

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

Northern Region
3700 Airport Way
Fairbanks, AK 99709-4699
907-451-2740
nro.lands@alaska.gov

Southcentral Region
550 W. 7th 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

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

APPLICATION FOR LEASE OF STATE LAND

ADL # 22630 (assigned by DNR) Date 11/13/2025

Applicant (should match business license) EL WLL Owner LLC

Mailing Address 221 N. Hogan Street, Suite 403

City/State/Zip Jacksonville, FL 32202 Email abigail.gore@hkllaw.com; jessica.brown@hkllaw.com

Primary Phone (503) 243-5865 Secondary Phone _____

Does the applicant have a current Alaska business license? Yes No License # 2173090

Type of license (partnership, LLC, corporation, etc.)? LLC

Describe the proposed use of and activity on the state land:
The site contains supporting structures of Winterlake Lodge, which is a lodge facility offering wilderness activities.

- If for use in conjunction with a guide/outfitter operation, include proof of a guide/outfitter certification for the use area.
- If for a commercial fish camp, include a copy of your limited entry permit or an interim-use salmon set net permit.

Are there currently any structures or improvements? Yes No If yes, who owns the structures and what is the estimated value?

The existing structures are owned by the applicant, EL WLL Owner LLC, and the estimated combined value of the two current cabins is approximately [REDACTED].

If yes, describe the structures or improvements:
There are two staff cabins, an outhouse, a storage facility, and two helipads.

Are there any improvements or construction planned? Yes No If yes, describe them and their estimated value.
There are improvements planned for after obtaining a long term lease, including construction of new staff cabins, a staff dock, hot house storage, and moving existing cabins to streamline water and utility access for the site. The total cost of construction is estimated to be approx. [REDACTED].

If yes, list the desired construction dates: Start Spring after lease renewal Completion 12-24 Months

- Construction may not commence until approval is granted by the State.

ADL # 222630

Where will the use occur? Uplands Tidelands, Shorelands, or Submerged Lands

Legal Description: Lot(s) _____ Block/Tract # _____ Survey/Subdivision _____

Other: _____

Meridian Seward Township 22N Range 15W Section(s) 20 Acres 5

GPS Coordinates Finger Lake, 29 Air Miles West of, Skwentna, AK 99508

Municipality Anchorage Geographic Location: Adjacent to and east of USS 3444 at latitude 61°58'15" and longitude 152°05'05"

Name and address of adjacent landowners:

Kurt Allen Schoephorster, P.O. Box 232, Sutton, AK 99674 (ADL #222130)

Are there other existing authorizations (leases, permits, easements, etc.) on the land? Yes No

If yes, list LAS or ADL #: 222630 Type of authorization: Short-term lease

Name authorization is issued under: EL WLL Owner LLC

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

What lease term are you applying for? 40 years (55 years maximum).

Check all those that apply:

- Own adjacent land used for agriculture (AS 38.05.69(a))
- Existing lessee (AS 38.05.070(e))
- Recreational facility development (AS 38.05.073)
- Lessee of cancelled existing federal grazing lease due to state selection (AS 38.05.075(b))
- Upland owner or lessee of shoreland, tideland, or submerged land (AS 38.05.075(c))
- Government agency or political subdivision (AS 38.05.810(a))
- Tax-exempt, non-profit organization organized to operate a cemetery, solid waste facility, or other public facility (AS 38.05.810(a))
- Subdivision's nonprofit, tax-exempt homeowner's association (AS 38.05.810(a))
- 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(b)-(d))
- Licensed public utility or licensed common carrier (AS 38.05.810(e))
- Non-profit cooperative organized under AS 10.25, or licensed waste management public utility (AS 38.05.810(f))
- Alaska Aerospace Development Corporation (AS 38.05.810(h))
- Port authority (AS 38.05.810(i))
- Other _____

A completed application with supporting documents can be submitted electronically or by mail to the appropriate regional office listed above.

ADL # 222630

Application for Lease of State Land (Rev. 06/25)

EL WLL Owner LLC

Name Date

Signature Date

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

NOTICE TO APPLICANT:

The following must be completed and submitted with this application:

- An Applicant Environmental Risk Questionnaire form, including types, quantities, and storage tank information for any toxic and/or hazardous materials, and/or hydrocarbons.
- A Development Plan and Site Map including specific information as prescribed in the Instructions for Completing a Development Plan.

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 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.

THE APPLICATION FEE IS NOT REFUNDABLE AND NOT TRANSFERABLE. This application will not be considered unless it is accompanied by the appropriate filing fee and completed in full. See the current Director's Order for applicable fees at: <https://dnr.alaska.gov/mlw/lands/leasing/pdf/GenLseAdminFees.pdf>

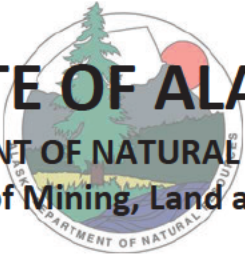
Pay by check: Checks should be made out to: State of Alaska, Department of Natural Resources. Note the ADL number and "Assignment Fee" on the memo line and mail to the appropriate office listed at the top of this application.

Pay by credit card: Payment by credit card can be made by phone to the appropriate office below using receipt type "13".

NORTHERN REGION	SOUTHCENTRAL REGION	SOUTHEAST REGION
Fairbanks	Anchorage	Juneau
DNR Public Information Center	DNR Public Information Center	DNR Southeast Regional Land Office
Phone: (907) 451-2705	Phone: (907) 269-8400	Phone: (907) 465-3400
Hours: 8:00 am to 4:30 pm, M-F	Hours: 8:00 am to 4:30 pm, M-F	Hours: 8:00 am to 4:30 pm, M-F

The filing of this application and payment of the filing fee does not provide any right, priority, or claim to the lands applied for, nor does it in any way oblige the State to issue a lease.

<p align="center">For Department Use Only Application received date stamp</p> <p>Receipt Types: <input type="checkbox"/> 13 – Application for Lease of State Land <input type="checkbox"/> 5K – Application for Lease to Authorize Unauthorized Use</p>



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APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

ADL # 22630 (assigned by DNR) Date _____

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City/State/Zip Jacksonville, FL 32202 Email abigail.gore@hkllaw.com; jessica.brown@hkllaw.com

Primary Phone [REDACTED] Secondary Phone _____

Does the applicant have a current Alaska business license? Yes No License # 2173090

Type of license (partnership, LLC, corporation, etc.)? LLC

Describe the proposed use of and activity on the state land:

The leased property will continue to operate as a part of the existing full-service adventure lodge. Upon approval of the attached development plan, additional staff cabins will be built on the lot (and existing staff cabins moved from private land to the eased land) to increase the capacity to house staff and operate the lodge for a longer period each year. The construction of cabins in a centralized area on the land will allow for easier connection to water and waste facilities. A new hot house will also be constructed to house generators, a biomass boiler, a domestic water tank, and elevated fuel totes. A temporary, non-permanent structure made of steel and tarp will also be constructed to house the lodge's maintenance items, tools, and equipment.

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.

We will have two 275 gallon fuel totes storing Jet-A stored on the property. These fuel totes are for the biomass boiler backup burner and generators for the power system. The previous (2) 300 gallon fuel drums noted on property will be removed. The glycol used for the biomass boiler is propylene glycol, which is not hazardous, unlike ethylene glycol.

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 fuel totes will be located within the proposed new hot house. Please see the attached graphics to see the approximate locations of the hot house.

b) What will be stored in the tank?

The fuel totes store Jet-A and will not be keeping the existing JET-A fuel drums.

c) What will the tank's size be in gallons?

Each fuel tank can store 275 gallons.

d) What will the tank be used for? (Commercial or residential purposes?)

The gas in totes is used to heat the lodge and staff cabins.

e) Will the tank be tested for leaks? Yes No

f) Will the tank be equipped with secondary containment? Yes No. If yes, describe:

g) 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.

EI WLL Owner LLC

Applicant Name

Applicant Signature

Date

Agency, Municipality, or Organization and Position Title (if applicable)

In submitting this form, the applicant certifies that no changes have been made to the original text of the form or any attached documents provided by the Division.

AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the 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, or qualifies for confidentiality under AS 43.05.230, AS 45.48, or other state or federal laws. Public information is open to inspection by you or any other member of the public. A person who is the subject of the personal information may challenge its accuracy or completeness under AS 40.25.310, 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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Applicant Environmental Risk Questionnaire Form (Regions - Rev. 07/25)