



2010 Remote Recreational Cabin Sites Staking Workshop

We're glad you're here!

- Learn about staking a parcel
- Learn about leasing and buying your parcel
- Learn about the areas
- Get answers to questions
- Meet other stakers

Remote Recreational Cabin Sites Staff

- Anchorage (SCRO)
 - Marta Mueller, Manager
 - Chester Fehrmann
 - Victoria Braun
 - Amy Conklin
- Fairbanks (NRO)
 - Timothy Shilling, Manager
 - Blair French



Program Overview

- Law enacted in 1997
- Similar to old remote parcel and homestead programs
- Lessons learned from past low success rates
 - DNR contracts the survey
 - No “prove up” option
 - Staker purchases parcel at fair market value minus cost of survey

Important Internet Resources

- Remote Recreational Cabin Sites Program
 - dnr.alaska.gov/mlw/landsale/remote_recsites.htm
- Land Records and Plats
 - Survey Plats, Status Plats, Master Title Plats
 - plats.landrecords.info
- Public Information Center
 - Online payment information
 - dnr.alaska.gov/commis/pic/



Land Offerings

- Recent notices
- Brochures
- Bids and applications accepted online
- Staking maps

Division Home Fact Sheets Forms Site Index Contact Us Natural Resources find

Division of Mining, Land & Water

Alaska Department of Natural Resources

State of Alaska Natural Resources Mining, Land & Water

ALASKA STATE LAND OFFERINGS

Bookmark this page and use it as your gateway to the most up-to-date land sale information.

Current Land Offerings			
Land Sales Initial OTC Lottery 463 ▶ NEW Initial OTC Priority of Service Lottery. (Parcels not sold in Auction 463 are now offered in the Initial OTC priority of service lottery.) Apply Online! Lottery Date: July 14, 2010	Land Sales Over-The-Counter (OTC) ▶ OTC Residential Subdivision Land for Sale Buy Now	Remote Cabin Site Staking Lottery ▶ Remote Recreational Cabin Sites Staking Program Lottery 10 Winners List ▶ 2010 Staking Workshops	Agricultural Land Sale Public Outcry Auction 457 ▶ NEW Brochure Errata (6/10/2010) Auction 457 June 29, 2010 at 1:00 P.M

• **Subscribe to our email notification of any new 2010 Landsale Lottery / Auction Information.**

The Alaska Constitution, State laws, and the Alaska Legislature all direct the Department of Natural Resources (DNR) to sell state land for settlement and private ownership. Article VIII of the Alaska Constitution states "It is the policy of the State to encourage the settlement of its land and development of its resources by making them available for maximum use consistent with the public interest."

Land Offerings Index

- ▶ Frequently Asked Questions
- ▶ Contract Administration Unit
- ▶ Public Notices
 - ▶ 2010 Agricultural Land Sale Auction
 - ▶ Potential Reoffer Final Decision 2009
 - ▶ Proposed 2010 Land Offering - Remote Recreational Cabin Sites
- ▶ Other Land Offering Programs in Alaska
- ▶ Land Sale Nomination Instructions and Form

dnr.alaska.gov/mlw/landsale/

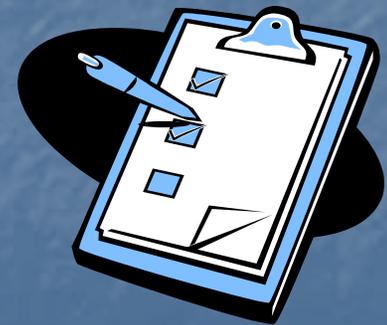
Public Information Centers

- Anchorage PIC
 - Located in the Atwood Building on the 12th floor
 - Phone 269-8400
 - Open 10 am to 5 pm, Monday through Friday
- Fairbanks PIC
 - Located at 3700 Airport Way
 - Phone 451-2705
 - Open 10 am to 5 pm, Monday through Friday



Eight Simple Steps to Staking

- Read the entire Staking Packet
- Check out the area beforehand
- Collect your materials
- Stake your parcel after the staking period opens
- Brush and flag your parcel lines
- Map and describe your parcel (Lease Application)
- Take photographs
- Apply for your parcel lease



Read the Staking Packet

Staking Packet Contents

- Staking Authorization Letter
- Staking Instructions
- Supplemental Staking Instructions (Area Specific)
- Staking Map
- Boundary Coordinate Diagram
- Survey Key
- Lease Application
- Notice
- Workshop Schedule
- Fact Sheets (Appraisal, RRCS, Generally Allowed Uses)
- Contacts List
- Firewise Booklet
- Postcard (Relinquish Authorization)
- Photo Release Form

Authorization Letter

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

*Division of Mining, Land, & Water
Land Sales and Contract Administration Section*

SEAN PARNELL, GOVERNOR

550 West 7th Avenue, Suite 840
Anchorage, Alaska 99501-3576
PHONE: (907) 269-8594
FAX: (907) 269-8916

June 23, 2010

ANTHONY N BANKER
PO BOX 495
SUTTON, AK 99674

Re: 2010 Remote Recreational Cabin Sites Offering No. 10
Ugak Bay Remote Recreational Cabin Sites Staking Area
Staking Period: 8:00 am, July 16, 2010 to 5:00 pm, January 31, 2011
First day lease applications will be accepted: 10:00 am, Monday, July 19, 2010

Dear Applicant,

Congratulations! Your name was drawn to receive a staking authorization for the 2010 Remote Recreational Cabin Sites Offering No. 10. The enclosed staking packet contains instructions and other information you will need in order to properly stake your parcel and apply for a lease. Please read this information carefully.

This letter is your authorization to enter the Ugak Bay staking area to locate and stake your parcel. You may visit the area beforehand, but you may only stake between the dates listed above.

You may authorize an agent to stake for you. You must sign the lease application unless your agent provides proof of power-of-attorney. This also applies to family members that stake for you.

If you choose not to stake a parcel, please return the enclosed postcard as soon as possible so that we can offer the authorization to another qualified Alaskan.

The lease will be issued after the staking period ends and all applications have been approved. Delays up to 6 months may occur. You are not authorized to make any improvements on the parcel until your Remote Recreational Cabin Site lease has been issued.

If you have any questions regarding your staking authorization, please call Anchorage staff members Victoria Braun at 269-5664 and Amy Conklin at 269-8551, or Fairbanks staff member Blair French at 451-3011. For current information, updated maps, and a list of those who received an authorization for 2010, please check out our website at www.dnr.alaska.gov/mlw/landsale/.

Sincerely,



Marta Mueller
Natural Resource Manager

Enclosure: Staking packet

"Develop, Conserve, and Enhance Natural Resources for Present and Future Alaskans."

State of Alaska
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
LAND SALES & CONTRACT ADMINISTRATION

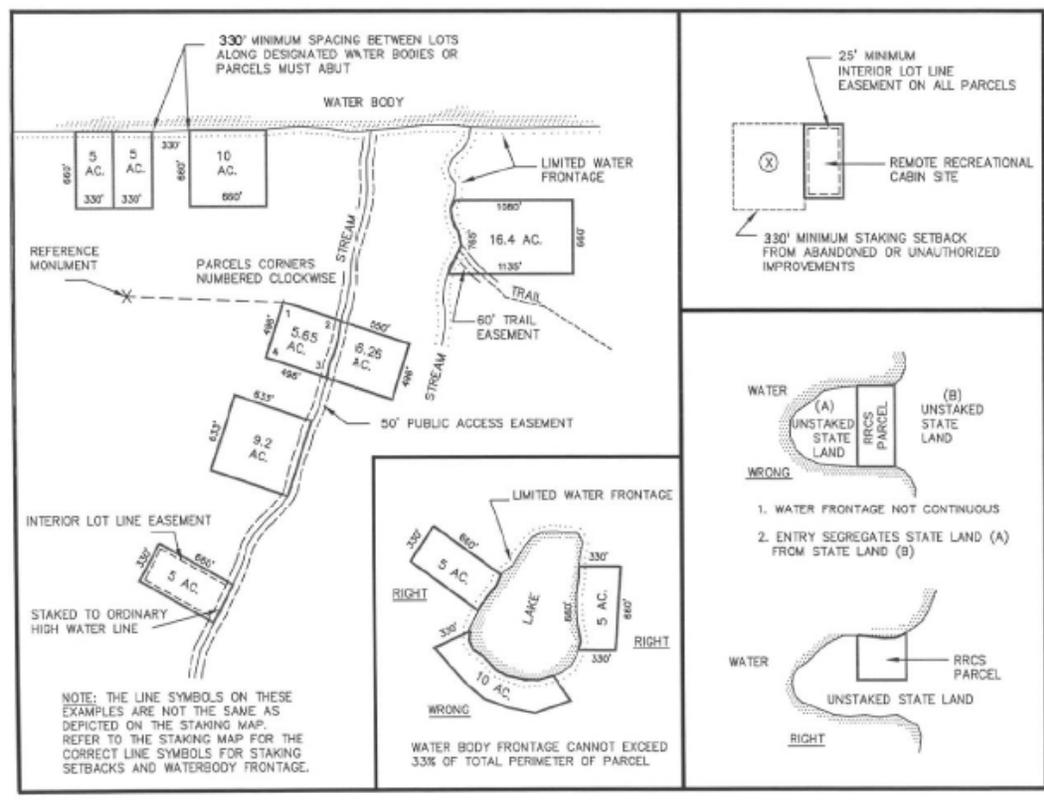
**2010 – Offering #10
STAKING INSTRUCTIONS**

For All Remote Recreational Cabin Sites
Staking Areas

Revised 06/2010

The “Key” to staking successfully

- Staking instructions
- Examples
- Field checklist
- Acreage calculations



The "Key" to staking successfully includes useful figures and examples

Supplemental Instructions

- Area-specific
- Updated area information
- Contains base appraisal information
- Contains survey deposit information

North Fork Big River

Remote Recreational Cabin Site Staking Area No. 1110201

This supplement provides additional information and instructions that are specific to this staking area. It is to be used in addition to the general "2010 – Offering #10 STAKING INSTRUCTIONS For All Remote Recreational Cabin Sites Staking Areas." In the case of conflicting requirements or restrictions, these supplemental instructions supersede the general instructions.

Information, Requirements, and Restrictions Specific to this Staking Area:

1. The staking period is from 8:00 a.m., July 16, 2010 to 5:00 p.m., January 31, 2011.
2. The lease application period is from 10:00 a.m. July 19, 2010 to 5:00 p.m. January 31, 2011.
3. The maximum number of stakings allowed is 40.
4. The minimum parcel size is 5 acres and the maximum parcel size is 20 acres.
5. North Fork Big River is in Game Management Unit 19C and 19D. Check the Department of Fish and Game hunting regulations for dates of openings. Use caution while in the area during hunting season to avoid conflicts with hunters.
6. Staking is not allowed across any public or navigable water body. Water bodies that have already been determined public are shown on the staking map or described here.

If a parcel is staked along a water body not shown on a staking map or described in these supplemental staking instructions, the water body may be determined to be public at the time of survey in accordance with AS 38.05.127 and 11 AAC 51.035. Lakes larger than 50 acres in size or streams larger than 50 feet in width are navigable. Streams greater than 10 feet wide will be considered public. Lakes that are ten acres or more in size will be considered public.

7. Staking is not allowed within the following staking setbacks
 - A 200-foot staking setback from Big River and North Fork Big River; and
 - A 100-foot staking setback from all other anadromous streams, as identified in the 2009 *Catalog of Waters Important for the Spawning, Rearing or Migration of Anadromous Fishes*, and as depicted on the staking map.
8. Staking is not allowed in the Reserved Areas depicted on the map and described as:
 - The W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 29 north of the North Fork Big River, within Township 22 North, Range 28 West, Seward Meridian; and
 - Between private parcels ASLS 940096 and Tract E of ASLS 860097, north of the North Fork Big River, within Township 22 North, Range 29 West, Seward Meridian.
9. This area is in the Unorganized Borough and subject to the State of Alaska platting authority.

Lease Application

- New field work checklist
- New lease application checklist
- Examples in the staking instructions

OFFICE USE ONLY			
\$100.00 fee (Non-refundable)		Alaska Division of Lands number:	
Receipt Type: LA	Receipt No.:	Date:	Time:

STATE OF ALASKA
 Department of Natural Resources □ Division of Mining, Land and Water
2010 REMOTE RECREATIONAL CABIN SITES
LEASE APPLICATION AND AFFIDAVIT
 as provided by AS 38.05.600 and 11 AAC 67

INSTRUCTIONS:

1. Fill in all required pages of this application following the instructions included in your staking packet and this application. Your application will be rejected if it is not filled out completely or any requirements are not met. Applications must be approved before a lease is issued. The department reserves the right to require additional parcel adjustments or information until all applications are approved.
2. Sign the affidavit on Page 9 before a notary. This can be done at DNR information offices. You will need appropriate identification. Your application will be rejected if the affidavit is not properly notarized. An agent cannot sign the application unless they provide a power-of-attorney that allows them to do so.
3. A \$100.00 application fee must accompany this application/affidavit. Make payments to DNR.
4. Submit your application no later than 14 days after all corner posts are established and marked, parcel lines are brushed, and photo documentation is complete. Return the application/affidavit in person or mail to:

NORTHERN REGION
 DNR Public Information Center
 3700 Airport Way
 Fairbanks, AK 99709-4899
 Tel. (907) 451-2705

SOUTHCENTRAL REGION
 DNR Public Information Center
 550 West 7th Ave., Suite 1260
 Anchorage, AK 99501-3657
 Tel. (907) 269-8400

5. This application does not authorize activities within the staking area other than to locate and stake your Remote Recreational Cabin Sites parcel. A lease agreement will be prepared and sent to you for your signature after it has been determined that your parcel has been staked in accordance with the staking instructions and approved.

I HEREBY APPLY FOR A LEASE OF THE LAND DESCRIBED:

REMOTE RECREATIONAL CABIN SITES AREA: _____ AREA NO: _____

Legal Name of Applicant: _____

Mailing Address of Applicant: _____

City: _____ State: _____ Zip Code: _____

Telephone Number (daytime): _____ (message): _____

Email address (optional): _____

Authorized Agent(s) (if applicable): (print) _____ Phone: _____

Secondary Contact (optional): (print) _____ Phone: _____

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information 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 44.55.310, 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.

Notice

Notices are for all areas

State of Alaska
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER

2010 REMOTE RECREATIONAL CABIN SITES OFFERING NO. 10

NOTICE FOR ALL AREAS

Please note the following changes or clarifications that have occurred in the Remote Recreational Cabin Sites program since the 2009 offering.

Survey Information: A list of surveys in select staking areas is included in your staking packet and is posted online with the staking maps. The online version has active links that you can click and view the survey plats from the Alaska Land Records site at plats.landrecords.info/. You will need Adobe Acrobat Reader or a similar PDF viewer to view the plats.

Lease application checklists: The field work checklist and lease application checklist in the lease application will help you follow basic staking instructions. Please refer to the 2010 – Offering #10 Staking Instructions for more detailed information. Page numbers are included in the checklist as a guide.

Staking Violations: Staking applications are not considered valid until approved by the Remote Recreational Cabin Sites staff. If violations of staking instructions are discovered during application review, the applicant may be directed to return to the staking area and correct the violation prior to the end of the staking period and application approval. If the violation cannot be corrected in the field, staff will discuss alternative options with the applicant, including adjusting parcel boundaries at the time of survey or requesting waivers of staking instructions. If you have concerns your parcel will violate one or more staking instructions, please call staff prior to staking and filing a lease application.

Contact List

- Contact RRCS staff
- Second page includes internet resources

2010 Remote Recreational Cabin Sites Contacts List

In Anchorage

Public Information Center	dnr.pic@alaska.gov	269-8400
RRCS General Information	dnr.rrcs@alaska.gov	269-5664
Victoria Braun, <i>RRCS staff</i>	victoria.braun@alaska.gov	269-5664
Chet Fehrmann, <i>RRCS staff</i>	chester.fehrmann@alaska.gov	269-8851
Amy Conklin, <i>RRCS staff</i>	amy.conklin@alaska.gov	269-8551
Marta Mueller, <i>RRCS manager</i>	marta.mueller@alaska.gov	269-8595
Brandon Simpson, <i>appraiser</i>	brandon.simpson@alaska.gov	269-8513
Johnthomas Williamson, <i>appraiser</i>	johnthomas.williamson@alaska.gov	269-8539
Sam Naramore, <i>surveyor</i>	sam.naramore@alaska.gov	269-8515
Ted Garten, <i>surveyor</i>	ted.garten@alaska.gov	269-8558

In Fairbanks

Public Information Center	fbx-pic@alaska.gov	451-2705
Tim Shilling, <i>manager</i>	timothy.shilling@alaska.gov	451-2734
Blair French, <i>RRCS staff</i>	blair.french@alaska.gov	451-3011

Fact Sheet

Title: Remote Recreational Cabin Sites Staking Program & Appraisal Process



How much will I have to pay for a Remote Recreational Cabin Site?

Because state land is a public asset, state law requires a fair return to Alaskan citizens. With few exceptions, state law says that land cannot be sold for less than its appraised market value. (AS 38.05.840.) The department requires market value appraisals for Remote Recreational Cabin Sites to ensure that this requirement is met.

What is an appraisal?

An appraisal is a formal written report setting out an appraiser's judgment about the most probable sale price that a property will bring on the open market. It is based on research and the study of factors that affect value, including:

- ownership rights and legal restrictions;
- market conditions on the date of appraisal;
- a detailed description of the appraised property; and
- the actual sale prices or rents of similar properties.

The report describes the research, facts found, and appraiser's reasoning. A well-written appraisal report will lead the reader to the appraiser's conclusion of value.

Does the department have specific appraisal standards?

Appraisals must comply with the "Uniform Standards of Professional Appraisal Practice" (USPAP). USPAP is a national standard for professional appraisers published by the Appraisal Foundation under the authority of the United States Congress.

How are Remote Recreational Cabin Sites Appraised?

The appraisal process requires two phases. In the first phase, a *Base Appraisal* report is completed for hypothetical *Key Parcel(s)* before the area is open to staking. The second phase is the final appraisal of each surveyed parcel.

What is a *Base Appraisal* report?

Applicants stake Remote Recreational Cabin Sites on unsurveyed land, but still want some idea of what the land will cost before deciding to stake. A *Base Appraisal* provides that generic parcel valuation. A *Base Appraisal* report estimates the value of one or more *Key Parcels*, or sample parcels, within a staking area. Several different types of *Key Parcels* may be required for a staking area, e.g. waterfront and interior *Key Parcels*. Each *Key Parcel* is as similar as possible to the basic type of parcel that will likely be staked. The *Base Appraisal* describes the following features for each *Key Parcel*: location, access, size, physical features, amenities, and easements/restrictions. The appraised value for each *Key Parcel* is based on sales of similar properties near the staking area, just as if the *Key Parcel* actually existed.

Why is the *Base Appraisal* Report used?

The *Base Appraisal* serves two purposes. First, it gives some idea of what a staked parcel will cost. Second, the values in the *Base Appraisal* will be used to establish the final appraised value for each surveyed parcel.

How can I use the *Base Appraisal* Report?

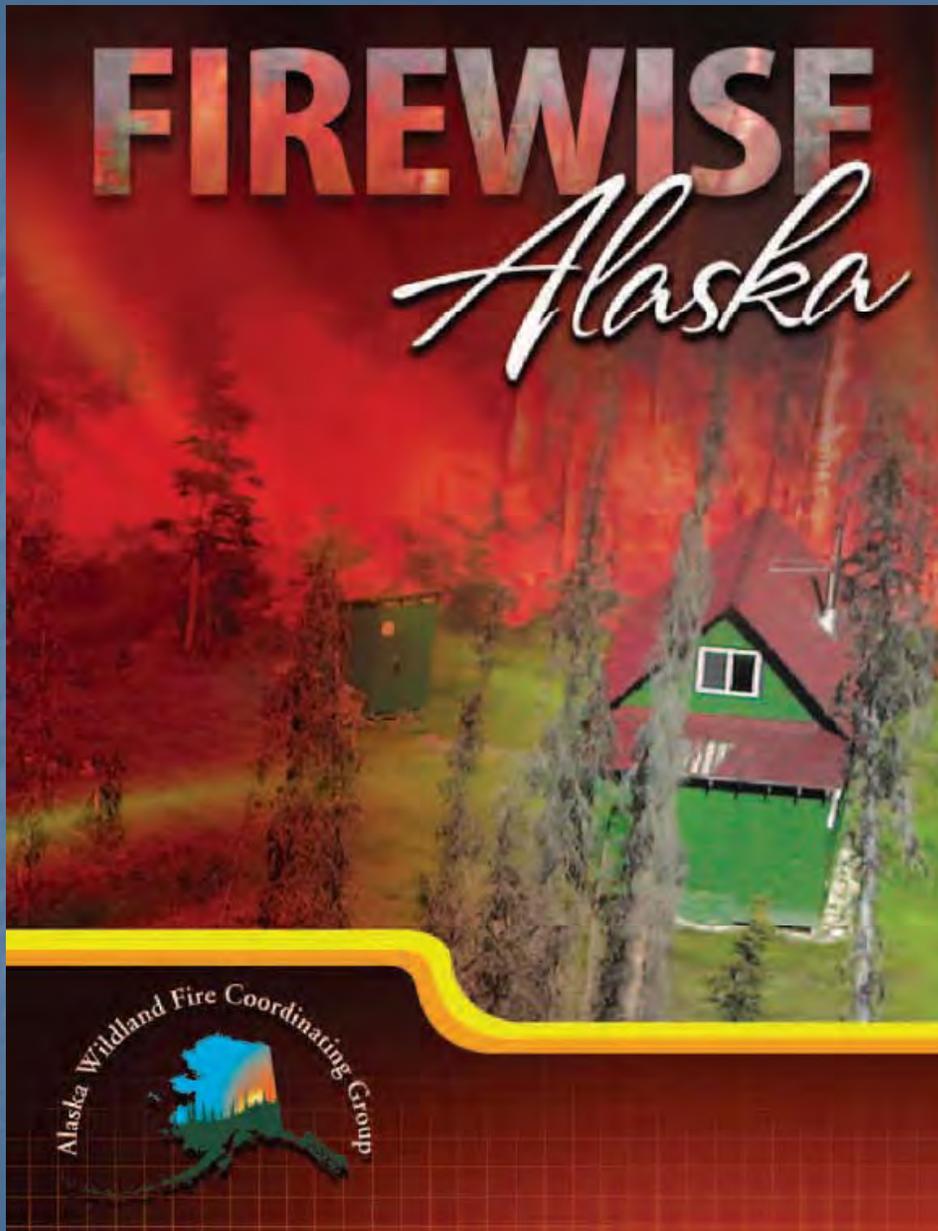
First, read the descriptions of the *Key Parcels*. Next, determine which *Key Parcel* is most similar to the parcel you will or have staked. Finally, look at the conclusion of value for the appropriate *Key Parcel* to determine a likely value for your parcel.

What if the *Key Parcel* value is more than I am willing to pay?

As a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget. Staking a parcel smaller than the *Key Parcel* will usually reduce the price. Another option would be to stake a parcel that avoids or minimizes some of the more attractive attributes described in the *Key Parcel*. The *Key Parcel* values are estimates of

Fact Sheets

- Remote Recreational Cabin Sites
- Remote Recreational Cabin Sites and the Appraisal Process
- Generally Allowed Uses on State Land



Firewise brochure

- Firewise structures
- Firewise landscaping
- Emergency water supply
- Access
- Home fire safety
- When wildfire threatens
- forestry.alaska.gov

What is generally allowed on State-owned land?

- Trails up to 5 feet wide
- Using timber
- Camping
- Fishing and hunting
- Brushing or cutting lines with hand tools

Fact sheet:



Alaska Department of
**Natural
Resources**

Division of Mining, Land and Water • May, 2005

GENERALLY ALLOWED USES ON STATE LAND

As provided in 11 AAC 96.020, the following uses and activities are generally allowed on state land managed by the Division of Mining, Land and Water (these uses and activities may be restricted in legislatively designated areas, or special management category or status as listed in 11 AAC 96.014¹). Uses listed as "Generally allowed" do not require a permit from the Division of Mining, Land and Water. Note that this list does not apply to state parks, nor to land owned or managed by other state agencies such as the University of Alaska, Alaska Mental Health Trust, Department of Transportation and Public Facilities, or the Alaska Railroad. You may need other state, federal or borough permits for these uses or activities. Permits can be required from the Army Corps of Engineers, Department of Environmental Conservation, the Environmental Protection Agency, Alaska Department of Fish and Game Habitat Division (ADF&G-Habitat). A Coastal Project Questionnaire may also be required by these agencies. Before beginning an activity on state land, the user should check to be sure it is generally allowed in that particular area.

TRAVEL ACROSS STATE LAND:

Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; traveling by horse or dogsled or with pack animals.

Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel-drive vehicle and a pickup truck, or using a recreational-type vehicle off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, including a snowmobile (or other tracked vehicle), motorcycle or ATV, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. (Curb weight means the weight of a vehicle with a full tank of fuel and all fluids topped off, but with no one sitting inside or on the vehicle and no cargo loaded. Most highway rated sport utility vehicles are within the weight limit as are most small ATVs, including a basic Argo.) Use of larger off-road vehicles over 1,500 pounds curb weight, and the off-road travel of construction and mining equipment requires a permit from DNR. An authorization is required from the ADF&G-Habitat for any motorized travel in fish bearing streams.

Landing an aircraft (such as a single-engine airplane or a helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Driving livestock, including any number of reindeer or up to 100 horses, cattle, or other domesticated animals.

ACCESS IMPROVEMENTS ON STATE LAND:

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 haulout, 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. A float or dock means an open structure without walls or roof that is designed and used for access to and from the water rather than for storage, residential use, or other purposes. A boat haulout means either a rail system (at ground level or elevated with pilings) or a line attached from the uplands to an anchor or mooring buoy. A floating breakwater means a structure, such as a log bundle, designed to dissipate wave or swell action. A boathouse means a structure designed and used to protect a boat from the weather rather than for other storage, residential use or other purposes.

¹ These special use areas are listed in 11 AAC 96.014 and on the last page of this fact sheet. Maps of the areas are available online at: www.dnr.state.ak.us/mlw/sua/

State of Alaska
Alaska Department of Natural Resources
Division of Mining, Land, & Water
Land Sales/Contract Administration
550 W 7th Ave Ste 640
Anchorage, AK 99501-3576

Photo Release Authorization

Would you like to possibly see one of your photographs used to promote future State of Alaska land offerings? These photographs may appear in printed publications, on our website, or both. *If you would like to participate please sign and return this release authorization form with your lease application.*

I hereby grant permission to the Department of Natural Resources to use my photographs in conjunction with marketing, publicity, and advertising on behalf of the Division of Mining, Land and Water, Land Sales Unit.

By signing below, I acknowledge that I will receive no compensation now or in the future for the use of my photographs.

Signature: _____ Date: _____

Name (please print): _____

Address: _____

If a person in the photograph is under the age of 18, parent or guardian should give consent as follows:

I certify that I am the parent or guardian of

(see name above) and give my consent on behalf
of him, her or them.

Signature of Parent or Guardian: _____ Date: _____

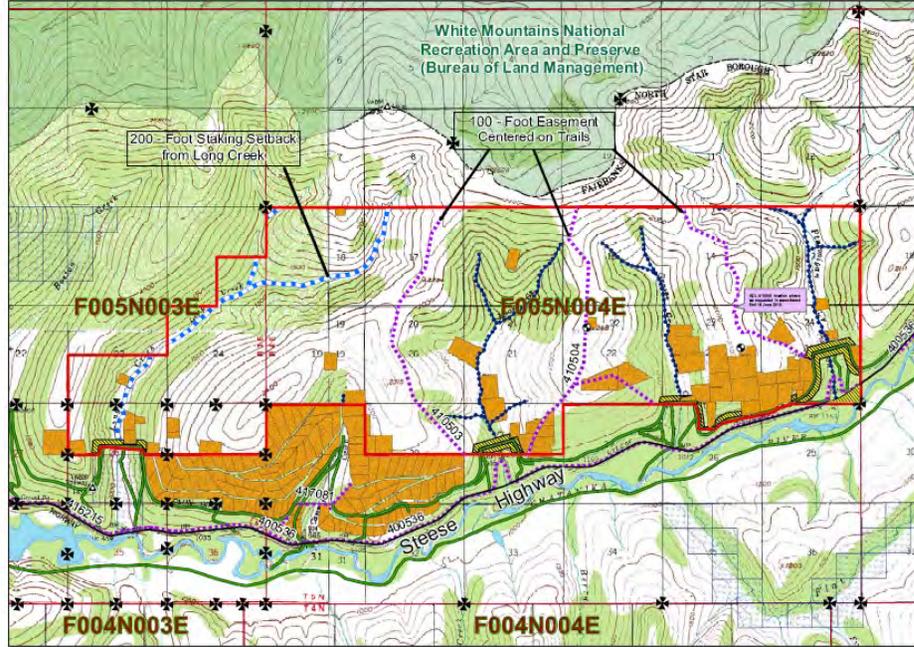
Name (please print): _____

Staff signature: _____ Date: _____

Photo Release Form



Staking Map: White Mountain II



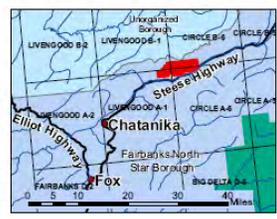
USGS QUADS 183,360
 Circle A6, B6, Livengood A-1, B-1
 T5N R1E, T6N R6E Fairbanks Meridian

This staking map is for public information only. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.

Map Information: Scale: 1:50,000
 Date: 08/11/2010
 Author: [Name]

1. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
2. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
3. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
4. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
5. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
6. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
7. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
8. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
9. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.
10. This map is not a legal document. It is intended to be used as a guide only and does not constitute a legal description of land. It is subject to change without notice. The BLM is not responsible for any errors or omissions on this map. The BLM is not responsible for any damage to property or persons resulting from the use of this map.

- Legend**
- ✱ BLM Monument
 - ⊙ Survey Monument
 - △ NGS Monument
 - ROW Easements
 - ▨ Reserved Areas
 - ▭ Project Area
 - RS2477 Trails
 - Anadromous Streams
 - Public Waters
 - ▭ Private Parcels
 - ▭ State Mining Claims



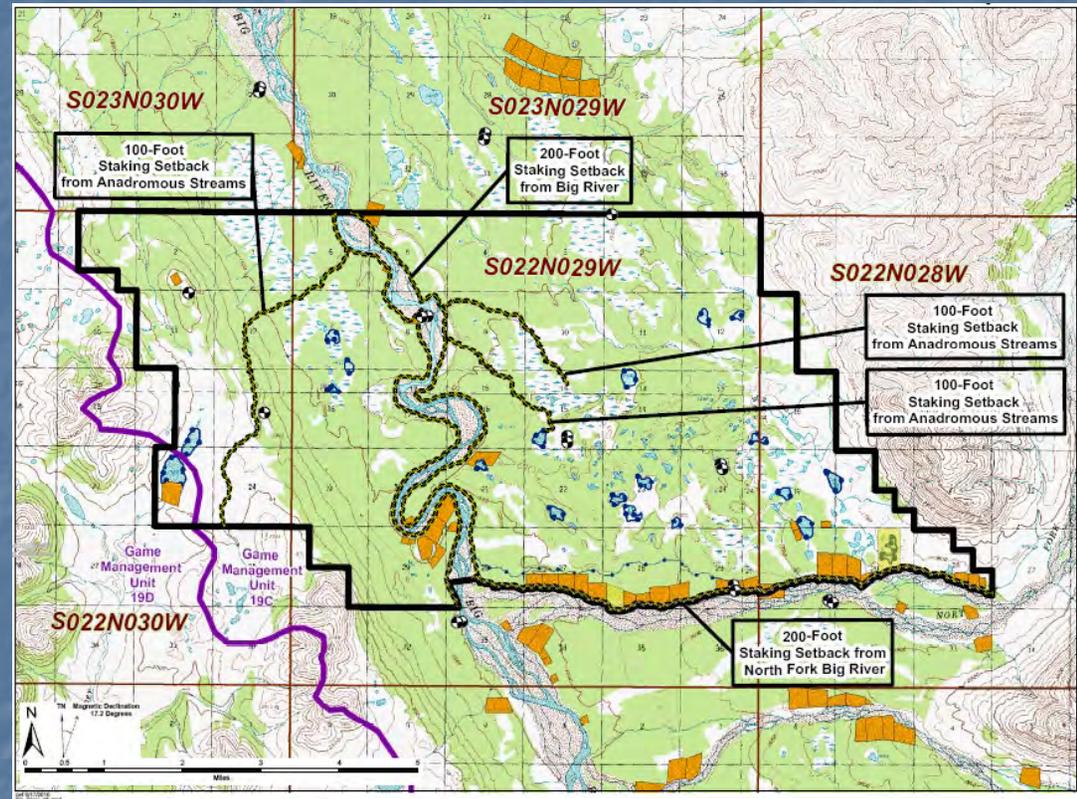
Maps

- Staking Map
- Boundary Coordinate Diagram
- Survey Key

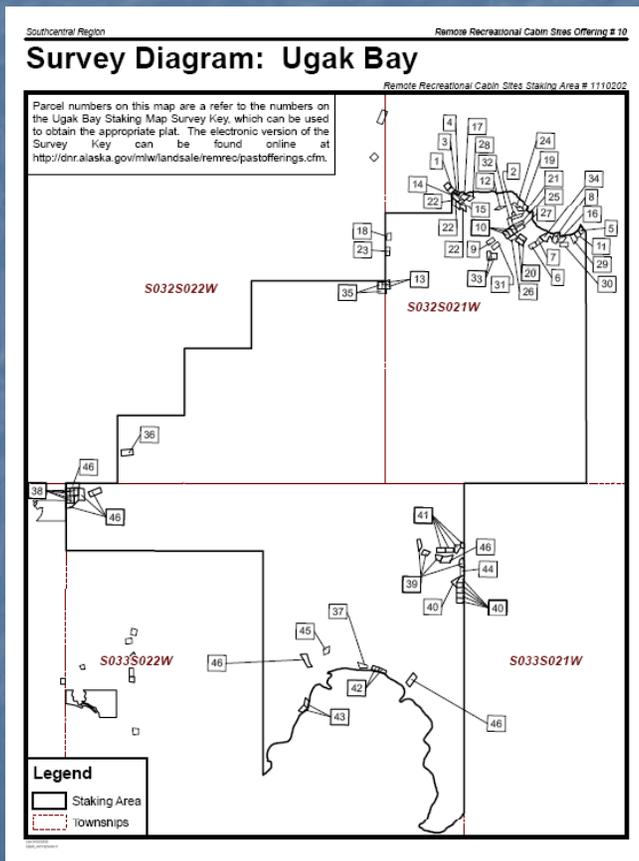
Check Out the Area Beforehand
(and become familiar with your GPS)

Staking Map

- Updated staking maps will be posted on the Remote Recreational Cabin Sites website
- Check out the map notes



Survey Key and Diagram



UGAK BAY STAKING MAP SURVEY KEY

The numbers in this Ugak Bay Staking Map Survey Key correspond to the labels for existing parcels on the Ugak Bay Survey Diagram. The Ugak Bay Staking Map depicts the existing, surveyed parcels as well and is available online here:

dnr.alaska.gov/mi/wlandsale/remrec/mapupdates/ugak_bay.pdf

The links that follow the survey number are for survey plats in the Ugak Bay staking area and vicinity available online from Alaska Land Records. You will need Adobe Acrobat Reader or a similar PDF viewer to view the plats.

Township 32 South, Range 21 West, Seward Meridian:

BLM US Rectangular Survey (USRS)

landrecords.alaska.gov/gis/raster/blm/usrs/20080213/Seward/AK2803200S02100W001.pdf

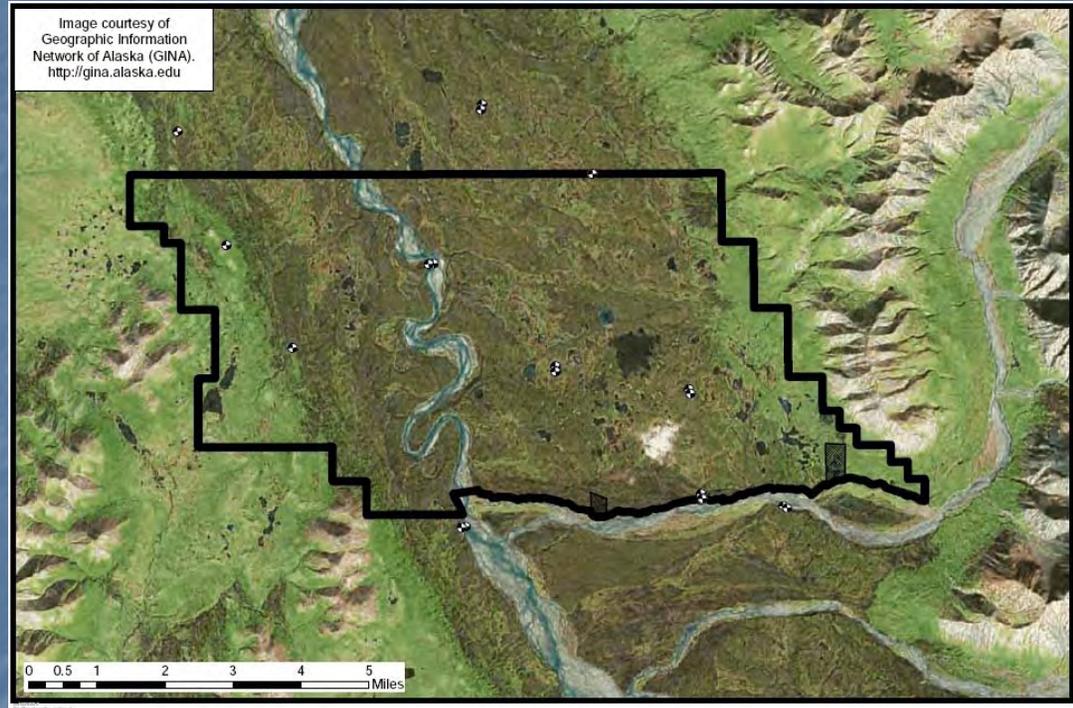
Cadastral Survey Control Plat (ASCS)

landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00019959.pdf

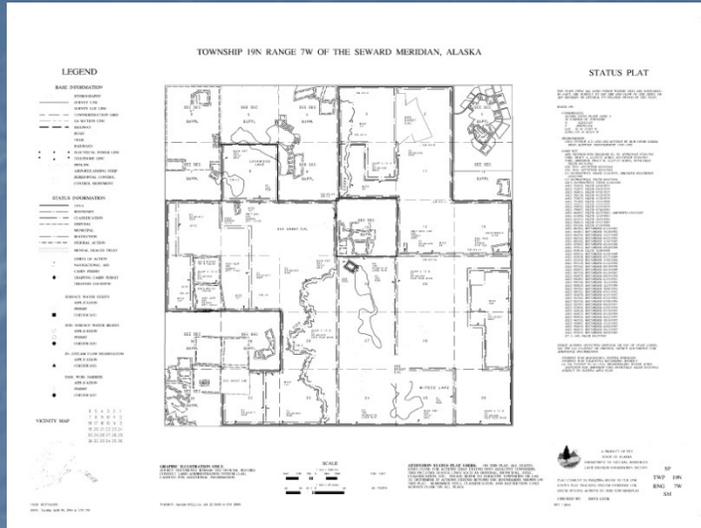
1. Alaska State Land Survey (ASLS) 76-56
landrecords.alaska.gov/gis/raster/dnr/surveys/19990626/00024386.pdf
2. ASLS 77-23
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00024107.pdf
3. ASLS 78-19
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00023804.pdf
4. ASLS 78-106
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00023737.pdf
5. ASLS 84-115
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026106.pdf
6. ASLS 84-116
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026106.pdf
7. ASLS 88-00
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026690.pdf
8. ASLS 88-01
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026686.pdf
9. ASLS 88-118
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026683.pdf
10. ASLS 88-221
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026572.pdf
11. ASLS 87-42
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026485.pdf
12. ASLS 87-115
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026422.pdf
13. ASLS 87-210
landrecords.alaska.gov/gis/raster/dnr/surveys/20000731/00026348.pdf

Imagery

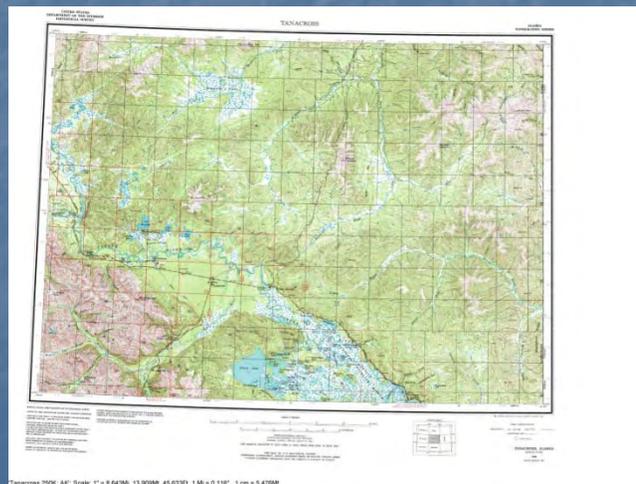
- Images courtesy of the Geographic Information Network of Alaska (GINA)
- Available to you online at gina.alaska.edu



Research Tools



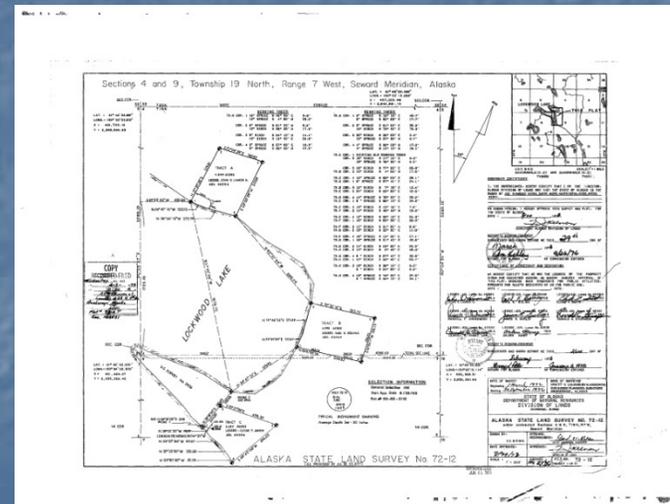
Status Maps



Topo Maps



Photos



Survey Plats

Basic Functions of Consumer GPS

- Allow you to set map datum, units
- •Mark and store waypoints
- •Save routes or tracks
- •“GO TO” or find a location by showing distance and direction to a stored waypoint
- •Show date and time
- •Show direction, speed, and distance traveled
- •Map your progress

Using a GPS Unit for Staking

- Set the Datum to WGS 1984
- Set the format to Degrees, Decimal Minutes
- Record the latitude and longitude coordinates for each corner, your reference point, and access
- Write coordinates for each post in your field notes
- Boundary Coordinate Diagram info can be loaded in handheld ahead of time
- Stay clear of obstructions
- Any doubts? Bring the unit and cable in!

DO NOT BRUSH, FLAG, POST,
PAINT, BLAZE, OR OTHERWISE
MARK A PARCEL PRIOR TO 8
AM ON JULY 16

Collect Your Materials

Items to take with you

Plan for a weekend outing!

- Staking packet
- Name plates for tagging corner posts
- Corner posts (optional)
- Compass and tape (even if you have a GPS!)
- Tape measure and/or knotted rope
- Camera, plus back up disposable camera
- Extra batteries (camera & GPS)
- Flagging tape
- Tools for brushing
- Gear that keeps you safe and comfortable!

Supplies

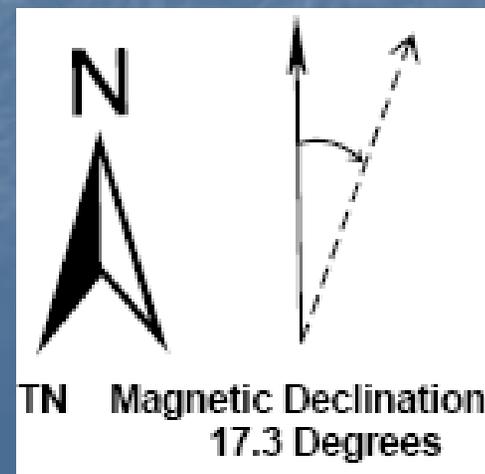
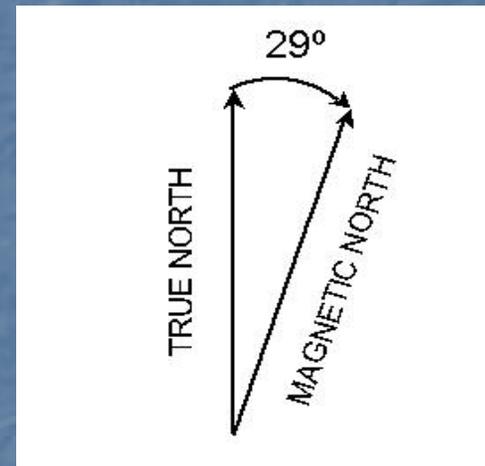
- Surveyor's Exchange
- Arctic Fire & Safety
- Sportsman's Warehouse
- REI, Inc.
- Accupoint
- Beaver Sports
- Home Depot
- Lowe's
- Alaska Industrial Hardware (AIH)



Locate Your Parcel

Using a Compass

- Use True North
 - Magnetic declination is significant in Alaska
 - Use compass with internal adjustment if possible
 - Add declination to the compass reading if you don't have an internal adjustment
 - Set GPS unit for true north as well
- Use the declination reported on the staking map
 - Typically 15 to 30 degrees east
 - USGS topography maps are outdated



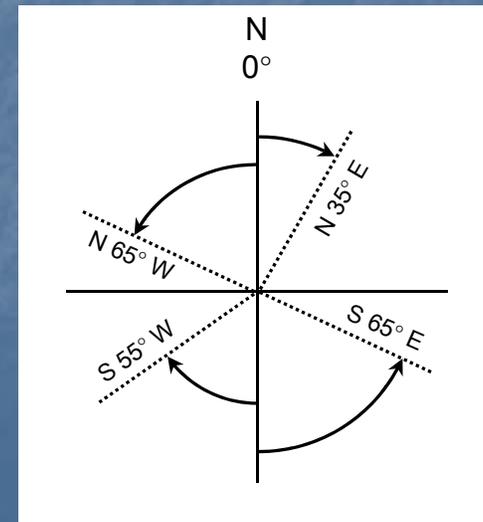
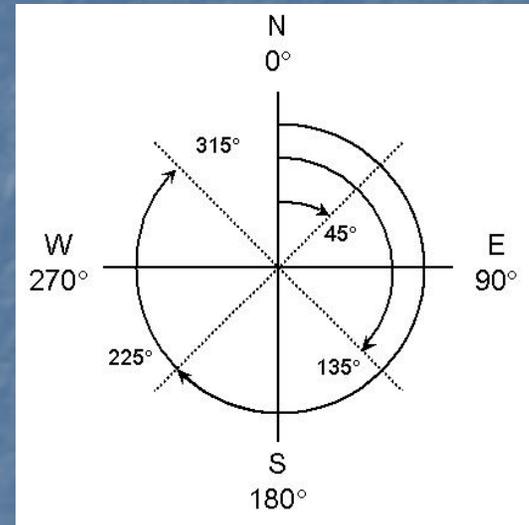
Using a Compass

■ Azimuth

- 0-360 degrees
- Corresponds to numbers on compass dial
- Report this on your lease application

■ Bearing

- 0-90 degrees in quadrants
- Recorded on survey plats
- Ask staff to help you calculate an azimuth



Measuring Distances

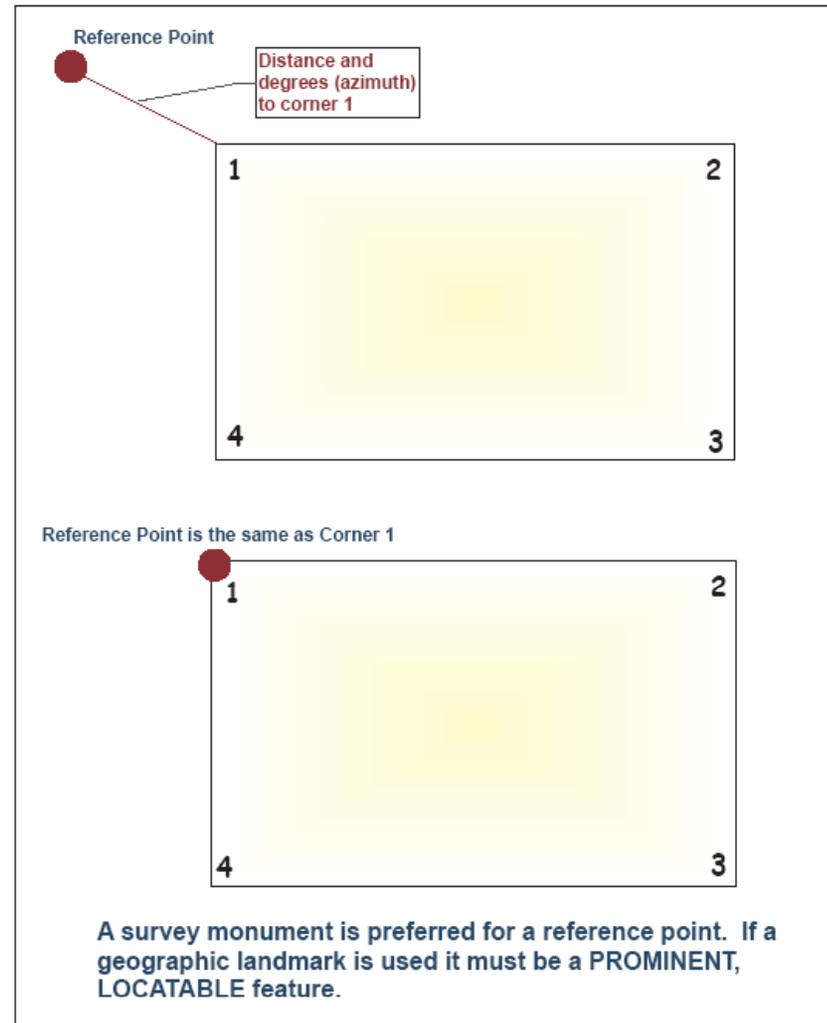
- Use a GPS unit
- Also Use a tape to measure parcel boundaries
 - Field tape
 - Reel-type
 - Measure out length of rope
 - Avoid stretchy rope
 - Knot it at known intervals



Reference Points

- Use control monuments, cadastral survey monuments, or lot corner monuments
 - Distance and bearing must be shown from reference to Corner #1 or use the reference as Corner #1
 - Survey monument preferred as reference point

Reference Point Examples:



Monuments & Bearing Trees

- BLM (Bureau of Land Management)
- Control Monuments
- ASLS Monuments (Alaska State Land Survey)
- Witness Corners
- Bearing Trees





Example of Monument Rubbing with Photo

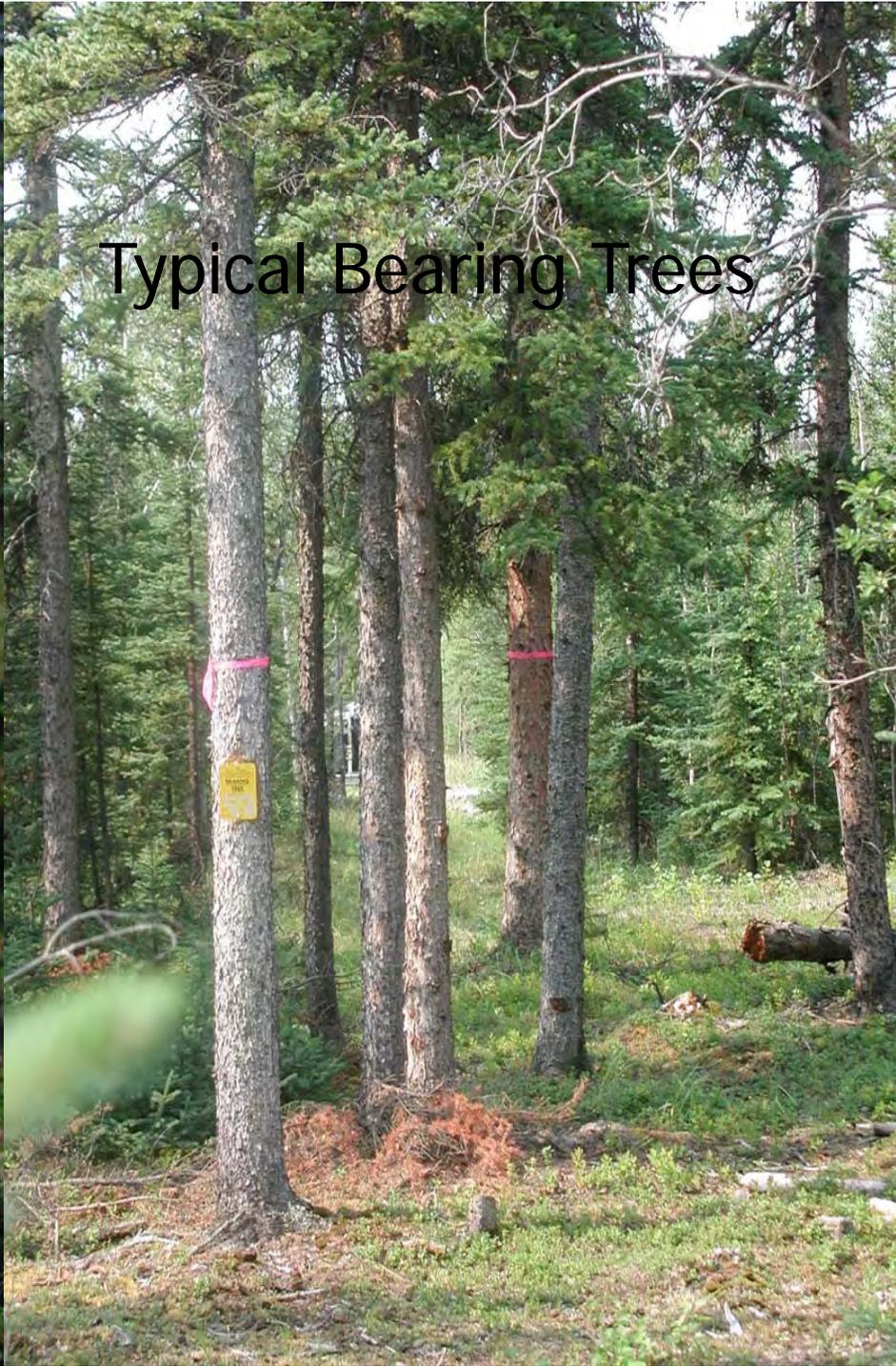
Survey marker



BLM

ASLS





Stake Your Posts and Brush
and Flag Parcel Lines

Please respect private property

PRIVATE
PROPERTY
STAKED 1999

NO HUNTING



Corner Posts

- Must be 4' above ground
 - Think snow!
 - Embed in the ground
- Can use a variety of materials
 - Think sturdy!
 - Lumber posts
 - Fiberglass (Carsonite)
 - Topped, painted tree
 - Limbed, painted large tree
- Highly Visible
 - Think dark!
 - Squared, painted



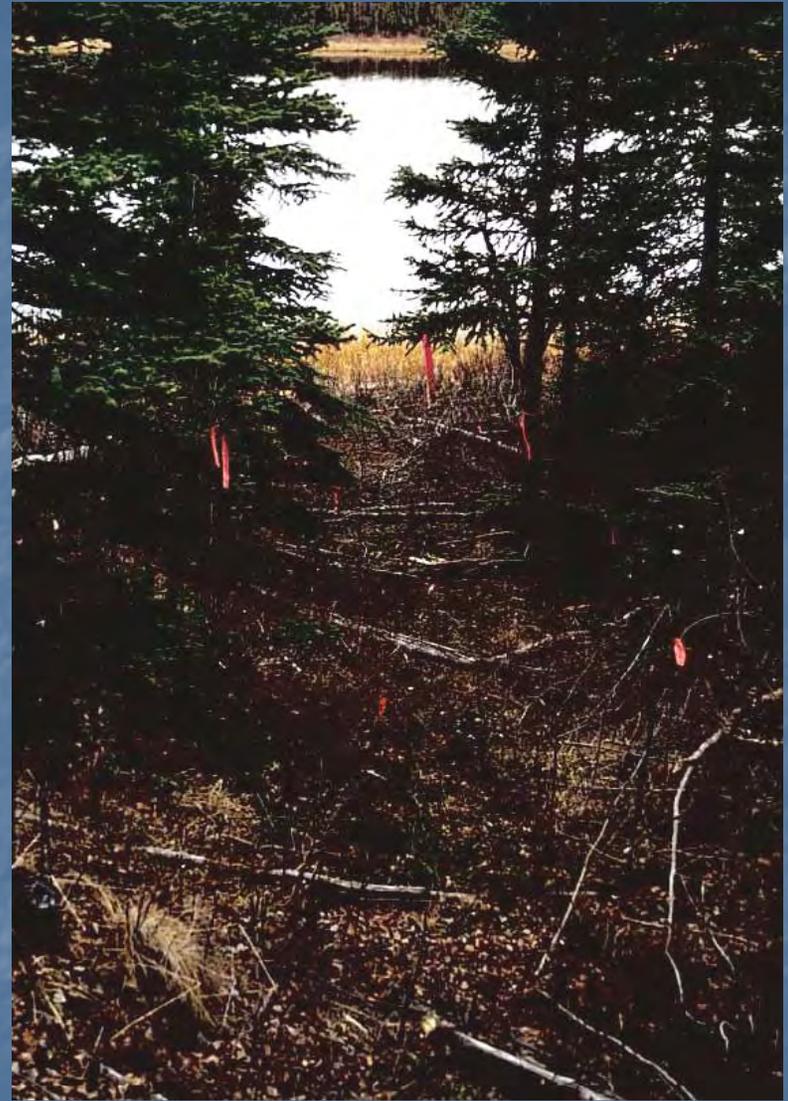


Corner posts squared off, painted orange with name plate attached.

Brushed Line

- Line of sight for surveyors
- Notice to other stakers, users that the parcel is staked
- Cleared of overhanging branches, brush
- Flagged at least every 20 feet (yards and yards of flagging!)
- Open areas tricky to brush, use additional markers





Map Your Parcel on the Lease Application

Follow the checklists!



Applicant _____ ADL _____
(Alaska Division of Lands number)

Field Work Checklist

This checklist will help you follow basic staking instructions. Questions about the shape and location of your parcel? Help is in the Staking Instructions on the page(s) shown next to each check box.

Pages	
<input type="checkbox"/> 12	Parcel is located within the staking area.
<input type="checkbox"/> 12, 13	Parcel is within minimum/maximum acreage limits.
<input type="checkbox"/> 12	Parcel is reasonably compact.
<input type="checkbox"/> 12, 13	Parcel does not exceed 2:1 ratio of length to width.
<input type="checkbox"/> 12	Lines are straight between corners unless staked to and along water bodies or trail easements.
<input type="checkbox"/> 14	Side lines are perpendicular to water bodies.
<input type="checkbox"/> 14, 15	Water body frontage does not exceed 33% of total perimeter of parcel or as specified in the supplemental staking instructions for the area.
<input type="checkbox"/> 15	Parcel is staked up to or is at least 330 feet from a water body or staking setback along a water body.
<input type="checkbox"/> 15	Parcel is not staked over RS 2477 right-of-way or ADL trail easement.
<input type="checkbox"/> 15	Parcel is staked up to or is at least 330 feet from RS 2477 right-of-way or ADL trail easement, or staking setback.
<input type="checkbox"/> 15	Parcel is not staked over a surveyed township or section line.
<input type="checkbox"/> 15	Parcel is staked up to or is at least 330 feet from surveyed section line, township line, or parcel line.
<input type="checkbox"/> 17, 21	Parcel lines are brushed and flagged at the time of staking.
<input type="checkbox"/> 17, 21	Optional GPS worksheet is complete.
<input type="checkbox"/> 17, 21	Parcel is drawn on the staking map and on the sketch plat.
<input type="checkbox"/> 17, 21	Direction, degrees (azimuth), and distance between the reference point monument and Corner No. 1, and from corner post to corner post are measured and described on the legal description worksheet.
<input type="checkbox"/> 17, 21	Photo documentation of reference point monument, each corner post, each name plate, each brushed line, and access route is complete.

Lease Application Checklist

This checklist will help you fill out a complete lease application. Questions about filling out this lease application? Help is in the Staking Instructions on the page(s) shown next to each check box.

Pages	
<input type="checkbox"/> 9, 18	Description and location (township, range, meridian, and section) of reference point.
<input type="checkbox"/> 17, 21	Direction, degrees (azimuth), and distance to Corner No. 1. Note: If Corner No. 1 is a survey monument, it can also be used as your reference point.
<input type="checkbox"/> 20	Description of corner post and any common corner posts or survey monuments.
<input type="checkbox"/> 17, 21	Direction, degrees, and distance to each successive corner post (corner posts should be numbered in a clockwise direction), including common boundaries with other parcels, water bodies, trails, or surveys.
<input type="checkbox"/> 17, 21	Direction, degrees, and distance back to Corner No. 1, including common boundaries with other parcels, water bodies, trails, or surveys.
<input type="checkbox"/> 9	Parcel location (township, range, meridian, and section).
<input type="checkbox"/> 12, 32	Parcel acreage.
<input type="checkbox"/> 10, 29	Description of the existing or planned access to parcel.

Page 2 of 9 (Rev. 6/2010)

Applicant _____ ADL _____
(Alaska Division of Lands number)

Sketch Plat (Application Page 6)

Pages	
<input type="checkbox"/> 18, 21	Direction and distance from the reference point to Corner No. 1.
<input type="checkbox"/> 34, 35	Parcel drawn to scale (1 inch = 880 feet), oriented to true north, with corners numbered clockwise.
<input type="checkbox"/> 21	Distances and directions between each corner labeled as described in your legal description worksheet.
<input type="checkbox"/> staking map	Geographic features such as water bodies, gullies, ridges, and trails that either provide boundaries for parcels or will help the department verify the location of your parcel.
<input type="checkbox"/> 17, 21	All parcels that are near your parcel with the name of the staker or the survey (e.g. ASLS) number.
<input type="checkbox"/> 10, 29	Existing or planned access to your parcel. Show any existing or proposed route or landing area.

Photo Documentation (A minimum of 9 photos, clearly labeled)

Pages	
<input type="checkbox"/> 17, 18	Close-up of reference point monument cap.
<input type="checkbox"/> 17, 20	Close-ups of nameplates on each corner post, clearly legible.
<input type="checkbox"/> 17, 20	Each corner post in context of nearby surroundings such as view along parcel line.
<input type="checkbox"/> 17, 20	Brushed and flagged lines between corner posts, with paint, flagging, and blazing visible along line. You can indicate corner posts with a person using hand signals to show which corner they are standing at and which corner is behind them.
<input type="checkbox"/> 10, 12, 16, 17	Other documentation of your parcel and surroundings including adjacent parcel corner posts and nameplates, general view of parcel, views from parcel, geographic features, or trails.
<input type="checkbox"/> 10, 17	Existing or planned access to your parcel. Show any existing or proposed overland route or landing area.

Other Items

Pages	
<input type="checkbox"/> 25	\$100 application fee payable to the Department of Natural Resources.
<input type="checkbox"/> 25	Original signature on applicant affidavit (Page 9) is notarized after staking is completed.
<input type="checkbox"/> 29	Applicant's address and telephone information is complete.
<input type="checkbox"/> 7	Authorized agent is listed (including family member), if applicable.
<input type="checkbox"/> 18	GPS worksheet is completely filled out.
<input type="checkbox"/> 7, 21	Copy of staking map showing location of staked parcel is attached.
<input type="checkbox"/> 10, 29	Application received by DNR by 5:00 pm on January 31, 2011.

OFFICE USE ONLY

Application fee is enclosed.

Page 1 (applicant information) is complete.

Pages 4, 5, and 6 (legal description worksheet) are complete.

Page 7 (sketch plat) is complete.

Page 8 (GPS worksheet) is complete (optional).

Affidavit on Page 9 includes original applicant signature and original notary signature and stamp. If agent signs, agent needs power of attorney.

Copy of staking map showing location of staked parcel is attached.

Pictures are labeled and enclosed.

Received by mail By: _____ Date: _____

Received in person (Staking Period ends January 31, 2011)

Page 3 of 9 (Rev. 6/2010)

Applicant _____

ADL _____
(Alaska Division of Lands number)

LEGAL DESCRIPTION WORKSHEET – ATTACHMENT A

Staking Area Name _____ Date Parcel Staked ____/____/20__

REFERENCE POINT SURVEY MONUMENT DESCRIPTION

Commencing at (check one)

- Alaska State Land Survey (ASLS) No. _____ Corner No. _____ Tract/Lot No. _____
- United States Survey (USS) No. _____ Corner No. _____ Tract/Lot No. _____
- Other (describe) _____
- Alaska State Control (CM) Monument No. _____
- Alaska State Cadastral Survey (ASCS) Monument
- US Rectangular Survey (USRS) Monument

Reference point is located within the (circle one) NE ¼ SE ¼ NW ¼ SW ¼
of Section _____ Township _____ Range _____ Meridian _____

DISTANCE AND DIRECTION FROM REFERENCE POINT TO CORNER NO. 1

Thence _____ (direction) _____ degrees (azimuth) _____ feet (distance) to Corner No. 1
 Check here if your reference point is also your corner No. 1

CORNER NO. 1 DESCRIPTION

A (check one)

- 4" x 4" x 4" lumber post
- Carsonite post
- Spruce tree Birch tree other (describe) _____

_____ inches in diameter, cut to _____ feet high and squared to 4" x 4" at the top
Painted (describe color) _____ and/or _____ (describe color) flagging tape
with name plate attached (required).
Common to (describe common corner, if any) _____

DISTANCE AND DIRECTION FROM CORNER NO. 1 TO CORNER NO. 2

Thence _____ (direction) _____ degrees (azimuth) _____ feet (distance) to Corner No. 2
In common with (describe common boundary or feature, if any) _____

CORNER NO. 2 DESCRIPTION

A (check one)

- 4" x 4" x 4" lumber post
- Carsonite post
- spruce tree birch tree other (describe) _____

_____ inches in diameter, cut to _____ feet high and squared to 4" x 4" at the top
Painted (describe color) _____ and/or _____ (describe color) flagging tape
with name plate attached (required).
Common to (describe common corner, if any) _____

Applicant _____

ADL _____
(Alaska Division of Lands number)

LEGAL DESCRIPTION WORKSHEET – ATTACHMENT A

DISTANCE AND DIRECTION FROM CORNER NO. 2 TO CORNER NO. 3

Thence _____ (direction) _____ degrees (azimuth) _____ feet (distance) to Corner No. 3.
In common with (describe common boundary, if any) _____

CORNER NO. 3 DESCRIPTION

A (check one)

- 4" x 4" x 4" lumber post
- Carsonite post
- spruce tree birch tree other (describe) _____

_____ inches in diameter, cut to _____ feet high and squared to 4" x 4" at the top
Painted (describe color) _____ and/or _____ (describe color) flagging tape
with name plate attached (required).
Common to (describe common corner, if any) _____

DISTANCE AND DIRECTION FROM CORNER NO. 3 TO CORNER NO. 4

Thence _____ (direction) _____ degrees (azimuth) _____ feet (distance) to Corner No. 4
In common with (describe common boundary or feature, if any) _____

CORNER NO. 4 DESCRIPTION

A (check one)

- 4" x 4" x 4" lumber post
- Carsonite post
- spruce tree birch tree other (describe) _____

_____ inches in diameter, cut to _____ feet high and squared to 4" x 4" at the top
Painted (describe color) _____ and/or _____ (describe color) flagging tape
with name plate attached (required).
Common to (describe common corner, if any) _____

Check this box if your parcel has more than 4 corners and you are using an additional description worksheet page.
Attach the additional worksheet page to your application.

DISTANCE AND DIRECTION BACK TO CORNER NO. 1

Thence _____ (direction) _____ degrees (azimuth) _____ feet (distance) to Corner No. 1
In common with (describe common boundary or feature, if any) _____

Parcel is located in Section(s) _____ Township _____ Range _____ Meridian: _____
containing _____ acres, more or less, according to the attached sketch plat

ACCESS DESCRIPTION

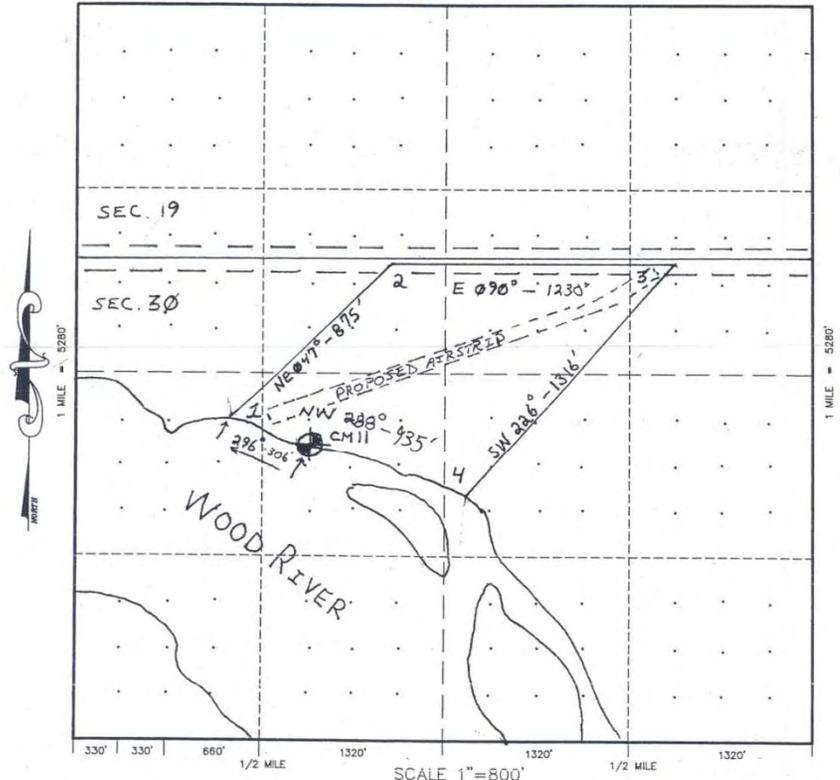
Access to my parcel is by _____

Legal Description Worksheet

DL 416950

SKETCH PLAT

PARCEL STAKED BY GPS TAPE & COMPASS
1 MILE = 5280'



SECTION 30 TOWNSHIP 7S RANGE 1W FAIRBANKS MERIDIAN

Sketch Plat Example

GPS Worksheet

Applicant _____

ADL _____
(Alaska Division of Lands number)

GPS WORKSHEET (OPTIONAL)

Staking Area Name _____ Date Parcel Staked ____/____/20__

YOU MUST COMPLETE THIS WORKSHEET IF YOU ARE USING A GPS WHEN STAKING PARCEL

- All waypoint data should be collected on the same day. At a minimum, data for the reference point and one parcel corner must be collected on the same day.
- If the GPS unit is turned off between readings, allow several minutes to calibrate before taking a reading.

1. Date(s): _____
2. Name of GPS operator: _____
3. Brand and Model of GPS Unit: _____
(example: Garmin 60CSx)

CHECKLIST

1. GPS set to WGS 84
(World Geodetic System 1984)
Many GPS units are preset to WGS 84.
If yours is not, you must change it to WGS 84
to get accurate readings. If you are unsure
how to set your datum, please call us at:
(907) 269-8594.
2. GPS set to Display Coordinates in
Degrees (°), Minutes.decimal (')
Example:
Your display should look like this:
N 64° 50.329'
W 147° 48.722'
Not this:
N 64° 50' 19.8"
W 147° 48' 43.3"
3. Minimum of 4 Satellites Acquired

<p>REFERENCE POINT DESCRIPTION</p>

LATITUDE AND LONGITUDE

Reference Point:
N _____° _____' _____"
W _____° _____' _____"

Corner No. 1:
N _____° _____' _____"
W _____° _____' _____"

Corner No. 2:
N _____° _____' _____"
W _____° _____' _____"

Corner No. 3:
N _____° _____' _____"
W _____° _____' _____"

Corner No. 4:
N _____° _____' _____"
W _____° _____' _____"

Corner No. 5 (If necessary):
N _____° _____' _____"
W _____° _____' _____"

Corner No. 6 (If necessary):
N _____° _____' _____"
W _____° _____' _____"

Take pictures!

Take pictures!

- Reference point monument
- Nameplates on each corner post, clearly legible
- Corner posts
- Brushed and flagged lines between corner posts, with paint, flagging, and blazing visible along line
 - Indicate corner posts with a person using hand signals
- Other pictures of your parcel and surroundings
 - Adjacent parcel corner posts and nameplates
 - General view of parcel
 - Geographic features
 - Trails
- Access to your parcel



Apply for Your Parcel Lease

Lease Application Affidavit

- Must be notarized by the staker or staker's attorney-in-fact
- Can be notarized in the DNR PIC or by RRCS staff without charge

Applicant _____

ADL _____
(Alaska Division of Lands number)

AFFIDAVIT:

I hereby certify that the following is true and accurate and that:

1. I am an Alaska resident, and have been for at least one year immediately preceding the date of lottery application;
2. I am 18 years of age or older at the time the lottery application is submitted;
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;
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;
6. I have fulfilled all the requirements under 11 AAC 87.800-845 and AS 38.05.600;
7. I or my authorized agent have read and understand the staking, brushing and marking requirements set out in the staking instructions. I or my authorized agent knowingly and willingly staked, brushed and flagged the land described above on the date claimed as directed by the Remote Recreational Cabin Sites staking instructions and Supplemental Instructions for my staking area;
8. This application/affidavit properly represents the site staked by my authorized agent or myself and I assume full responsibility for the performance of my agent in the field, if applicable;
9. I or my authorized agent have identified and observed private property boundaries and previously staked parcel boundaries;
10. I accept the site as is and as staked by my authorized agent, or myself;
11. I understand if my written legal description conflicts with the actual location of my corner posts in the field, the actual location of my corner posts will control over the written description;
12. I will not hold the State of Alaska liable for any claim, loss or liability arising out of or connected in any way whatsoever, to the exercise of the privileges granted under AS 38.05.600;
13. I acknowledge that the filing of this application/affidavit does not grant me any right to occupy or use the land for which I have applied for any purposes whatsoever or to cut any trees, clear any land, or construct any trails or roads on any state land until I receive a valid Remote Recreational Cabin Site Lease, and/or such other authorization as may be required by law; and
14. I understand that falsifying any information in this application/affidavit is a substantial breach of the terms and conditions of the Remote Recreational Cabin Sites program.

Signature of Applicant

Date

STATE OF ALASKA)
) ss.
____ JUDICIAL DISTRICT)

SUBSCRIBED AND SWORN TO BEFORE ME BY _____ (applicant) on
this _____ day of _____, 20_____.

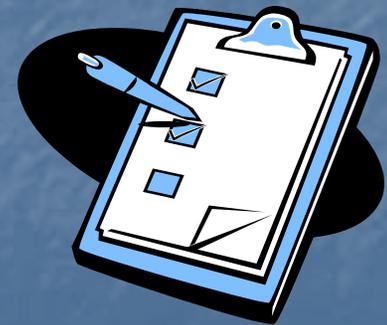
Notary Public, Postmaster, Clerk of Court, Judge,
Magistrate, or State Trooper (Badge No: _____)
My commission expires: _____

Submit your lease application

- Lease application period starts 10 am on July 19
 - Priority-of-service lottery
 - Join us at 8 am in the Anchorage and Fairbanks PICs
- Submit lease applications within 14 days of staking
- Lease application period ends 5 pm on January 31
- Submit lease applications in person or by mail
- Leases will be reviewed prior to approval
- Check the staking map online for updates

Eight Simple Steps to Staking

- Read the entire Staking Packet
- Check out the area beforehand
- Collect your materials
- Stake your parcel after the staking period opens
- Brush and flag your parcel lines
- Map and describe your parcel (Lease Application)
- Take photographs
- Apply for your parcel lease
- Questions?



Lease Your Parcel

Leasing a Remote Recreational Cabin Sites Parcel

- Leases are approved at one time – expect a delay
- You may use your parcel while you lease it, including building a cabin
- The lease payment, survey deposit, appraisal deposit are paid in quarterly payments
- The survey is contracted out, all parcels are surveyed together
- The appraisal is done in-house

How much is this going to cost me?

- Quarterly payments consists of:

- Lease rental
- Appraisal Deposit of \$500
- Survey Deposit depends on site staked, acreage

- Final appraised value

- Survey deposits credited to lessee
- Example:
 - \$20,000 parcel value
 - \$5,000 paid toward cost of survey
 - =\$15,000 balance at time of purchase



Payment Information

- Payment information sheet will be sent with your lease after your application is approved
- Sheet includes payment schedule
- Sheet also includes your ADL number, Customer ID number (CID), and information on remitting payment
 - Online
 - In-person
 - By mail

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND, AND WATER

2009 REMOTE RECREATIONAL CABIN SITES LEASE
ADL 230750 PAYMENT INFORMATION SHEET

This payment information is for your 2009 Remote Recreational Cabin Sites lease ADL 230750. Over the course of your three-year lease, you will pay an annual lease rental, an appraisal deposit, and a survey deposit. The Department combines the fees and deposits and allows you to make equal quarterly payments over the three-year term of your lease.

Your lease is effective May 1, 2010. Your first quarterly payment of **\$434.17** is due on or before May 1, 2010. Over the next three years you will be required to remit 11 more quarterly payments of **\$434.17** according to the schedule in the table below. You should receive courtesy notices from DNR Financial Services if you stay current on your lease payments. There is no penalty for pre-paying your lease fees.

QUARTERLY PAYMENT DUE DATES		
1 st Year	2 nd Year	3 rd Year
May 1, 2010 (first payment)	May 1, 2011	May 1, 2012
August 1, 2010	August 1, 2011	August 1, 2012
November 1, 2010	November 1, 2011	November 1, 2012
February 1, 2011	February 1, 2012	February 1, 2013

Information on how the fees and deposits are calculated follows.

LEASE RENTAL

- Your annual lease rental payment is \$100.00. Over the course of the three-year lease you will pay a total of **\$300.00** in lease rental payments.
- The lease rental payment is not credited toward your parcel purchase.
- A total of **\$25.00** of each quarterly payment is applied to your lease rental payment.

APPRAISAL DEPOSIT

- Your appraisal deposit is **\$500.00**.
- The actual appraisal costs are not credited toward your parcel purchase.
- The balance of your appraisal deposit remaining after actual appraisal costs are paid will be credited toward your parcel purchase.
- A total of **\$41.67** of each quarterly payment is applied to your appraisal deposit.

SURVEY DEPOSIT

- Your estimated survey deposit is **\$4,410.00**.
- The survey deposit varies among staking areas and depends on parcel size.
- The survey deposit is credited toward your parcel purchase.
- A total of **\$367.50** of each quarterly payment is applied to your survey deposit.

Purchasing Your Parcel

- Purchase parcel fee-simple after survey and appraisal are complete
- Finance through DNR
 - Interest Rate - three points over the prime rate
 - (Taken from Wall Street Journal 1st of every month)
 - Term depends on remaining balance
 - <\$2,000 – must be paid in full
 - \$2,000.01 - \$9,999 not more than 5 years
 - \$10,000 - \$14,999.99 not more than 10 years
 - \$15,000 - \$19,999.99 not more than 15 years
 - \$20,000 or more, not more than 20 years.
- Or payoff balance
 - Credit card, personal check, cashier's check

Appraisal Information

Appraisal Summary

- Included in Base Appraisal for each staking area
- Included in Supplemental Staking Instructions in your staking packet

APPRAISAL SUMMARY

Lake Louise East Staking Area is located about 120 miles northeast of Anchorage, 1½ miles east of Lake Louise and 6 miles west of Crosswind Lake. The project lies 30 air miles northwest of the town of Glennallen. The area encompasses approximately 46,080 acres in. There are 40 new cabin sites planned for this area.

Legal Description	Within all or part of Sections 1 through 36 in Township 6 North, Range 6 West, and Sections 1 through 36 in Township 7 North, Range 6 West, all in Copper River Meridian, Alaska	
Owner	State of Alaska	
Hypothetical Key Parcel	Parcel "A" - Waterfront	Parcel "B" - Interior
Size	5.00 acres	20.00 acres
Location	Lake Louise East	Lake Louise East
Access	ATV, snowmobile, or fly-in,	ATV, snowmobile, or fly-in,
Building Site	Average	Average
Easements	Typical	Typical
Waterfront	Lake or creek w/ setback	None
Amenities	Typical view of surrounding area	None
Improvements	None	
Highest and Best Use	Recreational cabin sites	
Interest Appraised	Fee simple title, excluding mineral rights	
Date of Inspection	Not inspected	
Effective Date of Value	March 16, 2001	
	Parcel "A" w/Waterfront 5 ac.	Parcel "B" w/o Waterfront 20 ac.
Market Value of Key Parcels	\$14,000 or \$2,800 per acre	\$11,000 or \$550 per acre

SUMMARY OF ADJUSTMENTS

Characteristic	Criteria	Adjustment
Date of Value	Date of Filing	To Be Determined
Location	No distinction within the staking area	None
Size, acres	Adjustment for variations in size.	See Addenda
Access	Parcels located on lake w/aircraft access	1.00
	Parcels further than one-half mile from lake or established trail	0.90
Building site	Good: mostly level to gently sloping, well drained, wooded site	1.10
	Average: 50% level to gently sloping, adequately drained, partly wooded	1.00
	Poor: mostly steep or wet ground, or unstable soil conditions	0.90
Easements	Typical easements are considered in the base value. Other easements or trails across staked parcels to be handled based on reduced useable area & impact on remainder.	To be determined
Waterfront	Lake or Tolsona Creek (Key Parcel "A")	1.00
	Pond or perennial creek (Key Parcel "B")	1.10
Amenities	Typical view of surrounding landscape	1.00
	View of pond or exceptional view	1.10

Adjustment Process: An adjustment of less than 1.00 means the feature of the staked parcel is inferior to the hypothetical key parcel and requires a downward price adjustment. An adjustment of greater than 1.00 means the feature is superior to the hypothetical key parcel, requiring an upward adjustment. An adjustment of 1.00 means the property feature is similar to the key parcel, and no adjustment is necessary. The adjustments are multiplied to obtain a total adjustment, which is then multiplied by the estimated value of the key parcel to yield a value for the staked parcel.

Estimated values based on acreage

Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Parcel "A"	5.00 acres	\$2,926	\$14,600
Lake Louise East	10.00 acres	\$2,200	\$22,000
Staking Area	15.00 acres	\$1,914	\$28,700
	20.00 acres	\$1,650	\$33,000
Parcel "B"	5.00 acres	\$998	\$5,000
Lake Louise East	10.00 acres	\$750	\$7,500
Staking Area	15.00 acres	\$653	\$9,800
	20.00 acres	\$563	\$11,300

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:

- Exceptional views
- Frontage on a pond, creek or established trail
- Good building site (mostly level, well drained, low potential for flooding and erosion)

Some features that could decrease the price of a staked parcel:

- Poor building site (mostly steep or wet ground, and/or high potential for flooding and erosion)
- Very difficult access

Note: Base Appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/.

Parcel Appraisal

- Finalized after parcel survey is complete
- May have market adjustment
- Date of value is date lease is approved
- Example shows a Key Parcel "A" on the lake front, a first-tier parcel

DESCRIPTION and VALUATION ADL 228073

Descriptive Photo: (view of parcel from Three Island Lake)



Inspected	Date 6/18/03		By Brandon Simpson
Legal Description	Tract M, ASLS 2002-9		
Location	Lake Louise East Staking Area		
Comparisons	KEY PARCEL "A"	ADL 228073	Adjustment
Date of Value		3/15/02	1.00
Location	Lake Louise East Staking Area	Lake Louise East Staking Area	1.00
Size, acres	5.00 acres	8.64 acres	0.83
Access	ATV, snow machine or fly-in	ATV, snow machine or fly-in	1.00
Building site	Average	Average	1.00
Easements	Typical	Typical	1.00
Amenities	Typical view	Typical	1.00
		Total Adjustment	0.83
		Key Parcel Value	\$2,800 per/acre
		INDICATED VALUE (Rounded)	\$20,100 (\$2,324 per/acre for 8.64 acre parcel)

Remarks: Customer

Some wet portions, flat parcel treed with black spruce. Fronts on Three Island Lake.

Parcel Appraisal

- No subdivision, conveyance restrictions post-patent
- Example shows a Key Parcel "B" an interior lot, a second-tier parcel

DESCRIPTION and VALUATION ADL 228088

Descriptive Photo



Inspected	Date 6/18/03	By Brandon Simpson	
Legal Description	Tract J, ASLS 2002-9		
Location	Lake Louise East Staking Area		
Comparisons	KEY PARCEL "B"	ADL 228088	Adjustment
Date of Value		3/15/02	1.00
Location	Lake Louise East Staking Area	Lake Louise East Staking Area	1.00
Size, acres	20.00 acres	18.23 acres	1.05
Access	ATV, snow machine or fly-in	ATV, snow machine or fly-in	1.00
Building site	Average	Average	1.00
Easements	Typical	Typical	1.00
Amenities	Typical view	Typical view	1.00
		Total Adjustment	1.00
		Key Parcel Value	\$550 per/acre
		INDICATED VALUE (Rounded)	\$10,500 (\$578 per/acre for 18.23 acre parcel)

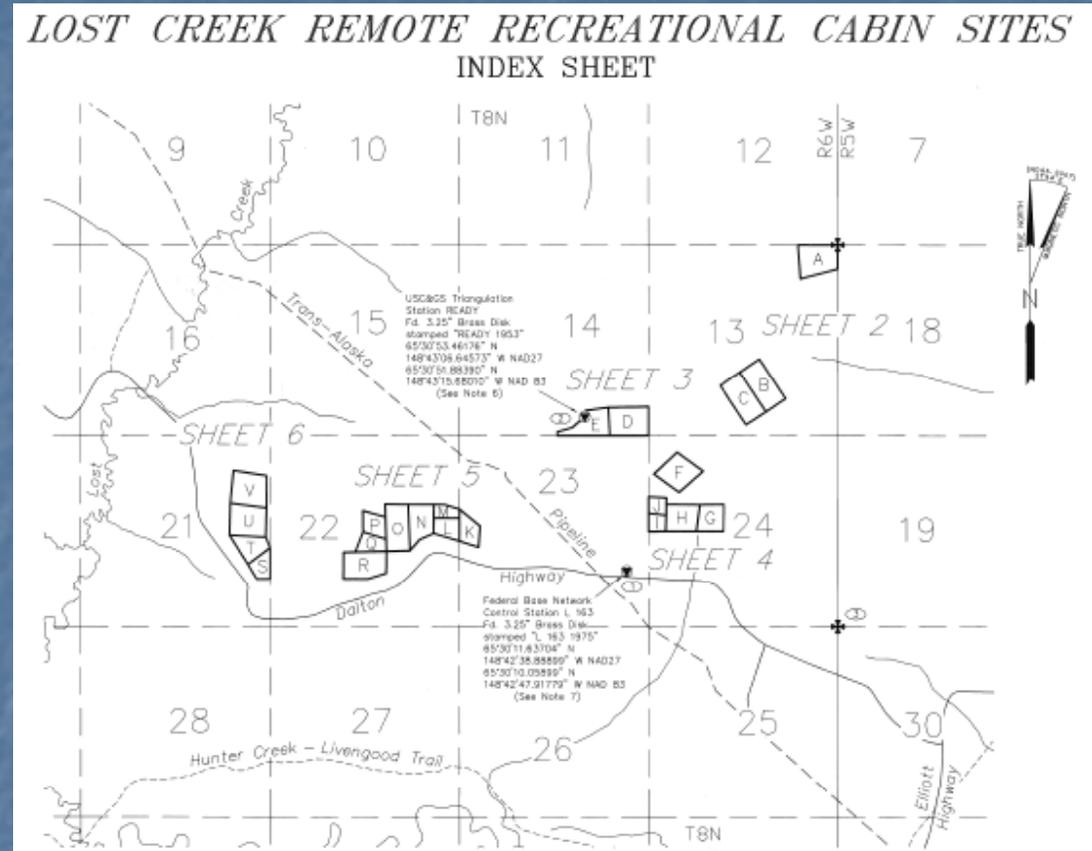
Remarks: Customer

Mostly flat parcel with wet portions. Treed with spruce. Parcel is located between Dawson and Three Island Lakes, but lacks frontage on either lake.

Survey Information

Parcel Survey

- Contracted after parcel leases effective
- May have adjustments during survey
- DNR will contact you if adjustment is more than 10%
- May allow for additional parcels



2010 Staking Areas



- Northern Region

- White Mountain II
- Redlands

- Southcentral Region

- North Fork Big River
- Ugak Bay

Remote Recreational Cabin Sites Staff in Anchorage

Public Information Center	dnr.pic@alaska.gov	269-8400
RRCS General Information	dnr.rrcs@alaska.gov	269-5664
Victoria Braun, <i>RRCS staff</i>	victoria.braun@alaska.gov	269-5664
Chet Fehrmann, <i>RRCS staff</i>	chester.fehrmann@alaska.gov	269-8851
Amy Conklin, <i>RRCS staff</i>	amy.conklin@alaska.gov	269-8551
Marta Mueller, <i>RRCS manager</i>	marta.mueller@alaska.gov	269-8595

Remote Recreational Cabin Sites Staff in Fairbanks

Public Information Center	fbx-pic@alaska.gov	451-2705
Blair French, <i>RRCS staff</i>	blair.french@alaska.gov	451-3011
Tim Shilling, <i>Manager</i>	timothy.shilling@alaska.gov	451-2734