

MARKET VALUE APPRAISAL
of
FORTY EIGHT (48) PARCELS within
THE NORTHERN REGION



Chandalar Lake

YEAR 2006

APPRAISAL REPORT No. 3433

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. 3433**

1. ADL NO(S): See following table
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Various areas within the Northern Region
5. LEGAL DESCRIPTION(S): Various lots within several state land surveys as noted in the table along with specific lot/tract and block
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: December 8, 2006
10. DATE of VALUE(S): June 20, 2006
11. APPRAISED VALUE(S): See B.7

B. SUMMARY OF REVIEW

1. DATE of REVIEW: December 28, 2006
2. REVIEWER'S CLIENT: DNR Other: _____
3. INTENDED USERS of the REVIEW: DNR General Public Other: _____
4. INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
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: See following table

DEPARTMENT OF NATURAL RESOURCES

STATE OF ALASKA



**APPRAISAL REVIEW
STATEMENT**

ADL	SURVEY	SIZE	SUBDIVISION	LOT	BLK	TRACT	LAND	BLDG	VALUE
412915	ASLS 85-224	5.00	CHANDALAR LAKE	6			\$30,000		\$30,000
58257	ASLS 79-84	3.70	CHATANIKA OTE				\$9,300		\$9,300
403739	ASLS 82-5	40.00	CHATANIKA OTE			A	\$34,000		\$34,000
407340	ASLS 81-55	4.902	GESKAKMINA LAKE	1	1		\$7,400		\$7,400
415567	ASLS 81-55	4.99	GESKAKMINA LAKE	2	1		\$7,500		\$7,500
415571	ASLS 81-55	4.97	GESKAKMINA LAKE	6	1		\$7,500		\$7,500
415573	ASLS 81-55	4.95	GESKAKMINA LAKE	8	1		\$7,400		\$7,400
407342	ASLS 81-55	4.98	GESKAKMINA LAKE	3	1		\$7,500		\$7,500
415569	ASLS 81-55	5.00	GESKAKMINA LAKE	4	1		\$7,500		\$7,500
407386	ASLS 81-55	4.81	GESKAKMINA LAKE	3	2		\$7,200		\$7,200
407348	ASLS 81-55	4.81	GESKAKMINA LAKE	4	2		\$7,200		\$7,200
407349	ASLS 81-55	4.88	GESKAKMINA LAKE	5	2		\$7,300		\$7,300
407350	ASLS 81-55	4.88	GESKAKMINA LAKE	6	2		\$7,300		\$7,300
407351	ASLS 81-55	4.88	GESKAKMINA LAKE	7	2		\$8,100		\$7,300
407352	ASLS 81-55	4.90	GESKAKMINA LAKE	8	2		\$7,400		\$7,400
407353	ASLS 81-55	4.85	GESKAKMINA LAKE	9	2		\$3,600		\$3,600
407354	ASLS 81-55	4.90	GESKAKMINA LAKE	10	2		\$3,700		\$3,700
407356	ASLS 81-55	4.77	GESKAKMINA LAKE	1	3		\$3,600		\$3,600
407357	ASLS 81-55	4.72	GESKAKMINA LAKE	2	3		\$3,500		\$3,500
407358	ASLS 81-55	4.75	GESKAKMINA LAKE	3	3		\$3,600		\$3,600
407359	ASLS 81-55	4.76	GESKAKMINA LAKE	4	3		\$3,600		\$3,600
407360	ASLS 81-55	4.82	GESKAKMINA LAKE	5	3		\$3,600		\$3,600
407361	ASLS 81-55	4.79	GESKAKMINA LAKE	6	3		\$3,600		\$3,600
407362	ASLS 81-55	4.77	GESKAKMINA LAKE	7	3		\$3,600		\$3,600
407363	ASLS 81-55	4.98	GESKAKMINA LAKE	8	3		\$3,700		\$3,700
407364	ASLS 81-55	4.74	GESKAKMINA LAKE	1	4		\$7,100		\$7,100
407387	ASLS 81-55	4.99	GESKAKMINA LAKE	2	4		\$7,500		\$7,500
407367	ASLS 81-55	4.99	GESKAKMINA LAKE	6	4		\$3,700		\$3,700
407368	ASLS 81-55	4.99	GESKAKMINA LAKE	7	4		\$3,700		\$3,700
407390	ASLS 81-55	4.96	GESKAKMINA LAKE	2	5		\$7,400		\$7,400
407391	ASLS 81-55	4.96	GESKAKMINA LAKE	3	5		\$7,400		\$7,400
407392	ASLS 81-55	4.96	GESKAKMINA LAKE	4	5		\$7,400		\$7,400
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407370	ASLS 81-55	5.00	GESKAKMINA LAKE	7	5		\$7,500		\$7,500
407371	ASLS 81-55	4.99	GESKAKMINA LAKE	1	6		\$3,700		\$3,700
407372	ASLS 81-55	4.99	GESKAKMINA LAKE	2	6		\$3,700		\$3,700
407373	ASLS 81-55	4.99	GESKAKMINA LAKE	3	6		\$3,700		\$3,700
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407377	ASLS 81-55	4.82	GESKAKMINA LAKE	7	6		\$3,600		\$3,600
407378	ASLS 81-55	4.92	GESKAKMINA LAKE	8	6		\$3,700		\$3,700
407379	ASLS 81-55	4.90	GESKAKMINA LAKE	9	6		\$3,700		\$3,700
407380	ASLS 81-55	4.83	GESKAKMINA LAKE	10	6		\$3,600		\$3,600
407381	ASLS 81-55	4.99	GESKAKMINA LAKE	11	6		\$3,700		\$3,700
407382	ASLS 81-55	4.96	GESKAKMINA LAKE	1	7		\$3,700		\$3,700
407383	ASLS 81-55	4.95	GESKAKMINA LAKE	2	7		\$3,700		\$3,700
407108	EPF 39-4	0.30	TANANA HEIGHTS AK S/D	3A			\$17,500	\$38,500	\$56,000



- 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:** Appropriate
- 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. 3433

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 12/28/2006

cc: Holly Hill
Dorothy Melambianakis
A.J. Wait

MEMORANDUM

State of Alaska

Department of Natural Resources
Tel (907) 269-8514
Fax (907) 269-8914
Michael Ward@dnr.state.ak.us

Division of Mining, Land and Water
550 West 7th Avenue, Suite 650
Anchorage AK 99501-3576

DATE: December 8, 2006

TO: Kevin Hindmarch
Review Appraiser

FROM: Michael R. Ward, Appraiser

SUBJECT: Appraisal of Forty Eight (48) parcels located in and around the Fairbanks-Northstar Borough, Fairbanks, Alaska.

As requested, I have completed an appraisal of the above referenced real estate. I understand that these appraisals will be used to estimate the market value to establish a purchase price for a sealed bid auction. I am submitting this report for your review and approval.

The appraisal was completed in accordance with the "Uniform Standards of Professional Appraisal Practice" of the Appraisal Foundation and in accordance with the General Appraisal Instructions, DNR. This is a complete, summary report based on the General Assumptions and Limiting Conditions stated in the report, as well as the facts, analyses and reasoning leading to the opinions of value.

I have inspected the subject areas and the comparable sales used in this report. Physical descriptions of the subject areas are based on physical inspections, soil maps, aerial photography and topographic maps. 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.

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ADDENDA

Comparable Sale Forms	
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CERTIFICATION OF VALUE

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

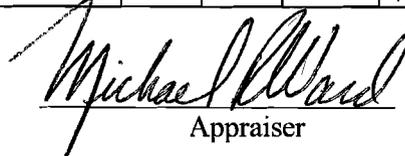
- the statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest 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 of a predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this report.
- I have the knowledge and experience to competently complete this assignment.
- my opinion of the market value of the fee simple title less mineral rights for the land only developed to its highest potential, described in the subsequent report is :

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407108	EPF 39-4	0.30	TANANA HEIGHTS AK S/D	3A			\$17,500	\$38,500	\$56,000

6-20-2006

Date



Appraiser

APPRAISAL SUMMARY

Property Type Forty Eight (48) parcels from 0.30 to 40.00 acres in size

Location Fairbanks Northstar Borough & Northern Region

Interest Appraised Unencumbered Fee Simple Estate less mineral rights

Legal Description All legal descriptions shown below:

ADL	SURVEY	SIZE	SUBDIVISION	LOT	BLOCK	TRACT	TYPE
412915	ASLS 85-224	5.00	CHANDALAR LAKE	6			potreoff
58257	ASLS 79-84	3.70	CHATANIKA OTE				potreoff
403739	ASLS 82-5	40.00	CHATANIKA OTE			A	potreoff
407340	ASLS 81-55	4.902	GESKAKMINA LAKE	1	1		potreoff
415567	ASLS 81-55	4.99	GESKAKMINA LAKE	2	1		otc
415571	ASLS 81-55	4.97	GESKAKMINA LAKE	6	1		otc
415573	ASLS 81-55	4.95	GESKAKMINA LAKE	8	1		otc
407342	ASLS 81-55	4.98	GESKAKMINA LAKE	3	1		otc
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407357	ASLS 81-55	4.72	GESKAKMINA LAKE	2	3		otc
407358	ASLS 81-55	4.75	GESKAKMINA LAKE	3	3		otc
407359	ASLS 81-55	4.76	GESKAKMINA LAKE	4	3		otc
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407390	ASLS 81-55	4.96	GESKAKMINA LAKE	2	5		otc
407391	ASLS 81-55	4.96	GESKAKMINA LAKE	3	5		otc
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Owner of Record State of Alaska

Zoning None

Effective Date of Appraisal June 20, 2006

Date of Report December 8, 2006

Exposure & Marketing Time 1-2 years

Estimated Market Value See individual parcel analyses

PREMISES OF THE APPRAISAL

TYPE OF APPRAISAL AND REPORT

This is a summary appraisal prepared in accordance with Standard Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, and in accordance with General Appraisal Instructions - DNR, a copy of which is included in the Addenda.

PURPOSE OF THE APPRAISAL

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

INTENDED USE OF THE APPRAISAL

This appraisal will be used to determine the minimum purchase price for the parcels to be made available in a sealed bid auction.

CLIENT AND USER IDENTITY

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

PROPERTY RIGHTS APPRAISED

The rights appraised are the fee simple estate less the mineral rights reserved to the State of Alaska under AS 38.05.125(a). Fee simple estate is defined¹ as:

"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) states²:

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 which 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 VALUE³

The most probable price, as of a specified date, in cash, or in 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.

In accordance with instructions from the State of Alaska, market value for the appraised property is estimated in terms of seller financing typical for the property type as of the date of appraisal.

EFFECTIVE DATE OF VALUE ESTIMATE

The subject parcels and comparables were inspected on June 19-21, 2006. The effective date of the value estimate is June 20, 2006.

¹ The Appraisal of Real Estate, 12th Edition, Appraisal Institute, 2001, p.69

² Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2002, pp. 590-591

³ The Appraisal of Real Estate, 12th Edition, Appraisal Institute, 2001, p.22

APPROACHES TO VALUE

The Income, Cost and Sales Comparison Approaches to value were all considered. The Sales Comparison Approach was the only approach used. The other two approaches were deemed inappropriate for vacant land valuations.

PROPERTY HISTORY

The properties are owned by the State of Alaska DNR. Individual property history will be discussed in the individual parcel valuation sections.

EXPOSURE TIME

Exposure time is "...the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal..."⁴

Exposure time varies with the type of property and changes with market conditions. The market for recreational properties in the Fairbanks Northstar Borough has been moderate for the last ten years. The market has been driven by a population that has increased approximately 0.85% per year over the last 15 years⁵. Primary sellers are private developers, the Fairbanks Northstar Borough, the Mental Health Lands Trust, Native allottees, and the State of Alaska. Remote, non-road accessible parcels typically require 24 - 48 months of marketing time.

Compared with competing parcels in the overall market, the market appeal for the subject parcels is average. Those parcels fronting on water bodies generally sell in a shorter marketing period. Second, third or fourth tier parcels with no water frontage typically have longer marketing periods, if they sell at all. Considering exposure times for similar properties, appraised values for the subject parcels (Waterfront) are based on an exposure time of one to two years. Considering exposure times for similar properties, appraised values for non-waterfront parcels are based on an exposure time of three years plus.

MARKETING TIME

"Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal."⁶

Considering current market conditions and foreseeable supply and demand as of the date of appraisal, appraised values for the subject parcels are based on an estimated marketing time of one to two years.

SCOPE OF APPRAISAL

The subject lots were inspected on June 19-21, 2006. Physical features, access and utilities were identified by the use of physical inspections, topographic maps, status plats, aerial photographs, DNR appraisal records and interviews with people who are familiar with the area.

Interviews were conducted with real estate agents, appraisers, and other individuals who provided data about trends in values, supply and demand. Sellers and buyers were contacted to verify sale prices and other transaction details. Also, DNR appraisal records were searched for recent sales of similar parcels.

After analysis of all available data, appropriate sales were selected for comparison with a key parcel of the subject properties being appraised. The market value estimate is based on the following assumptions and conditions.

⁴ op. cit. p. 83.

⁵ SOA Dept. Labor & Workforce Development, *Research & Analysis*

⁶ *Uniform Standards of Professional Appraisal Practice 2004*, Appraisal Foundation, p. 141.

ASSUMPTIONS AND LIMITING CONDITIONS

1. The property is appraised as vacant land without structural or site improvements.
2. The appraiser assumes no responsibility for legal matters. The subject lots are assumed to be free and clear of encumbrances, except as otherwise noted, and title is assumed to be marketable.
3. Some parcels may contain saw timber but not necessarily in commercial quantities. The estimated market value does not include the value of commercial timber, if any.
4. The data and conclusions embodied in this report are a part of the whole valuation. Each part of this appraisal is only part of the evidence upon which final judgement is based. Therefore, no part should be used out of context and by itself alone.
5. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless prior arrangement has been made and adequate time is provided to review the appraisal.
6. The estimate of value in this report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
7. In this valuation various mathematical calculations were used to formulate the opinion of value. These calculations are only aids for the formulation of the opinion of value by the appraiser. Therefore, in the application of these calculations, certain arithmetical figures are rounded to the nearest significant amount.
8. The information furnished by others is believed to be reliable but it is not warranted for its accuracy. Plats of lease areas in this report are included for illustration only and may not be to scale.
9. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions, or for arranging engineering studies to discover them.
10. Unless otherwise stated in this report, the appraiser does not know about the existence of hazardous materials or toxic substances, which may or may not be present on the property. The appraiser is not qualified to detect such substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.

PRESENTATION OF DATA

Fairbanks Northstar Borough Overview

Current Population:	87,650 (DCCED 2005 Cert. Pop.)
Pronunciation/Other Names:	(FAIR-banks)
Incorporation Type:	2nd Class Borough
Borough Located In:	Fairbanks North Star Borough
School District:	Fairbanks North Star Schools
Regional Native Corporation:	Not Applicable

Location

The Fairbanks North Star Borough is located in the heart of Interior Alaska, and is the second-largest population center in the state. It is based in Fairbanks, which lies 45 minutes by air from Anchorage and 3 hours from Seattle. It lies at approximately 64.833330° North Latitude and -147.71667° West Longitude. Fairbanks North Star Borough is located in the Fairbanks Recording District. The area encompasses 7,366.2 sq. miles of land and 77.8 sq. miles of water. Interior Alaska experiences seasonal temperature extremes. Average January temperatures range from -22 to -2; July temperatures range from 50 to 72. Temperatures have been recorded as low as -78 in mid-winter, and as high as 93 in summer. Average annual precipitation is 11.3 inches. Ice fog is common during the winter.

History

Koyukon Athabascans have lived in this area for thousands of years. Fairbanks developed when the Chena steamboat landing brought many non-Natives to Fairbanks during the Pedro Dome gold rush. The population of the area continued to increase after construction of the Alcan Highway and the Trans-Alaska oil pipeline.

Culture

The Fairbanks area is the second largest population settlement in Alaska.

Economy

City, Borough, State and federal government agencies, including the military, provide nearly half of the employment in the Borough. The Borough School District and the University of Alaska Fairbanks are the primary public employers. Approximately 6,000 residents are military. Retail services, gold mining, tourism, transportation, medical, and other services are the primary private sector activities. The Fort Knox hardrock gold mine produces 1,200 ounces daily with 360 permanent year-round employees. 142 borough residents hold commercial fishing permits.

Facilities

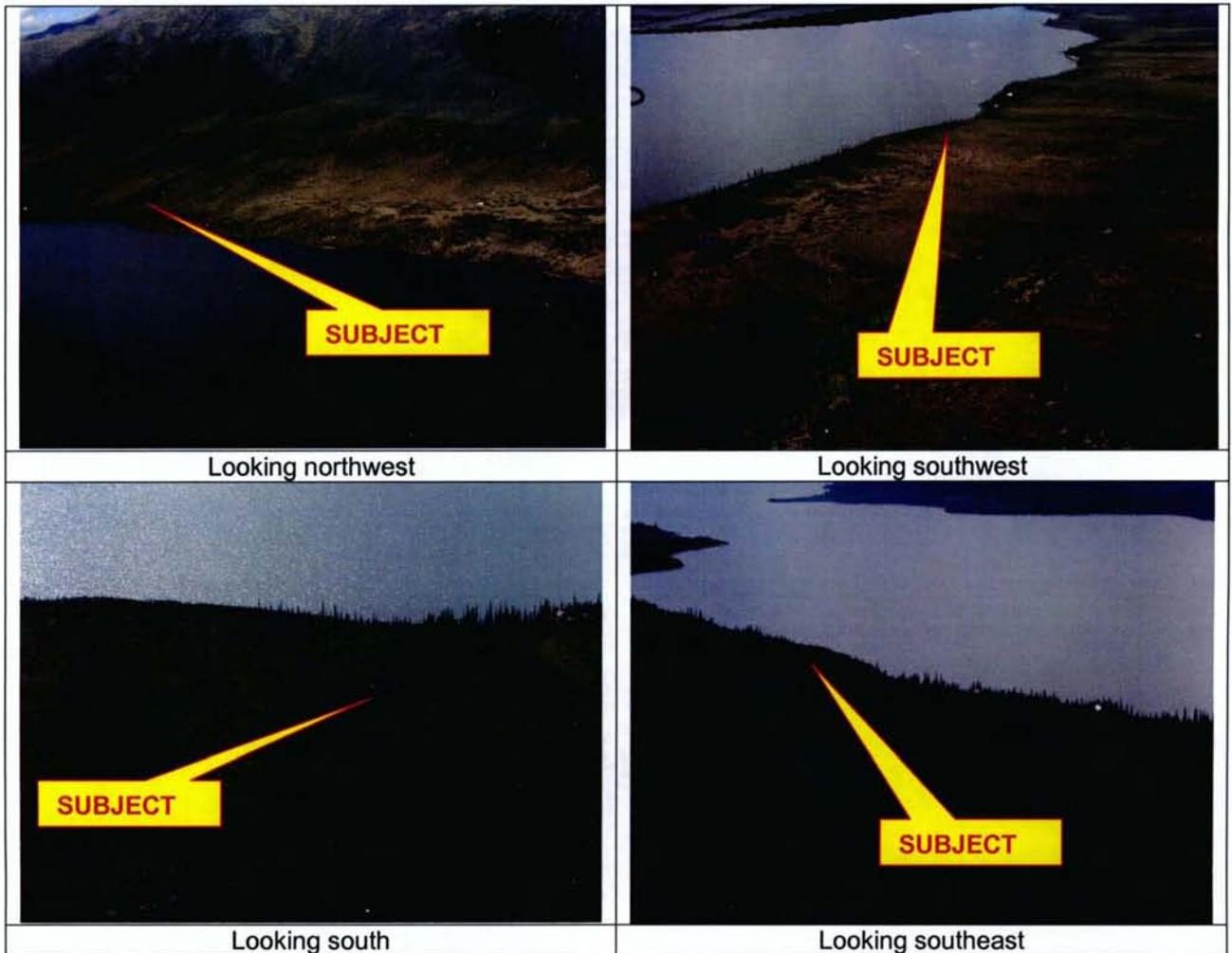
This information is available on a community basis. Communities located within the Borough include: College, Eielson Air Force Base, Ester, Fairbanks, Fox, Harding Lake, Moose Creek, North Pole, Pleasant Valley, Salcha, and Two Rivers.

Transportation

The Richardson Highway, the Parks Highway, the Steese Highway and the Elliott Highway connect the Interior to Anchorage, Canada and the lower 48. Truck, rail and air services provide transportation of cargo. Scheduled jet services are available at Fairbanks International airport. An 11,800' asphalt runway, heliport and seaplane landing strip are available. A public seaplane base is located on the Chena River. Eielson Air Force Base and Fort Wainwright also conduct flight operations in the area.

Climate

Interior Alaska experiences seasonal temperature extremes. Average January temperatures range from -22 to -2; July temperatures range from 50 to 72. Temperatures have been recorded as low as -78 in mid-winter, and as high as 93 in summer. Average annual precipitation is 11.3 inches. Ice fog is common during the winter.

GENERAL SITE DESCRIPTION ADL 412915 F031N005W22 Chandalar Lake S/D L6**Location**

The subject is located on the north shore of Chandalar Lake, approximately 185 miles north of Fairbanks and approximately 45 miles northeast of Coldfoot, Alaska.

Access

The site is accessible by float/ski plane or along the 45 mile winter trail from Coldfoot.

Size and Shape

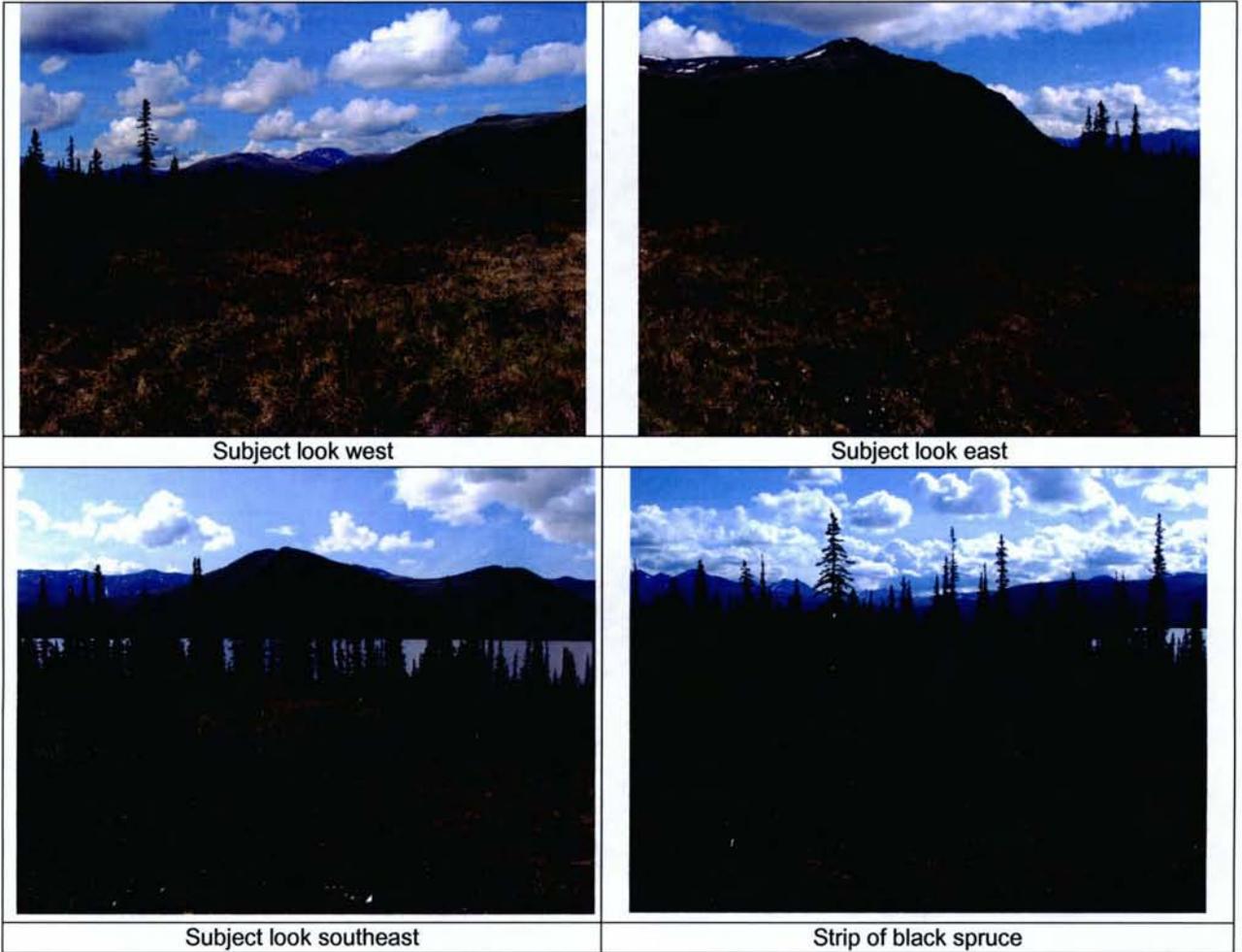
The subject lot is regular in shape and contains 5.00 acres.

Topography/Soils

The site is level with a slight upward slope away from the lake. Soils in the area are fair. Numerous building sites were noted during inspection along the small bench up from the lakefront that is vegetated with black spruce. Vegetation consists of tundra and muskeg, with scattered black spruce trees.

Utilities

No utilities are available in the area.



Easements

A title report was available to the appraiser that indicates the parcel is not encumbered by any easements.

Environmental Hazards

None were observed.

Hazardous Waste and Toxic Materials

None were observed.

Zoning Regulations

The subject is located outside of any organized borough. The State of Alaska is the platting authority. There are no zoning restrictions which would prevent development of the site to its highest and best use.

Tax Assessments

The property is not subject to any taxing authority

Ownership History

The property is owned by the State of Alaska DNR. There have been no sales, listings or leases of the subject in the last three years. The property was sold in a sealed bid auction in 1995 for \$30,099, with a minimum bid of \$22,000. The successful bidder eventually relinquished the parcel back to the State of Alaska in 2001.

ALASKA STATE LAND SURVEY 79-84 83-38
Pcn. Sec. 4 Tr. A T2N R4W P.M. 3/8/83

NOTES

- ALL PARCELS ON LANDS OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR DIRECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A 50 FOOT EASEMENT, EACH 3/4 OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S.I.R.10.010.
- MONUMENTED CORNERS OF ASLS 78-221 AND ASLS 78-74 WERE RECOVERED AND USED TO CONTROL THE LOCATION OF TRACT BOUNDARIES.
- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH OTE-SI 79-48, AND A.S.38.05.077.
- THE TRACTS ARE SUBJECT TO A 10 FOOT PEDESTRIAN EASEMENT ALONG THE ORDINARY HIGH WATER LINE OF THE CHATANIKA RIVER.
- THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE BOUNDS OF THE TRACTS. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AS SHOWN IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE TRACT CORNERS BEING ON THE EXTENSION OF THE TRACT SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING, AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL DISTANCES.
- THE MINIMUM BEARING AND DISTANCE LINEAR CLOSURE OF THE EXTERIOR BOUNDARY OF EACH SITE IS WITHIN THE ACCURACY OF ONE PART IN FIVE THOUSAND AS FIELD MONUMENTED.
- EACH SITE IS ORIENTATED TO THE RECTANGULAR SURVEY NET WITHIN A MINIMUM ACCURACY OF ONE PART IN TWO THOUSAND.

MEANDERS

LINE	BEARING	DISTANCE
1	N 78°00'00"W	500.00
2	N 85°48'01"W	213.87
3	N 81°00'42"W	86.10
4	S 84°00'02"W	100.00
5	S 73°58'50"W	150.00
6	S 83°00'00"W	125.00
7	S 45°00'00"W	150.00
8	S 27°00'02"W	100.00
9	S 24°58'00"W	100.00
10	S 44°00'00"W	50.00
11	S 20°00'00"W	200.00

BASIS OF BEARING

BASIS OF COORDINATES
NAD 83
GEOID DATUM
LAT. 65°01'48.157"
LONG. 148°21'54.818"

According to that Power of Attorney recorded in Fairbanks Recording District on 23rd day of February 1983 in Book 233 Page 0282.

BEARING TREE DATA

- | MONC 1 (MONC 1, TR. A, ASLS 78-221) |
|-------------------------------------|
| 1. (18°) SPRUCE (N47°16'E) (11.8') |
| 2. (18°) SPRUCE (S15°23'E) (8.8') |
| 3. (17°) SPRUCE (N08°41'N) (12.8') |
- | CDR. 2 (CDR. 4, TR. A, ASLS 78-221) |
|-------------------------------------|
| 1. (11°) SPRUCE (N45°07'W) (30.3') |
| 2. (17°) SPRUCE (S27°36'E) (7.5') |
| 3. (9°) SPRUCE (N42°52'N) (31.4') |
- | CDR. 3 (CDR. 2, TR. B, ASLS 78-74) |
|------------------------------------|
| 1. (12°) SPRUCE (N09°11'E) (20.4') |
| 2. (14°) SPRUCE (S21°15'N) (14.8') |
| 3. (13°) SPRUCE (N05°50'N) (18.4') |
- | MONC 4 (MONC 1, TR. B, ASLS 78-74) |
|------------------------------------|
| 1. (12°) SPRUCE (N06°08'E) (30.8') |
| 2. (12°) SPRUCE (S38°18'E) (18.8') |
| 3. (13°) SPRUCE (N54°06'N) (26.0') |

SELECTION INFORMATION

General Selection 432
Tentative Approval dated 9-13-83

LEGEND

- ⊕ APPROVED MONUMENT RECOVERED
- MONUMENT OF RECORD, NOT RECOVERED
- UNSURVEYED
- SURVEYED
- (C) = COMPUTED
- (REC) = RECORD

TYPICAL PRIMARY MONUMENT MARKING

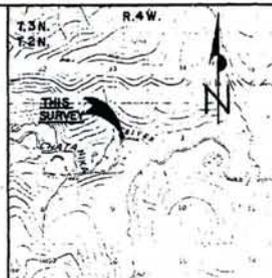


TYPICAL BEARING TREE TAG
8" x 8"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 3/8/83 REGISTRATION NO. 32025
Tom Rowland
REGISTERED LAND SURVEYOR



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Technical Services and that the State of Alaska is the owner of ASLS 79-84 as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

DATE 3-3-83 James P. Anderson
DIRECTOR

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME THIS 3rd DAY OF March 1983, FOR James P. Anderson
NOTARY FOR ALASKA James P. Anderson
MY COMMISSION EXPIRES 12-10-84

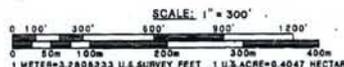


LESSEE CERTIFICATE

I, the undersigned, hereby certify that I am the lessee as shown hereon. I hereby approve this survey and plat.
ADL No. 58257 James P. Anderson 2-23-83
DATE PETER M. LINDREN
By James P. Anderson Notary in fact

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 23rd day of February, 1983
FOR James P. Anderson
James P. Anderson
NOTARY FOR
MY COMMISSION EXPIRES: 2/1/84



DATE OF SURVEY 4-1-82 NAME OF SURVEYOR Tom Rowland-Nease Design Assoc.
Beginning 4-1-82 Ending 8-1-82
1026 Aurora Drive
Fairbanks, Alaska 99701

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 79-84
Within:
Unsurveyed Section 4, Tract A,
T.2N, R.4W, P.M., Alaska

DRAWN BY: SMC APPROVAL RECOMMENDED 3/2/83
DATE: 7-27-83 FILE NO. 79-84
SCALE: 1"=300' CHECKED: MP