

**MARKET VALUE APPRAISAL - STAKED PARCELS  
NOWITNA RIVER REMOTE RECREATIONAL CABIN SITE AREA**  
Located 220 miles southwest of Fairbanks, Alaska



Nowitna River, center of staking area looking north.

**YEAR 2009**

**APPRAISAL REPORT No. 3409-01**

**STATE of ALASKA**  
Department of Natural Resources  
Division of Mining Land & Water  
550 West Seventh Avenue Suite 650  
Anchorage AK 99501-3576



## A. SUMMARY OF APPRAISAL NO. 3409-1

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: Various, as noted in table
4. LOCATION: Parcels within the Nowitna River RRCS, 70 miles north of McGrath, AK
5. LEGAL DESCRIPTION(S): Various lots within ASLS 2007-10, tract as noted in table
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Michael Ward
9. DATE of REPORT: February 24, 2009
10. DATE of VALUE(S): April 1, 2007
11. APPRAISED VALUE(S):

ADL #	MTRS	ASLS	APPLICANT	ACRES	SUBDIVISION NAME	Tract	Market Value
230447	K019S021E04	2007-10	Administrative Parcel	11.81	Nowitna River RRCS	A	\$7,100
230448	K019S021E03	2007-10	Administrative Parcel	11.55	Nowitna River RRCS	B	\$7,000
230449	K019S021E03	2007-10	Administrative Parcel	13.21	Nowitna River RRCS	C	\$7,700
230450	K019S021E04	2007-10	Administrative Parcel	10.67	Nowitna River RRCS	D	\$6,700
230451	K019S021E04	2007-10	Administrative Parcel	10.80	Nowitna River RRCS	E	\$6,600
230452	K019S021E09	2007-10	Administrative Parcel	15.85	Nowitna River RRCS	F	\$8,700
230453	K019S021E09	2007-10	Administrative Parcel	15.24	Nowitna River RRCS	G	\$8,400
229927	K019S021E09	2007-10	NORTON, Leslie	8.99	Nowitna River RRCS	H	\$6,100
228350	K019S021E09	2007-10	NIEMIEC, Andrew	10.42	Nowitna River RRCS	I	\$5,900
229936	K019S021E09	2007-10	WEYMILLER, James	9.35	Nowitna River RRCS	J	\$6,200
230454	K019S021E09	2007-10	Administrative Parcel	13.11	Nowitna River RRCS	K	\$7,300
230455	K019S021E16	2007-10	Administrative Parcel	13.48	Nowitna River RRCS	L	\$7,400
230456	K019S021E16	2007-10	Administrative Parcel	15.55	Nowitna River RRCS	M	\$8,200

**B. SUMMARY OF REVIEW**

1. DATE of REVIEW: February 24, 2009
2. REVIEWER'S CLIENT:  DNR  Other: \_\_\_\_\_
3. INTENDED USERS of the REVIEW:  DNR  General Public  Other: \_\_\_\_\_
4. INTENDED USE of the REVIEW: Establish purchase price for staked parcels and minimum bid prices for administrative parcels
5. PURPOSE of REVIEW:  Evaluate for Technical Compliance with DNR Instructions & USPAP  
 Evaluate for Technical Compliance with UASFLA  Develop Independent Estimate of Value  
 Other: \_\_\_\_\_
6. SCOPE OF REVIEW: I Inspected the Subject on \_\_\_\_\_ I Did Not Inspect the Subject   
 I Inspected the Comparable Sales on \_\_\_\_\_ I Did Not Inspect the Comparable Sales   
 I Independently Verified the Comparable Sales in the Report  Yes  No  
 Data and Information Considered in Addition to that Contained in the Report:  None  See Sections C thru F  
 Extraordinary Assumptions, Hypothetical Conditions, & Other Limiting Conditions for this review:  
 None  See Section G Related appraisals reviewed: \_\_\_\_\_  
 Proofread DNR data entry:  Yes  No
7. RESULTS OF REVIEW:  Not Approved  Approved Approved Value: As noted in previous table

**C. COMPLETENESS OF APPRAISAL MATERIAL WITHIN SCOPE OF WORK APPLICABLE TO THE ASSIGNMENT/CONFORMANCE with APPRAISAL INSTRUCTIONS: Adequate.****D. ADEQUACY and RELEVANCE of APPRAISAL DATA and PROPRIETY OF ADJUSTMENTS: Adequate****E. APPROPRIATENESS OF APPRAISAL METHODS and TECHNIQUES: Adequate.****F. ANALYSES, OPINIONS, and CONCLUSIONS ARE APPROPRIATE and REASONABLE, except:****G. REVIEWER'S ASSUMPTIONS AND LIMITING CONDITIONS**

1. This review is based on data and information contained in the appraisal report as well as any additional data from other sources that is identified in this review.
2. The reviewer assumes that the data and information in the appraisal are factual and accurate.
3. The reviewer reserves the right to consider any additional data or information that may subsequently become available, and to revise an opinion or conclusion, if such data and information warrant a revision.
4. All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
5. A title report has not been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.



REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 3409-1

I certify that, to the best of my knowledge and belief:

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or use of, this review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did  did not  personally inspect the subject property of the report under review.
- No one provided significant professional assistance to the person signing this review report.

Reviewed by Kevin Hindmarch  
Kevin Hindmarch, Review Appraiser

Date 2/24/09

cc: Marta Mueller  
Victoria Braun  
Chuck Pinckney

**MEMORANDUM****State of Alaska**

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**Department of Natural Resources**  
Tel (907) 269-8514  
Fax (907) 269-8914  
Michael.Ward1@alaska.gov

**Division of Mining, Land and Water**  
550 West 7<sup>th</sup> Avenue, Suite 650  
Anchorage AK 99501-8914

DATE: February 24, 2009

TO: Kevin Hindmarch  
Review Appraiser

FROM: Michael R. Ward, Appraiser 

SUBJECT: Report 3409-01  
Appraisal of Thirteen (13) Parcels in the Nowitna River  
Remote Recreational Cabin Staking Area ASLS 2007-10

As requested, I have completed a valuation of all surveyed parcels located within ASLS 2007-10. I understand that this appraisal will be used to determine the purchase price for recreational parcels staked within this area, as well as set the minimum purchase price for parcels offered in a sealed bid auction. I am submitting this report for your review and approval. This is a retrospective report, with a date of value of March 1, 2007.

The appraisal was completed in accordance with the "Uniform Standards of Professional Appraisal Practice" of the Appraisal Foundation and in accordance with the Special Instructions DNR Remote Recreational Cabin Site Disposal. This is a summary report based on Appraisal No. 3409-0, as well as the facts, analyses and reasoning leading to the opinions of value contained in this report.

The reader is referred to report 3409, for all general physical features of the area. The appraiser was not able to inspect the staked parcels due to the high costs associated with mobilizing a helicopter to accomplish on the ground inspections. The appraiser has relied upon the surveyor's field notes, as well as on their ground and aerial photographs. Extensive on the ground photographs from each parcel were provided and reviewed. The appraiser has confirmed with the client, that this level of inspection and analysis is acceptable.

The appraiser has acquired sufficient information to competently complete this assignment. We reserve the right to amend this report should more facts become available. Based on my observations and analyses of all available data, I have formed an opinion of the market value as of the effective date of value.

**Appraisal 3409-01**  
Nowitna River Remote Recreational Cabin Staking Parcels

**Purpose of the Appraisal**

The purpose of this limited appraisal is to estimate market value of the properties described in this report.

**Client and Intended Users**

This limited appraisal is prepared for the State of Alaska, Department of Natural Resources and the general public.

**Intended Use of Appraisal**

The appraisal will be used by DNR to determine the purchase price for parcels that have been staked under the Remote Recreation Cabin Site Program (**AS 38.05.600**)

**Property Rights Appraised**

Rights appraised are fee simple estate less mineral rights reserved to the State of Alaska under **AS 38.05.125(a)**.

Fee simple estate is defined as<sup>1</sup>:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

**AS 38.05.125(a)** states<sup>2</sup>:

Reservation. (a) Each contract for the sale, lease or grant of state land...is subject to the following reservations: "[sic] the party of the first part, Alaska, hereby expressly saves, excepts and reserves... unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and with may be in or upon said land...[and the right] to occupy as much of said land as may be necessary or convenient... to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved."

**Definition of Market Value<sup>3</sup>**

"The most probable price, as of a specified date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

**Physical and Economic Property Characteristics**

Referenced original appraisal and incorporated herein: 3409.

**Effective Date of Value (Date of Entry)**

The effective date of the value estimate is 3/01/2007

**Date of Report**

2/24/2009

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<sup>1</sup> The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.111

<sup>1</sup> Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2006, pp. 610

<sup>1</sup> The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.23

**Scope of Work**

Values for this assignment are based on value conclusions from Appraisal No. 3409. Report #3409 establishes hypothetical key parcels for the Nowitna River Staking area. The parcels valued in this report are compared to these parcels and adjusted based on the adjustments outlined in Appraisal No. 3409.

The appraiser was not able to inspect the area, but has relied upon the surveyor's field notes, as well as on the ground and aerial photographs. Extensive on the ground photographs from each parcel were provided and reviewed. The appraiser has acquired sufficient information to competently complete this assignment. It is assumed that the data relied upon is true and correct. We reserve the right to amend this report should facts prove otherwise.

**Summary of Parcels**

ADL #	MTRS	ASLS	APPLICANT	ACRES	SUBDIVISION NAME	Tract	Market Value
230447	K019S021E04	2007-10	Administrative Parcel	11.81	Nowitna River RRCS	A	\$7,100
230448	K019S021E03	2007-10	Administrative Parcel	11.55	Nowitna River RRCS	B	\$7,000
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228350	K019S021E09	2007-10	NIEMIEC, Andrew	10.42	Nowitna River RRCS	I	\$5,900
229936	K019S021E09	2007-10	WEYMILLER, James	9.35	Nowitna River RRCS	J	\$6,200
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230455	K019S021E16	2007-10	Administrative Parcel	13.48	Nowitna River RRCS	L	\$7,400
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**Extraordinary Assumption**

The appraiser assumes that all parcels will be sold as vacant land, free of any improvements.

**Current Property Use**

Vacant

**Zoning**

None

**Highest and Best Use**

Recreational

**Sales History**

The subject parcels are owned by the State of Alaska and have not sold within the past 3 years.

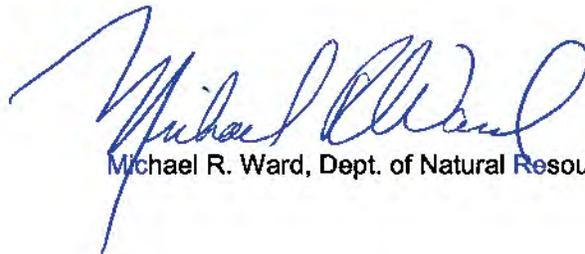
## CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions and conclusions in, or the use of, this report.
- To the best of my knowledge and belief, the analyses, opinions, and conclusions were developed and presented in this report in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
- I have the knowledge and experience necessary to competently complete this appraisal assignment.
- Significant assistance was provided by Global Positioning Services, Inc., surveyors for ASLS 2007-10. They provided detailed field notes, as well as ground and aerial photographs.
- My opinion of market value these parcels is shown on the preceding page.

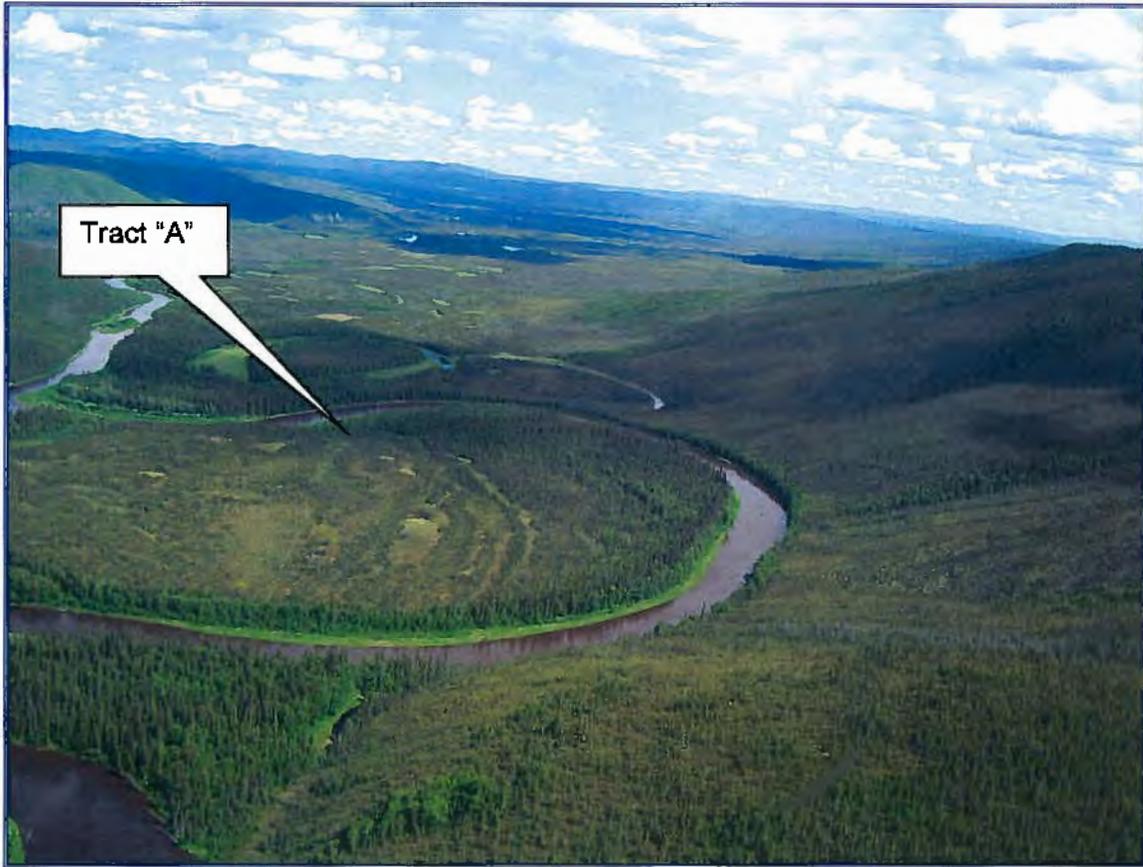
2-1-2009

Dated



Michael R. Ward, Dept. of Natural Resource

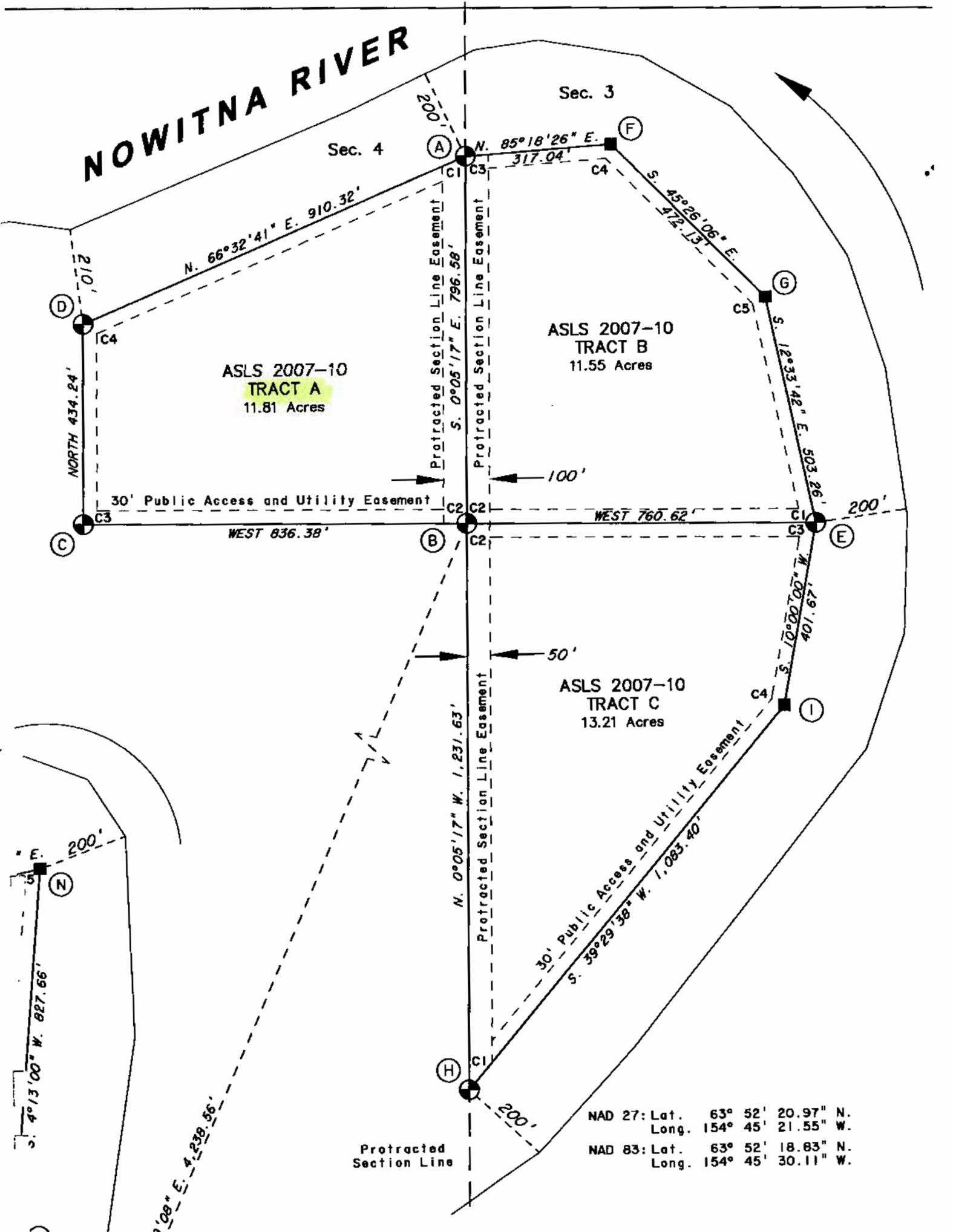
**DESCRIPTION and VALUATION ADL 230447**



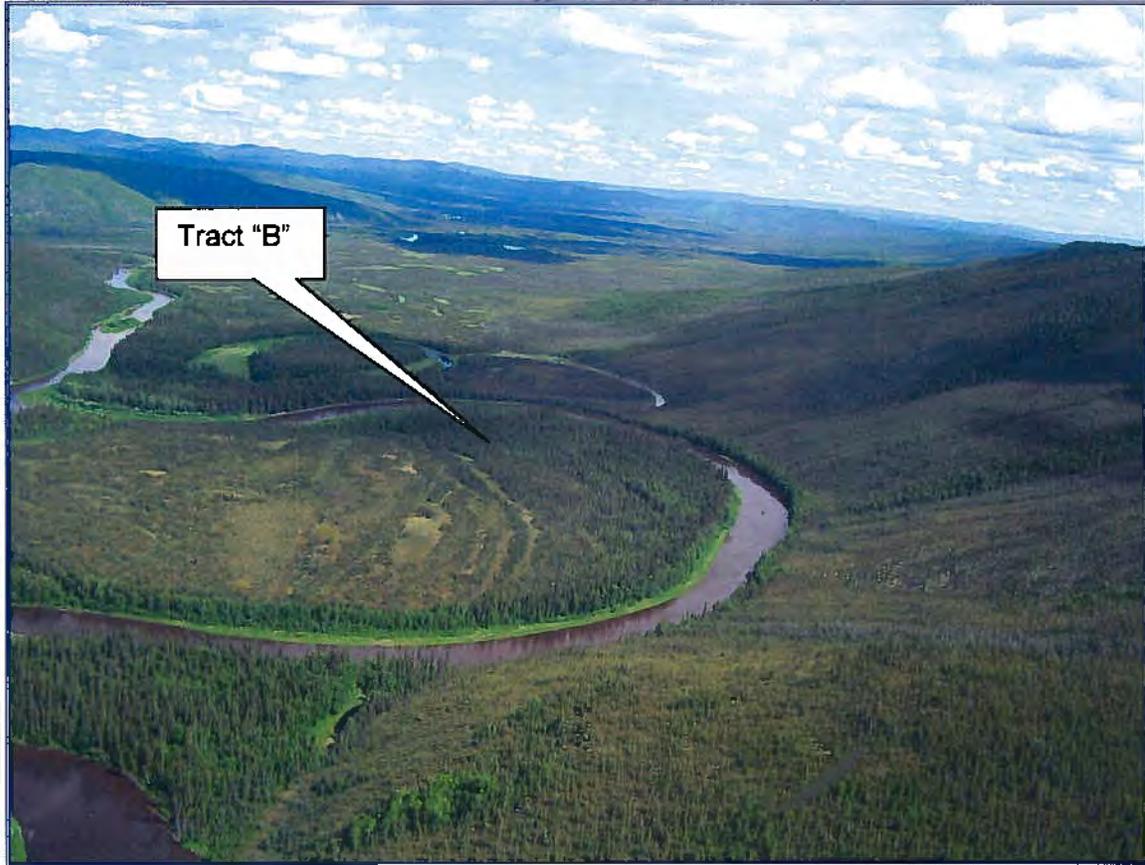
Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "A" K019S021E Within Section 4		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230447</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	11.81 ACRES	1.09
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	1 <sup>st</sup> Tier parcel	1.10
		Total Adjustment	1.20
		Key Parcel Value	<b>\$500/acre</b>
		\$\$/Acre	\$600
		Size - Acres	11.81
		<b>INDICATED VALUE</b>	<b>\$7,100 Rd.</b>

**Remarks:** View looking north.

# NOWITNA RIVER



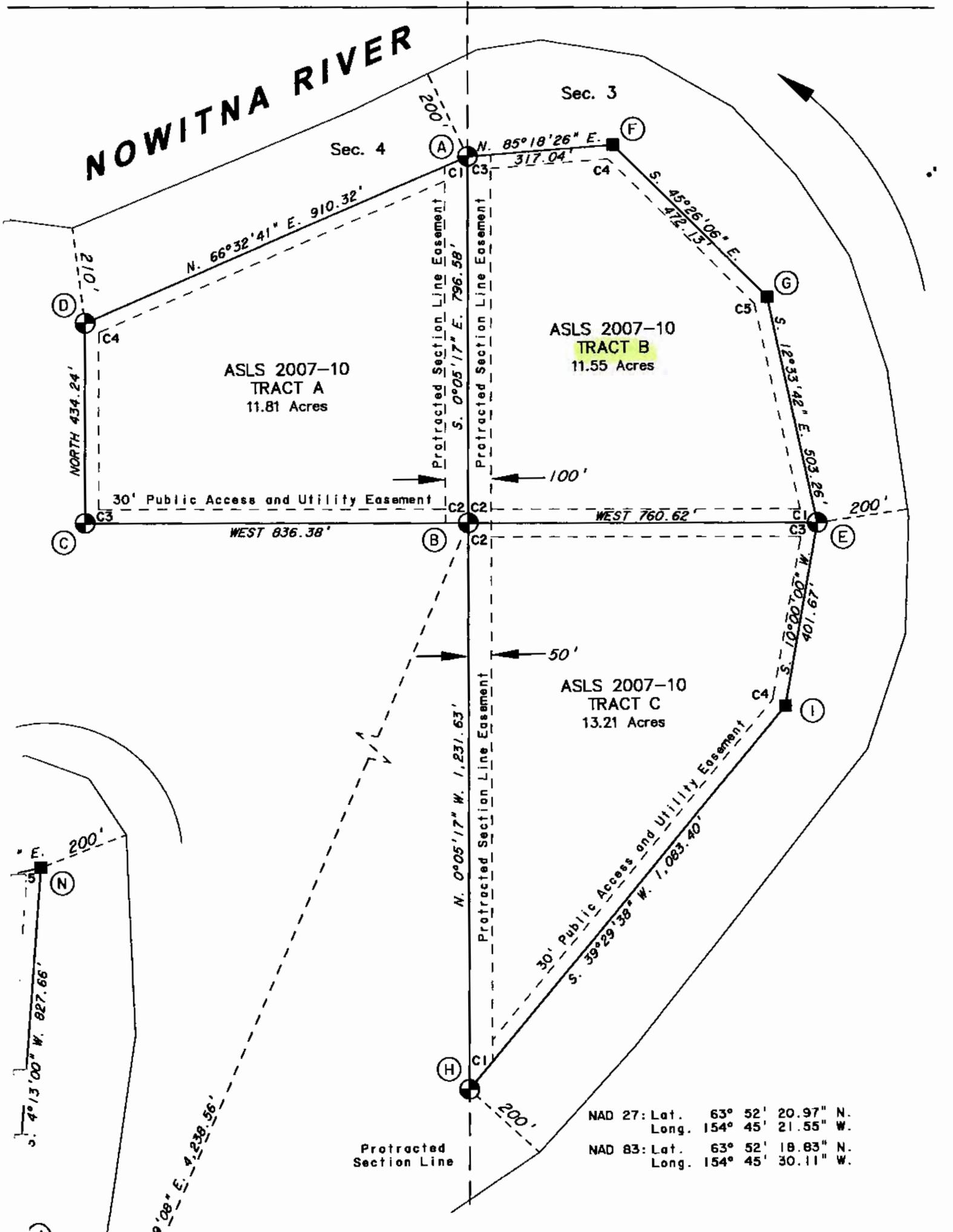
**DESCRIPTION and VALUATION ADL 230448**



Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "B" K019S021E Within Section 3		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230448</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	11.55 ACRES	1.10
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	1 <sup>st</sup> Tier parcel	1.10
		Total Adjustment	1.21
		Key Parcel Value	<b>\$500/acre</b>
		\$/Acre	<b>\$605</b>
		Size - Acres	<b>11.55</b>
		<b>INDICATED VALUE</b>	<b>\$7,000 Rd.</b>

Remarks: View looking north.

# NOWITNA RIVER



NAD 27: Lat. 63° 52' 20.97" N.  
 Long. 154° 45' 21.55" W.  
 NAD 83: Lat. 63° 52' 18.83" N.  
 Long. 154° 45' 30.11" W.

Protracted Section Line

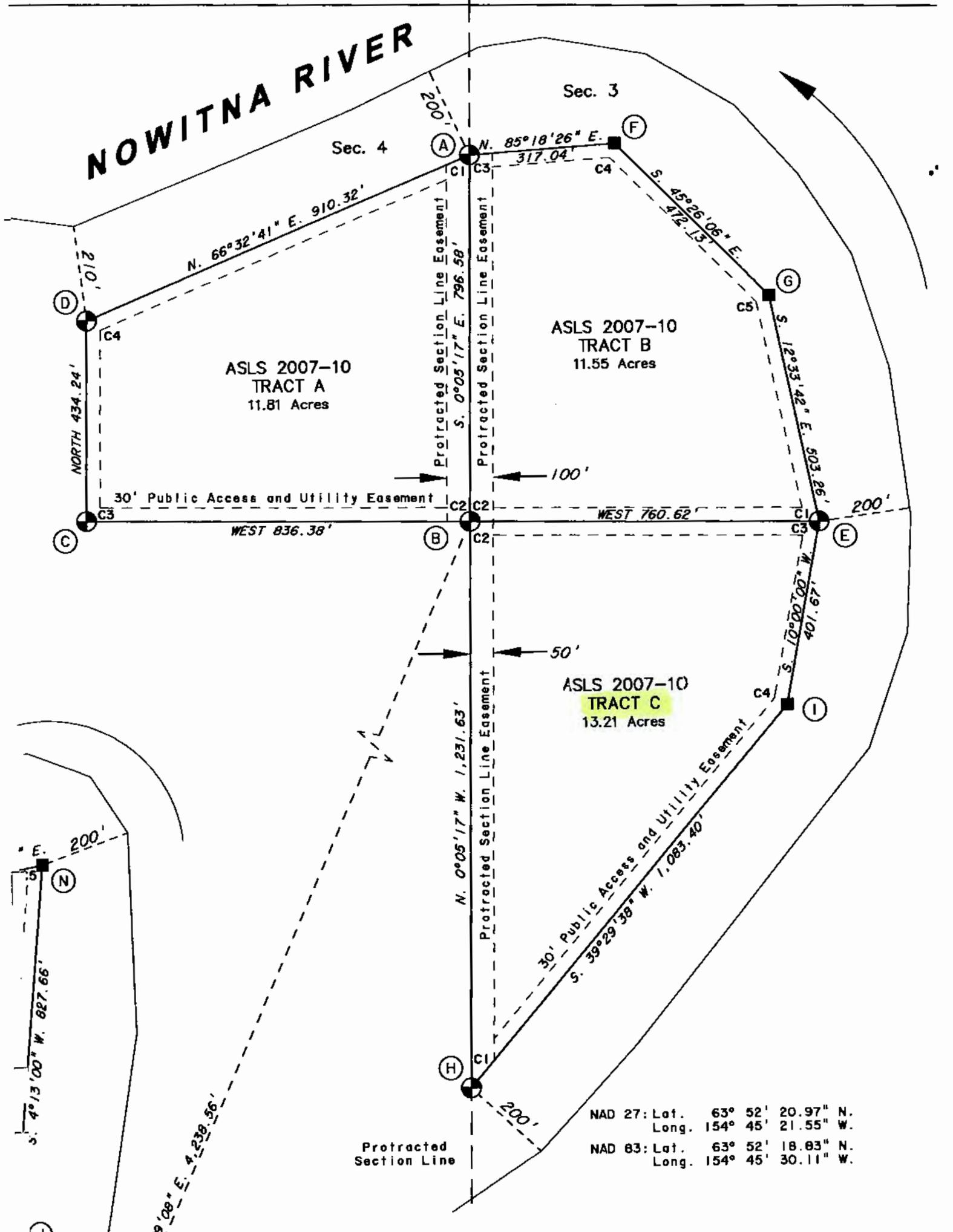
**DESCRIPTION and VALUATION ADL 230449**



Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "C" K019S021E Within Section 3		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230449</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	13.21 ACRES	1.06
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	1 <sup>st</sup> Tier Parcel	1.10
		Total Adjustment	1.17
		Key Parcel Value	<b>\$500/acre</b>
		\$/Acre	<b>\$585</b>
		Size - Acres	<b>13.21</b>
		<b>INDICATED VALUE</b>	<b>\$7,700 Rd.</b>

**Remarks:** View looking north.

# NOWITNA RIVER



NAD 27: Lat. 63° 52' 20.97" N.  
 Long. 154° 45' 21.55" W.  
 NAD 83: Lat. 63° 52' 18.83" N.  
 Long. 154° 45' 30.11" W.

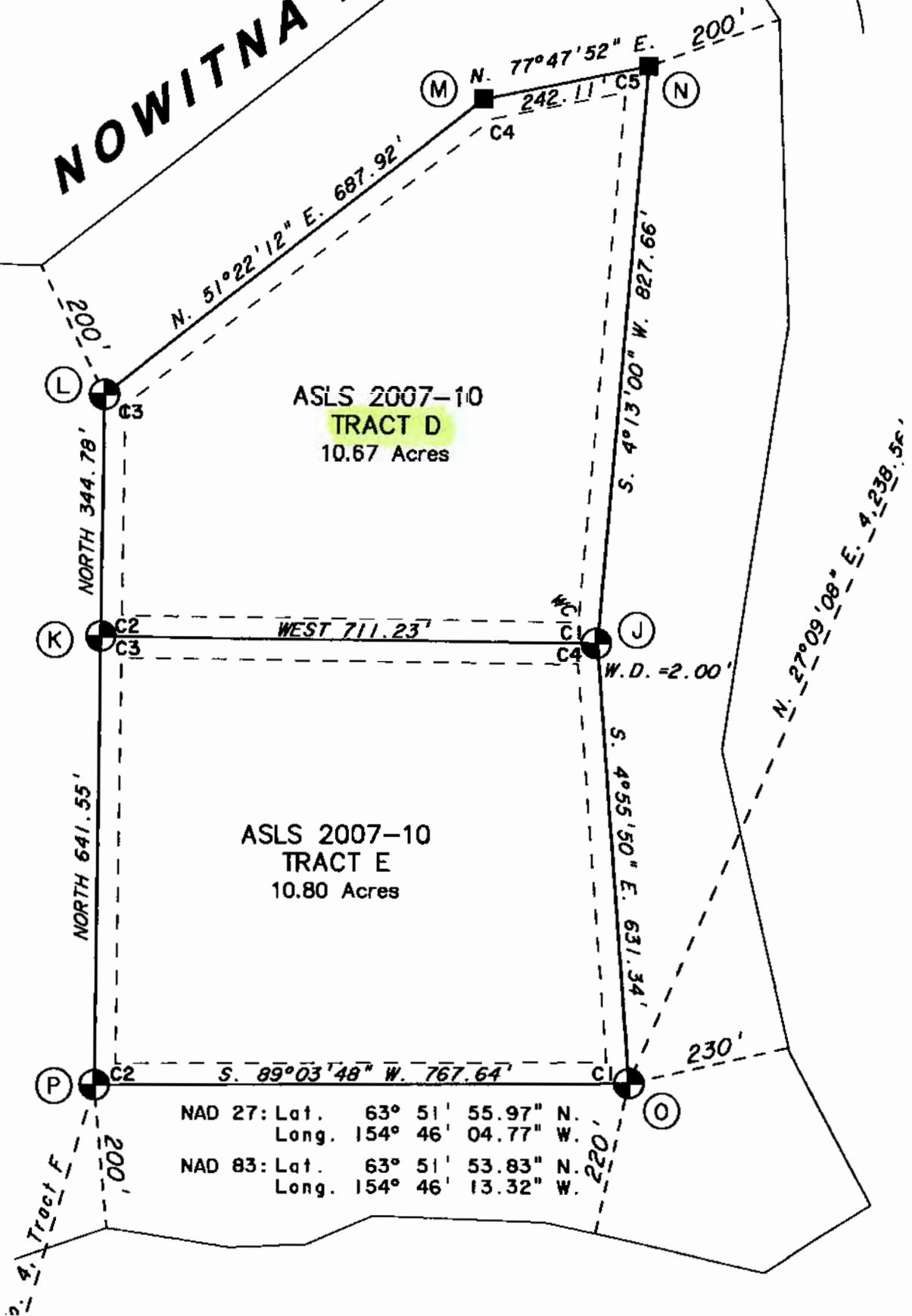
**DESCRIPTION and VALUATION ADL 230450**



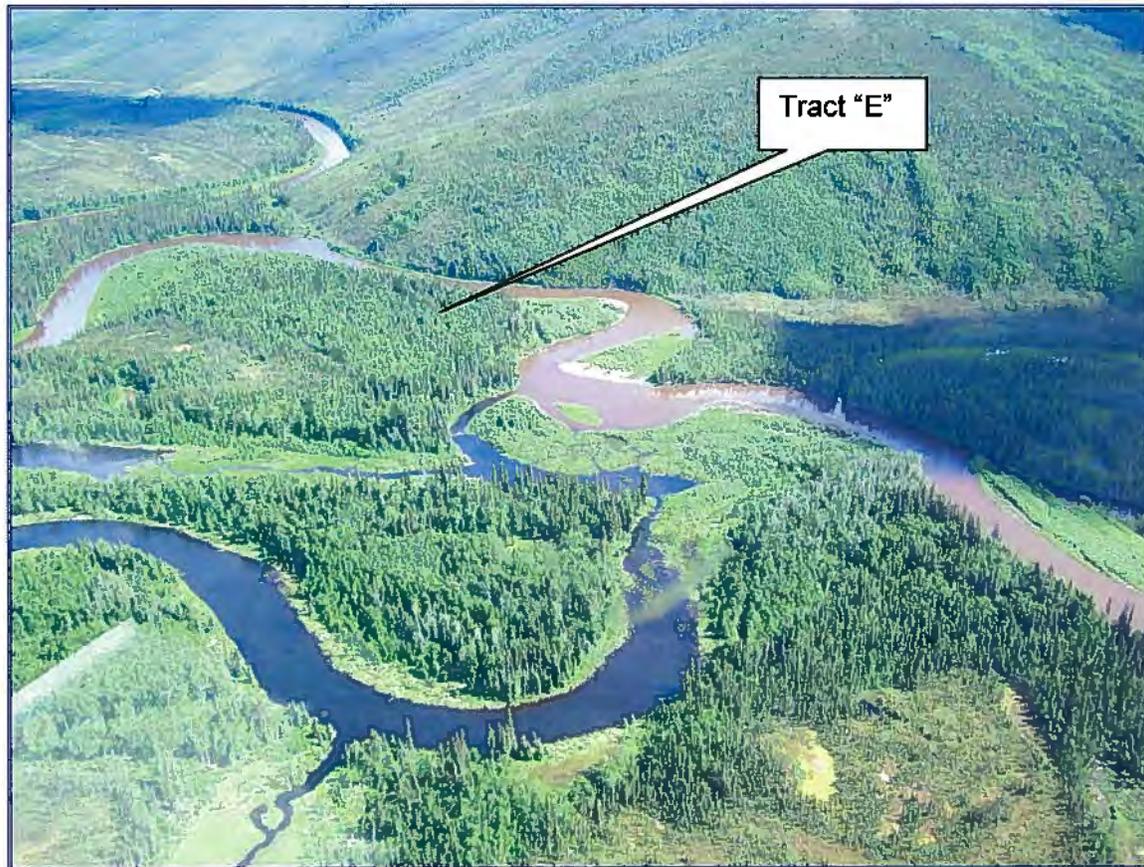
Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "D" K019S021E Within Section 4		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230450</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	10.67 ACRES	1.14
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	1 <sup>st</sup> Tier Parcel	1.10
		Total Adjustment	1.25
		Key Parcel Value	<b>\$500/acre</b>
		\$\$/Acre	<b>\$625</b>
		Size - Acres	<b>10.67</b>
		<b>INDICATED VALUE</b>	<b>\$6,700 Rd.</b>

**Remarks:** View looking northeast.

# NOWITNA RIVER



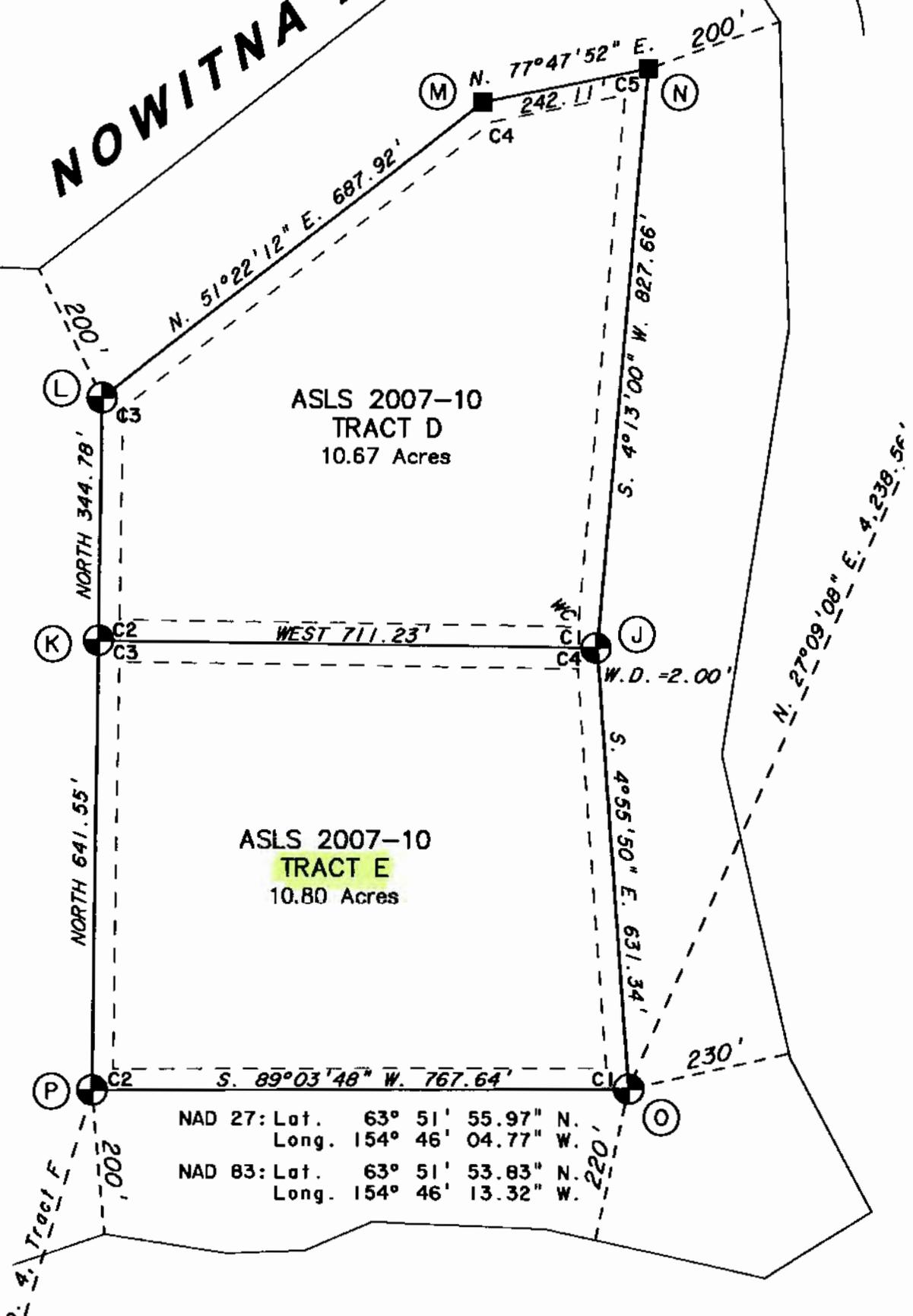
**DESCRIPTION and VALUATION ADL 230451**



Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "E" K019S021E Within Section 4		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230451</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	10.80 ACRES	1.12
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	1 <sup>st</sup> Tier Parcel	1.10
		Total Adjustment	1.23
		Key Parcel Value	<b>\$500/acre</b>
		\$\$/Acre	\$615
		Size - Acres	10.80
		<b>INDICATED VALUE</b>	<b>\$6,600 Rd.</b>

Remarks: View looking northeast.

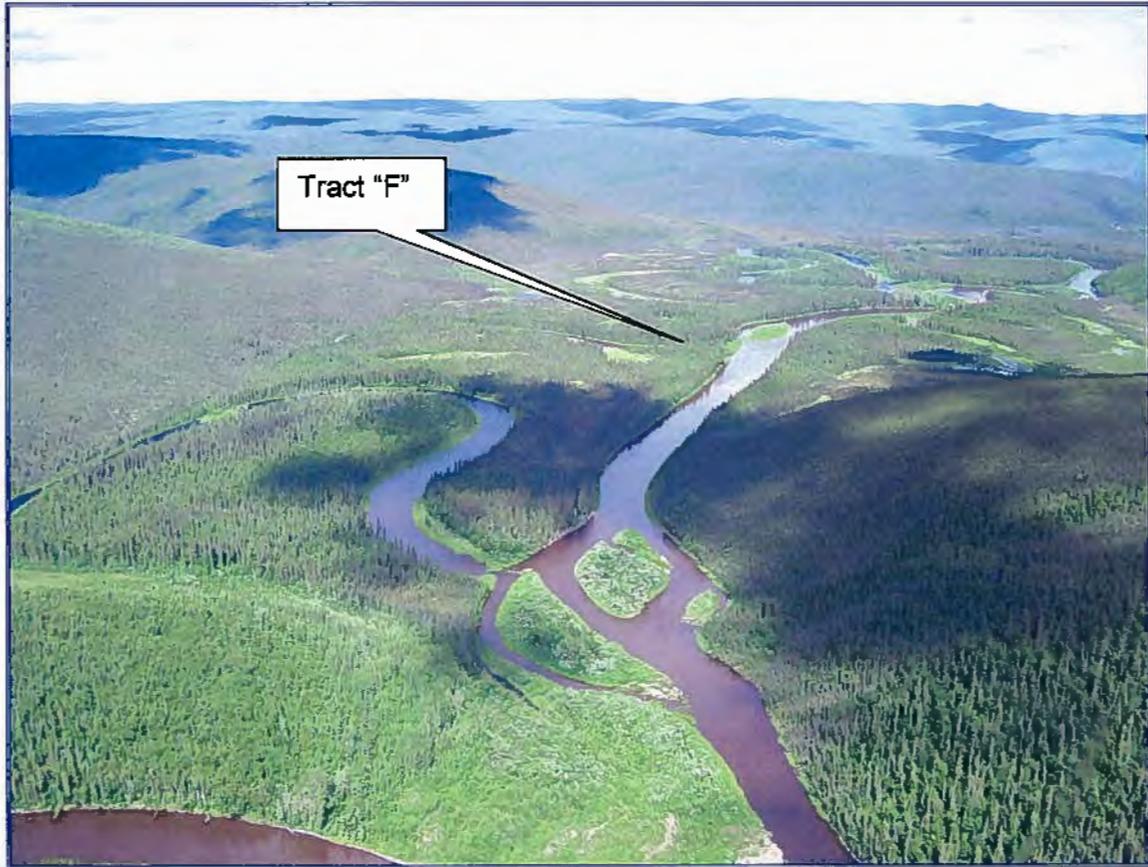
# NOWITNA RIVER



NAD 27: Lat. 63° 51' 55.97" N.  
 Long. 154° 46' 04.77" W.  
 NAD 83: Lat. 63° 51' 53.83" N.  
 Long. 154° 46' 13.32" W.

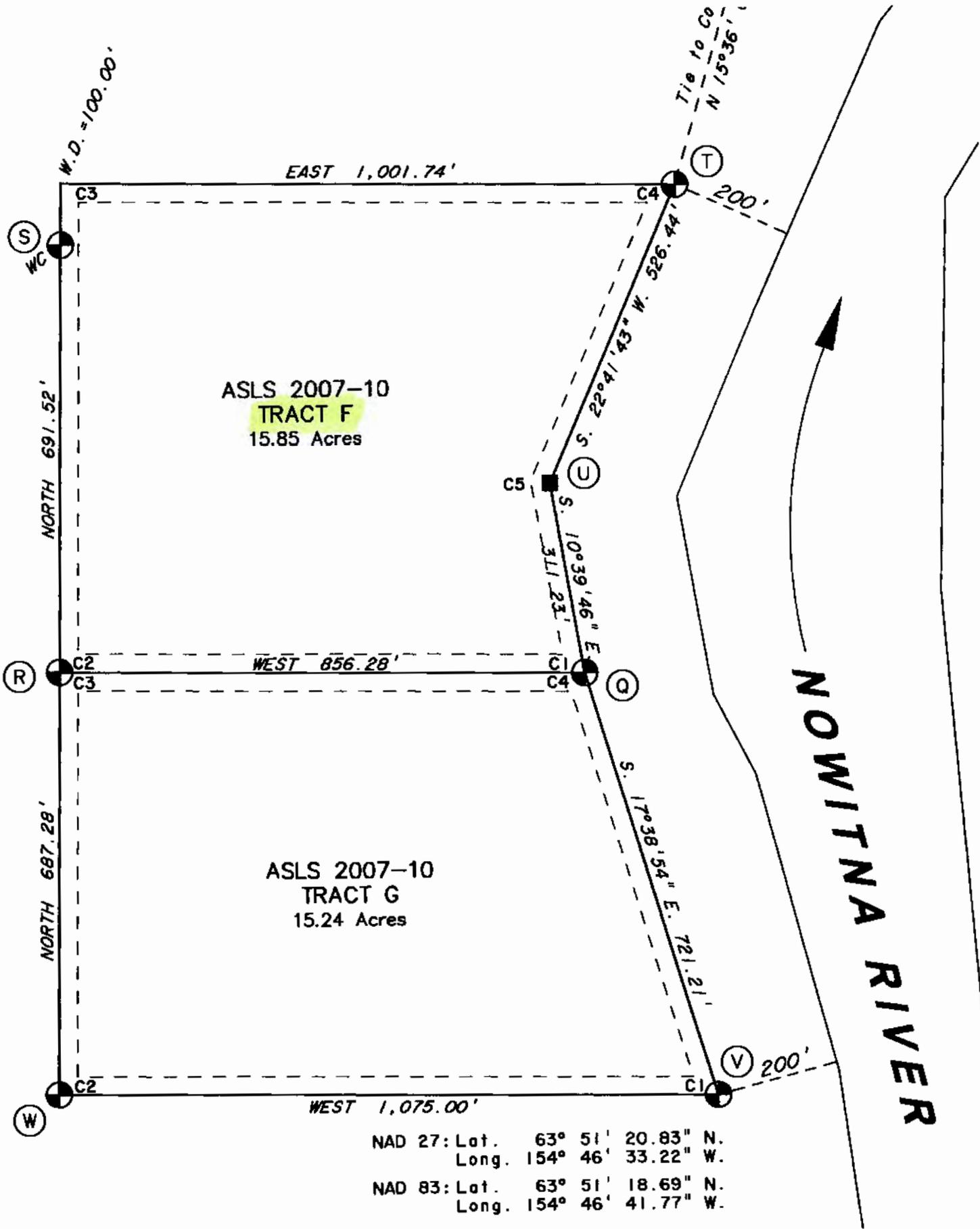
2-4, Tract F

**DESCRIPTION and VALUATION ADL 230452**



Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "F" K019S021E Within Section 9		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230452</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	15.85 ACRES	1.00
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	1 <sup>st</sup> Tier Parcel	1.10
		Total Adjustment	1.10
		Key Parcel Value	<b>\$500/acre</b>
		\$\$/Acre	\$550
		Size - Acres	15.85
		<b>INDICATED VALUE</b>	<b>\$8,700 Rd.</b>

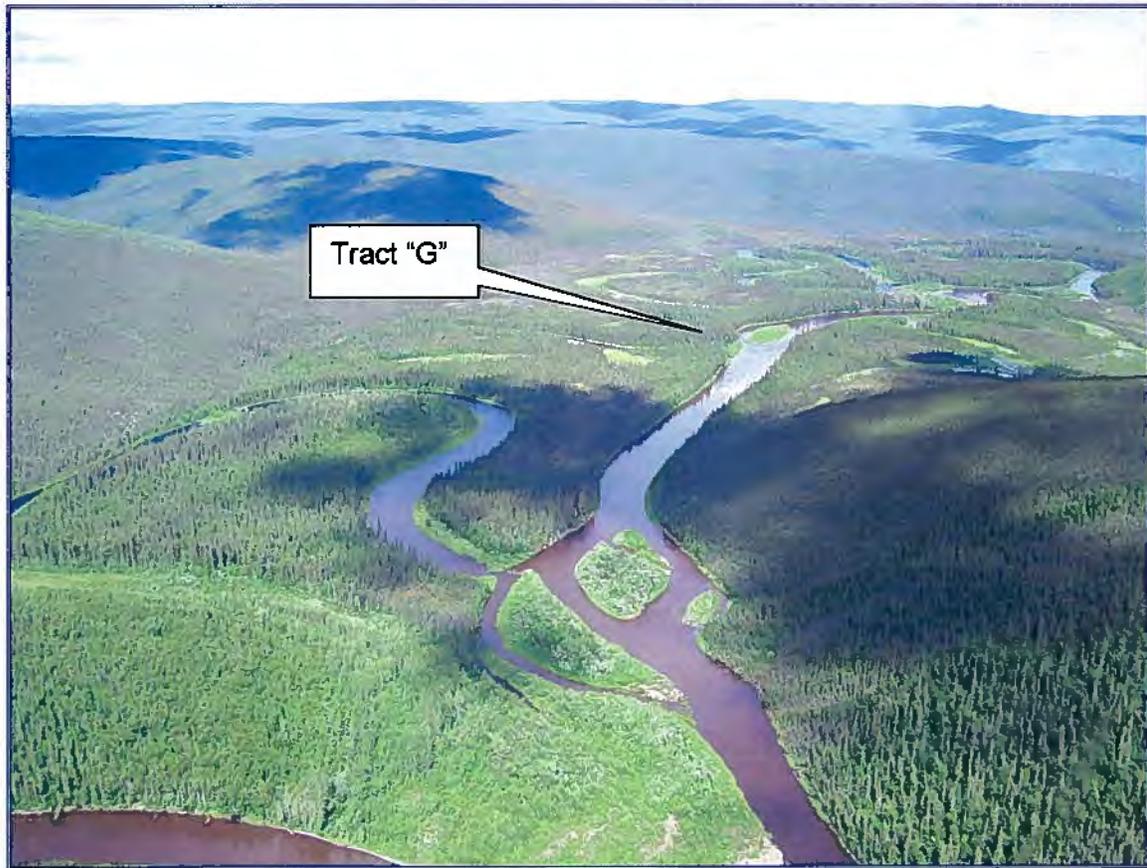
**Remarks:** View looking north.



NAD 27: Lot. 63° 51' 20.83" N.  
 Long. 154° 46' 33.22" W.

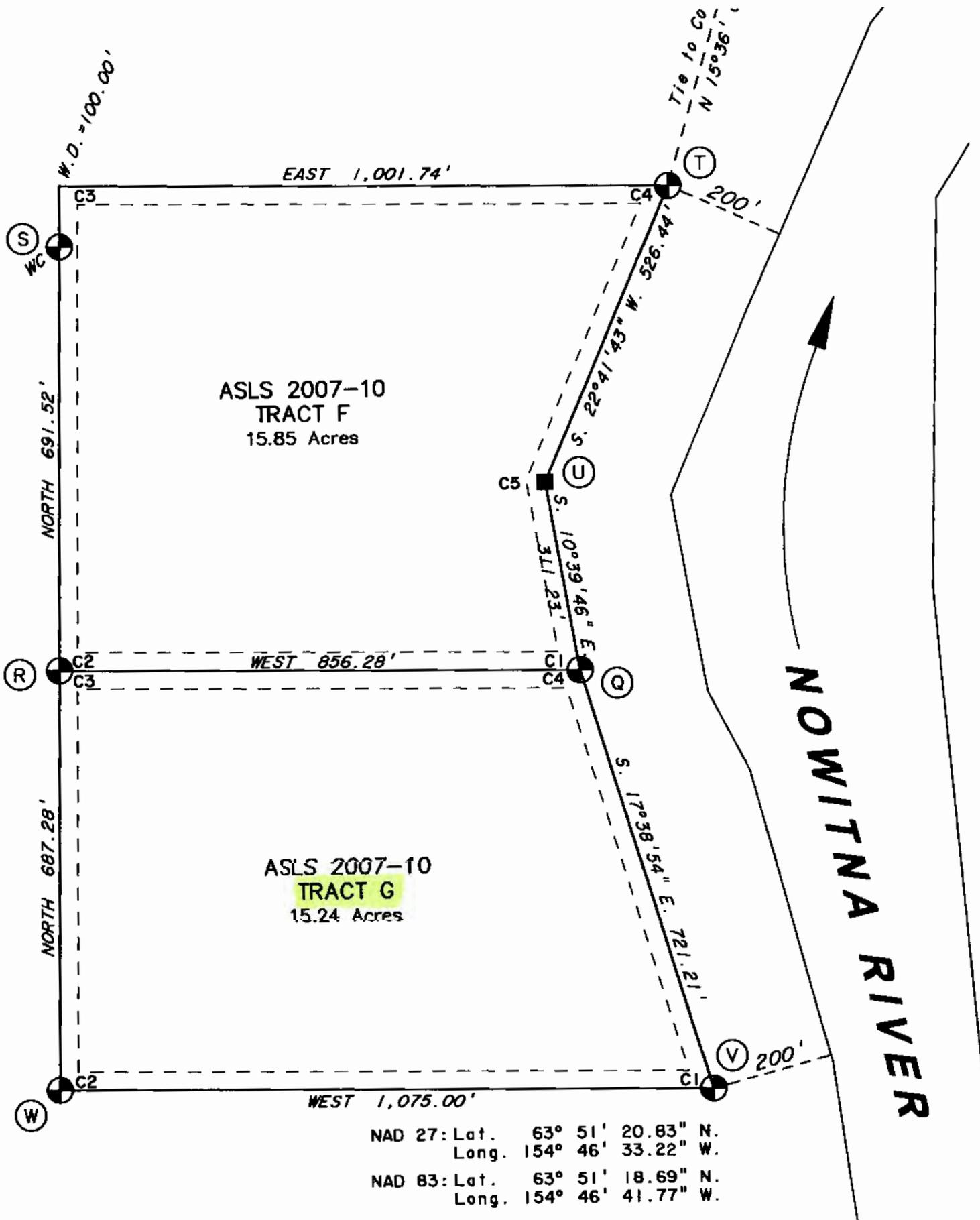
NAD 83: Lot. 63° 51' 18.69" N.  
 Long. 154° 46' 41.77" W.

**DESCRIPTION and VALUATION ADL 230453**



Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "G" K019S021E Within Section 9		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230453</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	15.24 ACRES	1.00
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	1 <sup>st</sup> Tier Parcel	1.10
		Total Adjustment	1.00
		Key Parcel Value	<b>\$500/acre</b>
		\$/Acre	<b>\$550</b>
		Size - Acres	<b>15.24</b>
		<b>INDICATED VALUE</b>	<b>\$8,400 Rd.</b>

Remarks: View looking north.



**DESCRIPTION and VALUATION ADL 230454**



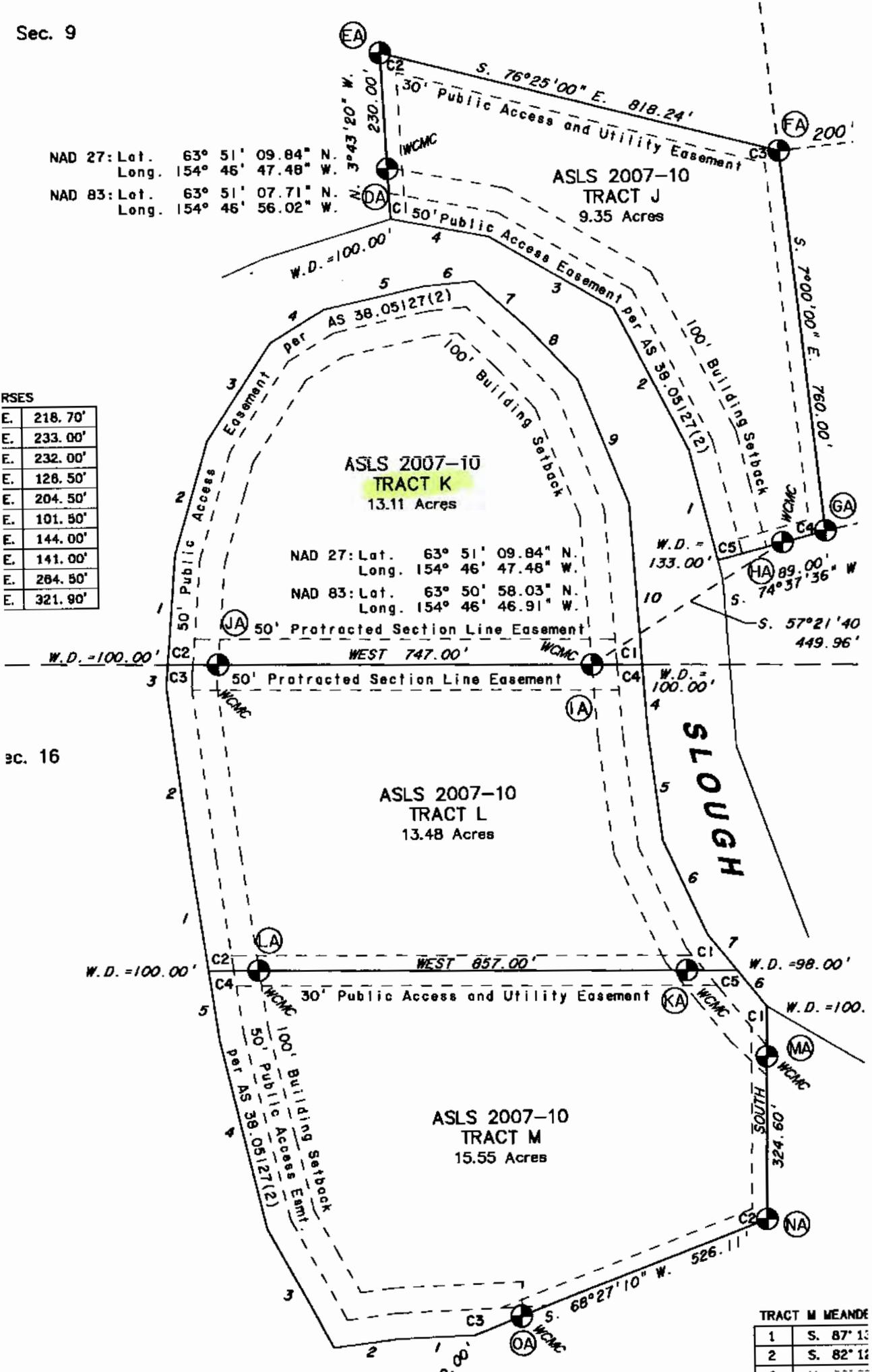
Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "K" K019S021E Within Section 9		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230454</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	13.11 ACRES	1.06
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	Slough/Pond frontage	1.05
		Total Adjustment	1.11
		Key Parcel Value	<b>\$500/acre</b>
		\$\$/Acre	<b>\$555</b>
		Size - Acres	<b>13.11</b>
		<b>INDICATED VALUE</b>	<b>\$7,300 Rd.</b>

Remarks: View looking north.

NAD 27: Lat. 63° 51' 09.84" N.  
 Long. 154° 46' 47.48" W.  
 NAD 83: Lat. 63° 51' 07.71" N.  
 Long. 154° 46' 56.02" W.

RSES

E.	218.70'
E.	233.00'
E.	232.00'
E.	128.50'
E.	204.50'
E.	101.50'
E.	144.00'
E.	141.00'
E.	284.50'
E.	321.90'

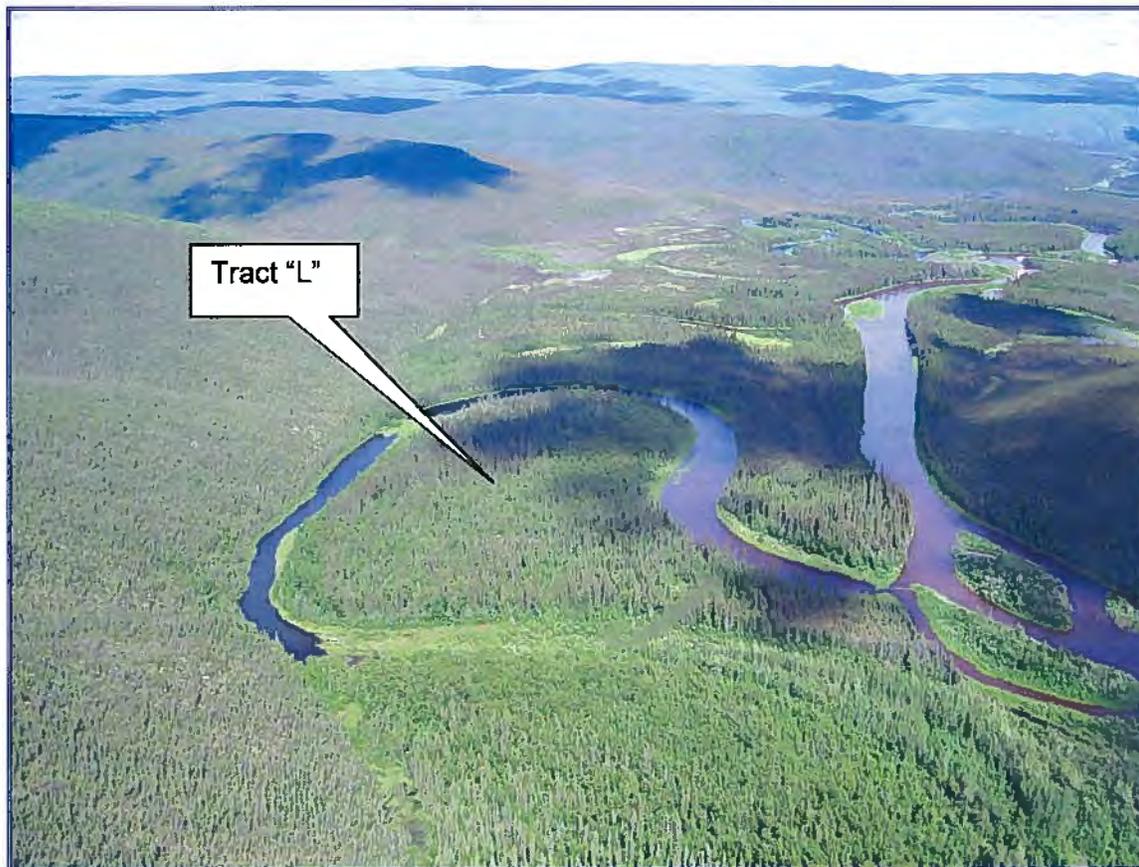


Sec. 16

TRACT M MEANDE

1	S. 87° 13'
2	S. 82° 14'

**DESCRIPTION and VALUATION ADL 230455**



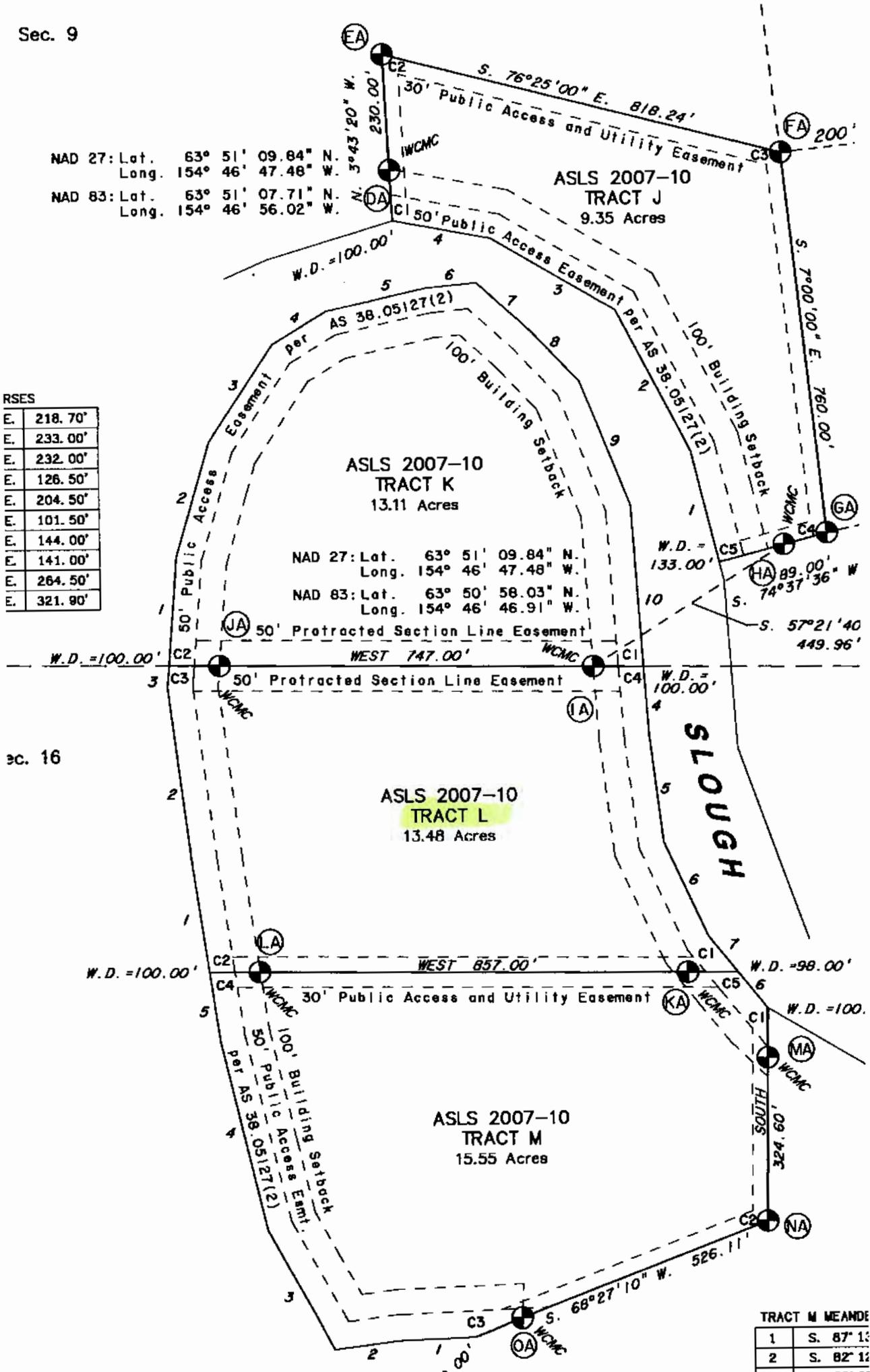
Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "L" K019S021E Within Section 16		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230455</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	13.48 ACRES	1.05
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	Slough/Pond frontage	1.05
		Total Adjustment	1.10
		Key Parcel Value	<b>\$500/acre</b>
		\$/Acre	<b>\$550</b>
		Size - Acres	<b>13.48</b>
		<b>INDICATED VALUE</b>	<b>\$7,400 Rd.</b>

**Remarks:** View looking north.

NAD 27: Lat. 63° 51' 09.84" N.  
 Long. 154° 46' 47.48" W.  
 NAD 83: Lat. 63° 51' 07.71" N.  
 Long. 154° 46' 56.02" W.

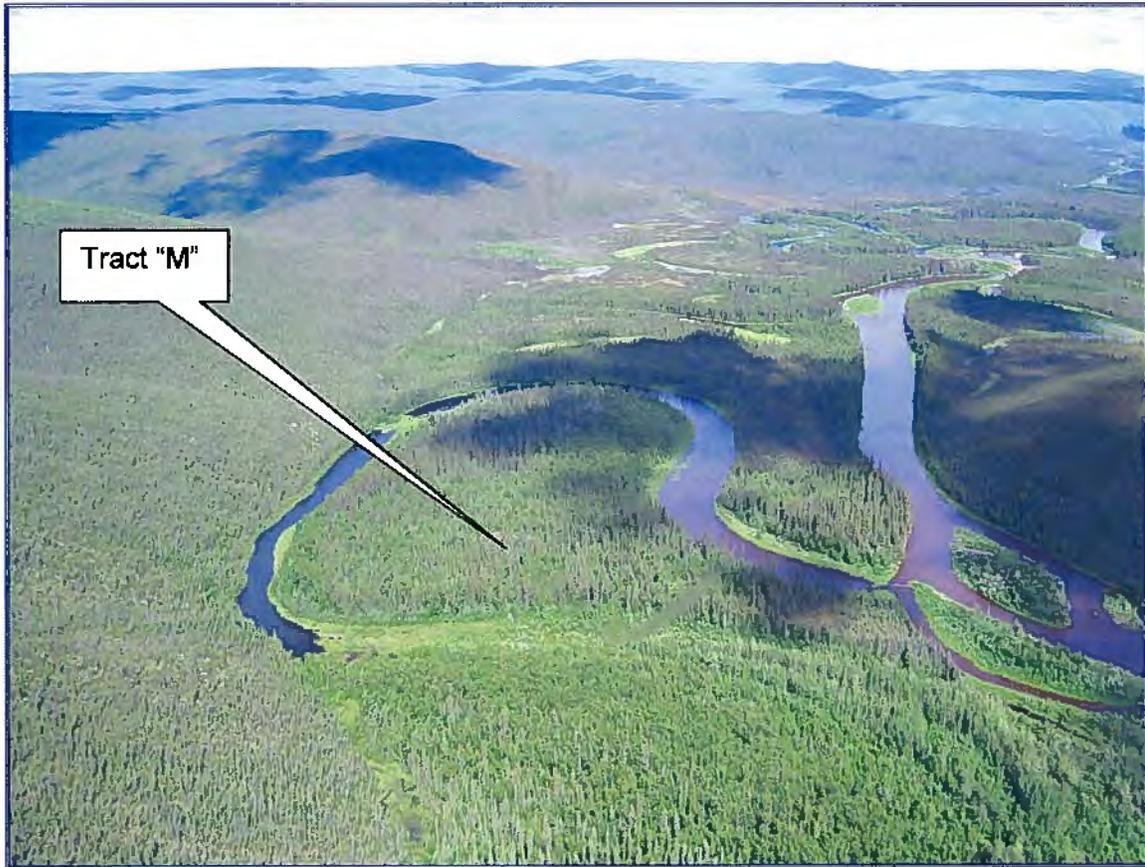
RSES	
E.	218.70'
E.	233.00'
E.	232.00'
E.	126.50'
E.	204.50'
E.	101.50'
E.	144.00'
E.	141.00'
E.	264.50'
E.	321.90'

ec. 16



TRACT M MEANDE	
1	S. 87° 13'
2	S. 82° 12'

**DESCRIPTION and VALUATION ADL 230456**



Applicant	Administrative Parcel		
Inspected	Date 2/01/2009	By MRW	
Legal Description	ASLS 2007-10 Tract "M" K019S021E Within Section 16		
Location	70 miles north of McGrath, Alaska		
<b>Comparisons</b>	<b>KEY PARCEL</b>	<b>ADL 230456</b>	<b>Adjustment</b>
Date of Value	3/23/2006	3/1/2007	
Location	Nowitna River RRCS	Nowitna River frontage	1.00
Size, acres	15 ACRES	15.55 ACRES	1.00
Access	Ski plane, wheeled plane or boat	Ski plane, wheeled plane or boat	1.00
Building site	50% level, wooded, well drained	Average	1.00
Easements	Typical	Average	1.00
Amenities	Typical view of area	Slough/pond frontage	1.05
		Total Adjustment	1.05
		Key Parcel Value	<b>\$500/acre</b>
		\$\$/Acre	<b>\$525</b>
		Size - Acres	<b>15.55</b>
		<b>INDICATED VALUE</b>	<b>\$8,200 Rd.</b>

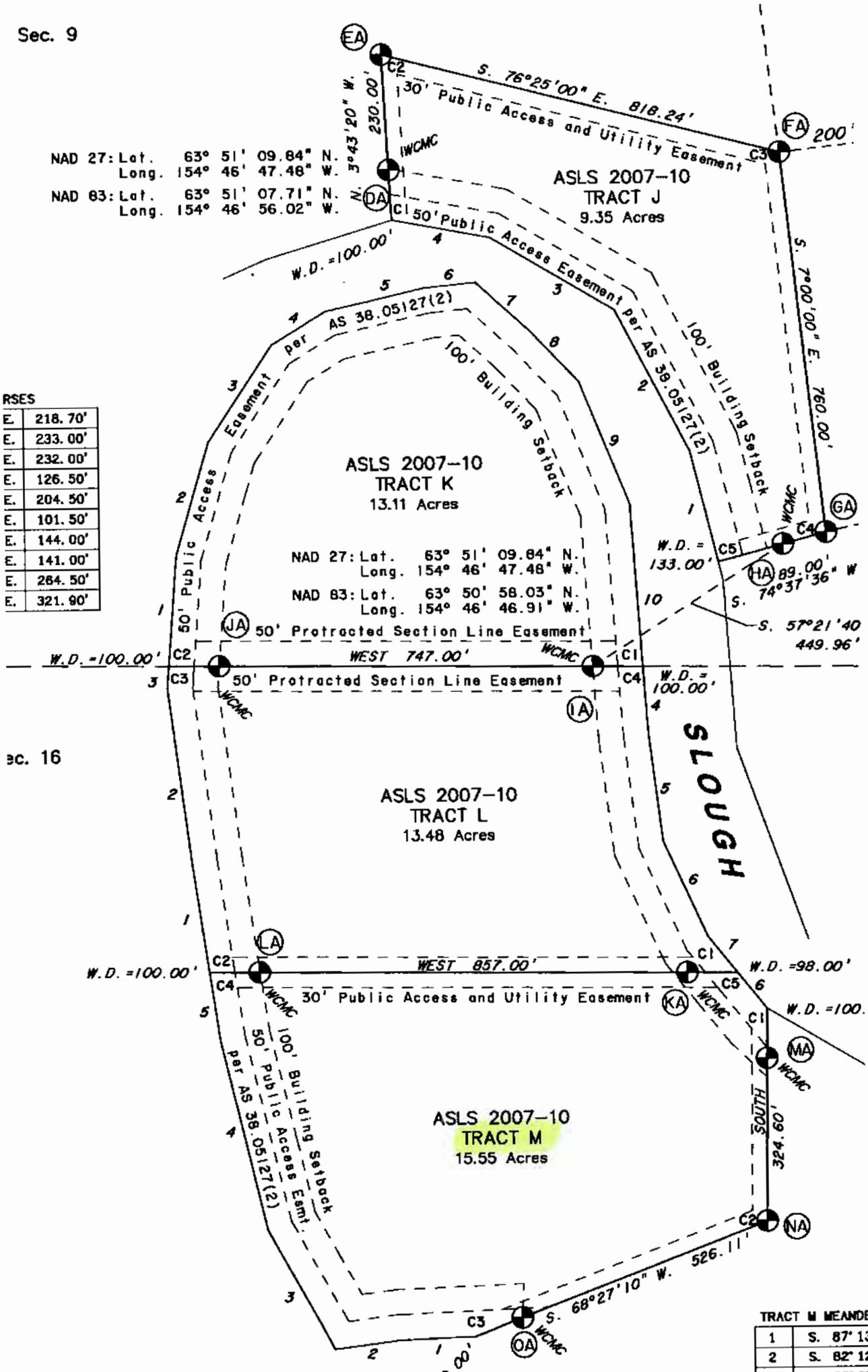
Remarks: View looking north.

NAD 27: Lat. 63° 51' 09.84" N.  
 Long. 154° 46' 47.48" W.  
 NAD 83: Lat. 63° 51' 07.71" N.  
 Long. 154° 46' 56.02" W.

RSES

E.	218.70'
E.	233.00'
E.	232.00'
E.	126.50'
E.	204.50'
E.	101.50'
E.	144.00'
E.	141.00'
E.	284.50'
E.	321.90'

Sec. 16



TRACT M MEANDE

1	S. 87° 13'
2	S. 82° 12'

Due to the confidentiality of sales information in the State of Alaska, the valuation section of the report is unavailable online. The entire report can be reviewed at the DNR Public Information Center:

**In Anchorage**

(in the Atwood Building)  
550 W. 7<sup>th</sup> Ave. Suite 1200, Anchorage AK, 99501  
Phone (907) 269-8400  
Fax (907) 269-8901  
TDD for hearing impaired (907) 269-8411  
e-mail: [dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Fairbanks**

(Corner of University & Airport Way)  
3700 Airport Way, Fairbanks, AK 99709  
Phone (907) 451-2705  
Fax (907) 451-2706  
TDD for hearing impaired (907) 451-2770  
e-mail: [fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Juneau**

(Southeast Div. of Land)  
400 Willoughby Ave., 4<sup>th</sup> Floor, Juneau AK 99801  
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Fax (907) 586-2954  
e-mail: [southeast\\_land@dnr.state.ak.us](mailto:southeast_land@dnr.state.ak.us)  
Business hours 10:00 am to 5:00 pm M-F.