

In 2000 Rick Hufstader purchased Alaskan Dreams Fishing Camp. One, to fulfill his life goal of living in Alaska and two, to make a modest living doing it. We have spent the last 15 years learning "float house life" combined with remote living in Alaska. We have tried to make our lodge a place people would want to return to. We think we have accomplished that goal. We have a large return rate. We have made lots of improvements to the floating complex over the years. Each time trying to include how we effect the environment in our decisions.

Our lodge takes 6 people per trip. The main house has 4 bedroom with 4 baths. 3 bedrooms are for the guests and the fourth is ours. We do everything ourselves with just a deckhand/caretaker helper. Our trips run Thurs. to Tues. The guests fly in on Thurs. evening-fish for 4 days and fly out on Tues. am weather permitting. We try to do 12 groups per year when possible.

We have no plans for new construction at this time. We are just maintaining what we have.

Legal description: Meridian—Copper River Township—69 S. Range—78 E. Section 12

Improvements have included:

- Redecking Floats 1 and 2

- Replaced the decking, supports and posts of the covered front porch of Float 1

- Adding 55 gallon barrels under Floats 1-2 and 3 for extra flotation. When the diver is here installing the barrels we have him do a clean up under the floats for anything that has been lost overboard or floated in.

- Reroofing buildings when necessary

- Improving the fuel storage situation-see attachments for the containment for our 1000 and 2000 gallon tanks.

- Added more shore ties and replaced metal cables with poly rope. More shore ties than the original 4 are needed to keep us from whiplashing apart during storms. They keep us from breaking apart and/or winding up on shore. Using them effectively was one of the biggest learning curves. They do not impede public access to the bay. I have attached the form they sent to us requesting payment for special use of USFS land for the shore ties.

- Upgrading the septic and waste water systems. In 2003, we upgraded the septic and waste water systems to an USCG approved MSD model 1200. In 2010, ADEC determined that the MSD was not satisfactory. We contacted R&M Engineering in KTN to design a new system that would incorporate our MSD and satisfy ADEC. They worked with Joran Freeman at ADEC. Together they agreed that we could add a Delta DF 50 Wastewater packaged treatment plant to our MSD. ADEC #8459

- This website will show you what an MSD is www.envimar.com/models.html

- This website will show you the Delta DF 50 www.deltaenvironmental.com/df_series.asp

- Please see attachment for placement of these on the floats.

- The main concern with just the MSD was that when I used the washer or the dishwasher the grey water from them was forcing the treated sewage too fast thru the last chamber of the MSD. Thus, the addition of the Delta DF 50 to make sure everything was treated properly before it entered the bay.

- Upgrading the water system. Our water comes from a creek at the back of our bay. We worked with Mark Minlow of AK F&G in Craig to design a system that would be agreeable to them for us to take water from the creek. It is a venturi water system. The water system for the lodge was engineered by R&M Engineering in KTN. We have since added a uv light to improve water purity.

- In 2000 we built the 3rd Float new to replace the one Art King had here. It is the same dimensions.

70' X 35' as the original. The original was becoming too tired and was sinking. It was just in really bad shape and could not handle the weight that was on it.

Around 2008 we replaced the float plane dock. The old one was sinking and beginning to break apart. The new docks dimensions are 36' X 18'.

We added the 4th Float around 2009 for dry storage. It was approved by the US Army Corp of Engineers in 2010.

In 2010 we worked with Linda Speerstra, US Army Corp of Engineers, to bring our lodge permit up to date. It had not been done correctly in the beginning by Art King. Now, everything is up to date and we are in compliance with them. POA-2010-0596

We have redone the inside of the main house on Float 1, as we could afford it. New flooring in all rooms is now complete except for one bedroom. We have redone the interior walls with rough cut cedar. We have installed all new windows except for the baths. We have a new front door. We have taken down all of the fiberglass insulation under the house and replaced it with Reflectix, a more marine friendly type of insulation. Fiberglass insulation tends to disintegrate when it gets wet and small animals love to burrow into it and nest. This new insulation resolves both of those issues.

We installed 2 satellite dishes on the island in 2002. One for tv and one for computer. The dish placement was okayed by Melanie Slayton USFS Thorne Bay

We resided the main house on Float 1 and the crew cabin on Float 2 with cedar siding.

In 2001 we had Floats 1 and 2 gut wrapped with poly rope. This keeps the logs from moving around and separating. This had not been done previously.

In 2007 we purchased a new catamaran charter boat. The boat that came with the lodge was old, slow and very tired. It was costing us a fortune to keep it running. We took a vote during the summer of our guests and they agreed to take an increase in the lodge rate to help us pay for the new boat. We purchased it from a boat builder in Juneau.

For power we have 2 generators. They are 21 kw. 1 is a back up in case something happens to the first one.

Development Plan Narrative additions:

10. Mark Minlow only gave us a verbal authorization for the use of the creek water. His concern was that the creek was being damned for us to obtain our water. I took pictures of our system and sent to him and he said that it was OK by him.
11. Gas is stored in the 1000 gallon tank and diesel in the 2000 gallon tank. The fuel is hauled out to the lodge by boat in 330 gallon tanks and then pumped into the 2 tanks on the floats. On average we fill the diesel tank 2X per year and we fill the gas tank 2-3X per year depending on the number of charter groups we have booked that year. We have never had a spill. We have absorbent pads that would absorb any spill we might encounter. We store NO hazardous materials on site.
12. Our terrain is all water. On the island is forest land. No, we did not ever ask for or receive DNR approval for increasing the number of shore ties.
13. Our site is only accessible by float plane or boat.
14. The A frame storage bldg. on Float 4 has 2 stories. There are 2 small rooms upstairs.
15. The site maintenance is a full time job with the floats. We are always working to keep them up. Wind and waves are our main nemesis. Under the floats is maintained when we have a diver out. He helps us keep everything picked up off the bottom that has accidentally gotten there. He comes out about once every other year or more often depending on what we need done.
16. Our reclamation plan is pretty simple. The floats would be untied from the shore and towed off by boats. The shore ties would then be untied from what they are tied to and rolled up and removed.

APPROVED IMPROVEMENTS WITHIN TIDELAND LEASE DIAGRAM
ADL 106539 - ALASKAN DREAMS FISHING LODGE

The improvements for this tideland lease are approved under DNR's Final Finding & Decision; Army Corp of Engineers permit - El Capitan Passage, B-940406 (GP 89-4) and ACMP Conclusive Consistency Determination, AK9406-02JJ dated 7/1/94, they are as follows:

1. The lease approves a 80' x 170' log float held in place by five anchor lines secured to rocks. There are three building and a shed on this float.
2. The ACMP consistency determination approved:
 - a. a 55' x 60' log float
 - b. a 60' x 70' log float
 - c. a 35' x 40' log float
 - d. all were secured together and held in place with four anchor lines

The former owner since the 1994 review apparently modified the development so all three floats were combined into one float and added an additional anchor line. The footprint remains unchanged and this was considered a minor alteration by SERO.

NOTES:

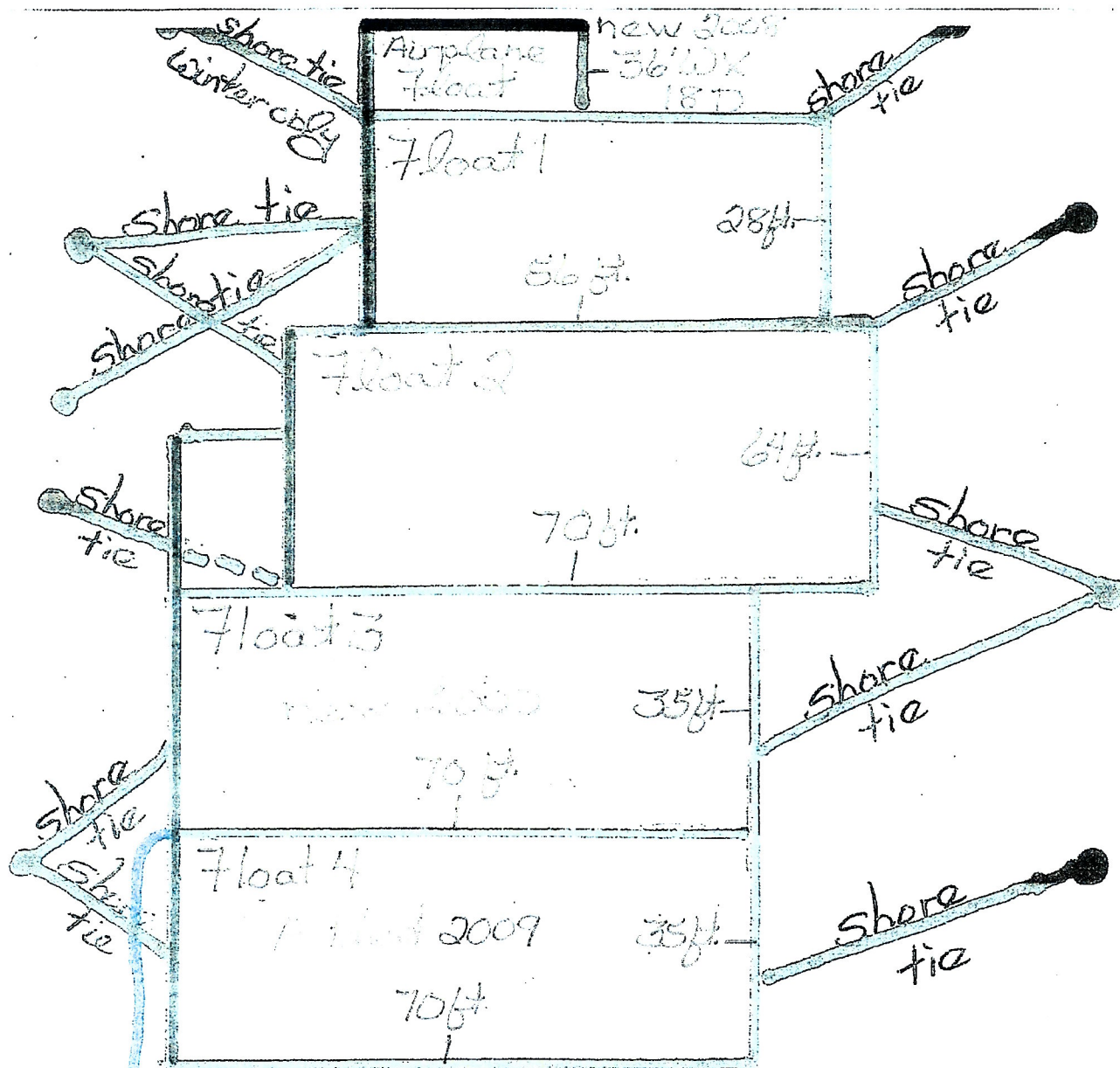
1. UPLAND OWNER IS THE U.S. FOREST SERVICE
2. Lessee's Name: Rick Hufstader
PO BOX NKI-16, KETHIKAN, AK 99950
3. AREA OF TIDELAND LEASE IS 2.50 ACRES.



PORTION OF SECTION 12,
TWP 69 S, RGE 78 E, CRM
OWNER: US FOREST SERVICE



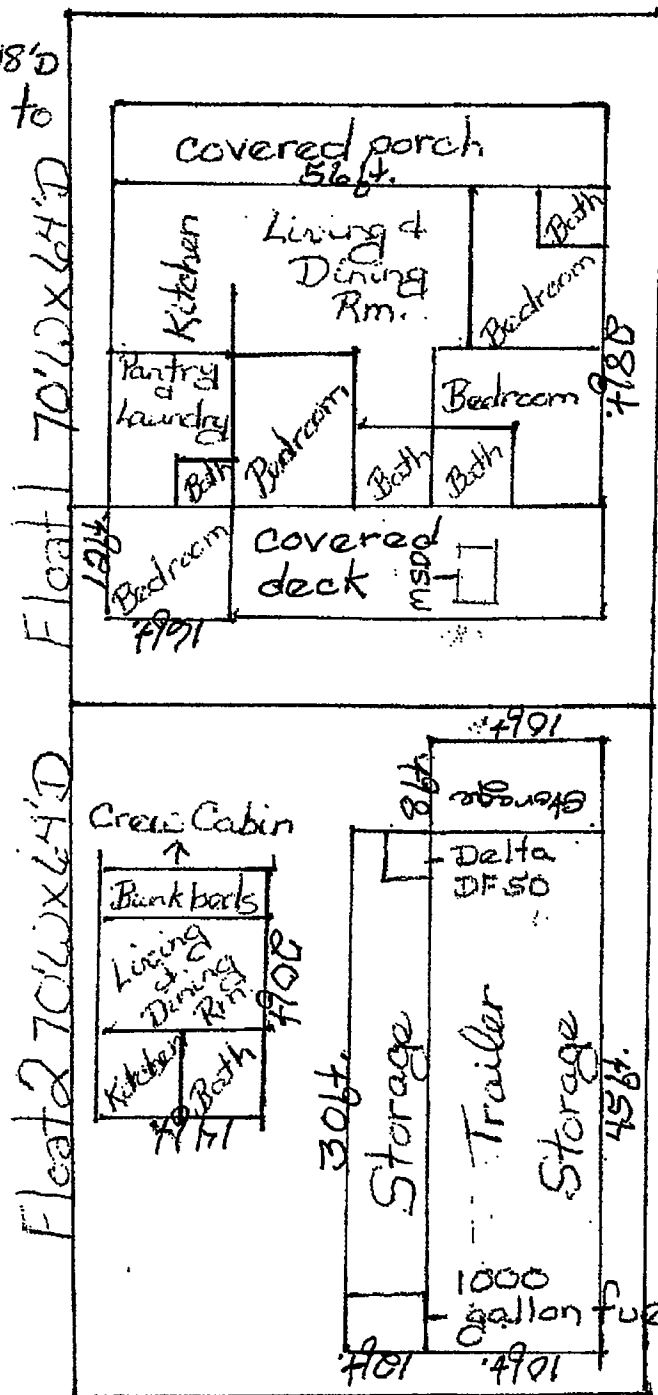
Date Prepared:	Lessee's Name: Rick Hufstader dba Alaskan Dreams Fishing Camp
11/01/2000	
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER	
LEASE DIAGRAM	
Sec.(s) 12 T. 69 S., R. 78 E., CRM	
Scale: 1"=100'	Prepared by: Templin Land Surveying
ADL 106539	



All shore ties are
poly rope

Floating complex

Airplane
dock 36' X 18' 0"
attached to
front



2/tank
covered with
containment

not to scale.

LEASE DEVELOPMENT PLAN DIAGRAM (Continued)	
Scale: 1" = _____	Sec(s) T__ S__ R__ E, CRM
SHEET OF	LEASE FILE # ADL