

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

APPLICATION FOR EASEMENT DEVELOPMENT
AS 38.05.850

ADL# 234921
(to be filled in by State)

Applications that are submitted with unfilled sections or inadequate explanation and/or without application fees, a location figure and/or a completed Division of Mining, Land and Water (DMLW) Environmental Risk Questionnaire will be deemed incomplete. Incomplete applications will be returned. See DMLW's current fee regulations (11 AAC 05) and associated Director's Fee Order for applicable non-refundable fee amounts. The filing of an application does not guarantee processing or approval of the requested authorization.

Applicant: John Straume Agent: Gina DeBardelaben, McLane Consulting Inc.
Mailing Address: 34330 Business Park Frontage Road Email: ginadebar@mcclanecg.com
City/State/Zip: Soldotna, Alaska 99669
Primary Phone: [REDACTED] Alternate Phone: McLane Consulting 907-283-4218

General Location: Kalifonsky Business Park Municipality: Kenai Peninsula Borough
Section(s): 36 Township: 5N Range: 11W Meridian: Seward
Section(s): _____ Township: _____ Range: _____ Meridian: _____

Attach a location figure, plan drawing, or survey that shows the detailed location of the existing easement in relation to adjoining property boundaries and reference points. All features must be labeled.

Type of/authority of existing easement:

- ☒ Section Line Easement; provide survey date, entry date, and legislation in place imposing easement(s)
- ☐ RS 2477; provide RST No. and location of proposed development(s)
- ☐ DNR, DMLW Granted Easement; provide ADL No. if applicable
- ☐ Platted Easement in Unorganized Borough; provide applicable plats
- ☐ Other State Managed Easement; describe and provide applicable supporting documentation

Width(s) of existing easement: (feet) 50' SLE

Attach documentation of proof of the easement(s). (e.g., surveys, plats, patents, deeds, etc.)

Summary of proposed development. Please include description of development (e.g., electric utility, fiber-optic cable, trail, driveway, two lane paved road, etc.), construction methods, and the approximate width of development and clearing:

Construction of approximately 670 LF of 24' wide gravel road. Access will begin at Tanglewood Avenue right-of-way and proceed north to access Lot 11. Road will be constructed per KPB road standards; centered on the section line, utilizing the 33' Yale Street right-of-way and the west 25' of the 50' SLE to the east. It will include clearing, removal of grubbing and overburden to native gravel, import of graded gravel material. Road will have finished backslopes and ditches.

Statement of purpose and need:

Access to Lot 11 Block 1 Kalifonsky Business Park Part 3. Kenai Peninsula Borough is requiring that access be built on center of section line easement. There is 33' dedicated ROW on west side of the 50' SLE. KPB requires that road be centered on section line.

Is there an existing use within the easement(s)? ☐ Yes ☒ No. If yes, explain character and development of use(s) to date:

Describe plans for initial construction. Be detailed. Include a list of authorizations for portions of the project that are proposed for construction on adjoining lands, other permitting, and/or third-party non-objections: (Use extra sheets as needed)

Kenai Peninsula Road Rpad Service Area Construcion in a Right-of-Way permit will be required. KPB has made gaining a SLE Development Permit a pre-requirement for issuing their permit.
No additional permits or authorizations are required for this project.

Anticipated construction timeframe: April - July 2027

If this authorization is granted, I agree to construct the authorized improvements in an acceptable manner, and to keep the area in a neat and sanitary condition; to comply with all the laws, rules, and regulations pertaining thereto, as well as the terms of the existing easement.

Applicant's Signature: John Straume Date: ~~June 26, 2026~~ July 17, 2026

This form must be filled out completely and submitted with the applicable fees. Failure to do so will result in a delay in processing. 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 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, 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 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.

A non-refundable filing fee may be required to complete application submittal. See current Director's Fee Order for applicable fees.

For Department Use Only
Application received date stamp

Receipt Type: 13 Other Easement

ADL # _____

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

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APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE

ADL # 234921 (assigned by DNR)

Date June 26, 2026

Applicant (should match business license) John Straume

Mailing Address 34330 Business Park Frontage Road

City/State/Zip Soldotna Alaska 99669

Email [REDACTED]

Primary Phone [REDACTED] Secondary Phone McLane Consulting 907-283-4218

Does the applicant have a current Alaska business license? ☐ Yes ☐ No License # 10343622

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

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

To construction of approximately 670 LF of 24' wide gravel road to access Lot 13A, 12 & 11 Block 1 Kalifonsky Business Park Part 3 Section 35 T5N R11W. Access will be used by a commercial business for access.

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.

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?

b) What will be stored in the tank?

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

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

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.

John Straume

Applicant Name

July 17, 2026 ~~26 June 2026~~

Applicant Signature

Date

John Straume

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

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