

# STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES

## DIVISION OF MINING, LAND AND WATER

☐ Land Sales and Contract Administration  
550 W 7th Ave., Suite 640  
Anchorage, AK 99501-3576  
(907) 269-8594

☐ Northern Region  
3700 Airport Way  
Fairbanks, AK 99709  
(907) 451-2740

☐ Southcentral Region  
550 W 7th Ave., Suite 900C  
Anchorage, AK 99501-3577  
(907) 269-8552

☐ Southeast Region  
400 Willoughby, #400  
P.O. Box 111020  
Juneau, AK 99811-1021  
(907) 465-3400

.584 application for utility use

### APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

10/10/22

ADL 234115

Date

ADL # (assigned by DNR)

Applicant's Name Alaska Directional, LLC

Doing business as:

Mailing Address

City/State/Zip

E-Mail

Message Phone ( )

Work Phone ( )

Date of Birth N/A

Is applicant a corporation qualified to do business in Alaska? ☒ yes ☐ no. Is the corporation in good standing with the State of Alaska, Dept. of Commerce and Economic Development? ☒ yes ☐ no.

Is applicant 18 years or older? ☐ yes ☐ no. Are you applying for a ☐ lease or ☐ sale?

What kind of lease or sale are you applying for? ☐ Tideland; ☐ Public/Charitable Use; ☐ Grazing; ☐ Millsite;  
☐ Negotiated; ☐ Competitive; ☐ Non-Competitive; ☐ Preference Right.

If a lease, how many years are you applying for? \_\_\_\_ years. (55 years Max.)

Legal Description: Lot(s) \_\_\_\_\_ Block/Tract # \_\_\_\_\_ Survey/Subdivision \_\_\_\_\_ See narrative attached

Other: ADL-51428 State QCD-01241 & Doc#1986-000633-0(QCD 765-UA, Tract A)

Meridian Seward Township 24N Range 04W Section(s) 5 Acres

Municipality rural area - outside of municipality LORAN Reading (optional)

Geographic Location: south of Talkeetna

What is the proposed use of and activity on the state land? .584 application for Utility Use (Telecommunications) - buried fiber optic cable (appropriately 1710 ft long within this SLE).

Are there any improvements on the land now? ☒ yes ☐ no. If yes, who owns the improvements, and what is the estimated value? no improvements on UA owned land; Improvement on previous QCD01241, current owner is Steven Doustou

If yes, describe any existing improvements on the land. Residential Cabin = \$6,400.00

Are there any improvements or construction planned? ☐ yes ☒ no. If yes, describe them and their estimated value.

State the proposed construction date: \_\_\_\_\_; estimated completion date\*: \_\_\_\_\_

Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners: University of Alaska - 3354 College Rd, Fairbanks AK 99701; Steven J. Doustou - HC 89 Box 372, Willow AK 99688

Are you currently in default on, or in violation of, any purchase contract, lease, permit or other authorization issued by the department under 11 AAC? ☐ yes ☒ no. Within the past three years, has the department foreclosed or terminated any purchase contract, lease, permit or other authorization issued to you? ☐ yes ☒ no.

Non-refundable application fee: See current Director's Order for applicable fees.  
(Fee may be waived under 11 AAC 05.020.)

Date Stamp:

Is the land applied for subject to any existing leases or permits? ☒ yes ☐ no. If yes, ☐ lease or ☐ permit?  
Name lease/permit is issued under: See attached QCD765- with ADL#s ADL #

Do you think you qualify for a non-competitive lease or sale? ☐ yes ☒ no. If yes, under what provision of AS 38.05?

- ☐ AS 38.05.035(b)(2) (to correct an error or omission);  
☐ AS 38.05.035(b)(3) (owner of bona fide improvements);  
☐ AS 38.05.035(b)(5) (occupied, or are the heir of someone who occupied the land before statehood);  
☐ AS 38.05.035(b)(7) (adjacent owner of remnant of state land, not adjoining other state land);  
☐ AS 38.05.068 and .087 (U.S. Forest Service Permittee);  
☐ AS 38.05.075(c) (upland owner or lessee);  
☐ AS 38.05.035(f) (previous federal and state authorization, erected a building and used the land for business purposes);  
☐ AS 38.05.102 (current long-term lessee or current shore fishery lessee);  
☐ AS 38.05.255 (millsite lease for mine-related facilities);  
☐ AS 38.05.810(a)\* (government agency; tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility; or a subdivision's nonprofit, tax-exempt homeowners' association);  
☐ AS 38.05.810(b)-(d) (non-profit corporation, association, club, or society operated for charitable, religious, scientific, or educational purposes, or for the promotion of social welfare, or a youth encampment);  
☐ AS 38.05.810(e) (licensed public utility or licensed common carrier);  
☐ AS 38.05.810(f) (non-profit cooperative organized under AS 10.25, or licensed public utility);  
☐ AS 38.05.810(h) (Alaska Aerospace Development Corporation);  
☐ AS 38.05.810(i) (port authority);  
☐ AS 38.05.825 (municipality applying for eligible tidelands, or tidelands required for private development);  
☐ other (please explain):

If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.

Do you think you qualify to lease the land for less than fair market value? ☐ yes ☒ no. If yes, under what provision of AS 38.05?

- ☐ AS 38.05.097 (youth encampment or similar recreational purpose); ☐ other (please explain).  
☐ AS 38.05.098 (senior citizen discount for a residential lease);

Signature Brad Shephard  
Digitally signed by Brad Shephard  
Date: 2022.10.11 13:04:12 -08'00'

Date

If applying on behalf of an agency, municipality, or organization, state which one

Title

#### NOTICE TO APPLICANT:

- \* For applications filed by a municipality under AS 38.05.810, if there is a remaining entitlement of the municipality under AS 29.65, land transferred under AS 38.05.810 shall be credited toward fulfillment of the entitlement.
- \* Construction may not commence until approval is granted by lessor.
- \* This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. THE FILING FEE WILL NOT BE REFUNDED NOR IS IT TRANSFERABLE. All checks are to be made payable to the Department of Natural Resources.
- \* Include a 1:63,360 USGS map showing location of proposed activities in relation to survey monumentation or fixed geographical features which fully illustrates your intended use, including the location of buildings and improvements and access points, labeled with all dimensions, and a development plan providing a complete list of proposed activities.
- \* The applicant may be required to deposit a sum of money sufficient to cover the estimated cost of survey, appraisal, and advertising. If the land is sold or leased to another party, the deposit will be returned to the applicant.
- \* The filing of this application and payment of the filing fee vests the applicant with no right or priority in the lands applied for. It is merely an expression of the desire to purchase or lease a parcel of land when and if it becomes available. Filing an application serves the purpose of notifying the state that an individual is interested in purchasing or leasing land. It is not a claim, nor does it in any way obligate the state to sell or lease land.
- \* If the application is for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.
- \* If the application is for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.
- \* If applying for a senior citizen discount, include form 102-1042.
- \* AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

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|--|--|---|--|
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|--|--|---|--|

**APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE**

The purpose of this questionnaire is to help clarify the types of activities you propose to undertake. The questions are meant to help identify the level of environmental risk that may be associated with the proposed activity. The Division of Mining, Land and Water's evaluation of environmental risk for the proposed activity does not imply that the parcel or the proposed activity is an environmental risk from the presence or use of hazardous substances.

Through this analysis, you may become aware of environmental risks that you did not know about. If so, you may want to consult with an environmental engineer or an attorney.

Alaska Directional, LLC

Applicant's Name		Doing Business As		
[REDACTED]				
Address		City	State	Zip
[REDACTED]	[REDACTED]	[REDACTED]	Brad Shephard	
Message Phone	Work Phone	E-Mail	Contact Person	

Describe the proposed activity:

Please see attached narrative in Exhibit A

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons? Yes ☐ No ☒

If yes, please list the substances and the associated quantities. Use a separate sheet of paper, if necessary.

During the course of the activity, the project will not generate, use, store, transport, dispose of, or come in contact with toxic or hazardous materials or hydrocarbons.

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

a. Where will the tank be located? . The proposed activity will not involve any storage tanks. —

b. What will be stored in the tank? N/A

c. What will be the tank's size in gallons? N/A

d. What will the tank be used for? (Commercial or residential purposes?) N/A

e. Will the tank be tested for leaks? N/A

f. Will the tank be equipped with leak detection devices? Yes ☐ No ☐. If yes, describe: N/A

Do you know or have any reason to suspect that the site may have been previously contaminated? Yes ☐ No ☒ .

If yes, please explain: \_\_\_\_\_

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

Brad  
Shephard

Digitally signed by Brad  
Shephard  
Date: 2022.10.11  
13:05:25 -08'00'

Applicant

Date

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