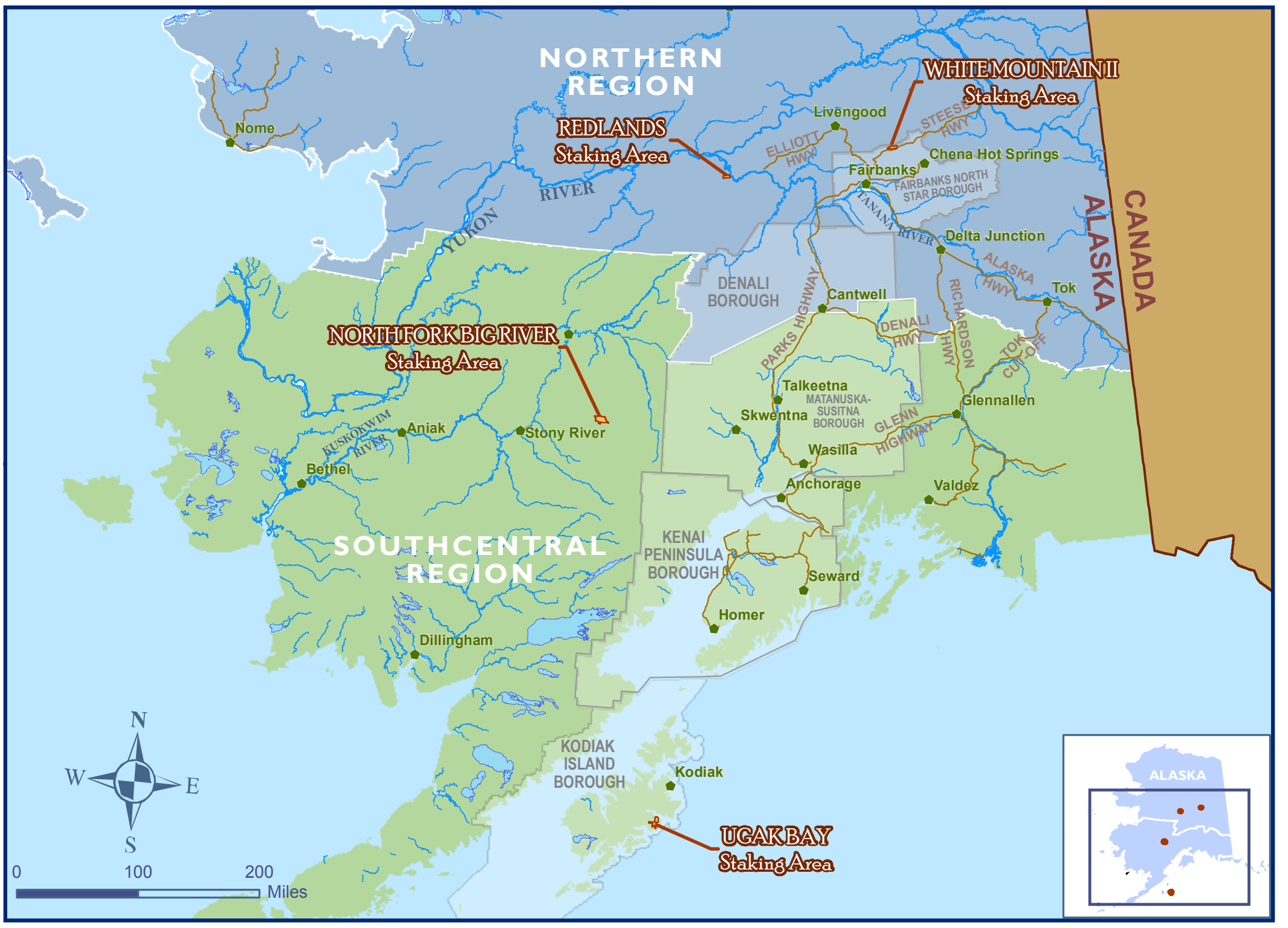
STAKE A PARCEL OF STATE LAND

Remote Recreational Cabin Sites
2010 - Offering #10

2010 Remote Recreational Cabin Staking Areas



2010 SCHEDULE

APPLICATION FILING PERIOD:
Friday, April 16, 2010 to Tuesday, June 1, 2010

The Department of Natural Resources (DNR) must receive applications no later than **5:00 p.m. Tuesday, June 1, 2010**. Applications received after this time will not be accepted. Applications are included in this brochure, or apply online at **www.dnr.alaska.gov/mlw/landsale**. Applications postmarked prior to the deadline but not received by 5:00 pm will be rejected.

LOTTERY DRAWING: 10:00 a.m. Friday, June 18, 2010

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 **www.dnr.alaska.gov/mlw/landsale** following the lottery.

STAKING WORKSHOPS:

Staking workshops will be held in Anchorage, Wasilla, and Fairbanks between June 28 and July 2, 2010. A staking workshop schedule will be sent to lottery winners listing the dates, times, and locations of the workshops. Additional workshops may be scheduled if there is a significant number of lottery winners located near other communities not listed. Staking workshops are held to help authorized stakers better understand the staking instructions and to have questions answered about the staking process, staking areas, and survey and appraisal information.

STAKING PERIOD:
Friday, July 16, 2010 to Monday, January 31, 2011

Winners of 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.

LEASE APPLICATION PERIOD
begins Monday, July 19, 2010

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. On July 19, 2010 the Fairbanks and Anchorage DNR Public Information Centers open at 10:00 a.m. to accept lease applications.

Table of Contents

Foreword 2
General Information 2
How to Apply 3
Lottery Drawing 3
Staking Remote Recreational Cabin Sites 4
Leasing Your Site 4
Survey and Appraisal 5
Purchasing Your Site 5
General Conditions 6
Acronyms & Abbreviations used in this Brochure 7
Staking Area Summaries and Maps
Northern Region
Redlands 8
White Mountain II 10
Southcentral Region
North Fork Big River 12
Ugak Bay 14
Application Forms ..... 17 and 19
Survey Forms ..... 18 and 20
Over-the-Counter 21
How to Locate a State Surveyed Parcel 22
Online Resources 22

This brochure is provided free of charge. Additional copies can be obtained by contacting a DNR Public Information Office listed on page 3 or by viewing their web site at:

www.dnr.alaska.gov/mlw/landsale

For each mailed copy, there is a postage and handling fee of $2.00.

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the 2010 Remote Recreational Cabin Sites Offering #10, produced at a cost of $0.72 per copy, in Anchorage, Alaska

FOREWORD

REMOTE RECREATIONAL CABIN SITES OFFERING #10

Governor Sean Parnell

Dear Fellow Alaskans,

Our great state is blessed with rugged landscapes, bountiful wildlife, and endless outdoor recreational activities. There is no better way to appreciate the bounty of the land and celebrate the pioneering Alaskan spirit than by staking a piece of land and building a cabin to enjoy for generations to come.

That is why I am pleased to announce this year's Remote Recreational Cabin Sites program. This program allows Alaska residents to stake a parcel of State land in a designated remote staking area, lease the land until the Department of Natural Resources completes the survey and appraisal, and then allows the stakeholder to purchase the land at market value.

The Remote Recreational Cabin Sites program gives Alaskans the opportunity to experience the unparalleled beauty and breath-taking wilderness Alaska has to offer, and I encourage Alaskans to take advantage of this program.

Wishing you all memorable adventures in the great Alaskan outdoors.

Sincerely,

Governor Sean Parnell

Greetings Fellow Alaskans,

Over the past ten years the Department of Natural Resources has helped hundreds of Alaskans obtain Remote Recreational Cabin Sites in over 50 staking areas throughout the state. Our participants say staking a parcel of remote land in Alaska is both hard work and challenging, but the reward is extraordinary.

This year we are offering 155 authorizations in four locations: White Mountain and Redlands in the Northern Region, North Fork Big River in the Southcentral Region, and Ugak Bay on Kodiak Island. The dedicated Remote Recreational Cabin Sites program staff is available to help make your staking experience successful and rewarding. Please review this brochure and consider 2010 the year for you to stake your own piece of Alaska.

Best Wishes,

Commissioner Tom Irwin

Commissioner Tom Irwin

GENERAL INFORMATION

Introduction

In 1997, the legislature created 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 until the survey and appraisal are completed, and then purchase the land at market value. The parcel may only 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 2010. The stakings will be in areas designated for remote settlement. 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 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 **dnr.alaska.gov/commis/pic/stats_regs.htm**

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 describes each of the 2010 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.

- Read the Remote Recreational Cabin Sites brochure and review the areas you are interested in.
- Personally inspect the staking areas when possible.
- Apply for a staking authorization for the area(s) you are interested in during the application period.
- Receive a staking authorization if your name is drawn during the lottery.
- Attend a staking workshop to learn about the staking and lease/purchase process.
- Stake your parcel during the designated staking period.
- Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- DNR reviews your lease application after the staking period ends and issues your lease. You may not begin development on your parcel until your lease is issued.
- Make 12 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. The minimum purchase price is $1,000 over the actual survey cost, or the appraised value, whichever is greater.
- 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.

Land Records, Survey Plats, and Maps

Comprehensive area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is **www.landrecords.info**, which lists links to many DNR and BLM websites where you can find information such as recorded survey plats, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and case file summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 4210 University Drive, Room 208, Anchorage, AK 99508, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska,Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Centers for $2.00 per sheet or at the appropriate District Recorder's Office for $3.00 per sheet.

Site Inspection

DNR strongly urges anyone wishing to stake and purchase a parcel to first review all information and then personally inspect the land before submitting a lottery application. The land chosen by an applicant/staker is taken "AS-IS" with no guarantees, expressed or implied, as to its suitability or fitness for any intended use. The submission of a lease application of a staked parcel constitutes acceptance of the parcel "AS-IS" and "WHERE-IS".

Multiple Uses

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 mining or timber sales, commercial or personal recreation, trapping or resource harvest, can and do occur on municipal, state, or federal lands near the offered areas. Such uses not only affect adjacent land, but also 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 increased traffic. It is strongly recommended that applicants take this into consideration when applying for the lease or purchase of state land.

Some staking areas may be accessible by boat

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.

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 will want to keep in mind if you want to stake and acquire a remote parcel:

- Legal access exists but there is no guarantee that it 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.
- Base appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale**. The base appraisals can help you determine approximately how much your parcel will cost to purchase so that you can stake a parcel that will fit within your budget.

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 **www.dnr.alaska.gov/mlw/landsale**. Applications may be completed and submitted online using credit card or bank account information. Please visit the above website address for further information.

Application forms may be reproduced.

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 2010 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 be accepted with credit card payment information.
2. 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. Do not send cash. Checks should be made payable to the State of Alaska. 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, money order, or credit card transaction.
3. Certify you are an eligible Alaska resident for at least one year (12 months) immediately preceding the date of your lottery application.
4. An agent who presents a power of attorney or other notarized authorization of agency may file an application on behalf of a qualified applicant.
5. If you wish to withdraw an application, you must do so in writing prior to the end of the application period. Mail or deliver your request to one of the DNR Public Information Offices listed below. Your application fee is non-refundable.
6. Once an application is filed, it may not be transferred to another staking area or to another applicant.
7. 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.
   - A bank or credit union refuses payment on your check for any reason.
   - Your credit card is declined.

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

File applications online at **www.dnr.alaska.gov/mlw/landsale**.

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

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 W. 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.
dnr.pic@alaska.gov

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, 10:00 a.m. - 5:00 p.m.
fbx-pic@alaska.gov

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.
sero@alaska.gov

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.

- You must certify your eligibility that you have been a resident of the State of Alaska for at least one year (12 months) immediately prior to the date of application.
- You are 18 years of age or older on the date of application.
- 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
- You are not currently in default for nonpayment on a purchase contract or lease issued by the department.
- 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.
- Corporations, businesses, and non-Alaska residents are NOT eligible to apply for the Remote Recreational Cabin Sites program.

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

Residency Requirement

To be eligible to apply for the lottery, you must be a current Alaska resident and have been a resident of Alaska for at least one year (12 months) 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 or nation as your residence for purposes such as taxes, school tuition, or benefits. State law (AS 01.10.055) defines a person's establishment of residency as "being physically present in the state with the intent to remain in the state indefinitely and to make a home in the state."

If you are member of the Armed Forces of the United States or were during any part of 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 for being stationed in Alaska, 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 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.

Misrepresentation - False Information

If you provide 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 will 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). If you have questions about employee eligibility, contact one of the regional Public Information Centers.

Floatplanes provide access to many remote staking areas

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.

If a staking area does not receive more applications than the number of staking authorizations offered, the unused authorizations will not be offered over- the-counter, but may be reoffered at a later time. You do not have to be present to be awarded a staking authorization. Your presence will not affect the outcome of the lottery.

Alternates are drawn and may be issued a staking authorization in the event a winner cannot be contacted, is found to be ineligible, withdraws, relinquishes their staking authorization, or allows their authorization to expire without staking a parcel.

Lottery results will be posted live during the lottery on the DNR web site at **www.dnr.alaska.gov/mlw/landsale** beginning 10:00 a.m., on Friday, June 18, 2010. A complete list of apparent winners will be posted following the lottery at the DNR Public Information Offices and online. Unsuccessful applicants will not be notified.

Winners of the Lottery Drawing

If your name is drawn as a winner, you will be notified by mail and will receive a staking packet for your staking area. This packet will include staking instructions that 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 staking map.

Staking Workshops

The staking 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, by fax to (907) 269-8918, or email to **dnr.appeals@alaska.gov**.

STAKING REMOTE RECREATIONAL CABIN SITES

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.

If you have been awarded a staking authorization and received the staking packet, you may stake your parcel beginning 8:00 a.m. on Friday, July 16, 2010. 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 anyone you choose such as friend or family member. 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 are encouraged to use existing access trails and apply for the necessary permits or easements to reserve and protect access to their site.

Staking Period

The staking period for this offering begins 8:00 a.m. on Friday, July 16, 2010 and ends 5:00 p.m. on Monday, January 31, 2011. Stakers will be notified in the event that the staking period schedule changes.

Prestaking is NOT allowed. Your lease application will be rejected and you will forfeit your staking authorization if DNR determines that you have staked your parcel prior to the staking opening. You may not begin flagging, brushing, marking, or use other means of establishing a claim to a parcel, an area, corners, or boundary prior to the staking opening. DNR will be monitoring the staking areas.

If you have any questions as to what constitutes a prestaking activity or if you wish to report a possible prestaking violation, contact the appropriate regional office.

Documenting field location.

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 and online.

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 provides 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. Photos of brushed lines and corner posts are required as part of the lease application.

Existing Improvements

Some of these areas include state land that was previously offered in other state land sale programs or used for other purposes; 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. If you know of or encounter an abandoned or dilapidated structure, contact the appropriate DNR Public Information Center.

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 lease a cabin site. During the term of the lease, a survey and appraisal will be completed. After a parcel has been staked and before the staking period expires, the applicant must:

- 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 Center;
- Pay a non-refundable application fee of $100;
- Submit the application within 14 days after staking, but no later than the end of the staking period;
- 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 anyone you choose such as a friend or family member. Anyone 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. Payments made for the cost of the appraisal will be in addition to the purchase price. You may not re-enter the staked parcel to begin development until the department has approved the lease application and the lease is effective. Please note that this may take several months.

Lease Application Priority

The lease application period begins the Monday following the day the staking period opens. The Fairbanks and Anchorage DNR Public Information Centers will be open at 10:00 a.m. on Monday, July 19, 2010 to accept lease applications.

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 Sites 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, for failure to brush and flag parcel boundary lines, or for locating and marking staked parcel prior to the opening day of staking.

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 to conform to standard surveying practices and to reserve 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 $1,000 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. The $1,000 annual lease renewal payments are not credited toward the purchase price.

Deposits for Survey, Platting & Appraisal

During the three-year lease term, you will make quarterly deposit payments for the department's estimated costs for the survey and platting, prorated by acreage, and appraisal of the parcel. The total amount of the deposit may vary from area to area and may be more or less than the actual cost of the survey and appraisal. The cost of the survey is credited toward the purchase price while the cost of the appraisal is in addition to the purchase price. 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

	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)	$375.00	$4,500.00
Total quarterly payment	$441.67	

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 estimated total amount paid does not cover your share of actual costs (prorated by acreage for survey and by parcel for appraisal), 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.

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. 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. Improperly located improvements may be grounds for termination of a lease or contract.

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.

Service Charges

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

1. Late Payment Penalty: The fee specified in 11 AAC 05.010 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. The current late fee is $25.00.
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. The current fee is $25.00.

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.

Many stakers choose to access their land by snowmachine.

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 or for failure to sign the survey plat once the parcel has been surveyed.

SURVEY & 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

A full appraisal will occur after the staked parcels are surveyed. This appraisal will reflect the qualities of the individual staked parcel, such as 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 when the full appraisal is completed.

Estimated Appraised Values of Remote Recreational Cabin Sites

DNR cannot determine the appraised value of a parcel until the survey is completed and approved. As an alternative, Base Appraisal reports are provided to help you estimate potential purchase prices. There is a Base Appraisal for each staking area.

The Base Appraisal report describes hypothetical key parcels for each staking area. A staking area can have one or more key parcels (for example, waterfront and interior key parcels). A key parcel is as similar as possible to the parcels that will likely be staked. The following features are described for each key parcel: location, access, size, physical features, amenities, and easements/restrictions. The Base Appraisal has two purposes. First, it gives some idea of what a parcel will cost. Second, the values in the base appraisal will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical key parcel and making value adjustments for any differences. The information in this brochure includes a summary of the Base Appraisal for each staking area. Base appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale**.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The appraiser used topographic maps, aerial photography, and other sources of information to determine the nature of the staking area, including access. The final appraisal will include a physical inspection of the staking area and each parcel to be appraised. The appraised value of your parcel may be different from the hypothetical key parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

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 per state law. 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 market value	$10,000
Less survey deposit paid	$4,500
	$5,500
Remaining balance of appraisal cost (if any)	$150
Balance for payoff or contract	$5,650

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.

NOTE: State land must be sold at 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. The minimum purchase price is $1,000 over the actual survey cost, or the appraised value, whichever is greater.

General Contract Terms

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).

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.

Contract Assignments

Land sale contracts may be assigned to another qualified party. A $100 fee applies.

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 owe a service fee for any late payment or returned check as follows:

- Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d), of $50.00 or five percent (5%) of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.
- Returned Check Penalty: A returned check fee of $25.00, as provided in 11 AAC 05.010, will be assessed for any check on which the bank refuses payment. The default termination date (the date payment is due) will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate.

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. 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" section);
2. Has served on active duty in the Armed Forces of the United States 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
3. 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. 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.

Only the original, qualified lessee is eligible to use the veterans' land discount when purchasing a Remote Recreational Cabin Site.

GENERAL CONDITIONS

Tentatively Approved Lands

The state has not received final patent from the federal government for some of the land in this offering. Such lands are designated as "tentatively approved". Title for parcels on tentatively approved land will be conditioned upon the state receiving patent from the federal government. Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the lessee, purchaser, or any third party for termination of the contract (11 AAC 67.015).

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land, however, there may be practical problems including (1) title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands.

In this Remote Recreational Cabin Sites offering, the following staking areas are all or in part on tentatively approved land: portions of White Mountain staking area.

Access

When possible, legal access to Remote Recreational Cabin Sites staking areas will be shown on the individual staking maps. The location of legal access to a parcel may also be obtained from the appropriate regional DNR Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement.

Establishing new routes or making improvements to existing rights of way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

The state has no legal obligation to build roads or provide services to or within any parcel. Rights-of-way shown on the survey plats 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 parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land.

Physical access may be on roads, trails, rivers and lakes by means of on- and off-road vehicles, snowmachines, airplanes, boats, or by foot. You should inquire at one of the DNR Public Information Centers or borough land office to see if there is an existing road on a reserved right-of-way. PLEASE BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE DEVELOPED OR PRACTICAL ACCESS.

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 (11 AAC 96.020-025). The fact sheet at **www.dnr.alaska.gov/mlw/factsht/gen_allow_use.pdf** contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.

Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse, dogsled, or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine or four-wheeler, on or off an established road easement, if use of 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 ADF&G Division of Habitat for any motorized travel in fish bearing streams. Contact and program information can be found on-line at **www.habitat.adfg.alaska.gov**.
- 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.

Access improvements on unreserved state land may be allowed without a permit under the following 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).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

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 appropriate 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 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some 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 parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at any of the DNR Public Information Offices, and on-line at **www.dnr.alaska.gov/mlw/trails/rs2477**.

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 that 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 also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130).

Mineral orders closing an area to new mineral entry, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, et cetera. Such mineral orders do not apply to leasable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources.

Stakers in the field using a hand-held GPS device.

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. Before putting any dredged or fill material in wetlands (for example, to build a road, or any other land-clearing activity involving land leveling), purchasers may need a permit from the District Engineer of the U.S. Army Corps of Engineers. 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 for information on how to minimize conflicts with wildlife.

Fish Habitat Requirements

The Fishway Act, AS 16.05.841, requires that an individual or governmental agency notify and obtain authorization from the ADF&G Division of Habitat for activities within or across a stream used by fish if the department determines that such uses or activities could represent an impediment to the efficient passage of fish.

The Anadromous Fish Act, AS 16.05.871 requires that an individual or governmental agency provide prior notification and obtain approval from the ADF&G Division of Habitat "to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed" of an anadromous waterbody or "to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed" of an anadromous waterbody. All activities within or across an anadromous waterbody and all in-stream activities affecting a specified anadromous waterbody require approval from the Division of Habitat.

A list of common activities which require permits is available at **www.habitat.adfg.alaska.gov.** Activities include, but are not limited to: stream diversion; streambank or streambed disturbance (boat launches or dock construction for example); gravel removal; stream crossings; bridge or culvert construction and maintenance; streambank restoration/protection, erosion control; stream fluming; ice bridge/road construction; placer mining activities; recreational suction dredging; and use of explosives near stream corridors.

If you conduct any activity below ordinary high water of an anadromous waterbody or impede the efficient passage of fish without notifying and receiving the prior written approval from ADF&G, you are violating state law and may be charged with a misdemeanor. Contact ADF&G Division of Habitat for more information on obtaining permits.

Fish & Game Requirements

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. Staking periods may overlap with certain hunting seasons. Check with ADFG to find out the hunting season dates for the staking areas.

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. Please contact your local tax authority concerning the calculation of the assessed values of your leased recreational site. Local taxing authorities for this offering include:

- Fairbanks North Star Borough 907-459-1000
- Kodiak Island Borough 907-486-9310

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 **www.dnr.alaska.gov/mlw/water/**.

Fire Protection

Some state lands are in areas without fire protection or with only limited fire protection. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE at **www.firewise.org**, can provide prospective landowners with valuable information regarding wildfire mitigation.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season.

There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at **www.dnr.alaska.gov/forestry**. Additional information on Alaska Fire Management Options is also available at **forestry.alaska.gov/fire/fireplans.htm**

Timber and Other Building Materials on Site

Before receiving title to state land, purchasers are strictly prohibited from selling or removing from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.

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

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. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. No construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

Use of Adjacent State Land

Uses of unreserved 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. Lease or ownership of a remote recreational cabin site does not imply exclusive use of surrounding state lands.

Restrictions on Subdividing

You may not subdivide or re-plat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

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 surveyed or protracted (un-surveyed) 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

DNR reserves the right to adjourn, postpone, or cancel a land offering, in whole or in part, at any time prior to or during the offering, if necessary, to protect the interests of the State of Alaska. 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 additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area. The department may also identify and survey additional parcels in a staking area up to the total number of stakings authorized during the staking period, to be offered for sale at a later time.

Brochure Amendments

This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called errata. You may obtain a copy of new or existing errata from the DNR Public Information Offices or on-line at **www.dnr.alaska.gov/mlw/landsale**.

It is your responsibility to keep informed of any changes or corrections prior to submitting an application. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR reserves the right to waive technical defects or errors in this publication.

Acronyms & Abbreviations Used In This Brochure

AAC.....Alaska Administrative Code
ADEC.....Alaska Department of Environmental Conservation
ADF&G.....Alaska Department of Fish and Game
ADL.....Alaska Division of Lands (case number prefix)
AS.....Alaska Statute
ASCS.....Alaska State Cadastral Survey
ASLS.....Alaska State Land Survey
AZ MK.....Azimuth Mark
CM.....Control Monument
CS.....Cadastral Survey/Control Survey
DNR.....Department of Natural Resources
ESM.....Easement
EV.....Easement Vacation
HWM.....High Water Mark
MS.....Material Site
ORV.....Off-Road Vehicle
PIC.....Public Information Center
R.....Range (as in "R4W" - "Range 4 West")
RST.....Revised Statute 2477 Right-of-Way (case number prefix)
T.....Township (as in "T6N" - "Township 6 North")
TR.....Tract
USACE.....United States Army Corps of Engineers
USGS.....United States Geological Survey
USS.....United States Survey

REMOTE RECREATIONAL CABIN SITES STAKING AREA INFORMATION – 2010 OFFERING # 10

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
1110103	Redlands	7,550	800	40	5 ac.	20 ac.	July 16, 2010	Jan 31, 2011	Unorganized
1110104	White Mountain II	9,800	1,000	50	5 ac.	20 ac.	July 16, 2010	Jan 31, 2011	Fairbanks North Star
	TOTALS	**17,350**	**1,800**	**90**					

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
1110201	North Fork Big River	27,340	800	40	5 ac.	20 ac.	July 16, 2010	Jan 31, 2011	Unorganized
1110202	Ugak Bay	22,110	250	25	9.2 ac.	9.9 ac.	July 16, 2010	Jan 31, 2011	Kodiak Island
	TOTALS	**49,450**	**1,050**	**65**					
GRAND	**TOTAL**	**66,800**	**2,850**	**155**					

Redlands Remote Recreational Cabin Sites

Location	The staking area is located along the Chitanana River (locally known as the Redlands River), approximately 25 miles west of Manley Hot Springs.
Terrain & Major Features	The Chitanana River runs through the middle of the staking area. The area is generally flat, with rising hills to the south and north of the river. Elevation ranges from approximately 250 feet near the Tanana River to approximately 600 feet in the hills.
Access	Summer access to the area is primarily via shallow draft boat on the Tanana River approximately 34 river miles downstream from Manley Hot Springs, then up the Chitanana River. River access to the western portion of the staking area may be difficult in low water conditions. Winter access may be possible via snow travel along the Tanana River to the project area.
View	Views of the Chitanana River, hills and surrounding landscapes.
Climate	The project area has a cold continental climate. Temperatures average from 50°F to 70° F in summer and -10°F to -40°F in the winter, with extremes from -71°F to 94°F.
Soils	Soils in the project area consist primarily of poor to moderately drained silt loam and sandy loam with shallow to moderately deep permafrost. The steep to moderately sloping hills within the western portion of the project area contain moderate to well drained loam and loess with moderate to deep permafrost.
Vegetation	Vegetation consists primarily of mixed spruce, birch, and shrubs along the river. Adjacent lowlands are boggy with stands of black spruce. Uplands within the western portion of the staking area contain larger stands of birch and aspen.
Water Source	Surface water may be collected from the Chitanana River, sloughs, or small streams or ponds in the area. Water quality is unknown.
Title	Lands within the project area are patented to the state under General Selection Patent #50-88-0327 and #50-91-0326. The applicable State casefile is GS 3421.
Fire Management Option	The area generally north of the Chitanana River has a Modified Fire Management Option. The area generally to the south of the Chitanana River has a Limited Fire Management Option. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20C.
Platting Authority	The project area is in the Unorganized Borough, and subject to the platting authority of the State of Alaska.

Allowed Uses	Remote Recreational Cabin Sites 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.
Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Redlands Staking area: • 30-foot public access and utility easement along all interior parcel lines. • 50-foot easement upland from the ordinary high water mark of public or navigable water bodies. • 100-foot easement centered on surveyed or protracted (unsurveyed) section lines. • 60-foot easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of public or navigable water bodies. • 100-foot staking setback from all other anadromous streams.
Reserved Area	The portion of Section 12 west of the Tanana River is reserved from staking to protect recreational opportunities at the mouth of the Chitanana River. (DNR may reserve additional areas for future public use and access prior to staking.)
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	Seasonal flooding may occur along the Tanana and Chitanana Rivers. Stakers are encouraged to locate parcels with respect to potential flooding. Flood information maps are not available for this area. Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information.

Aerial view from within Redlands staking area.

Redlands Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/.**

Hypothetical Key Parcel 'A' Redlands Staking Area *1st tier parcel*	Size:	10 acres.
	Lot Type:	Lot Type 'A' - Located within 330 feet of the Tanana River, Chitanana River, or float plane accessible lake.
	Access:	Boat, snowmachine, or floatplane.
	Building Site:	At least 50% level,wooded and well-drained.
	Setbacks:	100 foot building setback from the ordinary high water mark of public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Typical view of surrounding area.
Hypothetical Key Parcel 'B' Redlands Staking Area *Interior parcel*	Size:	10 acres.
	Lot Type:	Lot Type 'B' - Located a quarter mile from the Tanana River, Chitnana River, or float plane accessible lake.
	Access:	Boat, snowmachine , or floatplane.
	Building Site:	At least 50% level,wooded and well-drained.
	Setbacks:	100 foot building setback from the ordinary high water mark of public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Typical view of surrounding area.
Improvements	None	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	January 19, 2010.	

*Note - Staked parcels located farther than 330 feet, but less than 1/4 mile from water access will be considered Lot Type 'A' parcels and discounted proportionately.

Conclusion of Values for Hypothetical Key Parcels

	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel "A" 1st tier parcel	5.00 acres	$1,333	$6,700
	10.00 acres	**$1,000**	**$10,000**
	15.00 acres	$866	$13,000
	20.00 acres	$750	$15,000
Key Parcel "B" Interior	5.00 acres	$665	$3,300
	10.00 acres	**$500**	**$5,000**
	15.00 acres	$433	$6,500
	20.00 acres	$375	$7,500

- Key parcel in bold

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.
*Some features that could increase the price of a staked parcel are: exceptional views, frontage on a pond, creek, or established trail, or a good building site (mostly level, well drained, low potential for flooding and erosion.)
*Some features that could decrease the price of a staked parcel are: poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion) or very difficult access.

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/**

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: $500
Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

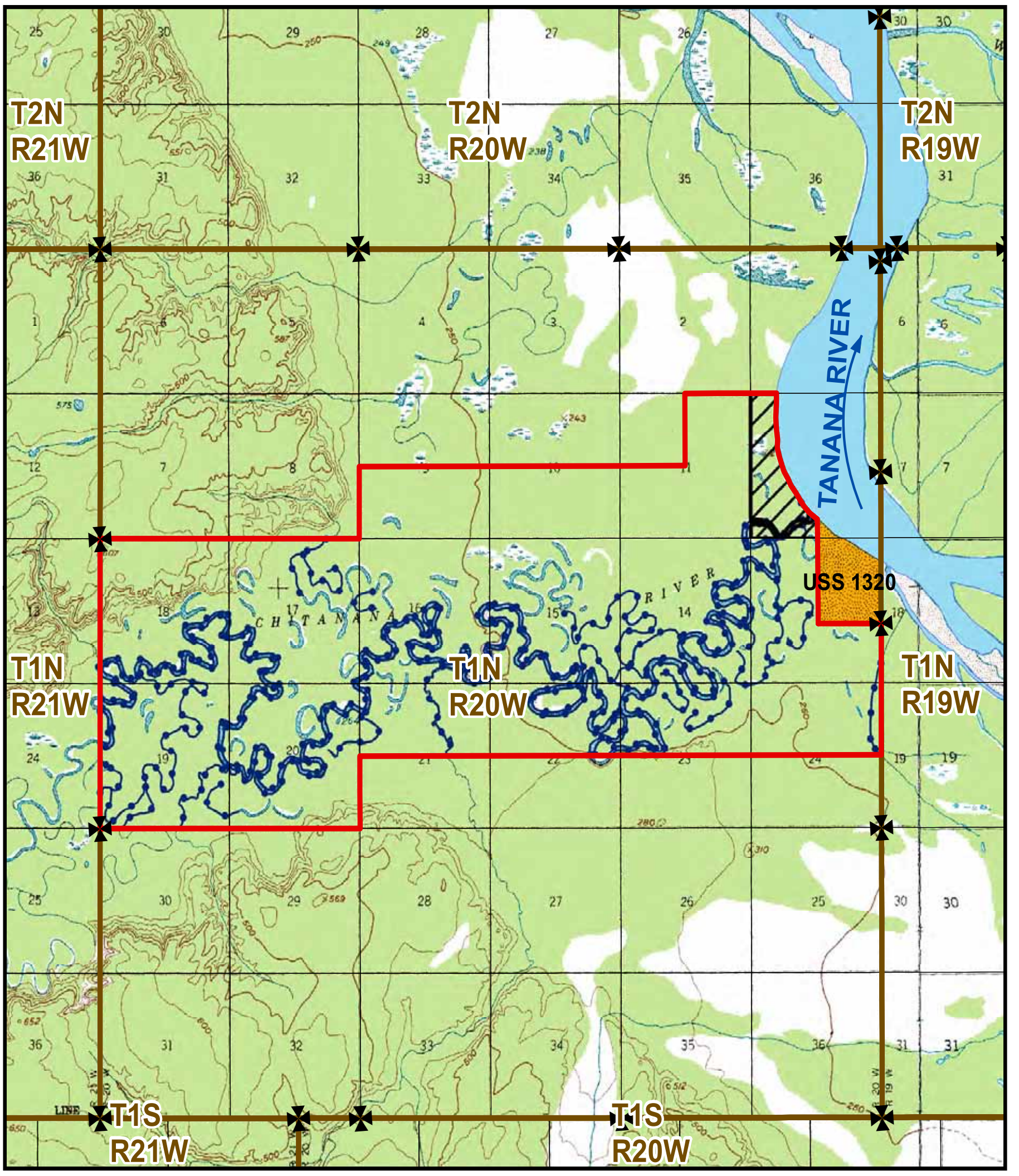
Limiting conditions for Estimated Platting Cost – This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites Program. No field inspection of the staking area has been performed. The actual survey cost for each 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 $1,000 regardless of the actual survey cost.

Estimated Survey Cost: $3,500 - $5,000
Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: Redlands

Northern Region

Remote Recreational Cabin Sites Staking Area #1110103



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Kantishna D-4
Township 1 North, Range 20 West
Fairbanks Meridian

This staking map is for graphic representation only. 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.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
Staking authorizations: 40 Staking period: 2010 to 2011

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all streams and all other water bodies determined to be public and navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

N

TN Magnetic Declination 19.5 Degrees East

Legend

- Project Area
- Reserved Area
- Private Property
- Public Water Body
- BLM Monument

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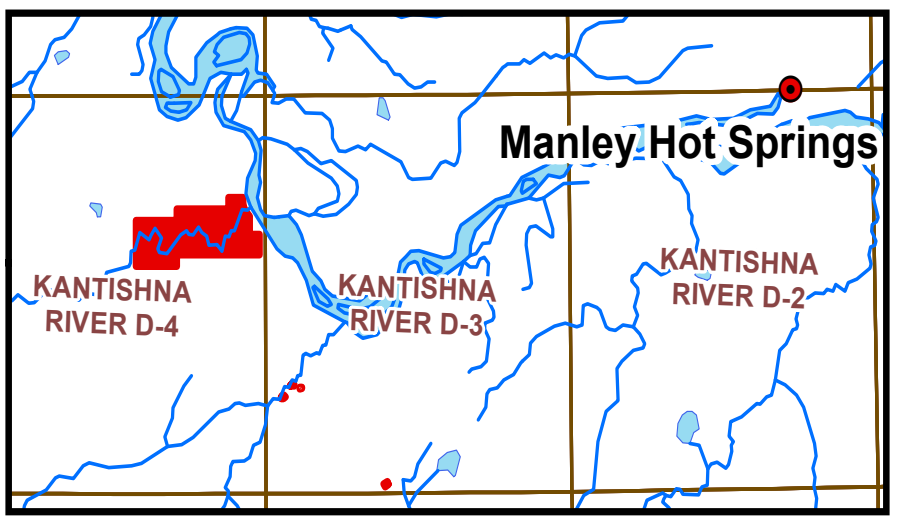


White Mountain II Remote Recreational Cabin Sites

Location	The staking area is located approximately 45 miles northeast of Fairbanks, north of the Steese Highway and south of the White Mountains National Recreation Area.
Terrain & Major Features	The terrain includes mountain slopes with a primarily southerly exposure bisected by several drainages into the Chatanika River. Elevations vary from approximately 1,000 feet above sea level to approximately 2,500 feet above sea level.
Access	Access is provided by public easements (ADL 410503, 410504, 410505), platted rights-of-way via the Riverview subdivision, and section line easements. Private parcels already exist within the staking area. Access is not allowed across private land without landowner permission. Please respect private property and obey all signs.
View	The view is primarily over the Chatanika River valley to south, east and west, with mountain views in all directions.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Average January temperature is 4 F, average July temperature is 55 F. Average annual precipitation is 14 inches, with 60 inches of snow.
Soils	Soils are primarily gravelly soils on steeper slopes, and loamy soils on rolling slopes. Permafrost may exist in the area.
Vegetation	The vegetation is a mix of mature spruce, birch and aspen with large areas of regenerating hardwoods. Many areas burned over in 2004.
Water Source	Ptarmigan Creek, Grouse Creek, Moose Creek and Long Creek provide surface water within the staking area. Water quality is unknown.
Title	All lands within the sale area are patented to the State of Alaska, Patents 50-89-0128, 50-91-0224, 50-2004-0310, except lands previously sold to the public
Fire Management Option	The staking area has a Full Fire Management Option in the southern one-third and Modified Fire MAnagement Option in the northern two-thirds. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20B.
Platting Authority	The staking area is within the Fairbanks North Star Borough and subject to the borough platting authority.
Allowed Uses	Remote Recreational Cabin Sites 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.
Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the White Mountain II Staking area: • 30-foot public access and utility easement along all interior parcel lines. • 50-foot easement upland from the ordinary high water mark of public or navigable water bodies. • 100-foot easement centered on surveyed or protracted (unsurveyed) section lines. • 60-foot easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of public or navigable water bodies. • 100-foot staking setback from all other anadromous streams. • 200 foot staking setback from Long Creek. • 300 foot setback from Davidson Ditch and siphons. DNR may reserve additional areas for future public use and access prior to staking.
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	Parcels may contain wetlands and may require Army Corps of Engineers (USACE) permits prior to placement of fill material. Contact USACE for information. Discontinuous permafrost may exist in areas. Much of the staking area burned in 2004 and is regenerating in aspen, birch and willow.

Typical views from White Mountain staking area.

White Mountain II Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/.**

Hypothetical Key Parcel 'A' White Mountain II Staking Area *1st tier parcel*	Size:	10 acres.
	Lot Type:	1st tier * creek frontage.
	Access:	ATV or snowmachine.
	Building Site:	Moderately sloping, wooded parcel with adequate drainage.
	Setbacks:	100 foot building setback from the ordinary high water mark of public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Creek front property with view potential of surrounding area.
Hypothetical Key Parcel 'B' White Mountain II Staking Area *Interior parcel*	Size:	10 acres.
	Lot Type:	Interior, 2nd tier* parcel. (Not on established ATV trail)
	Access:	ATV or snowmachine.
	Building Site:	Moderately sloping, wooded parcel with adequate drainage.
	Setbacks:	100 foot building setback from the ordinary high water mark public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Interior lot with view potential of surrounding area.
Improvements	None	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	November 19, 2009.	

*1st tier parcel is defined as a parcel with direct frontage on a lake, river or creek, or is separated from the water by public land.
*2nd tier parcel is defined as a location where a parcel(s) could be staked between the subject parcel and the nearest waterbody access.

Conclusion of Values for Hypothetical Key Parcels

	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel "A" 1st tier parcel	5.00 acres	$1,662	$8,300
	10.00 acres	**$1,250**	**$12,500**
	15.00 acres	$1,088	$16,300
	20.00 acres	$938	$18,800
Key Parcel "B" Interior	5.00 acres	$1,164	$5,800
	10.00 acres	**$875**	**$8,800**
	15.00 acres	$761	$11,400
	20.00 acres	$656	$13,100

- Key parcel in bold

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.
*Some features that could increase the price of a staked parcel are: exceptional views, frontage on a pond, creek, or established trail, or a good building site (mostly level, well drained, low potential for flooding and erosion.)
*Some features that could decrease the price of a staked parcel are: poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion) or very difficult access.

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/**

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: $500
Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

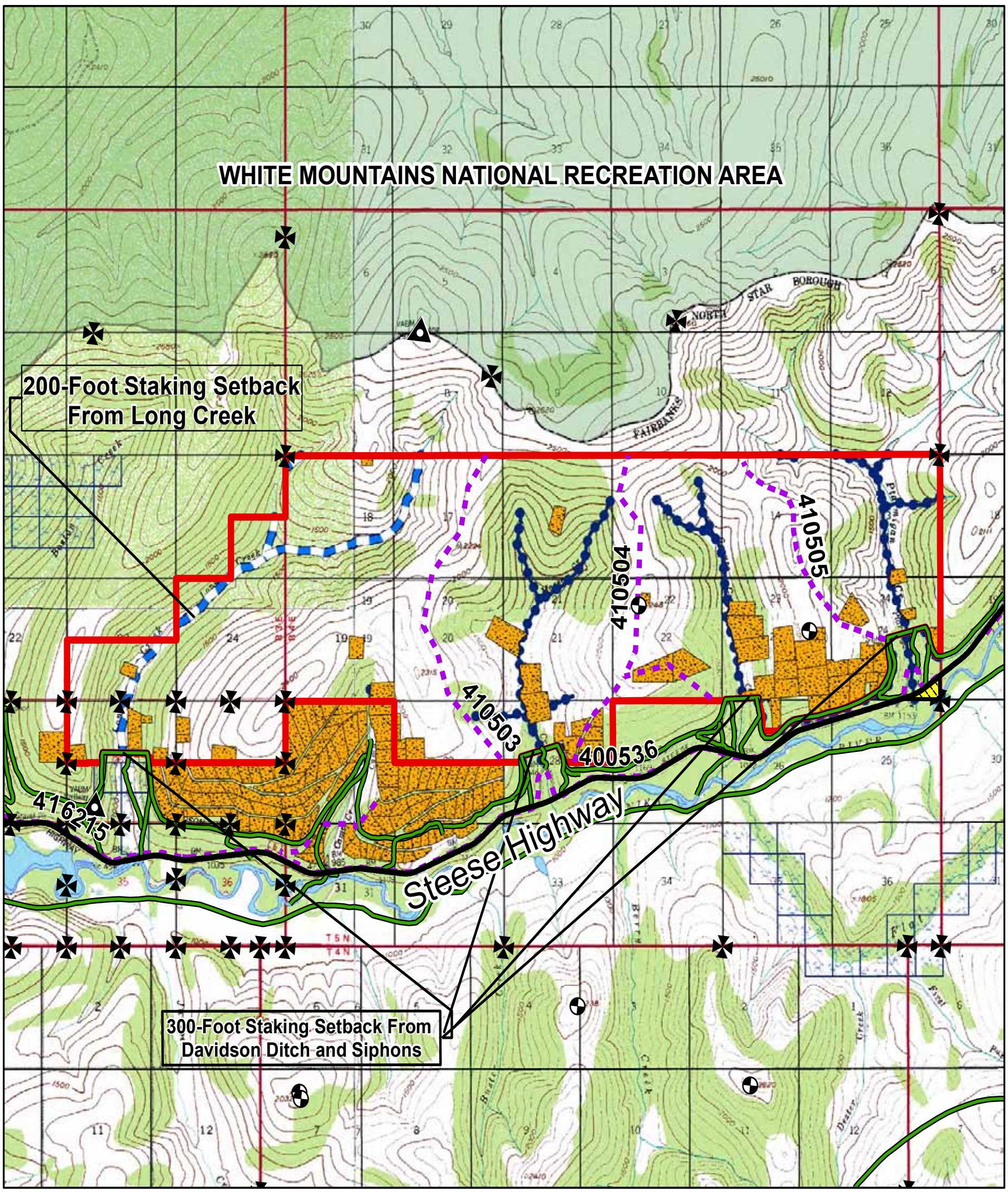
Limiting conditions for Estimated Platting Cost – This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites Program. No field inspection of the staking area has been performed. The actual survey cost for each 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 $1,000 regardless of the actual survey cost.

Estimated Survey Cost: $3,000 - $5,000
Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: White Mountain II

Northern Region

Remote Recreational Cabin Sites Staking Area #1110104



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USGS QUAD 1:63,360
Circle A-6, B-6; Livengood A-1, B-1
Township 5 North, Range 4 East
Township 5 North, Range 3 East
Fairbanks Meridian

This staking map is for graphic representation only. 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.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
Staking authorizations: 50 Staking period: 2010 to 2011

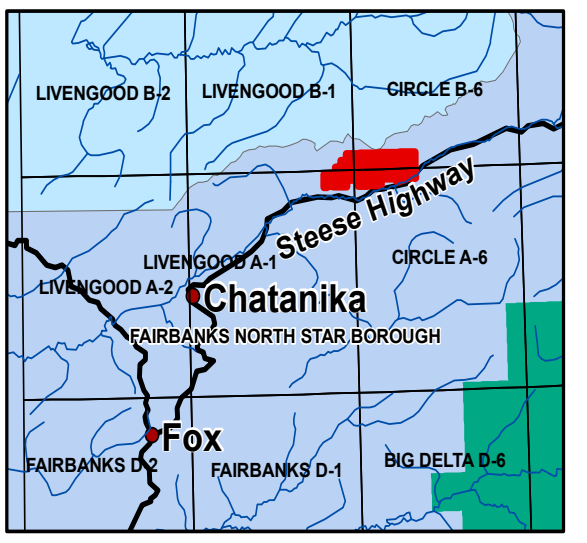
1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all streams and all other water bodies determined to be public and navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.

- BLM Monument
- Survey Monument
- NGS Monument
- ROW Easements
- RS2477 Trails
- Staking Boundary
- Private Parcels
- Reserved Area
- Anadromous Streams
- Public Waters

Magnetic Declination
21.8 East

N

0 5 10 20 30 40 Miles



North Fork Big River Remote Recreational Cabin Sites

Location	Located along the Big River on the western slope of the Alaska Range, approximately 60 air miles southeast of McGrath and 40 air miles southwest of Farewell Lake Lodge.
Terrain & Major Features	The topography ranges from broad flat or gently sloping valleys and broad sloping hills with largely rounded flat topped ridges to moderately high rugged mountains. Streams are both large and braided to clear and meandering.
Access	Primary access is by small plane to gravel bars along the Big River and floatplane to some of the lakes in the area.
View	Views of the surrounding mountains, streams, and valleys
Climate	The summer temperatures range from 43 to 62 degrees F with an average of 52.5 degrees. The winter temperatures range from -11.7 to 9.1 degrees F with a mean winter temperature of -1.3 degrees. The temperature extremes can range from -55 to 86 degrees F. Annual precipitation at Farewell airport (nearest reporting site) is 16 inches and average annual snowfall is 60 inches.
Soils	Soils consist mostly of very gravelly silt loam or sandy loam. Discontinuous ice-rich permafrost is present throughout the staking area.
Vegetation	Upper hillsides and ridges support shrubs and alpine tundra. Gravelly soils along the river support shrubs. Lower slopes support open forest, predominantly black spruce and shrubs. There are stands of larger spruce in closed forest along the rivers.
Water Source	Various streams and water bodies lie within the staking area. Water quality is unknown.
Title	The state received title under Patents No. 50-76-0161 dated April 16, 1976 and No. 50-76-0137 dated March 16, 1976. State case files GS-2159 and GS-2160.
Fire Management Option	**Limited Protection Fire Management Option**—lowest level of suppression action provided on a wildland fire. The cost of suppression may exceed the value of the resources to be protected, fire suppression may have more negative impacts than the effects of fire , or it is a fire dependent ecosystem. Stakers are urged to locate parcels in fire defensible areas such as hardwood stands or near waterbodies. Contact the Division of Forestry for updated information regarding management options.
Game Management Unit	Most of the staking area lies within Game Management Unit 19C. Western portions of section 23, T. 22 North, R. 30 West, Seward Meridian, fall within Game Management Unit 19D.
Platting Authority	The project area is within the Unorganized Borough and subject to the platting authority of the State of Alaska.
Allowed Uses	Remote Recreational Cabin Sites 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.
Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the North Fork Big River Staking area: • 30-foot public access and utility easement along all interior parcel lines. • 50-foot easement upland from the ordinary high water mark of public or navigable water bodies. • 100-foot easement centered on surveyed or protracted (unsurveyed) section lines. • 60-foot easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of public or navigable water bodies. • 200-foot staking setback from Big River and North Fork Big River. • 100-foot staking setback from all other anadromous streams.
Reserved Areas	Two reserved areas along the North Fork Big River for access to the staking area. DNR may reserve areas for future public use and access prior to staking.
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/ Issues	State lands in the vicinity are primarily used for recreation, hunting, remote living, and transportation. The staking area is closed to mineral entry, however surrounding lands are mineralized and there is potential for mineral exploration and development in the vicinity. Overflow and avalanche hazards make winter travel difficult in the area. Seasonal flooding, seasonal icing, and liquefaction should all be considerations when locating parcels within the staking area, especially adjacent to Big River and North Fork Big River. The Denali-Farewell fault is located approximately 20 miles north of the project area, creating potential for earthquakes and ground shaking.

North Fork Big River Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/.**

Hypothetical Key Parcel 'A' North Fork Big River Staking Area *Frontage on fly-in lake*	Size:	10 acres.
	Lot Type:	Frontage on fly-in lake (floatplane accessible lakes will be determined during subsequent inspections of staking area.)
	Access:	Fly in to lake.
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Setbacks:	100 foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	View potential of surrounding area.
Hypothetical Key Parcel 'B' North Fork Big River Staking Area *1st tier Big River or North Fork Big River*	Size:	10 acres.
	Lot Type:	1st tier frontage on Big River or North Fork Big River.
	Access:	Fly-in to Big River sandbar.
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Setbacks:	200 foot staking setback from the Big River and North Fork Big River.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Unobstructed access to Big River or North Fork Big River. View potential of surrounding area.
Hypothetical Key Parcel 'C' North Fork Big River Staking Area *Interior*	Size:	10 acres
	Lot Type:	2nd tier lot (Interior)
	Access:	Fly-in to Big River sandbar or fly-in lake , then overland to parcel (within 1/4 mile of fly-in access.)
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Interior lot with view potential of surrounding area
Improvements	None	
Interest Appraised	Fee simple title, excluding mineral rights	
Effective Date of Value	February 2, 2010	

*1st tier parcel is defined as a parcel with direct frontage on a lake, river or creek, or is separated from the water by public land.
*2nd tier parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water-body access.

Conclusion of Values for Hypothetical Key Parcels

	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel 'A' North Fork Big River Staking Area	5.00 acres	$3,325	$16,600
	10.00 acres	**$2,500**	**$25,000**
	15.00 acres	$2,175	$32,600
	20.00 acres	$1,875	$37,500
Key Parcel 'B' North Fork Big River Staking Area	5.00 acres	$2,128	$10,600
	10.00 acres	**$1,600**	**$16,000**
	15.00 acres	$1,392	$20,900
	20.00 acres	$1,200	$24,000
Key Parcel 'C' North Fork Big River Staking Area	5.00 acres	$851	$4,300
	10.00 acres	**$640**	**$6,400**
	15.00 acres	$557	$8,400
	20.00 acres	$480	$9,600

-Key Parcel in Bold

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.
*Some features that could ***increase*** the price of a staked parcel are: exceptional views, frontage on a pond, creek, or established trail, or a good building site (mostly level, well drained, low potential for flooding and erosion.)
*Some features that could ***decrease*** the price of a staked parcel are: poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion) or very difficult access.
Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/**

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: $500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

Limiting conditions for Estimated Platting 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 area 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 $1,000 regardless of the actual survey cost.

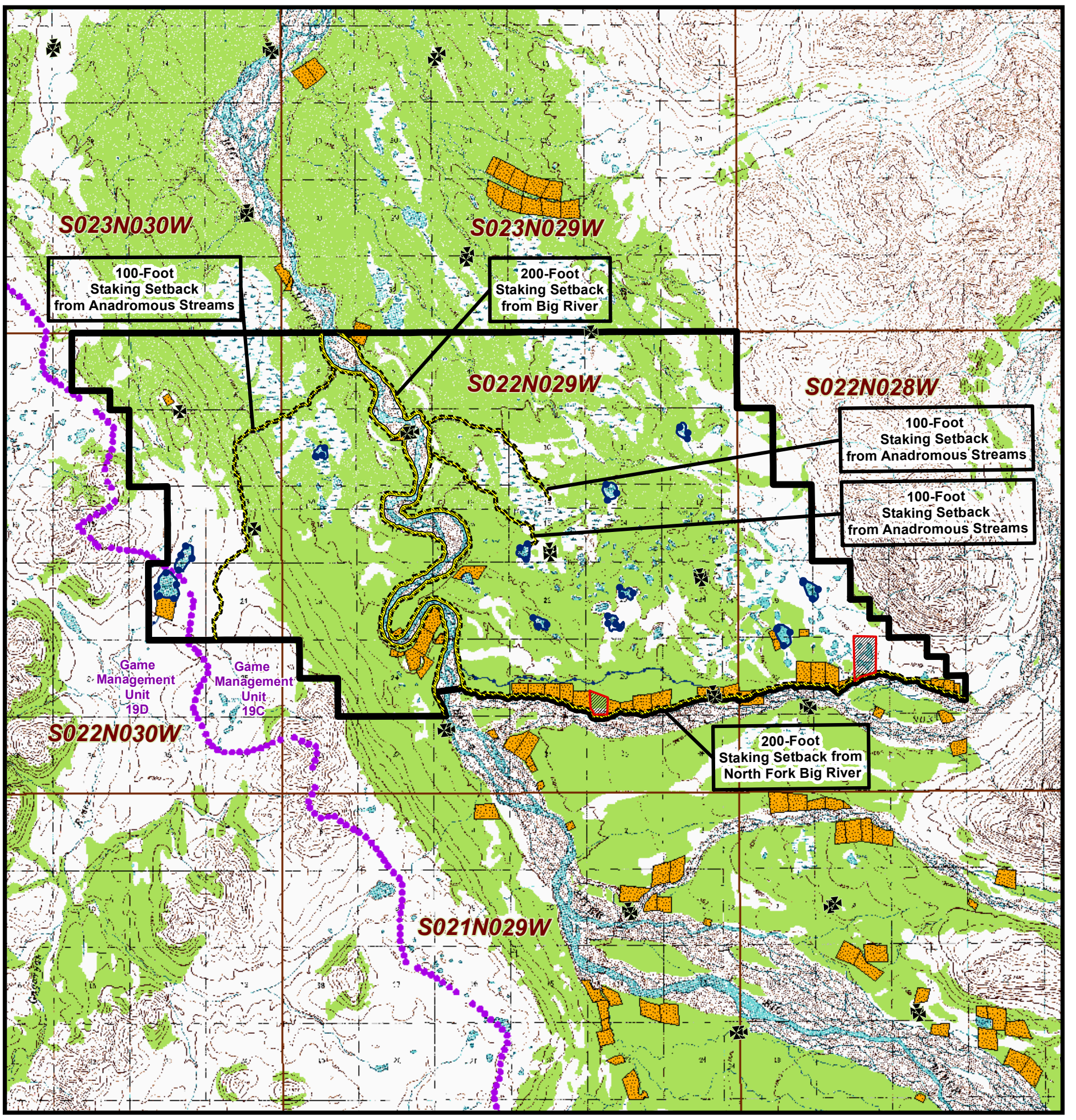
Estimated Survey Cost: $4,000 - $5,500

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Staking Map: North Fork Big River

Southcentral Region

Remote Recreational Cabin Sites Staking Area #1110201



cwf 2/17/2010
Big_River_bro.mxd

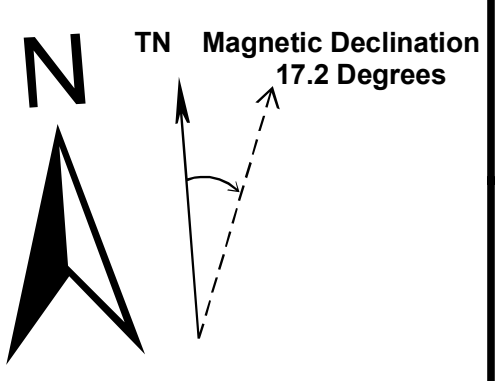
0 2.5 5
Miles

USGS QUAD 1:63,360
McGrath A-3, A-4; Lime Hills D-4, D-5
Township 22 North, Range 28 West
Township 22 North, Range 29 West
Township 22 North, Range 30 West
Seward Meridian

This staking map is for graphic representation only. 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.

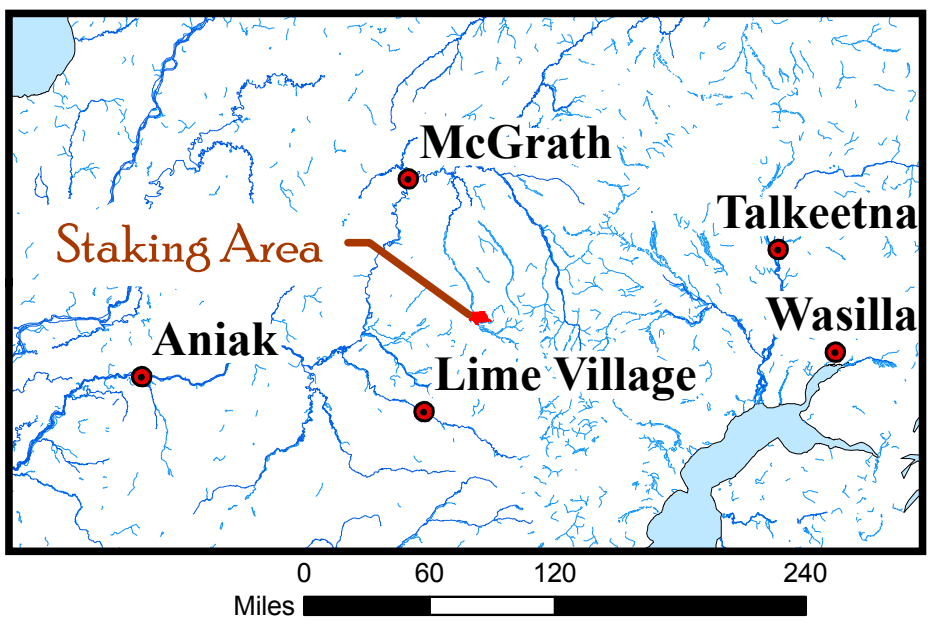
Maximum parcel size: 20 acres Minimum parcel size: 5 acres
Staking authorizations: 40 Staking period: 2010 to 2011

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all streams and all other water bodies determined to be public and navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.



Legend

- Survey Monuments
- Staking Area
- Reserved Areas
- Existing Parcels
- Townships
- Public Waterbodies
- Game Management Boundary
- Staking Setbacks



Ugak Bay Remote Recreational Cabin Sites

Location	Located approximately 30 miles southwest of the City of Kodiak and 20 miles northeast of Old Harbor. Located on Shearwater Peninsula on Kodiak Island between Ugak and Kiliuda Bays. Located along Boulder Bay.
Terrain & Major Features	Narrow, steep valleys bordered by mountainous land. Lower valley walls are covered by moraine deposits. Valley bottoms are more gently sloped. Elevation ranges from sea level to 2,600 feet. Coastline is irregular with steep-walled bays or cliffs.
Access	Access to the area is by float plane or boat to Boulder Bay or Ugak Bay. Access in the staking area from one of the bays is by overland travel. Legal access from the bays up to and within the staking area is within undeveloped section line easements. Otherwise, overland travel and landing an aircraft on state land is by Generally Allowed Uses without an issued permit or easement. Mean tide range is 6.6 feet, with spring tide range of 8.4 feet. High tides are 29 minutes before high tides at Kodiak, low tides are 20 minutes before low tides at Kodiak.
View	Local views. Potential for ocean views from higher elevations.
Climate	Summer temperatures range from an average low of 43 to an average high of 60 degrees F. Winter temperatures range from an average low of 25 to an average high of 37 degrees F. Extreme temperatures range from -1 to 86 degrees F. Precipitation averages 99 inches per year, including an average snowfall of 15 inches.
Soils	Loam, sometimes with volcanic ash, over glacial till. On steeper slopes soils are thin. There is no soil on outcroppings of bedrock or rubble. Soils are free of permafrost. Soils are generally well-drained.
Vegetation	Vegetation is highly variable and includes alpine tundra, meadows of tall grasses, thickets of alder and other shrubs, and some stands of Sitka spruce.
Water Source	Ground water depth and quality is unknown. Surface water quality is unknown.
Title	Patented State Land: Patent No. 50-85-0307, GS case file 983. Patent No. 50-85-0329, GS case file 984. Patent No. 50-86-0241, GS case file 1008.
Fire Management Option	Limited Fire Managment Option area, except for lands in the western part of the staking area which are within the Modified Fire Management Option area.
Game Unit	Game Management Unit 8
Platting Authority	Kodiak Island Borough. The Kodiak Island Borough exercises its zoning authority. The staking area is zoned "Wildlife Habitat."

Allowed Uses	Remote Recreational Cabin Sites 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.
Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Ugak Bay Staking area: • 30-foot public access and utility easement along all interior parcel lines. • 50-foot easement upland from the ordinary high water mark of public or navigable water bodies. • 100-foot easement centered on surveyed or protracted (unsurveyed) section lines. • 60-foot easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of public or navigable water bodies. • 200-foot staking setback from all other anadromous streams. • 100-foot staking setback from the mean high water line of Boulder Bay and Ugak Bay (DNR may reserve additional areas for future public use and access prior to staking.)
Reserved Areas	There are reserved areas at sites adjacent to Boulder and Ugak Bay for access to the staking area and a reserved area at the seabird colony on Boulder Bay. Three additional sites are reserved within the staking area. DNR may reserve additional areas for public use prior to staking.
Improvements	Under current KIB ordinances development may only occur on parcels with a recorded plat. However, a waiver may be obtained from the Borough Planning and Zoning Commission in order to construct improvements while under lease and prior to recordation. 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	Ugak Bay parcels were originally offered in 1972 to open entry, again in 1982 as remote recreational parcels and most recently in 2001 under the Remote Recreational Cabin Sites program. There are a number parcels in the area that were conveyed into private ownership. The Alaska Heritage Resources Survey reports prehistoric or historic heritage sites within or near the project area. Uses of state land in the vicinity of the project area include wildlife habitat, harvest of game for personal use, sport fish, settlement, and recreation. The staking area supports high concentrations of brown bears, and stakers need to take proper precautions to avoid conflicts with bears. Stakers should also be familiar with the regulation regarding the taking of game in defense of life and property (5 AAC 92.410).

Wildlife

There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. The Alaska Department of Fish and Game's website (listed below) makes the following suggestions.

- Avoid surprising bears at close distance; look for signs of bears and make plenty of noise.
- Avoid crowding bears; respect their "personal space."
- Avoid attracting bears through improper handling of food or garbage.
- Plan ahead, stay calm, identify yourself, don't run.

We remind you to be aware of your surroundings and diligent when staking or visiting any site in the Alaska wilderness. Bears and all wild animals deserve your attention and respect. For additional information on traveling and working near wildlife, please contact any of the Public Information Centers or visit the following websites:

Provided by the Alaska Department of Fish and Game:
http://www.wildlife.alaska.gov/index.cfm?adfg=bears.main
http://www.wildlife.alaska.gov/index.cfm?adfg=aawildlife.agmoose

Provided by the Department of Parks and Outdoor Recreation:
http://dnr.alaska.gov/parks/safety/bears.htm

5 AAC 92.410. Taking game in defense of life or property

(a) Nothing in 5 AAC prohibits a person from taking game in defense of life or property if
(1) the necessity for the taking is not brought about by harassment or provocation of the animal, or by an unreasonable invasion of the animal's habitat;
(2) the necessity for the taking is not brought about by the improper disposal of garbage or a similar attractive nuisance; and
(3) all other practicable means to protect life and property are exhausted before the game is taken.

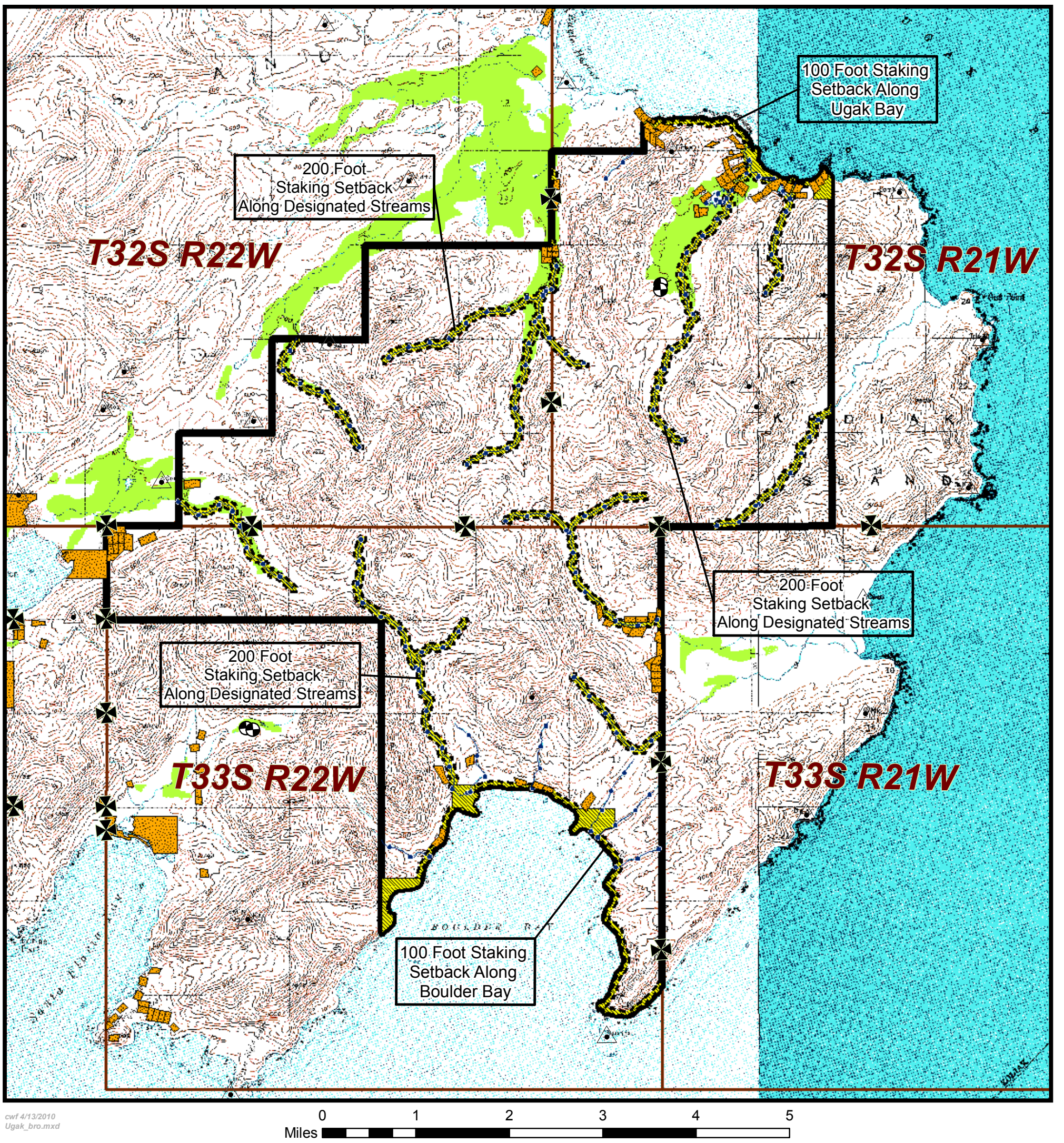
(b) Game taken in defense of life or property is the property of the state. A person taking such game shall immediately salvage the meat or, in the case of a black bear, wolf, wolverine, or coyote, shall salvage the hide and shall immediately surrender the salvaged meat or hide to the department. In the case of a brown bear, the hide and skull must be immediately delivered to the department. A surrendered hide and skull of a bear must be completely removed from the carcass. A surrendered bear hide must include attached claws. A person taking game under this section shall notify the department of the taking immediately, and within 15 days after the taking shall submit to the department a completed questionnaire concerning the circumstances of the taking.

(c) As used in this section, "property" means
(1) a dwelling, permanent or temporary;
(2) an aircraft, boat, automobile, or other conveyance;
(3) a domesticated animal;
(4) other property of substantial value necessary for the livelihood or survival of the owner.

Staking Map: Ugak Bay

Southcentral Region

Remote Recreational Cabin Sites Staking Area #1110202



cwf 4/13/2010
Ugak_bro.mxd

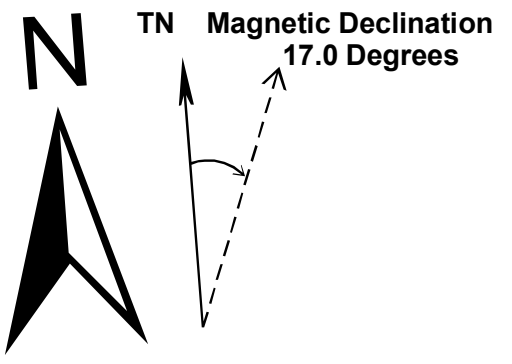
USGS QUAD 1:63,360
Kodiak B-2, B-3
Township 32 South, Range 21 West
Township 32 South, Range 22 West
Township 33 South, Range 22 West
Seward Meridian

This staking map is for graphic representation only. 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.

Maximum parcel size: 9.9 acres
Staking authorizations: 25

Minimum parcel size: 9.2 acres
Staking period: 2010 to 2011

1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, 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 may not be staked over a surveyed section line.
2. Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
3. Parcels are subject to a 100-foot building setback from the ordinary high water mark of all streams and all other water bodies determined to be public and navigable. Some water bodies may also have staking setbacks or water frontage limitations.
4. A staking setback is required from unauthorized improvements.
5. A staking setback is required from airstrips used by the public.
6. Most surveys (i.e. ASLS, USS) have survey monuments at each corner, which can be used as reference points and common corners when staking. See the survey plats for information on monument corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
7. There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
8. Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.
9. Unauthorized airstrips are not maintained by the Department of Natural Resources. Use of airstrips on state land that are not authorized is at your own risk.
10. See the general staking instructions and area-specific supplemental staking instructions for additional information.



Legend

- ASCS Monument
- BLM Monument
- NGS Monument
- Staking Area
- Existing Parcels
- Public Water Bodies
- Staking Setbacks
- Reserved Areas
- Townships

Ugak Bay Staking Area Base Appraisal and Appraisal Cost

The appraised value (or cost) of your parcel will be determined after the survey is completed and approved. In the meantime, DNR provides Base Appraisal of hypothetical Key Parcels to help you estimate potential purchase prices. A staking area can have one or more Key Parcels (for example, waterfront and interior Key Parcels). The following value estimates are for hypothetical Key Parcels. These values will be used to establish the final appraised value for each surveyed parcel. This will be done by comparing each surveyed parcel to the appropriate hypothetical Key Parcel and making value adjustments for any differences.

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of the appraisal for your parcel. The date of appraisal is fixed. It is the date the lease application is approved. Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/.**

General Information for all Hypothetical Key Parcels within the Ugak Bay Staking Area

Size:	9.5 acres (There will be no appraisal adjustment for size as all parcels are between 9.2 and 9.9 acres.)
Lot Type:	Varies with each hypotetical parcel (described below.)
Access:	Boat, floatplane, and possibly overland travel by foot or ATV, depending on parcel location.
Building Site:	Level to sloping, possibly wooded with adequate drainage and an adequate building site.
Setbacks:	100' staking setback from the mean high water line of Boulder and Ugak Bays. 100' building setback from all streams and waterbodies determined to be public or navigable. 200' staking setback from all cataloged anadromous water bodies.
Easements:	30' public access easements along all interior parcel lot lines. 30' public access easement along each side of all existing trails. 50' easement each side of surveyed or protracted section lines.
Amenities:	Typical views of surrounding area.
Improvements:	None
Interest Appraised:	Fee simple title, excluding mineral rights
Effective Date of Value:	January 4, 2010

As a potential applicant you are encouraged to apply for a parcel that will fit within your specific budget. The Key Parcel values are estimates of market value based on actual market transactions in the vicinity of the staking area and will be used to determine the value of the parcel you stake.

*Some features that could ***increase*** the price of a staked parcel are: exceptional views, frontage on a pond, creek, or established trail, or a good building site (mostly level, well drained, low potential for flooding and erosion.)

*Some features that could ***decrease*** the price of a staked parcel are: poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion) or very difficult access.

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at **www.dnr.alaska.gov/mlw/landsale/**

Preliminary Estimate of Appraisal Costs

Limiting Conditions for Estimated Appraisal Cost - This estimate is provided to furnish applicants with an idea of the approximate cost to appraise state land under the Remote Recreational Cabin Site program. The lessee's actual appraisal costs will be determined after the appraisal is complete (following the completion of the survey). If the actual appraisal costs are less than the amount paid in the deposit the remainder will be credited to the purchase price. If the actual appraisal costs exceed the amount paid in deposit the lessee is responsible for paying the difference.

Estimated Appraisal Cost: $500

Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the per/person appraisal cost may increase.

Preliminary Estimate of Survey and Platting Cost

Limiting conditions for Estimated Platting 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 area 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 $1,000 regardless of the actual survey cost.

Estimated Survey Cost: $4,000 - $5,500

Note: These are rough estimates based on average cost per tract. The actual cost to survey a tract will vary, depending on the number of tracts surveyed per staking area and the variation in the size of the tracts.

Key Parcels located on Ugak Bay

Hypothetical Key *Oceanfront* Parcel Ugak Bay	Moorage:	Exposed
	Shoreline:	Beach, no bluff
	Distance from moorage:	Fronts moorage
	Estimated market value:	$22,500
Hypothetical Key *Ocean Setback* Parcel Ugak Bay	Moorage:	Exposed
	Shoreline:	None
	Distance from Moorage:	Within 200 feet more or less.
	Estimated market value:	$18,000
Hypothetical Key *2nd Tier* Parcel Ugak Bay	Moorage:	Exposed
	Shoreline:	None or inaccessible bluff..
	Distance from moorage:	200 feet to 1/4 mile.
	Estimated market value:	$11,250
Hypothetical Key *Interior* Parcel Ugak Bay	Moorage:	Exposed
	Shoreline:	None
	Distance from moorage:	More than 1/4 mile.
	Estimated value:	$7,900

Key Parcels located on Boulder Bay

Hypothetical Key *Oceanfront* Parcel Boulder Bay	Moorage:	Exposed
	Shoreline:	Beach, no bluff
	Distance from moorage:	Fronts moorage
	Estimated market value:	$11,250
Hypothetical Key *Ocean Setback* Parcel Boulder Bay	Moorage:	Exposed
	Shoreline:	None
	Distance from Moorage:	Within 200 feet more or less.
	Estimated market value:	$9,000
Hypothetical Key *2nd Tier* Parcel Boulder Bay	Moorage:	Exposed
	Shoreline:	None or inaccessible bluff..
	Distance from moorage:	200 feet to 1/4 mile.
	Estimated market value:	$5,625
Hypothetical Key *Interior* Parcel Boulder Bay	Moorage:	Exposed
	Shoreline:	None
	Distance from moorage:	More than 1/4 mile.
	Estimated value:	$4,000

Interior parcel in Ugak Bay staking area.

View of Boulder Bay from Ugak Bay staking area.

$25.00 Filing Fee (non-refundable)

Receipt No. _____
Receipt Type__LA _____
Received By_____

2010 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

Last Name (please print) | First Name | M.I. | Date of Birth

Mailing Address

City | State | Zip Code

Daytime Telephone | Message phone | E-mail Address

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

Applications must be received no later than 5:00 p.m., Tuesday June 1, 2010.

Please read all the information in the 2010 Remote Recreational Cabin Site Offering #10 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, cashiers check, or a certified check, payable to the DEPARTMENT OF NATURAL RESOURCES, 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 your 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 or supplemental information.

I hereby certify that:

1. I am an Alaska resident, and have been for at least one year (12 months) 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)(8) 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 40.25.310, 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.

You may also apply online at www.dnr.alaska.gov/mlw/landsale/

MAIL APPLICATIONS TO:
Remote Recreational Cabin Sites
Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561
Fax applications to: (907) 269-8901
(with the credit card form)

DELIVER APPLICATIONS IN PERSON TO:

SOUTHCENTRAL REGION
DNR Public Information Center
550 West 7th Avenue, Suite 1260
Anchorage, AK 99501-3557
Phone and hours:
(907) 269-8400, TDD 269-8411
Monday - Friday, 10 a.m. to 5p.m.

NORTHERN REGION
DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709-2770
Phone and hours:
(907) 451-2705, TDD 451-2770
Monday - Friday, 10 a.m. to 5 p.m.

SOUTHEAST REGION
Information Office
400 Willoughby Ave., 4th Floor
Juneau, AK 99801
Phone and hours:
(907) 465-3400, TDD 465-3888
Monday - Friday, 8 a.m. to 5 p.m.

2010 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 and 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 mail to the address of record. You will have until the original due date to remit acceptable payment. Be sure to include this form with your application!

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

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

Credit Card Account #: _____

Verification Number (3 digit number on back of card) _____

Amount to Charge: $ _____ Exp. Date: _____

Name on Card (please print): _____

Address: _____

City, State, & Zip Code: _____

Customer Telephone: (_____) _____

Cardholder Signature: _____

$25.00 Filing Fee (non-refundable)

Receipt No. _____
Receipt Type__LA _____
Received By_____

2010 REMOTE RECREATIONAL CABIN SITES

Staking Authorization Application/Eligibility Certification

Last Name (please print) | First Name | M.I. | Date of Birth

Mailing Address

City | State | Zip Code

Daytime Telephone | Message phone | E-mail Address

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

Applications must be received no later than 5:00 p.m., Tuesday June 1, 2010.

Please read all the information in the 2010 Remote Recreational Cabin Site Offering #10 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, cashiers check, or a certified check, payable to the DEPARTMENT OF NATURAL RESOURCES, 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 your 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 or supplemental information.

I hereby certify that:

1. I am an Alaska resident, and have been for at least one year (12 months) 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)(8) 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 40.25.310, 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.

You may also apply online at www.dnr.alaska.gov/mlw/landsale/

MAIL APPLICATIONS TO:
Remote Recreational Cabin Sites
Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561
Fax applications to: (907) 269-8901
(with the credit card form)

DELIVER APPLICATIONS IN PERSON TO:

SOUTHCENTRAL REGION
DNR Public Information Center
550 West 7th Avenue, Suite 1260
Anchorage, AK 99501-3557
Phone and hours:
(907) 269-8400, TDD 269-8411
Monday - Friday, 10 a.m. to 5p.m.

NORTHERN REGION
DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709-2770
Phone and hours:
(907) 451-2705, TDD 451-2770
Monday - Friday, 10 a.m. to 5 p.m.

SOUTHEAST REGION
Information Office
400 Willoughby Ave., 4th Floor
Juneau, AK 99801
Phone and hours:
(907) 465-3400, TDD 465-3888
Monday - Friday, 8 a.m. to 5 p.m.

DNR Appreciates Your Feedback!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office. Thank you!

1. How did you first hear about the State of Alaska's land sale programs?
   Friend___ Newspaper___ Radio___ Flyer___ Website___ Other _____
2. What land sale programs are you interested in?
   Sealed-Bid Auction___ Over-the-Counter ___ Remote Staking___
3. Have you ever purchased land from the state, and if so, were you satisfied with the process?
   Yes___ No____ Comments _____
4. Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
   With road access___ Without road access___
5. For parcels with no direct road access, what type of access would you prefer?
   Nearby Airstrip___ Floatplane___ Boat___ ATV/Snowmachine___ Hiking___
6. In a remote area without road access, what size parcel would interest you?
   1-5 acres___ 5-10 acres___ 10-20 acres___ 20 + acres___
7. If road access was provided, which typically increases the per acre value, what size parcel would interest you?
   1-5 acres___ 5-10 acres___ 10-20 acres___ 20 + acres___
8. In your opinion, do you feel the state is offering reasonably priced land?
   Yes___ No___
9. Have you used the DNR website (**www.dnr.alaska.gov**) to obtain information on state land sale programs?
   Yes___ No___Comments _____
10. If yes, in your opinion was it user-friendly?
    Yes___ No____
11. Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
    Yes___ No____
12. Are the brochures easy to read and understand?
    Yes___ No___
13. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
    Yes___ No___
14. What time of the year would you like to see state land sales held?
    Nov-Feb ___ Mar-June ___ July-Oct ___

Additional comments:

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    Nov-Feb ___ Mar-June ___ July-Oct ___

Additional comments:

Over the Counter Parcels Available

The Department of Natural Resources currently has over 1,200 parcels available for purchase Over-The-Counter on a first-come, first-served basis. These parcels are offered at the minimum bid price and are located throughout the state. For a complete listing of available parcels and purchase information, go to any one of our Public Information Offices, or go to our website at www.dnr.alaska.gov/mlw/landsale/otc.

How to Submit an Over-The-Counter Application On-line

To apply for a parcel on-line, go to www.dnr.alaska.gov/mlw/landsale and follow the appropriate link. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information and a link for purchasing the parcel on-line are available on the individual parcel pages. The on-line application process will ask for a MasterCard or Visa credit card authorization.

How to Submit an Over-The-Counter Application by Mail or in Person

A complete Over-The-Counter application package (for mailing or hand delivery) includes the following four items:

1. **A completed Over-The-Counter application form.**

- Forms may be found at www.dnr.alaska.gov/ mlw/landsale or obtained from any of the DNR Public Information Offices.
- If applying for multiple parcels, a separate application must be completed for each parcel.

2. A completed Declaration of Intent form.

- Forms may be found at www.dnr.alaska.gov/ mlw/landsale or obtained from any of the DNR Public Information Offices.
- If applying for multiple parcels, a separate form must be completed for each parcel.

3. A non-refundable $100.00 document handling fee.

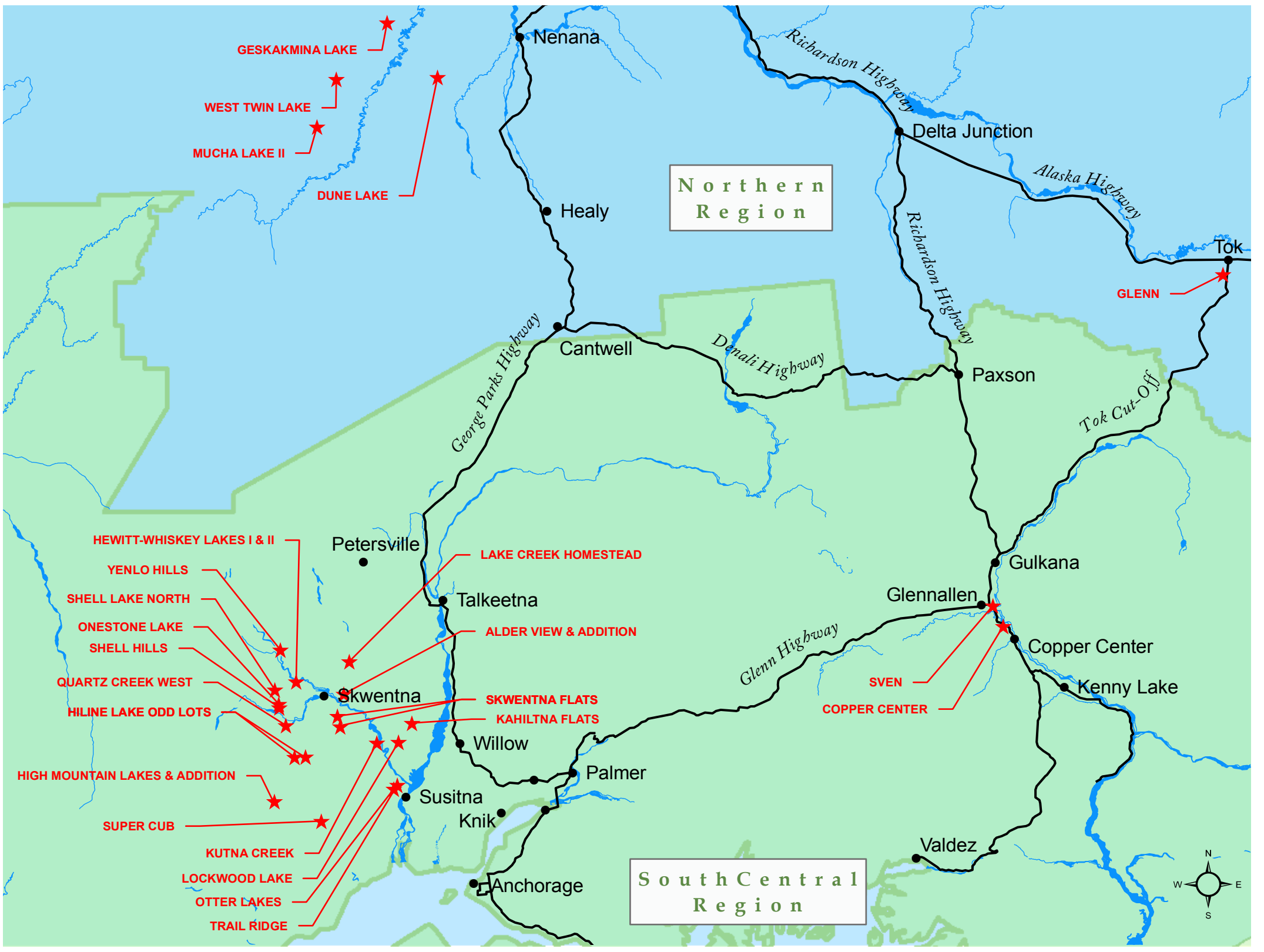
If applying for multiple parcels, a separate document handling fee must be included for each parcel.

4. A down payment.

- If applying for multiple parcels, a separate down payment must be included for each parcel.
- Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). DO NOT ROUND DOWN!
- Must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. DO NOT SEND CASH!
- NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment. Some institutions have authorization limits of $1,000 per day regardless of available credit.
- The down payment is non-refundable and will be applied to the purchase price.
- VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. The discount will be deducted from the purchase price. (Please see "Veterans Land Discount" section).

If you will be applying for a Veterans Land Discount, also include the following three items in your application package:

1. A completed Veteran Eligibility Affidavit/Application form and completed Waiver of Veterans Discount form, if there is more than one applicant.
2. A copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty.
3. Proof of Alaska residency (Please see "Veterans Land Discount" and "Residency Requirement" sections).



How to Locate a Parcel of State Land

If you are interested in applying for a parcel of state land, you are strongly encouraged to first review all the information and then personally inspect the land before filing an application. The land chosen by an applicant is taken as is with no guarantees, expressed or implied, as to its suitability for any intended use.

The State of Alaska offers land for sale at fair market value and includes parcels of land that have all been previously surveyed. To accurately determine the location of the parcel on the ground you will have to locate one or more of the survey monuments for the parcel. Survey monuments look like this:

The survey monuments define the corners of each surveyed lot (often, a lot corner may have only a piece of rebar with an aluminum cap instead of a monument -- the survey plat should tell you this). The monuments are usually very close to the ground, and in many instances are overgrown and obscured. Some monuments may actually be out of the ground due to frost heaving and the playful pulling of bears.

A good way to get oriented is by using a USGS map for your area of interest (at a scale of 1:63,360). These maps contain physical features such as hills, lakes, and rivers that may help you find your way around. USGS maps are available from the Earth Science Information Center on the Alaska Pacific University campus at 4210 University Drive, Room 208, Anchorage, Alaska, 99508-4664 (phone: (907) 786-7011 or toll free within Alaska 888-275-8747). In Fairbanks, University of Alaska Fairbanks, 903 Koyukuk Drive (PO Box 757320), Fairbanks, AK 99775-7320, (phone: 907-474-6960 Fax 907-474-2645). Some private businesses may also carry USGS maps in your area. To find the correct reference for the USGS map(s) of your area, look under the vicinity map on the upper right corner of the state survey plat.

A copy of the survey plat for the parcel or subdivision may be purchased from DNR information offices for $2.00 per sheet or found online at **plats.landrecords.info** The survey number and the Meridian, Township, Range and Section(s), which area listed on the staking area map or in the parcel table under "MTRS", will be used to locate the parcel. The survey plat will show locations and types of monuments at each lot corner, distances along lot lines, and the general configuration of the subdivision. The survey plat will also show if there is a bearing tree for the monument. The easiest way to find a monument is to find a bearing tree. Bearing trees usually have a 4.5"x 6" yellow bearing tree tag (similar to the one pictured) that lists the bearing and distance to the monument.

Note: Don't forget to account for magnetic declination when getting your bearings! Magnetic declinations are dynamic. To determine your current magnetic declination, you can go to www.ngdc.noaa.gov/geomagmodels/Declination.jsp.

Review all the available information on the parcel. The appraisal report (available from DNR information offices) will be especially helpful, as it may have pictures of the parcel and surrounding area. Try to pick out some distinctive features in the pictures that could help you locate the lot on the ground (a uniquely shaped tree, for example).

Get a copy of the land status plat that shows the parcel. The status plat (available from DNR information offices for $2.00 per sheet or online at dnr.alaska.gov) will show which lots in the subdivision or area have been disposed of previously, and may help you figure out which lots in the area have people living on them. You may try asking people living in the area what their lot and block numbers are. This will help orient you.

Take a compass and measuring tape to help orient yourself and measure distances along lot lines. Look for brushed and cleared lines. These may be the lot lines for the parcel you are looking for. Also look for the surveyor's tape and wooden stakes -- sometimes these were used to mark the locations of the monuments. Also, a metal detector is a very useful tool in locating monuments.

If you use a Global Positioning System (GPS) device, you may find Alaska Mapper (a web-based geographic information system available on the DNR website or online at **mapper.landrecords.info**) useful for information on the latitude and longitude of the parcel. The parcel can be located on the land estate map in Alaska Mapper by using the Go To Area of Interest tool and entering either the ADL number of the parcel or the MTRS location. The query by point tool can then be used to obtain the approximate coordinates of the corners. You may choose to have the coordinates displayed in decimal degrees or degrees, minutes, seconds. The GPS may not be exact, and may only be accurate to within 10 meters. The Public Information Centers also have latitude and longitude information available for the northeast corner of each section and are a good source of information and assistance.

Once you find a monument, compare the markings on the top of the cap with the survey plat. This will let you know which corner you are at. Compare the survey ASLS number with the status plat to determine which survey you are at. If you are unable to tell what corner the monument is supposed to be for, write down the exact markings from the cap and talk with a surveyor.

If you still cannot locate the monuments, please let us know. Contact one of the DNR Public Information Centers listed below and also on page 3.

On-Line Resources

These websites are listed here as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may also provide links to appropriate regional offices and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

Alaska Legislature (current statutes and regulations)	***www.legis.state.ak.us***
Department of Natural Resources	***www.dnr.alaska.gov***
Division of Mining, Land & Water	***www.dnr.alaska.gov/mlw***
Alaska State Land Offerings	***www.dnr.alaska.gov/mlw/landsale***
Division of Mining, Land & Water Factsheets	***www.dnr.alaska.gov/mlw/factsht***
RS 2477 Rights-of-Way	***www.dnr.alaska.gov/mlw/trails/rs2477***
ADF&G Habitat Division	***www.habitat.adfg.alaska.gov***
Office of History & Archaeology	***www.dnr.alaska.gov/parks/oha***
Water Resources Program	***www.dnr.alaska.gov/mlw/water***
Division of Forestry	***www.dnr.alaska.gov/forestry***
Land Records Information (DNR)	***www.plats.landrecords.info***
Land Records Information (DNR and BLM)	***www.landrecords.info***
Department of Fish & Game	***www.adfg.state.ak.us***
Department of Transportation & Public Facilities	***www.dot.state.ak.us***
Department of Environmental Conservation	***www.dec.state.ak.us***
Alaska Railroad Corporation	***www.alaskarailroad.com***
Department of Commerce, Community & Economic Development	***www.commerce.state.ak.us***
US Government	***www.firstgov.gov***
Bureau of Land Management, Alaska State Office	***www.ak.blm.gov***
U.S. Fish and Wildlife Service	***www.fws.gov***
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch	***www.poa.usace.army.mil/reg***
Firewise	***www.firewise.org***

Nominating Land for State Land Programs

The Department of Natural Resources seeks nominations from the public for state land sales and considers public interest when offering land through the subdivision sales auction program or the remote recreational cabin sites staking program. You have an opportunity to make your interest known by participating in the land nomination process, or requesting specific land to be included under one of these programs. The request must be in writing. The land sale nomination form is used to document public input in the land sale planning process.

Land sale nomination forms and information on previously accepted nominations are available at Public Information Centers and online at

www.dnr.alaska.gov/mlw/ landsale.

If you are interested in nominating land for state land sale programs, fill out a nomination form and return it to a Public Information Center. You must include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans, or designated for some other use. The nomination form lists additional resources you can use to check that land you nominate can be considered for sale.

You may nominate land for residential use, recreational use, or remote sites for the stake-it yourself program.

Nomination forms must be submitted before March 31 in order to be considered for review in the current year.

Nominations received after March 31 will be considered the following year. You may submit land sale nomination forms year round. There is no fee for nominating land for a state land sale. You may submit a nomination form for more than one area.

Nominations are used in a multi-year process by the Department of Natural Resources land sale programs.

After the land nominations are received the Department researches the nominations. Acceptable nominations may be incorporated into future land sale offerings.

Land sale offerings are subject to a formal decision-making process. The Department considers state laws, regulations, and established policies when issuing decisions. The character of the land, recommendations made by resource experts, and public input are also considered. The Department accepts public comment for specific land sale decisions before land is offered.

The Department uses many ways to inform the public about land sales.Look for display ads in local and statewide newspapers for public notices, informa-tion on open houses, and land sale brochure availability. Additional information is posted online. Questions may be directed to a Public Information Center. Contact information is available online at **www.dnr.alaska.gov/pic.**

Land sale nomination forms do not confer rights or priority in the lands nominated to any member of the public.

Submitting a nomination form notifies the state that there is specific land you would like offered through one of the state land sale programs. The nomination is not a claim, does not imply that you have the right to use or occupy the land nominated, nor is the state obligated to sell or otherwise dispose of the land.

For further information, contact:

DNR Public Information Center
550 West 7th Avenue, Suite 1260, Anchorage, AK 99501-3557
Phone: 907-269-8400, Fax: 907-269-8901, TDD: 907-269-8411
E-Mail: **dnr.pic@alaska.gov**

DNR Public Information Center
3700 Airport Way, Fairbanks, AK 99709
Phone: 907-451-2705, Fax: 907-451-2706, TDD: 907-451-2770
E-mail: **fbx-pic@alaska.gov**

DNR Land Information Office
400 Willoughby Avenue, 4th Floor, Juneau, AK 99801
Phone: (907) 465-3400, Fax: (907) 586-2954
E-mail: **sero@alaska.gov**

Boulder Bay, Kodiak Island

North Fork Big River

Davidson Ditch in the White Mountain staking area.

Chitanana River in the Redlands staking area.