



STAKE A PARCEL OF STATE LAND

REMOTE RECREATIONAL CABIN SITES 2004 - OFFERING #4



2004 SCHEDULE

APPLICATION FILING PERIOD: **Tuesday, June 1, 2004 to Friday, July 16, 2004**

NEW! File your staking authorization application online at: www.dnr.state.ak.us/mlw/landsale/

The Department of Natural Resources (DNR) must receive the applications no later than 5:00 p.m. **Friday, July 16, 2004**. Applications received after this time will not be accepted.

LOTTERY DRAWING: Friday, July 30, 2004

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

STAKING PERIOD: Friday, August 27, 2004 to Monday, January 24, 2005

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

LEASE APPLICATION PERIOD begins Monday, August 30, 2004

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

Table of Contents

General Information.....	2
How to Apply.....	3
Lottery Drawing.....	3
Staking a Remote Recreation Site.....	4
Leasing Your Site.....	4
Survey and Appraisal.....	5
Purchasing Your Site.....	5
General Conditions.....	6
Acronyms & Abbreviations used in this Brochure.....	8
Staking Area Summaries and Maps:	
Southcentral Region:	
Appel II.....	8
Cannery Creek.....	10
Crosswind Lake.....	12
Porcupine Butte West.....	14
Snake River.....	16
Northern Region:	
Dugan Hills.....	18
Far Mountain.....	20
Teklanika II.....	22
Application/Survey forms.....	See Insert

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the 2004 Remote Recreational Cabin Sites Offering #4, produced at a cost of \$1.21 per copy, in Anchorage, Alaska.

This brochure is free of charge. Additional copies can be obtained by contacting the DNR Public Information Offices listed on page 3 or by viewing their web site at: www.dnr.state.ak.us/mlw/landsale/

For each mailed copy, there is a postage and handling fee of \$3.95.

Dear Alaskans,

We are pleased to hold our fourth offering of remote areas of state land for private ownership under the Remote Recreational Cabin Sites program. The State of Alaska offers this opportunity to stake and own remote state land to Alaska residents only. This is a chance to do something no one else in the country can do.



Much of this land is in the heart of Alaska. Staking your own parcel can be a costly and strenuous experience, but it is also rewarding. Stakers say that the experience bonds them to the land, and gives a feeling of ownership and respect.

Many of our stakers make this a family event or include their friends when they stake their parcel. They work together and share dreams about their future cabin or camp. They agree it is an exciting experience. We are proud to offer you this opportunity once again.

Tom Irwin, Department of Natural Resources

and the Remote Recreational Cabin Sites staff:
Kathy Means, Pandora Willingham, Chuck Pinckney,
Jeanne Proulx, Marta Mueller, Tom Jones



GENERAL INFORMATION

Introduction

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

This brochure describes the state lands being offered by the Department of Natural Resources (DNR) through the Remote Recreational Cabin Sites program in 2004. The stakings will be in areas designated for remote settlement. Remote Recreational Cabin Sites are not offered in Southeast Alaska because the limited amount of state land available is allocated primarily for community development.

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

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

How the Program Works

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

- Check out the staking areas.
- During the application period apply for a staking authorization for the area you are interested in.
- If your name is drawn in the lottery, you will receive an authorization to stake a parcel during the staking period.
- Stake your parcel during the four-month staking period. You may have an authorized agent stake the parcel for you.
- Submit a lease application describing your staked parcel within 14 days of staking and prior to the end of the staking period.
- After the staking period ends, your lease application will be reviewed. You may not begin development on your parcel until your lease is issued.
- During the term of your lease, you will make quarterly payments to cover the lease, survey and appraisal costs of your staked parcel.
- The payments you make for the survey costs will be credited toward the purchase price for the appraised value of your parcel. (Survey costs include platting). However, the minimum purchase price is \$1,000 regardless of the survey costs.
- After survey and appraisal are complete, you must pay any remaining balance or enter into a state purchase contract to complete the purchase of your parcel. This should occur within three to four years.



Site Inspection

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

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

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

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

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

What are the Costs?

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

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

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

Is This Program For You?

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

- Legal access exists but there is no guarantee that this is practical to traverse or construct a trail on.
- Travel to the staking areas may be costly and time consuming.
- Services (fire, ambulance, road maintenance, refuse collection, schools, etc.) are usually very limited or nonexistent. Utilities may be very expensive to bring to the site.
- Construction of access and improvements may be costly and labor intensive.
- Development of your parcel may require permits from other agencies or permitting authorities. This may require building permits, stream crossing permits, wetlands fill permits, etc.
- Staking a remote parcel does not guarantee that you will have no neighbors, have exclusive use of the surrounding state land or that the area will always remain remote in character.
- Base appraisal reports are available at the DNR Public Information Centers and online at www.dnr.state.ak.us/landsale/. The base appraisals can help you determine approximately how much your parcel will cost to purchase, so you can stake a parcel that will fit within your budget.

HOW TO APPLY

Applying for a Staking Authorization

Application forms are available in this brochure, at the DNR Public Information Offices and on the DNR web site at www.dnr.state.ak.us/mlw/landsale/.

NEW! Applications may be completed and submitted online. Please visit the above website address for further information.

Application forms may be reproduced.

You may file only one application per staking area.

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

1. Complete a 2004 Remote Recreational Cabin Sites Staking Authorization Application/Eligibility Statement for each staking area you wish to apply for. The application must contain the staking area name and number, your name, mailing address, telephone number(s), date and your signature. Faxed applications will be accepted with credit card payment information.
2. Pay a non-refundable \$25 application fee with each application for each staking area. This fee may be paid by a personal check, certified check, credit card, or money order. Checks should be made payable to the Department of Natural Resources. Checks returned for any reason will invalidate the application(s). No application will be accepted without the fee. If submitting multiple applications, the fees may be paid with one check or money order, or credit card transaction. **Do not send cash.**
3. If you are hand-delivering your application(s), you may pay the non-refundable application fee(s) in cash, by check, or by credit card (Mastercard or Visa).
4. An agent who presents a power of attorney or other notarized authorization of agency may file an application on behalf of a qualified applicant.
5. If you wish to withdraw an application, you must do so in writing prior to the end of the application period. Mail or deliver it to one of the DNR Public Information Offices listed below. Your application fee is non-refundable.
6. Once an application is filed, it may not be transferred to another staking area or to another applicant.
7. Your application will be rejected if:
 - It does not contain the \$25 application fee.
 - It is received before or after the application period.
 - It is incomplete, unsigned or illegible.
 - A bank or credit union refuses payment on your check for any reason.
 - Your credit card is declined.

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

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

Where to File Applications

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

SOUTHCENTRAL REGION

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

NORTHERN REGION

DNR Public Information Center
3700 Airport Way
Fairbanks, AK 99709-4699
(907) 451-2705 fax: (907) 451-2706 TDD: (907) 451-2770
Office hours: Monday through Friday, 10:00 a.m. - 5:00 p.m.

SOUTHEAST REGION

Information Office
400 Willoughby Avenue, 4th Floor
Juneau, AK 99801
(907) 465-3400 fax: (907) 586-2954 TDD: (907) 465-3888
Office hours: Monday through Friday, 9:00 a.m. - 5:00 p.m.

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

REMOTE RECREATIONAL CABIN SITES

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

Program Eligibility

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

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

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

Residency Requirement

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

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

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

Proof of Residency

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

False Information

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

Filing Policy for State Employees

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

LOTTERY DRAWING

Lottery Procedures

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

If a staking area does not receive the number of staking authorizations offered, the unused authorizations will not immediately be offered over-the-counter, but may be reoffered at a later time.

You do not have to be present to be awarded a staking authorization. Your presence will not affect the outcome of the lottery. **Alternates may be drawn in the event a winner cannot be contacted, is found to be ineligible, withdraws, relinquishes their staking authorization, or allows their authorization to expire without staking a parcel.**

Following the lottery, a list of winners will be posted at the DNR Public Information Offices and on the DNR web site at www.dnr.state.ak.us/mlw/landsale/.

Unsuccessful applicants will not be notified.

Winners of the Lottery Drawing

If your name is drawn, you will be notified by mail and will receive a staking packet for your staking area. This packet will include staking instructions, which tell you when you can stake, how much land you can stake and other guidelines that may apply to your specific area; a lease application form, which must be completed and submitted to DNR after staking; and a full-color staking map.

Staking Workshops

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

Appeals

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

STAKING A REMOTE RECREATION SITE

Staking Authorization

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

Staking Period

Staking periods for this offering are listed in this brochure. If the staking period ends on a weekend or state holiday, the deadline for filing for the Remote Recreational Cabin Site lease is automatically extended through close of business on the first working day after the staking authorization's expiration date.

Staking periods may overlap with certain hunting seasons. Check with the Alaska Department of Fish and Game to find out the hunting season dates for the staking areas.

Staking Your Site/ Completing a Lease Application

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

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

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

Staking Requirements and Restrictions

Remote Recreational Cabin Sites must be staked according to the staking procedures contained in the staking packet. These procedures will be explained in the staking workshops. Each area may have different parcel size limitations as well as staking restrictions such as setbacks and exclusions. Stakers should refer to the staking map and staking instructions for specific restrictions for each area.

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

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

Brushing and Flagging Your Parcel

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



Please plan accordingly for the amount of time required to brush the parcel boundary lines. It is possible that it will take several days to completely brush the lines.

Existing Improvements

Some of these areas involve state land that was previously offered in other state programs; consequently some development has occurred within the staking areas. There may be abandoned or unauthorized improvements on state land shown as open for staking. Improvements may not be included within your staked parcel. An exception would be abandoned structures that are dilapidated or collapsed, which may be staked only with prior approval.

Airstrips

There may be airstrips within staking areas that are not shown on the staking maps. These could be on private land. Pilots should be careful to avoid trespassing on private property. Use of airstrips on state land that are not authorized is at your own risk. Existing airstrips used by the public, including those not shown on staking maps, may not be included within your staked parcel. Staking setbacks may apply.

LEASING YOUR SITE

Applying for a Remote Recreational Cabin Site Lease

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

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

By applying for a lease, you agree to pay the quarterly deposits for the department's estimated costs to survey and appraise the parcel. You also agree to pay all fees and lease rentals, and pay the appraised market value for the parcel when purchased. Note: Payments made for the cost of the survey and platting will be credited toward the purchase price. You may not re-enter the staked parcel to begin development until the department has approved the lease application and issued the lease. Please note that this may take several months.

Lease Application Priority

The application period begins on the Monday following the day the staking period opens. The Fairbanks and Anchorage DNR Public Information Centers will both open at 10:00 a.m. on Monday, August 30, 2004 to accept lease applications.

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

Rejection or Modification of Lease Application

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

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

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

Lease Payments

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

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

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

If you do not wish to purchase the parcel during the three-year lease period, you can renew the lease for a single five-year term as long as you are in good standing. Lease payments during this second term automatically increase to \$1,000 per year. At any time during this one-time five-year renewal, if you are in good standing, you can enter into a purchase contract with DNR or pay off the full purchase price of the parcel.

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, platting, and appraisal of the parcel, prorated by acreage. The total amount of the deposit may vary from area to area. DNR may contract out for the survey and appraisal.

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

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

Example of Quarterly Payment Schedule		
	Quarterly Payment	3-year total
Lease rental payment	\$25.00	\$300.00
Appraisal deposit	\$41.67	\$500.00
Survey deposit (credited to the purchase price)	\$375.00	\$4,500.00
Total quarterly payment	\$441.67	

NEW!

You may make lease payments online by credit card at www.dnr.state.ak.us/pic/

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

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

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

Use of Remote Recreational Cabin Sites

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

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

Constructing Improvements

When constructing improvements after your lease is issued, it is your responsibility to properly locate improvements within your parcel (11 AAC 67.020). Improvements (other than for access) may not be placed or constructed within any setbacks, easements or rights-of-way or outside parcel boundaries. It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements. **Caution should be exercised in constructing improvements prior to survey of the parcel.**

Transfers and Assignments

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

Penalty Charges

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

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

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

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

Expiration or Termination of Lease

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

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

SURVEY AND APPRAISAL

Survey of Parcels

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

Appraisal of Parcels:

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

Estimated Appraised Values of Remote Recreational Cabin Sites:

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

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

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

PURCHASING YOUR SITE

Purchase Options

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

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

Example of Purchase Price Calculation

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

Parcels may be purchased either by paying the full purchase price in a lump sum, or by entering into a land sale contract (purchase contract) with the State of Alaska or its authorized representative. 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. However, the minimum purchase price for any Remote Recreational Cabin Site will not be less than \$1,000, regardless of the actual survey costs.

Lump Sum Payment

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

General Contract Terms

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

The terms for purchasing state land by sale contract are:

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

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

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

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

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

Contract Assignments

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

Sale Contract Interest Rate

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

Service Charge on Land Sale Contracts

Once the contract for sale has been executed, you will pay a service charge for any late payment or returned check the same as that described for leases.

Veterans' Land Discount

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

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

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

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

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



GENERAL CONDITIONS

Tentatively Approved Lands

The state has not received final patent from the federal government for some land in this offering. Such lands are designated as tentatively approved. In this Remote Recreational Cabin Site offering, the following staking areas are all or in part on tentatively approved land: Crosswind Lake, a portion of Appel II, Snake River, and Dugan Hills.

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

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

Access

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

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

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

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

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

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

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bull-

dozer, is not authorized on state land without a permit. A permit can be obtained from the nearest DNR regional office.

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

RS 2477 Rights-of-Way

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

Alaska Railroad Right-of-Way

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

Mineral Estate

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

Mineral closing orders do not apply to leasable minerals, such as Oil and Gas Leases, Coal Leasing, Shallow Gas Leasing, or Exploration Licensing.

Wetlands

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

Wildlife

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



Fish & Game Requirements

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

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

Hazards

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

Taxes

Parcels are subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels under lease or purchase contract with the state is a violation of the lease agreement or purchase contract and may result in termination of the lease or purchase contract. Please contact your local tax authority concerning the calculation of the assessed values of your leased recreational site. Local taxing authorities include:

- Denali Borough 907-683-1330
- Fairbanks North Star Borough 907-459-1429
- Kenai Peninsula Borough 907-262-4441
- Matanuska-Susitna Borough 907-745-9642

Sewer and Water

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

Water Rights

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

Fire Protection

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

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

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

Timber Purchase and Use

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

Archaeological Sites

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

Eagle Nesting Sites

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



Use of Adjacent State Land

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

Restriction on Subdividing

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

Easements, Reservations & Restrictions

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

Right to Adjourn/Postpone/Cancel

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

Future Offerings

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

Brochure Amendments

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

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

REMOTE RECREATIONAL CABIN SITES STAKING INFORMATION

SOUTHCENTRAL REGION

Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1104201	Appel II	10,560	600	30	5 ac.	20 ac.	August 27, 2004	January 24, 2005	None
1104202	Cannery Creek	7,198	600	30	5 ac.	20 ac.	August 27, 2004	January 24, 2005	Kenai
1104204	Crosswind Lake	8,000	250	25	5 ac.	10 ac.	August 27, 2004	January 24, 2005	None
1104203	Snake River	15,313	600	30	5 ac.	20 ac.	August 27, 2004	January 24, 2005	None
1104205	Porcupine Butte West	5,890	600	30	10 ac.	20 ac.	August 27, 2004	January 24, 2005	Matanuska-Susitna
TOTALS		46,961	2,650	145					

NORTHERN REGION

Area No.	Area Name	Gross Acres	Net Acres	Stakings Allowed	Minimum Parcel Size	Maximum Parcel Size	Staking Opening Date	Staking Closing Date	Borough
1104103	Far Mountain	44,800	1,000	50	5 ac.	20 ac.	August 27, 2004	January 24, 2005	Fairbanks North Star
1104101	Dugan Hills	38,000	900	45	5 ac.	20 ac.	August 27, 2004	January 24, 2005	None
1104102	Teklanika II	7,200	600	30	5 ac.	20 ac.	August 27, 2004	January 24, 2005	Partially in Denali
TOTALS		90,000	2,500	125					

Appel II Remote Recreational Cabin Site Area No. 1104201

Physical Characteristics

Location	The Appel II Staking Area is located north of the Kuskokwim River, 8 air miles and 15 river miles northeast of the community of McGrath. Appel II encompasses approximately 10,800 gross acres within Township 28 South, Range 18 East, Kateel River Meridian and Township 29 South, Range 18 East, Kateel River Meridian.
Topo map	USGS Medfra A-5, A-6; McGrath D-5, D-6
Topography/Terrain/Major features	Near the Kuskokwim River, the area has small creeks and drainages that flow into the river. The elevation increases to the north into broad sloping uplands with ridges along low mountains. Appel Mountain (elevation 1,569 feet) is a prominent land form that is just outside of the staking area.
Access	Commercial airline service is available to McGrath. From McGrath, the Kuskokwim River will be the major transportation route to the staking area. Access is by boat or float plane during the summer months. Winter access is via snowmachine, dog sled or ski plane.
Roads/Trails	RST 140, (McGrath-Telida trail), RST 345 (Kobi-McGrath trail) and RST 203 (Takotna-Nixon Fork trail) intersect in section 20, Township 28 South, Range 18 West, Kateel River Meridian, approximately 1/2 mile north of the staking area. These trails are part of the historic Iditarod Trail system and are for winter use only.
View	There are views of the surrounding mountains, streams, and valleys. There are slopes with southern exposure looking toward the Kuskokwim.
Climate	The area has a cold, continental climate with average summer temperatures from 62 to 80 degrees F. Winter temperatures can range from -64 to 0 degrees F. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches.
Soils	The area contains thick silty colluvial sediment over partially weathered bedrock. Most of the area has permafrost.
Vegetation	Large white spruce and cottonwoods are found near stream bottoms, with black spruce and muskeg on poorly drained flats and north-facing slopes.
Water source	Water from streams is abundant at lower elevations. Ground water quality is unknown.

Easements and Reservations

Title	Township 29 South, Range 18 East, Kateel River Meridian is patented to the State of Alaska. Township 28 South, Range 18 East, Kateel River Meridian is Tentatively Approved to the State of Alaska.
Area Plan, Management Unit, Classification	Kuskokwim Area Plan Management Unit 5 – Kuskokwim River Sub-Unit 5b Appel II Classified Settlement
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies, to reduce the potential for fire.
Municipal authority	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable water bodies and easements	There are no lakes or streams determined public or navigable within the staking area other than the Kuskokwim River. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	There is a 300-foot staking setback along the Kuskokwim River and a 300-foot staking setback on either side of two unnamed streams in sections 2 and 3, Township 29 South, Range 18 East, Kateel River Meridian for a distance of 600 feet from the Kuskokwim. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Appel II Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Appel II Staking Area	Size: 5, 15, or 20 acres Lot Type: 1st tier parcel within 500' of Kuskokwim River Access: Boat, floatplane or snowmachine Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Parcel "B"

Hypothetical Key Parcel Appel II Staking Area	Size: 5, 15, or 20 acres Lot Type: 2nd tier parcel located more than 1/4 mile from Kuskokwim River Access: Boat, floatplane or snowmachine Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 2/7/2003

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$1,824	\$9,100
	15.00 acres	\$1,200	\$18,000
	20.00 acres	\$1,020	\$20,400
Parcel "B"	5.00 acres	\$1,216	\$6,100
	15.00 acres	\$800	\$12,000
	20.00 acres	\$680	\$13,600

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimate of Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey and appraise state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey and appraisal costs for each parcel will be determined when the survey is completed. The lessee's share of the survey cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

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

Note: The survey costs will be credited toward the purchase price.

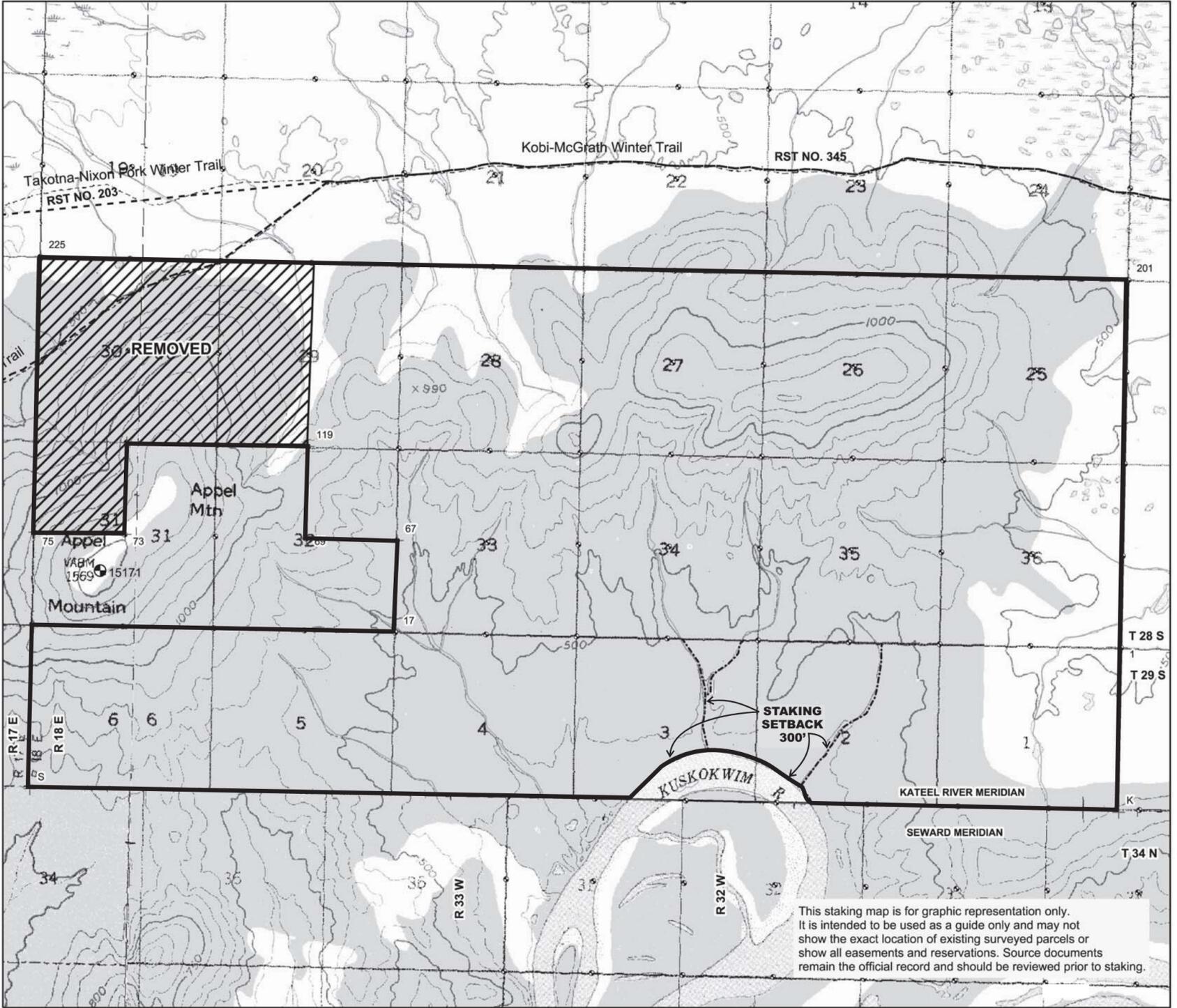
Estimated Appraisal Cost: \$500

Acronyms and Abbreviations Used in this Brochure

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

Staking Map: APPEL II

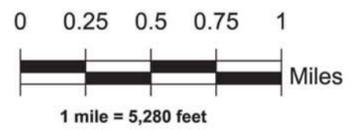
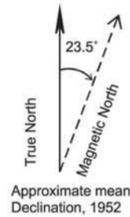
Remote Recreational Cabin Site Area No. 1104201



USGS QUAD 1:63,360
Medfra A-5, Medfra A-6
McGrath D-5, McGrath D-6
T 28 S., R 18 E; T 29 S., R 18 E.
Kateel River Meridian

Legend

- Appel II Staking Area
- Staking setback - 300'
- RS 2477 Historic trail



Notes:

Maximum parcel size is 20 acres.

Minimum parcels size is 5 acres.

Staking authorizations: 30

Staking period: August 27, 2004 to January 24, 2005

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.

Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.

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

A staking setback is required around unauthorized improvements. A staking setback is required around airstrips used by the public.

Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.

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

Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.

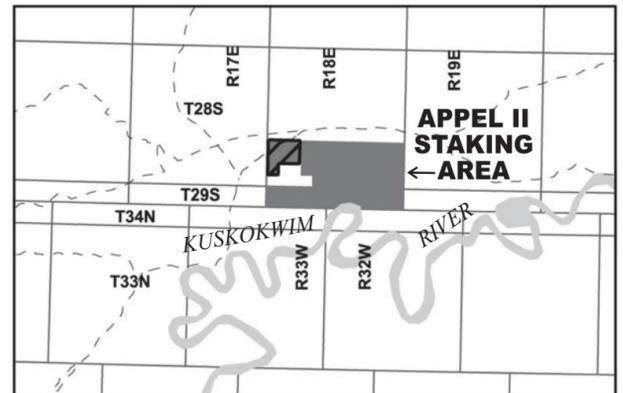
The table represents only selected coordinates for your quick reference. See the special staking instructions for this area, which will provide additional coordinates for the staking area corners and survey monuments.



Appel II staking area seen from the air



Appel II staking area is on the right



Cannery Creek Remote Recreational Cabin Site Area No. 1104202

Physical Characteristics

Location	The Cannery Creek staking area is located on the west side of Cook Inlet approximately 25 miles west of Kenai and 12 miles northeast of Redoubt Volcano, near Redoubt Bay and the mouth of the Drift River. This area encompasses approximately 7,440 acres.
Topo map	USGS Kenai C-7 1:63,360
Topography/Terrain/Major features	The 1989 eruption of Redoubt Volcano affected this area. This area is at risk from heavy volcanic ash falls during eruptions. Rust Slough, Cannery Creek, and the Drift River could be subject to catastrophic flooding as a result of volcanic eruptions. Threats to the area would predominately be from airborne ash contaminating surface water, fouling mechanical operations.
Access	Access is by boat or floatplane. The area is 100 air miles or 1.5 hours flying time from Anchorage. A more economical fly-in is from the Kenai/Soldotna/Homer areas, which amounts to a short 40-minute flight. Hunters who use the area land on the Drift River sandbars.
Roads/Trails	This area was previously offered under the Homestead program. There may be existing trails in the area accessing the homesteads.
View	Predominant view of Mt. Redoubt and the Chigmit Mountains.
Climate	Winter temperatures range from 4 to 22 degrees; summer temperatures may vary from 46 to 65 degrees. Average annual precipitation is 20 inches.
Soils	Well drained on benches and rolling hills, sandy glacial outwash with volcanic ash layering.
Vegetation	A vegetative cover of cottonwood, white spruce, alder and tall willows are present in areas with better drainage. Dominant vegetation in wet areas is sedges, mosses, willows and other shrubs.
Water source	Ground water quality and depth is unknown. Lakes, streams and rain catchment.

Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Kenai Area Plan, adopted January 7, 2000 Region 11 - West Side of Cook Inlet North of Redoubt Bay Management Unit 158 - Upper Cannery Creek Map 11G - Drift River and Map 11H - Redoubt Bay and Kalgin Island Classified Settlement.
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near waterbodies, to reduce the potential for fire.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	This staking area is within the boundaries of the Kenai Peninsula Borough. It is subject to the Kenai Peninsula Borough platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable water bodies and easements	The two unnamed lakes in Section 34, Township 22 North, Range 16 West, Seward Meridian and Section 3, Township 21 North, Range 16 West, Seward Meridian are determined public. All other isolated lakes less than ten acres in size are determined not public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	There is a 200' staking setback upland from the ordinary high water mark of designated anadromous streams and lakes. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Bears feed along Cannery Creek. Anadromous fish are found in Round Lake Creek and Cannery Creek.

Cannery Creek Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Cannery Creek Staking Area	Size: 5, 10, or 20 acres Lot Type: 1st tier parcel within 500' of float plane access Access: Float/ski plane access in summer/winter Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Parcel "B"

Hypothetical Key Parcel Cannery Creek Staking Area	Size: 5, 10, or 20 acres Lot Type: 2nd tier parcel more than 1/4 mile from recognized trail or landing site Access: Within 1/4 mile of a trail Building Site: At least 50% level, wooded and well drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 4/1/2004

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$1,862	\$9,300
	10.00 acres	\$1,400	\$14,000
	20.00 acres	\$1,050	\$21,000
Parcel "B"	5.00 acres	\$931	\$4,700
	10.00 acres	\$700	\$7,000
	20.00 acres	\$525	\$10,500

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimate of Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

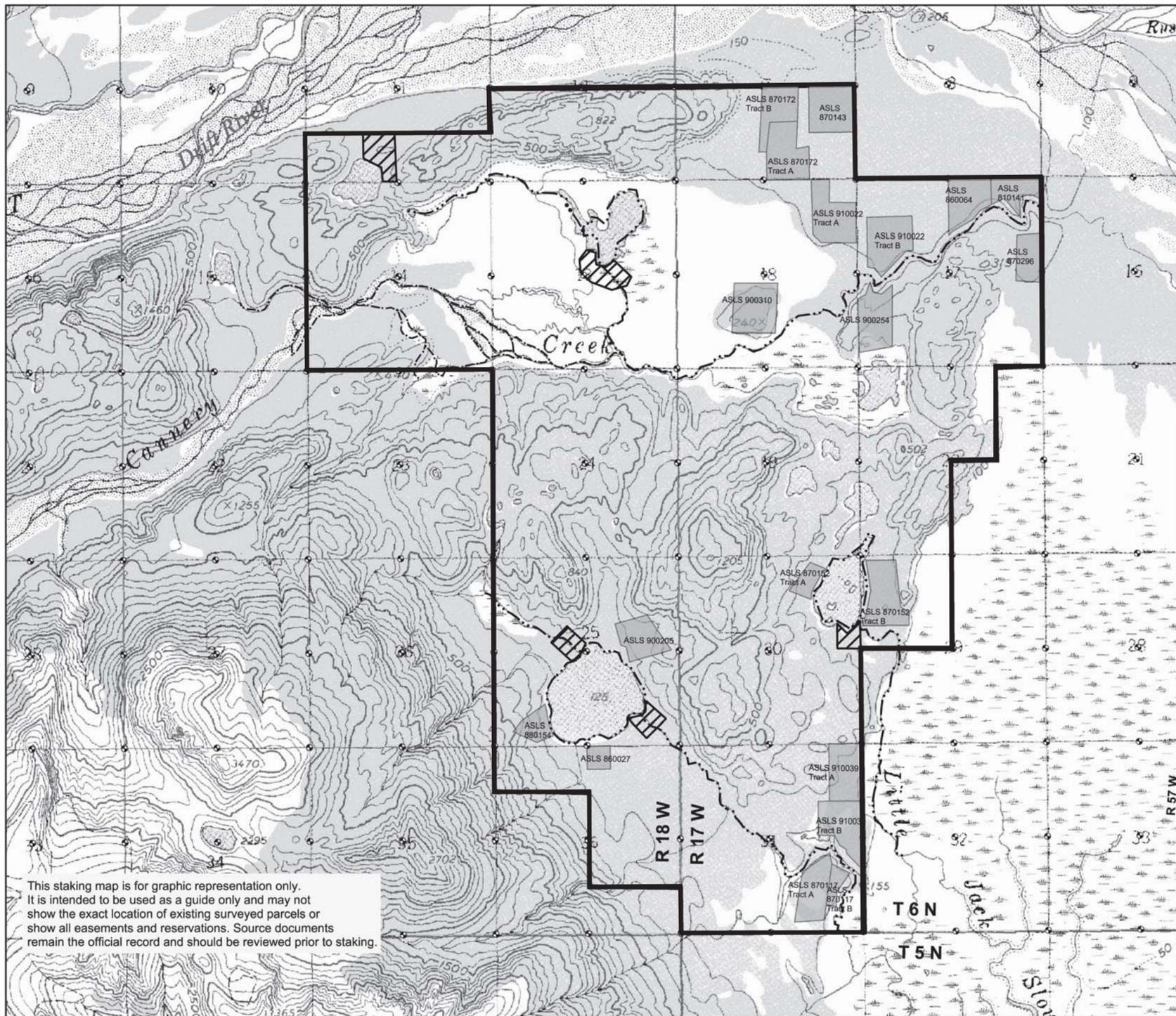
Estimated Survey Cost: \$5,000-\$6,000

Note: The survey costs will be credited toward the purchase price.

Estimated Appraisal Cost: \$500

Staking Map: CANNERY CREEK

Remote Recreational Cabin Site Area No. 1104202



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

USGS QUAD
Kenai C-7, 1:63,360
T 6 N., R 17 W; T 6 N., R 18 W;
Seward Meridian

Notes:

Maximum parcel size is 20 acres.

Minimum parcels size is 5 acres.

Staking authorizations: 30

Staking period: August 27, 2004 to January 24, 2005

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) 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. *Note: All section lines are surveyed with the Cannery Creek staking area.*

Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.

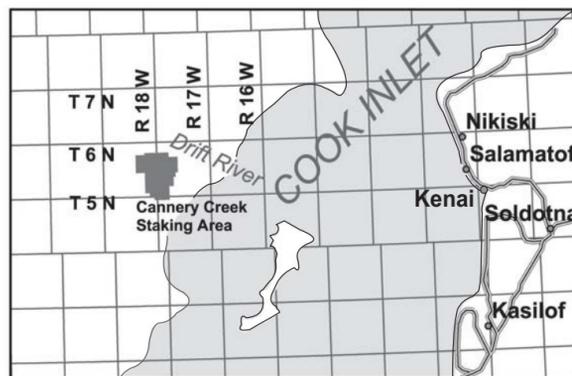
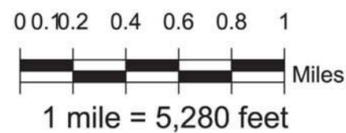
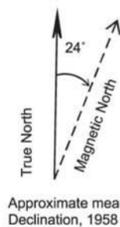
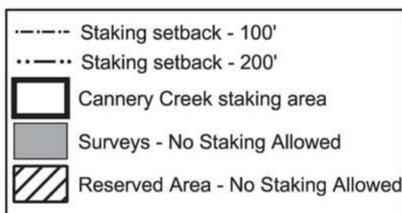
Parcels are subject to a 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.

A staking setback is required around unauthorized improvements. A staking setback is required around airstrips used by the public.

Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.

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

Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.



Canoeing in Cannery Creek area

Crosswind Lake Remote Recreational Cabin Site Area No. 1104204

Physical Characteristics

Location	The Crosswind Lake Staking Area is located along the southern end of Crosswind Lake, 25 miles west of Glennallen and 15 miles east of Lake Louise. The area encompasses approximately 8000 gross acres within Township 6 North, Range 4 West, Copper River Meridian; and within Township 6 North, Range 5 West, Copper River Meridian.
Topo map	USGS Gulkana B-4 and B-5
Topography/Terrain/Major features	Typical of the Lake Louise region, Crosswind Lake's shoreline is characterized by high bluffs, gentle slopes and low lands. Some drainage ravines cut through the bluffs to the lake. Other small lakes and ponds are scattered through the area
Access	Access is by float or ski plane to Crosswind Lake or to the other small lakes in the area. There is snowmachine access from Lake Louise and the Glenn Highway.
Roads/Trails	Snowmachine trails crisscross the region. Some have signage and are groomed. A marked winter trail originates from Lake Louise and goes to Crosswind Lake along the northwest boundary of the staking area.
View	There are views of the Wrangell Mountains from the western side of the lake. The Chugach Range is visible to the south. There are numerous views of the hills and lakes of the region.
Climate	Located in the continental climate zone, extreme temperatures can range from -74 to 96 degrees F. Snowfall averages 39 inches with total precipitation of 9 inches per year.
Soils	Permafrost is located at varying depths through the area.
Vegetation	Vegetation consists of second growth stands of white spruce and scattered willow trees. Black spruce is found in the lower areas. Isolated thickets of aspen are found along the higher bluffs along the lake. The vegetation rapidly declines away from shoreline.
Water source	Ground water quality and depth is unknown. Numerous streams and lakes are in the area.

Easements and Reservations

Title	This land is Tentatively Approved to the State of Alaska.
Area Plan, Management Unit, Classification	Copper River Area Plan Management Unit 7, Crosswind Lake Subunit 7A Classified Public Recreation/Settlement Settlement Element 5-68
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options for this area. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce the potential for fire.
Municipal authority	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable waterbodies and easements	The three larger unnamed lakes in Section 9, the unnamed lake in Sections 16 and 21, and the large unnamed lake in section 19, Township 6 North, Range 4 West, Copper River Meridian are determined public. The unnamed lake in Section 1, Township 6 North, Range 5 West, Copper River Meridian is determined public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Crosswind Lake Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Crosswind Lake Staking Area	Size: 5 or 10 acres Lot Type: Waterfront on Crosswind Lake Access: Snowmachine or fly-in Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Parcel "B"

Hypothetical Key Parcel Crosswind Lake Staking Area	Size: 5 or 10 acres Lot Type: Non-waterfront (Interior) Access: Snowmachine or fly-in Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 2/27/2003

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$2,700	\$13,500
	10.00 acres	\$2,025	\$20,300
Parcel "B"	5.00 acres	\$1,080	\$5,400
	10.00 acres	\$810	\$8,100

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimate of Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

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

Note: The survey costs will be credited toward the purchase price.

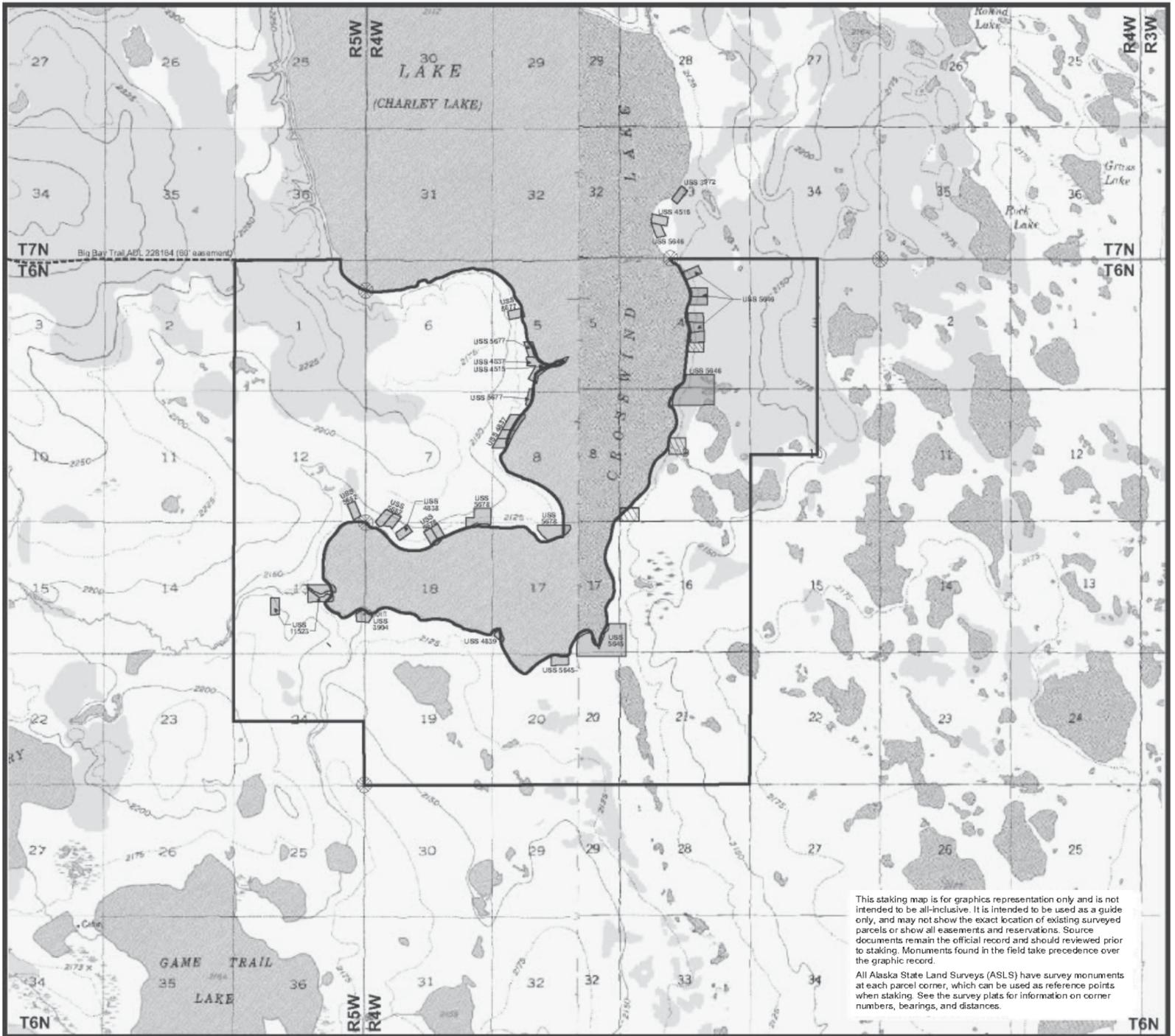
Estimated Appraisal Cost: \$500



Trail in Crosswind Lake area

Staking Map: CROSSWIND LAKE SOUTH

Remote Recreational Cabin Site Area No. 1104204



This staking map is for graphics representation only and is not intended to be all-inclusive. It is intended to be used as a guide only, and may not show the exact location of existing surveyed parcels or show all easements and reservations. Source documents remain the official record and should be reviewed prior to staking. Monuments found in the field take precedence over the graphic record.

All Alaska State Land Surveys (ASLS) have survey monuments at each parcel corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances.

5/12/04

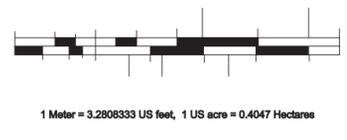
Notes:

- Maximum parcel size is 10 acres.
- Minimum parcel size is 5 acres.
- Staking authorizations: 25
- Staking period: August 27, 2004 to January 24, 2005
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.
- Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
- Parcels are subject to a 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
- A staking setback is required around unauthorized improvements and around airstrips used by the public.
- Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
- There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- Trail easements have not been verified and their actual location may differ on the ground. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- The table represents only selected coordinates for your quick reference. See the special staking instructions or this area which will provide additional coordinates for staking area corners and survey monuments.

USGS QUAD 1:63,360
Gulkana A-4, A-5, B-4, B-5
T. 6 N., R. 4, 5 W, T. 7 N., R. 4, 5 W
Copper River Meridian

Legend

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



Crosswind Lake shoreline



Porcupine Butte West Remote Recreational Cabin Site Area No. 1104205

Physical Characteristics

Location	The Porcupine Butte West Staking Area is located south of the Skwentna River, 6 miles west of the confluence of the Hayes and Skwentna Rivers and 25 air miles from the community of Skwentna. The area encompasses approximately 5,890 gross acres within Township 22 North, Range 15 West, Seward Meridian; Township 21 North, Range 15 West, Seward Meridian, Township 22 North, Range 16 West, Seward Meridian, Township 21 North, Range 16 West, Seward Meridian.
Topo map	USGS Tyonek D-6, D-7, Talkeetna A-5, A-4
Topography/Terrain/Major features	Typical of the region, this area is hilly with some moderate slopes. Several small streams and ponds are in the area. High bluffs predominate near the Skwentna River. The highest point, located in the southern part of the area is approximately 1400' in elevation.
Access	Access is by wheel plane on the gravel bars of the Skwentna River and at Old Man Creek. Winter access is by ski plane. Snowmachine travel along the river system, or the Iditarod Trail and overland across the Skwentna River and state land to the staking area, is possible but difficult.
Roads/Trails	The Iditarod Trail is approx 1.5 miles north of the area.
View	The Tordrillo Mountains to the southwest and the Alaska Range to the north should be visible from higher elevations. Porcupine Butte may be visible to the east.
Climate	Temperatures usually range from 40 to 60 degrees in summer and from -10 to 50 degrees F in winter, with extremes of -60 and 90 degrees.
Soils	Some areas are poorly drained. Pockets of permafrost exist throughout the area.
Vegetation	Vegetation consists primarily of grasses, low shrubs and alpine tundra. The poorly drained soils support black spruce and alder with willows present along the ridges.
Water source	Ground water quality and depth is unknown.

Easements and Reservations

Title	This land is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Susitna Area Plan Susitna Lowlands Sub Region, Management Unit 3 Skwentna River, Subunit 3b Classified: Settlement
Fire Management Option	Currently, the Porcupine Butte area is in Full fire management option for wildland fire. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near waterbodies, to reduce the potential for fire.
Municipal authority	The staking area is within the boundaries of the Matanuska-Susitna Borough and is subject to the Matanuska-Susitna Borough platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable water bodies and easements	The two unnamed lakes in Section 34, T22N, R16W, SM and Section 3, T21N, R16W, SM are determined public. All other isolated lakes less than ten acres in size are determined not public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	There is a 200-foot staking setback on either side of the unnamed streams appearing on 1:63,360 scale USGS topographic maps in sections 5, 6, 7 and 8, T21N, R15W, SM; sections 31 and 32, T22N, R15W, SM; and sections 11 and 12, T21N, R16W, SM. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. A permit will be required to cross the stream draining from Red Salmon Lake. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Porcupine Butte West Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Porcupine Butte West Staking Area	Size: 10 or 20 acres Lot Type: 1st tier parcel within 500' of fly-in or boat access Access: Small plane, floatplane, or snowmachine Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Parcel "B"

Hypothetical Key Parcel Porcupine Butte West Staking Area	Size: 10 or 20 acres Lot Type: 2nd tier parcel more than 1/4 mile from fly-in or boat access Access: Small plane, floatplane, or snowmachine Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 2/21/2003

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	10.00 acres	\$1,100	\$11,000
	20.00 acres	\$825	\$16,500
Parcel "B"	10.00 acres	\$650	\$6,500
	20.00 acres	\$488	\$9,800

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimated Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

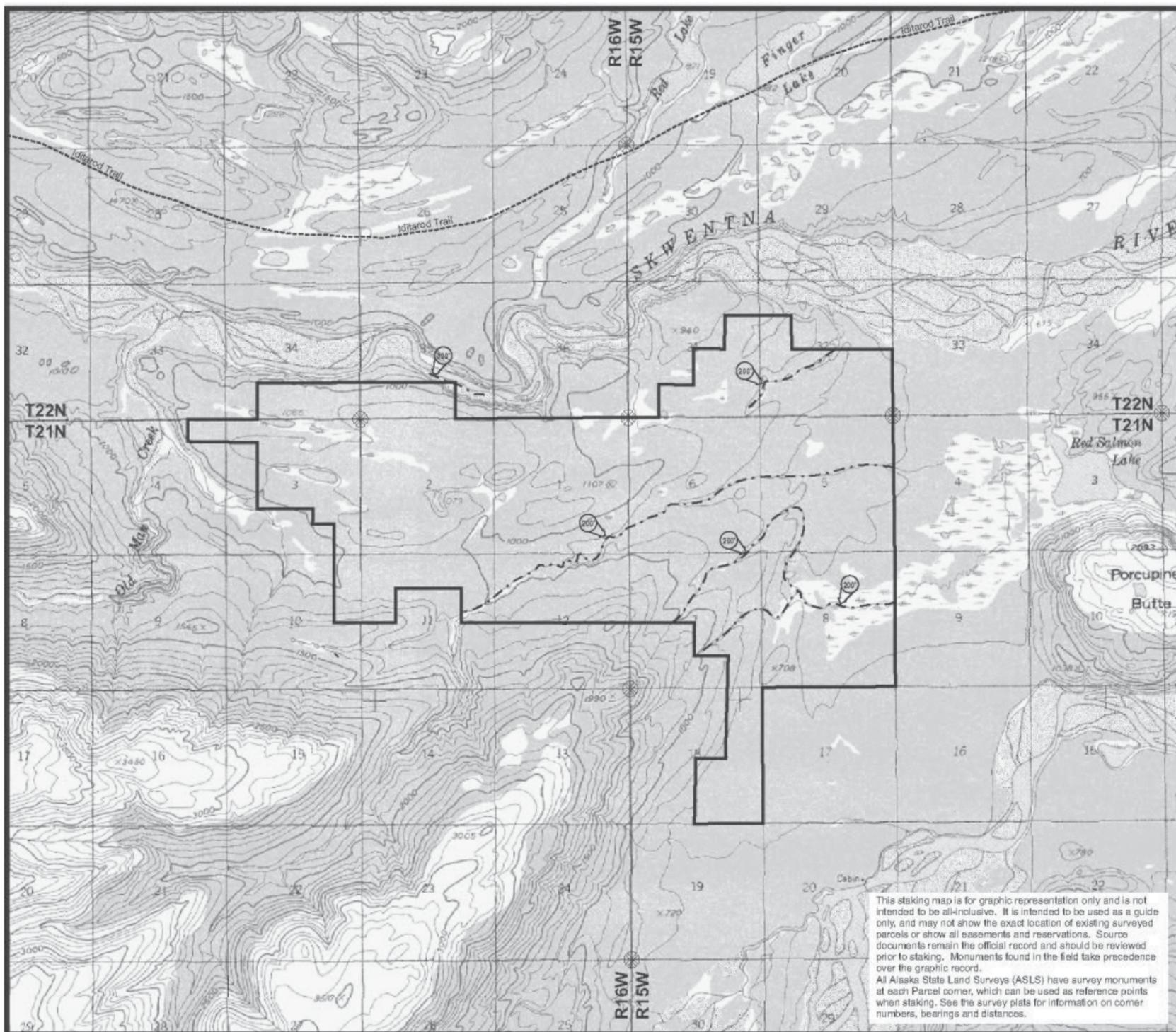
Estimated Survey Cost: \$4,500-\$5,500

Note: The survey costs will be credited toward the purchase price.

Estimated Appraisal Cost: \$500

Staking Map: PORCUPINE BUTTE WEST

Remote Recreational Cabin Site Area No. 1104205

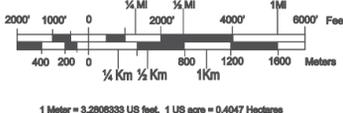


5/12/04

USGS QUAD 1:63,360
Tyonek D-6, D-7
T. 21 N., R. 15 W. T. 22 N., R. 15 W.
T. 21 N., R. 16 W. T. 22 N., R. 16 W.
Seward Meridian

Legend

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



Notes:

Maximum parcel size is 20 acres.

Minimum parcel size is 10 acres.

Staking authorizations: 30

Staking period: August 27, 2004 to January 24, 2005

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.

Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.

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

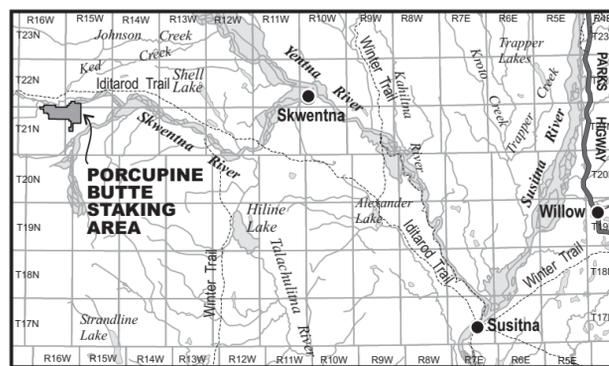
A staking setback is required around unauthorized improvements. A staking setback is required around airstrips used by the public.

Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.

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

Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.

The table represents only selected coordinates for your quick reference. See the special staking instructions for this area, which will provide additional coordinates for the staking area corners and survey monuments.



Early winter at Porcupine Butte West

Snake River Remote Recreational Cabin Site Area No. 1104203

Physical Characteristics

Location	The Snake River Staking area is located 15 miles north of Dillingham on both sides of the Snake River, 1/2 mile south of Lake Nunavaugaluk (Snake Lake) and east of the Weary River lowlands. This area encompasses approximately 15,300 gross acres located within Sections 7 and 13-36, Township 12 South, Range 57 West, Seward Meridian.
Topo map	USGS Quad Dillingham A-8
Topography/Terrain/Major features	The land is generally flat along Snake River. Gently rolling hills and steep slopes are present near the mountains. Elevation ranges from 20 feet to 1700 feet above sea level. Major features are Lake Nunavaugaluk to the north and Warehouse mountain to the east.
Access	Commercial airline service is available to Dillingham. Summer access to the staking area from Dillingham is by small boat from Nushagak Bay up the Snake River (3-4 hour trip) or float plane. There is road access from Dillingham to the eastern shore of Lake Nunavaugaluk, where boats may be launched, but the outlet where Snake River leaves Lake Nunavaugaluk can be low and impassable at times. There is a lake within Sections 13 and 14 and another lake within Sections 19 and 30 that may offer seasonal plane access. Dog sleds, snowmachines and aircraft on skis provide wintertime access.
Roads/Trails	No known roads exist in the staking area. Various access trails may exist.
View	Views of the surrounding mountains, streams, and valleys
Climate	Temperatures in Dillingham average 16 degrees F in January and 55 degrees F in July. The average annual precipitation is 26 inches with 65 inches of snow.
Soils	Surface soils in valley bottoms generally consist of peat and organic silts with a shallow permafrost table. Upland soils are generally silts (volcanic ash) over silty gravelly glacial till with permafrost occurring at depth.
Vegetation	Vegetation consists of wet tundra along the Snake and Weary River valleys and tributary valleys. Alpine tundra, interspersed with barren ground and scattered upland spruce forests, occurs away from the river and streams.
Water source	Ground water quality and depth is unknown. Numerous streams and lakes are in the area.

Easements and Reservations

Title	This land is Tentatively Approved to the State of Alaska.
Area Plan, Management Unit, Classification	Bristol Bay Area Plan Management Unit 5 Dillingham, Snake Lake, Nushagak Bay Classified: Settlement
Fire Management Option	The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near waterbodies, to reduce the potential for fire.
Municipal authority	This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by a protracted section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Staking is not allowed across surveyed section lines or surveyed township lines.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Stakers may not obstruct or block access within these easements.
Public and navigable waterbodies and easements	The unnamed lakes in section 14, Township 12 South, Range 57 West, Seward Meridian, sections 13 and 14, Township 12 South, Range 57 West, Seward Meridian, sections 19 and 30, Township 12 South, Range 57 West, Seward Meridian and sections 29 and 30, Township 12 South, Range 57 West, Seward Meridian, are determined public. All other isolated lakes are less than ten acres in size and are determined not public. Staking is not allowed across public or navigable water bodies. Parcels are subject to a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.
Setbacks and other restrictions	There is a 200-foot staking setback from the Weary and Snake Rivers. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws. Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, habitat protection, public use or other uses.
Waste disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Snake River Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Snake River Staking Area	Size: 5, 10, or 20 acres Lot Type: Parcel between 0.25 and 0.50 mile of a recognized trail or landing site Access: Boat, snowmachine, floatplane, ATV, walk-in (more than 500' from Snake River or fly-in lake) Building Site: At least 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 4/1/2004

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcel

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$732	\$3,700
	10.00 acres	\$550	\$5,500
	20.00 acres	\$413	\$8,300

Parcel located between 10.00 acres \$825 \$8,250
200' to 500' from
Snake River or fly-in lake

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimated Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

Estimated Survey Cost: \$5,000-\$6,000

Note: The survey costs will be credited toward the purchase price.

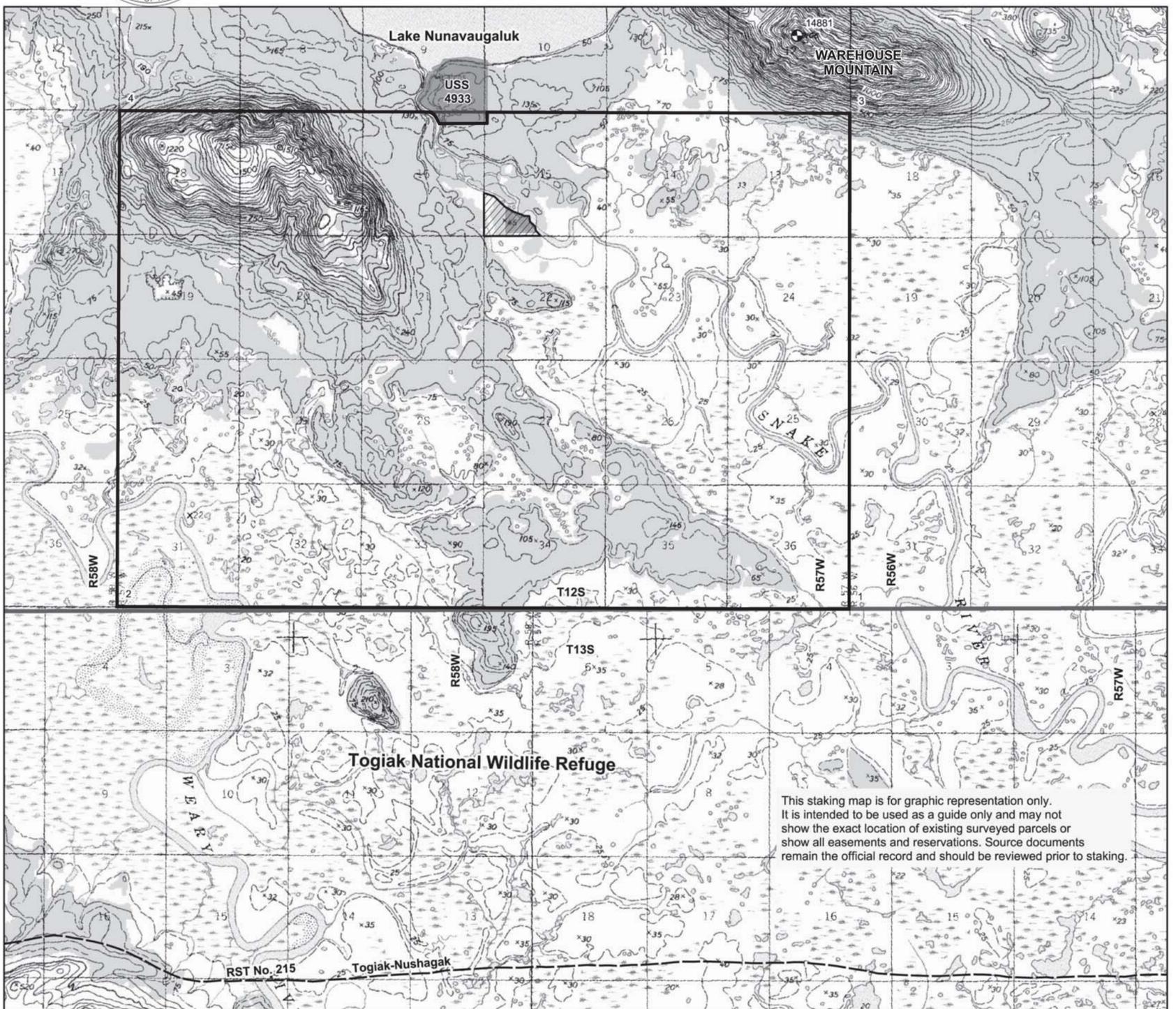
Estimated Appraisal Cost: \$500



Snake River staking area

Staking Map: SNAKE RIVER

Remote Recreational Cabin Site Area No. 1104203



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

5/12/04

Notes:

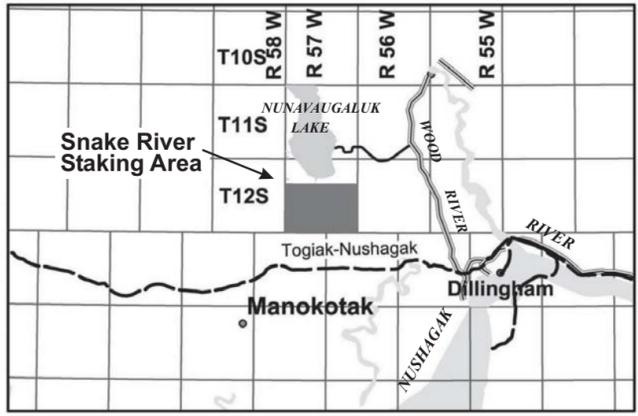
- Maximum parcel size is 20 acres.
- Minimum parcel size is 5 acres.
- Staking authorizations: 30
- Staking period: August 27, 2004 to January 24, 2005
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.
- Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
- Parcels are subject to a 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
- A staking setback is required around unauthorized improvements and around airstrips used by the public.
- Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
- There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- Trail easements have not been verified and their actual location may differ on the ground. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- The table represents only selected coordinates for your quick reference. See the special staking instructions or this area which will provide additional coordinates for staking area corners and survey monuments.

USGS QUAD
Kenai C-7, 1:63,360
T 6 N., R 17 W.; T 6 N., R 18 W.;
Seward Meridian

Legend	
	Snake River staking area
	USS 4933 (no staking allowed)
	Excluded area (no staking allowed)
	Togiak National Wildlife Refuge
	RS 2477 Trail
300' Staking setback required on Weary and Snake Rivers	

True North
 Magnetic North
 Approximate mean Declination, 1952

0.0 0.2 0.4 0.6 0.8 1 Miles
 1 mile = 5,280 feet



Looking toward Warehouse Mountain

Dugan Hills Remote Recreational Cabin Site Area No. 1104101

Physical Characteristics

Location	Dugan Hills offering is located adjacent to the Tanana River, approximately 13 mile southeast of Manley Hot Springs and 1/2 mile west of Deadman Lake. The area encompasses approximately 3000 gross acres in Sections or portions of Sections 5-8, 17-21, 29, 30 Township 1 South, Range 12 West, Fairbanks Meridian; Sections or portions of Sections 1-25, 27-36 Township 1 South, Range 13 West, Fairbanks Meridian; Sections or portions of Sections 4, 6-9, 16-22, 27-34 Township 1 North, Range 13 West, Fairbanks Meridian; Sections or portion of Sections 1, 2, 12, 13, 24, 25 Township 1 North, Range 14 West, Fairbanks Meridian.
Topo map	Fairbanks D-6, Kantishna River D-1
Topography/Terrain/Major features	Terrain varies from elevations of approximately 200 feet along the lower portions of the Tanana River corridor to more than 1200 feet on the hills west of Deadman Lake. The Tolovana River is within 10 miles west of the staking area.
Access	Access is by boat along the Tanana River during the summer or by snowmachine or dogteam on existing trails in winter. There are some unauthorized landing strips located near the staking area, which are reportedly used for winter ski plane access. These airstrips are not authorized or maintained by the State of Alaska; any use of these sites is at the staker's own risk.
Roads/Trails	Two trails have been identified that provide access through the disposal. RST 152, The Nenana-Tanana (Serum Run) Trail, is an historic trail subject to the Revised Statute 2477 of the mining law of 1866. The trail is suitable for winter travel, and is frequently used between Manley Hot Springs and Deadman Lake. ADL 409462 is a trail running from the right bank of the Tanana River to and beyond the northern boundary of Dugan Hills. It is less traveled than RST 152. There are existing trails not shown on the map which connect the main corridors to private property; stakers should take care not to trespass across private property lines when using unmapped trails.
View	The Tanana River, surrounding hills and forests can be seen from many spots within the area. Views vary with elevation.
Climate	The temperatures at Manley Hot Springs range from 37 degrees F to 72 degrees F in the summer and -21 degrees to 25 degrees F in the winter with extremes being -70 degrees to 91 degrees F. About 15 inches of precipitation, including 61 inches of snow, can be expected.
Soils	The uplands contain shallow, well-drained soils over granite bedrock. Low areas are poorly drained with high potential for permafrost.
Vegetation	Well-drained areas in the uplands with southern exposure are mainly covered by paper birch and quaking aspen with occasional white spruce stands. Black spruce cover northern slopes. Areas along the Tanana River contain large white spruce and cottonwoods. Black spruce and/or low shrubs, tussocks, and moss are found in the wetlands and low areas back from the river corridor.
Water source	In addition to the Tanana River, several creeks run through the area. Water from Dugan Creek is reported to be highly mineralized. Water quality is unknown

Easements and Reservations

Title	This land is tentatively approved to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Subregion 2 Lower Tanana: Management Unit 2B Lower Tanana River Corridor, Subunit 2B3 Classified Settlement
Fire Management Option	Currently, the northern portion of the staking area is in Modified management option, and southeastern portion is in Full management option. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies, to reduce the potential for fire.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	The staking area is not within an organized borough. It is within the State of Alaska platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50 foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior cabin site boundary lines and a 60-foot public access easement along all existing unnamed trails. The Nenana-Tanana (Serum Run) Trail, RST 152, and ADL 409462 are 100-foot public access easements. Stakers may not obstruct or block access within these easements.
Water body easements, staking setbacks and restrictions	All cabin sites are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Cabin sites along the Tanana River are subject to a Some water bodies may have staking setbacks or water frontage limitations. Parcels staked along the Tanana River are also subject to a 100-foot scenic easement upland from the ordinary high water mark. Vegetation removal and landscape alterations will be restricted within the scenic easement.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines and easements.
Comments	Survey plats and plat notes should be reviewed for specific information on easements, building setbacks or other restrictions. Check recorder's office for current ownership of private land. Traditional fishing, hunting, and resource harvest for personal use are some of the principle uses of state land within subunit 2B.

Dugan Hills Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Dugan Hills Staking Area	Size: 5, 10, or 20 acres Lot Type: 1st tier parcel setback 50' from the Tanana River Access: Boat, float/ski plane, ATV, snowmachine, or dogteam Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Parcel "B"

Hypothetical Key Parcel Dugan Hills Staking Area	Size: 5, 10, or 20 acres Lot Type: 1st tier parcel fronting Dugan Creek or other navigable creek Access: Boat, ATV, snowmachine, or dogteam Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Parcel "C"

Hypothetical Key Parcel Dugan Hills Staking Area	Size: 5 acres Lot Type: 2nd tier parcel at least 600' from the Tanana River that does not front a navigable creek Access: ATV, snowmachine, or dogteam Building Site: 50% level, wooded and adequately drained Setback: As required within staking area & shown on most recent staking area map Easements: Typical section-line, interior lot line & trail Amenities: Typical view of surrounding area
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Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 5/17/2002

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$2,700	\$13,500
	10.00 acres	\$2,025	\$20,300
	20.00 acres	\$1,519	\$30,400
Parcel "B"	5.00 acres	\$1,620	\$8,100
	10.00 acres	\$1,215	\$12,200
	20.00 acres	\$911	\$18,200
Parcel "C"	5.00 acres	\$1,360	\$6,800
	10.00 acres	\$1,020	\$10,200
	20.00 acres	\$765	\$15,300

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimated Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

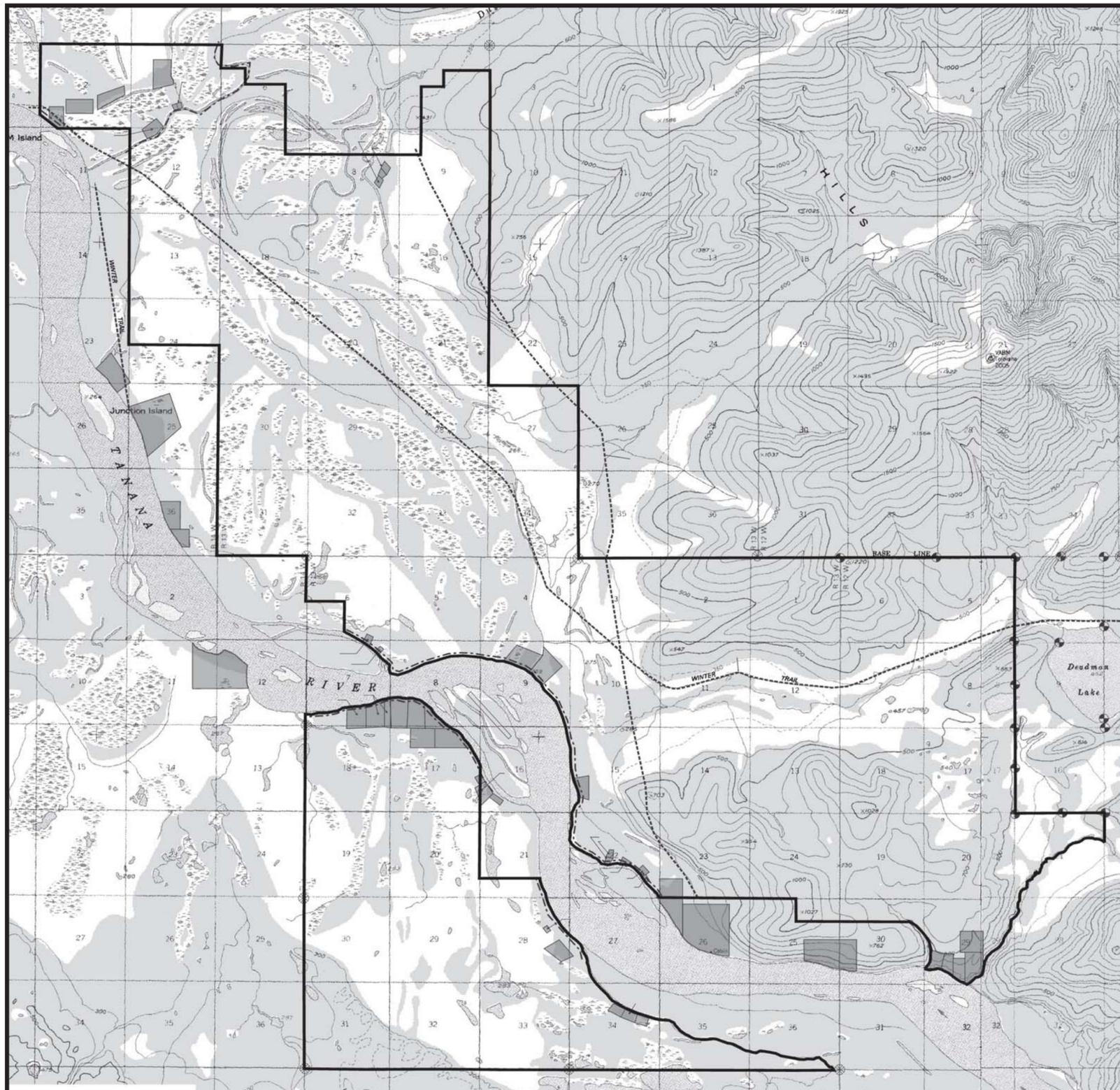
Estimated Survey Cost: \$4,500-\$5,500

Note: The survey costs will be credited toward the purchase price.

Estimated Appraisal Cost: \$500

Staking Map: DUGAN HILLS

Remote Recreational Cabin Site Area No. 1104101



5/12/04

Notes:

Maximum parcel size is 20 acres.

Minimum parcels size is 5 acres.

Staking authorizations: 45

Staking period: August 27, 2004 to January 24, 2005

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.

Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.

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

A staking setback is required around unauthorized improvements. A staking setback is required around airstrips used by the public.

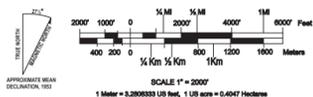
Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.

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

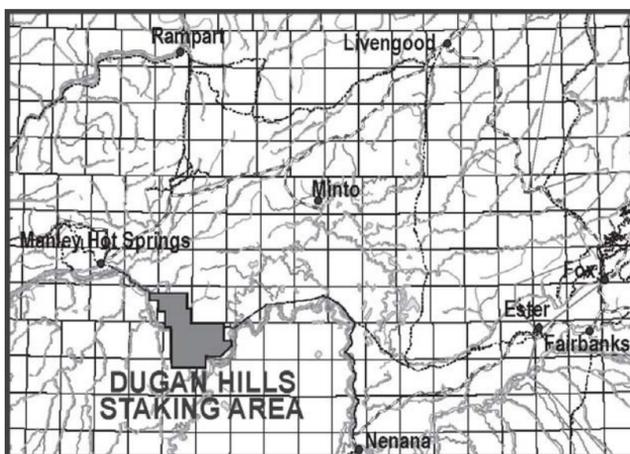
Trail easements have not been verified and their actual location may differ on the ground. Labeling of a trail easement does not guarantee the existence of a trail.

Legend

- Staking Area Boundary
- Road
- - - - Trail or Easement
- Limited Water Body Frontage
- - - - Scenic Easement
- ✈ Airstrip Reserve
No staking in this area
- ▨ Reserved Use Area
No staking in this area
- ▩ Wood Lot Reserve
No staking in this area
- ▭ Existing Parcel (ASLS, USS, etc.)
No staking in this area
- ⊠ Mining Claims
No staking in this area
- ⊗ BLM Monument of Record
- ⊙ State Survey Monument
- ⊚ Survey Control Monument



Access to Dugan Hills staking area via snowmachine



Far Mountain Remote Recreational Cabin Site Area No. 1104103

Physical Characteristics	
Location	This area is located approximately 65 miles northeast of Fairbanks, and encompasses land on both sides of the North Fork Chena River and Boulder Creek. The boundary of the area is roughly 6 miles northeast of the Chena Hot Springs Resort, which is the terminus of the Chena Hot Springs Road.
Topo map	USGS Quad Circle A-4
Cadastral Survey	CS F004N009E101, CS F004N010E101
Topography/Terrain/Major features	The terrain within this area is extremely variable, with elevations ranging from 1,300 feet in the North Fork Chena River and Boulder Creek valleys to 3,400 feet in the surrounding hills. Birch Creek, within the Steese National Conservation Area, is approximately 6 miles north of the Far Mountain staking area.
Access	Access to and within the staking area is gained primarily via existing trails (such as the North Fork Chena River Trail and the Boulder Creek Trail), which are suitable for snowmachine or dog sled in winter, and on foot or possibly ATV in summer and fall. ATV use should not be attempted during periods of high water or soggy trail conditions. If significant damage occurs, trail use restrictions may be implemented.
Roads/Trails	The North Fork Chena River Trail (RST 231), heads northeast along the river valley from the west end of the North Fork bridge at approximately milepost 55.3 Chena Hot Springs Road. It is an historic route subject to Revised Statute 2477 of the mining law of 1866; it crosses several creeks and drainages. The Boulder Creek trail, which intersects with the North Fork Chena River Trail in section 28, T4N R9E, FM runs north along Boulder Creek. Both trails are part of the Yukon Quest sled dog race route, and are subject to a 100-foot staking setback from both sides of centerline. The North Fork Chena River Trail and Boulder Creek Trail both cross private property, near the Chena Hot Springs Road and the confluence of the North Fork Chena River and Boulder Creek. Stakers must take care to stay within the public access corridor and respect private property when crossing these private holdings. There are existing trails not shown on the map which connect the main corridors to private property; stakers should take care not to trespass across private property lines when using unmapped trails.
View	Beautiful views of the surrounding forest, hills and river valleys are available from high points within the staking area.
Climate	Average temperatures range from 35 to 65 degrees F in summer and -22 to 26 degrees F in winter with yearly extremes of -55 to 95 degrees F. Average annual precipitation is 15 inches.
Soils	Soils near major streams and associated benches are generally well drained alluvial deposits. Soils in the flats back from watercourses and on north slopes may be poorly drained and contain intermittent permafrost. Steep slopes rising from the flats primarily consist of decomposed granite and schist.
Vegetation	Large white spruce, birch and cottonwoods, and alders are found on stream bottoms and benches, with black spruce and muskeg on poorly drained flats and north facing slopes. Small aspen, birch and spruce grow on the steep hillsides giving way to alpine tundra as elevation increases.
Water source	Water from streams is abundant at lower elevations, but very limited on the ridges. Ground water quality is unknown.
Easements and Reservations	
Title	This staking area is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan Subregion: Fairbanks North Star Borough, Management Unit 1U Steese to Chena Hot Springs, Subunit 1U3c
Fire Management Option	Currently, the lands along a portion of the North Fork Chena River and Boulder Creek are in Full fire management option for wildland fire, and the remainder of the staking area is in Limited fire management option. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies, to reduce the potential for fire.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	Most of T4N R9E, FM and the southwestern portion of T4N R10E is within the boundaries of the Fairbanks North Star Borough. The remainder of the staking area is outside of the borough and is subject to the State of Alaska platting authority and to the Borough platting authority..
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all unnamed existing trails. There is a 100-foot staking setback from both sides of the North Fork Chena River Trail (RST 231) and the Boulder Creek Trail. Stakers may not obstruct or block access within any of these easements or trails.
Water body easements, staking setbacks and restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Comments There are active registered traplines within the staking area; use caution when traveling. There are active mining operations in the creek valleys east of the staking area. Historically, lands in the Far Mountain area have been used for mining; abandoned mining structures or equipment of historical/cultural significance may be present in the staking area. Any such sites should immediately be reported to the Office of History and Archaeology in the DNR Division of Parks and Outdoor Recreation (907) 269-8721. Please see the brochure text regarding Archaeological Sites.

Far Mountain Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Far Mountain Staking Area
 Size: 5, 10, or 20 acres
 Lot Type: 1st tier parcel within 500' from North Fork Chena River, Boulder Creek, North Fork Chena River Trail, or Boulder Creek Trail
 Access: ATV or snowmachine
 Building Site: 50% level, wooded and adequately drained
 Setback: As required within staking area & shown on most recent staking area map
 Easements: Typical section-line, interior lot line & trail
 Amenities: Typical view of surrounding area

Parcel "B"

Hypothetical Key Parcel Far Mountain Staking Area
 Size: 5, 10, or 20 acres
 Lot Type: 2nd tier parcel more than 500' from named trail
 Access: ATV or snowmachine
 Building Site: 50% level, wooded and adequately drained
 Setback: As required within staking area & shown on most recent staking area map
 Easements: Typical section-line, interior lot line & trail
 Amenities: Typical view of surrounding area

Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 3/11/2004

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5.00 acres	\$1,600	\$8,000
	10.00 acres	\$1,200	\$12,000
	20.00 acres	\$896	\$17,900
Parcel "B"	5.00 acres	\$1,100	\$5,500
	10.00 acres	\$825	\$8,300
	20.00 acres	\$616	\$12,300

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimated Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

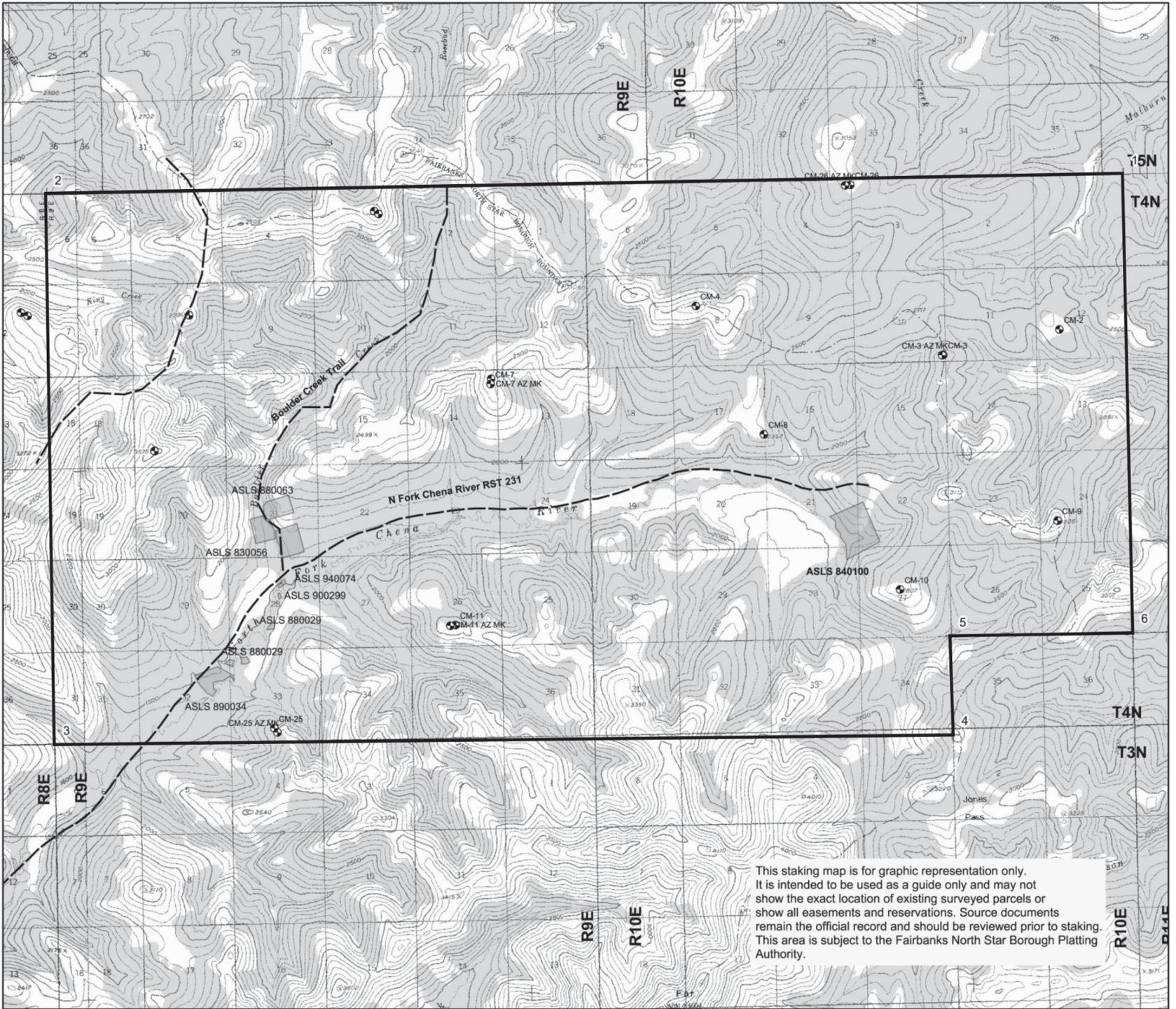
Estimated Survey Cost: \$4,000-\$5,000

Note: The survey costs will be credited toward the purchase price.

Estimated Appraisal Cost: \$500

Staking Map: FAR MOUNTAIN

Remote Recreational Cabin Site Area No. 1104103



5/10/04

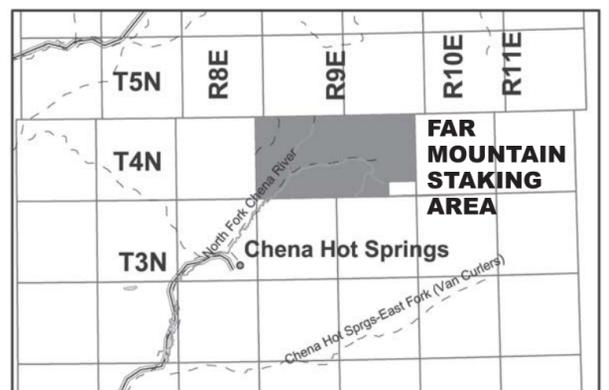
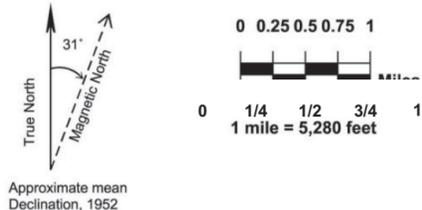
USGS QUAD 1:63,360
Circle A-4, Circle A-5
T 4 N., R 9 E; T 4 N R10 E.
Fairbanks Meridian

Notes:

- Maximum parcel size is 20 acres.
- Minimum parcel size is 5 acres.
- Staking authorizations: 50
- Staking period: August 27, 2004 to January 24, 2005
- All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line.
- Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.
- Parcels are subject to a 100-foot building setback from the ordinary high water line of all water bodies. Some water bodies may also have staking setbacks or water frontage limitations.
- A staking setback is required around unauthorized improvements and around airstrips used by the public.
- Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.
- There are public access easements along most ASLS boundaries. Check the survey plats for additional information.
- Trail easements have not been verified and their actual location may differ on the ground. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.
- The table represents only selected coordinates for your quick reference. See the special staking instructions or this area which will provide additional coordinates for staking area corners and survey monuments.

Legend

- Far Mountain staking area
- Surveys - (No staking allowed)
- RS 2477 Trail (Requires 100 ft. staking setback)



Forest and trail in Far Mountain staking area

Teklanika II Remote Recreational Cabin Site Area No. 1104102

Physical Characteristics

Location	The Teklanika II Staking Area is approximately 60 air miles southwest of Fairbanks and 17 air miles southwest of Nenana. It is located approximately 6 miles up the Teklanika River, directly southwest (upstream) of the 2001 remote cabin site area. The area encompasses approximately 8,320 gross acres within sections 5, 7 and 8, Township 6 South, Range 9 West, Fairbanks Meridian; and sections 2-4, 8-12 and 14-22, Township 6 South, Range 10 West, Fairbanks Meridian.
Topo map	USGS Fairbanks B-5, B-6
Cadastral Survey	USRS F006S010W1, F006S010W2
Topography/Terrain/Major features	The area lies within the Tanana-Kuskokwim lowlands on relatively flat terrain. The elevation is approximately 400 feet. The Teklanika River, with its associated sloughs and oxbow lakes, flows through the disposal area.
Access	The Nenana-Kantishna Trail, RST 346 runs through the staking area, and is suitable for winter snowmachine travel. In summer and early fall, the Teklanika Rivers provide boat access, however, this area is quite far upstream, and prop boats are not recommended. Canoes or jet boats are more likely to work in this section of river.
Roads/Trails	RST 346 begins at the western Nenana city limits and can be accessed from a road running west from mile 300 of the Parks Highway. This road stops at a launch area for the Nenana River, which may be crossed via an ice bridge; the trail continues on the west bank. It is suitable for winter traffic, and the first portion is wide and well-maintained by local residents; it narrows significantly as it approaches the Teklanika II staking area boundary. There are existing trails, not shown on the map, which connect the Nenana-Kantishna Trail to private properties within the Teklanika I area (immediately downstream) and within the Teklanika II area; stakers should take care not to trespass across private property lines when using unmapped trails, and should help maintain trail integrity by avoiding trail use when wet conditions could result in trail damage.
View	Beautiful views of the river and surrounding riparian forest are available near the waterfront.
Climate	The area has a cold, continental climate with an extreme temperature range. The average daily maximum during summer months is 65 to 70 degrees F; the daily minimum during winter is well below zero. The highest temperature ever recorded is 98 degrees F; the lowest is -69 degrees F. Average precipitation is 11.4 inches with 48.9 inches of snowfall annually.
Soils	Loamy alluvial soils are found in this area. On low portions of the flood plain, soils are poorly drained with possible permafrost. On slightly higher natural levees, the soils are well-drained with permafrost either deep or absent.
Vegetation	Large white spruce, birch and cottonwoods are found in the riparian area along the Teklanika River, sloughs, and oxbows. Black spruce and/or low shrubs, tussocks, and moss are found in the wetlands and low areas back from the river corridor.
Water source	Surface water from the river; nature of groundwater is unknown.

Easements And Reservations

Title	This staking area is patented to the State of Alaska.
Area Plan, Management Unit, Classification	Tanana Basin Area Plan Subregion 4, Parks Highway and West Alaska Range: Management Unit 41, Teklanika Delta, Subunit 411, Teklanika I-IV; Classified Settlement NO-90-002
Fire Management Option	Currently, the central portion of the staking area is in Modified management option, and most of the lands west of the Teklanika River are in Limited management option. The Alaska Interagency Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near waterbodies, to reduce the potential for fire.
Allowed uses	Remote Recreational Cabin Site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal authority	The southern halves of sections 19, 20, and 21 are within the boundaries of the Denali Borough. The remainder of the staking area is outside of the borough and is subject to the State of Alaska platting authority.
Section line easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public access and utility easements	Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all unnamed existing trails. There is a 50-foot staking setback from both sides of the Nenana-Kantishna Trail (RST 346). Stakers may not obstruct or block access within any of these easements or trails.
Water body easements, staking setbacks and restrictions	Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Water frontage limitations may apply to some water bodies. Stream crossings with motorized vehicles may be prohibited by applicable state and federal laws.
Reserved areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use or other uses. There are several such area within the Teklanika II staking area.
Water supply, Sewage disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact DEC for information.
Wetlands	Parcels may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
Improvements	Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

Comments The winter ice road across the Nenana River is used to access timber sales north of the staking area. Stakers may use this ice road to access RST 346 on the west bank, but should exercise due care when traveling in proximity to logging trucks and equipment. The Teklanika River area is used extensively by hunters, trappers, and recreationists. Stakers should be cautious, especially during hunting season. A permit application for seismic studies associated with oil and gas exploration license (ADL 390079) includes this area and is currently being reviewed.

Teklanika II Staking Area Base Appraisal

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

In most cases, the appraiser did not inspect the staking area when preparing the Base Appraisal. The final appraisal will include a physical inspection of the staking area and each surveyed parcel to be appraised. The appraised value of your parcel may be different from the hypothetical Key Parcel because of physical differences found during the inspection. It is also possible that market conditions and prices may change between the date of the Base Appraisal and the date of appraisal for your parcel. The date of appraisal for your parcel is fixed. It is the date the lease application is approved.

Parcel "A"

Hypothetical Key Parcel Teklanika II Staking Area
 Size: 5, 10, or 20 acres
 Lot Type: 1st tier parcel with Teklanika River frontage
 Access: boat, snow machine or ATV
 Building Site: Approximately 50% poor soil
 Setback: As required within staking area & shown on most recent staking area map
 Easements: Typical section-line, interior lot line & trail
 Amenities: Typical view of surrounding area

Parcel "B"

Hypothetical Key Parcel Teklanika II Staking Area
 Size: 5, 10, or 20 acres
 Lot Type: 2nd tier parcel located more than 1/4 mile from Teklanika River
 Access: trail, snow machine or ATV
 Building Site: Approximately 50% poor soil
 Setback: As required within staking area & shown on most recent staking area map
 Easements: Typical section-line, interior lot line & trail
 Amenities: Typical view of surrounding area

Interest Appraised Fee simple title, excluding mineral rights

Effective Date of Value 3/1/2003

Note: A 1st tier parcel either has direct frontage on a lake, river or trail, or is separated from this frontage by public land. A 2nd tier parcel is one that is separated from the frontage by another parcel.

Conclusion of Values for Hypothetical Key Parcels

	Size	Per/acre	Per/site (Rounded)
Parcel "A"	5 acres	\$3,700	\$18,500
Note: Parcels located within 1,000' of the river are limited in size to 5 acres			
Parcel "B"	5 acres	\$900	\$4,500
	10 acres	\$675	\$6,800
	20 acres	\$504	\$10,100

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

Some features that could increase the price of a staked parcel

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

Some features that could decrease the price of a staked parcel

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

Preliminary Estimated Survey and Appraisal Costs

Limiting Conditions for Estimated Survey Cost

This estimate is provided to furnish applicants with some idea of the approximate cost to survey state land under the Remote Recreational Cabin Sites program. No field inspection of the staking areas has been performed. The actual survey cost for each parcel will be determined when the survey is completed. The lessee's share of the cost, prorated by acreage, will be based on the actual contract cost.

The cost to survey state land in remote areas of the state may be higher than the actual value of the land. The minimum purchase price is \$1,000 regardless of the actual survey cost.

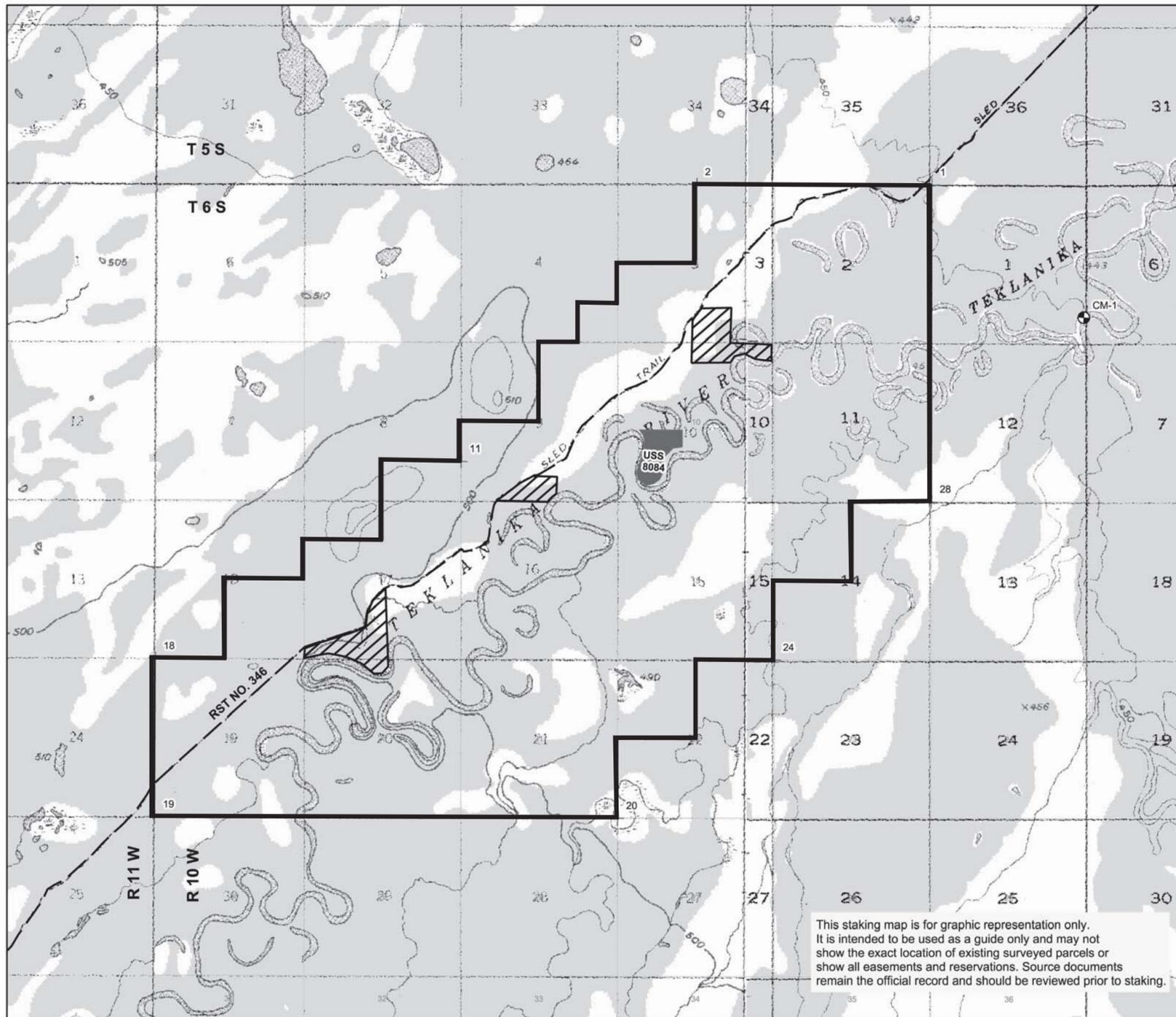
Estimated Survey Cost: \$3,000-\$4,000

Note: The survey costs will be credited toward the purchase price.

Estimated Appraisal Cost: \$500

Staking Map: TEKLANIKA II

Remote Recreational Cabin Site Area No. 1104102



5/13/04

USGS QUAD 1:63,360
Fairbanks B-5, Fairbanks B-6
T 5 S, R 10 W; T 6 S R 10 W,
Fairbanks Meridian

Notes:

- Maximum parcel size is 20 acres.
- Minimum parcel size is 5 acres.
- Staking authorizations: 30
- Staking period: August 27, 2004 to January 24, 2005

All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (un-surveyed) section line, are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010. Parcels may not be staked over a surveyed section line. Parcels staked along the Nenana-Kantishna Trail (RST No. 346) are subject to a 50-foot staking setback from the trail centerline.

Parcels may not be staked across any public or navigable water body. Parcels are subject to a 50-foot public access easement along the ordinary high water mark.

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

A staking setback is required around unauthorized improvements and around airstrips used by the public.

Most surveys (ASLS, USS) have survey monuments at each corner, which can be used as reference points when staking. See the survey plats for information on corner numbers, bearings, and distances. Monuments found in the field take precedence over the graphic record.

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

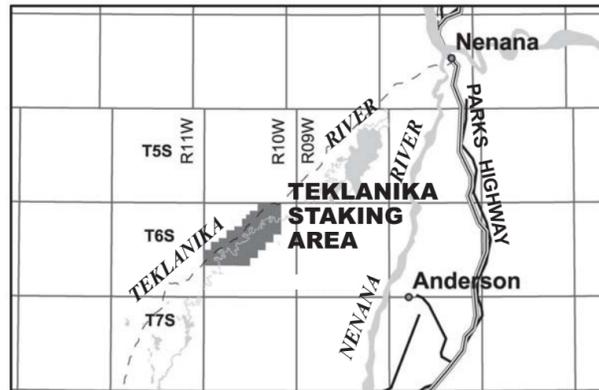
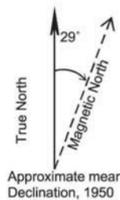
Trail easements have not been verified and their actual location may differ on the ground. Labeling of these trails does not guarantee the existence of a trail or its use. It is intended as a research tool.

The table represents only selected coordinates for your quick reference. See the special staking instructions or this area which will provide additional coordinates for staking area corners and survey monuments.

Maximum parcel size within 1000 feet of the Teklanika River is 5 acres.

Legend

- Teklanika staking area
- USS Survey 8084 (No staking allowed)
- Reserved area (No staking allowed)
- RS 2477 Historic Trail (requires 50ft. staking setback)



Teklanika River shoreline



Teklanika River seen from the air



STAKE A PARCEL OF STATE LAND

REMOTE RECREATIONAL CABIN SITES 2004 - OFFERING #4



State survey monument in the field



Crosswind Lake shoreline



Chena River area



Snake Lake staking area



Enjoying an Alaska summer day

APPLICATION FILING PERIOD:
Tuesday, June 1, 2004 to Friday, July 16, 2004

NEW! File your staking authorization application online at:
www.dnr.state.ak.us/mlw/landsale/

LOTTERY DRAWING: Friday, July 30, 2004

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