

Land Conveyance Section 550 W. 7 th Ave, Suite 640 Anchorage, AK 99501-3576 (907) 269-8594	Northern Region 3700 Airport Way Fairbanks, AK 99709-4699 (907) 451-2740 nro.lands@alaska.gov	Southcentral Region 550 W. 7 th Ave, Suite 900C Anchorage, AK 99501-3577 (907) 269-8503 dnr.pic@alaska.gov	Southeast Region P. O. Box 111020 Juneau, AK 99811-1020 (907) 465-3400 sero@alaska.gov
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Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICATION FOR PURCHASE OR LEASE OF STATE LAND

ADL # (assigned by ADNR)

Date: 7/15/2025

Applicant's Name Micah Raber Doing business as Last Frontier Adventures LLC

Mailing Address [REDACTED]

City/State/Zip [REDACTED] Email [REDACTED]

Message Phone [REDACTED] Work Phone [REDACTED] Date of Birth [REDACTED]

Is applicant a corporation qualified to do business in Alaska Yes No. Is the corporation in good standing with the State of Alaska Department 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? 10 years. (55 years Max.)

Legal Description: Lot(s) 62.17038 Block/Tract # 149.4144 Survey/Subdivision 62.17038, -149.4144

Other: 62.10916, 149.05234 / 62.05455, 149.36372 / 62.17896, -149.23882

Meridian _____ Township _____, Range _____, Section(s) _____ Acres _____

Municipality _____ LORAN Reading (optional) _____

Geographic Location: _____

What is the proposed use of and activity on the state land?

Are there any improvements on the land now? Yes No. If yes, who owns the improvements, and what is the estimated value? _____

If yes, describe any improvements on the land. _____

ADL # _____

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Are there any improvements or construction planned? Yes No. If yes, describe them and their estimated value.

Small cabin/hut \$12,000

State the proposed construction date: Sept 15 2025; estimated completion date*: Oct 31 2025

Name and address of adjacent land owners and, if you are applying for tidelands, the name and address of the adjacent upland owners: None nearby

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.)

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: _____ 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 homeowner's 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): short term lease

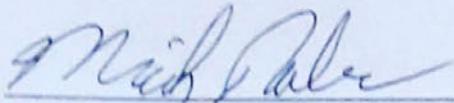
If you have checked one of the above statutes, attach a statement detailing your qualifications under each requirement of that statute.

Do you think you qualify to lease the land for less than fair market value? Yes No. If yes, under what provision of AS 37.05?

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

ADL # _____

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Signature

17-15-2025

Date

Last Frontier Adventures

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

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.

Manager

Title

For Department Use Only

Application received date stamp

Receipt Types:

- 13 – Application for Lease of State Land
- 5K – Application for Lease to Authorize Unauthorized Use

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
Division of Mining, Land and Water

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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.

Micah Raber
Applicant's Name _____
[REDACTED]
[REDACTED]
Address _____ City _____ State _____ Zip _____
[REDACTED] _____ [REDACTED] _____ [REDACTED] _____
Message Phone _____ Work Phone _____ E _____ Contact Person _____
Last Frontier Adventures LLC
Doing Business As _____
[REDACTED]
[REDACTED]

Describe the proposed activity: Remote cabins/huts located in the Talkeetna Mtns. Clients will be dropped off at a cabin, and over the course of a partial week, hike from cabin to cabin. Cabins/huts would have a source of heat, proposed to be a propane heater. 20 lb propane bottles would be flown in for the fuel source.

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.

20 lb propane bottle. Two per site. They would be flown in full, flown out when empty to be filled.

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?

On the side of the building, on the outside.

b. What will be stored in the tank?

Propane.

c. What will be the tank's size in gallons? 41.6 gal.

d. What will the tank be used for? (Commercial or residential purposes?) Heating of the cabin,

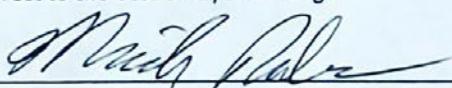
e. Will the tank be tested for leaks? Yes

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

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.

Applicant Signature:



Date: 2-17-2025

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)(9) and confidentiality is requested). 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 certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. 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.

ADL # _____

Applicant Environmental Risk Questionnaire Form 102-4008A (Rev. 09/21)

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Last Frontier Adventures LLC Development Plan

Project description

The proposed plan is to build 4 huts/structures located in the Talkeetna Mtns. Each location has the space and adequate surface type for a bush plane to safely access. Hikers would be flown in and dropped off at a hut. Over the course of the next several days they would hike from hut to hut, choosing their own path/route to keep it original and to keep an established path from being developed. At the final hut they would be picked up again via bush plane. Trips are not guided. Furthest distance between huts is approx 11 miles, straight line. Were hikers to determine the distance to be too far they would retain the option to be picked up at their current hut location.

Proposed locations: (1) 62.17038, -149.4144w Updated
- (2) 62.10916n/149.05234w,
- (3) 62.05455n/149.36372w
- (4) 62.17896, -149.23882w updated

Local soil is a high alpine ground, well drained and solid. Access is only by bush plane.

Huts are proposed to be constructed of materials that would be flown in, with the exception of either #1 or #4. Proposed construction of the walls and fireplace of either #1 or #4 hut is with locally sourced stone and rock, not to exceed 18 cu yds per hut. The remainder of the materials would be flown in. Proposed material for construction is lightweight steel studs, a metal skin/panels on the exterior and the interior lined with wood. The floors are proposed to be of wood, attached to galvanized steel runners. Runners would be set on concrete blocking on the ground, no foundation would be needed. Huts are to be approx 10'x14' in size, and able to accommodate up to 4 people. They are proposed to be built in a manner that allows quick disassembly and removal. Estimated cost of construction is \$12,000 per hut. Estimated time of construction is up to 6 weeks for the completion of the 4 huts.

Huts will be dry huts, no water hookups. Also, they will not have any power source. They are proposed to be heated with small propane heaters, fueled by 20 lb propane bottles that would be flown in. Bottles would be stored outside, on the side of the hut. Hut #1 and #4 are proposed to have a fireplace as a 2nd heating option. Wood for the fireplace would be flown in.

A 3 ft x 4ft Pit Privy is proposed for each site, dug and constructed according to the guidelines of 18AAC 72.030.

Huts will be able to accommodate up to 4 people, with an estimated 3 people per week. Huts will be available year round as weather and conditions allow.

Maintenance as needed will be undertaken by Last Frontier Adventures. No subcontractors are expected to be used. Routine trips are expected to ensure sites remain clean, furnished, and waste products/trash removed.

In the event of closure/reclamation, huts would be disassembled and flown out with all supplies. Stone hut would be torn down, rocks returned to their natural state and materials that were flown in for construction would be flown back out.

ON X HUNT



62.17047, -149.41409

62.17021, 149.41418

62.17052, -149.41465

62.17025, 149.41474

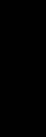


Hut 1

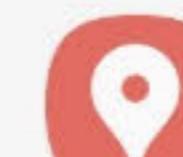
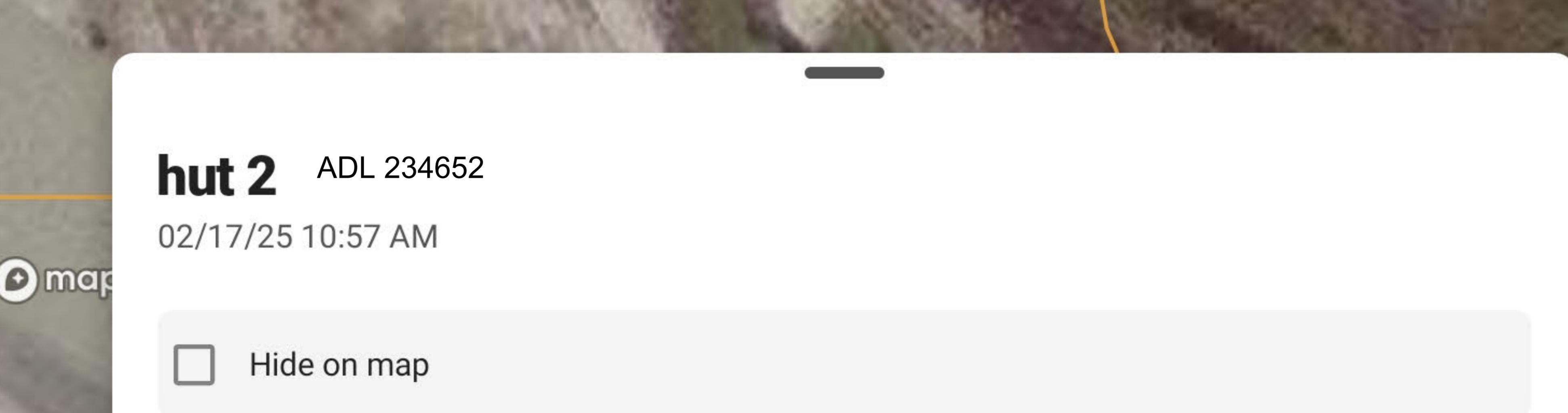
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ON X HUNT



ON X HUNT



62.05046, -149.37177



31.2yd

62.05041, -149.37124

Privy

0.39 acre

Hut

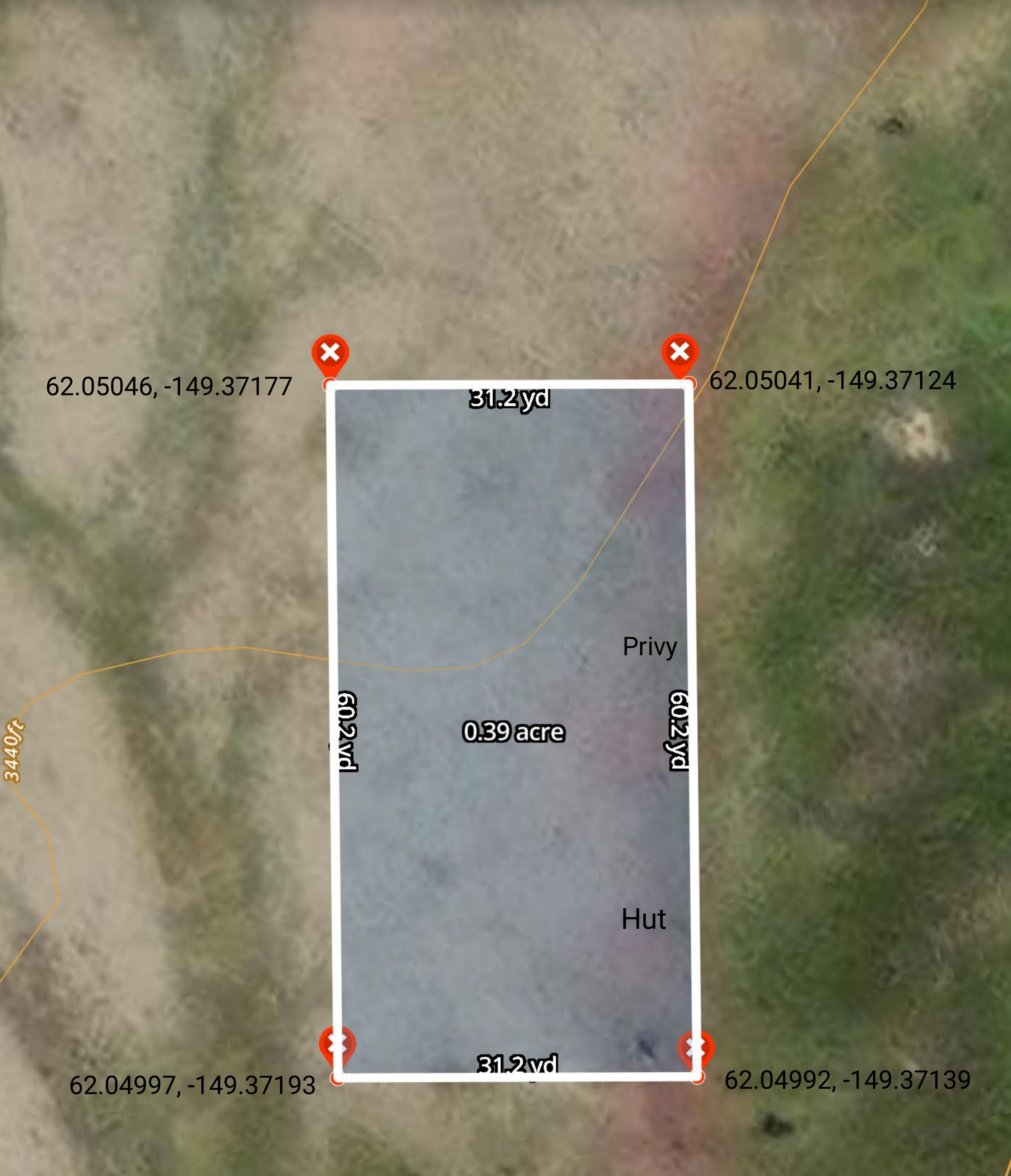
602yd

602yd

31.2yd

62.04997, -149.37193

62.04992, -149.37139



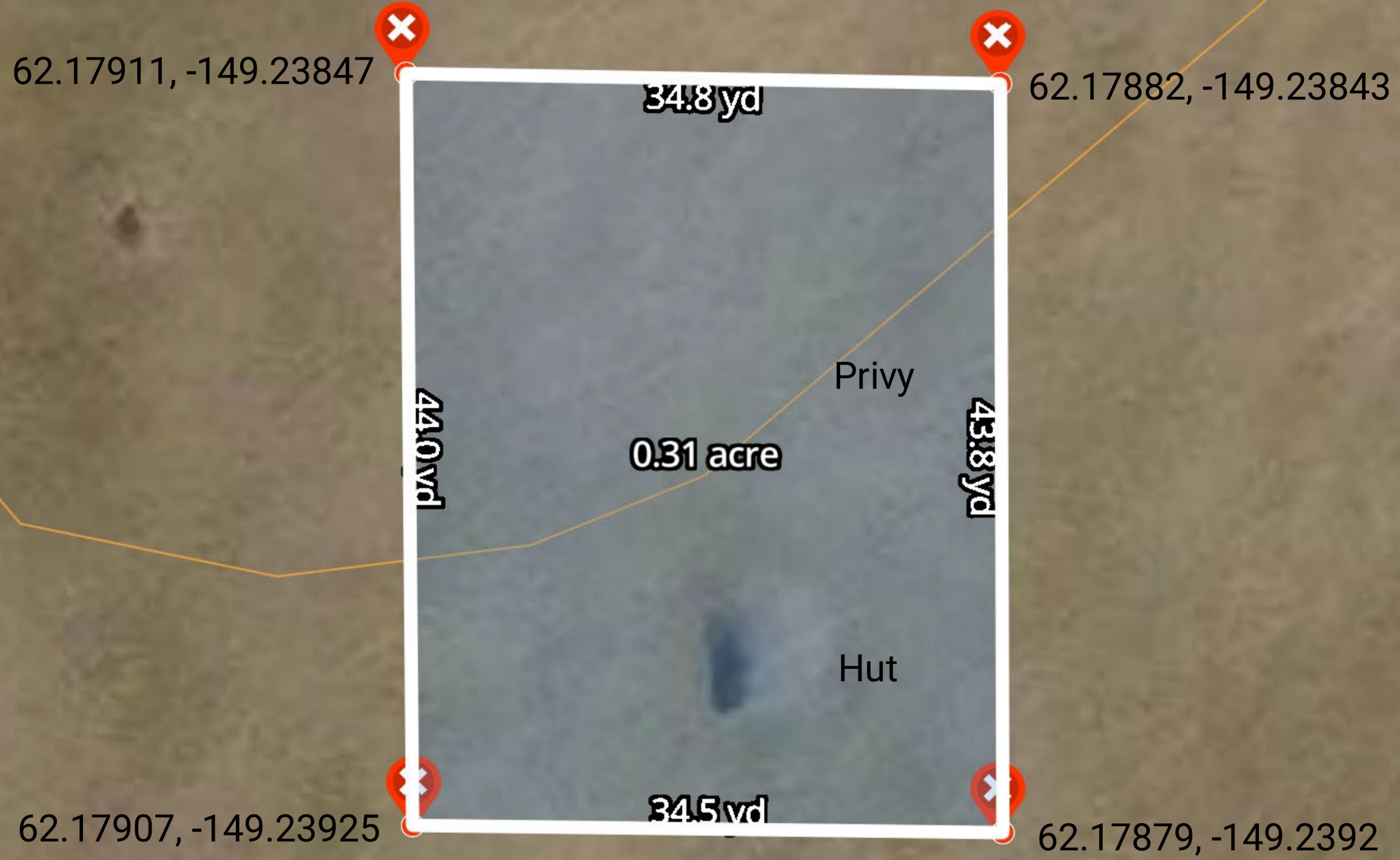
Hut 3

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ON  HUNT

Hut 4

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