

Fill in the form online by clicking in the appropriate field and typing.  
 Print the completed application and mail in one signed copy of the form with fees and supporting documents.  
 You will not be able to save your data entry online, so print an extra copy for yourself.

DIVISION OF MINING, LAND AND WATER  
**WATER RESOURCES SECTION**  
[dnr.alaska.gov/mlw/water/](http://dnr.alaska.gov/mlw/water/)



Anchorage Office 550 West 7 <sup>th</sup> Avenue, Suite 1020 Anchorage, AK 99501-3562 (907) 269-8600 Fax: (907) 269-8904	Juneau Office PO Box 111020 Juneau, AK 99811-1020 400 Willoughby, #400 (907) 465-3400 Fax: (907) 586-2954	Fairbanks Office 3700 Airport Way Fairbanks, AK 99709 (907) 451-2705 Fax: (907) 451-2703	<b>For ADNR Use Only</b> <b>Date/Time Stamp</b>  <b>NOV 18 2024 14:20</b>
<b>For ADNR Use Only</b> <b>LAS #</b> 35310	<b>For ADNR Use Only</b> <b>CID #</b> 69036 <b>CID #</b>	<b>For ADNR Use Only</b> <b>Receipt Type</b> WR	

**APPLICATION FOR WATER RIGHT**

<b>INSTRUCTIONS</b>
<ol style="list-style-type: none"> <li>1. Complete one application for each water source. <b>Incomplete applications will not be accepted.</b></li> <li>2. Attach a copy of an executed deed, lease agreement, or other possessory interest document for property where water will be used (applicant must own, lease, or obtain written authorization to use water on property).</li> <li>3. Attach copy of legal access document (i.e. right-of-way, easement, permit) or application for legal access to water withdrawal point and transport route, if applicable, or copy of request or application for legal access to water withdrawal point.</li> <li>4. Attach driller's well log for drilled wells (if already drilled and available).</li> <li>5. Attach sketch, photos, plans of water system, or project description (if applicable).</li> <li>6. Attach legible map that includes Meridian, Township, Range, and Section lines such as a subdivision Plat, USGS topographical quadrangle, or borough tax map. Indicate location of water withdrawal, route of water transmission, water use area boundary, points of water use within boundary, and point of water return flow (if applicable).</li> <li>7. Attach copy of approved ADEC Water and Wastewater system certificate (if applicable).</li> <li>8. Attach copy of ADF&amp;G Fish Habitat Permit (if applicable).</li> <li>9. Attach completed and notarized Statement of Beneficial Use of Water form and associated fee if water system and water use are fully developed.</li> <li>10. <b>Submit the non-refundable fee</b> (see page 4)</li> </ol>

<b>APPLICANT INFORMATION</b>			
28100 Pioneer, LLC		Dan Steiner, PE	
Organization Name (if applicable)		Agent or Consultant Name (if applicable)	
Michael Cipriano			
Individual Applicant Name (if applicable)		Individual Co-applicant Name (if applicable)	
3351 Arctic Blvd	Anchorage	AK	99503
Mailing Address	City	State	Zip Code
Daytime Phone Number		Alternate Phone Number (optional)	
Fax Number (if available)		E-Mail Address (optional)	

PROPERTY DESCRIPTIONS							
<b>Location of Water Use</b>							
Subdivision Name or Survey Number	Lot, Block, or Tract	Meridian	Township	Range	Section	Quarter Sections	
Mystical Raven	Tr A	Seward	16N	1E	19	QQ ¼	SW Q ¼
<b>Location of Water Source</b>							
Subdivision Name or Survey Number	Lot, Block, or Tract	Meridian	Township	Range	Section	Quarter Sections	
						QQ ¼	Q ¼
<b>Location of Water Return Flow or Discharge (if applicable)</b>							
Geographic Name of Water Body or Well Depth		Meridian	Township	Range	Section	Quarter Sections	
N/A						QQ ¼	Q ¼

WATER SOURCE DESCRIPTION				
<b>Ground Water</b>				
Type (e.g. drilled, dug)	Total Depth (in feet)	Static Water Level (in feet)	Date Completed	Well Yield (in gpm)
Drilled Well	217	19	8/7/2013	+1,000
<b>Surface Water</b>				
Type (e.g. stream, lake, spring)		Geographic Name (if named)		

METHOD OF TAKING WATER (IF KNOWN)	
<b>Pump</b>	Pump Intake <u>1</u> Inches Pump Output <u>75</u> GPM Hours Working <u>24</u> Hours/Day Length of Pipe <u>150</u> Feet (from pump to point of use)
<b>Gravity</b>	Pipe Diameter _____ Inches Head _____ Feet Length of Pipe _____ Feet (take point to point of use) Diversion Rate _____ <input type="checkbox"/> GPM or <input type="checkbox"/> CFS
<b>Ditch</b>	L _____ D _____ W _____ Feet Diversion Rate _____ <input type="checkbox"/> GPM or <input type="checkbox"/> CFS
<b>Reservoir</b>	L _____ D _____ W _____ Feet Water Storage _____ AF
<b>Dam</b>	L _____ H _____ W _____ Feet Water Storage _____ AF

AMOUNT OF WATER							
Common Water Uses and Standard Amounts							
Type of Use	How Many		Standard Amounts		Total Amount Requested	Months of Use	
						Begin	End
Fully Plumbed Single-family Home (includes irrigation of 10,000 sq. ft.)	#_____Homes	X	500 GPD	=			
Partially Plumbed Single-family Home (no hot water heater)	#_____Homes	X	250 GPD	=			
Unplumbed Single-family Home (hand carry water)	#_____Homes	X	75 GPD	=			
Duplex or Triplex	#_____Bldgs.	X	1000 GPD	=			
Four-plex and Larger Housing	#_____Units	X	250 GPD	=			
Motel or Resort	#_____Rooms	X	150 GPD	=			
Work Camps	#_____People	X	50 GPD	=			
Domestic Irrigation	#_____Sq. ft.	X	250 GPD per 10,000 Sq. ft.	=			
Non-domestic Irrigation	#_____Acres	X	0.5 AFY	=			
Other Water Uses							
Type of Use	How Many		Amount		Total Amount Requested	Months of Use	
						Begin	End
Water Bottling Facility	1	X	80,000 gpd	=	80,000 gpd	Jan.	Dec.
		X		=			
Type of Use					Total Amount Requested	Months of Use	
						Begin	End

Expected date for water system and water use to be fully developed **or** date when existing use started


11/15/2024

Note: Pursuant to AS 46.15.180(a)(1), Crimes, a person may not construct works for an appropriation, or divert, impound, withdraw, or use a significant amount of water from any source without a permit, certificate of appropriation, or authorization issued under this chapter.

11 AAC 93.040 sets out the required information on an application for a water right. 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.

**SIGNATURE**

The information presented in this application is true and correct to the best of my knowledge. I understand that per 11 AAC 93.040 and 11 AAC 93.050 additional information may be required by the department to adjudicate this application. Failure to provide requested information could result in this file being closed.

  
\_\_\_\_\_  
Signature  
Michael J. Cipriano  
\_\_\_\_\_  
Name (please print)

10/29/24  
\_\_\_\_\_  
Date  
CEO  
\_\_\_\_\_  
Title (if applicable)

**FEE required by regulation 11 AAC 05.260.**

Make checks payable to "Alaska Department of Natural Resources":

- **\$100** for one single-family residence or duplex, or for water use associated with one single-family residence or duplex.
- **\$1,500** for up to 60 hours of staff time, for activities related to oil and gas and associated substances.
- **\$1,500** for up to 60 hours of staff time, for activities related to locatable mining.
- **\$1,500** for up to 60 hours of staff time, for hydroelectric power generation capacity greater than 100 kilowatts.
- **\$1,500** for up to 60 hours of staff time, for water removal out of a hydrologic unit under AS 46.15.035 or 46.15.037.
- **\$250** for 5,000 GPD or less for a use not listed above.
- **\$565** for greater than 5,000 GPD and no more than 30,000 GPD for a use not listed above.
- **\$690** for greater than 30,000 GPD and no more than 100,000 GPD for a use not listed above.
- **\$1,125** for greater than 100,000 GPD for a use not listed above.

**REFERENCES**

**Measurement Units**

GPD = gallons per day

CFS = cubic feet per second

GPM = gallons per minute

AF = acre-feet

AFY = acre-feet per year (325,851 gallons/year)

AFD = acre-feet per day (325,851 gallons/day)

MGD = million gallons per day

**Conversion Table**

5,000GPD=	30,000GPD=	100,000GPD=	500,000GPD=	1,000,000GPD=
0.01 CFS	0.05 CFS	0.2 CFS	0.8 CFS	1.5 CFS
3.47 GPM	20.83 GPM	69.4 GPM	347.2 GPM	694.4 GPM
5.60 AFY	33.60 AFY	112.0 AFY	560.1 AFY	1120.1 AFY
0.02 AFD	0.09 AFD	0.3 AFD	1.5 AFD	3.1 AFD
0.01 MGD	0.03 MGD	0.1 MGD	0.5 MGD	1.0 MGD



Select Language ▼

Property Tax Information

[Property Search](#) [Treasury Home](#) [Property Appraisal Home](#) [Advanced Search](#) [Map Search](#)

- Land
- Payments
- Deed Information
- Residential
- Commercial
- Other Buildings & Yard Improvements
- Entrances
- Permits
- Map
- Values History
- Make a Payment

PARID: 05208108000  
 PIONEER 28100 LLC  
**Property Information**

28100 DENAINA ELDERS RD

LUC: 401  
 TAX YEAR: 2024

1 of 1

**Property Location:** 26101 OLD GLENN HWY  
**Class:** C - Commercial  
**Use Code (LUC):** 401 - Mfg / Processing  
**Condo/Unit #:**  
**Tax District:** 22  
**Zoning:** CE15L  
**Plat #:** 98-102  
**HRA #:**  
**Grid #:** NE2000  
**Deeded Acres:**  
**Square Feet:** 186,670  
**Legal Description:** MYSTICAL RAVEN TR A  
**Economic Link:** No

[Show Parcel on Map](#)

**Owner**

**Owner:** PIONEER 28100 LLC  
**Co-Owner:**  
**Care Of:**  
**Address:** 3351 ARCTIC BLVD STE 300  
**City / State / Zip:** ANCHORAGE, AK 99503 4522  
**Deed Book/Page:** 052/08

**Tax Information**

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
05208108000	RP	2024	1		17,035.65			.00	-17,035.65	.00	.00	.00	.00	.00	06/30/2024
05208108000	RP	2024	2		17,035.65			.00	.00	17,035.65	447.19	1,703.57	.00	19,186.41	08/31/2024
05208108000	RP	2023	1		16,784.35			3,415.81	-20,200.16	.00	.00	.00	.00	.00	06/30/2023
05208108000	RP	2023	2		16,784.34			3,091.07	-19,875.41	.00	.00	.00	.00	.00	08/31/2023
05208108000	RP	2022	1		16,807.06			4,488.71	-21,295.77	.00	.00	.00	.00	.00	07/31/2022
05208108000	RP	2022	2		16,807.06			4,194.66	-21,001.72	.00	.00	.00	.00	.00	09/30/2022
05208108000	RP	2021	1		36,558.98			11,462.90	-48,021.88	.00	.00	.00	.00	.00	06/15/2021
05208108000	RP	2020	1		35,150.20			2,301.08	-37,451.28	.00	.00	.00	.00	.00	07/15/2020
05208108000	RP	2019	1		34,475.38			.00	-34,475.38	.00	.00	.00	.00	.00	06/15/2019
05208108000	RP	2018	1		33,812.44			.00	-33,812.44	.00	.00	.00	.00	.00	06/15/2018
05208108000	RP	2017	1		33,097.92			.00	-33,097.92	.00	.00	.00	.00	.00	06/15/2017
05208108000	RP	2016	1		31,976.81			.00	-31,976.81	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	401	C	243,000	2,073,200	2,316,200

**Taxable Value**

Net Taxable Value: 2,316,200



ALASKA

2011-002242-0

Recording Dist: 301 - Anchorage  
1/11/2011 2:43 PM Pages: 1 of 2



WARRANTY DEED

The Grantor, ALASKA GLACIER PRODUCTS, LLC, an Alaska limited liability company, of 28100 Dena'ina Elders Road, Chugiak, Alaska 99567, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to PIONEER 28100, LLC, an Alaska limited liability company, of 3351 Arctic Blvd., Suite 300, Anchorage, Alaska 99503, the Grantee, and to the heirs, successors and assigns of the Grantee, forever, all of the Grantor's right, title and interest in and to the following real property:

Tract A, MYSTICAL RAVEN SUBDIVISION, according to the official plat thereof, filed under Plat No. 98-102, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

EXCEPTING THEREFROM THE SUBSURFACE ESTATE and all rights, privileges, immunities and appurtenances of whatsoever nature accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of 12-18-71 (85 Stat 688, 704; 43 U.S.C. 1601, 1613(f) (1976) as reserved by the United States of America,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; subject to conditions, reservations, restrictions, covenants, rights of way and easements of record, including without limitation those set forth in the United States Patent, the Uniform Common Interest Ownership Act (AS 34.08.010 et. seq.) and the subdivision plat, if any.

Dated at Anchorage, Alaska, this 11<sup>th</sup> day of January, 2011.

GRANTOR,

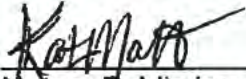
ALASKA GLACIER PRODUCTS, LLC

A handwritten signature in black ink, appearing to read "David J. Cottrell".

David J. Cottrell, President of United Companies, Inc., Manager of Alaska Glacier Products, LLC

STATE OF ALASKA )  
 ) ss.:  
THIRD JUDICIAL DISTRICT )

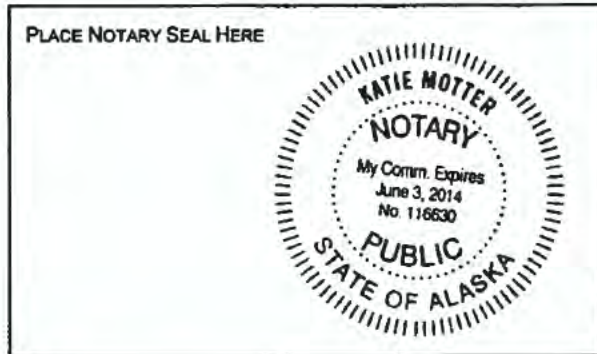
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January 2011 by David J. Cottrell.

  
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission Expires: JUNE 3, 2014

TO BE RECORDED IN THE  
ANCHORAGE RECORDING  
DISTRICT

AFTER RECORDING RETURN TO:

Charles F. Schuetze, Esq.  
Manley & Brautigam, PC  
845 K Street  
Anchorage, Alaska 99501



# Wheaton Water Well, Inc.

1190 N. Wasilla-Fishhook Road

Wasilla, AK 99654

(907)376-2041

**Name:** Alaska Glacier Products

**Address:** 3351 Arctic Boulevard

**City:** Anchorage      **State:** AK      **Zip Code:** 99503

**Well Site:** Mystical Raven Subdivision **Lot:** Tr A **Block:**

**Additional:** NE Corner of Parking Lot

	Well Depth:	217 ft.	From:	To:	Formation:
	Below Ground:	215 ft.	0	11	gravel
	Above Ground:	2 ft.	11	48	sand, gravel
	Gal/Min:	1000 +	48	55	silt
	Static Level:	18' 9"	55	103	gravel, silt
	Casing:	217' of 8" ID Steel	103	137	damp silt
	Liner Pipe:	none	137	148	wet silt, gravel
	Screened:	see on side	148	167	silt
	Perforated:	none	167	192	silt, sand
	Grouted:	done at excavation	192	217	gravel, water
	Depth:	n/a			
	Develop. Method:	Air			screened from 195 to 215
	Use of Well:	Commercial			5' of screen per section in this
	Drilling Method:	Rotary			order: 40-100-100-40
	Fluids Used:	none			(Wheaton provided Screens)
	Pump Installed:	none			
	Other:	none			

**Date Drilled:** 8-7-2013      **Driller:** Ben Mattson



# Wheaton Water Well, Inc.

1190 N. Wasilla-Fishhook Road  
Wasilla, AK 99654  
(907)376-2041

## WELL FLOW TEST

Project: Alaska Glacier Products  
Well Site: Mystical Raven Sub Tr A (NE Corner)  
Well Depth: 217'  
Static Water Level: 18'9"  
Date Drilled: 8/7/2013

Date of Test: 9/10/2013  
Casing: 195' of 8" ID Steel  
Screen: 20' of 40,100, 100,40 slot  
Date Level Taken: 8/7/2013  
Drilled By: Wheaton Water Well

Elapsed Time In Minutes	Depth To Water	Gallons Per Minute	Remarks
0	18'9"	0	Start Pumping 9:30am
1	32'	249	
2.5	32'8"	249	
3	32'9"	249	
5	33'4"	248	
13	34'1"	248	
30	35'	248	
45	35'5"	247	
55	35'8"	247	
65	35'11"	247	
75	36'2"	246	
90	36'6"	246	
120	36'11"	246	
150	37'	246	
180	37'1½"	246	
210	37'4½"	246	
240	37'4¾"	246	
300	37'6½"	246	
330	37'8"	246	
360	38'	246	

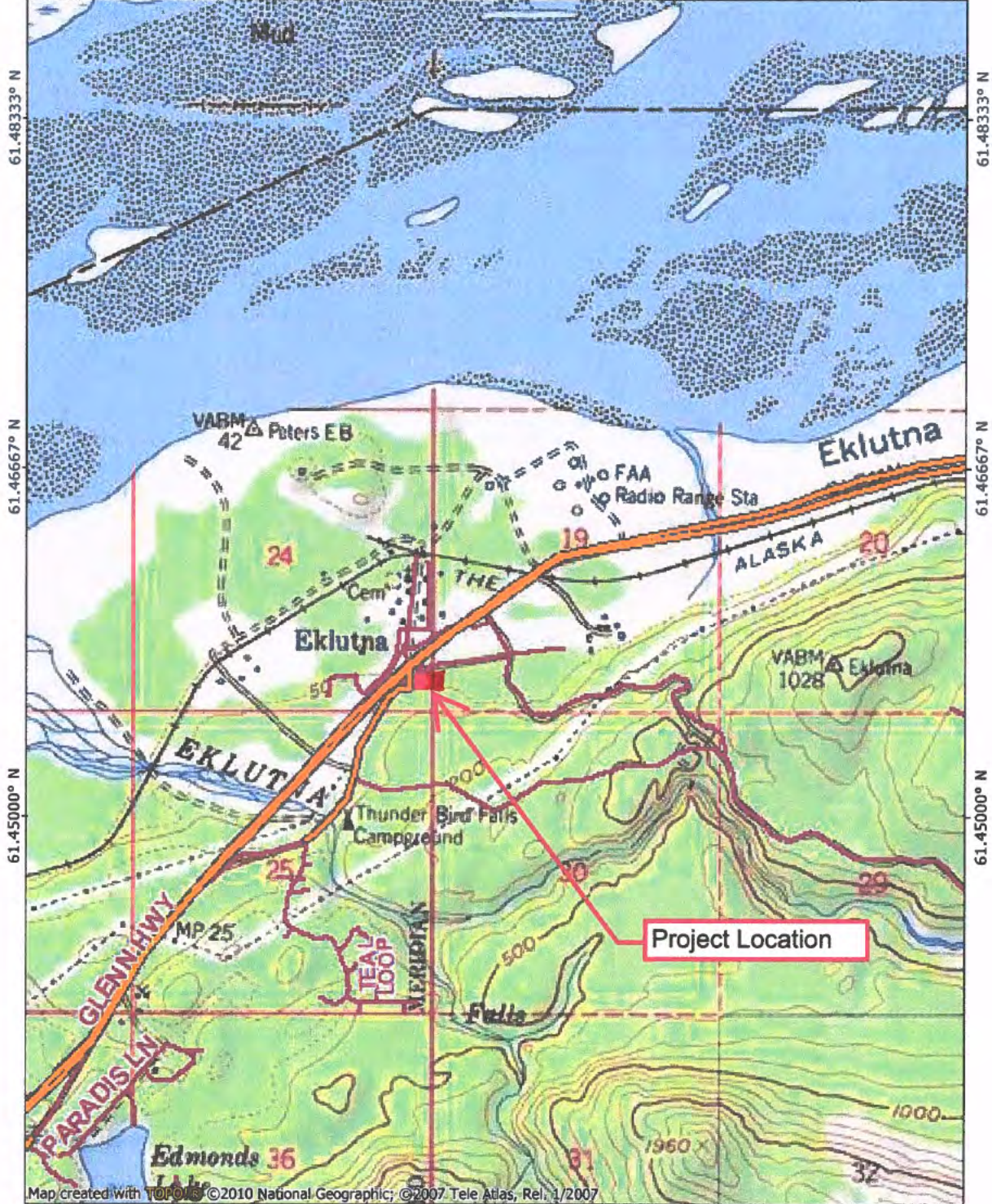
Stop Pumping

### Draw Down/Recovery

0	38'	Stopped Pumping
.5	26	
1	25'2"	
2	24'10"	
3	24'6"	
4	24'2"	
5	23'	
10	23'4"	
20	22'9"	
30	22'	

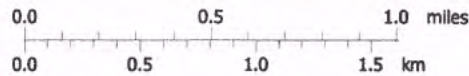
TOPO! map printed on 11/12/24 from "Untitled.tpo"

149.38333° W 149.36667° W 149.35000° W 149.33333° W WGS84 149.31667° W



Map created with TOPO! ©2010 National Geographic; ©2007 Tele Atlas, Rel. 1/2007

149.38333° W 149.36667° W 149.35000° W 149.33333° W WGS84 149.31667° W



TN MN  
15°  
11/12/24



Eklutna ANVSA

Denalita Elders Rd

Project Location

Old Glenn Hwy

Eklutna Lake Rd

Old Glenn Hwy

Thunderbird Ct

Thunderbird Ct

Raven Ct

Eklutna River

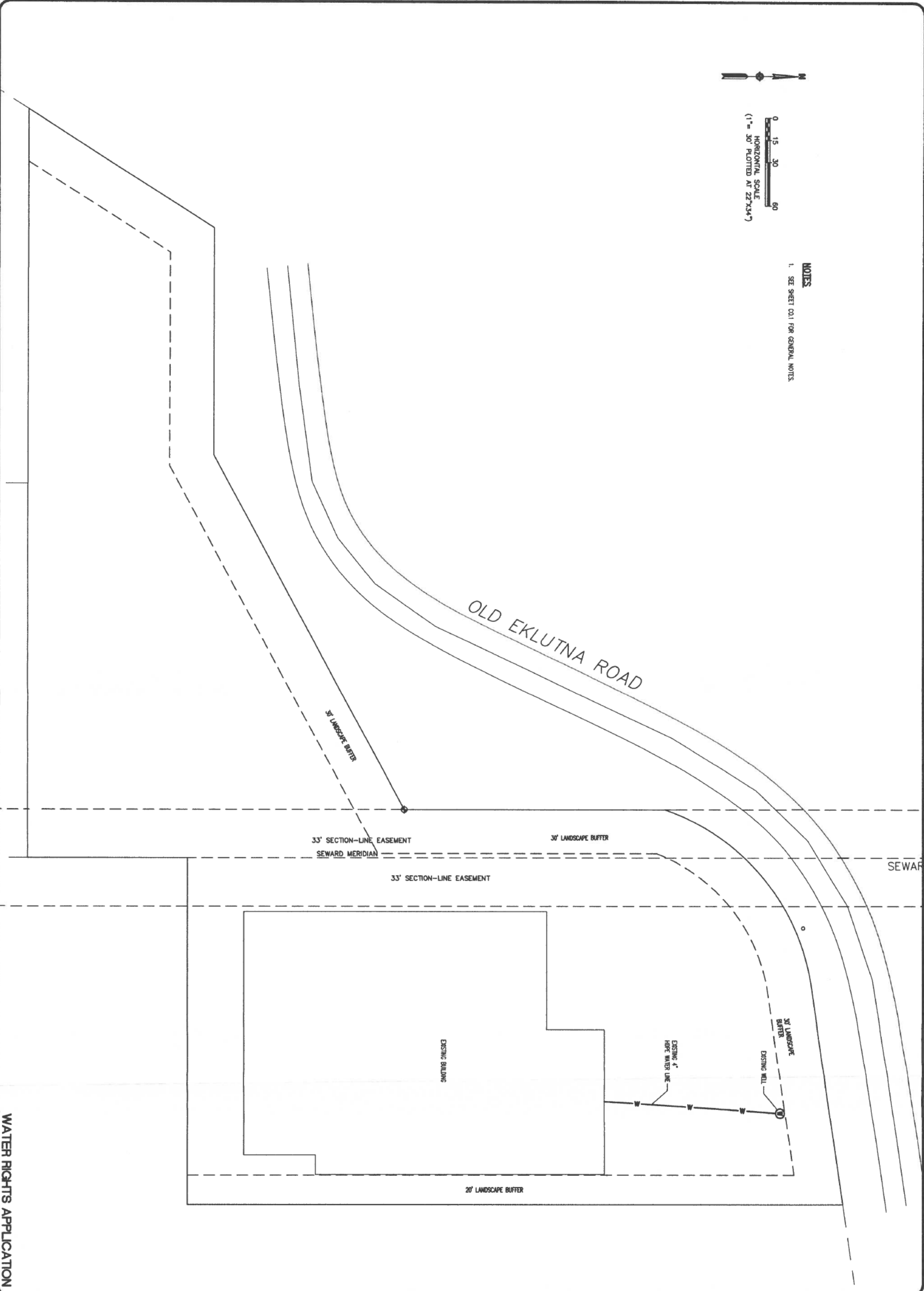
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1



HORIZONTAL SCALE  
 (1" = 30' PLOTTED AT 22"x34")  
 0 15 30 60

NOTES  
 1. SEE SHEET C01 FOR GENERAL NOTES



WATER RIGHTS APPLICATION

SHEET  
 C1.0

SHEET TITLE  
 SITE PLAN

JOB NO.: 24-007  
 DATE: 11/14/2024  
 DRAWN: DES  
 REVIEWED: DES

BY	DATE	REVISIONS

28100 PIONEER, LLC - WATER BOTTLING FACILITY  
 DRINKING WATER SYSTEM  
 TRACT A MYSTICAL RAVEN SUB.  
 26101 OLD GLENN HIGHWAY EKLUTNA, ALASKA

**SDCS, LLC**  
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC  
 5900 W. DEWBERRY DR. PH: (907) 357-5609  
 WASILLA, AK 99623 FAX: (907) 357-5608

