



March 23, 2018

**SALE ANNOUNCEMENT AND INSTRUCTIONS TO BIDDERS
COOK INLET AREAWIDE 2018W
COMPETITIVE OIL AND GAS LEASE SALE**

The Alaska Department of Natural Resources (DNR), Division of Oil and Gas (DO&G), announces the public bid opening for the Cook Inlet Areawide 2018W Competitive Oil and Gas Lease Sale (CIA 2018W) will be held at 9:00 a.m. on Wednesday, May 9, 2018.

Areawide Lease Sale Location

The Cook Inlet Areawide lease sale encompasses about 4.2 million gross acres divided into 815 tracts currently ranging in size from 640 to 5,760 acres. These tracts are located within the Municipality of Anchorage and the Matanuska-Susitna and Kenai Boroughs, and consist of State-owned uplands located in the Matanuska and Susitna river valleys generally south and west of Houston and Wasilla, the Anchorage bowl, and the western shore of Cook Inlet from Beluga River to Harriet Point. The lease sale area also includes the tide and submerged lands in upper Cook Inlet from Knik Arm and Turnagain Arm south to Anchor Point and Tuxedni Bay. The area is bounded on the east by the Chugach and Kenai Mountains and on the west by the Aleutian Range.

Sale Dates

- Last day for acreage to be included in lease sale – Friday, April 13, 2018
- Tract map available – On or after Friday, April 13, 2018
- Deadline to qualify to bid – Friday, May 4, 2018
- In-person bid submission – Monday, May 7, 2018 from 9:00 a.m. to 4:00 p.m.
- Deadline for DO&G to receive all bids – May 7, 2018 at 4:00 p.m.
- Deadline to withdraw bid – May 7, 2018 at 4:00 p.m.
- Public bid opening – Wednesday, May 9, 2018 from 9:00 a.m. until all bids are read
- In-person pick-up of bid deposits for unsuccessful bids – Friday, May 11, 2018 from 9:00 a.m. until 3:00 p.m.
- Return of bid deposits for unsuccessful bids – Friday, May 11, 2018 at 3:00 p.m.

Sale Locations and Addresses

- Address for mailing bids or sending by delivery service – DNR Division of Oil & Gas, Attn: Lease Sale, 550 W 7th Avenue, Suite 1100, Anchorage, Alaska 99501-3563
- In-person bid submission – Atwood Building, 550 W 7th Avenue, Suite 1100, Anchorage, Alaska
- Public bid opening – Suite 102 of the Atwood Building, 550 West 7th Avenue, Anchorage, Alaska.
- In-person pick-up of bid deposits – Atwood Building, 550 W 7th Avenue, Suite 1100, Anchorage, Alaska

Sale Documents

The following documents are available at <http://dog.dnr.alaska.gov/Services/BIFAndLeaseSale>.

- Notice of Sale
- Sale Announcement and Instructions to Bidders
- Attachment A with Lease Sale Tracts, Estimated Acreage, and tract deferrals
- Lease Forms

- Mitigation Measures
- Bid Form for Areawide Oil & Gas Lease Sale (Revised 10/2017)
- Tract Map (Available on or after Friday, April 13, 2018)

Printed copies of these documents are available for a fee. Printed copies of the tract map can be ordered for \$50.00. To order any of these documents, please contact:

Leasing Section
 Alaska Department of Natural Resources
 Division of Oil and Gas
 550 West 7th Avenue, Suite 1100
 Anchorage, AK 99501-3563
 Phone: (907) 269-8800
 Email: dog.leasing@alaska.gov

Copies of these documents have been provided to the following locations:

Public libraries in Wasilla, Ninilchik, Homer, Soldotna, Anchor Point, Seldovia, and Willow; Tebughna School Library; Matanuska-Susitna Borough Planning Department offices in Palmer; Kenai Peninsula Borough Planning Department offices in Soldotna; Municipality of Anchorage Clerk's office; Z.J. Loussac Public Library in Anchorage; and Alaska Resources Library & Information Services on the University of Alaska Anchorage campus.

If you are unable to access this information, call (907) 269-8800 or email dog.leasing@alaska.gov. You may subscribe to lease sale email announcements at <http://list.state.ak.us/mailman/listinfo/DOG.Leasing>.

Acreage Offered in Areawide Lease Sales

DO&G may accept bids on all lease sale tracts, except tracts deferred or deleted from sale. An Areawide lease sale tract map displaying the location of all lease sale tracts within the Areawide sale will be released according to the **Sale Dates** section of this document. The lease sale tract map will also show general land ownership and lease status.

Only State-owned acreage available for leasing before the close of business on the date specified in the **Sale Dates** section of this document may be leased as a result of this sale. Acreage that becomes available for leasing after that date may be offered in a future lease sale. See the **Lease Adjudication** section of this document for more information on how and when DO&G determines which acreage is available for leasing.

A bid on a lease sale tract that DO&G determines has no lands available for leasing will not have priority over later bids when lands become available for leasing, nor will the bid be valid for future lease sales.

Estimated Acreage for each lease sale tract is listed in Attachment A and is used to calculate Total Estimated Bonus Bids and Minimum Bid Deposits. The Estimated Acreage may be more than the actual acreage that will be awarded after lease adjudication. A minimum has been established for the purposes of calculating Total Estimated Bonus Bids and Minimum Bid Deposits. Tracts with a 100-acre minimum estimated acreage may have between 0 and 100 acres available for lease, with a final determination made during lease adjudication.

Lease Adjudication

State-owned land available for leasing in an individual lease sale tract will not be determined unless a bid is received for the tract. Following the sale, DO&G will adjudicate the lease for award. Lease adjudication includes a comprehensive evaluation of land status, ownership and survey information, and a final determination on what lands, if any, are available for oil and gas, or gas-only, leasing. Lease adjudication may take several months to complete.

Lands within a tract will not be leased if not State-owned, subject to an existing oil and gas lease, clouded by title claims, within tracts deferred or deleted from sale, subject to pending applications or administrative appeals or litigation, or Sale Announcement and Instructions to Bidders CIA 2018W

otherwise determined by DO&G to be unavailable for leasing. DO&G may determine that no lands within a tract are available for leasing, in which case DO&G will issue a notice of no award.

Bidders are cautioned to verify land status, ownership, and acreage within lease sale tracts prior to bidding.

DNR provides online tools for researching land title, lease status, leasing history, and recorded documents within a lease sale tract (LST) or meridian, township, range, and section (MTRS). The US Department of Interior Bureau of Land Management (BLM) provides tools for researching land title and federal land surveys by MTRS. In addition, DO&G physical case files for oil and gas leases may be reviewed on request. Call (907) 269-8800 or email dog.leasing@alaska.gov for more information.

These online research tools are available at:

- DNR Land Administration System (LAS) – <http://dnr.alaska.gov/projects/las/>
- DNR Land Records – <http://dnr.alaska.gov/landrecords/>
- DNR Alaska Mapper – <http://dnr.alaska.gov/mapper/controller>
- DNR Recorder’s Office – <http://dnr.alaska.gov/ssd/recoff/>
- BLM Spatial Data Management System (SDMS) – <http://sdms.ak.blm.gov/>

Tracts Deferred or Deleted from Sale

Deferred or deleted lease sale tracts will not be offered for lease in this sale, but may be included in future lease sales. DO&G will annually review the available information for the tract to determine whether or not to offer the tract in future lease sales.

DO&G reserves the right to delete or defer any additional acreage or tracts from the sale at any time prior to issuance of the lease.

Deferred or deleted lease sale tracts are listed on Attachment A of the Sale Announcement and Instructions to Bidders. Check <http://dog.dnr.alaska.gov/Services/BIFAndLeaseSale>.

Bids on lease sale tracts that are deferred or deleted prior to bid submission will not be accepted, opened, or read at the sale.

Bids on lease sale tracts that are deferred or deleted after bid opening will be returned along with the bid deposit. The bid will not have priority over later bids when the lease sale tract is returned to sale, nor will the returned bid be valid for future lease sales.

Sale Terms and Conditions

The bidding method, minimum bid, and terms and conditions are shown in the following table. Bids for less than the minimum per-acre bid will be rejected. Leases will be executed on the oil and gas lease form specified below. Sample lease forms are available at <http://dog.dnr.alaska.gov/Services/BIFAndLeaseSale>.

Cook Inlet Areawide 2018W Competitive Oil and Gas Lease Sale Terms and Conditions						
Lease Sale Tracts	Bid Variable	Minimum Bid	Royalty Rate	Primary Lease Term	Annual Rental Rate	Lease Form
All CIA 2018W Tracts	Cash Bonus	\$15.00 per acre	12.5% Fixed	8 Years	Years 1-8: \$10.00 per acre	DOG 201710W

New Lease Provisions

Lease form DOG 201710W listed in the **Sale Terms and Conditions** section of this document includes changes from lease form DOG 201503W most recently used by the Division for Cook Inlet Areawide lease sales.

The changes include the following new lease provision with re-numbering of subsequent paragraphs.

37. LESSEE SALES INFORMATION

The following lease paragraphs have been changed:

4. EXTENSION (d)
5. RENTALS (a)
6. RECORDS (a) and (b)
7. APPORTIONMENT OF ROYALTY FROM APPROVED UNIT
10. PLAN OF DEVELOPMENT (a) and (b)
13. DILIGENCE AND PREVENTION OF WASTE (d)
15. UNITIZATION (d)
20. DEFAULT AND TERMINATION; CANCELLATION (a)
23. BONDS (a) and (d)
31. LOCAL HIRE
38. ROYALTY IN VALUE (re-numbered paragraph)

In addition, there are deletions in the following lease paragraphs:

9. PLAN OF OPERATIONS (h)

Mitigation Measures

AS 38.05.035(e) and the departmental delegation of authority give the Director the authority to impose conditions or limitations in addition to those required by law to ensure the disposal best serves the interests of the State. To meet this requirement, the Director has adopted mitigation measures that will be in effect throughout the duration of the lease.

The mitigation measures for this areawide sale are available at <http://dog.dnr.alaska.gov/Services/BIFAndLeaseSale>.

Bonding

Before beginning lease operations, an oil and gas lease bond of a minimum of \$10,000 per operation is required under 11 AAC 83.160. Alternatively, a statewide oil and gas lease bond of a minimum of \$500,000 for operations conducted on more than one lease may be filed. These bonding provisions do not affect the commissioner's authority to require additional unusual risk bonds as may be necessary. In addition, the Alaska Oil and Gas Conservation Commission (AOGCC) requires a bond of at least \$100,000 for a single well or a bond of at least \$200,000 to cover wells statewide before drilling operations will be permitted by that entity (20 AAC 25.025). Additional bonding may be required under 11 AAC 82.465, 11 AAC 82.600, 11 AAC 82.615, 11 AAC 83.390 and 11 AAC 96.060, and lease provisions in Paragraph 21(b).

Best Interest Finding to Offer Oil and Gas Leases in Areawide Sales

This lease sale is being held in accordance with AS 38.05.035(e) and AS 38.05.180. Under these statutes, land that is subject to a best interest finding issued within the previous 10 years may be offered for oil and gas leasing. The finding sets forth the facts, policies, and applicable laws and regulations upon which the Director based the determination that oil and gas lease sales in an Areawide sale will best serve the interests of the State. Every year, the Director makes a request for substantial new information that may justify a supplement to the finding and issues a response to information received.

Best interest findings and supplements can be found at <http://dog.dnr.alaska.gov/Services/BIFAndLeaseSale> under Best Interest Findings and by searching with filters for Name and Region at <http://dog.dnr.alaska.gov/Information/DocumentLibrary>. If you are unable to access this information, call the Leasing Section at (907)269-8800 or email dog.bif@alaska.gov.

Cook Inlet Areawide Oil and Gas Lease Sale Best Interest Findings for this Offering	
Date	Decision Document
January 20, 2009	Final Finding of the Director
February 4, 2010	Supplement to the 2009 Cook Inlet Areawide Final Finding of the Director
February 8, 2011	Supplement to the 2005 Alaska Peninsula and 2009 Cook Inlet Areawide Final Finding of the Director
January 6, 2012	Decision of No Substantial New Information
January 22, 2013	Decision of No Substantial New Information
January 17, 2014	Decision of No Substantial New Information
January 20, 2015	Decision of No Substantial New Information
January 15, 2016	Decision of No Substantial New Information
January 26, 2017	Decision of No Substantial New Information
November 30, 2017	Decision of No Substantial New Information

Qualification of Bidders

Bidders must qualify with DO&G in accordance with 11 AAC 82.200-.205 and Division instructions before the deadline specified in the **Sale Dates** section of this document. Corporations, partnerships, joint ventures, limited liability companies, and other business entities must also be qualified with the Alaska Department of Commerce, Community and Economic Development (DCC&ED) to do business in Alaska prior to the qualification deadline.

Information on qualifying to bid in a lease sale is available at <http://dog.dnr.alaska.gov/Information/Data>. For additional information on qualifying, please call (907) 269-8800, or email dog.qualifications@alaska.gov.

Information on how to qualify with DCC&ED and obtain copies of certificates is available from DCC&ED at <https://www.commerce.alaska.gov/web/cbpl/Corporations.aspx>. For additional information on these requirements, please call the Corporations Section at (907) 465-2550 or email corporations@alaska.gov.

Qualification information and supporting documents must be on file with DO&G no later than specified in the Sale Dates section of this document. It is the bidder's responsibility to ensure that all qualification requirements are met. Failure to provide DO&G with qualification information or documents may result in rejection of bids.

Preparing Bids for Submission

Bidders with questions about submitting bids are encouraged to contact DO&G at the information provided under the **Sale Documents** section of this document. Bids accompanied by incomplete bid forms may be rejected. Under 11 AAC 82.445, a bid will not be considered unless supported by the bid deposit and the information required in the bid form, unless any omission is determined by the commissioner or his designee to be immaterial or due to excusable inadvertence, and the omission is corrected within one week following receipt of a notice of deficiency.

1. *Bid form.* Bids for this lease sale must be submitted on the form Bid Form For Areawide Oil & Gas Lease Sale specified in the **Sale Documents** section of this document, or an exact copy of that form. The bid form can be downloaded at <http://dog.dnr.alaska.gov/Services/BIFAndLeaseSale>.
2. *Competitive areawide oil & gas lease sale name.* Include the Areawide lease sale area name with year.
3. *Lease Sale Tract (LST).* Specify the Lease Sale Tract you are bidding on as listed on Attachment A. There should be only one lease sale tract per bid form. Bids for less than a full tract will be rejected.

Parcel designations are specific to select North Slope Areawide competitive oil and gas lease sale tracts with parcel designations A through D and should be omitted for other lease sales.

4. *Lease interest percentages.* Joint bids with fractional lease interests must include lease interest percentages expressed in decimals of no more than five digits without rounding. The sum of all ownerships for each bid must equal 100.00000 percent. The lease interest percentage for a sole bidder is 100.00000.
5. *Qualification file number.* The qualification file number is the number assigned to a corporation, partnership, or joint venture when initial qualification requirements are met. Individuals are not assigned qualification numbers and may leave this line blank. Qualification file numbers are available on the Business Qualifications report at <http://dog.dnr.alaska.gov/Information/Data>.
6. *Bidder name.* Include the name of the bidding individual or bidding entity name. If more than one person or entity is submitting a joint bid, all bidders must be listed and sign the bid form. Under 11 AAC 82.430, joint bids must disclose, and the bid form must be signed by or on behalf of, each person or entity that has any working interest in the bid or who will receive any working interest in any lease issued in this sale by virtue of any agreement or understanding, oral or written.
7. *Individual bidder or bidder agent authorized signature.* The individual bidder or authorized bidder agent signs the top line. Include the name and title of the bidder agent authorized to sign for an entity, if applicable, on the line immediately below.
8. *Date.* Use the date the individual bidder or bidder agent signs the bid form.
9. *Estimated Acreage.* Use the estimated acreage for the Lease Sale Tract listed in Attachment A. Bids for less than the number of acres specified in Attachment A will be rejected.
10. *Total Bid Per Acre.* Enter your bid per acre. Bids for less than the minimum per-acre bid specified in Attachment A will be rejected. The Total Bid Per Acre controls in case of discrepancy.
11. *Total Estimated Bonus Bid.* Bidders are required to use the Estimated Acreage for the specified Lease Sale Tract listed on Attachment A for the purposes of calculating Total Estimated Bonus Bid. A sample calculation for Total Estimated Bonus Bid is below.
12. *Minimum Bid Deposit.* Each bid must include a bid deposit equal to or greater than the Minimum Bid Deposit, which is **20% of the Total Estimated Bonus Bid being offered for the tract**. The bid deposit must be cash, money order, cashier's check or certified check in US dollars. Personal checks will not be accepted. Checks must be drawn on any solvent bank in the United States. Make checks and money orders payable to the "Department of Natural Resources, State of Alaska."

Minimum Bid Deposit calculations that result in sums containing fractions of less than one dollar should be rounded up to the nearest whole dollar to ensure that a minimum of 20% of the Total Estimated Bonus Bid is tendered.

Sample calculations for Total Estimated Bonus Bid and Minimum Bid Deposit are below:

Sample Bid Data						
Areawide Lease Sale Tract			NS0432A			
Estimated Acreage from Attachment A			1,920 acres			
Minimum Bid Per Acre from Attachment A			\$25.00			
Total Bid Per Acre			\$25.27			
Estimated Acreage		Total Bid Per Acre			Total Estimated Bonus Bid	
<u>1,920</u>	Acres	X	\$	<u>25.27</u>	/Acre	= \$ <u>48,518.40</u>
Total Estimated Bonus Bid			20%	Minimum Bid Deposit		
\$	<u>48,518.40</u>	X	0.20	= \$	<u>9,703.68</u>	
The recommended Minimum Bid Deposit amount after rounding up to the nearest whole dollar is \$9,704.00.						

13. *Bid Agent.* Include the contact information for the person designated to act as agent for all bidders regarding this bid.

Include instructions for the return of the bid deposit in the event that the bid is unsuccessful. You may designate individuals that have the authority to pick up the bid deposit after the bid opening as described in these instructions and/or the address to which it should be returned if it is not picked up by the time and date and location specified in the **Sale Dates** and **Sale Locations and Addresses** sections of this document.

14. *Notification Lessee.* Include the bidder name and contact information for the bidder designated to act as the Notification Lessee. If it is determined that the bid is the apparent high bid and if a lease is awarded, future lease notices and correspondence will be mailed to this bidder.

15. *Delivery Address.* Include the bidder name and physical address for the bidder designated to receive private delivery or courier services. If it is determined that the bid is the apparent high bid and if a lease is awarded, an award package may be delivered to this bidder. The physical address must be a location acceptable to a private delivery or courier service, e.g. FedEx.

16. *Sealed bids.* Each bid with bid deposit must be submitted in a sealed envelope. Each envelope must contain only one bid and one bid deposit for one lease sale tract. The envelope must be marked with sale information and lease sale tract information as shown in the sample markings below. No other markings should appear on the outside of the bid envelope. The information on the bid form controls in case of discrepancy. **Sample markings for the sealed bid envelope are below:**

State of Alaska, Cook Inlet Areawide Lease Sale 2018W
Not to be opened until 9:00 a.m., May 9, 2018; Lease Sale Tract #__

Bid Submission

Bids may be submitted in person on the date and location specified in the **Sale Dates** and **Sale Locations and Addresses** sections of this document.

Mailed bids and bids sent by delivery service must be sent to the address specified in the **Sale Locations and Addresses** section of this document. Bidders are encouraged to place sealed bids in a second envelope when mailing bids or using a delivery service.

Bids must be received by DO&G no later than the deadline specified in the **Sale Dates** section of this document to be included in the public bid opening. Bids arriving by mail or delivery service prior to the bid submission date specified in the **Sales Dates** section of this document will be held by DO&G until 9:00 a.m. on bid submission day, and will be officially receipted at that time. **Bids received after the deadline specified in the Sale Dates section of this document will not be accepted, opened, or read at the sale.**

Bids on tracts deferred or deleted from the sale prior to the bid submission deadline will not be accepted, opened, or read at the public bid opening. Refer to the section **Tracts Deferred or Deleted from Sale** for more information.

A bid agent may withdraw a submitted bid prior to the date and time specified in the **Sale Dates** section of this document without forfeiting the bid deposit.

Information pertaining to the total number of bids received, total number of tracts receiving bids, and total acreage receiving bids may be released after the bid withdrawal deadline specified in the **Sale Dates** section of this document at the discretion of the Commissioner of DNR.

Bid Reading and Processing

Public opening and reading of bids will be held as specified in the **Sale Dates** and **Sale Locations and Addresses** sections of this document. Bids will be processed in the following manner:

1. *Bid opening and reading.* Bid opening will start at 9:00 a.m. and will continue as necessary to open and read all bids. **The opening and reading of bids is for the sole purpose of publicly announcing bids received. No bids will be officially validated or rejected at that time.**
2. *Bid adjudication.* Bids will be adjudicated in DO&G offices following bid opening and reading.
3. *Results.* Preliminary sale results, including a list of the apparent high bidders, will be posted at <http://dog.dnr.alaska.gov/Services/BIFAndLeaseSale> once bid adjudication is complete.
4. *Return of bid deposit.* A bidder submitting a bid that is not the apparent high bid may pick up bid deposits as specified in the **Sale Dates** and **Sale Locations and Addresses** sections of this document. Bid deposits that have not been picked up by that time will be returned to the bidder by mail according to the instructions for return of bid deposit on the bid form.
5. *Presentation of bid deposits for payment.* Bid deposits for an apparent high bid tendered in cash or by certified check, cashier's check or money order will be presented immediately after bid adjudication for payment in federal funds at the State of Alaska's financial institution.

Method of Handling Bids Following Bid Opening

The bidder submitting a valid bid presenting the highest Total Bid Per Acre will be the apparent high bidder. Once the commissioner accepts the apparent high bids and bid deposits, the high bidders will receive a **Notice to High Bidder** informing them of the commissioner's acceptance of their apparent high bid and bid deposit. Please note that this may take several weeks.

Once the **Notices to High Bidders** are issued, DO&G will determine the lease award as described in the **Lease Adjudication** section of this document.

After a determination on what lands, if any, are available for lease, DO&G will issue **Award Notices** to the high bidders. The **Award Notices** will inform the high bidders of the actual total amount of leasable acreage, if any, within the tracts, the actual total bonus bid amounts for the tracts, interest rate and interest on the bonus bid amount, and the first year's rental, all of which must be paid before a lease will be issued. **Award Notices** will be sent no earlier than 60 days after bid opening.

Acreage Limitations

DO&G will not award leases that cause a bidder to exceed acreage limitations prescribed in AS 38.05.140(c).

Americans with Disabilities Act Compliance

The State of Alaska, Department of Natural Resources, Division of Oil & Gas complies with Title II of the Americans with Disabilities Act of 1990. This publication will be made available in alternative communication format upon request. Please call (907) 269-8800 or email dog.leasing@alaska.gov to make any necessary arrangements.



Chantal Walsh
Director
Division of Oil and Gas