days, unless the service was shortened due to a service connected disability; or
 - b. on active duty in the U.S. Armed Forces for at least 90 days, unless tenure was shortened due to a service connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214), and has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, Armed Forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service, as defined by the Federal Government. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of purchasing.

The veterans' land discount may be applied only to acquisition of surface rights to the land. **The discount may not be applied to survey costs, road development costs, utility assessments, or other costs deemed reimbursable to the state by the commissioner.** These reimbursable costs will be subtracted from the purchase price before the discount is calculated; afterwards, the discount amount will be deducted from the total purchase price.

In the case where two or more applicants wish to purchase the parcel and apply a veterans' land discount, only one qualifying applicant needs to apply for the discount; however, upon approval a single twenty five percent (25%) discount will be given and all applicants will have exhausted their "once in a lifetime" veterans' land discount.

GENERAL CONDITIONS

Tentatively Approved Lands

The state has not received final patent from the federal government for some land in this offering. Such lands are designated as tentatively approved. In this Remote Recreational Cabin Site offering, the following staking areas are all or in part on tentatively approved land: None.

Title for parcels on tentatively approved land will be conditioned on the State of Alaska receiving patent from the federal government. If for any reason the state does not receive patent to this tentatively approved land, a lease or sale will be canceled, and the money paid to lease or purchase the land will be refunded. The state has no further liability to the lessee, purchaser or any third party for the termination of the lease or contract (11 AAC 67.015).

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be some problems. For example, if you resell your parcel before the state receives patent, a title insurance company might not provide title insurance unless the contingency is "excepted" from coverage.

Access

When possible, legal access to Remote Recreational Cabin Site staking areas will be shown on the individual staking maps. It is your responsibility to properly locate yourself on legal rights-of-way or section-line easements when crossing both public and private lands.

The state has no legal obligation to build roads or provide services to or within any staking area. Rights-of-way shown on the staking maps designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all staking areas. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable waterbodies or across unreserved state land. Physical access may be via roads, trails, fly-in, snowmachine, off-road vehicle, or boat. You should inquire at the DNR information office or borough land office to see if there is an existing road on a reserved right-of-way. Please note that legal access may not always equal practical access.

As provided in 11 AAC 96.020, there are certain "generally allowed" uses on state land managed by the Division of Mining, Land and Water that do not require a permit from DNR. Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, such as a four-wheel drive vehicle or a pickup truck, or using a recreational-type vehicle off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmobile or four-wheeler, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from DNR (formerly ADF&G, Habitat and Restoration Division) for any motorized travel in fish bearing streams. Contact the Anchorage or Fairbanks DNR Office of Habitat Management and Permitting for further information.
- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Limited trail construction may be allowed without a permit under certain conditions. Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail) is generally allowed.

Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land."

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the nearest DNR regional office.

Public access and utility easements, waterbody easements, and public or navigable waterways may not be obstructed or made unusable by the public.

RS 2477 Rights-of-Way

Revised Statute 2477 (RS 2477) is a federal law granting states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails/roads may or may not exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some RS 2477 rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have been in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the property, consult with the landowner or land manager and with public land records. More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and the DNR web site at <http://www.dnr.state.ak.us/mlw/trails/index.htm>.

Alaska Railroad Right-of-Way

The Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Mineral Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130).

Wetlands

Most state land offerings contain areas of wetlands. Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. If a parcel contains wetlands, you may need a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling). Dredging wetlands or adding fill without a valid permit can result in civil fines or criminal charges. For further information, or for a wetlands delineation, contact the U.S. Army Corps of Engineers.

Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game (ADF&G) at (907) 267-2342 for information on how to minimize conflicts with wildlife.



Fish & Game Requirements

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of DNR (formerly ADF&G, Habitat and Restoration Division), pursuant to AS 41.14.870. These development activities include, but are not limited to: constructing dams, bank protection, dock construction (including the installation or replacement of pilings), culvert installation, crossing streams with vehicles, in-water dredging, debris removal and water withdrawals. DNR is responsible for reviewing and, if appropriate, issuing permits for these projects pursuant to state law, AS 41.14.870. The DNR Office of Habitat Management and Permitting administers all Fish Habitat Permits. If you conduct any development activity below the ordinary high water line of a specified anadromous waterbody without notifying and receiving the prior written approval from DNR, you are violating state law and may be charged with a Class A misdemeanor. Contact DNR for more information on obtaining permits.

Alaska Department of Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

Hazards

DNR has not inspected these areas to determine if garbage or hazardous materials are present. DNR is not responsible for removal of any garbage or waste from a staking area.

Taxes

Parcels are subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels under lease or purchase contract with the state is a violation of the lease agreement or purchase contract and may result in termination of the lease or purchase contract.

Sewer and Water

No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such system shall be obtained from ADEC.

Water Rights

To obtain water rights, you must apply for a permit from the Division of Mining, Land & Water. Applications for water rights are available at the local DNR Public Information Offices and the DNR web page at <http://www.dnr.state.ak.us/mlw/>.

Fire Protection

Some state lands are in areas with limited fire protection. The state assumes no duty to fight fires in these areas. Wildland fires should be considered a serious potential hazard even in areas designated for fire protection. For further information regarding fire protection in a specific staking area, contact the appropriate regional DNR Division of Forestry office or their web site at <http://www.dnr.state.ak.us/forestry/basics.htm>.

If you wish to develop your parcel you should plan on implementing wildland fire mitigation methods, including establishing a defensible space. For more information regarding wildland fire mitigation, contact the appropriate regional DNR Division of Forestry office.

In some areas, a burn permit is required. Contact the local Division of Forestry office to obtain further information and/or a burn permit. There are potential liabilities if a fire escapes control (AS 41.15.060, AS 41.15.090, and AS 41.15.110).

Timber Purchase and Use

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood obtained from state land outside your parcel boundaries. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the appropriate regional DNR Division of Forestry office well in advance of need. Commercial sale of timber is not allowed.

Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological) or archaeological site without a permit from the commissioner. Should any sites be discovered during the development of these lots, activities that may cause damage will cease and the Office of History and Archaeology in the DNR Division of Parks and Outdoor Recreation (907) 269-8721 and the appropriate coastal district shall be notified immediately.

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. USFWS recommends no construction or disturbance within 330 feet of any eagle nest in March or April, or within 330 feet of any active eagle nest between May and August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree. Nest trees should not be disturbed at all.

Use of Adjacent State Land

Uses of state land that are not "generally allowed" (see the Department of Natural Resources Fact Sheet "Generally Allowed Uses on State Land" available at DNR Public Information Offices) may require a land use authorization from DNR.

Restriction on Subdividing

You may not subdivide the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements.

Easements, Reservations & Restrictions

All staking areas are subject to various rights-of-way, easements, setbacks, roads, trails, and other restrictions. You may not construct buildings or in any way obstruct public access or utility easements. All state-owned land bordering section lines has a reservation for rights-of-way fifty (50) feet in width. Total width of section line rights-of-way will be one hundred (100) feet where the state owns land on both sides of the section line. It is your responsibility to review the staking map and instructions thoroughly to determine what restrictions, if any, may affect your staking area. You must meet any borough or state standards and obtain any required permits before developing any easement.

Right to Adjourn/Postpone/Cancel

The Department of Natural Resources reserves the right to adjourn, postpone or cancel land offerings, in whole or in part, at any time prior to or during the offering, if necessary, to protect the interests of the state. Staking areas or authorizations may be withdrawn at any time prior to or during the offering period.

Future Offerings

The state reserves the right to offer more land at any time, thereby increasing the density of parcels in the area of the offering.

Brochure Amendments

This brochure is intended for informational purposes only. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published in supplemental information sheets as soon as possible. You may obtain a copy of the supplemental information sheets, if any, from the DNR Public Information Offices, or from the DNR web site at <http://www.dnr.state.ak.us/mlw/landsale/index.htm>.

It is your responsibility to keep informed of any changes or corrections in the brochure or subsequently. DNR reserves the right to make changes up to the time of disposal. You should inquire whether there are any supplemental information sheets before submitting an application. DNR reserves the right to waive technical defects or errors in this publication.

REMOTE RECREATIONAL CABIN SITE STAKING INFORMATION

SOUTHCENTRAL REGION

Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1103201	Lockwood Lake	5040	1500	14	10 ac.	20 ac.	Sept. 12, 2003	Jan. 12, 2003	Matanuska-Susitna
1103202	Ninemile	8000	280	20	10 ac.	20 ac.	Sept. 12, 2003	Jan. 12, 2003	Matanuska-Susitna
1103203	Quartz Creek West	9160	400	75	10 ac.	20 ac.	Sept. 12, 2003	Jan. 12, 2003	Matanuska-Susitna

NORTHERN REGION

Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1103101	Mucha Lake	23043	1240	75	5 ac.	20 ac.	Sept. 12, 2003	Jan. 12, 2003	Denali Borough
1103102	Tatalina	6800	1500	62	5 ac.	20 ac.	Sept. 12, 2003	Jan. 12, 2003	None
1103103	Volkmar Lake	3040	400	20	5 ac.	20 ac.	Sept. 12, 2003	Jan. 12, 2003	None

Lockwood Lake Remote Recreational Cabin Site Area No. 1103201

Physical Characteristics

Location	The Lockwood Lake staking area is located in the Matanuska-Susitna Borough approximately 15 air miles west of Willow and approximately 12 air miles north of the confluence of the Yentna and Susitna Rivers.
Topo map	USGS Quads Tyonek C-2 and D-2.
Cadastral Survey	CS T019N007W SM. The remainder of area is covered by U.S. rectangular survey and individual parcel surveys.
Topography/Terrain/Major features	The topography is generally level to gently rolling uplands. Elevations range from 221 feet to 275 feet above sea level.
Access	Access is by snowmachine, floatplane, or ski plane depending on the season. Lockwood Lake lies just outside the west boundary of the staking area and there is a half-mile long floatplane lake within Section 2 within the Lockwood Lake Subdivision. Ladyslipper Lake lies about one-half mile west of Section 15. The lakes in and near the staking area are fairly convenient for summertime access; during winter snowmachine access would be most common.
Roads/Trails	No roads exist in the area. Various winter access trails and seismic line trails may exist.
View	Views of the surrounding streams and wilderness area.
Climate	Local temperatures range from 0 degrees F in January to 68 degrees F in July. Annual precipitation varies around 100 inches including snowfall.
Soils	Topsoils are mixed Class II, III and IV agricultural soils. Potential is minimal for agricultural development because of poor soils and inaccessibility.
Vegetation	Vegetative cover of birch-spruce forest on the higher ground.
Water source	Various streams and water bodies lie within the area. Quality of the water is unknown.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. After the staked land is surveyed and the applicant qualifies to purchase the property under this program, a full appraisal of the land will be conducted to determine the exact sale price.	

Hypothetical Key Parcel Lockwood Lake Staking Area	Size: 10 acres Location/Access: Within 1.5 miles of access Building Site: Up to 40% to 60% swamp Easements: Typical section-line and interior lot line Amenities: View or creek frontage.
Improvements	None
Highest & Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	Not Inspected
Effective Date of Value	February 13, 2001
Date of Report	February 13, 2001
Conclusion of Value for Hypothetical 10-acre Key Parcel	\$8,000 or \$800 per acre

Acronyms and Abbreviations Used in this Brochure

- AACAlaska Administrative Code
- ADECAlaska Department of Environmental Conservation
- ADF&G ...Alaska Department of Fish and Game
- ADL.....Alaska Division of Lands (case number prefix)
- ASAlaska Statute
- ASCSAlaska State Cadastral Survey
- ASLS.....Alaska State Land Survey
- ACOE.....Army Corps of Engineers
- AZ MKAzimuth Mark
- CM.....Control Monument
- CSCadastral Survey/Control Survey
- DNRDepartment of Natural Resources
- ESMEasement
- EVEasement Vacation
- MSMaterial Site
- OHWOrdinary high water
- ORVOff-Road Vehicle
- PIC.....Public Information Center
- R.....Range (as in "R4W" - "Range 4 West")
- RSTRevised Statute 2477 Right-of-Way (case number prefix)
- TTownship (as in "T6N" - "Township 6 North")
- TRTract
- USGS.....United States Geological Survey

Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Susitna Area Plan Susitna Lowlands Subregion Management Unit 13: Yentna-Susitna Delta, Subunit 13a Classified Private Recreation
Fire Management Option	The fire management option for wildland fire for this area is unknown. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Allowed uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	The staking area is within the Matanuska-Susitna Borough. Remote Recreational Cabin Site leases are subject to local property taxes.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50 foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	All cabin sites are subject to a minimum 30-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations. There is a 500-foot staking setback from the OHW mark of Lockwood Lake. There is a 200-foot staking setback from the OHW mark of the two unnamed streams within the staking area. There is a 100-foot staking setback from the OHW mark of the unnamed lake in Section 2.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

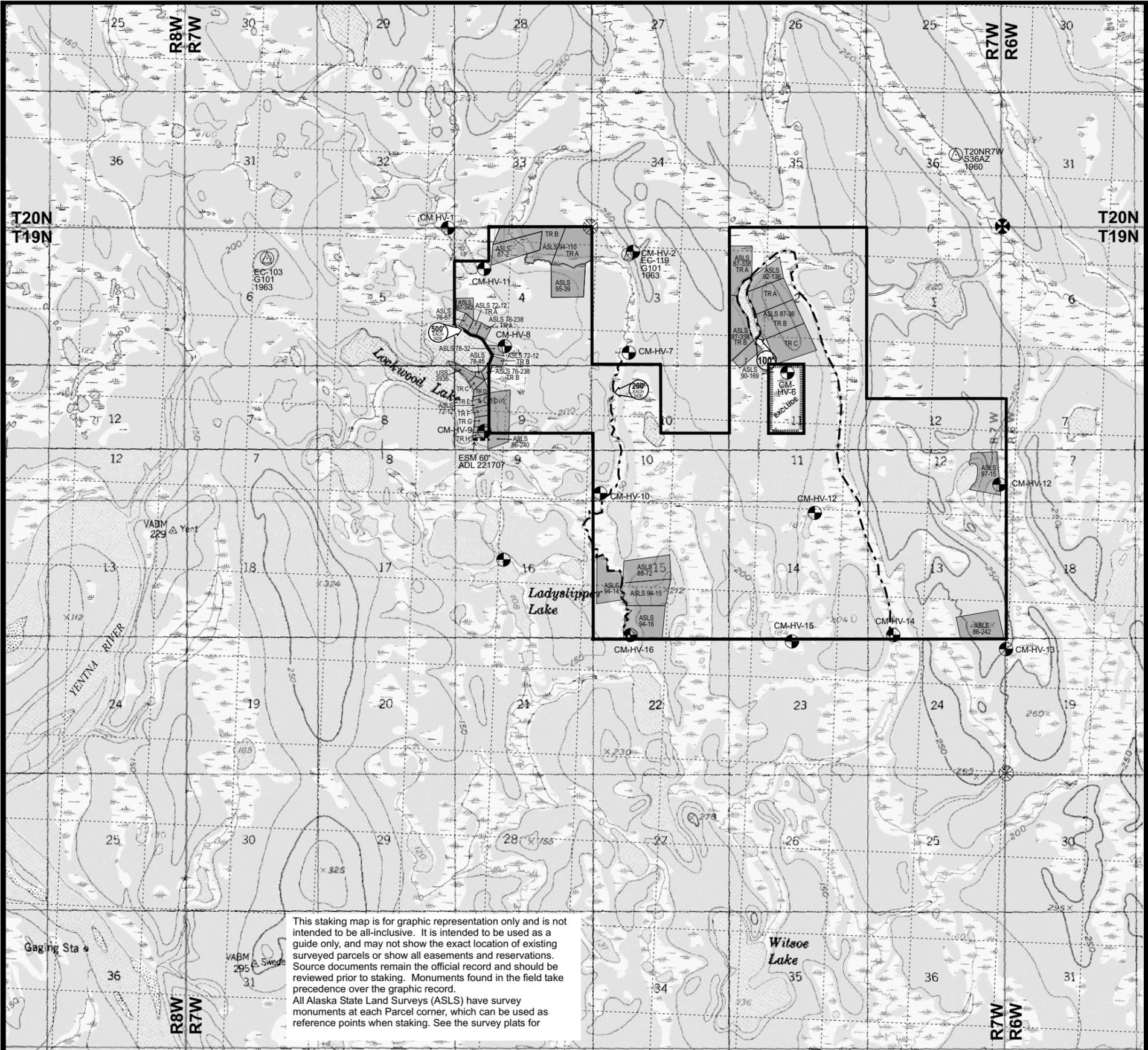
Preliminary Estimate of Survey & Appraisal Costs

Limiting Conditions for Estimated Survey Cost	
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.	
The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$4000-\$6000	
Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	



Staking Map: LOCKWOOD LAKE

Remote Recreational Cabin Site Area No. 1103201



MA - May 13, 2003

USGS Quad 1:63,360
 Tyonek C-2 & D-2
 T. 19 N., R. 7 W.
 Seward Meridian

Location	GPS Coordinates (LAT/LONG) NAD 1927
SE Corner of Sec 2 Township 19N Range 7W SM	61° 45' 32.2" North 150° 28' 33.7" West
SE Corner of Sec 4 Township 19N Range 7W SM	61° 45' 32.2" North 150° 32' 13.1" West
SE Corner of Sec 10 Township 19N Range 7W SM	61° 44' 40.2" North 150° 30' 23.3" West

NOTES:

Maximum parcel size 20 acres.

Minimum parcel size 10 acres.

Staking Authorizations: 14

Staking Period: September 12, 2003 to January 12, 2004

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

Parcels are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

No further staking is allowed on Lockwood Lake. A 500-foot staking setback is required.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any public or navigable water body.

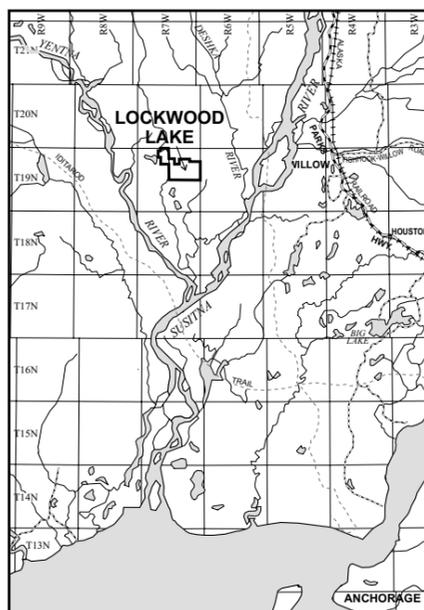
Staking is not allowed around unauthorized improvements; A staking setback is required. A staking setback is required around airstrips used by the public.

Check the survey plats for additional information.

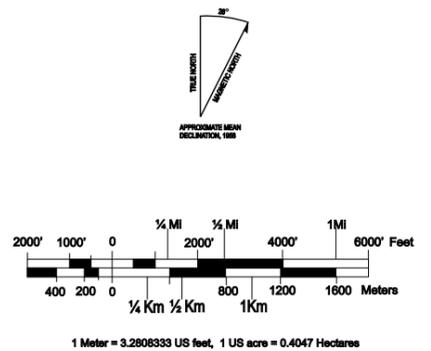
This area is subject to Matanuska-Susitna Borough platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- Excluded Area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
 USGS QUAD TYONEK ALASKA



Ninemile Remote Recreational Cabin Site Area No. 1103202

Physical Characteristics

Location	The Ninemile Remote Recreational Cabin Site Staking Area is located approximately 108 road miles northwest of Anchorage, 10 miles south of Mile 3 of the Petersville Road, and approximately three miles west of the Parks Highway.
Topo map	USGS Topographical Map: Talkeetna A-1
Cadastral Survey	Cadastral Survey Control Plat Township 24 North, Range 6 West, Seward Meridian, Alaska
Topography/Terrain/Major features	The land is flat to gently sloping. The ridges are well drained. The lowland areas are bogs. Several small lakes are within the area boundaries.
Access	Overland access is by tractor trail from the Parks Highway from a point about 1.5 miles north of the Susitna River bridge. Winter access is by snow machine, dog team, skis, foot or ski plane. Summer access is by ATV or floatplane.
Roads/Trails	There is a winter use only trail easement (ADL 217085) from Oil Well Road by Amber Lake to the Parks Highway that crosses the Ninemile Area. Although brushed and surveyed some years ago the trail is difficult to locate.
View	Some higher areas have views of the Alaska Range.
Climate	Temperatures in the area usually range from 44 degrees to 68 degrees F in summer and from 0 to 40 degrees F in winter with extremes of -48 degrees to 90 degrees F. Annual precipitation is about 29 inches with between 100-110 inches of snow.
Soils	There is no apparent permafrost in the area.
Vegetation	The sloping areas are covered with spruce and birch trees interspersed with alder. The lowlands are covered with swamp grass and black spruce.
Water source	Unknown



Easements and Reservations

Area Plan, Management Unit, Classification	Susitna Area Plan Petersville Road Subregion Management Unit 6, Rockys Lakes, Subunit 6a Classified Settlement
Fire Management Option	The fire management option for wildland fire for this area is unknown. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Allowed uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	The staking area is within the Matanuska-Susitna Borough. Remote Recreational Cabin Site leases are subject to local property taxes.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	All cabin sites are subject to a minimum 30-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements. ADL 217085 has a 200' easement (100-foot staking setback from the centerline) extending from Oil Well Road through the Ninemile staking area to the Parks Highway. There is a 100-foot easement on the winter trail in Sections 24 and 25.
Water body easements, staking setbacks and restrictions	All cabin sites are subject to a 50-foot public access easement along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations. There is a 200-foot staking setback from the OHW mark of the tributaries of Moose Creek and of Queer Creek.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or recorder's office for current ownership of private land.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. After the staked land is surveyed and the applicant qualifies to purchase the property under this program, a full appraisal of the land will be conducted to determine the exact sale price.

Hypothetical Key Parcel Fly-In Lake Ninemile Staking Area	Size: ten acres Location/Access: Fly-in lake Building Site: may have up to 50% swamp Easements: typical section-line, interior lot line, & trail Amenities: direct access to fly-in lake Staking Setback: as required within staking area & shown on most recent staking area map
Hypothetical Key Parcel No Lakefront	Size: ten acres Location/Access: No fly-in lake Building Site: may have up to 50% swamp Easements: typical section-line, interior lot line, & trail Amenities: overland access Staking Setback: as required within staking area & shown on most recent staking area map
Improvements	None
Highest and Best Use	Recreational cabin site
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	N/A
Effective Date of Value	June 4, 2002
Date of Appraisal	June 4, 2002
Conclusion of Value for Fly-In Lake 10 acres	\$15,000
Conclusion of Value For No Lakefront 10 acres	\$7,500

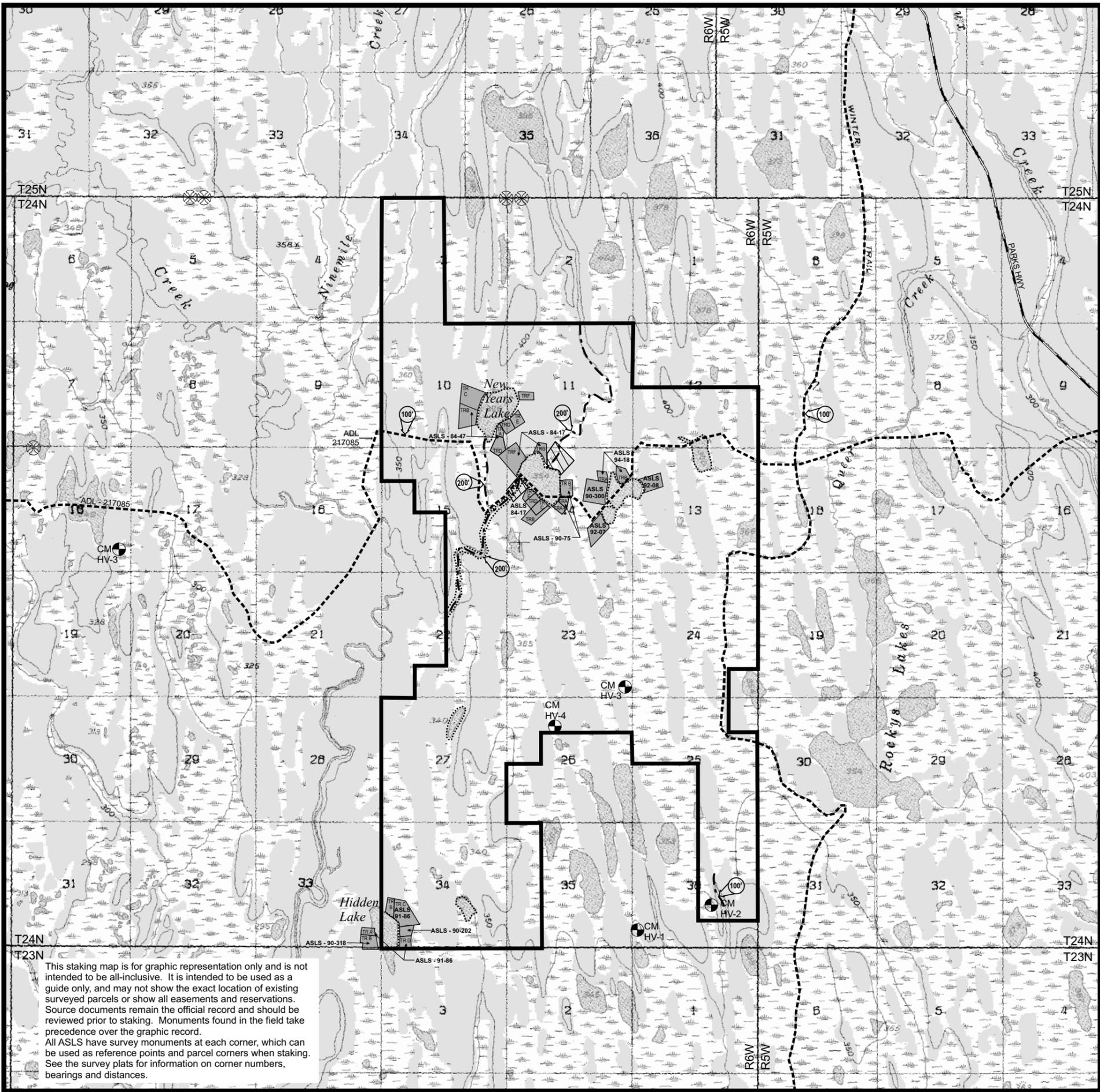
Preliminary Estimate of Survey & Appraisal Costs

Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.
Estimated Survey Cost: \$4000-\$6000 Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500



Staking Map: NINEMILE

Remote Recreational Cabin Site Area No. 1103202



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record. All ASLS have survey monuments at each corner, which can be used as reference points and parcel corners when staking. See the survey plats for information on corner numbers, bearings and distances.

USGS QUAD 1:63,360
Talkeetna A-1
T. 24 N., R. 6 W.
Seward Meridian

Location	GPS Coordinates (LAT/LONG) NAD 1927
Control Monument HV-2 Township 24N Range 6W SM	62° 07' 28.52" North 150° 17' 08.12" West
Control Monument HV-3 Township 24N Range 6W SM	62° 08' 55.93" North 150° 18' 22.43" West
Control Monument HV-4 Township 24N Range 6W SM	62° 08' 44.24" North 150° 19' 26.64" West

Notes:

Maximum parcel size 20 acres.

Minimum parcel size 10 acres.

Staking authorizations: 20

Staking period: September 12, 2003 to January 12, 2004

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any public or navigable water body.

Staking is not allowed around unauthorized improvements; a staking setback is required. A staking setback is required around airstrips used by the public.

ADL 217085 has a 200' easement. A 100' staking setback from the centerline will be maintained on either side.

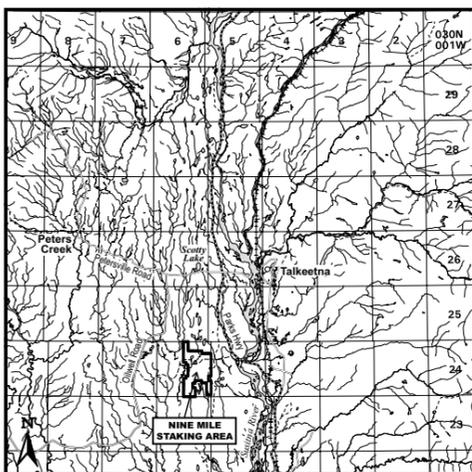
There is a 200' staking setback from the ordinary high water mark of Moose Creek and its tributaries, and along Queer Creek.

There are access easements along most parcel boundaries. Check the survey plats for additional information.

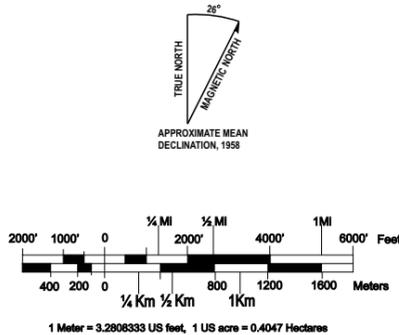
This area is subject to the Matanuska-Susitna Borough platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
 USGS QUAD SEWARD, ALASKA



Quartz Creek West Remote Recreational Cabin Site Area No. 1103203

Physical Characteristics

Location	The Quartz Creek West staking area is located south of the Skwentna River, 3 miles southwest of the confluence of the Talachulitna and Skwentna Rivers and 10 air miles from the community of Skwentna.
Topo map	USGS Tyonek D-4
Cadastral Survey	Cadastral Survey Control Plats T20N R12&13W SM; T21N R12&13W SM
Topography/Terrain/Major features	The topography is hilly with a number of small lakes lying in lower areas. Quartz Creek cuts through the staking area and flows north to the Skwentna River. Higher elevations occur along the southwestern and eastern boundaries.
Access	Access to the staking area is by wheel plane on the gravel bars of the Skwentna River and then overland or by riverboat from a slough of the Skwentna (near the northeast corner of the staking area) to the mouth of Quartz Creek. Two small lakes located in T20NR12W Sec. 7 and in T20NR13W Sec. 12 may provide access by floatplane. Winter access is by snowmachine along the river system or via the Iditarod Trail and then across the Skwentna River and overland to the staking area. Winter access is also possible by ski plane.
Roads/Trails	The Iditarod Trail is across the Skwentna River approximately 4 miles north of the staking area. An RS 2477 trail easement (RST 1862 Beluga Indian Trail) is within the staking area. This trail has not been identified on the ground.
View	Higher, north facing slopes should have views of the Alaska Range and foothills and the Skwentna River Valley.
Climate	Temperatures average between 45 and 68 degrees F in summer and between 38 and 3 degrees F in winter with extremes recorded at 91 and -41 degrees F. Annual precipitation averages 15.5 inches including 47 inches of snowfall.
Soils	Unknown.
Vegetation	Valley bottoms and foot slopes are forested with white spruce and paper birch transcending into sub-alpine vegetation consisting of willows, alders, tall grasses, shrubs and scattered black spruce. Small patches of muskeg are found around a few of the lakes and along Quartz Creek.
Water source	Ground water quality and depth is unknown.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. After the staked land is surveyed and the applicant qualifies to purchase the property under this program, a full appraisal of the land will be conducted to determine the exact sale price.

Hypothetical Key Parcel "A" Waterfront Parcel Quartz Creek West Staking Area	Size: 10 acres Access: 1st tier* parcel within 500' of fly-in or boat access Building Site: may have swampy areas Easements: Typical section line, interior lot line and trail. Setbacks: 200' on Quartz Creek, Thursday Creek, Deep Creek and their tributaries; 300' setback on the Skwentna River and tributaries to the Talachulitna River. All parcels are subject to a 100' building setback from the ordinary high water line of all water bodies. Amenities: Some view potential.
Hypothetical Key Parcel "B" Interior Parcel	Size: 10 acres Access: More than ¼ mile from fly-in or boat access. Building Site: May have swampy areas. Easements: Typical section line, interior lot line and trail. Setbacks: 200' on Quartz Creek, Thursday Creek, Deep Creek and their tributaries; 300' setback on the Skwentna River and tributaries to the Talachulitna River. All parcels are subject to a 100' building setback from the ordinary high water line of all water bodies. Amenities: Limited view potential.
Improvements	None
Highest and Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	Not Inspected
Effective Date of Value	February 21, 2003
Date of Report	February 21, 2003
Conclusion of Value for Hypothetical 10-acre Waterfront Parcel	Parcel "A" \$14,000 or \$1,400 per acre
Conclusion of Value for Hypothetical 10-acre Interior Parcel	Parcel "B" \$8,500 or \$850 per acre

* A 1st tier parcel either has direct frontage on a lake, or is separated from the water by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Easements and Reservations

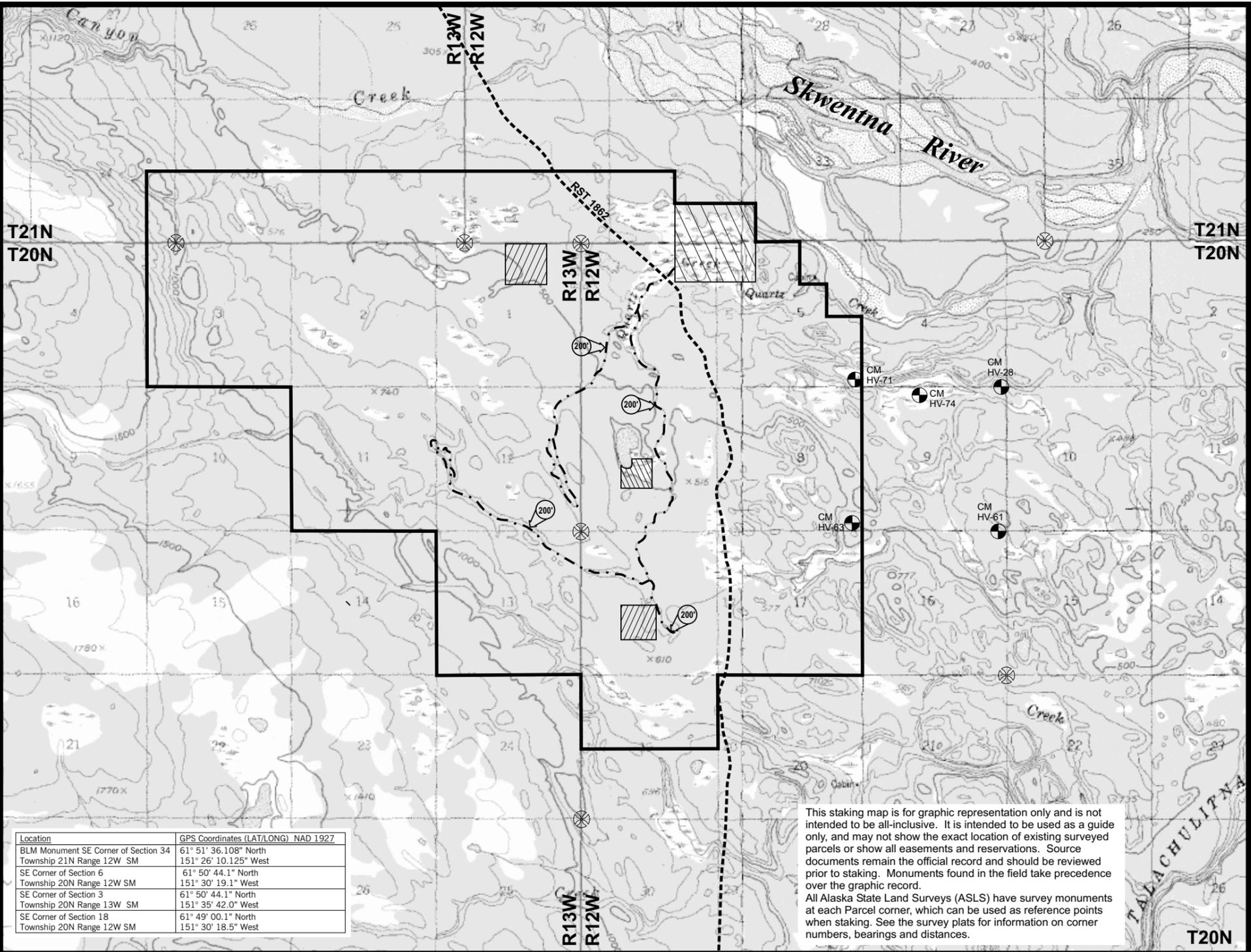
Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Susitna Area Plan Mt. Susitna Subregion Canyon Creek Management Unit Subunit 5C Classified Settlement
Fire Management Option	Currently, according to the Protection area maps, all of the Quartz Creek West Staking Area is in the Modified Protection area. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact Division of Forestry for updated information regarding management options.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	The staking area is within the Matanuska-Susitna Borough. Remote Recreational Cabin Site leases are subject to local property taxes.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all unnamed existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. A permit from DNR Office of Habitat Management and Permitting will be necessary to cross Canyon Creek. There is a 200-foot staking setback from Quartz Creek.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	A portion of this property is located in a federally designated Flood Hazard Area. Contact the Mat-Su Borough for any permit requirements. Some private lands are located just east of the staking boundary. Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check borough records or the recorder's office for current ownership of private land.

Preliminary Estimate of Survey & Appraisal Costs

Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.
Estimated Survey Cost: \$5000-\$7000 Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500

Staking Map: QUARTZ CREEK WEST

Remote Recreational Cabin Site Area No. 1103203



Location	GPS Coordinates (LAT/LONG) NAD 1927
BLM Monument SE Corner of Section 34 Township 21N Range 12W SM	61° 51' 36.108" North 151° 26' 10.125" West
SE Corner of Section 6 Township 20N Range 12W SM	61° 50' 44.1" North 151° 30' 19.1" West
SE Corner of Section 3 Township 20N Range 13W SM	61° 50' 44.1" North 151° 35' 42.0" West
SE Corner of Section 18 Township 20N Range 12W SM	61° 49' 00.1" North 151° 30' 18.5" West

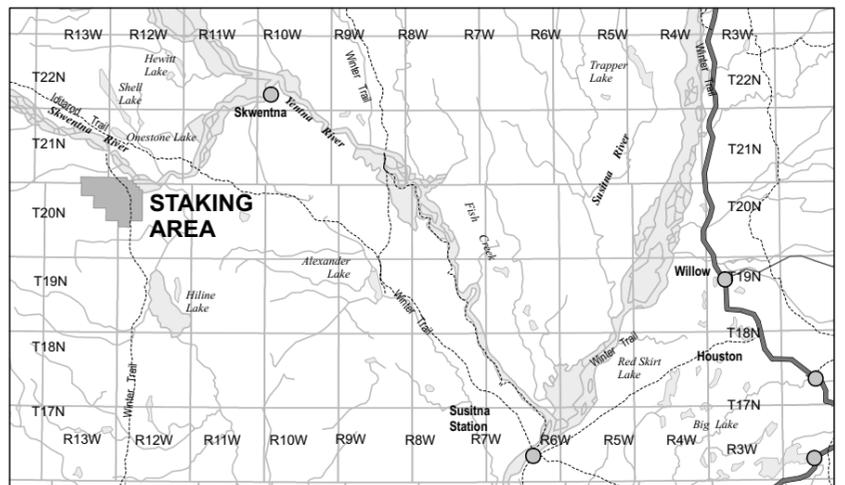
This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record. All Alaska State Land Surveys (ASLS) have survey monuments at each Parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings and distances.

USGS QUAD 1:63,360
Tyonek D-4, D-5
T. 20 N., R. 12, 13 W, T. 21 N., R. 12, 13 W
Seward Meridian

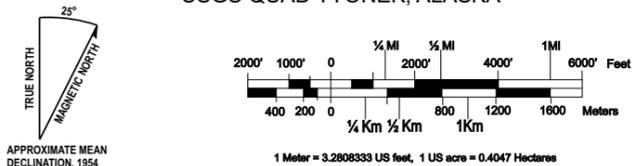
- Notes:**
- Maximum parcel size 20 acres.
 - Minimum parcel size 10 acres.
 - Staking authorizations: 75
 - Staking period: September 12, 2003 to January 12, 2004
 - All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
 - All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
 - Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
 - Staking is not allowed across any public or navigable water body.
 - Staking is not allowed around unauthorized improvements; a staking setback is required. A staking setback is required around airstrips used by the public.
 - Check the survey plats for additional information.
 - There is a 200' staking setback from Quartz Creek and its tributaries.
 - A permit will be required from DNR (formally ADF&G Habitat and Restoration Division) to cross Canyon Creek. Contact the Anchorage or Fairbanks DNR office of Habitat Management and Permits for further information.
 - There is an adjacent staking area (Quartz Creek) to the east of this staking area.
 - The area is subject to the Matanuska - Susitna Borough platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
 USGS QUAD TYONEK, ALASKA



Mucha Lake Remote Recreational Cabin Site Area No. 1103101

Physical Characteristics

Location	The Mucha Lake staking area lies 2 miles west of the Kantishna River approximately 130 miles southwest of Fairbanks and 60 miles southwest of Nenana. This area surrounds the Mucha Lake I staking area and encompasses approximately 17, 280 acres within sections 1-13, 17-20, 24-26 and 30-36, Township 8 South, Range 17 West, Fairbanks Meridian.
Topo map	USGS Quads Kantishna River A-2, A-3, B-2 and B-3
Cadastral Survey	CS F008S017W
Topography/Terrain/Major features	Mucha Lake lies in the center of the staking area, which is dotted with numerous small, unnamed lakes and ponds. Lynx Creek runs through an area of rugged hills in the northeast corner of the township.
Access	Access is primarily via float plane to the smaller lakes in the northern portion of the area, and by float or wheeled plane to Mucha Lake and the small lake in sections 5, 6 and 7 ("Beaver Lake"). Winter access is via an existing trail that runs from Nenana to Lake Minchumina.
Roads/Trails	A winter trail runs through the northeast portion of the staking area, passing near the small lake in sections 5, 6 and 7 ("Beaver Lake"). Northeast of the staking area, this trail connects with the Nenana-Kantishna Trail (RST 346), which begins at the western Nenana city limits and can be accessed from a road running west from mile 300 of the Parks Highway. This road stops at the river; the trail continues on the west bank. It is suitable for winter traffic. The Nenana-Kantishna Trail is subject to Revised Statute 2477 of the mining law of 1866.
View	Mountains of the Alaska Range, including Denali, can be seen from high points in this area. Views of nearby lakes, forests and valleys are available as well.
Climate	The area has a cold, continental climate with an extreme temperature range. The average daily maximum temperature during summer months is 65 degrees to 70 degrees F; the daily minimum during winter is well below zero. The highest temperature ever recorded is 98 degrees F; the lowest is -69 degrees F. Average precipitation is 11.4 inches with 48.9 inches of snowfall annually.
Soils	The soils are well-drained and alluvial on high spots, with permafrost likely in low-lying areas.
Vegetation	Vegetation in low-lying areas consists mainly of black spruce. South facing slopes have stands of mature white spruce and birch. Part of the lake frontage is marshy.
Water source	Groundwater quality and depth is unknown. Several lakes, ponds and streams are in the area. ADEC recommends filtering and disinfecting surface water before use.

Easements and Reservations

Title	This staking area is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan /Kantishna Sub region 3 Middle-Cosna-Zitziana Watershed Management Unit 3E 3E1 Mucha Lake II HS and Mucha Lake I HS. Classified: Settlement.
Fire Management Option	Currently, Mucha Lake II area is in Full management option for wildland fire. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact Division of Forestry for updated information regarding management options.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	This area is within the boundary of the Denali Borough.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses. Staking is prohibited within the 100' x 300' public use areas on the northern and western shore of the unnamed lake within sections 5, 6 and 7, and the 500' x 3800' public use area on the northern shore of Mucha Lake.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	ADF&G recommends that stakers be aware of the limited management option for wildland fire, and encourages participants to stake near water sources, within hardwood stands, or in areas that provide defensible space from wildland fire.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. After the staked land is surveyed and the applicant qualifies to purchase the property under this program, a full appraisal of the land will be conducted to determine the exact sale price.

Hypothetical Key Parcel "A" Lakefront Parcel Mucha Lake Staking Area	Size: 5 acres Location: Lake frontage Access: 1st tier* parcel within 500' of fly-in access Building Site: approximately 50% good soils, level Easements: Typical section-line & pedestrian around lot. Amenities: Lakefront/Mountain views of surrounding area.
Hypothetical Key Parcel "B" Non-Lakefront Parcel	Size: 5 acres Location: 2nd tier parcel more than 1/4 mile from fly-in lake access Access: trail/snow machine Building Site: approximately 50% good soils, level Easements: Typical section-line & interior lot line Amenities: Limited view potential of surrounding area.
Improvements	None
Highest & Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	Not Inspected
Effective Date of Value	March 1, 2003
Date of Report	March 1, 2003

*A 1st tier parcel either has direct frontage on a lake, or is separated from the water by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Summary of Values for Hypothetical Parcels

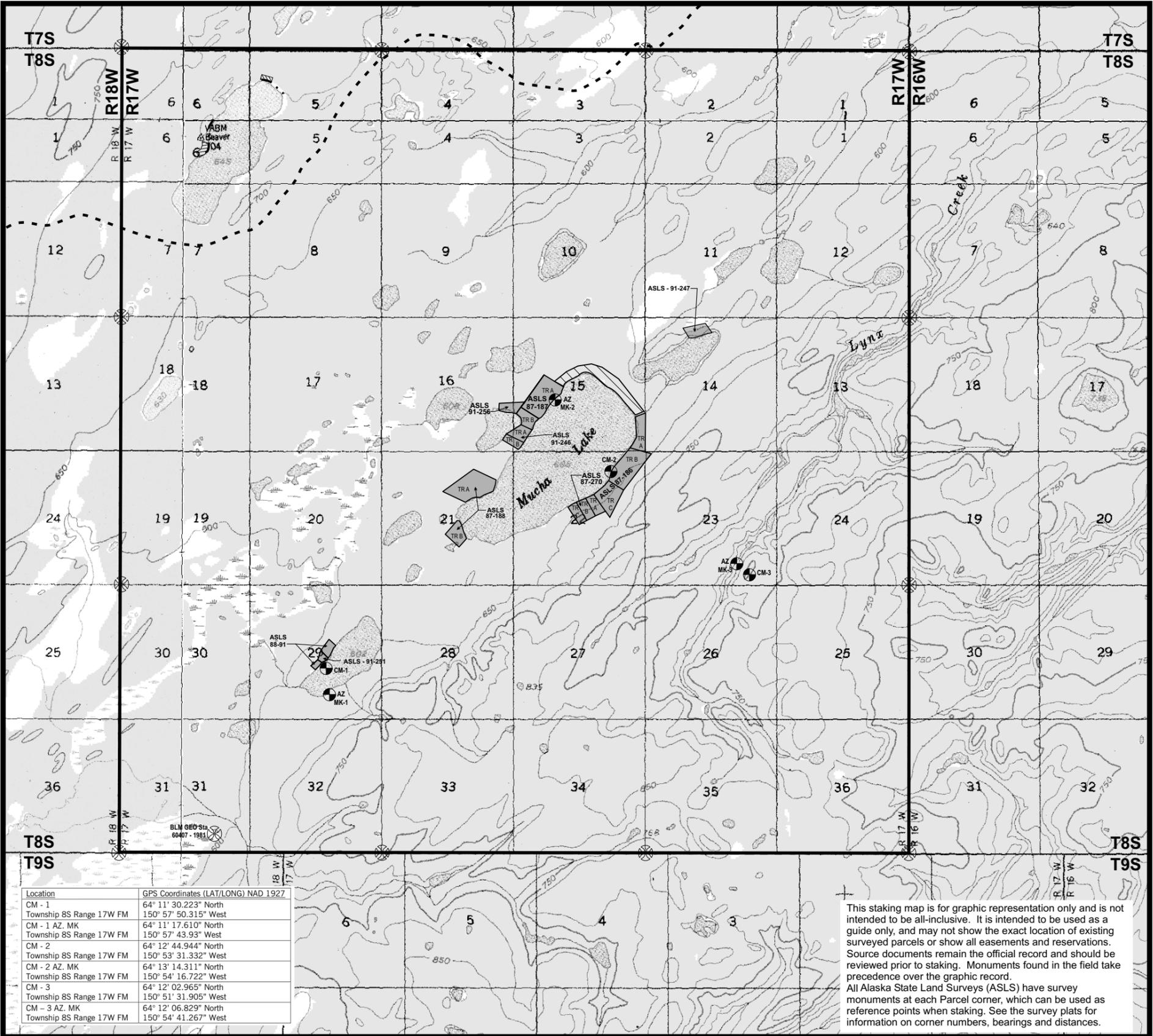
Conclusion of Value for Hypothetical 5-acre Lakefront Parcel	\$14,000 or \$2,800 per acre
Conclusion of Value for Hypothetical 5-acre Non-Lakefront Parcel	\$7,000 or \$1,400 per acre

Preliminary Estimate of Survey & Appraisal Costs

Limiting Conditions for Estimated Survey Cost
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.
Estimated Survey Cost: \$5000-\$7000 Note: The survey costs will be credited toward the purchase price.
Estimated Appraisal Cost: \$500

Staking Map: MUCHA LAKE

Remote Recreational Cabin Site Area No. 113101



USGS QUAD 1:63,360
Kantishna River A-2, A-3, B-2, B-3
T. 8 S., R. 17 W.
Fairbanks Meridian

Notes:

Maximum parcel size 20 acres.

Minimum parcel size 5 acres.

Staking authorizations: 75

Staking period: September 12, 2003 to January 12, 2004

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

Parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any public or navigable water body.

Staking is not allowed around unauthorized improvements; a staking setback is required. A staking setback is required around airstrips used by the public.

There are access easements along most parcel boundaries. Check the survey plats for additional information.

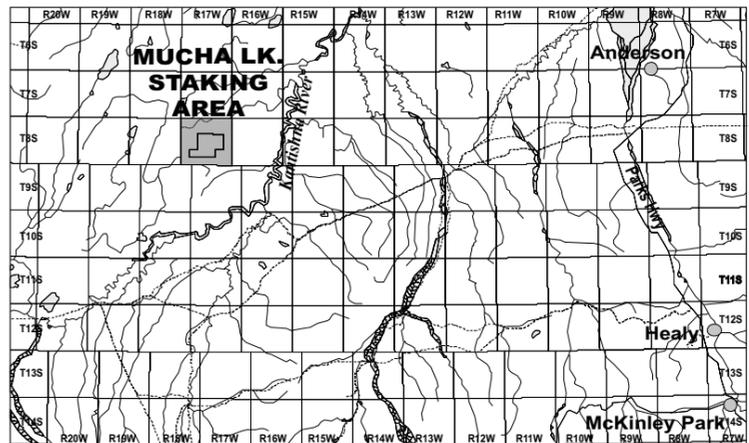
The public use area at the north end of Mucha Lake (500 feet wide by 3800 feet long) is excluded from staking.

The public use areas on the north and west banks of unnamed lake on sections 5, 6, & 7 (100' x 300') are excluded from staking.

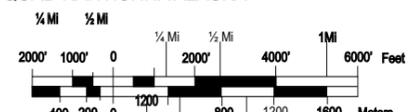
This area is subject to the Denali Borough platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument



VICINITY MAP
 USGS QUAD KANTISHNA ALASKA



APPROXIMATE MEAN DECLINATION, 1952

1 Meter = 3.2808333 US feet, 1 US acre = 0.4047 Hectares
 1 Meter = 3.2808333 US feet, 1 US acre = 0.4047 Hectares

Tatalina Remote Recreational Cabin Site Area No. 1103102

Physical Characteristics

Location	The Tatalina staking area is located along both sides of the Elliott Highway near its intersection with the Tatalina River, approximately 58 miles north of Fairbanks, 25 miles southeast of Livengood and 50 miles east of Minto. It is approximately 20 miles south of the intersection of the Elliott and Dalton Highways.
Topo map	USGS Quad Livengood B-3
Cadastral Survey	BLM rectangular surveys 6N 3W FM, 6N 4W FM, 7N 3W FM
Topography/Terrain/Major features	The area is located on both sides of the Tatalina River, with hills on either side forested with spruce and birch. The White Mountains National Recreation Area is located approximately 10 miles east of the staking area. Low areas within the Tatalina Valley may be boggy.
Access	Access is via the Elliott Highway, which runs through the staking area from approximately milepost 46 through milepost 51.5, and existing trails including Wilbur Creek Trail.
Roads/Trails	The Elliott Highway is paved from its intersection with the Steese Highway to milepost 73. Wilbur Creek Trail loops through the area, intersecting the Elliott at approximately milepost 42.6 and 51.8 (note that the crossing at milepost 51.8 may traverse private property; do not trespass). This old cat trail is used primarily for winter travel and is indistinct in places.
View	Views of the river, forest, and the White Mountains to the northeast.
Climate	The climate is typical of the Alaskan interior, with average winter temperature ranging from -22 degrees to -2 degrees F and average summer temperatures from 50 degrees to 72 degrees F. Temperatures well outside of the average have been recorded in both winter and summer.
Soils	Most soils in this area are well-drained, but permafrost exists on many north facing slopes.
Vegetation	Mixed hardwood stands predominate on the well-drained southeastern slopes. Black spruce and tundra grow on north slopes and areas of poor drainage.
Water source	Subsurface water availability is unknown. ADEC recommends filtering and disinfecting surface water before use.

Easements and Reservations

Title	This staking area is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Lower Tanana Subregion, 2L1c and 2L6c. Settlement
Fire Management Option	Currently, the central portions of the area are in Full management option for wildland fire, and the western and eastern portions are in Limited management. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact Division of Forestry for updated information regarding management options.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	This staking area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all unnamed existing trails. Stakers may not obstruct or block access within these easements. A 300' staking setback will be maintained from the centerline on each side of the Elliott Highway to maintain and enhance scenic views. A permit from the DOT&PF Right of Way Section will be required prior to construction of driveways accessing parcels from the Elliott Highway. There is a 50' staking setback from the centerline on each side of the Wilbur Creek Trail and those portions of the Old Elliott roadbed which deviate from the highway.
Water body easements, staking setbacks and restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies. There is a 200' staking setback upland from the ordinary high water mark of the Tatalina River. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	High flooding and glaciation potential exists in stream valleys, and steep slopes may be unstable and subject to landslides. Survey plats and plat notes should be reviewed for specific information on easements, surveyed parcel locations, or other restrictions. Registered traplines run through the staking area and in the Tatalina valley downstream from the staking area. ADF&G recommends that land be staked in hardwood stands to reduce the potential for fire, and be aware of the fire management options for various parts of the staking area. Mining is an important part of the Lower Tanana subregion economy; active mining claims exist near Globe Creek and Wilbur Creek, near the staking area.

Preliminary Estimate of Land Value

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. After the staked land is surveyed and the applicant qualifies to purchase the property under this program, a full appraisal of the land will be conducted to determine the exact sale price.	

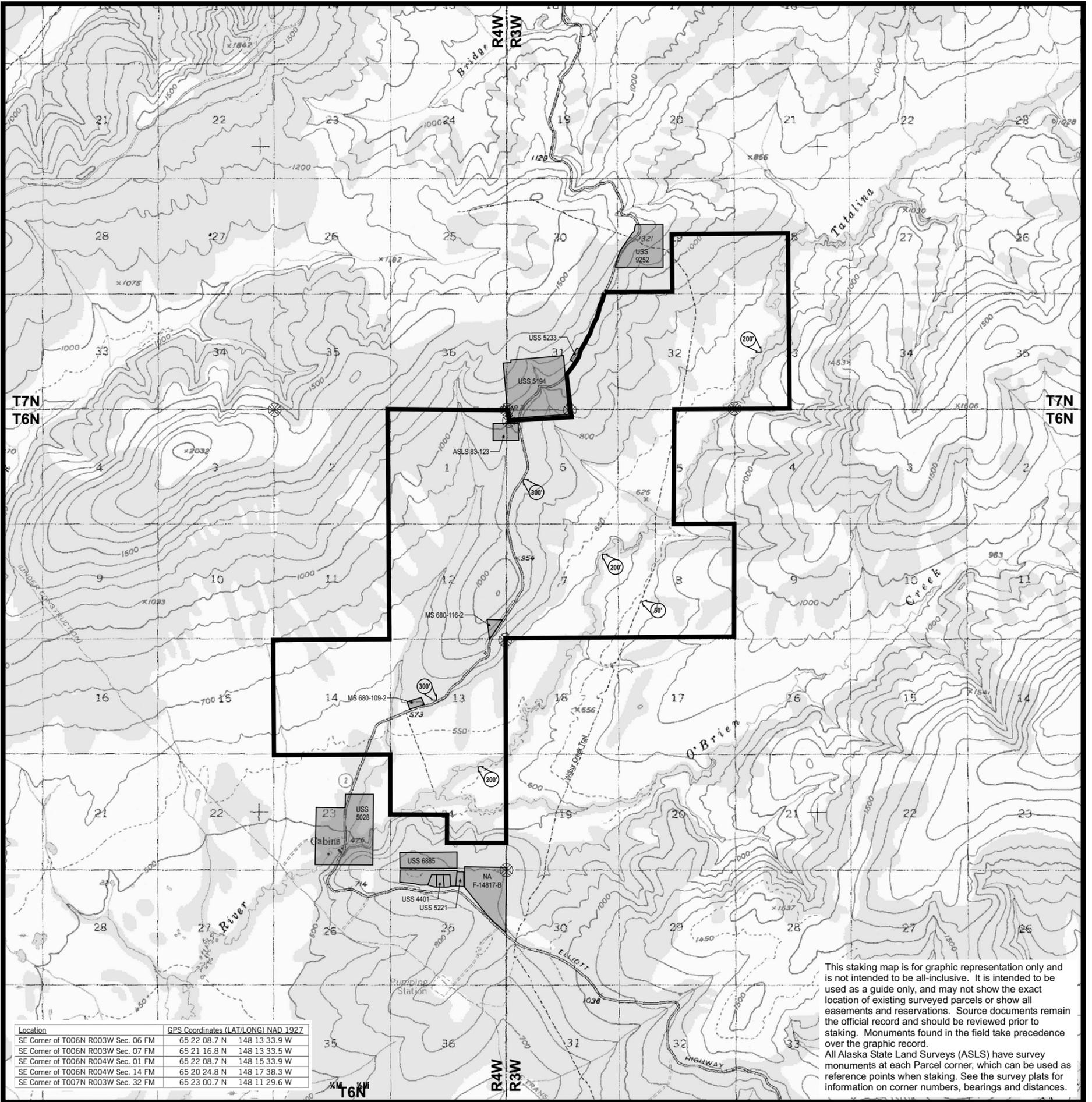
Hypothetical Key Parcel Tatalina Staking Area	Size: 10 acres Location/Access: w/in ¼ mile of Elliott Highway Building Site: Average Easements: 50' public access easement & 100' building setback from all water bodies 50' section-line & 25' interior lot line 300' setback from the Elliott Highway 200' setback from the Tatalina River 50' setback from the Wilbur Creek Trail 50' setback from the Old Elliott Highway Amenities: Typical view of surrounding area.
Improvements	None
Highest & Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	Not Inspected
Effective Date of Value	March 1, 2003
Date of Report	March 1, 2003
Conclusion of Value for Hypothetical 10-acre Key Parcel	\$9,000 or \$900 per acre

Preliminary Estimate of Survey & Appraisal Costs

Limiting Conditions for Estimated Survey Cost	
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$3000-\$5000 Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	

Staking Map: TATALINA

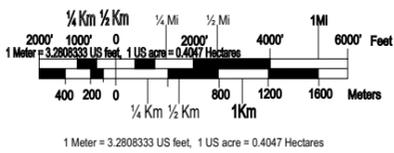
Remote Recreational Cabin Site Area No. 1103102



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record. All Alaska State Land Surveys (ASLS) have survey monuments at each Parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings and distances.

Location	GPS Coordinates (LAT/LONG) NAD 1927
SE Corner of T006N R003W Sec. 06 FM	65 22 08.7 N 148 13 33.9 W
SE Corner of T006N R003W Sec. 07 FM	65 21 16.8 N 148 13 33.5 W
SE Corner of T006N R004W Sec. 01 FM	65 22 08.7 N 148 15 33.9 W
SE Corner of T006N R004W Sec. 14 FM	65 20 24.8 N 148 17 38.3 W
SE Corner of T007N R003W Sec. 32 FM	65 23 00.7 N 148 11 29.6 W

USGS QUAD 1:63,360
Livengood B-3
 T. 6 N., R. 3 W., T. 6 N., R. 4 W.,
 T. 7 N., R. 3 W., Fairbanks Meridian

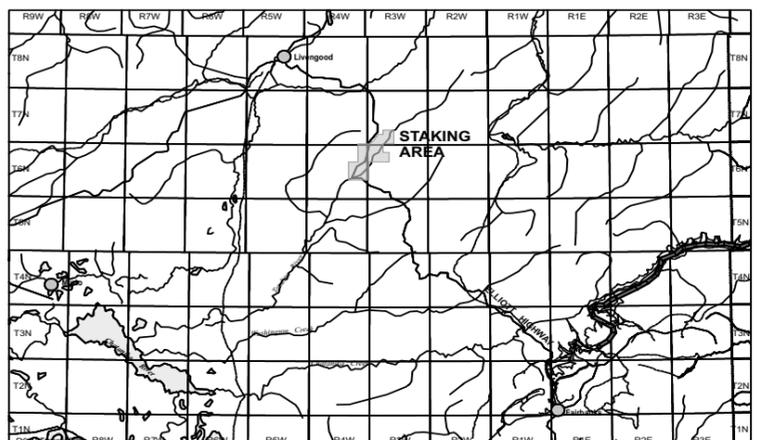


Notes:

- Maximum parcel size 20 acres.
- Minimum parcel size 5 acres.
- Staking authorizations: 62
- Staking period: September 12, 2003 to January 12, 2004
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
- Parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.
- Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- Staking is not allowed across any public or navigable water body.
- Staking is not allowed around unauthorized improvements; a staking setback is required. A staking setback is required around airstrips used by the public.
- There are two known material sites within the staking area (MS). No staking is allowed. Check the survey plats for additional information.
- There is a 50' staking setback from either side of the Wilbur Creek Trail.
- There is a 300' staking setback from the centerline of the Elliott Highway. A driveway permit will be required from DOT-PF for any drives created off the Elliot Highway.
- There is a 200' staking setback from the Tatalina River.
- There is a 50' staking setback from the centerline of the Old Elliott roadbed where it leaves the new highway alignment.
- This area is subject to the State of Alaska platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument



VICINITY MAP
 USGS QUAD LIVENGOOD, ALASKA

Volkmar Lake Remote Recreational Cabin Site Area No. 1103103

Physical Characteristics

Location	The Volkmar Lake staking area is located north and east of Volkmar Lake. Volkmar Lake is located approximately 19 miles northeast of Delta Junction and 95 air miles southeast of Fairbanks.
Topo map	USGS Quad Big Delta A-3
Cadastral Survey	CS F009S013E 101 Tract A
Topography/Terrain/Major features	The staking area lies in the hills to the north and east of Volkmar Lake, and is within 2 miles of the Goodpaster River. The Tanana Valley State Forest lies along the northern, southern and eastern area boundaries. Terrain varies from creek bottom to ridge crests. Elevations range from 1,100 to 2,000 feet.
Access	Access is via float plane in the summer, by ski plane in the winter, and a recreational trail, ADL 415267, which runs from the Delta Ag. project to the lake and on to the Goodpaster River. No direct river access is available.
Roads/Trails	ADL 415267, used mostly in winter, runs from the northernmost end of Sawmill Creek Extension (formerly known as Rapeseed Way) in the Delta Agricultural project, north across the Tanana River, on to Volkmar Lake and the Goodpaster River. There is a 25-foot easement on this trail, which is suitable for recreational vehicles. Sawmill Creek Road intersects the Alaska Highway at milepost 1403.3. Existing trails in the staking area may cross private property; check the ASLS or USS survey plats for property boundary and easement information to avoid potential trespass.
View	Views of the lake, river, forest, and surrounding hills and valleys
Climate	Average winter temperature range from -31degrees to 24 degrees F and average summer temperatures range from 35 degrees to 72 degrees F. Temperatures well outside of the average have been recorded in both winter and summer. Precipitation averages 15 inches a year including 56 inches of snow.
Soils	Most soils in this area are well drained silt loam overlaying weathered bedrock. Discontinuous permafrost affects the entire area.
Vegetation	Vegetation is predominantly white spruce, birch and aspen.
Water source	Unknown. ADEC recommends filtering and disinfecting surface water before use.

Preliminary Estimate for Land Values

Limiting Conditions for Estimated Land Value	
The following estimates are for hypothetical or key parcels based on preliminary staking maps and preliminary analysis of market data. They are provided to furnish potential applicants with some idea of the approximate cost to purchase state land under the Remote Recreational Cabin Sites program. The appraisers have not inspected the staking area or the sales used. They relied on topographic maps, aerial photography, and photographs of the area from prior inspections. It is stressed that these value estimates are approximate. The value of an actual parcel may be considerably more or less than these estimates, due to differences in parcel size, soil conditions, access, market conditions as of the date of entry, and other factors. After the staked land is surveyed and the applicant qualifies to purchase the property under this program, a full appraisal of the land will be conducted to determine the exact sale price.	

Hypothetical Key Parcel Volkmar Lake Staking Area	Size: 5 acres Location: near Delta Junction, Alaska Access: Fly-in to Volkmar Lake, walk-in or ATV from Delta Junction Building Site: Average – at least 50% level to gently sloping, adequately drained, forested. Easements: Typical section-line & interior lot lines. Waterfront: None. Amenities: Typical views of surrounding area.
Improvements	None
Highest & Best Use	Recreational cabin sites
Interest Appraised	Fee simple title, excluding mineral rights
Date of Inspection	Not Inspected
Effective Date of Value	May 3, 2002
Date of Report	May 3, 2002
Estimated Value	\$4,000 or \$800 per acre

Easements and Reservations

Title	This staking area is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Lower Tanana Subregion, 7E2. Settlement.
Fire Management Option	Currently, the Volkmar Lake staking area is in Full management option for wildland fire. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact Division of Forestry for updated information regarding management options.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	This staking area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. A 25-foot easement exists along ADL 415267. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	A portion of the Tanana Valley State Forest (TVSF) immediately south of Volkmar Lake (southwest of the staking area) is designated as a Research Nature Area. Resource use by the public is more restricted in this area than in other regions of the TVSF. Contact the Division of Forestry prior to any resource use.

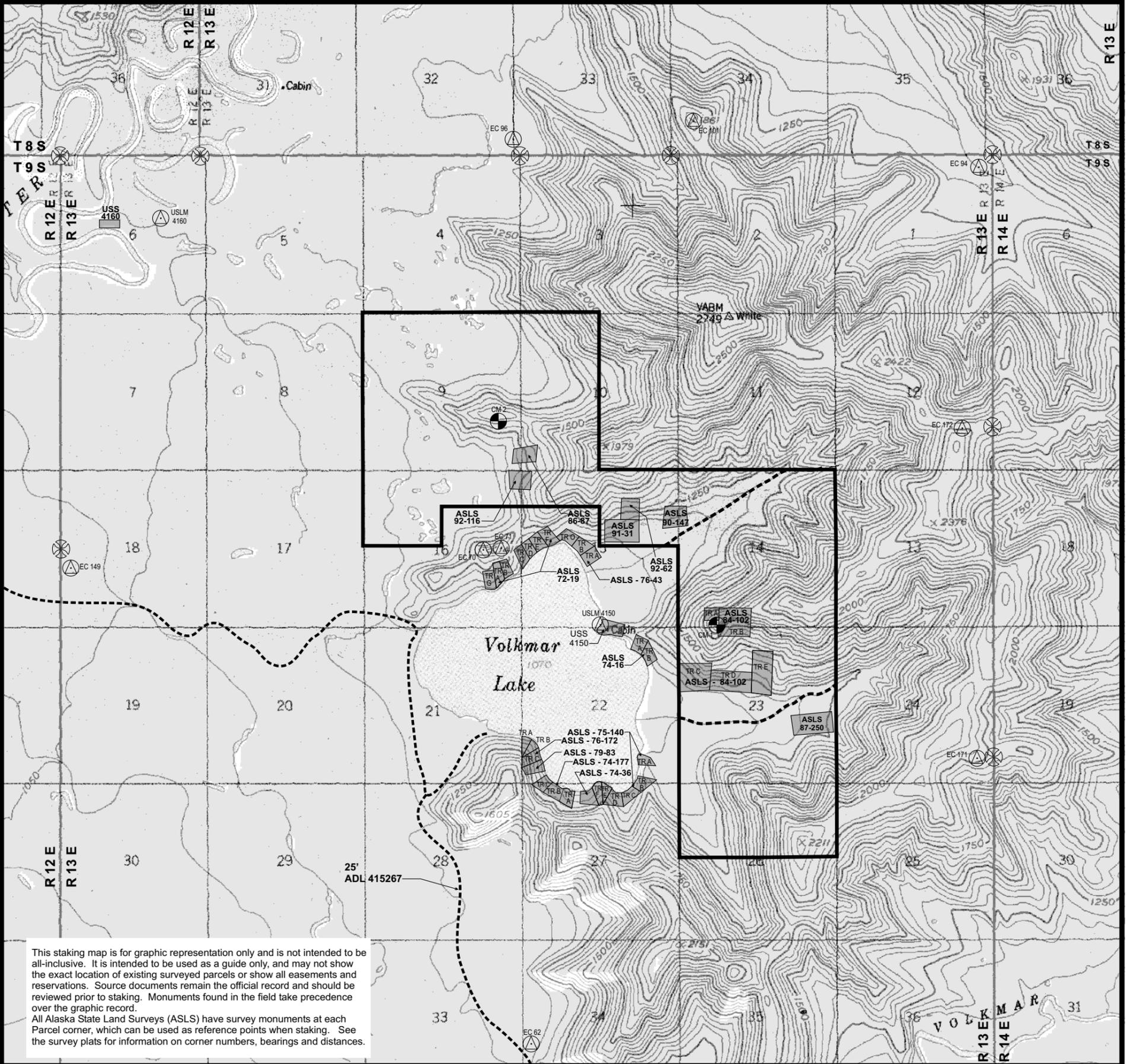
Preliminary Estimate of Survey & Appraisal Costs

Limiting Conditions for Estimated Survey Cost	
This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost. The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1000 regardless of the actual survey cost.	
Estimated Survey Cost: \$5000-\$7000 Note: The survey costs will be credited toward the purchase price.	
Estimated Appraisal Cost: \$500	



Staking Map: VOLKMAR LAKE

Remote Recreational Cabin Site Area No. 1103103



This staking map is for graphic representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.
 All Alaska State Land Surveys (ASLS) have survey monuments at each Parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings and distances.

USGS QUAD 1:63,360
Big Delta A-3
T. 9 S., R. 13 E.
Fairbanks Meridian

Location	GPS Coordinates (LAT/LONG) NAD 1927
CM-1 Control Monument (CM 1)	64° 07' 41.44" North 145° 08' 56.65" West
CM-2 Control Monument (CM 2)	64° 08' 50.87" North 145° 11' 47.07" West
NW Corner of Sec 06 (BLM Monument)	64° 10' 15.65" North 145° 17' 14.32" West

Notes:

Maximum parcel size 20 acres.

Minimum parcel size 5 acres.

Staking authorizations: 20

Staking period: September 12, 2003 to January 12, 2004

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot-wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

All parcels are subject to a 50-foot public access easement and 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may have staking setbacks or water frontage limitations.

Trail easements have not been verified and their actual location may differ on the ground. Not all existing trails may be shown. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

Staking is not allowed across any navigable water body.

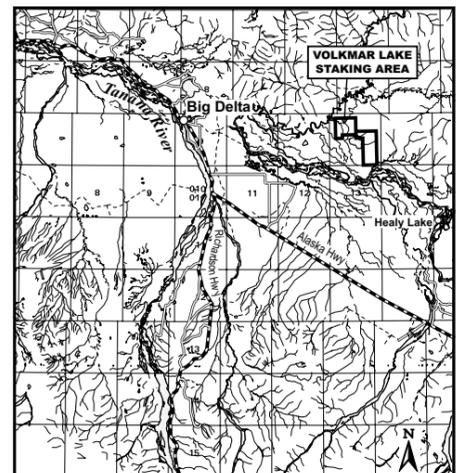
Staking is not allowed around unauthorized improvements; a staking setback is required. A staking setback is required around airstrips used by the public

Parcels along Volkmar Lake do not have lot line easements. There is a 10' Public access easement along the shore. Check survey plats for additional information.

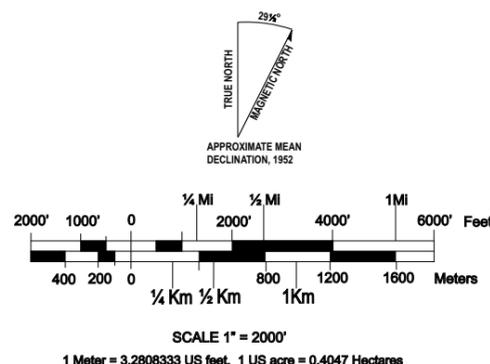
This area is subject to the State of Alaska platting authority.

Legend

- Staking Area Boundary
- Road
- Trail or Easement
- Limited Water Body Frontage
- Staking Setback
- Size of Staking Setback in Feet
- Airstrip Reserve
No staking in this area
- Reserved Use Area
No staking in this area
- Wood Lot Reserve
No staking in this area
- Existing Parcel (ASLS, USS, etc.)
No staking in this area
- Mining Claims
No staking in this area
- BLM Monument of Record
- State Survey Monument
- Survey Control Monument



VICINITY MAP
 USGS QUAD FAIRBANKS, ALASKA





\$25.00 Filing Fee (Non-refundable)

Receipt No. _____
Receipt Type LA
Received by _____

2003 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

Last Name (please print) _____ First Name _____ M.I. _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone _____ Message phone _____

I hereby apply for _____
Staking Area Name _____ **Area No.** _____

Please read all the information in the 2003 Remote Recreational Cabin Site Offering brochure before completing this form and applying. It is also recommended that applicants become familiar with the law implementing this program, AS 38.05.600 and its regulations, 11 AAC 67.800 through 11 AAC 67.845. Incomplete applications will be rejected.

Note: Corporations, businesses and non-Alaska residents are NOT eligible to apply for this program.

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the STATE OF ALASKA, or have provided Visa or Mastercard information and authorization for payment, in the amount of \$25.00 for each area applied for. I understand this fee only entitles me to the opportunity to apply for a staking authorization and does not guarantee I shall receive one. Credit card users, please use the separate form provided to submit your credit card information. Be sure to include the form when you submit your application.

I understand that I may receive only one Remote Recreation Cabin Site per offering. If I withdraw my application, am ineligible or am awarded a staking authorization and for whatever reason I decide not to stake a parcel, I understand that this filing fee shall be forfeited to the State of Alaska. I have checked for any errata and supplemental information.

I hereby certify that:

1. I am an Alaska resident, and have been for at least one year immediately preceding the date of this application;
2. I am 18 years of age or older;
3. I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
4. I am not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: _____ Date: _____

NOTE: This application and eligibility certification must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your application. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the lease, sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the application is filed under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

Applications must be received no later than 5:00 p.m. Friday, July 18, 2003.
This form may be reproduced; however, original signatures are required on each application. Faxed applications will not be accepted.

MAIL APPLICATIONS TO:
Remote Recreational Cabin Sites
Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561

DELIVER APPLICATIONS IN PERSON TO:

SOUTHCENTRAL REGION DNR Public Information Center 550 West 7th Avenue., Suite 1260 Anchorage, AK 99501-3557 (907) 269-8400, TDD 269-8411 Monday - Friday, 10:00am-5:00pm	NORTHERN REGION DNR Public Information Center 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2705, TDD 451-2770 Monday - Friday, 9:00am-5:00pm
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SOUTHEAST REGION
Information Office
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
(907) 465-3400, TDD 465-3888
Monday - Friday, 8:00am-5:00pm



2003 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

CREDIT CARD AUTHORIZATION AND PAYMENT FORM

CREDIT CARD USERS: Please use this separate form for payment by credit card. The Department of Natural Resources accepts Visa or MasterCard credit cards as a form of payment for your staking authorization application. If your credit card is not accepted, you will be informed by phone or by mail to the address of record. You will have until the original due date to remit acceptable payment.

Note: This information will be destroyed once payment has been made.

Check one: **Visa** _____ **MasterCard** _____

Receipt No.	_____
Receipt Type	_____ LA _____
Received by	_____

Credit Card Account #: _____

Amount to charge: \$ _____ Exp. Date: _____

Name on Card (Printed): _____

Address: _____

City, State & Zip Code _____

Customer Telephone: () _____

Cardholder Signature: _____



DNR appreciates your feedback!



Please take the time to fill out this optional customer survey to let us know how we can serve you better.

Your participation will not affect your eligibility or chances for obtaining a Remote Recreational Cabin Site.

- 1.) How did you first hear about the State of Alaska's land sale programs?
From a friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Other _____
- 2.) Have you ever purchased land from the state, and if so, were you satisfied with the process?
Yes ___ No ___ Comments _____
- 3.) For parcels with no direct road access, what type of access would you prefer?
Nearby airstrip ___ Floatplane ___ Boat ___ ATV/Snowmobile ___ Hiking _____
- 4.) In a remote area without road access, what size parcel would interest you?
1-5 acres ___ 5-10 acres ___ 10-20 acres ___ 20-40 acres ___
- 5.) In your opinion, do you feel the state is offering reasonably priced land?
Yes ___ No ___ Comments _____
- 6.) Is there a particular area of state owned land you would like to see offered for sale or remote staking?
Yes ___ No ___ General Area _____
- 7.) If yes, please provide the Meridian, Township, Range and Section (MTRS) and any other information (including maps) that would help identify the area.
Meridian ___ Township ___ Range ___ Section ___ 1/4 Section ___
- 8.) Have you used the DNR website to obtain information on state land sale programs?
Yes ___ No ___ If yes, was it user-friendly? Yes ___ No ___
Website: <http://dnr.state.ak.us/mlw/landsale/index.htm>
Comments _____
- 9.) The application period for inspecting remote recreational staking areas is usually two months prior to the lottery. The staking period usually begins 1-2 months later. What time of the year would you like to see the staking periods begin?
November – February ___ March – June ___ July – October ___

Additional comments:

Thank you for your comments!