



ATTENTION ALASKA RESIDENTS

STAKE A PARCEL OF STATE LAND

State of Alaska - Department of Natural Resources - Division of Mining, Land, and Water

Remote Recreational Cabin Sites Offering #11

OFFERING #11 SCHEDULE

LOTTERY APPLICATION FILING PERIOD:

10:00 a.m., Monday, March 12, 2012 to 5:00 p.m., Thursday, April 26, 2012

The Department of Natural Resources (DNR) must receive applications no sooner than 10:00 a.m., Monday, March 12, 2012 and no later than 5:00 p.m. Thursday, April 26, 2012, regardless of postmark. DNR will not accept and will reject applications received outside the designated application period. Applications are included in this brochure and available online at <http://dnr.alaska.gov/mlw/landsale/>.

LOTTERY DRAWING:

10:00 a.m. Friday, May 11, 2012

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

STAKING WORKSHOPS:

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 workshops will be held in Anchorage, Wasilla, and Fairbanks between May 23, 2012 and June 1, 2012. 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 PERIOD:

8:00 a.m., Friday, June 8, 2012 to 5:00 p.m., Monday, March 18, 2013

THE STAKING PERIOD NOW INCLUDES MORE LATE WINTER/ EARLY SUMMER MONTHS!

Authorized stakers 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 nor continue after the last day of the staking period.

LEASE APPLICATION PERIOD

10:00 a.m., Monday, June 11, 2012 through 5:00 p.m., Monday, March 18, 2013

Authorized stakers may submit lease applications beginning at 10:00 a.m. 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 June 11, 2012 the DNR Public Information Centers in Anchorage, Fairbanks, and Juneau open at 10:00 a.m. to accept lease applications.

"Like" us on facebook at <http://facebook.com/alaskaland> and follow us on Twitter at #LandforAlaskans

2012 REMOTE RECREATIONAL CABIN SITES STAKING AREAS



<http://dnr.alaska.gov/mlw/landsale/>

REMOTE RECREATIONAL CABIN SITES OFFERING #11

FOREWORD



Dear Fellow Alaskans,

Alaska is often referred to as "The Last Frontier" and as Alaskans, we embrace the frontier spirit. We relish the rugged northern lifestyle, the beauty of our land, and our abundant wildlife.

The Remote Recreational Cabin Sites program gives us an opportunity to follow in the footsteps of all those who have settled on this land. Only Alaska residents can take advantage of this unique program, and I encourage you to pursue this chance to own your own corner of Alaska. Whether you are seeking to establish a family retreat or a launching pad for remote adventures, your hard work can be rewarded.

*Best regards,
Sean Parnell
Governor*



Greetings Fellow Alaskans,

I am pleased to invite you to participate in the 2012 Remote Recreational Cabin Sites Offering. This is the 11th year that we are offering this opportunity to Alaska residents.

The Alaska Department of Natural Resources' remote recreational cabin site staking program is a significant example of the state carrying out its constitutional duties. According to the Alaska Constitution, "it is the policy of the State to encourage the settlement of its land and the development of its resources by making them available for maximum use consistent with the public interest."

This year, we are offering 225 cabin site staking opportunities in five areas of the state – from the Kakhonak Lake area on the west side of Cook Inlet to the Teklanika River area in the Interior. The net acreage available is 4,500 acres. Our Remote Recreational Cabin Sites Team will guide you through all of the steps needed to stake, lease and purchase a parcel.

I encourage you to stake a cabin site and create a place for your family and future generations to enjoy Alaska's unparalleled recreation opportunities.

*Best of Luck,
Commissioner Dan Sullivan*

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This brochure is provided free of charge. Additional copies can be obtained by contacting a DNR Public Information Office listed on page 4 or by viewing our web site at:
<http://dnr.alaska.gov/mlw/landsale/>



This publication was released by the Department of Natural Resources, Division of Mining, Land, and Water, to inform the public about the 2012 Remote Recreational Cabin Sites Offering #11, produced at a cost of \$0.39 per copy, in Anchorage, Alaska.

Thank you to all the employees, friends, and photographers who provided pictures for our brochure.



INTRODUCTION

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 2012. The stakings will be in areas designated for remote settlement. Remote Recreational Cabin Sites have not been 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-.845 and applicable regulations at 11 AAC 67.005-.008). These statutes and regulations are available at most libraries, DNR Public Information Offices, and online at http://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 2012 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 will review your lease application and if approved, will issue your lease after the staking period ends. 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 purchase price is the appraised value or a minimum of \$1,000 over the actual survey cost, 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 typically occurs within three to four years.

Is This Program For You?

Staking a parcel of land in a remote area is very different from purchasing a previously 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 <http://dnr.alaska.gov/mlw/landsale/>. The base appraisals can help you *estimate* the approximate value and purchase price of your parcel so that you can stake a parcel that will fit within your budget.

GENERAL INFORMATION

Land Records, Survey Plats, and Maps

Comprehensive area information can be found by researching various state and federal websites or by contacting or visiting one of the DNR Public Information Centers. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is <http://dnr.alaska.gov/Landrecords/>, which lists links to many DNR and BLM websites where you can find information such as recorded survey plats, federal surveys, 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 99508-4664, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-5823; or from numerous other commercial sources.

Full size copies of the recorded survey plats are available at DNR Public Information Centers or the appropriate District Recorder's Office. A nominal fee for the maps may apply. Find the appropriate district Recorder's Office at: <http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>. For more information on finding and using basic parcel information sources like surveys and case files, see the Online Resources section of this brochure or visit one of the DNR Public Information Centers.

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 nor 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'. The reader is referred to the No Warranty of Suitability or Fitness section of this brochure for more information. It is the responsibility of all interested parties to fully review this brochure and investigate the parcel before applying for a staking authorization, lease, contract, or purchase.

Multiple Uses

The land disposal described in this brochure is only one of the allowed land uses that may 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, federal, and private lands near or within the offered areas. Such uses not only affect adjacent land, but also routes 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 land through these offerings.

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.

HOW TO APPLY

Applying for a Staking Authorization

Application forms are available in this brochure, at the DNR Public Information Offices, and on the DNR web site at <http://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.

Although you may apply for multiple areas, 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 fewer applicants than available authorizations.

1. Complete a 2012 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 Department of Natural Resources. Checks returned for any reason will invalidate the application(s). No application will be accepted without the fee. If submitting multiple applications, the fees may be paid with a single 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, we must receive your request 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.

Applicant Responsibility to Keep Address Current

Throughout the bid/application, lease, contract, and patent processes, in accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW Land Sales and Contract Administration Section (LSCAS) informed of their current address. The application or bid is subject to rejection if LSCAS is unable to contact the applicant or lessee at the current address of record. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you.

Multiple Applicants

There may be only one applicant per Remote Recreational Cabin Sites lottery application. An authorization to stake a Remote Recreational Cabin Sites parcel and apply for a lease will be awarded to the individual lottery applicant.



Privacy Notice

AS 38.05.035 (a) Powers and Duties of the Director authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies, unless the information qualifies for confidentiality under AS 38.05.035 (a) (8) and confidentiality is requested, or AS 45.48, Alaska Personal Information Protection Act. 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 Information Accuracy and Completeness 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 Unsworn Falsification in the Second Degree.

Personal information (such as social security numbers, credit card numbers, bank information, etc.) is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories.



Where to File Applications

ONLINE APPLICATIONS

File applications online at <http://dnr.alaska.gov/mlw/landsale/>.

MAIL-IN APPLICATIONS

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

HAND-DELIVERED APPLICATIONS

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

SOUTHCENTRAL REGION

DNR Public Information Center
550 W. 7th Ave., Suite 1260 (Atwood Building), Anchorage, AK 99501
(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
(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

DNR Public Information Center
400 Willoughby Avenue, 4th Floor, Juneau, AK 99801
(907) 465-3400, fax: (907) 586-2954, TDD: (907) 465-3888
Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.
sero@alaska.gov

ELIGIBILITY

Program Eligibility

As the applicant, it is your responsibility to prove that you are eligible to participate in the program in accordance with AS 01.10.055 Residency, AS 38.05.600 Remote Recreational Cabin Sites, 11 AAC 67.005-.010 Disposal of Land Administrative Provisions, and 11 AAC 67.800-.845 Remote Recreational Cabin Sites. Please read this section thoroughly before you submit an application. You must certify and prove that:

- In accordance with AS 01.10.055, you have been “physically present in the state with the intent to remain in the state indefinitely and to make a home in the state” for at least the past one year (12 months) immediately prior to the date of application, during which time you have not claimed residency or been registered to vote in any other state or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits.
- 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 in default for nonpayment on a purchase contract or lease issued by the Department.
- You are not 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. Alaska 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 a 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, or 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 Required

You will be required to submit proof of your Alaska residency upon application for your Remote Recreational Cabin Sites lease. In accordance with AS 01.10.055 Residency, 11 AAC 67.005-.010 Disposal of Land Administrative Provisions, and 11 AAC 67.800 Eligibility, you must show you were physically present in Alaska the one year prior to the date of your lottery application with intent to make a home and remain in the state

indefinitely. Failure to prove your Alaska residency under these terms will result in the loss of your staking authorization and may result in forfeiture of some or all of your application fees. Proof of residency must address the one year prior to the date of your lottery application and include:

- a copy of your valid and current Alaska Driver’s License or ID Card issued by the State of Alaska (if you do not have a valid, current Alaska Driver’s License or ID Card issued by the State of Alaska with an issue date at least one year prior to the date you applied to the lottery, please contact the Land Sales and Contract Administration Section before applying to inquire about acceptable substitutions for this requirement).

AND ONE of the following primary items:

- voter registration and voting records;
- school records;
- rent receipts, proof of home ownership, or a home purchase contract for your primary residence in Alaska;
- motor vehicle registration for your primary vehicle;
- tax records for your primary residence in Alaska;
- employment, unemployment, or military records;
- court or other government agency records; or
- birth or other vital statistic records.

OR TWO of the following secondary items:

- current and valid occupational or other licenses (such as hunting, fishing, or trapping licenses) issued by the State of Alaska; or
- notarized affidavits of persons acquainted with but not related to the applicant (such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency).

Secondary and self-certifying items above may only be used as corroborative evidence. Upon lease application, applicants are required to submit as many primary (non-self-certifying) items of proof of residency as needed to document the minimum, one full year of Alaska residency.

The Director may accept other forms of proof, which may be deemed either primary or secondary. If you are relying on such other proof not specifically listed above, please contact the Land Sales and Contract Administration Section before applying for the lottery to inquire.

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 of Alaska employees, employees of state-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a state-funded agency, who gained knowledge of a land offering area at State of Alaska 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 General Qualifications). If you have questions about employee eligibility, contact one of the DNR Public Information Centers before applying.



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 <http://dnr.alaska.gov/mlw/landsale> beginning at 10:00 a.m., on Friday, May 11, 2012. 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 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. Lottery winners are strongly encouraged to attend the staking workshops.

Appeals

An aggrieved applicant 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 by mail to: Commissioner Daniel S. Sullivan, Department of Natural Resources, 550 W. 7th Ave., Suite 1400, Anchorage, AK 99501-3561, by fax to: (907) 269-8918, or by 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 begin to stake your parcel beginning at 8:00 a.m. on Friday, June 8, 2012. 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 a 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, June 8, 2012 and ends 5:00 p.m. on Monday, March 18, 2013. 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 DNR regional office.

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 will be 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 DNR 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.



APPLYING FOR YOUR LEASE

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, June 11, 2012 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 notification to the lessee.



LEASING YOUR SITE

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.

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 share of the cost, the excess deposit will be credited toward the purchase price.

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 x 12 =	\$300.00
Appraisal Deposit	\$41.67 x 12 =	\$500.00
Survey Deposit (credited to the purchase price)	<u>\$375.00 x 12 =</u>	\$4,500.00
Total Quarterly Payment (example)	\$441.67	

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% 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.

New Construction, Development, or 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.

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.

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

Transfers and Assignments

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

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 all 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 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 share of the total cost for the area prorated by the acreage of your parcel.



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 over the actual survey cost or the appraised value, whichever is greater, regardless of the actual survey cost.

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.

Appraisal of Parcels

An appraisal of the value of the staked parcels, as of the date of entry, 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 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. 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. 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 or restrictions. 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 to the parcel.

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. As potential applicants you are encouraged to apply for a parcel that will fit within your specific budget.

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 appraised value of your parcel will be determined after the survey is completed and approved. The final appraisal will include a physical inspection of the staking area and each parcel 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 to the date of entry. It is the date the lease application is approved.

Base appraisal reports are available at the DNR Public Information Centers and online at <http://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. Note: Estimate is based on typical number of staked parcels. If fewer parcels are staked the appraisal cost per parcel may increase.



PURCHASING YOUR SITE

Purchase Options

After the survey and appraisal of the parcel are completed, lessees in good standing, 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 (AS 38.05.840). 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 (example)	\$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 balance due (purchase price minus the down payment), per parcel, is greater than \$2,000, the remainder may be paid by sale contract, if you meet the requirements to qualify for a contract as described in the Bidder/Applicant Qualifications section of this brochure. Once you have signed a State of Alaska land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

A sale contract will not be issued by the State of Alaska unless all three requirements listed in the Bidder/Applicant Qualifications section of this brochure are met.

The terms for purchasing State-owned land by sale contract are:

- minimum down payment of five percent (5%) of the purchase price;
- non-refundable document handling fee of \$100.00; and
- contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

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 Installment Payments):

- \$2,000.00 or less must be paid in full at time of purchase;
- \$2,000.01 to \$9,999.99, contract length will not be more than 5 years;
- \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
- \$15,000.00 to \$19,999.99, contract length will not be more than 15 years; and
- \$20,000.00 or more, contract length will not be more than 20 years.

The interest rate on all land sale contracts will be 3% plus 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 you for signature; not to exceed 13.5%. Interest begins to accrue on the effective date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. You may make payments in person, by mail, or online. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Your contract will be issued as soon as possible, however delays may occur.

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.

Contract Assignments

Unlike Remote Recreational Cabin Sites leases, land sale contracts may be assigned to another qualified party. A \$100 fee applies.

Service Charge on Land Sale Contracts

Once the contract for sale has been executed, you will owe a service fee for any late or returned payments 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) Terms of Contract of Sale, of \$50.00 or 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 Fees, will be assessed for any payment the bank refuses. 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, as previously described in this section shall continue to accumulate.



VETERANS' LAND DISCOUNT

Veterans' Land Discount

Per AS 38.05.940 Land Purchase Price Discount for Veterans, an eligible veteran may receive a single, "once in a lifetime" 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. Meets the residency requirements detailed in the "Residency Requirement" section of this brochure;
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 Report of Separation from Active Duty or equivalent); 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 of Alaska by the DNR 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, both must be eligible for the land offering but, only

one qualifying applicant needs to be an eligible veteran to apply for the discount. However, upon approval, a single 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. The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at any regional Public Information Center, as well as under "Land Forms" online at: <http://dnr.alaska.gov/mlw/forms/>.

GENERAL CONDITIONS

Tentatively Approved Lands

The State of Alaska may not yet have 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 of Alaska receiving patent from the federal government.

In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, the division (DMLW) may conditionally sell, lease, or grant land that has been tentatively approved by the federal government for patent to the State, but that is not yet patented. A sale, lease, or grant on this conditional basis will be cancelled if the state is denied title to the land. Money paid to the State to purchase such land will be refunded, or may be applied to the purchase of another parcel. Based on the date of cancellation, a pro rata portion of money paid in advance to lease such land will be refunded, or may be applied to the lease of another parcel. The state is in no way liable for any damage that may be done to the land by the purchaser, lessee, or grantee, or liable for any claim of any third party or for any claim that may arise from ownership. If the state does receive title to the land, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

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.

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: Albert Creek and Kakhonak Lake.



No Warranty or Suitability or Fitness

Important: In accordance with 11 AAC 67.022 No Warranty Implied, by selling, granting, or leasing land, the State does not give or imply any warranty as to the land's fitness, use, or suitability, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs.

Parcels will be sold 'AS IS' and 'WHERE IS' with all faults, and in the condition as of the date of sale, with no guarantees, expressed nor implied, as to suitability or fitness for any intended use, or whether public utilities or services will be provided.

The State of Alaska makes no warranty, expressed nor implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel.

It is the responsibility of all interested parties to inspect the parcel and be thoroughly acquainted with the parcel's condition prior to applying for a lease, contract, or patent. It is also the responsibility of all interested parties to determine and consider encumbrances or the possibility of encumbrances, which may affect the use of the property, including those of record or apparent by inspection of the property, in your decision to enter into a lease, contract, or purchase.

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 Center. 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 and to avoid trespass. It is important to note that while access may be legally reserved, it may not yet be improved.

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 of Alaska 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, all-terrain vehicles, dogsled, 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-owned land managed by the Division of Mining, Land, and Water that do not require a permit from DNR (11 AAC 96.020 Generally Allowed Uses and 11 AAC 96.025 Conditions for Generally Allowed Uses). The fact sheet at http://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 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. 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 State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish bearing streams. Contact and program information can be found online at <http://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, water body 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 across or 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 to or across a 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 <http://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 Criminal Trespass in the Second Degree).

The Alaska Railroad Corporation may issue permits to cross the railroad. Contact the nearest railroad agent for more information at: <http://alaskarailroad.com>.

Use of Adjacent State Land

Uses of unreserved state land, other than those uses stated in 11 AAC 96.020 Generally Allowed Uses, 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-owned 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 other agencies such as the State of Alaska, Department of Environmental Conservation, the United States Army Corps of Engineers, relevant municipalities, relevant Homeowners' Associations, and the like. See Land Records, Survey Plats, and Maps section of this brochure for additional information.

Hazardous Materials and Potential Contaminants

Interested parties are responsible for inspecting the property and familiarizing themselves with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the parcels offered. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the land here proposed for conveyance. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes.



Easements, Reservations, and Restrictions

All staking areas offered in this brochure are subject to all platted and valid existing easements and reservations such as various rights-of-way, building setbacks, utility easements, pedestrian easements, roads, trails, and other restrictions.

All State-owned land bordering surveyed or protracted (unsurveyed) section lines has a reserved public access easement usually 33 or 50 feet in width along each side of the section line, unless the easement has been vacated or officially removed. All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct public access easements or make them unusable by the public.

It is your responsibility to review the staking map, instructions, and additional source documents 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. Contact the appropriate Public Information Center before constructing access, especially within surveyed or unsurveyed section line easements.

Mineral Estate

In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, 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. The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring, developing, and producing these reserved mineral resources. Under common law, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked. Mineral orders that closed that area to new mineral entry, where they have been established, closed the area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. 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. However, AS 38.05.130 Damages and Posting of Bond stipulates that the surface owner will be compensated for damages resulting from exploration and development.

Mining activity would be incompatible with the past, current, and proposed surface uses for land disposals. To allow new mineral location within the boundaries of the parcels offered for sale could create serious conflicts between surface and subsurface users. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between surface and subsurface users. Mineral status is noted on the data summaries for each area described in this brochure.

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 State of Alaska, Department of Environmental Conservation (DEC). Approval of such system shall be obtained from DEC.

Water Rights and Usage

Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit.

Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. For information, contact DNR's Division of Mining, Land, and Water, Water Resources Section. Information and applications are also available at any of the Public Information Centers and online at: <http://dnr.alaska.gov/mlw/water/>.

Fire

Some state lands are in areas without fire protection or with only limited fire protection. The State of Alaska assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. Visit DNR's Division of Forestry's Fire Information web page online at <http://forestry.alaska.gov/fire/fireplans.htm> for full descriptions of current Interagency Fire Management Plans and more information.

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, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more, visit: <http://firewise.org>.

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 Permits, AS 41.15.090 Building or Leaving Fire). 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 online at <http://forestry.alaska.gov/>.

Timber and Other Building Materials on Site

Before receiving patent 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. Local governments may have additional restrictions regarding on-site material use after receiving title. For more information, contact your local government and the DNR Public Information Center.

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.

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. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, 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.



Wetlands

Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide and/or presently used, have been used in the past, or may be used in the future to transport interstate or foreign commerce. Section 404 of the Federal Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including 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 and/or waters (for example, to build a road, or any other land clearing activities), and/or before working or placing any structures in such waters (for example, dredging, or constructing a dock or pier), purchasers must obtain a permit from the U.S. Army Corps of Engineers.

Working or building structures in waters of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. A wetland determination or delineation may be required before any construction can occur. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District, at (800) 478-2712 or visit:

<http://www.poa.usace.army.mil/hm/default.htm>



Migratory Birds

The Federal Migratory Bird Treaty Act prohibits the disturbance or destruction of nest areas during nesting season. Nearly all bird species in Alaska are migratory and subject to protection under the Act. Compliance with the Act would preclude road construction activities during nesting season. Additional information is available from the USFWS at: <http://fws.gov/pacific/migratorybirds/>.

Fish Habitat Requirements

The Fishway Act, AS 16.05.841, requires that an individual or governmental agency notify and obtain authorization from the State of Alaska, Department of Fish and Game (DFG), Division of Habitat for activities within or across a stream used by fish if DFG 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 DFG, Division of Habitat "to construct a hydraulic project or use, divert, obstruct, pollute, or change the natural flow or bed" of an anadromous water body or "to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed" of an anadromous water body. All activities within or across an anadromous water body and all instream activities affecting a specified anadromous water body require approval from the Division of Habitat.

Fish Habitat Permit Applications and a list of common activities that require permits are available at <http://www.adfg.alaska.gov/index.cfm?adfg=uslicense.main>. 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 water body or impede the efficient passage of fish without notifying and receiving the prior written approval from DFG, you are violating state law and may be charged with a misdemeanor. Contact DFG, Division of Habitat for more information on obtaining permits.

Fish & Game Requirements

State of Alaska, Department of Fish and Game (DFG) 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.

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
- (1) salvage and surrender to the department
 - (A) hide and skull of a bear, completely removed from the carcass, including all attached claws;
 - (B) hide and skull of fur animals or furbearers;
 - (C) meat and antlers or horns of ungulates;
 - (D) meat of all other game not specified in (A)-(C) of this paragraph;
 - (2) notify the department of the taking; and
 - (3) submit to the department a completed questionnaire concerning the circumstances of taking of the game within 15 days after taking the game.
- (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 periods may overlap with certain hunting seasons. Check with DFG to find out the hunting season dates for the staking areas. More information is available at: <http://adfg.alaska.gov>.

Wildlife

There is always the possibility of encountering bears and other wildlife when in remote locations in Alaska. The State of 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 DFG:

<http://adfg.alaska.gov/index.cfm?adfg=livingwithbears.main>
<http://adfg.alaska.gov/index.cfm?adfg=livewith.moose>

Provided by DNR's Division of Parks and Outdoor Recreation:
<http://dnr.alaska.gov/parks/safety/bears.htm>

Development activities may potentially displace wildlife. You are encouraged to contact DFG for information on how to minimize conflicts with wildlife.

2012 Remote Recreational Cabin Sites Offering #11

Archaeological Sites

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of the Department of Natural Resources (AS 41.35.200 Unlawful Acts). Should any sites be discovered, activities that may damage the site must cease and the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation must be notified immediately. To contact OHA, visit: <http://dnr.alaska.gov/parks/oha/> or call (907) 269-8721.

Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary to protect the interest of the State of Alaska. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the applicant has been notified, but prior to DNR signing a final conveyance document. In the event that DNR cancels an offering, applicable fees, deposits, or payments may be refunded. This brochure is intended for informational purposes only and does not constitute an offer to sell.

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. Public notices about potential activities nearby are available from DNR Public Information Centers.

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 online at <http://dnr.alaska.gov/mlw/landsale>.

It is your responsibility to stay 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.

Taxes

Parcels are subject to taxes and assessments levied by local taxing authorities. Failure to make timely payment of all taxes and assessments on parcels under lease or purchase contract with the State of Alaska 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: Kakhonak Lake:

- Kenai Peninsula Borough (907) 714-2304



REMOTE RECREATIONAL CABIN SITES STAKING AREA INFORMATION – 2012 OFFERING # 11

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
1111103	Albert Creek	9,000	1,000	50	5 ac.	20 ac.	June 8, 2012	Mar 18, 2013	Unorganized
1111104	Teklanika III	9,800	500	25	nominal 5 ac.	20 ac.	June 8, 2012	Mar 18, 2013	Unorganized
1111105	Zitziana	55,000	1,000	50	5 ac.	20 ac.	June 8, 2012	Mar 18, 2013	Unorganized
TOTALS		73,800	2,500	125					

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
1111201	Aniak-Doestock	10,240	1,200	60	5 ac.	20 ac.	June 8, 2012	Mar 18, 2013	Unorganized
1111202	Kakhonak Lake	4,996	800	40	5 ac.	20 ac.	June 8, 2012	Mar 18, 2013	Kenai Peninsula
TOTALS		15,236	2000	100					
GRAND	TOTAL	89,036	4,500	225					

Albert Creek North Remote Recreational Cabin Sites

Location	The Albert Creek North staking area is approximately 100 miles northeast of Fairbanks, and approximately 1 mile north of the Steese Highway and the community of Central.	Game Management Unit	The staking area is in Game Management Unit 25C.
Terrain & Major Features	The area is generally characterized as uplands. Topographic features in the area include moderately sloping terrain and creek valleys. Elevation varies from approximately 1,000 feet to 1,500 feet above sea level. Albert Creek drains through the project area from west to east, with East Albert Creek in the northern half. Much of the area is wet bog in the warm months.	Platting Authority	The project area is in the Unorganized Borough, and subject to the platting authority of the State of Alaska.
Access	Access is provided by highway vehicle along the Steese Highway, then off road travel to and through the area. An existing trail system (ADL 409468) provides access into the area. Access is limited to the winter months primarily. Much of the area is wet bog in the warm months and access through the area during this time is difficult to impossible. Access points are located in the vicinity of MM 125 and MM 129.5 of the Steese Highway and immediately east of the Crooked Creek bridge in Central.	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 will no longer apply.
View	The view is primarily mountains with the Yukon River valley to the east.	Easements, Setbacks and other Restrictions	DNR may impose staking setbacks from important public resources prior to offering. Setbacks and other restrictions will be addressed in the decision process and indicated on the staking map. The following restrictions may be applicable to parcels within the Albert Creek North Staking Area: <ul style="list-style-type: none"> • 30-foot public access and utility easement along all interior parcel lines. • 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies. • 100-foot easement centered on surveyed or unsurveyed (protracted) section lines. • 60-foot public access easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable. DNR may reserve additional areas for future public use and access prior to staking.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme temperature variation and low precipitation. Average January temperature is -19F, average July temperature is 60F. Average annual precipitation is 11 inches, with 53 inches of snow.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Soils	The dominant soils are poorly drained with shallow permafrost on rolling uplands and long foot slopes. Soils have a thick peaty surface over silt loam. Depth to ice-rich, perennially-frozen silt ranges from about 10 to 20 inches.	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 area burned in 2002 and 2004. Mineral Order 201 closed the staking area to mineral entry.
Vegetation	At present, the vegetation is mainly sedge tussocks, mosses, shrubs, willows, dwarf birch and scattered forests of black spruce. The area burned in 2002 and 2004 and has some birch and spruce forests regenerating.	Survey and Appraisal Costs	The estimated survey cost for this area is \$3,500 - \$5,000 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Water Source	Creeks and lakes provide surface water within the staking area. Water quality is unknown.		
Title	The State received Tentative Approval for the land and mineral estate on 10/23/1980. The applicable State case file is GS-3394. Please see the Tentatively Approved Lands section under General Conditions in this brochure for more information.		
Fire Management Option	The current fire management option for this area is Full. Contact DNR's 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. Portions of the staking area burned in 2002 and 2004.		

Albert Creek North Remote Recreational Cabin Sites Base Appraisals

Hypothetical Key Parcel 'A' Albert Creek North Staking Area	Size:	10 acres.
	Lot Type:	'A' - Recreational Cabin Site within Albert Creek North RRCS.
	Access:	ATV, snowmachine, walk-in.
	Building Site:	Level to moderately rolling terrain, and adequately drained.
	Setbacks:	100-foot building setback from the ordinary high water mark of all public water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	None.
Improvements	None.	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	January 25, 2012.	

Conclusion of Values for Hypothetical Key Parcels

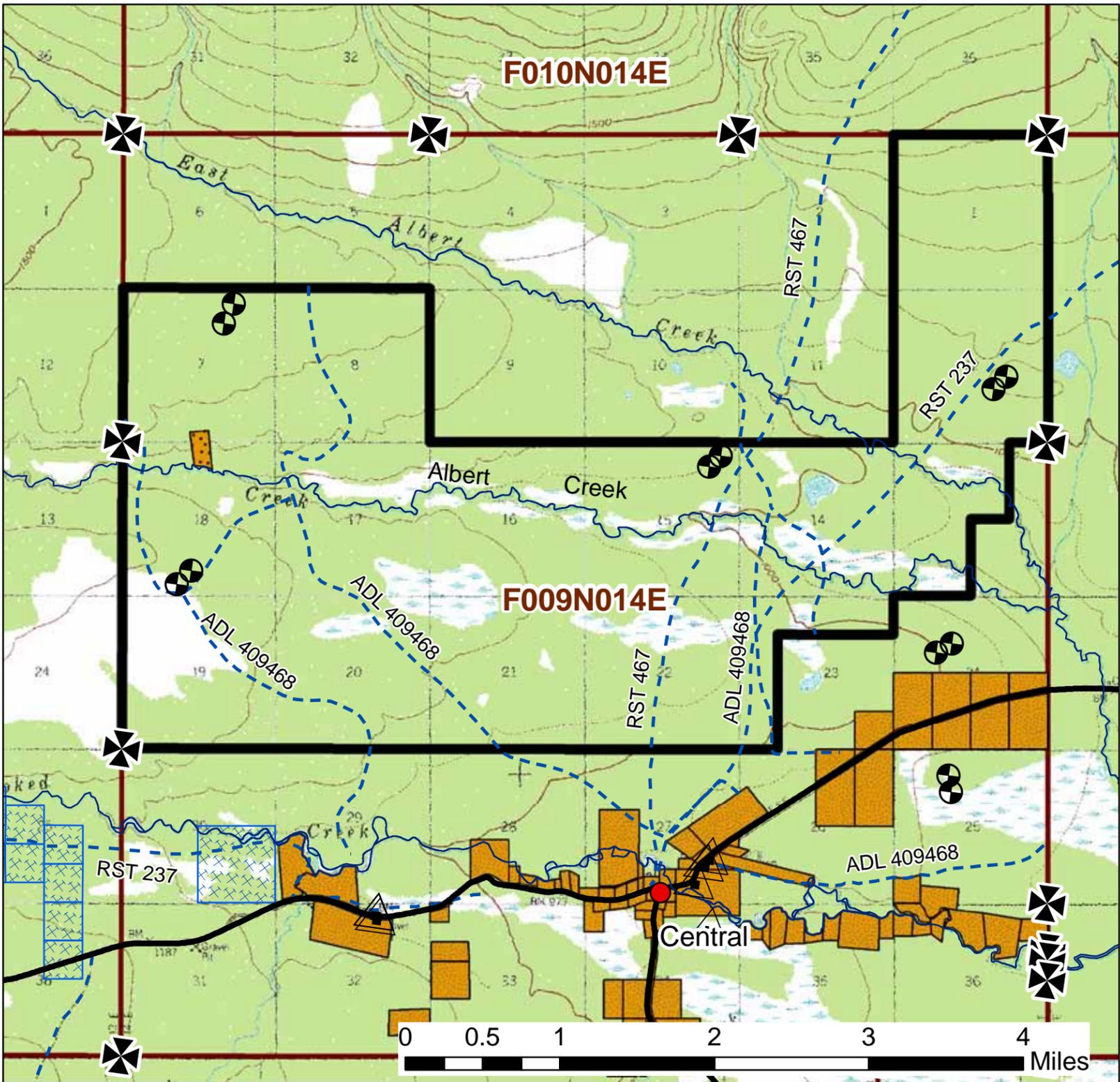
	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" 1st-tier parcel	5 acres	\$1,867/acre	\$9,300
	10 acres	\$1,400/acre	\$14,000
	15 acres	\$1,213/acre	\$18,200
	20 acres	\$1,050/acre	\$21,000

- Key parcel in bold



Staking Map: Albert Creek North

Northern Region-Remote Recreational Cabin Sites Staking Area # 1111103



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Albert_Creek_North_Staking_map.mxd

USGS QUAD 1:63,360
Circle C-2
Township 9 North, Range 14 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: 2012 - 2013

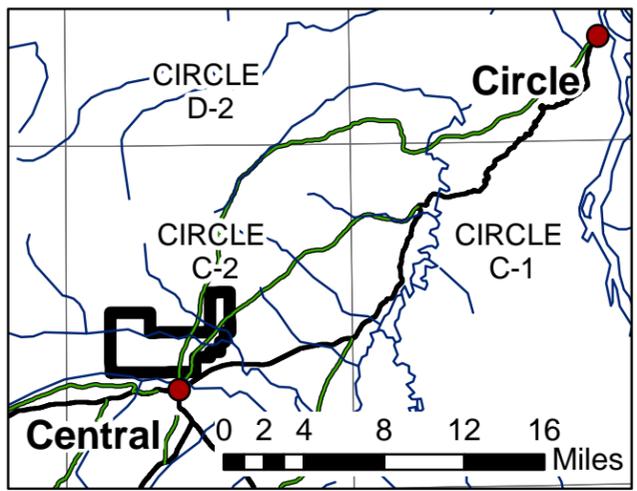
1. All parcels staked on land owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.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

BLM Monuments	Mining Claims
Survey Monuments	Private Parcels
NGS Monument	Staking Area
Access Trails	

N

 Declination
 21 Degrees East
 July 2012



Teklanika III Remote Recreational Cabin Sites

Location	The Teklanika III staking area is located along the Teklanika River, approximately 50 miles west-southwest of Fairbanks and 7 miles southwest of the city of Nenana.	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 will no longer apply.
Terrain & Major Features	The terrain includes rolling and relatively flat terrain dissected by several river and creek drainages.	Easements, Setbacks and other Restrictions	To maintain management intent of the TBAP, parcels within 1,000 feet of the Teklanika or Nenana Rivers are limited to 5 acres in size. For ease of survey and administration, parcels must be nominal 5 acres (approximately 5 – 5.2 acres) in size. The following restrictions may be applicable to parcels within the Teklanika III Staking Area: <ul style="list-style-type: none"> • 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 staking setback centered on RST 346, the Nenana-Kantishna Trail. • 100-foot building setback from the ordinary high water mark of all waterbodies determined to be anadromous, public or navigable. DNR may reserve additional areas for future public use and access prior to staking.
Access	Access is provided by boat along the Teklanika River and possibly by float plane in summer, and snow machine (RST 346) and ski plane in winter.		
View	The view is primarily the Alaska Range to the south and surrounding hills and lowlands.		
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme temperature variation and low precipitation. Average January temperature is -14F, average July temperature is 60F. Average annual precipitation is 13 inches, with 50 inches of snow.		
Soils	Soils are primarily poorly drained soils with permafrost on the lower part of the floodplain and well-drained soils with deep or absent permafrost on the natural levees.		
Vegetation	The vegetation is a mix of mature white spruce and birch on the natural levees adjacent to the river spruce, with black spruce in low lying areas and some balsam poplar near the rivers. A part of the southwest region of the staking area burned over in 2009.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Water Source	Rivers, creeks and lakes provide surface water within the staking area. Water quality is unknown.	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 2009 and is regenerating in aspen, birch and willow. Portions of the Teklanika River may be subject to seasonal flooding and/or erosion and accretion. Entrants are encouraged to select sites with respect to these issues. Mineral Orders 359, 765, 1019, and 1045 closed the staking area to mineral entry
Title	All lands within the sale area are patented to the State of Alaska, Patents 50-88-0017, 50-88-0016, 50-95-0258, except lands previously sold to the public, Native Allotment F-024288, Parcel B, and USS 9951 Tract A and USS 9948.	Survey and Appraisal Costs	The estimated survey costs for this area is \$3,000 - \$4,500 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Fire Management Option	Most of the current fire management option for this area is Full, with Modified and Limited options in the southwest portion of the staking area. Portions of the staking area burned in 2009. Contact DNR's 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 primary Game Management Unit is 20C with a small portion of the northeast part of the staking area in GMU 20A.		
Platting Authority	The project area is within the Unorganized Borough, and subject to the platting authority of the State of Alaska.		

Teklanika III Remote Recreational Cabin Sites Base Appraisals

Hypothetical Key Parcel 'A' Teklanika III Staking Area <i>1st-tier parcel*</i>	Size:	5 acres.
	Lot Type:	"A" - Located within 330' of the Teklanika or Nenana Rivers.
	Access:	Boat or snowmachine.
	Building Site:	At least 50% level, wooded, and adequately drained.
	Setbacks:	100-foot building setback from the ordinary high water mark of all public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Riverfront and typical view of the surrounding area.
Hypothetical Key Parcel 'B' Teklanika III Staking Area <i>Interior parcel *</i>	Size:	5 acres.
	Lot Type:	"B" - Located further than 330' from the Teklanika or Nenana Rivers.
	Access:	Snowmachine or boat then walk-in.
	Building Site:	At least 50% level, wooded, and adequately drained.
	Setbacks:	100-foot building setback from the ordinary high water mark of all 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 3, 2012.	

*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.
*Interior parcel is defined as a location where a parcel(s) could be staked between the subject parcel and the nearest water body access.

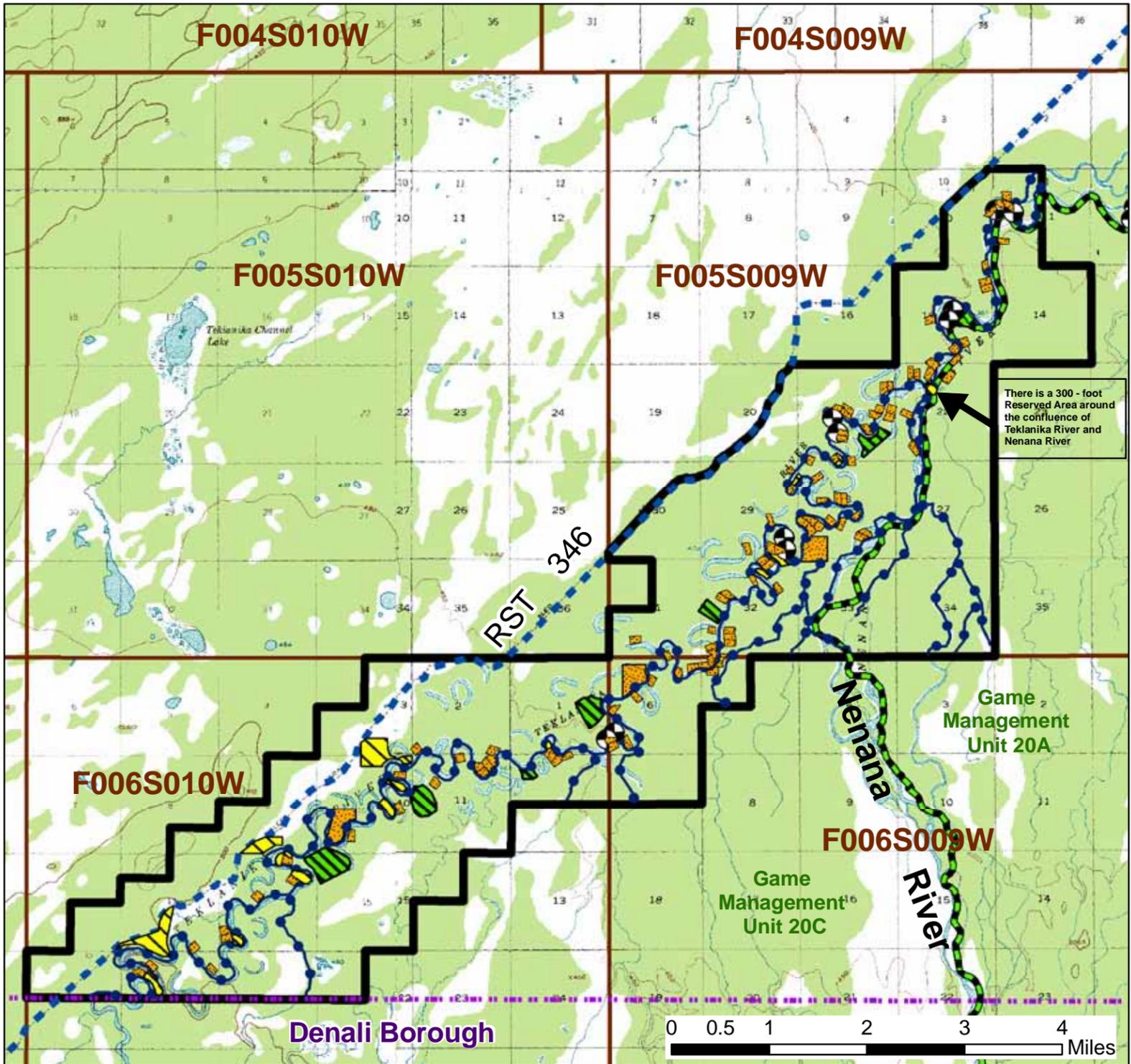
Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel "A" Riverfront	5 acres	\$3,700/acre	\$18,500
	5 acres	\$1,900/acre	\$9,500
Key Parcel "B" Interior	10 acres	\$1,425/acre	\$14,300
	15 acres	\$1,235/acre	\$18,500
	20 acres	\$1,069/acre	\$21,400

- Key parcel in bold



Staking Map: Teklanika III
Northern Region-Remote Recreational Cabin Sites Staking Area # 1111104



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Teklanika_III_Staking_map.mxd

USGS QUAD 1:63,360
Fairbanks B-5, B-6
Township 5 South, Range 9 West
Township 6 South, Range 9 West
Township 6 South, Range 10 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.

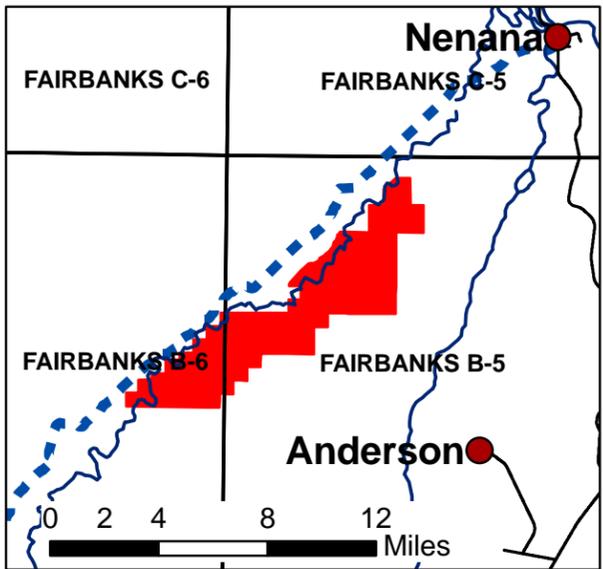
Maximum parcel size: 20 acres Minimum parcel size: 5 nominal acres
Staking authorizations: 25 Staking period: 2012 - 2013

- 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.
- 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.
- 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.
- A staking setback is required from unauthorized improvements.
- A staking setback is required from airstrips used by the public.
- 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.
- There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- 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.
- 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.
- See the general staking instructions and area-specific supplemental staking instructions for additional information.

Legend

	Survey Monument		Designated Woodlots
	RS2477 Trail		Existing Parcels
	Public Water		Denali Borough Bdy.
	Game Mgmt Unit		Staking Area
	Reserved Areas		

N
Declination
19 Degrees East
July 2012



2012 Remote Recreational Cabin Sites Offering #11

Zitziana Remote Recreational Cabin Sites

Location	The Zitziana RRCS project area is located east to southeast of the upper stretches of the Zitziana River, approximately 100 miles southwest of Fairbanks and north and east of Wien Lake.	Game Management Unit	The area is in Game Management unit is 20C.
Terrain & Major Features	The terrain includes rolling and relatively flat terrain with several creek drainages and lakes. Elevation ranges from 650 feet along the Zitziana River to 1,500 feet above sea level in the hills in the south part of the area.	Platting Authority	The project area is within the Unorganized Borough and subject to the platting authority of the State of Alaska.
Access	Access is provided by float plane in summer, and snow machine and ski plane in winter. There is also an easement (ADL 418114- application complete status) from Wien Lake into the area.	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 will no longer apply.
View	The view is primarily the Alaska Range to the south, the Kuskokwim Mountains to the southwest, and surrounding hills and lowlands.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme temperature variation and low precipitation. Average January temperature is -14F, average July temperature is 60F. Average annual precipitation is 13 inches, with 50 inches of snow.	Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Zitziana Staking Area: <ul style="list-style-type: none"> • 30-foot public access and utility easement along all interior parcel lines. • 50-foot public access easements upland from the ordinary high water mark of public and navigable water bodies. • 100-foot easement centered on surveyed or protracted (un-surveyed) section lines. • 60-foot public access easement centered on existing trails through and along staked parcels. • 100-foot building setback from the ordinary high water mark of all water bodies determined to be anadromous, public, or navigable. DNR may reserve additional areas for future public use and access prior to staking.
Soils	In the south end of the area, soils are primarily loamy soils on rolling slopes, with poor drainage in the lower areas and better drainage in the higher areas. Permafrost is shallow on north-facing slopes. In the northern part of the area, soils are silty loess with permafrost below 5 feet. Drainage is poor on lower areas with better drainage in higher areas.	Comments/Issues	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. Portions of the staking area burned in 2009.
Vegetation	The vegetation consists primarily of regenerating shrubs and some areas of spruce, birch, balsam poplar and aspen. Most of the area burned in 2009.	Survey and Appraisal Costs	The estimated survey costs for this area is \$3,000 - \$5,000 per parcel. The estimated appraisal cost for this area is \$500 per parcel.
Water Source	Rivers, creeks and lakes 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 50-88-0241, 50-88-0329, 50-88-0358, except lands previously sold to the public around Becky Lake.		
Fire Management Option	There is a Limited fire management option for the majority of the area. A small portion of the area around Becky Lake in section 16 has a Full fire management option. Contact DNR's 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. Portions of the staking area burned in 2009.		

Zitziana Remote Recreational Cabin Sites Base Appraisals

Hypothetical Key Parcel 'A' Zitziana Staking Area <i>1st-Tier Parcel</i>	Size:	10 acres.
	Lot Type:	"A" - Located within 330 feet of a float plane accessible lake.
	Access:	Fly in float/ski plane.
	Building Site:	At least 50% level, wooded, and well drained.
	Setbacks:	100-foot building setback from all public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Typical view of the surrounding area.
Hypothetical Key Parcel 'B' Zitziana Staking Area <i>Interior Parcel</i>	Size:	10 acres.
	Lot Type:	"B" - Located more than 330 feet from a float plane accessible lake.
	Access:	Fly-in to area lakes, then overland.
	Building Site:	At least 50% level, wooded, and well drained.
	Setbacks:	100-foot building setback from all public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Typical view of the surrounding area.
Improvements	None.	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	January 23, 2012.	

*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.
*Interior 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

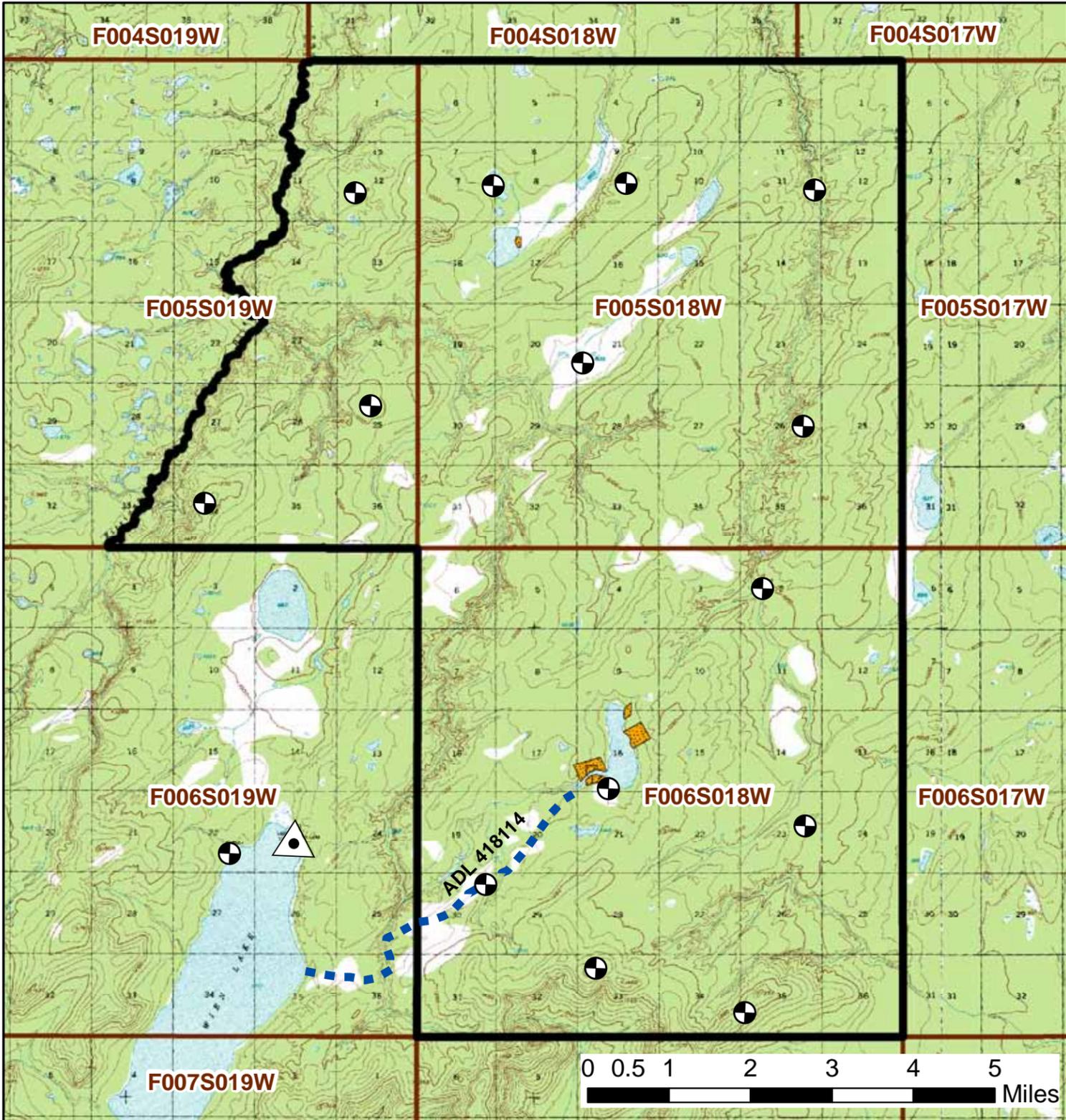
	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel 'A' Zitziana Staking Area	5 acres	\$2,400/acre	\$12,000
	10 acres	\$1,800/acre	\$18,000
	15 acres	\$1,560/acre	\$23,400
	20 acres	\$1,350/acre	\$27,000
Key Parcel 'B' Zitziana Staking Area	5 acres	\$960/acre	\$4,800
	10 acres	\$720/acre	\$7,200
	15 acres	\$624/acre	\$9,400
	20 acres	\$540/acre	\$10,800

-Key Parcel in Bold



Staking Map: Zitziana

Northern Region-Remote Recreational Cabin Sites Staking Area # 1111105



hbf 2/21/2012
Zitziana_River_Staking_map.mxd

USGS QUAD 1:63,360
Kantishna B-3, C-3
Township 5 South, Range 18 West
Township 5 South, Range 19 West
Township 6 South, Range 18 West
Fairbanks Meridian

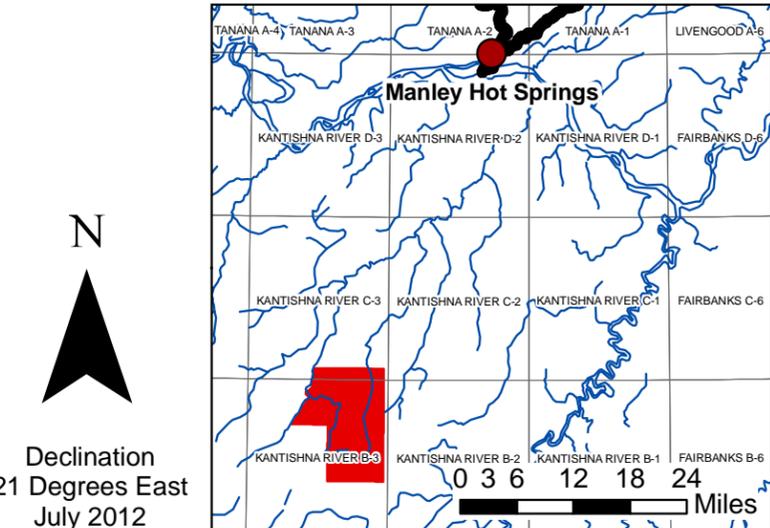
This staking map is for graphic representation only. It is intended to be used as a guide only and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking.

Maximum parcel size: 20 acres Minimum parcel size: 5 acres
 Staking authorizations: 50 Staking period: 2012 - 2013

- 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.
- 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.
- 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.
- A staking setback is required from unauthorized improvements.
- A staking setback is required from airstrips used by the public.
- 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.
- There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- 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.
- 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.
- See the general staking instructions and area-specific supplemental staking instructions for additional information.

Legend

	Survey Monument		Private Parcels
	NGS Monument		Township Grid
	Easement		Staking Area



2012 Remote Recreational Cabin Sites Offering #11

Aniak-Doestock Remote Recreational Cabin Sites

Location	The staking area is located approximately 5 miles east of the City of Aniak near the confluence of Doestock Creek and the Aniak River.	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 will no longer apply.
Terrain & Major Features	The staking area is in the Kuskokwim River valley. Topography within the staking area is level. The Aniak River and Doestock Creek meander through the staking area.	Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Aniak-Doestock Staking area: <ul style="list-style-type: none"> • 200-foot staking setback from the Aniak River. • 100-foot staking setback on Doestock Creek. • 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. (DNR may reserve additional areas for future public use and access prior to staking.)
Access	Summer access is by boat from the City of Aniak via the Aniak River and Doestock Creek. Winter access is via foot or snowmachine from Aniak.		
View	Kuskokwim Mountains.		
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. The average daily high temperature in July is 67F and the low is 47F. The average daily high temperature in January is 11F while the average low is -6F. Average annual precipitation is 17 inches with 56 inches of snowfall. Extreme highs of 87F and lows of -72F have been recorded.		
Soils	The soils of this region are generally loess or loamy alluvium over sandy and gravelly alluvium. These soils are well drained except in areas where permafrost may be present. Low-lying and moderately sloping areas within the staking area may contain wetlands, possibly requiring additional permits for construction or disturbance.	Reserved Areas	Sites for future public use and access will be reserved on Doestock Creek and the Aniak River. DNR may reserve additional areas for public use prior to staking.
Vegetation	The vegetation is predominately evergreen and mixed forest. Good-sized stands of white spruce occur along the river. Sedges, mosses, tussocks, and shrubs are common in wet areas.	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. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Water Source	The Aniak River, Doestock Creek, several sloughs and small creeks provide surface water within the staking area. Water quality is unknown.	Comments	The project area abuts the Yukon Delta National Wildlife Refuge, and the NWR boundary overlaps lands patented to the state. The boundary of State-owned lands is surveyed, thus the project area boundary is surveyed. Mineral Order No. 1113 closed the staking area to mineral entry.
Title	Patented State Land: Lands within the staking area are patented to the State of Alaska, Patent No. 50-2006-0108. The applicable State case files are GS 2451 and 2518.	Survey and Appraisal Costs	The estimated survey cost for this area is \$3,500 - \$5,000 per parcel . The estimated appraisal cost for this area is \$500 per parcel.
Fire Management Option	The staking area has a Full management option. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact DNR's 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 Unit	Game Management Unit 19A.		
Platting Authority	The staking area is within the Unorganized Borough and subject to the State of Alaska platting authority.		

Aniak-Doestock Remote Recreational Cabin Sites Base Appraisals

Hypothetical Key Parcel 'A' Aniak-Doestock Staking Area <i>1st-tier Aniak River or Doestock Creek</i>	Size:	10 acres.
	Lot Type:	1st-tier* frontage on the Aniak River or Doestock Creek.
	Access:	Summer access by boat along the Aniak River or Doestock Creek.
	Building Site:	At least 50% level to gently sloping, adequately drained and wooded.
	Setbacks:	200-foot staking setback on the Aniak River and 100-foot setback on Doestock Creek. In addition, parcels are subject to a 100-foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Unobstructed access to the Aniak River or Doestock Creek.
Hypothetical Key Parcel 'B' Aniak-Doestock Staking Area <i>Interior lot</i>	Size:	10 acres.
	Lot Type:	Interior lot (2nd tier* parcel).
	Access:	Summer access by boat along the Aniak River or Doestock Creek, then overland to parcel. Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained, and wooded.
	Setbacks:	Parcels are subject to a 100-foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Interior lot with limited view of surrounding area.
Improvements	None.	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	December 5, 2011.	

*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 (Interior) parcel is defined as a location where a parcel(s) could be staked between the subject and the nearest water body access.

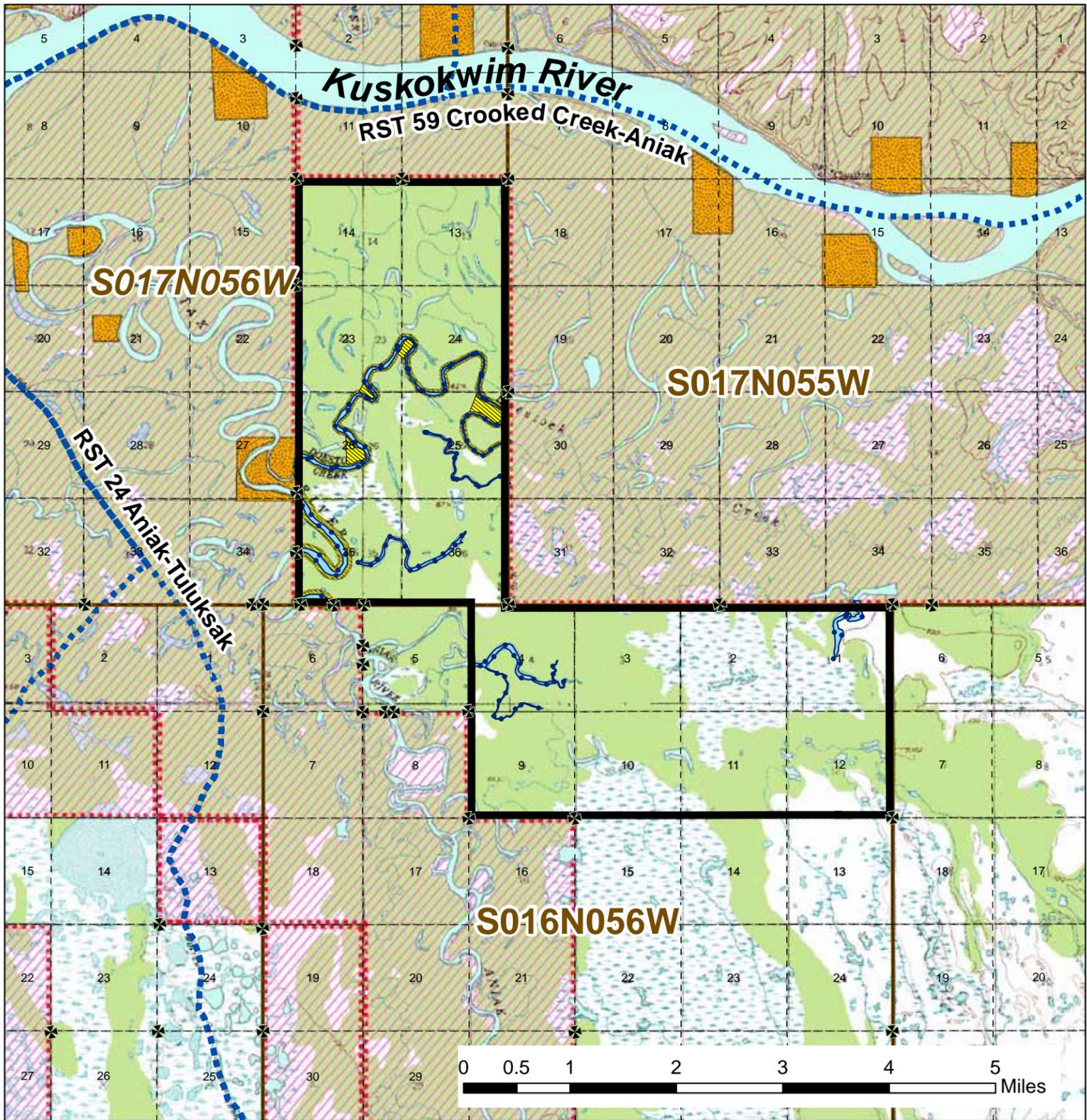
Conclusion of Values for Hypothetical Key Parcels

	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel 'A' Aniak-Doestock Staking Area	5 acres	\$1,862/acre	\$9,300
	10 acres	\$1,400/acre	\$14,000
	15 acres	\$1,218/acre	\$18,300
	20 acres	\$1,050/acre	\$21,000
Key Parcel 'B' Aniak-Doestock Staking Area	5 acres	\$745/acre	\$3,700
	10 acres	\$560/acre	\$5,600
	15 acres	\$487/acre	\$7,300
	20 acres	\$420/acre	\$8,400

-Key Parcel in Bold



Staking Map: Aniak-Doestock
 Southcentral Region-Remote Recreational Cabin Sites Staking Area # 1111201



aac 02/16/2012

USGS QUAD 1:63,360
Russian Mission B-1, C-1, C-2
Township 16 North, Range 56 West
Township 17 North, Range 56 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: 60 Staking period: 2012 to 2013

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

Magnetic Declination
14.5 degrees East
July 2012

- BLM Monument
- Staking Area
- RS 2477 Trails
- Public Water
- Private Parcels
- Reserved areas
- Native Corporation Managed Lands



2012 Remote Recreational Cabin Sites Offering #11

Kakhonak Lake Remote Recreational Cabin Sites

Location	Approximately 30 miles southeast of Iliamna and 90 miles west of Homer, on the Alaska Peninsula between Lake Iliamna and Cook Inlet, located along Kakhonak Lake.	Game Management Unit	Most of the staking area lies within Game Management Unit 9B. The south eastern portion of the staking area falls within Game Management Unit 9A.
Terrain & Major Features	Moderately mountainous land. Valley bottoms are more gently sloped. Elevation ranges from approximately 240 feet to 1,800 feet above sea level.	Platting Authority	The staking area is within the Kenai Peninsula Borough and is subject to their platting and zoning authority.
Access	Access to the area is by float plane to Kakhonak Lake. Access in the staking area is from Kakhonak Lake by overland travel. Legal access from the lake 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.	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 will no longer apply.
View	Views of the surrounding mountains and Kakhonak Lake.	Easements, Setbacks and other Restrictions	The following restrictions may be applicable to parcels within the Kakhonak Lake Staking area: <ul style="list-style-type: none"> • 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.
Climate	Summer temperatures at Iliamna range from an average low of 46 to an average high of 61F. Winter temperatures range from an average low of 10F to an average high of 24F. Extreme temperatures range from -47F to 91F. Precipitation averages 26 inches per year, including an average snowfall of 59 inches.		
Soils	Loam with volcanic ash over glacial till or bedrock. On steeper slopes soils are thin. There is no soil on outcroppings of bedrock or rubble. Soils are generally free of permafrost. Soils are generally well-drained on benches and rolling hills, less well-drained in low-lying areas.		
Vegetation	Vegetation is highly variable and includes alpine tundra or barren at higher elevations, meadows of tall grasses, thickets of alder and other shrubs, and some stands of mixed spruce and broadleaf along riverine areas.		
Water Source	Ground water depth and quality is unknown. Surface water quality is unknown.	Reserved Areas	DNR may reserve areas for future public use and access, and to protect heritage resources, prior to staking.
Title	Tentatively Approved State Land: Case files FG-24 for Sections 4, 9, 16, 17 in S008S028W. Received under Tentative Approval dated March 1, 1989. Case file GS-6822 for Sections 5-8, 18 in S008S028W. Received under Tentative Approval 2004-000947-0 dated June 2, 2004 and recorded in the Iliamna Recording District. Please see the Tentatively Approved Lands section under General Conditions in this brochure for more information.	Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements. All on-site waste water disposal systems must meet the regulatory requirements of the State of Alaska, Department of Environmental Conservation.
Fire Management Option	The staking area has a Full Fire Management Option. Contact DNR's 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.	Comments/Issues	Mineral entry within a portion of the project area is limited to leasehold location under Leasehold Location Order 1. The project area (approximately 4996 acres) is closed to mineral entry by Mineral Order 1123. Per the Bristol Bay Area Plan, this mineral order will revert to open to entry the day after the first term of the RRCS leases expire.
		Survey and Appraisal Costs	The estimated survey costs for this area is \$4,000 - \$5,500 per parcel . The estimated appraisal cost for this area is \$500 per parcel.

Kakhonak Lake Remote Recreational Cabin Sites Base Appraisals

Hypothetical Key Parcel 'A' Kakhonak Lake Staking Area <i>1st-tier, Frontage on fly-in lake</i>	Size:	5 acres.
	Lot Type:	Frontage or 1st-tier* frontage on Kakhonak Lake.
	Access:	Fly in to Kakhonak Lake.
	Building Site:	At least 50% level to gently sloping, adequately drained.
	Setbacks:	Parcels are subject to a 100-foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Kakhonak Lake frontage.
Hypothetical Key Parcel 'B' Kakhonak Lake Staking Area <i>Interior</i>	Size:	10 acres.
	Lot Type:	Interior lot (2nd-tier* parcel).
	Access:	Fly-in to Kakhonak Lake and then overland to parcel.
	Building Site:	At least 50% level to gently sloping and adequately drained.
	Setbacks:	Parcels are subject to a 100-foot building setback from public or navigable water bodies.
	Easements:	Potentially applicable easements and restrictions noted in area summary above.
	Amenities:	Interior lot with view potential of surrounding mountains.
Improvements	None.	
Interest Appraised	Fee simple title, excluding mineral rights.	
Effective Date of Value	December 8, 2011.	

*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

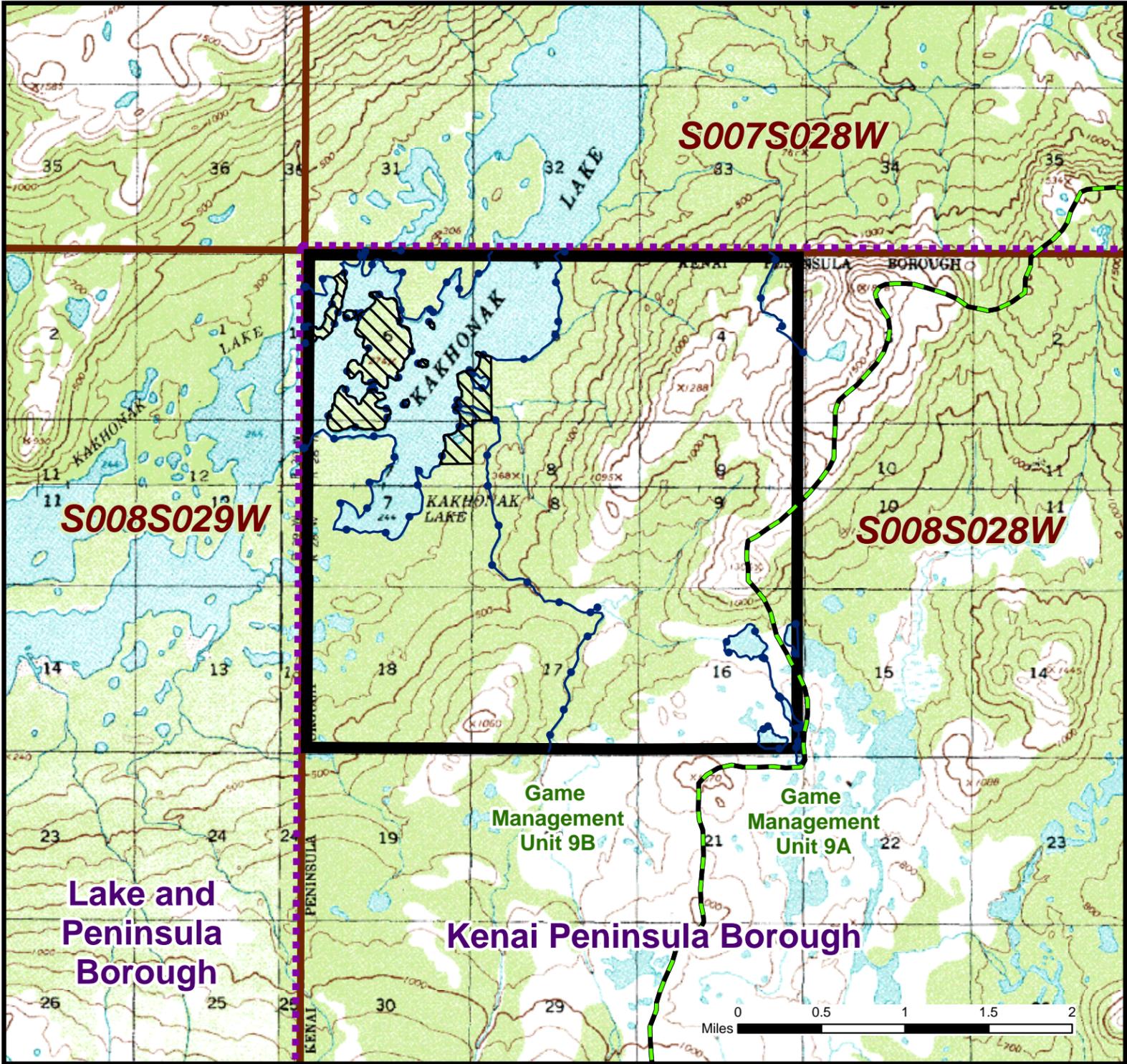
	Size	\$ Per/acre	\$ Per/site (Rounded)
Key Parcel 'A' Kakhonak Lake Staking Area	5 acres	\$3,500/acre	\$17,500
	10 acres	\$2,625/acre	\$26,000
	15 acres	\$2,275/acre	\$34,100
	20 acres	\$1,960/acre	\$39,200
Key Parcel 'B' Kakhonak Lake Staking Area	5 acres	\$798/acre	\$4,000
	10 acres	\$600/acre	\$6,000
	15 acres	\$522/acre	\$7,800
	20 acres	\$450/acre	\$9,000

-Key Parcel in Bold



Staking Map: Kakhonak Lake

Southcentral Region-Remote Recreational Cabin Sites Staking Area # 1111202



aac 02/15/2012 modified

USGS QUAD 1:63,360
Iliamna B-3, B-4, C-3, C-4
Township 8 South, Range 28 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.

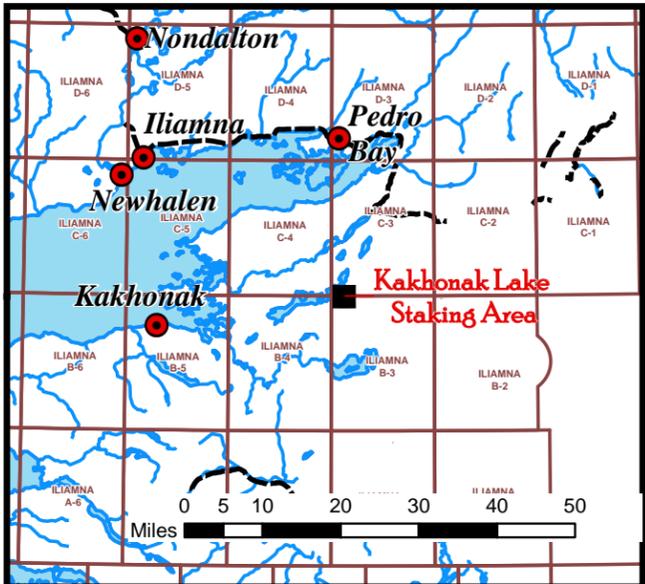
Maximum parcel size: 20 acres Minimum parcel size: 5 acres
 Staking authorizations: 40 Staking period: 2012 to 2013

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

Magnetic Declination
14.2 Degrees East
July 2012

	Staking Area
	Reserved Areas
	Borough Boundary
	Game Management Unit
	Townships
	Public Water



ONLINE 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 include links to appropriate regional office 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.

State of Alaska Home Page	http://alaska.gov
Alaska Legislature.....	http://w3.legis.state.ak.us
Alaska Legislature (current statutes and regulations).....	http://www.legis.state.ak.us/basis/folio.asp
State of Alaska, Department of Natural Resources (DNR)	http://dnr.alaska.gov
DNR Division of Mining, Land & Water (DMLW)	http://dnr.alaska.gov/mlw/
Alaska State Land Offerings	http://dnr.alaska.gov/mlw/landsale/
DNR DMLW Factsheets	http://dnr.alaska.gov/mlw/factsht/
DNR Land Records Information	http://dnr.alaska.gov/Landrecords
RS 2477 Rights-of-Way	http://dnr.alaska.gov/mlw/trails/rs2477/
DNR, Division of Parks, Office of History & Archaeology	http://dnr.alaska.gov/parks/oha/
DNR DMLW Water Resources Section	http://dnr.alaska.gov/mlw/water/
DNR Division of Forestry	http://forestry.alaska.gov/
Firewise	http://firewise.org
State of Alaska Department of Fish & Game (DFG)	http://dfg.alaska.gov
DFG, Division of Habitat	http://habitat.adfg.alaska.gov
State of Alaska Department of Transportation & Public Facilities	http://dot.alaska.gov
State of Alaska Department of Environmental Conservation	http://dec.alaska.gov
State of Alaska Department of Commerce, Community & Economic Development.....	http://commerce.alaska.gov
Alaska Railroad Corporation	http://alaskarailroad.com
US Government	http://www.usa.gov
Bureau of Land Management (BLM), Alaska State Office	http://www.ak.blm.gov/ak/st/en.html
DNR and BLM Land Records Information.....	http://dnr.alaska.gov/Landrecords
U.S. Fish and Wildlife Service	http://www.fws.gov
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch	http://www.poa.usace.army.mil/reg/



Acronyms & Abbreviations Used In This Brochure

AAC.....Alaska Administrative Code	HWMHigh Water Mark
ADL.....Alaska Division of Lands (case number prefix)	MSMaterial Site
ASAlaska Statute	NWR.....National Wildlife Refuge
ASCS.....Alaska State Cadastral Survey	ORVOff-Road Vehicle
ASLS.....Alaska State Land Survey	PICPublic Information Center
AZ MKAzimuth Mark	R.....Range (as in "R4W" - "Range 4 West")
CM.....Control Monument	RSTRevised Statute 2477 Right-of-Way (case number prefix)
CSCadastral Survey/Control Survey	TTownship (as in "T6N" - "Township 6 North")
DECAlaska Department of Environmental Conservation	TR.....Tract
DFG.....Alaska Department of Fish and Game	USACE.....United States Army Corps of Engineers
DNR.....Alaska Department of Natural Resources	USGS.....United States Geological Survey
ESM.....Easement	USS.....United States Survey
EVEasement Vacation	

2012 Remote Recreational Cabin Sites Offering #11

Receipt No. _____
 Receipt Type LA _____
 Received By _____

2012 REMOTE RECREATIONAL CABIN SITES LOTTERY APPLICATION FORM

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 sooner than 10:00 a.m., Monday, March 12, 2012 and no later than 5:00 p.m., Thursday April 26, 2012.

Please read all the information in the 2012 Remote Recreational Cabin Site Offering #11 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-.845. Incomplete, improperly marked/addressed, or applications submitted outside the designated application period will be rejected.

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

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.

For EACH area applied for, I have enclosed a **personal check, money order, cashier's check, or a certified check** payable to the DEPARTMENT OF NATURAL RESOURCES in the amount of **\$25.00, or completed the credit card information and authorization form below. 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 be certain to include your signature, unsigned authorizations will not be valid payment. Applications submitted without payment will not be accepted.**

I understand that I may receive only one Remote Recreation Cabin Site authorization 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.

Signature: _____ Date _____

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APPLY ONLINE AT: <http://dnr.alaska.gov/mlw/landsale/> OR

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 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 (907) 269-8411
 Monday-Friday, 10 a.m. to 5 p.m.

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

SOUTHEAST REGION
 Information Office
 400 Willoughby Avenue, 4th Floor
 Juneau, AK 99801
 Phone and hours:
 (907) 465-3400, TDD (907) 465-3888
 Monday-Friday, 10 a.m. to 5 p.m.



2012 REMOTE RECREATIONAL CABIN SITES APPLICATION CREDIT CARD AUTHORIZATION*

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Check one: Visa MasterCard Discover Credit Card Account #: _____

Name on Card (please print): _____ Amount to Charge: \$ _____ Exp. Date: _____

Address: _____ Customer Telephone: (_____) _____

City, State, & Zip Code: _____

Cardholder Signature: _____

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

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How did you first hear about the State of Alaska's land sale programs?
Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Facebook ___ Twitter ___ Other _____

What land sale programs interest you the most?
Sealed -Bid Auction ___ Over-the-Counter ___ Remote Staking ___

Have you ever purchased land from the State, and if so, were you satisfied with the process? Yes ___ No ___

Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means of access such as hiking, boating, flying or ATV? With road access ___ Without road access ___

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1-5 acres ___ 5-10 acres ___ 10-20 acres ___ 20 + acres ___

If road access was provided, which typically increases parcel value, what size parcel would interest you?
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In your opinion, do you feel the State is offering reasonably priced land? Yes ___ No ___

Have you used the DNR website (<http://dnr.alaska.gov>) to obtain information on state land sale programs? Yes ___ No ___
If yes, in your opinion, was it user-friendly? Yes ___ No ___

Have you used the DNR facebook page (<http://facebook.com/alaskaland>) to obtain information on state land sale programs? Yes ___ No ___
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Are the brochures easy to read and understand? Yes ___ No ___

Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features? Yes ___ No ___

What time of year would you like to see state land sales held?
October-December ___ January-March ___ April-June ___ July-September ___

AdditionalComments: _____



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2012 REMOTE RECREATIONAL CABIN SITES LOTTERY APPLICATION FORM

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.

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For EACH area applied for, I have enclosed a **personal check, money order, cashier's check, or a certified check** payable to the DEPARTMENT OF NATURAL RESOURCES in the amount of **\$25.00, or completed the credit card information and authorization form below. 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 be certain to include your signature, unsigned authorizations will not be valid payment. Applications submitted without payment will not be accepted.**

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What time of year would you like to see state land sales held?
October-December ___ January-March ___ April-June ___ July-September ___

Additional Comments: _____



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 nor implied, as to its suitability for any intended use.

The State of Alaska offers land for sale at market value and includes parcels of land that have 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, or heavy traffic areas.

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 (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, (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 <http://dnr.alaska.gov/Landrecords>

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 <http://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 <http://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 <http://dnr.alaska.gov/Mapper>) 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.

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 for sale. 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 <http://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. There is no fee for nominating land for a state land sale and you may submit nomination forms for more than one area.

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.

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.



Over-the-Counter Parcels Available

The Department of Natural Resources currently has over 600 parcels available for purchase over the counter on a first-come, first-served basis. These parcels are offered at a minimum bid price established by appraised market value. 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 <http://dnr.alaska.gov/mlw/landsale/otc/index.cfm>.

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

To apply for a parcel online, go to <http://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 online are available on the individual parcel pages. The online application process will ask for a Discover, 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 <http://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 <http://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.

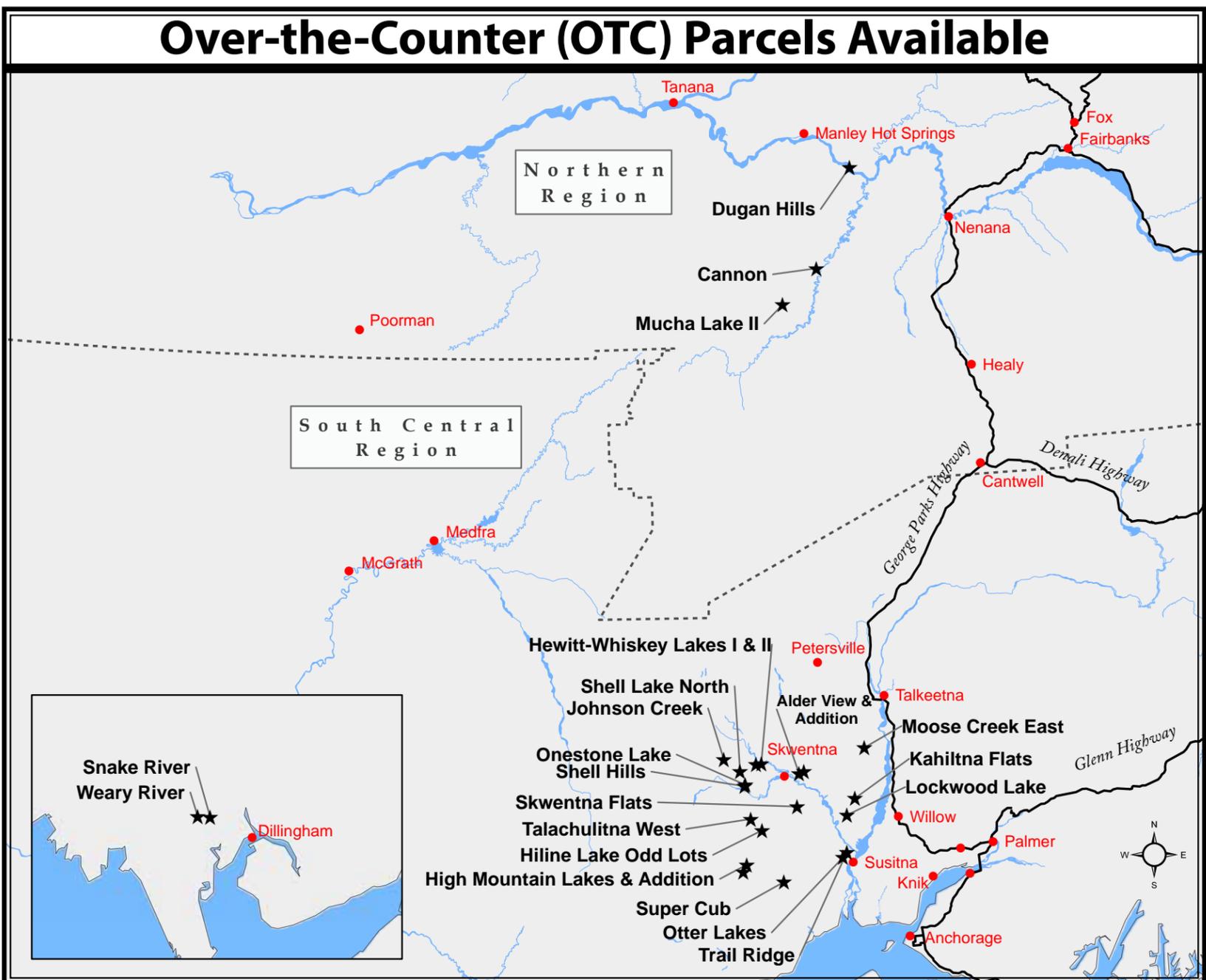
If applying for multiple parcels, a separate document handling fee must be included for each parcel.

4. A down payment.

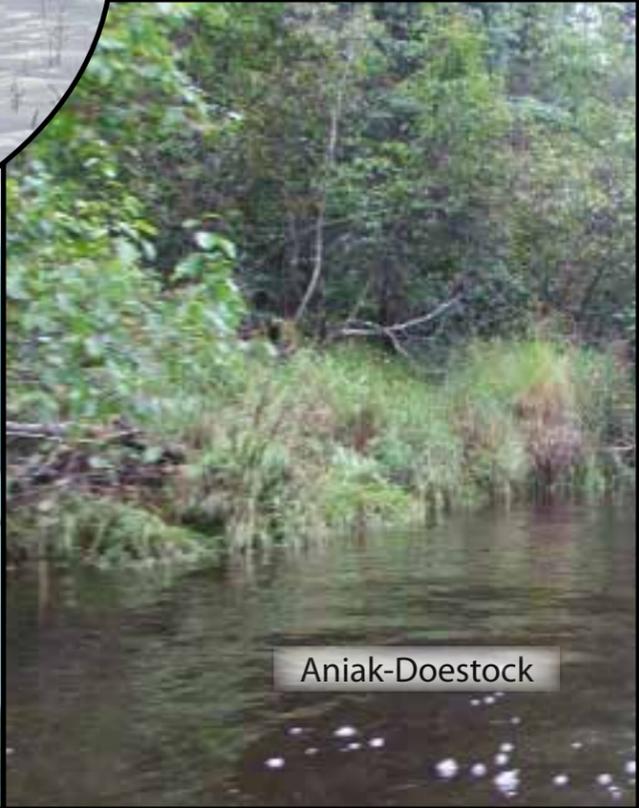
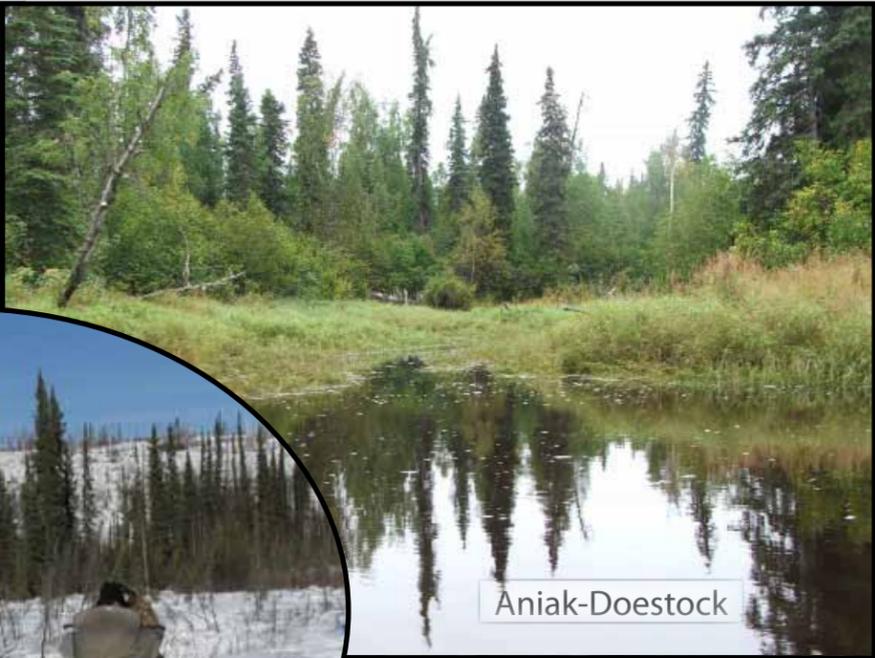
- If applying for multiple parcels, a separate down payment must be included for each parcel.
- The deposit for each application must be at least five percent (5%) of the total undiscounted purchase price (minimum bid amount from the brochure). CHECK YOUR MATH, DO NOT ROUND DOWN!
- VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount for Veterans, DO NOT subtract your discount from your purchase price amount or your deposit. If you are a successful applicant, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price after the offering (please see "Veterans' Land Discount" section of this brochure for more detailed information).
- Payment must be in the form of a cashiers check, personal check, money order, or credit card (Visa, MasterCard, or Discover only), payable to the Department of Natural Resources. Two-party checks will not be accepted. DO NOT SEND CASH!
- NOTE: When using the credit card 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: 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. A copy of your valid and current Alaska Driver's license or State-Issued ID Card or other required items of proof as described in the Proof of Residency section of this brochure.

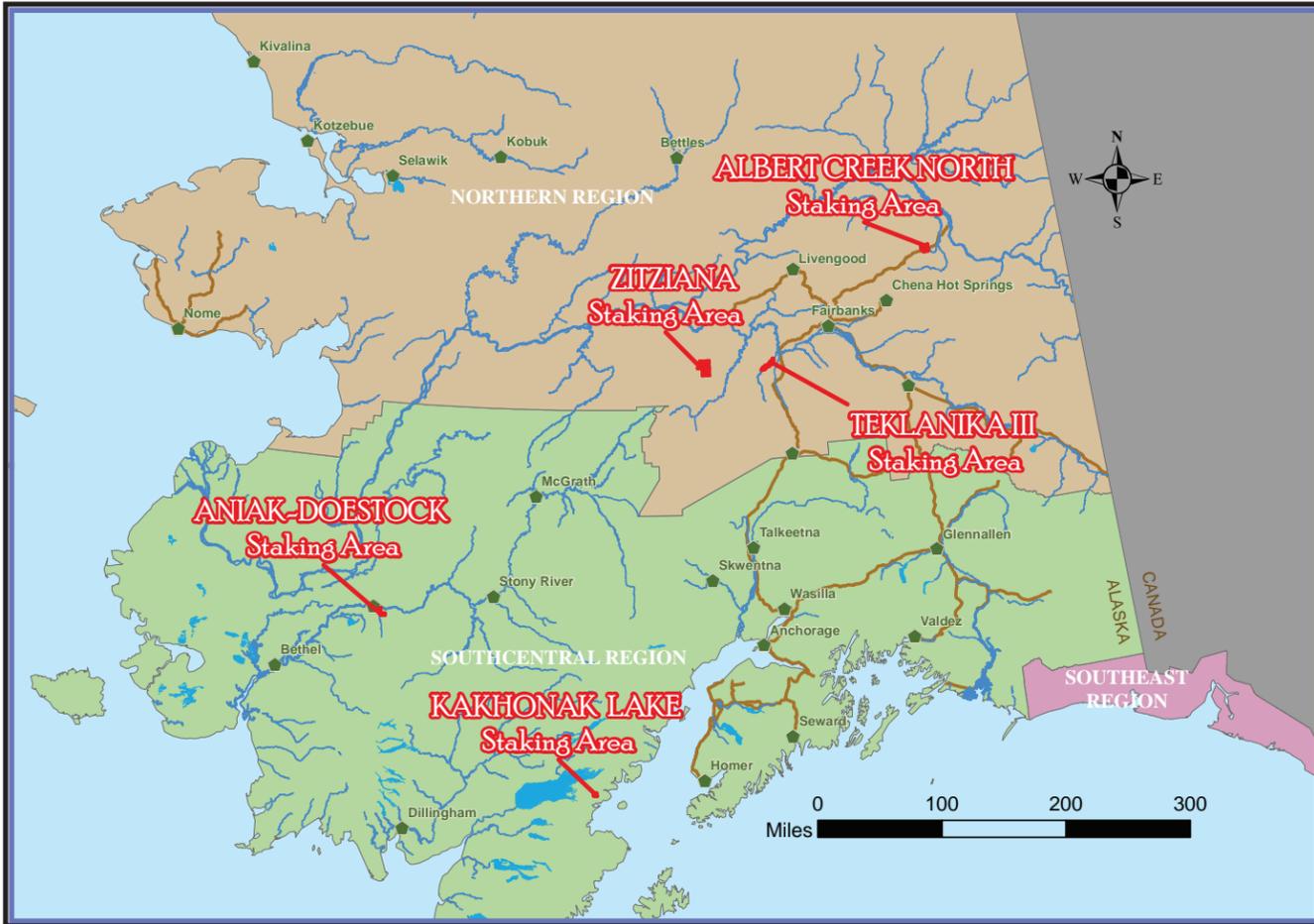


2012 Remote Recreational Cabin Sites Offering #11



ATTENTION ALASKA RESIDENTS STAKE A PARCEL OF STATE LAND

State of Alaska - Department of Natural Resources Remote Recreational Cabin Sites Offering #11



2012 Offering # 11 Schedule

Lottery Application Period:

10:00 a.m., Monday, March 12, 2012
through
5:00 p.m., Thursday, April 26, 2012

Lottery Drawing

10:00 a.m., Friday, May 11, 2012

Staking Period

8:00 a.m., Friday, June 8, 2012
through
5:00 p.m., Monday, March 18, 2013

Lease Application Period

10:00 a.m., Monday, June 11, 2012
through
5:00 p.m., Monday, March 18, 2013

