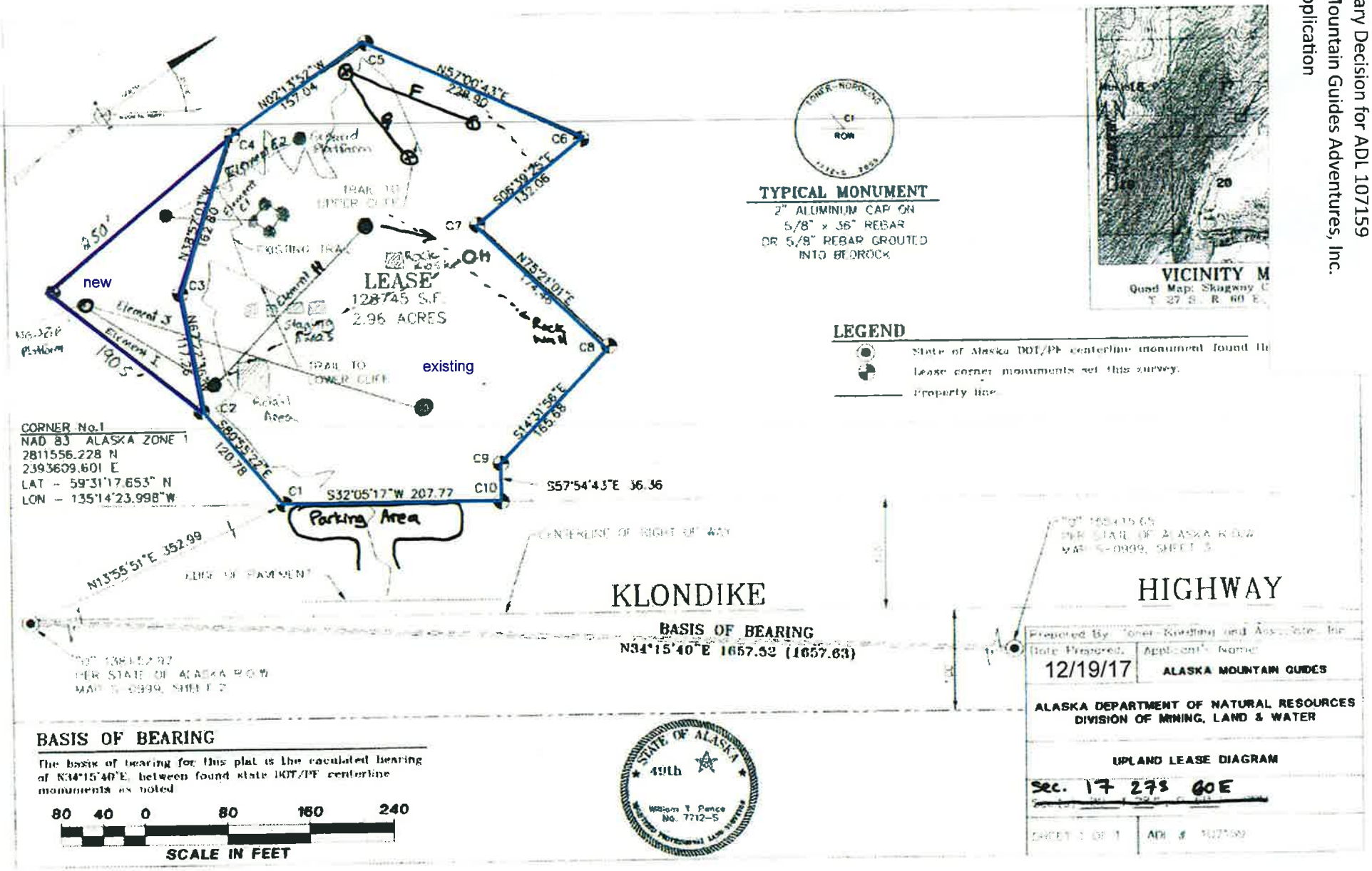

ADL 107159 - Applicant's Development Plan Diagram
2017 Renewal and Amendment, submitted December 19, 2017

Lease Amendment Application - Narrative

Alaska Mountain Guides Adventures, Inc is applying for a lease renewal and amendment on its current lease (ADL107159).

The location of the lease is in the Skagway municipality, Lot 8, US survey 5110 within section 17, Township 27 south, Range 60 East located on the uphill side of the Klondike highway about ¼ mile south of the U.S. Border station.

Over the past 10 years under our current lease, AMG has provided low impact, high-quality and safe programming on the existing lease site listed above. Our rock climbing and zip line programs are carried by all of the cruise lines that visit Skagway and meet and often exceed their rigorous inspection and safety standards. AMG has also recently received certification through Adventure Green Alaska which is the only certification program for tourism businesses operating in Alaska that meets rigorous, specific standards of economic, environmental, and social sustainability.

Operationally, over the past 10 years our safety record on the lease site has been excellent. We have had no injuries that have gone to litigation or to the level of an insurance claim. Our guides all go through an extensive training and certification program ahead of being able to guide commercially on the lease site. All guides are first-Aid and CPR certified and we offer continuing education programs for our staff by providing Wilderness First Responder and Wilderness Emergency Medical Technician certification to qualified guides.

Our leaders also have extensive experience in long-trip and overnight programming both in Alaska and throughout the world. The knowledge base and safety protocols from this programming also applies to our rock climbing and zip line offerings on the lease site and provides a greater and deeper awareness of how to minimize risk and maximize quality.

In addition to renewing the current lease (ADL107159), AMG is also looking to move three of the zip-line platforms (interconnect element H&I & adjusting location of Element E, adding element E2 further to the Southwest as indicated on the diagram and moving the starting platform of element H. This would utilize the current, low impact, construction methods (no drilling into any of the trees). The purpose of these changes to the adventure park/ziplining infrastructure is to provide a better quality experience for our guests.

The change would add about 17,000 square feet (less than ½ an acre) to the current lease.

Element I&J platform would be relocated to a similar sized spruce tree to the Southwest about 100 feet from its current location.

Element E would head WSW from Element F. A new platform would be built in a large tree about 100 feet from the current location. Element E2 would be another short zipline bringing guests back to the ground.

Starting platform for Element H would be moved laterally North along the top of the rock climbing crag to the opposite end of the wall. By about 100'.

Terrain/ Ground Cover: On the hillside on which the footpath would gradually ascend to the platform area, there are a series of spruce and hemlock trees. There would be only minor clearing in this area in order to establish the gentle footpath. The large area that encompasses the majority of the requested lease is relatively flat and has minimal tree growth. There are a few large trees, but the majority of vegetation is low growth alders and willows. AMG would keep as many of these trees and vegetation in place as possible. Guests looking to visit this area will appreciate the natural state of the land, and it is our aim to maintain, to the fullest extent possible, the integrity of the natural landscape/environment.

AMG would not cut any trees greater than 4" in diameter. And primarily it would be limited to saplings less than 2" in diameter. We would spread mulch and/or gravel with weed mesh on the trail system to minimize impact on soil substrate. Trees that pose a danger to guests visiting the area, or pose a danger to infrastructure as determined by a qualified arborist, would be exception.

Access: Access would be gained by existing trail system. The footpath would be cut from the existing trail to access the trees utilized for platforms for construction and ongoing maintenance. These footpaths would also server in incident response to access the platforms.

Power Source: AMG will not require any power source for this proposed use. We occasionally utilize a generator onsite for charging batteries and having reliable radio communication, construction/maintenance projects with our base station in town.

Waste: Human waste will be generated in the portable latrine. This waste will be contained and removed on a regular basis and as needed.

Hazardous substances: no hazardous substances proposed or related to the proposed use other than temporary use of gas for chainsaw, and generator for maintenance projects or battery charging.

Water supply: no water is needed for the proposed use. Drinking water will be brought to the site in coolers for guests, and removed at the end of each day.

Parking areas and storage areas: A parking area already exists for the current zip-line and rock climbing lease. There is ample storage space in the current kiosk and sales space and no additional storage space would be required for the adjustment in zip line lengths.

Number of people using the site:
# of employees – no additional staff would be required for the amendment. Our tours are fully staffed when 35 employees are present at the site though on average there are about 24 employees present at the site.
# of guests – individual tours are limited to 20 guests at a time for zip lining and 12 at a time for rock climbing. We would plan on operating seasonally from May 1st through September 30th each year. The rock climbing and zip line tours operated at the lease site see 12,000 – 13,200 visitors annually.

Maintenance and operations:
AMG employees maintain the trail system, buildings and zip line infrastructure on the site. Long term maintenance requirements are relatively minimal. Bi-annual full course inspections are performed and documented for the zip line course. Full rock site inspections take place three times a summer season. Our well-qualified staff performing inspections and maintenance utilize Association of Challenge Course Technology guidelines. AMG also has an extensive background in zip line and high-ropes course consultation. This includes design, instruction and construction on courses in locations such as the Dominican Republic and Cozumel, Mexico.

We have a yearly inspection in the spring by a independent operator to examine our adventure park and zip-line.

Closure/reclamation plan:
In the event that the lease expires or is not renewed, we would take apart each of the buildings, and remove from the site. Any and all man-made materials would be removed from the site. Trail system would be tilled to undo the soil compaction and allow regrowth.

Alaska Mountain Guides Adventures Inc.

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Ropes Course Elements:
Low Crossings-balance beams, suspended bridge, post walk
Suspension Bridge
Burma Loop Bridge
Elevated Beam Walk
Elevated Platforms
Zip-Lines

Staging Areas:
A guest staging area for the rock climbing exists, per Amendment #2, on the flat area below the climbing area (see Upland Lease Diagram-Element A). The staging area consists of benches constructed from dimensional lumber and strung canvas tarp. The tarps are either brown or green in color to blend with the natural landscape.
Four guest staging areas for the zip line are temporary post and beam structures with clear corrugated roofing approximately 10 ft x 10 ft each. The roofing exists only seasonally and is removed each fall. They are located directly across from the retail sales area and run parallel to the north of Element J.

Element Descriptions:

High Elements:
A series of suspended bridges, platforms, and zip lines exist, per Amendment #2, along the northwest and north margin of the site. Guests will start the course along the trail part way between monument CJ and C4. They will continue upslope with a combination of walking along the trail and using the ropes course elements to the upper cliff between CS and C6. The guests will then enter a series of zip lines that will take them back down slope to the changing area. All the ropes course elements are constructed with a double cable safety system located above the element. The guests are attached to the double cable system as they pass from one section to the next. The zip lines are also constructed with the same double cable system.

All wooden platforms built around trees use the following construction:
A non-permanent and non-invasive construction includes a bolt-tensioned support system that does not require drilling or bolting into the tree. This support system can also be easily enlarged to allow for the future growth of the tree. The wooden platforms are between 4-10 feet in diameter.

As series of 4 platforms and 4 ropes course elements exist between 4 conifers from ~ 12 to 16 feet above the ground surface in the area east of monuments C3 and C4 (see Upland Lease Diagram Elements B,C, and D). The elements consist of two suspended beams, a wooden suspension bridge, and a burma loop bridge.

The suspended beams are constructed of dimensional lumber attached to the conifers with a non-permanent tensioning system (see Ropes Course Elements, Element 8). Guests walk on top of the suspended beams, ~ 15-ft to 20-ft in length.

The Burma Loop bridge is constructed of two parallel ½-inch diameter galvanized cables approximately 3-ft apart that will have ~ 4-feet long loops of -I-inch diameter rope connected between the cables, equally spaced over the length of the crossing (see Ropes Course Elements, Element C). Guests will step

from loop to loop while their hands are on the cables. The Burma Loop bridge is approximately 35-ft in length.

The wooden suspension bridge is constructed of2 parallel ½-inch diameter galvanized cables connected by -3-feet long, 2 x 4 -inch wood slats attached to the cables with cable clamps (see Ropes Course Elements, Element D). Guests walk along the top of the suspension bridge, ~ 35 feet in length)

A zip line extends from the last of the 4 crossings back upslope (see Upland Site Diagram, Element E). The zip line consists of a double cable system with one cable located above the first cable. This zip line is - 50-ft long.

The guests then walk to the upslope to the top of the cliff located between monuments CS and C6. The guests then proceed through 5 zip lines heading back down slope: (see Upland Lease Diagram, Elements F, G, H, I and I). The zip lines will be constructed in 2-3 ft diameter conifer trees using the previously described noninvasive construction method. The zip lines are respectively approximately 180-ft, 160-ft, 320-ft, 100-ft, and 320-feet in length.

The last zip line will end in a large spruce tree east of a large cottonwood on a wood platform built about 8 feet above the ground with the same noninvasive methods. This platform will have a wood staircase to the ground and a walkway leading to the trail back to the staging area.

Stairs
A total of about 40 linear feet of wood stairway exists along difficult/impassible sections of the existing trail. Stairs supports are either dug into the ground or attached to blocks. No concrete is poured to anchor the stairways and they are not bolted to any trees. Stairs are constructed of wood and chicken wire for traction.

Hand Rails
In addition to the stairs mentioned above, there are also several sections of rope handrails along the existing trails.

Cable Connections/ Anchors:
The cables are connected to trees in the areas indicated. The outer surface of the trees are protected with a skirt of vertical aligned, evenly spaced, 2 x 4 inch dimensional lumber. One end of the cable is wrapped around the protective wood skirt and then the attached back to itself using 3 sequential forged galvanized ½-inch cable clamps.

For rock climbing anchors, bolts are drilled into the rockface for each climbing route, and approximately 2-3 feet of chain is connected to each bolt. Chains are connected at the center link and approximate 1-1.5 feet of chain hangs from either side of the bolt. A quick link is attached to the end of each side of the chain, so climbing rope can run through both quick links allowing for a top-rope climbing setup.

Construction Materials-
Cable -½-inch diameter galvanized cable
Dimensional Lumber with waterproof treatment
Galvanized cable clamps
Expansion bolts for rock wall

Anchors:
Existing trees
Existing rock wall

Sheds:
All sheds are temporary construction built on concrete blocks. There are four sheds total the sheds include three gear storage sheds made of dimensional lumber and one-dimensional lumber generator storage shed. Two of the sheds are 5ft. by 3ft and one of the sheds is 7ft by 4ft while the main storage shed in the rock climbing area (North of Element L) is 10 ft. by 8ft. All sheds are capable of being moved.

Bathrooms·
Temporary bathrooms exist on one end of the parking area. Bathrooms are natural colors and located as to minimize visibility from the highway. Outhouses are seasonal and are removed each fall. Each stall is approximately 4ft x 4ft x 10ft high. Due to current program needs, only one outhouse is present. Waste is removed at regular intervals at a separate location.

Retail Sales Area:
The retail sales area is a temporary post and beam building constructed on concrete pier blocks. The building is approximately 16-ft wide and 20-ft long. Green tin is ~~will be~~ used for roofing. One end of the structure will be enclosed for storage and a sales desk. The retail area is not visible from the highway.