ATTN: ALASKANS!

STAKE YOUR OWN PARCEL OF STATE LAND!

2017 Remote Recreational Cabin Sites Offering

Land for ALASKANS

State of Alaska - Department of Natural Resources

Division of Mining, Land, and Water

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OFFERING #13 SCHEDULE

DRAWING APPLICATION FILING PERIOD:
Monday, August 21, 2017 at 10:00 a.m. to Friday, October 13, 2017 at 5:00 p.m.

DRAWING:
Wednesday, November 1, 2017 at 10:30 a.m.

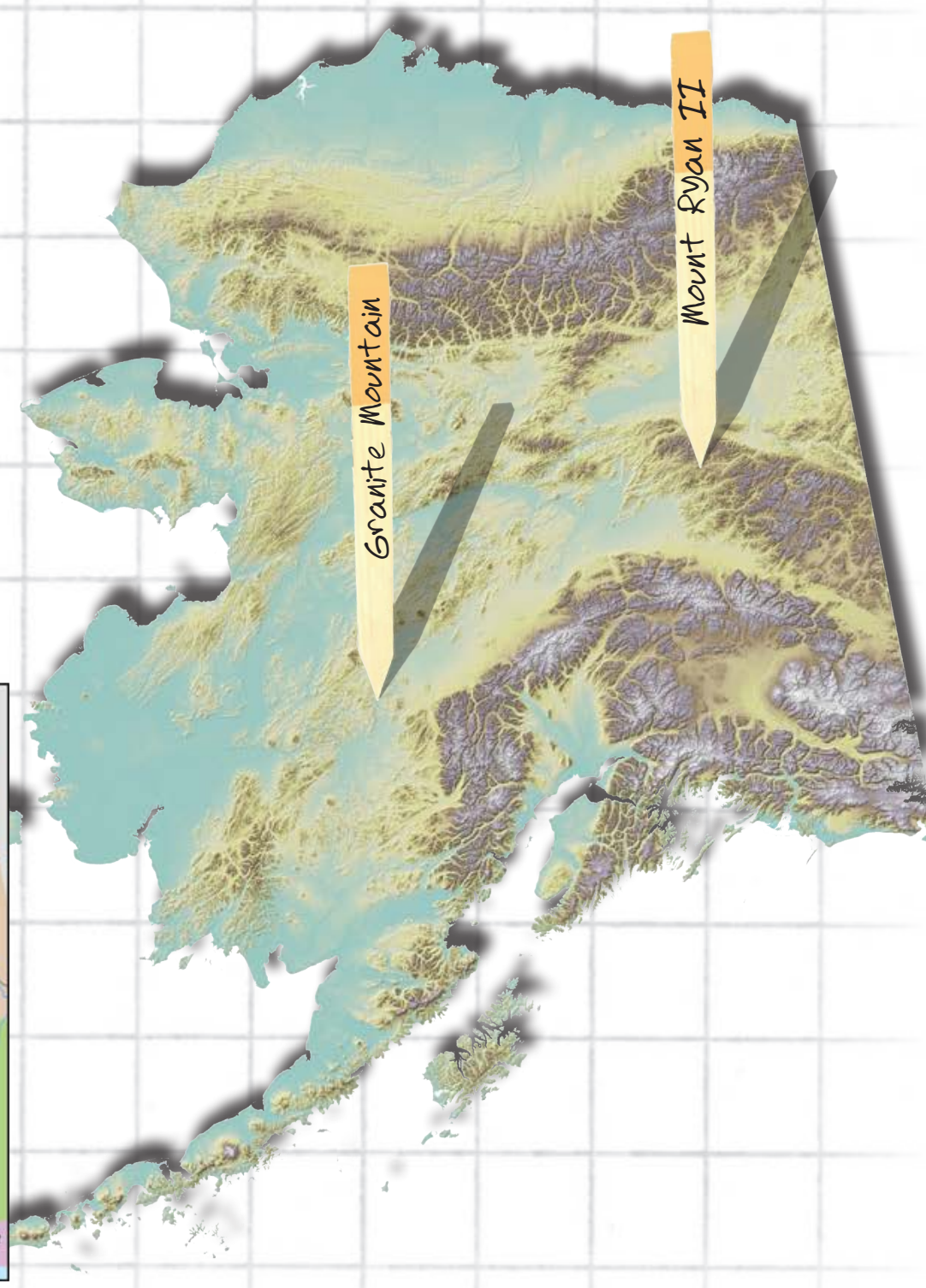
STAKING WORKSHOPS:
Workshops will be held in Anchorage, Fairbanks, and possibly other locations between January 8, and January 26, 2018.

1st STAKING PERIOD:
Friday, February 2, 2018 at 8:00 a.m. to Tuesday, June 19, 2018 at 5:00 p.m.

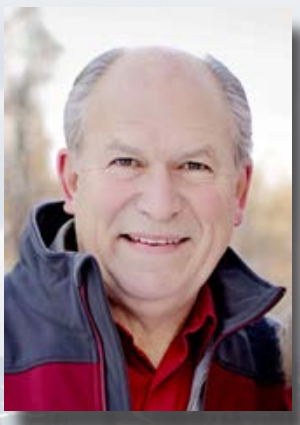
1st LEASE APPLICATION PERIOD:
Monday, February 5, 2018 at 10:00 a.m. to Tuesday, June 19, 2018 at 5:00 p.m.

2nd STAKING PERIOD:
Friday, June 29, 2018 at 8:00 a.m. to Tuesday, September 11, 2018 at 5:00 p.m.

2nd LEASE APPLICATION PERIOD:
Monday, July 2, 2018 at 10:00 a.m. to Tuesday, September 11, 2018 at 5:00 p.m.



FOREWORD



Dear Fellow Alaskans,

Alaskans have a golden opportunity to engage their adventurous spirit, legendary grit, and love for the outdoors by participating in the Remote Recreational Cabin Sites Staking program. This unique program provides a chance to stake and purchase a remote parcel of Alaskan land, where any Alaskan with determination can make their wilderness dreams a reality.

Whether seeking solitude and seclusion, a wilderness camp, a recreational jumping-off point, or a hunting and fishing cabin, I encourage you to grasp the one-of-a-kind opportunity that the Remote Recreational Cabin Sites program offers. Through this program, and with some hard work, you can purchase your own piece of wild, remote Alaska, all while enjoying the northern lifestyle, plentiful wildlife, and rugged beauty of our great state, now and for years to come.

Sincerely,

Governor Bill Walker

Greetings Fellow Alaskans,

"Since the first Remote Recreational Cabin Sites offering in 2001, the Department of Natural Resources has helped provide more than 750 Alaskans with adventure and land ownership opportunities, in 76 staking areas throughout the state."

In this, the program's thirteenth offering year, the Department of Natural Resources is offering 70 staking authorizations in two different staking areas: Granite Mountain in the Southcentral Region and Mount Ryan in the Northern Region.

The dedicated staff in the Land Sales and Contract Administration Sections will guide you through the staking, leasing, and purchase process. Though staking a parcel is hard work, the rewards are unparalleled. Please take advantage of this program, as it provides an outstanding chance to own and enjoy your very own remote part of this Great Land.

Best Wishes,

Commissioner Andy Mack

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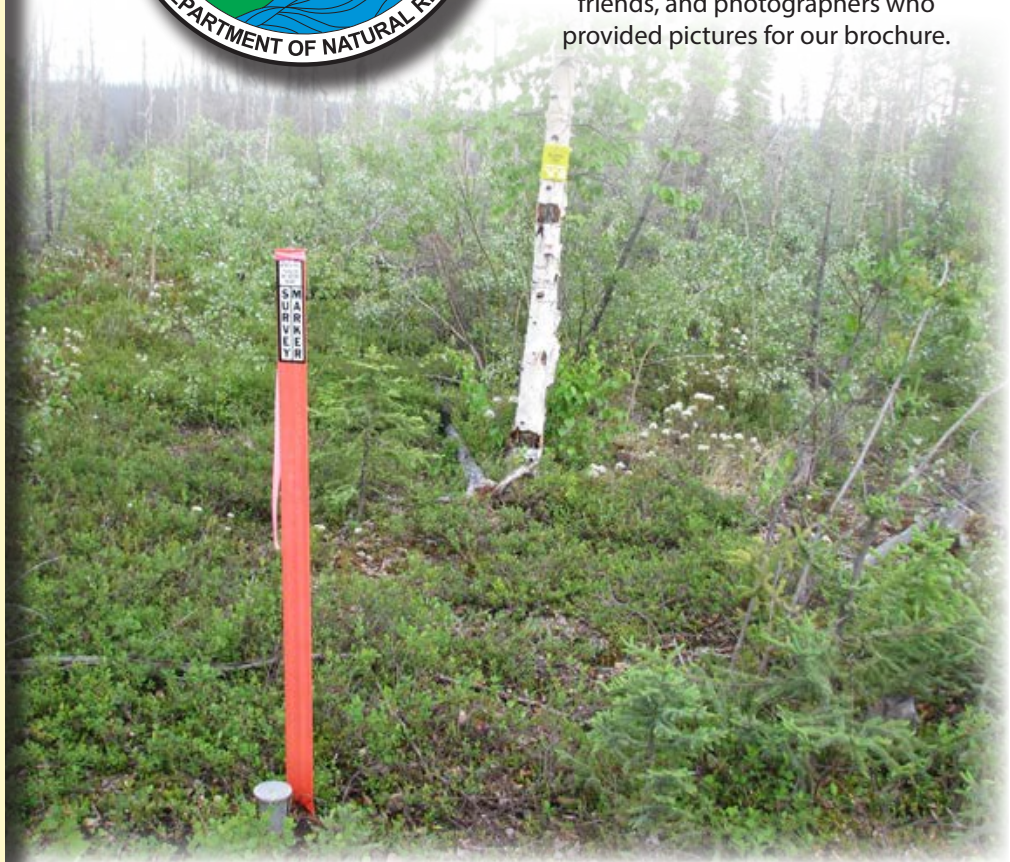
This brochure is provided free of charge. Additional copies can be obtained by contacting a DNR Public Information Office listed on page 4 or by viewing our web site at:

http://landsales.alaska.gov/

This publication was released by the Department of Natural Resources, Division of Mining, Land, and Water, to inform the public about the 2017 Remote Recreational Cabin Sites Offering #13, produced at a cost of $0.XX per copy, in Anchorage, Alaska.

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



INTRODUCTION

The DNR Land Sales staff welcomes your interest in the 13th offering of the Remote Recreational Cabins Sites Staking program! We are eager to provide this unique opportunity for Alaskan residents to stake land for private ownership through responsible land management practices, education, and individual client services while contributing to economic development and recreational opportunities within Alaska.

Participation in this program will require a considerable investment of your time, resources, and effort. The rewards are tremendous as you embark on the adventure of staking a parcel of land that you will own and enjoy for years to come. This brochure is your guide through this complex process, and we recommend that you use it in the following manner:

1. **Before you apply, please consider if this program is for you: read page 4 to get an overview of the program and to determine if you have the time, interest, and resources necessary to stake your own parcel.** DNR also sells parcels that have already been surveyed. If you would like to buy a parcel of state land that does not require staking and is ready for immediate purchase and use, see page 29-30 for a description of other State land sales programs.
2. If this program is a good fit for you:
   - Read the requirements for the application, selection, and pre-staking processes on pages 5—7.
   - Read the staking area summaries and view maps on pages 8—13.
   - Decide which areas you want to apply for and apply online or fill out the application form found on page 25 and 27.
3. On pages 14—18, read about the three-year process of staking, leasing, and purchase, that you will go through if you are drawn and stake a parcel in this year's program.
4. Finally, pages 19—24 contain general considerations for applicants, including other information and resources for locating, staking, and leasing your parcel.

Thank you for your interest in participating in the Remote Recreational Cabin Sites Staking Program. We look forward to receiving your applications.

Acronyms and Abbreviations in this Brochure

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

How to stake your piece of Alaska

See if this program is right for you (page 4).

Pick a Staking Area to apply for (pages 8-13).

Submit an application for the drawing between August 21 and October 13, 2017 (page 25 and 27).

Cross your fingers and see if you're drawn on November 1, 2017 (page 14).

Drawing winners then receive a staking authorization (page 14). Drawing alternates may also get an opportunity to stake.

Attend a staking workshop to learn the requirements for a properly staked parcel (page 14)

Drawing winners can stake their parcels in the 1st staking period, which begins February 2, 2018, and ends on June 19, 2018 (pages 14-15)

Drawing alternates may get an opportunity to stake in the 2nd staking period, which begins June 29, 2018, and ends on September 11, 2018. (pages 14-15)

You must apply to lease your parcel by the last day of your staking period. You must also submit your lease application within 14 days of staking. (page 14 - 17).

Make quarterly payments on your parcel lease for 3 years (page 16)

During the lease, DNR surveys and appraises your parcel (page 17)

After 3 years you can purchase your parcel from the state or enter into a one-time 5-year renewal of your lease. To purchase, you can pay in full or pay 5% of the remaining balance to enter into a state purchase contract with DNR. (page 18)

Congratulations! You now have your very own piece of the last frontier.

Read This

IS THIS PROGRAM FOR YOU?

How the Program Works

Before accepting applications to the Remote Recreational Cabin Sites (RRCS) program, DNR identifies areas that will be opened for staking. This year, two areas are being offered: Mount Ryan II, along the Steese Highway, and Granite Mountain, on the Kuskokwim River. To participate in this program, you must **apply**, **win**, **stake**, **apply and lease**, and **buy**.

Apply: As an Alaska resident, you can apply for one or more areas that are of interest to you. You may only win for one area per year. This year, the application period opens on **August 21, 2017 at 10:00 a.m.** We strongly recommend that you visit the staking areas you are considering before applying. Make sure you submit your application(s) before the deadline of **October 13, 2017 at 5:00 p.m.**

Win: After the application deadline, DNR holds a drawing to determine winners and alternates for each area being offered. This year's drawing is on Wednesday, **November 1, 2017 at 10:30 a.m.**

Stake: After your name is drawn, you will receive a staking packet that includes a staking authorization, general staking information, detailed instructions, and specific restrictions for the area you are staking in. Staking workshops are a great way to learn about the staking, lease, and purchase processes. Staking workshops will be held between **January 8 and January 26, 2018.**

NEW FOR 2017! THERE MAY BE 2 STAKING PERIODS: If there are more applicants than staking authorizations available for a staking area, there will be two separate staking periods for that area. In this case, drawing winners can stake their parcels in the 1st staking period, beginning **February 2, 2018 at 8:00 a.m.,** and ending **June 19, 2018 at 5:00 p.m.** Drawing alternates may get an opportunity to stake in the 2nd staking period if there are unused authorizations from the first staking period. The 2nd staking period begins **June 29, 2018 at 8:00 a.m.,** and ends on **September 11, 2018 at 5:00 p.m.**

If there are fewer applicants than staking authorizations for one staking area, there will be one staking period for that area. Stakers for that area will have between **February 2, 2018 at 8:00 a.m.** and **September 11, 2018 at 5:00 p.m.** to stake.

Apply and Lease: After staking, you must submit your lease application describing your staked parcel prior to the end of the staking period in which you staked. You must also submit your lease application within 14 days of staking. NOTE: You will have less than 14 days to submit your lease application if there are less than 14 days before the end of your staking period. DNR will review your lease application, and if approved, will issue your lease after the final staking period ends. You will make 12 quarterly payments while DNR surveys and appraises the parcel. Lease payments will be applied towards the lease rental fee, survey deposit, and appraisal deposit.

NOTE: It is up to the customer to provide proof of residency at the time of lease application. If you are unsure of about your residency status after reading "DO YOU QUALIFY," on page 5, please contact our office prior to applying for the drawing.

BUY! After the parcel has been surveyed and appraised, you then have the opportunity to purchase the parcel at the appraised value or a minimum of $1,000 over the actual survey cost, whichever is greater. The payments you made for the survey costs will be credited toward the purchase price for the appraised value of your parcel. You will have the option to either pay the remaining balance in full or to pay 5% of the remaining balance to enter into a state purchase contract to complete the purchase of your parcel. This purchase typically occurs within three to four years from the time of lease issuance.

Important: For a small number of participants, after determining the appraised value of the parcel and applying credits, it is possible that the remaining balance will be $2,000 or less. If this is the case, you will not be able to finance the purchase and will be required to pay the remaining balance in full.

Time, Money, and Resources Commitment

Staking a parcel of land in a remote area is very different from purchasing a previously surveyed lot because it requires a considerable investment of time, finances, and resources, even as the rewards are significant. These are just a few of the challenges you may face as you stake and acquire a remote parcel:

First, travel to the designated areas may be costly and time consuming. Staking areas located off the road system may require travel by small plane, boat, ATV, or snowmachine, and you may incur the costs associated with charter, rental, or purchase of equipment. You may incur these costs multiple times over the staking period if you do not complete staking in one visit and each time you travel to your parcel. In addition, you may be asked to return to the field to correct a staking error or to do additional work if your application was determined to be incomplete. Access to each staking area is further explained in the area summaries on pages 8—13.

Second, staking your parcel will be time consuming and labor-intensive, as you must mark the corners of your parcel and brush the lot lines to prepare the parcel for survey and appraisal. Brushing lot lines requires the use of equipment, such as a chainsaw, to cut trees and brush to create a line of sight along the boundary lines of your parcel. Staking will also require you to know or learn basic skills of field navigation and parcel measurement using a map, compass, tape measure, and GPS. Read pages 14—15 to learn more about the staking process.

Additionally, there is no guarantee that it is practical to traverse or construct a trail on the legal access to the staking areas and parcels, even though legal access does exist. Construction of a trail to develop the legal access to a parcel may be costly and labor intensive. Learn more about legal access on page 20.

Improvements to your parcel may also be costly and labor intensive. If you plan to build on your parcel, carefully consider how you will bring in building materials. Development of your parcel may require permits from other agencies or permitting authorities: this may include building permits, stream crossing permits, wetlands fill permits, etc. Additionally, services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be prohibitively expensive to bring to the site. Learn more about parcel development considerations on page 20 - 21.

In addition to the costs associated with travel, staking, access, and development, you must lease your parcel from the state for a period of three years or more. You will make quarterly deposit payments during your 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. There are also lease fees and administrative fees. Read page 15-16 for more information about the leasing process.

The purchase price of your parcel will vary depending on the size of your parcel and where you stake. Base appraisal reports give estimates of how much a parcel might cost depending on size, location, and other factors. Reports are available for each area offered at the DNR Public Information Centers and online at http://landsales.alaska.gov. 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. Learn more about parcel appraisals on page 16 - 17.

Prospective applicants should read the information in this brochure thoroughly and be aware of the time, finances, and resources involved before deciding whether to participate. Through hard work, planning, and determination, participants can overcome these challenges, have an adventure of a lifetime, and gain ownership of a parcel of their very own that they can enjoy for years to come.

Note: After the conclusion of the staking period, the department assesses the number of staking authorizations remaining in each staking area and, if practical, surveys administrative parcels to be offered for sale at a later time. Creating additional parcels can help reduce the survey costs paid by each staker; this may be especially true for parcels that were staked away from adjacent parcels. In addition, 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. Public notices about potential activities nearby are available from DNR Public Information Centers.

DO YOU QUALIFY?

To be eligible to stake a parcel in the RRCS program you must be a current Alaska resident and age 18 or older at the time you submit a drawing application.

Corporations, businesses, and non-Alaska residents are NOT eligible to apply for the Remote Recreational Cabin Sites program.

Qualifying for the Remote Recreational Cabin Sites Program

To participate in the RRCS program, you must certify and prove that:

- You must are a current Alaska resident as defined by *AS 01.10.055 Residency*. This statute 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." You must have been a resident of Alaska for at least one year (12 months) immediately preceding the date of the drawing application (*11 AAC 67.800(a) Qualifications for Remote Cabin Site*).
- You are 18 years of age or older on the date of application (*11 AAC 67.005 General Qualifications*).
- You have not held a purchase contract or lease issued by DNR 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 DNR.
- You are not in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by DNR.

For required and acceptable items of proof of residency, see the "Proof of Residency" section below.

Past participation in state land sales does not prohibit you as an individual from participating in the RRCS drawing. You may also participate in subsequent offerings under the RRCS program, if eligible at the time of drawing application.

Stakers will be required to submit acceptable proof of Alaska residency with the lease application. Failure to ensure that DNR receives the required proof of residency with your lease application and by the staking deadline will result in the rejection of your application, in accordance with the terms of this brochure and your certified agreement on the application form.

Proof of Residency

Only Alaska residents may submit applications for the Remote Recreational Cabin Sites (RRCS) drawing. Proof of residency is required at the time of lease application. In addition, you must prove Alaska residency to qualify for a Veterans' Discount.

Proof of residency must include:

1. A copy of your valid and current Alaska Driver's License or State-issued ID card. If you do not have a valid, current Alaska Driver's License or State ID card, please contact DNR Land Sales before applying for the drawing to inquire about acceptable substitutions for this requirement. If you have a driver's license or ID card issued by another state, you are not considered an Alaska resident for the purposes of these programs.
2. AND ONE of the following items:
   - Alaska Permanent Fund Dividend confirmation of eligibility or confirmation of receipt of funds;
   - Employment, unemployment, or military records showing current or recent employment in Alaska;
   - Current and valid occupational licenses issued by the State of Alaska;
   - Income tax records showing employment in Alaska; or
   - School records showing current or recent school attendance in Alaska.

The Director may accept other forms of proof. Applicants are required to submit as many items of proof of residency as needed to document the minimum, one full year of Alaska residency. If you are relying on an item not specifically listed above or have questions about residency, please contact the Land Sales team before applying for the drawing or applying for a Veterans' Land Discount.

To confirm PFD eligibility or payment, follow these directions:

1. Go to http://pfd.alaska.gov/.
2. Click on the blue "myPFD" button.
3. Click on the blue "Yes, proceed." button.
4. On the "myPFDInfo Application Search" page, choose the most recent year as the Dividend Year, and fill in the remaining Applicant Details fields with your personal information.
5. Click the "Submit Search" button.
6. After the screen loads, print, photograph, or take a screenshot of the "PFD Information for [Your Name]" page that shows your name and the Application status.
7. Send the printout or the file of the "PFD Information for [Your Name]" page to DNR Land Sales.

Drawing applicants must have been Alaska residents for one year prior to the date they submit their applications. It is the responsibility of the applicant to determine if they are an Alaska resident BEFORE submitting an application. Proof of residency is not required until the time of lease application, but if you turn in a lease application after staking a piece of land, and it is determined that you did not meet residency requirements when you submitted your drawing application, your lease application will be disqualified, and you will have no rights to lease or purchase the land.

If you do not have a valid Alaska Driver's License, State ID, or an Alaska Permanent Fund Dividend confirmation of eligibility, please contact the Land Sales Section BEFORE applying for the drawing to determine if you qualify.

You are not allowed to claim Alaska residency during any period that you claimed 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, including obtaining a driver's license or ID from another state.

All documents submitted as proof of residency must have dates clearly showing that you are currently an Alaska resident and that you were a resident of Alaska one year prior to the date of your drawing application, with intent to make a home and remain in the state indefinitely. It is your obligation to prove that you are eligible for this program.

Failure to prove Alaska residency under these terms will result in the loss of your opportunity to participate in the offering and may result in the forfeiture of some, or all, of your deposit and fees. You are strongly encouraged to gather their required documentation well in advance of the required date of submission.

Residency Consideration for Active Duty US Armed Forces Personnel

If you are on active duty in the US Armed Forces (or are accompanying a family member on active duty) during part or all of the year leading up to the drawing or auction, the following considerations apply to establishing or maintaining Alaska residency.

- If military service takes you out of Alaska, you can retain Alaska residency by continuing to register Alaska as your permanent residence with the military, maintaining your Alaska driver's license, and maintaining other ties with Alaska such as receiving the Permanent Fund Dividend, voting, maintaining vehicle registration, etc. The expiration date of non-commercial Alaska driver's licenses is automatically extended while you or your spouse is on active duty outside of Alaska; see http://doa.alaska.gov/dmv/akol/military.htm and *2 AAC 90.430* for details.
- If military service has brought you to Alaska, you must take additional actions to establish Alaska as your residence, such as obtaining an Alaska driver's license or state ID card, registering to vote and voting, registering your vehicle in Alaska, registering Alaska as your residence with the military (DD Form 2058), and paying local property taxes on property you personally own as a residence, at least one year immediately preceding the date of submitting your drawing application.
- 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, including obtaining a driver's license from another state, you do not qualify as an Alaska resident for this program.

If you have questions about residency and military service, please contact the Land Sales team prior to applying to participate in the RRCS drawing, or applying for a Veteran's Land Discount.

WHAT TO KNOW BEFORE YOU APPLY

Keep Your Address Current with Land Sales Section (LSS)

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. In accordance with *11 AAC 67.005 (g) General Qualifications*, an applicant or bidder is responsible for keeping Department of Natural Resources, Division of Mining Land & Water (DNR DMLW), Land Sales Section (LSS) informed of their current address throughout the bid/application, lease, contract, and patent processes. A change of address form must be signed by the applicant or purchaser, and must be submitted to LSS at **550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8514**. Please contact LSS for this form.

The application or bid is subject to rejection if LSS is unable to contact the applicant or lessee at the current address of record. Please note that notifications sent to other Sections, Divisions, or Departments may not reach LSS and your records may not be updated. Failure to keep your address and contact information current with LSS could result in closure of your application, loss of all opportunity, right, title, and interest in the land, or termination of your contract.

Brochure Changes and Errata

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://landsales.alaska.gov/.

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.

Inspect the Site

Important: It is the responsibility of all interested parties to fully review this brochure and **personally locate and thoroughly inspect the staking area and your desired parcel location before applying for a staking authorization, lease, contract, or purchase.**

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 drawing application. The land chosen by an applicant/staker is taken **AS-IS** and **WHERE-IS** with no express or implied guarantees as to the land's suitability or fitness for any intended or particular purpose. 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 on page 17 of this brochure for more 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.

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.

Topographic maps may be purchased from the United States Geological Survey (USGS) online at store.usgs.gov/. They may also be purchased at the **Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, P.O. Box 757320, Fairbanks, AK 99775-7320, (907) 474-6166 fax: (907)474-2665, uaf-maps@alaska.edu**; 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.

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.

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.

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, both Granite Mountain and Mount Ryan II staking areas are all or in part on tentatively approved land.

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.

Privacy Notice

AS 38.05.035 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 applications to lease or purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to applicants, lessees, and payment histories.

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.

APPLY

Apply 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/remote_recsites.htm. Applications may be completed and submitted online using a credit card. 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, so be sure to file only for the areas for which you would want to be selected. You will be awarded the staking authorization for the first staking area for which your name is drawn during the drawing or for which there are fewer applicants than available authorizations.

For each staking area that you want to apply to, you must:

1. Complete a 2017 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.
2. Pay a non-refundable $25 drawing application fee with each application submitted. This fee may be paid by a personal check, cashier's 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 that you are an eligible participant and have been an Alaska resident for at least one year (12 months) immediately preceding the date of your drawing application.

   An agent who presents a power of attorney or other notarized authorization of agency may file an application on behalf of a qualified applicant.

   Once an application is filed, it may not be transferred to another staking area or to another applicant.

   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.

Your application will be rejected if:

- It does not include the $25 drawing 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.

Multiple Applicants Not Allowed

There may be only one applicant per Remote Recreational Cabin Sites drawing application. An authorization to stake a Remote Recreational Cabin Sites parcel will be awarded to the individual drawing applicant, only. The individual who received the staking authorization MUST be the only person on the lease application and subsequent lease. Keep in mind that individuals cannot be added or removed from the lease except by court order.

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.

Where to File Applications

ONLINE APPLICATIONS

File applications online at **http://landsales.alaska.gov/**.

MAIL-IN APPLICATIONS

Mail-in applications must be sent to the DNR Public Information Center:

REMOTE RECREATIONAL CABIN SITES
Department of Natural Resources, Public Information Center
550 West 7th Avenue, Suite 1260, Anchorage, AK 99501

HAND-DELIVERED APPLICATIONS

The Anchorage 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.

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

Fairbanks
DNR Public Information Center
3700 Airport Way, Fairbanks, AK
(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

2017 REMOTE RECREATIONAL CABIN SITES STAKING AREAS

2017 REMOTE CABIN SITES

Granite Mountain

The Granite Mountain staking area is located along the Kuskokwim River approximately 45 miles southwest of McGrath and 40 miles northeast of Stony River. This staking area offers stakers the opportunity to own remote, river accessible property in Western Alaska. This area can be accessed by the Kuskokwim River by boat in the summer and snowmachine in winter. The Granite Mountain staking area covers approximately 25,800 acres. Up to 40 parcels may be staked. Parcels may be between 5 and 20 acres.

Mount Ryan II

The Mount Ryan staking area is approximately 50 miles northeast of Fairbanks and south of the Steese Highway. Easy access and scenic views make this a desirable area for recreation and subsistence, including hunting, ATVing, snowmachining, and other outdoor activities. The area can be accessed by road, ATV and snowmachine. The Mount Ryan staking area covers approximately 35,600 acres. Up to 30 parcels may be staked. Parcels may be between 5 and 20 acres.

2017 STAKING AREAS

Granite Mountain

pg 10-11

Mount Ryan II

pg 12-13

Pages 10-13 contain more detailed information about each staking area, including easements, setbacks, and other restrictions which may apply when staking your parcel. Estimated survey and appraisal costs are also included, which will be used to calculate the quarterly lease payments for your parcel during the 3-year lease term (see page 16 for details).

Additionally, the following pages include base appraisals, which estimate approximate values for hypothetical parcels of different sizes within each staking area. **It is important to recognize that the base appraisals are estimates, and that the actual per acre price for a staked parcel may vary from these estimates.** Please see page 17 for more information about base appraisals.

These prices are estimates only!

Hypothetical Pricing for Key Parcel

	Size	$ Per/Acre
Key Parcel "A" 1st tier lake front	**5.00 acres**	**$3,000**
	10.00 acres*	$2,250
	15.00 acres*	$1,958
	20.00 acres*	$1,684
Key Parcel "B" 1st tier River front	5.00 acres*	$2,234
	10.00 acres*	$1,680
	15.00 acres	**$1,400**
	20.00 acres*	$1,204
Key Parcel "C" Interior Parcel	5.00 acres*	$1,064
	10.00 acres	**$800**
	15.00 acres*	$693
	20.00 acres*	$597

-Key Parcel in bold (*Size adjusted Key Parcels based on adjustment shown in Addenda)

Granite Mountain Remote Recreational Cabin Sites

Why Stake?	Opportunity to own remote, river accessible property in Western Alaska.
Location	The Granite Mountain staking area is located along the Kuskokwim River approximately 45 miles southwest of McGrath and 40 miles northeast of Stony River.
Terrain & Major Features	Readily traversable large river valley and surrounding moderately steep mountains are found from an elevation of about 250 to 1200 feet within the project boundaries. Kuskokwim and Nunsatuk Rivers, and their tributaries, are major avenues of access to surrounding uplands. There are areas of marsh-wetlands found mostly east of the Kuskokwim River.
Access	Commercial flights to Stony River or McGrath; local air or boat access to project area; winter snowmachine or dog mushing also possible. It may be possible to land a float plane on the Kuskokwim River.
View	Depending on location and vegetation, views of water bodies or surrounding mountains are common.
Climate	This area has extremely cold winters and warm summers. The long term average temperature for January is -17°F and for July is +69°F; average annual precipitation was 17 inches with over 90 inches of snowfall. Kuskokwim River is generally ice free mid-June through October. High winds may occur in the fall and winter.
Soils	A majority of the project area is silty loess from nearby flood plains with colluvial sediment in valley areas. South facing slopes are generally well-drained with no permafrost, while the north facing slopes exhibit permafrost. A portion of the project area in the flood plains near the river exhibit poorly drained soil with permafrost. On slightly higher natural levees, there is well drained soil with deep or no permafrost.
Vegetation	Vegetation on south facing slopes will often include white spruce, paper birch, and quaking aspen while the north facing slopes will be primarily black spruce or tundra with sedges, mosses, and willows. Some lowlands along both sides of the waterways commonly appeared to be wet or marshy, mainly on sites east of the Kuskokwim River.
Water Source	Potential for surface water collection from streams and small water bodies. The Kuskokwim River is a large, silty river; the Nunsatuk and smaller rivers may be somewhat clearer but often are discolored with runoff draining from muskeg covered uplands.
Title	Tentatively Approved State-owned land; Tentative Approvals, dated 6/22/1982, 6/22/1982, 3/30/1992, 6/22/1982, and 4/27/1992.
Fire Management Option	The fire management option for areas adjacent to the Kuskokwim and Nunsatuk Rivers is "Full." The remaining portion of the project area is "Limited."

Game Management Unit	The staking area is in Game Management Unit 19D.
Municipal Authority	The project area is within the Unorganized Borough and subject to the State of Alaska platting authority.
Mineral Estate	DNR proposes a mineral order to close the project area to new mineral entry. Those portions of MCO 435 that currently close parts of the project area will be rescinded, and the entire project area will be closed to new mineral entry under a single new mineral order.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Easements, Setbacks and other Restrictions	Staking will not be allowed within the following areas: • 200-feet from Kuskokwim River • 100-feet from Nunsatuk River Staking will not be allowed within reserved areas imposed prior to or during the staking period. Reserved area over Class I wetlands are to be shown on staking map. Staked parcels may be subject to the following: • a public access and utility easement along parcel boundaries; • an easement centered on existing trails through or along • staked parcels; • a 50-foot wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with *AS 19.10.010 Dedication of Land for Public Highways* and *11 AAC 51.025 Section-line Easements*; section-line easements may be vacated under *AS 19.30.410 Vacation of Rights-of-Way* and *11 AAC 51.065 Vacation of Easements*; • a 50-foot continuous easement upland from the Ordinary High Water (OHW) of public or navigable water bodies in accordance with *AS 38.05.127 Access To Navigable or Public Water*; and • a 5-foot survey easement from the nearest practical point on the property boundary to control monuments within the parcel and an easement with a radius around the control monument, and as applicable, a 5' direct line-of-sight easement from the control station to an azimuth mark or other control monument.
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.
Survey and Appraisal Costs	The estimated survey cost for this area is $4,500 - $6,500 per parcel. The estimated appraisal cost for this area is $500 per parcel.

Granite Mountain - Base Appraisal Summary

Hypothetical Key Parcel "A"Granite Mountain Staking Area	Size:	10.00-acres
	Lot Type:	1st tier* frontage on the Nunsatuk River
	Access:	Summer access by boat along the Nunsatuk River, winter access is by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Unobstructed access to the Nunsatuk River.

Hypothetical Key Parcel "B" Granite Mountain Staking Area	Size:	10.00-acres
	Lot Type:	1st tier* frontage on the Kuskokwim River
	Access:	Summer access by boat or floatplane along the Kuskokwim River, winter access is by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Unobstructed access to the Kuskokwim River.

Hypothetical Key Parcel "C" Granite Mountain Staking Area	Size:	10.00-acres
	Lot Type:	Lakefront
	Access:	Summer access by floatplane, Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Lakefront lot with view of surrounding landscape

Hypothetical Key Parcel "D" Granite Mountain Staking Area	Size:	20.00-acres
	Lot Type:	Interior lot (2nd tier* parcel)
	Access:	Summer access by boat along Kuskokwim River or Nunsatuk River, then overland to parcel. Winter access by snowmachine.
	Building Site:	At least 50% level to gently sloping, adequately drained & wooded.
	Amenities:	Interior lot with limited view of surrounding landscape

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.

Hypothetical Pricing for Key Parcels

	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel "A" 1st tier Nunsatuk River	5.00 acres*	$2,000	$10,000
	10.00 acres	**$1,500**	**$15,000**
	15.00 acres*	$1,300	$19,500
	20.00 acres*	$1,120	$22,400

	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel "C" Lakefront Parcel	5.00 acres*	$2,667	$13,300
	10.00 acres	**$2,000**	**$20,000**
	15.00 acres*	$1,733	$26,000
	20.00 acres*	$1,493	$29,900

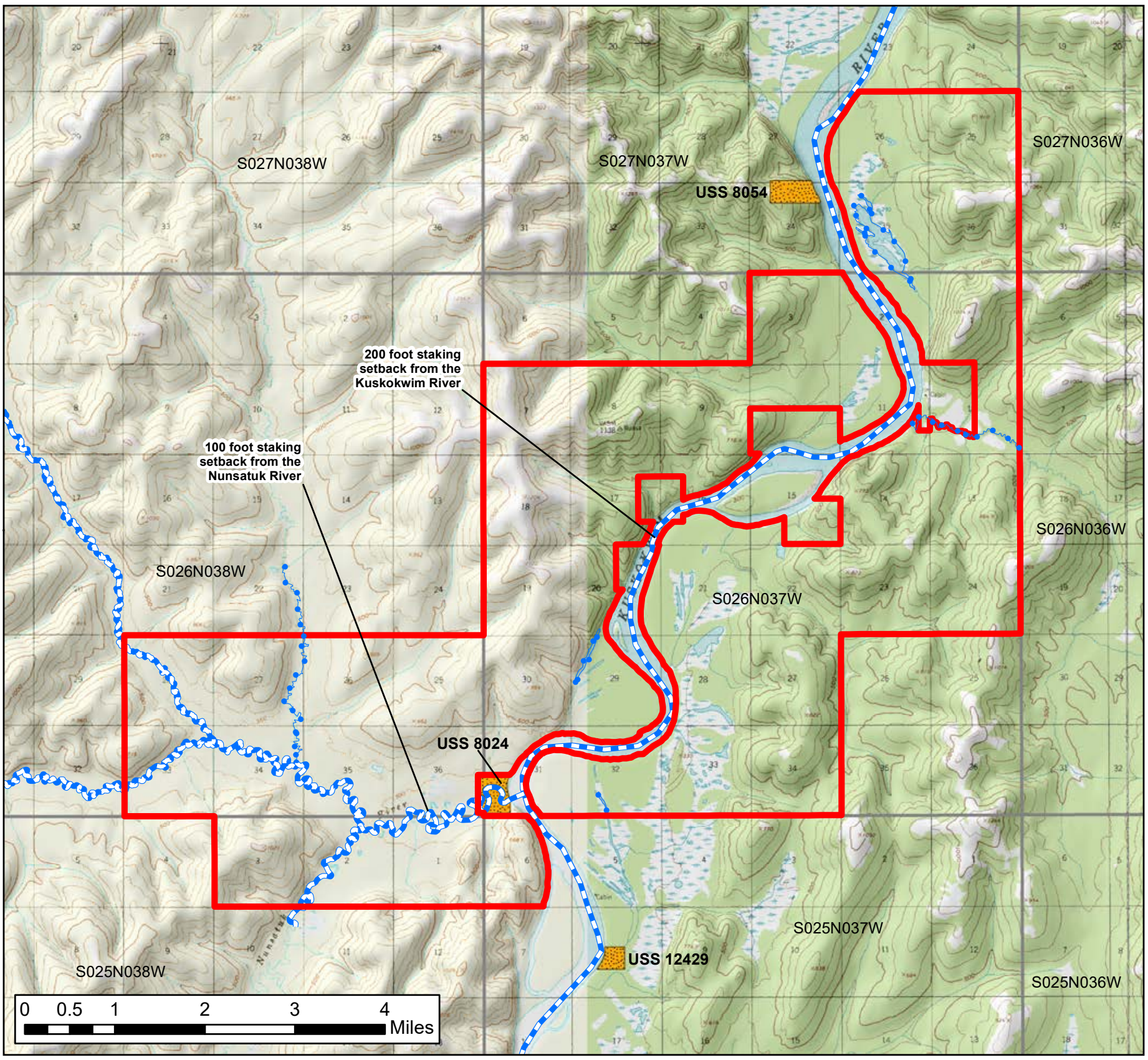
	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel "B" 1st tier Kuskokwim River	5.00 acres*	$2,500	$12,500
	10.00 acres	**$1,875**	**$18,800**
	15.00 acres*	$1,625	$24,400
	20.00 acres*	$1,400	$28,000

	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel "D" 2nd Tier Parcel Interior Lot	5.00 acres*	$893	$4,500
	10.00 acres	**$670**	**$6,700**
	15.00 acres*	$580	$8,700
	20.00 acres*	$500	$10,000

-Key Parcel in bold (*Size adjusted Key Parcels based on adjustment shown in Addenda)

Granite Mountain Staking Area

Southcentral Region Remote Recreational Cabin Sites Staking Area # 1117202

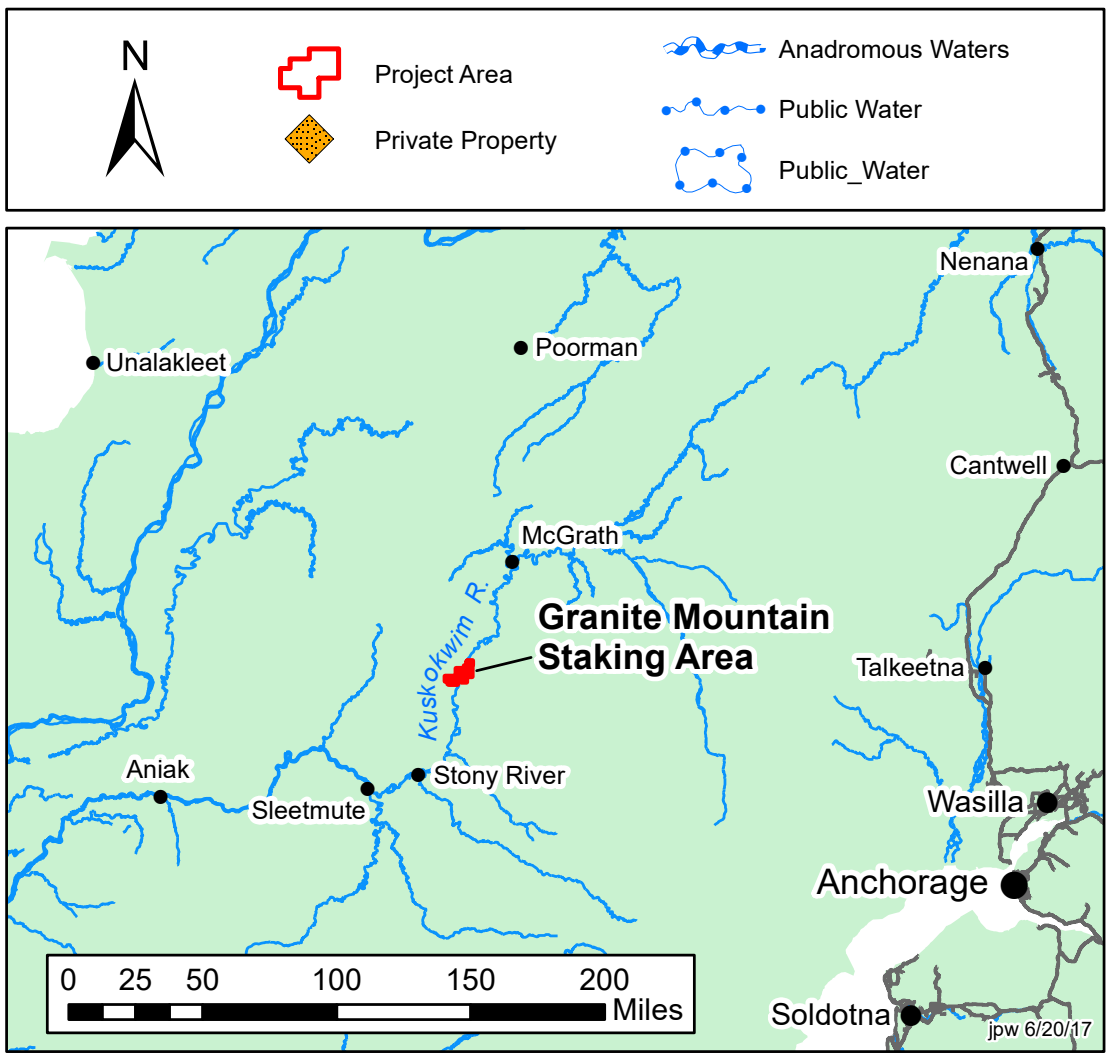


2017 Offering
Staking Authorizations: 40
Minimum Parcel Size: 5 acres
Maximum Parcel Size: 20 acres

USGS Quadrangle Iditarod B-1, 1:63,360
Township 25 North, Range 37 West; Township 25 North, Range 38 West; Township 26 North, Range 37 West; Township 26 North, Range 38 West; Township 27 North, Range 37 West; Seward Meridian

This 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.

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 or 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 instructions for additional information.



Mount Ryan II Remote Recreational Cabin Sites

Why Stake?	Easy access from the Fairbanks area. Scenic views. Opportunities for hunting, ATVing, and snowmachining.
Location	The Mount Ryan staking area is approximately 50 miles northeast of Fairbanks, south of the Steese Highway. The entirety of the project area lies south and west of the Twelve Mile Summit Wayside and the Pinnell Mountain trailhead.
Terrain & Major Features	The terrain is mountainous with slopes ranging from 5% to 50%. The project area includes a portion of the headwaters of Crooked Creek, Harrington Creek, and the West Fork of the Chena River. Some portions of the staking area are above tree line. Low areas primarily around creek valleys are boggy.
Access	Primary access to and through the staking area is overland via ATV on established trails along ridgelines and hilltops, off of the Steese Hwy.
View	Terrain is generally hilly to mountainous in this region, lending itself to natural views.
Climate	This region has an average winter temperature of -4 degrees Fahrenheit, and an average summer temperature of 59 degrees Fahrenheit. Annual precipitation of 11 inches per year, and average snowfall of 65 inches.
Soils	Soils on south-facing slopes are typically well-drained gravelly silt-loam. Permafrost is absent. On north-facing slopes, soils are poorly-drained to well-drained with shallow permafrost table or bedrock.
Vegetation	The south-facing, well-drained slopes support white spruce and limited paper birch, and aspen. North facing slopes are covered by black spruce, tall shrubs, low shrubs, sedges, mosses or tundra. Portions of the area were burned in the Boundary or Wolf Creek fires of 2004.
Water Source	Water collection from surface water or possible rain catchment system is possible.
Title	The State of Alaska holds fee title (via patent 50-89-0103, dated December 23,1988), to that portion of the project area within Township 6 North, Range 8 East; and Township 5 North, Range 8 East. The State of Alaska holds tentative approval, dated September 28, 1979 and December 23, 1988, to that portion of the project area within Township 6 North, Range 7 East. The applicable State case file is GS 1952. The land is subject to the reservations, easements and exceptions contained in the federal patent.
Fire Management Option	The Fire Management Option for the majority of the area is "Limited". A portion of the project is designated as Full. This area is subject to periodic wildfires.
Game Management Unit	The staking area is in Game Management Unit 20B.
Municipal Authority	The Fairbanks North Star Borough (FNSB) boundary runs through the project area from the Northeast corner of the project area along the divide of the headwaters of Harrington and Crooked Creeks, and the divide Boulder Creek and the North Fork Chena River exiting the project area north of its SE corner (generally coincident with ADL 408830 and ADL 419498). Parcels staked within the FNSB will be subject to the platting, planning, zoning, and taxation authority of the FNSB. The remainder of the project area is within the Unorganized Borough, and subject to the platting authority of the State of Alaska.
Mineral Estate	The mineral estate within the Mt. Ryan project area is restricted to mineral leasing through Leasehold Location Order (LLO) No. 30, in accordance with *AS 38.05.185* for a land disposal.
Allowed Uses	During lease, Remote Recreational Cabin Sites are for recreational use only, and no commercial use or permanent residence is allowed. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.

Easements, Setbacks and other Restrictions	Parcels will be subject to a 100-foot building setback from the Ordinary High Water (OHW) of water bodies determined to be public or navigable. Staking will not be allowed within: • a 300-foot staking setback from the centerline of existing trails ADL 408830 and ADL 418498; and • a 150-foot staking setback from other trails indicated on the staking map. Staking will not be allowed within reserved areas imposed prior to or during the staking period, including reserved areas to avoid locating parcels within or near a specific resource or third party interest, or to reserve areas for public use. Specific reserved areas will include: • a reserved area approximately 300-foot each side of ridgelines identified on the staking map; • reserved areas where the FNSB boundary does not run directly along the trail (ADL 408330 and ADL 418498), or where the trail is not locatable along the ridgeline. Staking will not be permitted over the FNSB boundary; • a reserved area overlying Leasehold Locations ADL 619284 and ADL 619285 • a reserved area 300-feet around Snotel site ADL 419859; and • a reserved area 330-feet around the trespass cabin within section 9, Township 5 North Range 8 East (ADL 418505). If field inspection verifies this structure has been removed this reserved area will no longer apply. Staked parcels may be subject to the following: • a public access and utility easement along parcel boundaries; • an easement centered on existing trails through or along staked parcels; • a 50-foot-wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with *AS 19.10.010 Dedication of Land for Public Highways* and *11 AAC 51.025 Section-line Easements; section-line easements* may be vacated under *AS 19.30.410 Vacation of Rights-of-Way* and *11 AAC 51.065 Vacation of Easements*; • a 50-foot continuous easement upland from the (OHW) of public or navigable water bodies in accordance with *AS 38.05.127 Access To Navigable or Public Water*; • a minimum 100 foot building setback from the OHW of public or navigable water bodies; • a 5-foot survey easement from the nearest practical point on the property boundary to control monuments within the parcel and an easement with a radius around the control monument, and as applicable, a 5' direct line-of-sight easement from the control station to an azimuth mark or other control monument; and • additional reservations and/or restrictions required through the local platting authority.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	The project area was previously offered in 2009. The offering authorized up to 60 authorizations, and 30 parcels were staked. If this offering is approved, the maximum of 600 acres proposed combined with the 350 acres conveyed in the original offering could result in a maximum potential density of private property of less than 3% of the total acreage of the project area.
Survey and Appraisal Costs	The estimated survey cost for this area is $4,000 - $5,500 per parcel. The estimated appraisal cost for this area is $500 per parcel.

Mount Ryan II - Base Appraisal Summary

Hypothetical Key Parcel Mount Ryan Staking Area	Size:	10.00 acres
	Access:	Via Steese Highway then ATV, snowmachine, or by foot.
	Building Site:	Level to sloping, possibly wooded with adequate drainage, adequate building site.
	Amenities:	Typical view of the surrounding area.
	Amenities:	None

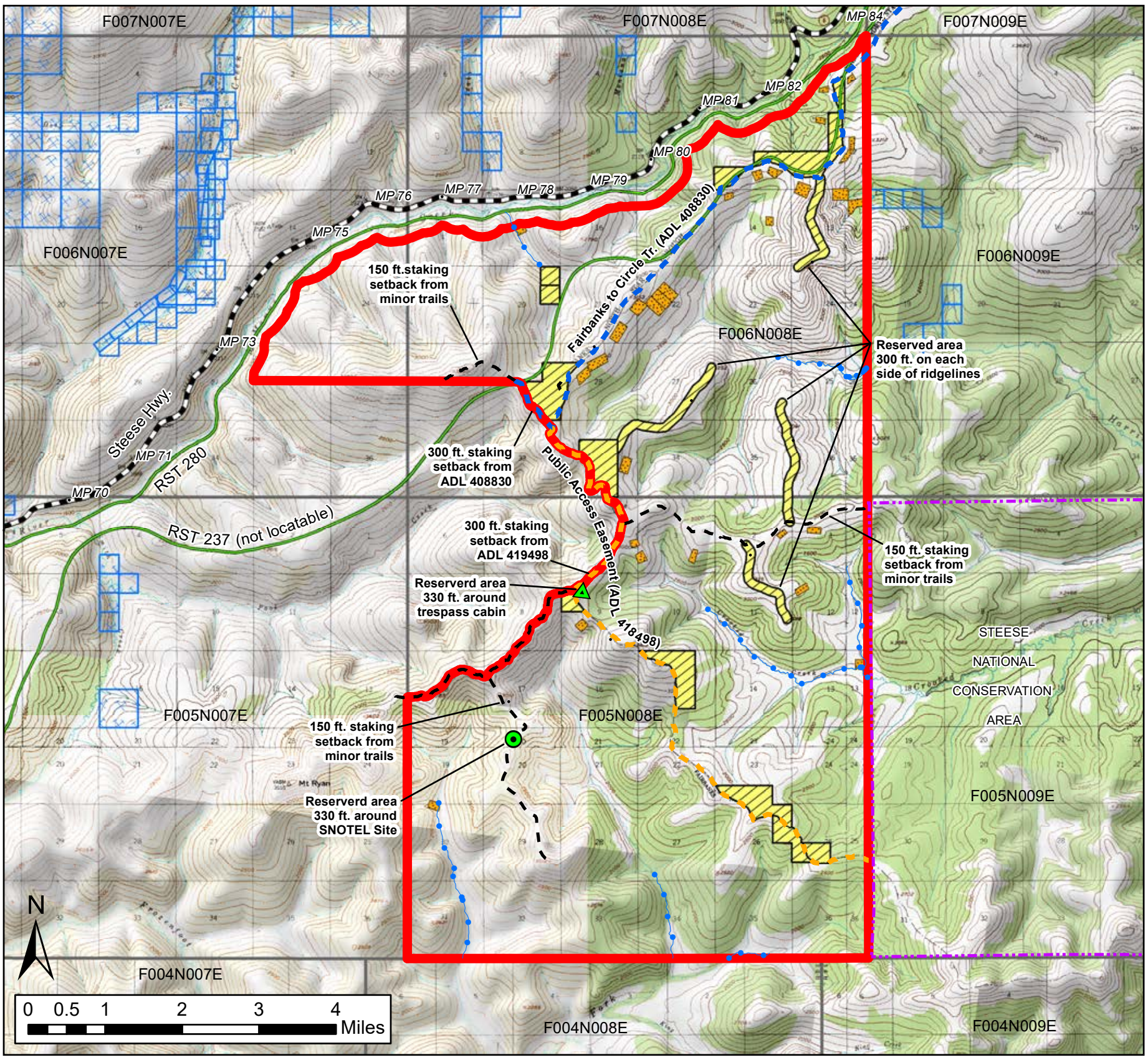
Hypothetical Pricing for Key Parcels

	Size	$ Per/acre	$ Per/site (Rounded)
Key Parcel "A"	5.00 acres*	$1,400	$7,000
	10.00 acres	**$1,050**	**$10,500**
	15.00 acres*	$910	$13,700
	20.00 acres*	$788	$15,800

-Key Parcel in bold (*Size adjusted Key Parcels based on adjustment shown in Addenda)

Mount Ryan II Staking Area

Northern Region Remote Recreational Cabin Sites Staking Area # 1117101



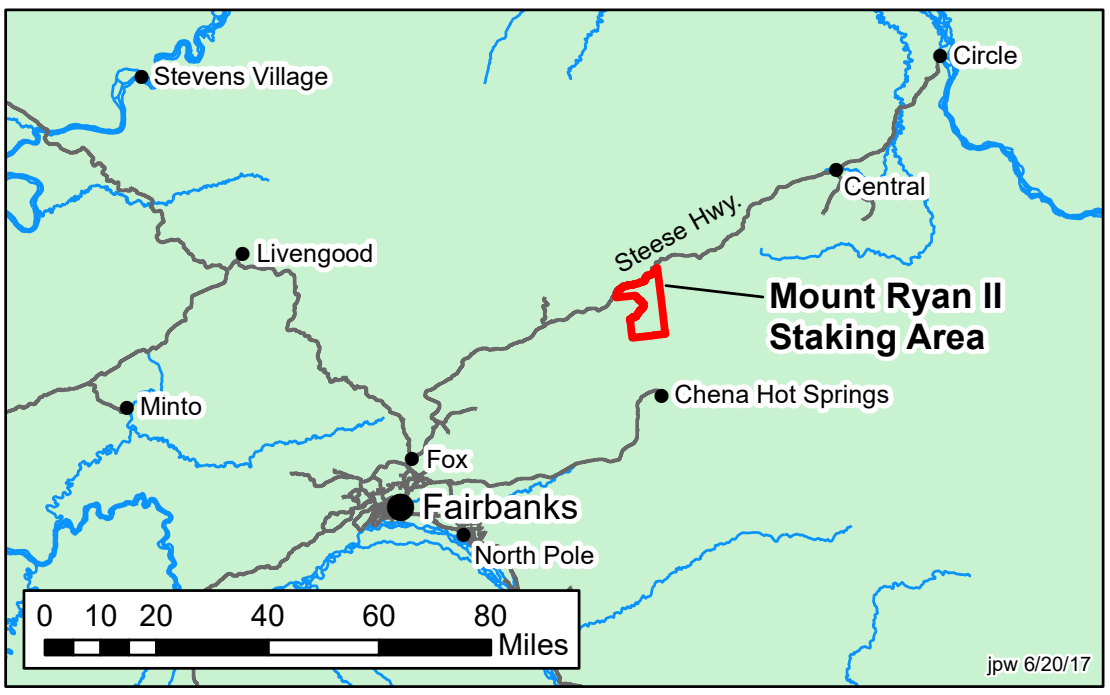
2017 Offering
Staking Authorizations: 30
Minimum Parcel Size: 5 acres
Maximum Parcel Size: 20 acres

USGS Quadrangles Circle A-4, A-5, B-4, B-5, 1:63,360
Township 6 North Range 7 East; Township 6 North Range 8 East; and Township 5 North Range 8 East; Fairbanks Meridian

This 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.

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 or 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 instructions for additional information.

Project Area
Private Property
Steese Nat. Cons. Area
Mining Claim / Leasehold
Reserved Area
Fairbanks to Circle Tr. (ADL 408830)
Public Access Esmt. (ADL 418498)
Minor Trail
RST
Steese Hwy.
Public Water
Trespass Cabin
SNOTEL Site



DRAWING

Drawing Procedures

In staking areas where there are more applications than available staking authorizations, a drawing 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. 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.

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. Alternates are drawn for a staking area if there are more applicants than staking authorizations available in that staking area. Staking priority for alternates will be determined by the order in which they are drawn; alternates drawn earlier will have priority of alternates drawn later. You do not have to be present to be awarded a staking authorization or alternate status. Your presence will not affect the outcome of the drawing.

Drawing results will be posted live during the drawing on the DNR web site at http://landsales.alaska.gov/ beginning on **Wednesday, November 1, 2017 at 10:30 a.m.**

A complete list of apparent winners will be posted following the drawing at the DNR Public Information Offices and online. Unsuccessful applicants will not be notified.

Appeals

An aggrieved applicant may appeal the determination of the drawing results 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 drawing is conducted. Send appeals by mail to:

Commissioner, 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.

STAKE

New For 2017! There May Be 2 Staking Periods

If there are more applicants than staking authorizations available for a staking area, there will be two separate staking periods for that area. In this case, drawing winners can stake their parcels in the 1st staking period, beginning **February 2, 2018 at 8:00 a.m.**, and ending **June 19, 2018 at 5:00 p.m.** Drawing alternates may get an opportunity to stake in the 2nd staking period if there are unused authorizations from the first staking period. The 2nd staking period begins **June 29, 2018 at 8:00 a.m.**, and ends on **September 11, 2018 at 5:00 p.m.** Staking priority for alternates in the 2nd staking period will be determined by the order in which they are drawn; alternates drawn earlier will have priority of alternates drawn later.

If there are fewer applicants than the number of staking authorizations available in a staking area, then all drawing winners for that staking area will have from **February 2, 2018 at 8:00 a.m. - September 11, 2018 at 5:00 p.m.** to stake.

A staking authorization and staking packet will be issued to apparent winners of the drawing. 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.

The staking packet will also include a staking map, a lease application form, and instructions describing how to submit a lease application. You have the option to submit online or in person. You may submit in person at the **Anchorage Land Sales Office (550 W. 7th Ave. Ste. 640, Anchorage AK, 99501)**, or the **Fairbanks Public Information Center (3700 Airport Way Fairbanks, AK 99709)**, during the times listed below.

- **1ST LEASE APPLICATION PERIOD: Monday, February 5, 2018 at 10:00 a.m. to Tuesday, June 19, 2018 at 5:00 p.m.**
- **2ND LEASE APPLICATION PERIOD: Monday, July 2, 2018 at 10:00 a.m. to Tuesday, September 11, 2018 at 5:00 p.m.**

After staking, you must submit your lease application describing your staked parcel prior to the end of the staking period in which you staked. You must also submit your lease application within 14 days of staking. NOTE: You will have less than 14 days to submit your lease application if there are less than 14 days before the end of your staking period.

Workshops

The staking packet will include a schedule for DNR staking workshops for the winners of the staking authorizations and/or their agents. Alternates are also invited to the workshops. The workshops will answer any questions you have about the program and staking your parcel. Drawing winners are strongly encouraged to attend the staking workshops.

Staking Period

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 may 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 Your Site

Important: Take care in planning and staking your parcel, as the value of your parcel depends on its size, location, and attributes. See the "Survey and Appraisal" section on page 17 of this brochure to understand these factors and plan to stake a parcel that fits your budget and needs.

Staking Authorization

A staking authorization is valid beginning the date the area is opened for staking. The authorization 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 based on the information in that packet. **Do not stake prior to the opening day or after the closing day of your 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.

Keep in mind that there will be other stakers in the area who may stake up to the boundary of your parcel, and the state may survey administrative parcels and/or open up the area for more staking at a future time. For these reasons, 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. **In addition, if you stake a parcel far from other staked parcels, it is likely that administrative parcels will be created near or adjacent to your lot during the survey process, to help keep survey costs down.**

Brushing and Flagging Your Parcel

The corners of your parcel must be marked with your name, address, and corner number on a weather resistant material. Parcel boundary lines must be brushed and flagged at the time of staking and maintained until the survey is completed. Brushing lot lines requires the use of equipment, such as a chainsaw, to cut vegetation and create visible boundary lines for your parcel. 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, blaze trees, 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, flagging, and corner posts are required as part of the lease application.

Existing Improvements

Some staking areas include state land that was previously offered in other state land sale programs or used for other purposes; consequently some development may have occurred within the staking areas. In addition, 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

Pilots should be careful to avoid trespassing on private property. There may be airstrips within staking areas that are not shown on the staking maps. These could be on private land. 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.**

How to Locate a Previously Surveyed Parcel

Stakers 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/ staker is taken **AS-IS and WHERE-IS** with no express or implied guarantees as to the land's suitability or fitness for any intended or particular purpose. The submission of a lease application of a staked parcel constitutes acceptance of the parcel **AS-IS and WHERE-IS**.

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. 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. The survey plat should tell you what to look for. 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, the playful pulling of bears, or heavy traffic areas.

Survey monuments look like this:

To find a survey monument, you will need a copy of the survey plat for the parcel or subdivision. The survey plat may be purchased from DNR information offices for $2.00 per sheet or found online at http://dnr.alaska.gov/landrecords or http://landsales.alaska.gov/. The survey number and the Meridian, Township, Range and Section(s), which are indicated 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 easiest way to find a survey monument for a parcel is to find a bearing tree. The survey plat will show if there is a bearing tree for the monument. 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/geomag/declination.shtml.

A good tool to help you find a parcel is to use a USGS map to orient yourself in 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. United States Geological Survey (USGS) maps are available online at store.usgs.gov/ or at the **Map Office, Geophysical Institute, University of Alaska, Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-7558 fax: (907)474-7125**. 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.

Review all the available information on the parcel or area. If available, an appraisal report is especially helpful, as it may have pictures of the parcel and surrounding area. These can be obtained from DNR information offices. 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).

In addition, review the land status information online using Alaska Mapper at http://dnr.alaska.gov/MapAK/. Viewing the land estate map using this web-based geographic information system tool 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 useful for information on the latitude and longitude of the parcel or area. The parcel can be located on the land estate map in Alaska Mapper by using the "Navigate to a Specific Area" 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.

APPLY & LEASE

Applying for a Remote Recreational Cabin Site Lease

Proof of residency is required at time of lease application. If you are unsure if you meet the residency requirement, please contact us before applying for the drawing. Only individuals who received a staking authorization may lease a cabin site. The lease applicant must provide proof of Alaska residency. Keep in mind that parties cannot be added or removed during the term of the lease accept by court order. 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 it;
- Submit it to either the Anchorage or Fairbanks DNR Public Information Center;
- Pay a non-refundable application fee; the current fee is $100, but LSS is in the process of changing this in the future.
- 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: the survey deposit will be credited toward the purchase price. The actual cost of the appraisal will not be credited to the purchase price. You may not begin development of the parcel until the department has approved the lease application and the lease is effective. Please note that this may take several months. During the term of the lease, a survey and appraisal will be completed.

Lease Application Priority

The lease application period begins the Monday following the day your staking period opens. You have the option to submit online or in person. You may submit in person at the **Anchorage Land Sales Office (550 W. 7th Ave. Ste. 640, Anchorage AK, 99501),** or the **Fairbanks Public Information Center (3700 Airport Way Fairbanks, AK 99709)**, during the times listed below.

- **1ST LEASE APPLICATION PERIOD: Monday, February 5, 2018 at 10:00 a.m. to Tuesday, June 19, 2018 at 5:00 p.m.**
- **2ND LEASE APPLICATION PERIOD: Monday, July 2, 2018 at 10:00 a.m. to Tuesday, September 11, 2018 at 5:00 p.m.**

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

Rejection or Modification of Lease Application

An application for a Remote Recreational Cabin 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.

Lease Payments

The term of the lease will be three years. There will be an annual lease rental fee; the current fee is $100, but LSS is in the process of changing this in the future. The lease rental fee is in addition to the quarterly survey and appraisal deposit payments. Lease rental fees do not apply towards the purchase price of your parcel. Lease rental fees are nonrefundable 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 appraisal is complete, 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.

If you do not wish to purchase the parcel at the end of 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; the current cost is $1,000 per year paid quarterly, but LSS is in the process of changing this in the future. 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 lease payments in this second term 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)	$375.00 x 12 =	$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.

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.**

Lease Service Charges

During your lease, you will owe fees for any late payments. You will also owe a returned payment fee for any payment which is refused by the bank. The date payment is due is not delayed if the bank refuses payment. Other fees may apply as set by *AS 38.05.065* and *11 AAC 05.010*. For updated fee amounts, contact Land Sales at landsales@alaska.gov or **907-269-8594**.

NOTE: If your lease with DNR is 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.

Lease 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. An 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

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, and the size of the tracts.

Appraisal of Parcels

An appraisal of the value of each parcel will occur after the staked parcels are surveyed, but will reflect the value of the parcel on the date the lease was approved by DNR (the date of entry). This appraisal will reflect the qualities of each 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 (from the brochure) and the date DNR approved the lease application. DNR will notify lessees of the appraised value when the appraisal has been 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 market transactions in the competitive market area 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; such as waterfront and interior key parcels. A key parcel is similar 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.

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 a potential applicant, you are encouraged to apply for a parcel that will fit within your specific budget. 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. Base appraisal reports are available at the DNR Public Information Centers and online at: http://landsales.alaska.gov/.

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.

Buy

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 that DNR approved the lease (the date of entry).

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.

Purchase Information

DNR offers financing on land sales with a down payment of 5% of the purchase price, or parcels may be purchased by paying the full price at the time of purchase. Details of sale contracts and patents are below.

Financing with a State Land Sale Contract

DNR offers financing through land sales contracts. A DNR land sale contract is a legally binding purchase agreement in which ownership is transferred after terms of the contract are satisfied. A DNR contract is different from a mortgage in that equity is not earned during the life of the contract. If you fail to make payments, or default on the contract in other ways, DNR retains all monies paid to that point, and retains ownership of the land. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

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), 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 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 Land Sale Contract Applicant Qualifications section, below.

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

- A minimum down payment of five percent (5%) of the purchase price;
- A non-refundable document handling fee; the current fee is $100, but LSS is in the process of changing this in the future; and
- contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

  The interest rate is set by law at 3% plus the prime rate at the time the contract is written and is fixed for the life of the contract. The length of the contract depends on the amount being financed as follows:
  - $2,000.00 or less must be paid in full at time of purchase;
  - $2,000.01 to $9,999.99, contract length is 5 years;
  - $10,000.00 to $14,999.99, contract length is 10 years;
  - $15,000.00 to $19,999.99, contract length is 15 years; and
  - $20,000.00 or more, contract length is 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.

If an apparent winner or purchaser fails to comply with these requirements, it is the applicant's decision not to move forward and thus the applicant will forfeit all or part of the deposit and lose all opportunity, right, title, and interest in the land.

Contract Assignments

Unlike Remote Recreational Cabin Sites leases, land sale contracts may be assigned to another qualified party. A fee applies; the current fee is $100, but LSS is in the process of changing this in the future.

Once patent is issued, any change in ownership of a parcel is a private transaction. If you need advice on deeds or other details of a sale after receiving patent, consult an attorney or title company.

Land Sale Contract Applicant Qualifications

If you elect to enter into a purchase contract with the State of Alaska, in accordance with *11 AAC 67.008 Ineligibility Due to Default*, you must also certify that you:

1. have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past 3 years (contact the **Land Sales and Contract Administration Section at (907) 269-8594** if you have questions about eligibility);
2. are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

Purchase contracts will not be issued by the State of Alaska unless all 3 qualifications listed above are met. If you are the applicant for a parcel and do not meet requirements listed above to qualify for a contract, a lump sum payment will be required. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.

Land Sales Contract Service Charges

Once the contract has been executed, you will owe late fees for any payments which are made late. You will also owe a returned payment fee for any payment which is refused by the bank. The date payment is due is not delayed if the bank refuses payment. Other fees may apply as set by *AS 38.05.065* and *11 AAC 05.010*. For updated fee amounts, contact **Land Sales at landsales@alaska.gov or 907-269-8594**.

Receiving Title

Once you have paid off the parcel and completed any other conditions of the sale, DNR will issue you a state patent giving you title to the land. Once the patent has been issued and recorded, you own the land as detailed in the patent. Note that the State of Alaska will retain ownership of the mineral estate of all land sold as required by the statehood act, the state constitution, and state law.

Keep Your Address Current with Land Sales Section (LSS)

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. In accordance with *11 AAC 67.005 (g) General Qualifications*, an applicant or bidder is responsible for keeping Department of Natural Resources, Division of Mining Land & Water (DNR DMLW), Land Sales Section (LSS) informed of their current address throughout the application, lease, contract, and patent processes. A change of address must be signed by the applicant or purchaser and must be submitted in writing to **LSS at 550 W. 7th Ave., Ste. 640, Anchorage, Alaska 99501, (907) 269-8594, Fax (907) 269-8514.** Please contact LSS for this form.

VETERANS' LAND DISCOUNT

Veterans' Land Discount

The State of Alaska offers Alaska resident Veterans a once in a lifetime discount on the purchase of state land in accordance with *AS 38.05.940 Land Purchase Price Discount For Veterans.* The discount is 25% of the purchase price, although the discount does not apply to certain costs which DNR incurred to develop the parcel for sale. Discount amounts for RRCS lease parcels are not available until the time of lease to sale conversion, once the survey and appraisal are complete, and the reimbursable costs have been determined. The details of how the discount amounts are calculated are below. Please note that the program is for veterans who have already received a DD-214 and who have been a resident of Alaska for one year immediately preceding the date of the sale. Active duty personnel who have not yet received a DD-214 are not yet eligible for these benefits.

Please read the eligibility requirements below to confirm you qualify. The discount is up to 25% of the purchase price, although the discount does not apply to certain costs which DNR incurred to develop the parcel for sale.

Qualifications for Veterans' Land Discount

To qualify for the Veterans' Land Discount, you must submit proof of eligibility. Eligibility proof should be submitted only AFTER you are an apparent winner in the RRCS drawing.

You must provide proof of the following items:

1. You are 18 years of age or older on the date of bid or application (*11 AAC 67.055 General Qualifications*);
2. You meet the Alaska residency requirements of this program as detailed at: http://dnr.alaska.gov/mlw/landsale/akresident.cfm; and
3. A Form DD 214 (Report of Separation from Active Duty) showing the qualifying length of active duty and character of the discharge. There are many versions of the Form DD 214, and some versions contain multiple pages. Please ensure that the pages you submit show both dates of service and character of discharge.

   a.In accordance with *AS 38.05.940 Land Purchase Price Discount* for Veterans, you must prove you are a veteran that has:

   - i. Served on active duty in the Armed Forces of the United States (United States Army, Navy, Marines, Air Force, or Coast Guard; State National Guard units; or Army, Navy, Marine, and Air Force Reserve) or the Alaska Territorial Guard 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; and
   - ii. Received an honorable discharge or general discharge under honorable conditions.
4. You will also need to complete the Veteran Eligibility Application/ Affidavit form found at any regional Public Information Center, and at: http://dnr.alaska.gov/mlw/forms/land/vet_applic.pdf. The affidavit must be signed in front of a notary.

Veterans are encouraged to request their Form DD 214 and gather their other required documentation well in advance of the lease application period.

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.

The applicant for the Veteran's Discount must be the Remote Recreational Cabin Site lessee, not a contract assignee.

FURTHER INFORMATION

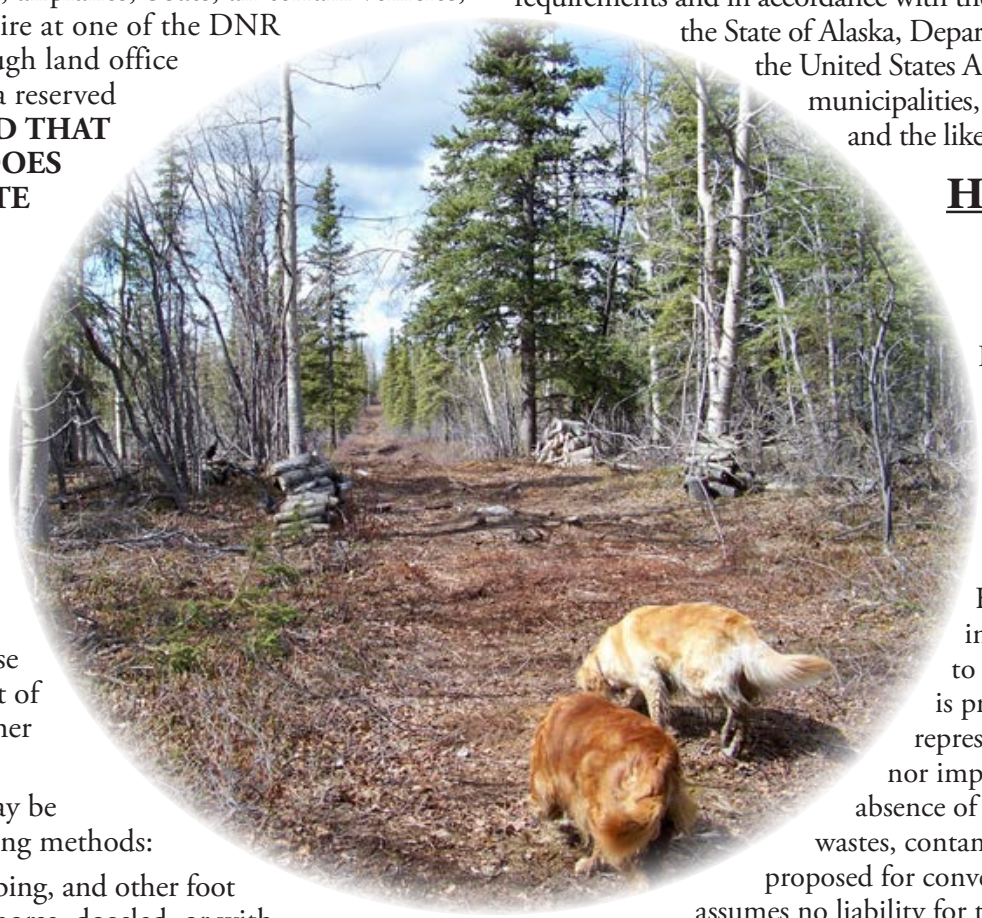
Access

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/land_fs/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.

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.

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.

No Warranty of 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 nor imply any warranty as to the land's fitness, use, or suitability for any intended use, presence of refuse or hazardous substances, 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 are sold **AS IS** and **WHERE IS** with all faults, and in the condition as of the date of the sale.

The State of Alaska makes no warranty, expressed or 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, that 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.

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 land 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 land 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 land and mineral 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 land and mineral users. Mineral status is noted on the data summaries for each area described in this brochure.

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/.

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.

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/.

Use of 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/.

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=uselicense.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

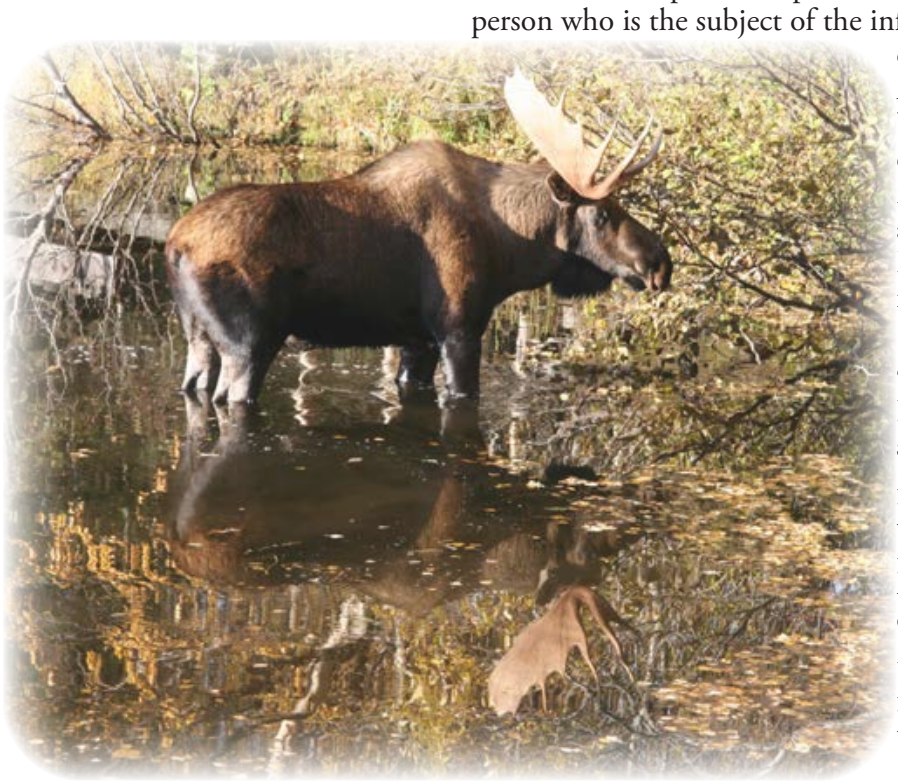
Development activities may potentially displace wildlife. You are encouraged to contact DFG for information on how to minimize conflicts with wildlife.

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.

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 authority for this offering include:

Mount Ryan - Fairbanks North Star Borough: (907) 459-1000

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 applications to lease or purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to applicants, lessees, and payment histories.

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.

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.

Alaska Legislature
http://w3.legis.state.ak.us

Alaska Statutes and Regulations
http://www.legis.state.ak.us/basis/folio.asp

State of Alaska Home Page
http://alaska.gov

State of Alaska, Department of Natural Resources (DNR)
http://dnr.alaska.gov

DNR Division of Parks, Office of History and Archaeology
http://dnr.alaska.gov/parks/oha/

DNR Division of Forestry
http://forestry.alaska.gov

Firewise
http://firewise.org

DNR Division of Mining, Land, & Water (DMLW)
http://dnr.alaska.gov/mlw/

DNR Land Records Information
http://dnr.alaska.gov/landrecords/

DNR DMLW Fact Sheets
http://dnr.alaska.gov/mlw/factsht/

DNR DMLW Land Sales & Contract Administration Section
http://landsales.alaska.gov

DNR DMLW Water Resources Section
http://dnr.alaska.gov/mlw/water/

State of Alaska, Department of Fish and Game (DFG)
http://dfg.alaska.gov

DFG Division of Habitat
http://habitat.adfg.alaska.gov

State of Alaska, Department of Environmental Conservation
http://dec.alaska.gov

State of Alaska, Department of Transportation & Public Facilities
http://dot.alaska.gov

State of Alaska, Department of Commerce, Community, & Economic Development
http://commerce.alaska.gov

RS 2477 Rights-of-way
http://dnr.alaska.gov/mlw/trails/rs2477/

Alaska Railroad Corporation
http://alaskarailroad.com

U.S. Government
http://usa.gov

U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska
http://www.ak.blm.gov/ak/st/en.html

BLM AK Land Records and Surveys
http://sdms.ak.blm.gov/sdms/

Land Records Information from DNR and BLM
http://dnr.alaska.gov/landrecords/

U.S. Army Corps of Engineers, Alaska District, Regulatory Branch
http://www.poa.usace.army.mil/

U.S. Fish and Wildlife Service
http://fws.gov

Matanuska-Susitna Borough
http://www.matsugov.us/

Alaska Mapped - Statewide Digital Mapping Initiative
http://www.alaskamapped.org/

Receipt No. _____
Receipt Type____LA_____
Received By_____

2017 REMOTE RECREATIONAL CABIN SITES DRAWING 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., August 21, 2017 and no later than 5:00 p.m., October 13, 2017

Please read all the information in the 2017 Remote Recreational Cabin Site Offering #13 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*** _____

NOTE: This application and eligibility certification must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your application. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the lease, sale, or use of State land and resources. This information is made a part of the state public land records and becomes public information at the time the application is filed under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

MAIL APPLICATIONS TO:
Remote Recreational Cabin Sites
Department of Natural Resources
Public Information Center
550 West 7th Avenue, Suite 1260
Anchorage, AK 99501-3561
Fax applications to: (907) 269-8901
(with credit card form)

OR

DELIVER APPLICATIONS IN PERSON TO:

SOUTHCENTRAL REGION
DNR Public Information Center
550 West 7th Avenue, Suite 1260
Anchorage, AK
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
Phone and hours:
(907) 451-2705, TDD (907) 451-2770
Monday-Friday, 10 a.m. to 5 p.m.

OR APPLY ONLINE AT: http://landsales.alaska.gov/

2017 REMOTE RECREATIONAL CABIN SITES APPLICATION CREDIT CARD AUTHORIZATION*

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

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**.

APPLICATIONS ARE ALSO ACCEPTED ONLINE AT:
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DNR Appreciates Your Feedback!!

To help us better serve you, please take a few moments to complete the following customer survey and return it to your nearest DNR Public Information Center. Thank you!

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___

For parcels with no direct road access, what size parcel would interest you?
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?
1-5 acres___5-10 acres___10-20 acres___20 + acres___

In your opinion, do you feel the State is offering reasonably priced land? Yes___No___

Have you used the DNR website (www.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___
If yes, in your opinion, was it user-friendly? Yes___No___

Have you used the DNR Twitter account (#LandforAlaskans) to obtain information on state land sale programs? Yes___No___
If yes, in your opinion, was it user-friendly? Yes___No___

Are you satisfied with the way parcels are presented in the newspaper style brochure? Yes___No___

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:_____
_____
_____
_____
_____

Receipt No. _____
Receipt Type____LA_____
Received By_____

2017 REMOTE RECREATIONAL CABIN SITES DRAWING 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., August 21, 2017 and no later than 5:00 p.m., October 13, 2017

Please read all the information in the 2017 Remote Recreational Cabin Site Offering #13 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.

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

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Friend____Newspaper____Radio___Flyer____Website____Facebook____Twitter____Other_____

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If yes, in your opinion, was it user-friendly? Yes___No___

Have you used the DNR Twitter account (#LandforAlaskans) to obtain information on state land sale programs? Yes___No___
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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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_____

HOW THE STATE SELLS LAND

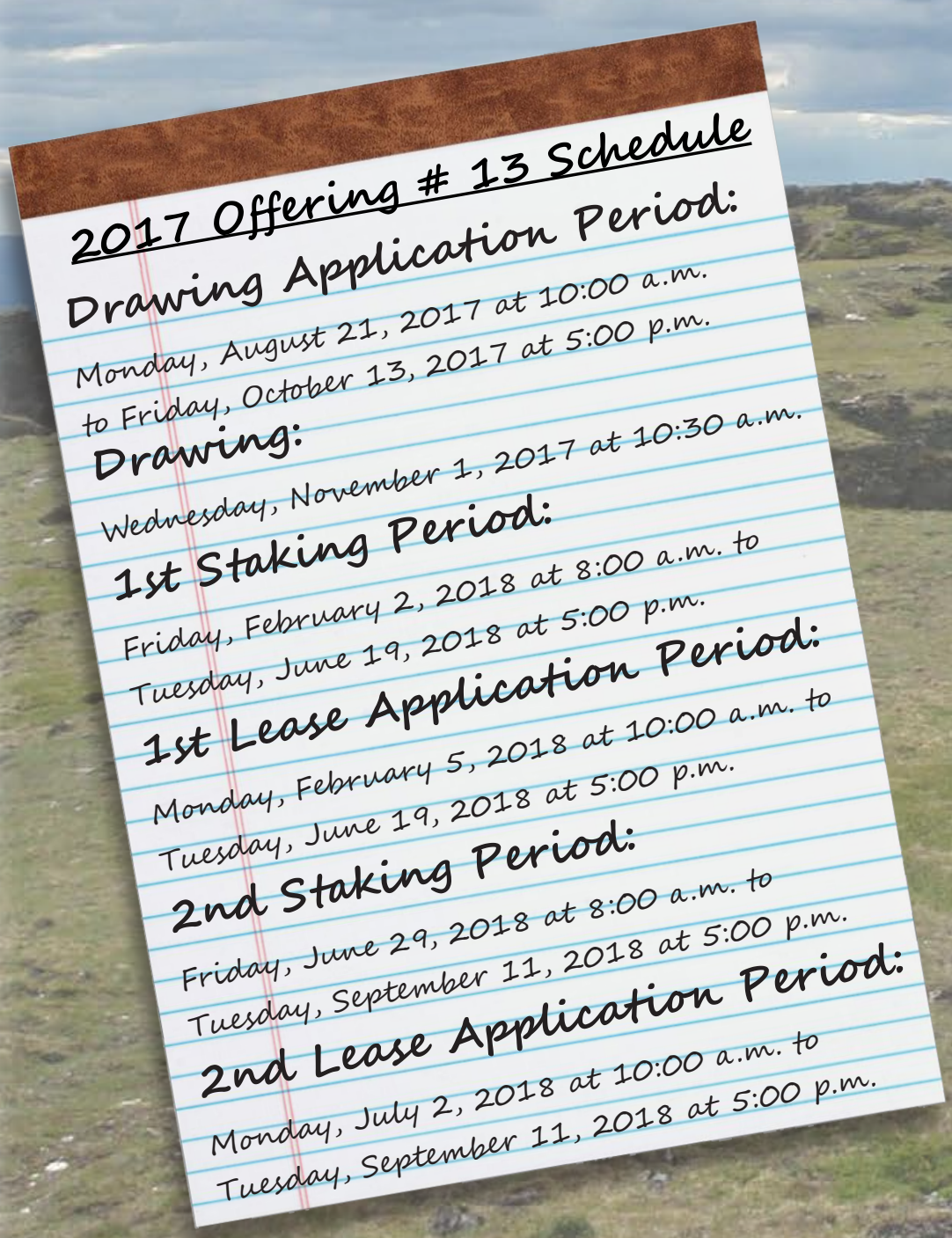
Apart from the Remote Recreational Cabin Sites (RRCS) staking program, detailed in this brochure, the State of Alaska sells land to the public through two other programs: the sealed-bid auction, and Over-the-Counter (OTC) offering. The following is a brief description of both of these types of sales to help you understand which is right for you.

Sealed Bid Auction

The Sealed Bid Auction consists of parcels which have already been surveyed and appraised. The auction has a bidding period and a minimum bid based on the appraised value. By law, you must be an Alaska resident to participate in the auction. The number of parcels that one bidder may win may be limited in each auction. Typically, DNR begins accepting bids in early spring, and bids are opened in mid-summer.

Over-the-Counter (OTC)

The Over-the-Counter (OTC) offering follows the Sealed Bid Auction, and includes parcels which did not sell in past Sealed Bid Auctions. Initially, parcels may be sold above appraised market value. OTC parcels will be available until sold. Non-Alaska residents may purchase OTC parcels, and there is no limit to the number of parcels that can be purchased. OTC parcels are available year-round. For the latest inventory, visit http://landsales.alaska.gov or contact the DNR Public Information Center. Typically, newly released OTC parcels are made available in late summer.



OVER-THE-COUNTER PARCELS AVAILABLE

The Department of Natural Resources currently has 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://landsales.alaska.gov/.

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

To apply for a parcel online, go to http://landsales.alaska.gov/ 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://landsales.alaska.gov/ 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://landsales.alaska.gov/ 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.

Granite Mountain

Mount Ryan

State of Alaska - Department of Natural Resources
2017 Remote Recreational Cabin Sites Offering #13

OFFERING #13 SCHEDULE

DRAWING APPLICATION FILING PERIOD:
Monday, August 21, 2017 at 10:00 a.m. to Friday, October 13, 2017 at 5:00 p.m.

DRAWING:
Wednesday, November 1, 2017 at 10:30 a.m.

STAKING WORKSHOPS:
Staking workshops help authorized stakers better understand the staking process. Workshops will also answer questions about the staking program, staking areas, and survey and appraisal information.
Workshops will be held in Anchorage, Fairbanks, and possibly other locations between January 8, and January 26, 2018.

1st STAKING PERIOD:
Friday, February 2, 2018 at 8:00 a.m. to Tuesday, June 19, 2018 at 5:00 p.m.

1st LEASE APPLICATION PERIOD:
Monday, February 5, 2018 at 10:00 a.m. to Tuesday, June 19, 2018 at 5:00 p.m.

2nd STAKING PERIOD:
Friday, June 29, 2018 at 8:00 a.m. to Tuesday, September 11, 2018 at 5:00 p.m.

2nd LEASE APPLICATION PERIOD:
Monday, July 2, 2018 at 10:00 a.m. to Tuesday, September 11, 2018 at 5:00 p.m.