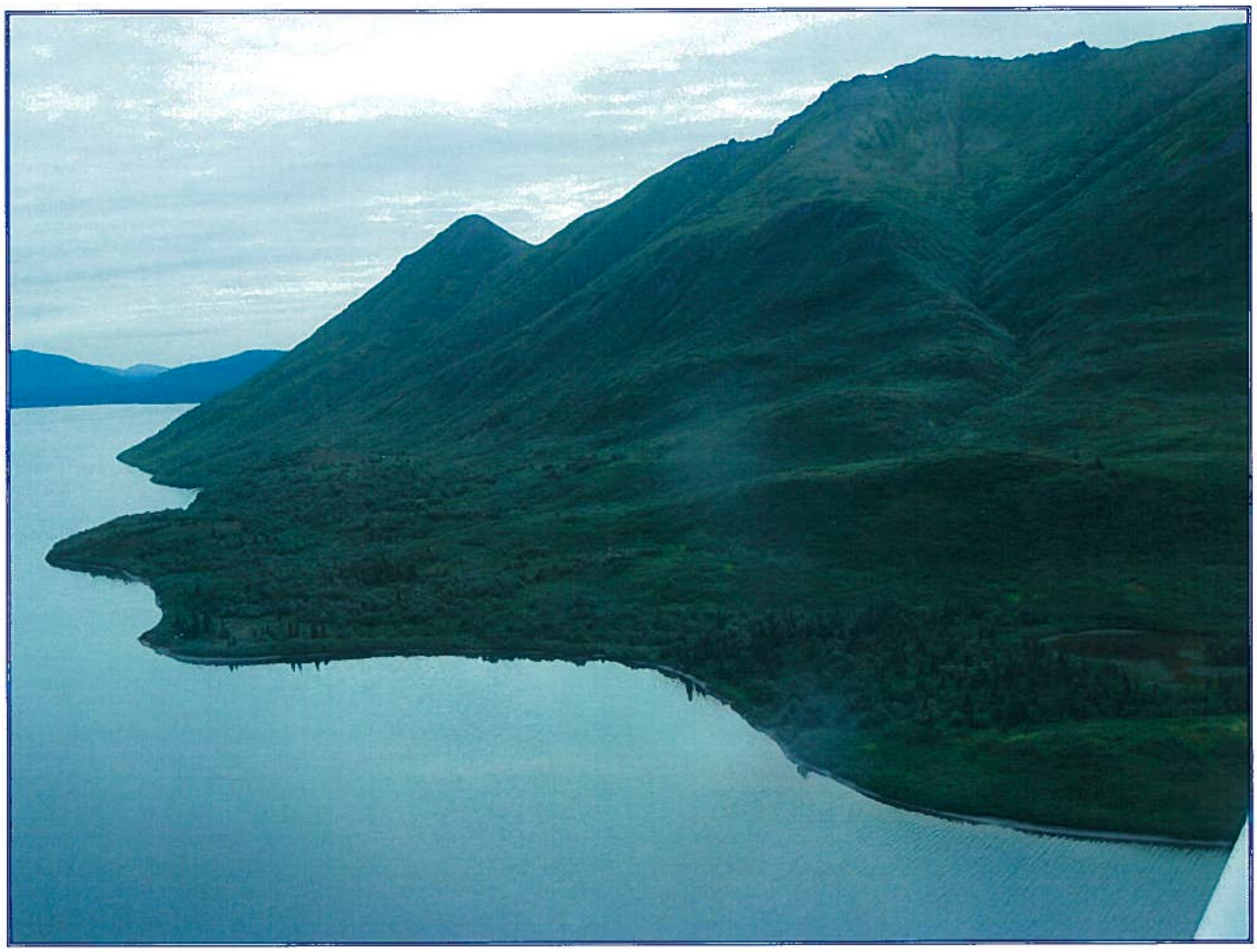
MARKET VALUE APPRAISAL

of PARCELS within the Dillingham – Snake Lake Area



Snake Lake looking south at Blocks 6 through 11.

YEAR 2010

BASE APPRAISAL REPORT No. 3480

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

DEPARTMENT OF NATURAL RESOURCES

STATE OF ALASKA

APPRAISAL REVIEW
STATEMENT

A. SUMMARY OF APPRAISAL NO. 3480

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Parcels north of Aleknagik Road and near Lake Nunavaugaluk (Snake Lake)
5. LEGAL DESCRIPTION(S): Various, 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 R. Ward
9. DATE of REPORT: January 15, 2010
10. DATE of VALUE(S): July 7, 2009
11. APPRAISED VALUE(S):

ADL	MTRS	ASLS	TRACT	# ACRES	SUBDIVISION NAME	VALUE
223038	S10S58W35	85-85	B9, L6	10.48	SNAKE LAKE SUBDIVISION	$6,300
228596	S12S58W24	2003-13	D	20.00	WEARY RIVER RRCS	$8,500
206908	S12S58W35	87-395	A	4.72	DILLINGHAM OTE	$3,500

B. SUMMARY OF REVIEW

1. DATE of REVIEW: February 23, 2010
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: As noted in previous table

DEPARTMENT OF NATURAL RESOURCES

STATE OF ALASKA

APPRAISAL REVIEW
STATEMENT

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 preliminary plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.

REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 3480

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 2/23/10

cc: Tony Wagner

MEMORANDUM State of Alaska

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

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

DATE: January 15, 2010

TO: Kevin Hindmarch
Review Appraiser

FROM: Michael R. Ward, Appraiser II

SUBJECT: Appraisal of Three (3) Parcels located in the Vicinity of Dillingham, Alaska

As requested, I have completed an appraisal of the above referenced real estate. I understand that this appraisal will be used to determine the minimum purchase price for parcels to be offered in 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 Special Appraisal Instructions, DNR. This is a complete, summary report based on the Special 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 parcels and the comparable sales used in this report. Physical descriptions of the subject area 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
Appraiser Instructions

CERTIFICATION OF VALUE

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

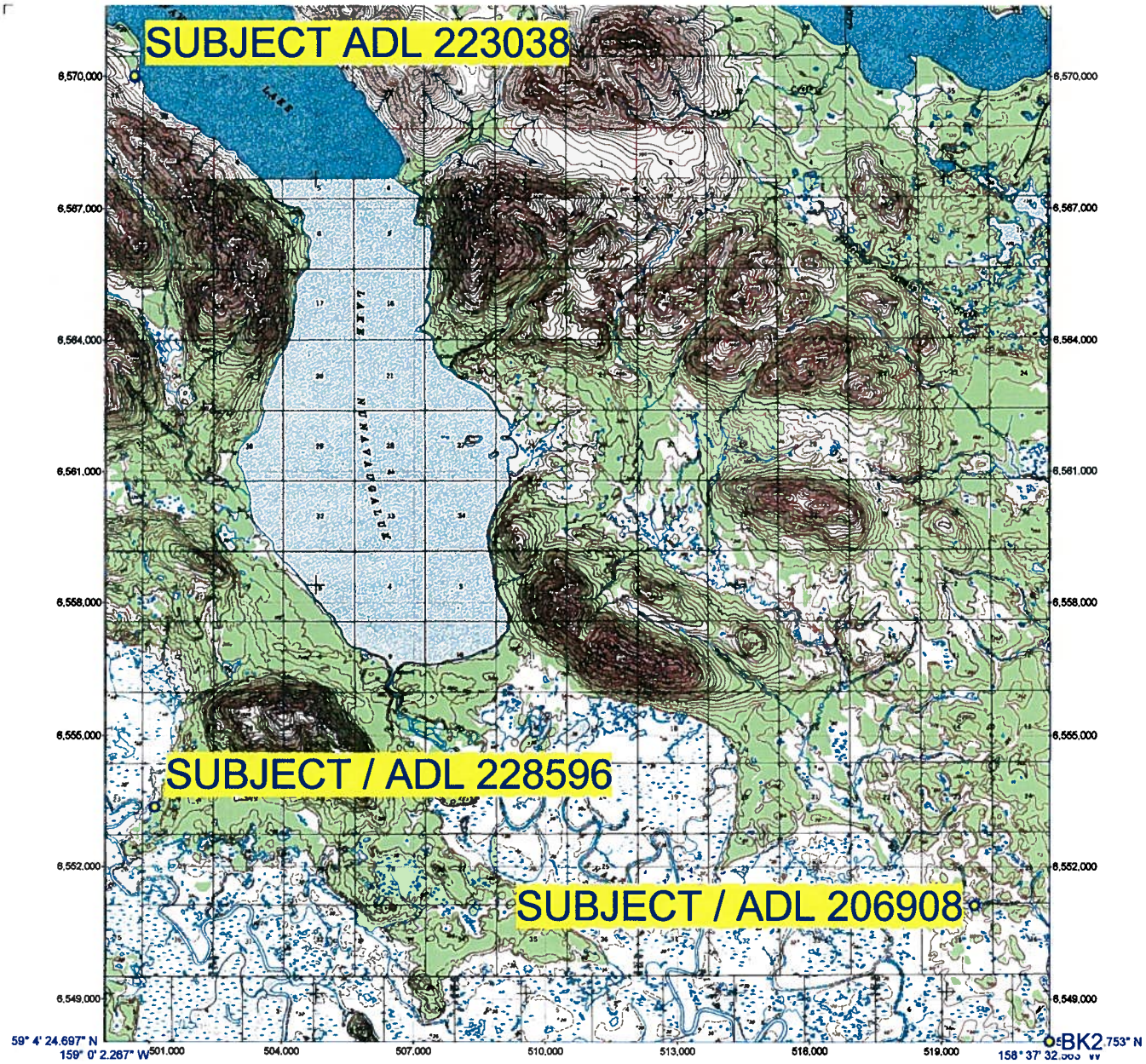
- the statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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 are :

SUMMARY OF VALUES

ADL	MTRS	ASLS	TRACT	# ACRES	SUBDIVISION NAME	VALUE
223038	S10S58W35	85-85	B9, L6	10.48	SNAKE LAKE SUBDIVISION	**$6,300**
228596	S12S58W24	2003-13	D	20.00	WEARY RIVER RRCS	**$8,500**
206908	S12S58W35	87-395	A	4.72	DILLINGHAM OTE	**$3,500**

1-15-2010
Date

Appraiser



1927 North American Datum; UTM grid zone 4
Generated by BigTopo7 (www.igage.com)
Map compiled from USGS Quads: Goodnews Bay B-1 63K; AK Dillingham B-6 63K; AK Dillingham B-7 63K; AK Goodnews Bay A-1 63K; AK Dillingham A-6 63K; AK Dillingham A-7 63K; AK

0 ½ 1 2 3 4 Miles
0 5,000 10,000 20,000 Feet
0 1 2 3 4 5 Kilometers

'l2009.it5' Scale: 1" = 2.320Mi 3,733Mt 12,247Ft, 1 Mi = 0.431" , 1 cm = 1,470Mt

APPRAISAL SUMMARY

The Dillingham area is located in the Bristol Bay region, on the north side of the Nushagak River, approximately 325 miles southwest of Anchorage, Alaska.		
Legal Description		**ADL 223038**, ASLS 85-85, B9, L6 is located within section 35, Township 10 South, Range 58 West, Seward Meridian **ADL 228596**, ASLS 2003-13, Tract D is located within section 24, Township 12 South, Range 58 West, Seward Meridian. **ADL 206908**, ASLS 87-395, Tract A is located within section 35, Township 12 South, Range 56 West, Seward Meridian.
Owner		State of Alaska
Type of parcels		A total of three (3) recreational lots
Current Use		Undeveloped sites
Improvements		None
Highest and Best Use		Recreational cabin sites
Interest Appraised		Fee simple title, excluding mineral rights
Date of Inspection		July 7, 2009
Effective Date of Value		July 7, 2009
Date of Report		January 15, 2010
Conclusion of Value for **Subject Parcels**		**Please see page 3**

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 the Special 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 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 defined[1] 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) states[2]:

> ***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 VALUE[3]

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 lots were inspected from the air on July 7, 2009. The effective date of the value estimate is July 7, 2009. All comparable sales were inspected on June 5, 2007 and July 9, 2009.

PROPERTY HISTORY

See individual parcels for further details.

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[1] The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.111
[2] Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2008 pp. 624
[3] The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.23

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 Bristol Bay region has been relatively stable for the last ten years. Primary sellers are private developers, the Mental Health Lands Trust, University of Alaska, Native allottees, and the State of Alaska. Remote recreational parcels such as the subject typically require 12 to 24 months of marketing time.

Compared with competing parcels in the overall market for residential parcels, the market appeal for the subject parcels is average. Considering exposure times for similar properties, appraised values for the subject parcels are based on an exposure time of 12 months to two years.

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."[5]

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

SCOPE OF THE APPRAISAL
All parcels were inspected from the air on July 7, 2009. The comparables were inspected from the air on June 5, 2007 and July 9, 2009. Physical features and access 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 local real estate agents, appraisers, and other individuals familiar with the area who provided information about trends in values, supply and demand. DNR records were searched for recent comparable sales. The recorders office was also searched to identify any recent sales. Sellers and buyers and other knowledgeable market participants were contacted to verify recent sale prices and other transaction details.

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] *Uniform Standards of Professional Appraisal Practice 2008-2009, Appraisal Foundation, p. F-47.*

ASSUMPTIONS AND LIMITING CONDITIONS

1. All of the properties are appraised as vacant land without structural or site improvements.

2. 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.

3. 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 judgment is based. Therefore, no part should be used out of context and by itself alone.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

City of Dillingham Overview

Current Population:	2,347 (2008 DCCED Certified Population)
Incorporation Type:	1st Class City
Borough Located In:	Unorganized
Taxes:	Sales: 6%, Property: 13.0 mills, Special: 10% Alcohol Tax; 6% Gaming Tax; 10% Accommodations Tax

Location and Climate

Dillingham is located at the extreme northern end of Nushagak Bay in northern Bristol Bay, at the confluence of the Wood and Nushagak Rivers. It lies 327 miles southwest of Anchorage, and is a 6 hour flight from Seattle. The community lies at approximately 59.039720° North Latitude and -158.457500° (West) Longitude. (Sec. 21, T013S, R055W, Seward Meridian.) Dillingham is located in the Bristol Bay Recording District. The area encompasses 33.6 sq. miles of land and 2.1 sq. miles of water. The primary climatic influence is maritime, however, the arctic climate of the Interior also affects the Bristol Bay coast. Average summer temperatures range from 37 to 66 degrees Fahrenheit. Average winter temperatures range from 4 to 30 degrees Fahrenheit. Annual precipitation is 26 inches, and annual snowfall is 65 inches. Heavy fog is common in July and August. Winds of up to 60-70 mph may occur between December and March. The Nushagak River is ice-free from June through November.

History, Culture and Demographics

The area around Dillingham was inhabited by both Eskimos and Athabascans and became a trade center when Russians erected the Alexandrovski Redoubt (Post) in 1818. Local Native groups and Natives from the Kuskokwim Region, the Alaska Peninsula and Cook Inlet mixed together as they came to visit or live at the post. The community was known as Nushagak by 1837, when a Russian Orthodox mission was established. In 1881 the U.S. Signal Corps established a meteorological station at Nushagak. In 1884 the first salmon cannery in the Bristol Bay region was constructed by Arctic Packing Co., east of the site of modern-day Dillingham. Ten more were established within the next seventeen years. The post office at Snag Point and town were named after U.S. Senator Paul Dillingham in 1904, who had toured Alaska extensively with his Senate subcommittee during 1903. The 1918-19 influenza epidemic struck the region, and left no more than 500 survivors. A hospital and orphanage were established in Kanakanak after the epidemic, 6 miles from the present-day City Center. The Dillingham townsite was first surveyed in 1947. The City was incorporated in 1963.A federally-recognized tribe is located in the community -- the Curyung Native Village Council. The population of the community consists of 60.9% Alaska Native or part Native. Traditionally a Yup'ik Eskimo area, with Russian influences, Dillingham is now a highly mixed population of non-Natives and Natives. The outstanding commercial fishing opportunities in the Bristol Bay area are the focus of the local culture. During the 2000 U.S. Census, total housing units numbered 1,000, and vacant housing units numbered 116. Vacant housing units used only seasonally numbered 39. U.S. Census data for Year 2000 showed 1,154 residents as employed. The unemployment rate at that time was 7.11 percent, although 32.2 percent of all adults were not in the work force. The median household income was $51,458, per capita income was $21,537, and 11.7 percent of residents were living below the poverty level.

Facilities, Utilities, Schools and Health Care

Around 90% of homes are fully plumbed. Dillingham's water is derived from three deep wells. Water is treated, stored in tanks (capacity is 1,250,000 gallons) and distributed. Approximately 40% of homes are served by the City's piped water system; 60% use individual wells. The core townsite is served by a piped sewage system; waste is treated in a sewage lagoon. However, the majority of residents (75%) have septic systems. The City has requested funds to extend piped water to the old airstrip and Kenny Wren Road, and expand sewer service to the northeast. Dillingham Refuse Inc., a private firm, collects refuse three times a week. The Senior Center collects aluminum for recycling, and NAPA recycles used batteries. The Chamber of Commerce coordinates recycling of several materials, including fishing web. A new landfill site with a baling facility is currently being planned. Nushagak Electric owns and operates a diesel plant in Dillingham which also supplies power to Aleknagik. Electricity is provided by Nushugak Electric Cooperative. There are 2 schools located in the community, attended by 526 students. Local hospitals or health clinics include Kanakanak Hospital/PHS (842-5201); Dillingham Medical Clinic (842-5671). The hospital is a qualified Acute Care facility (842-5201). Clinic (842-5981). Specialized Care: U.S. IHS Jake's Place (crisis, respite, lodging, health care); BBAHC Our House (emergencies, crisis, respite, lodging, health care); BBAHC Community Mental Health Center (City 842-1230). Dillingham is classified as a large town/Regional Center, it is found in EMS Region 2I in the Bristol Bay Region. Emergency Services have limited highway, coastal, airport, floatplane and helicopter access. Emergency service is provided by 911 Telephone Service and volunteers Auxiliary health care is provided by Dillingham Volunteer Fire & Rescue Squad (842-2288/5354); BBAHC Medevac (842-5201/2950).

Economy and Transportation

Dillingham is the economic, transportation, and public service center for western Bristol Bay. Commercial fishing, fish processing, cold storage and support of the fishing industry are the primary activities. Icicle, Peter Pan, Trident and Unisea operate fish processing plants in Dillingham. 277 residents hold commercial fishing permits. During spring and summer, the population doubles. The city's role as the regional center for government and services helps to stabilize seasonal employment. Many residents depend on subsistence activities and trapping of beaver, otter, mink, lynx and fox provide cash income. Salmon, grayling, pike, moose, bear, caribou, and berries are harvested.

Dillingham can be reached by air and sea. The State-owned airport provides a 6,404' long by 150' wide paved runway and Flight Service Station, and regular jet flights are available from Anchorage. A seaplane base is available 3 miles west at Shannon's Pond; it is owned by the U.S. Bureau of Land Management, Division of Lands. A heliport is available at Kanakanak Hospital. There is a City-operated small boat harbor with 320 slips, a dock, barge landing, boat launch, and boat haul-out facilities. It is a tidal harbor and only for seasonal use. Two barge lines make scheduled trips from Seattle. There is a 23-mile DOT-maintained gravel road to Aleknagik; it was first constructed in 1960.

WATER M

DIMENSION -- SOURCE NOTED

S TANGENT OR MEANDER TABLE IDENTIFIER

S CURVE TABLE IDENTIFIER

S NON-RADIAL LOT OR TRACT LINE

S SHEET MATCH LINE

S WITNESS CORNER TO MEANDER CORNER

1"=300'

LAKE NUNAVAUGALUK (SNAKE LAKE)

STATE LAND

TRACT A (STATE)
69.220 AC. GROSS
0.300 AC. WATER
68.920 AC. NET

TRACT C (STATE)

BLOCK 8

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 7

NUNA COURT

50' ACCESS ESMT (SEE NOTE 16 SHEET 1)

50' PUBLIC ACCESS ESMT.

APPROX. THREAD OF CREEK SEE NOTE 12, SHEET 9

POND

LOT 1 10.930 AC.
LOT 2 8.651 AC.
LOT 3 9.561 AC.
LOT 4 10.746 AC.
LOT 1 9.992 AC.
LOT 2 10.593 AC.
LOT 3 10.054 AC.
LOT 4 9.126 AC.
LOT 6 9.811 AC.
LOT 1 10.960 AC.
LOT 2 9.509 AC.
LOT 3 9.384 AC.
LOT 4 8.444 AC.
LOT 5 9.606 AC.
LOT 6 10.480 AC.
LOT 7 8.658 AC.
LOT 8 8.563 AC.
LOT 1 9.092 AC.
LOT 2 10.603 AC.
LOT 3 8.959 AC.
LOT 4 10.108 AC.
LOT 5 9.782 AC.
LOT 1 11.221 AC.
LOT 1 10.099 AC.
LOT 2 9.958 AC.
LOT 3 10.214 AC.
LOT 4 10.501 AC.
LOT 5 7.594 AC.

TANGENT TABLE

LABEL	BEARING	DISTANCE
T95	S 88° 00' 00" W	281.22
T96	S 21° 14' 38" W	149.61
T97	S 13° 50' 53" W	197.26

85-41

RECORDED - FILED NC
Bristol Bay REC DIV
DATE 12-2 1985
TIME 10:38AM
BOOK
PAGE
(CASCADE)

SCALE
1" = 300'
SCALE IN FEET
SCALE IN METERS
1 METER = 3.2808333 U.S. SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARE

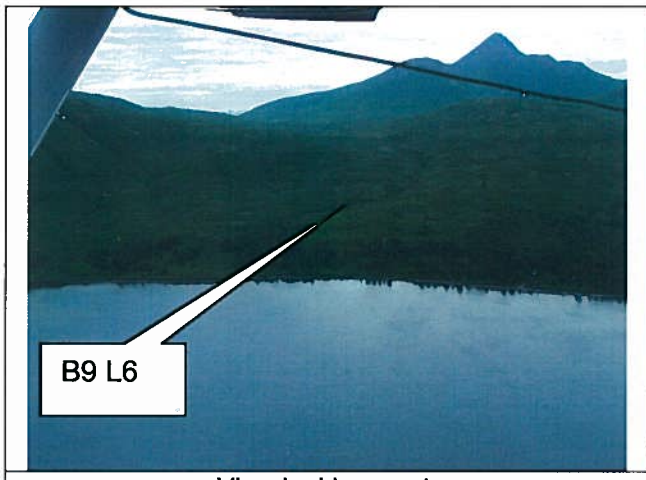
DATE OF SURVEY	NAME OF SURVEYOR
Beginning JUNE 1985	R & M CONSULTANTS, INC
Ending JULY 1985	502 + CORDOVA STREET, ANCHORAGE, ALASKA 99501

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

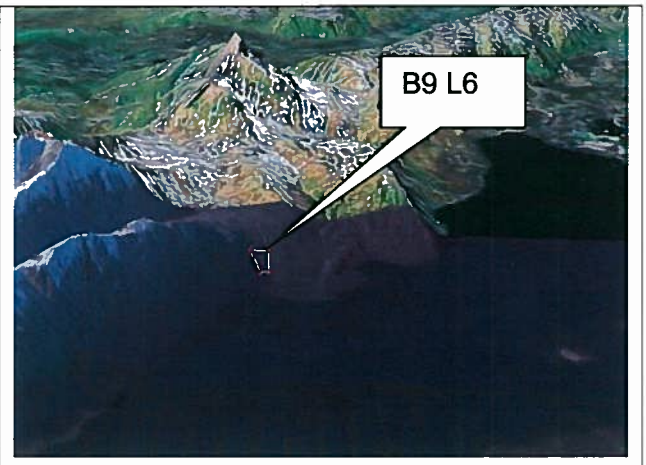
GENERAL SITE DESCRIPTION ADL 223038 SNAKE LAKE S/D

Location

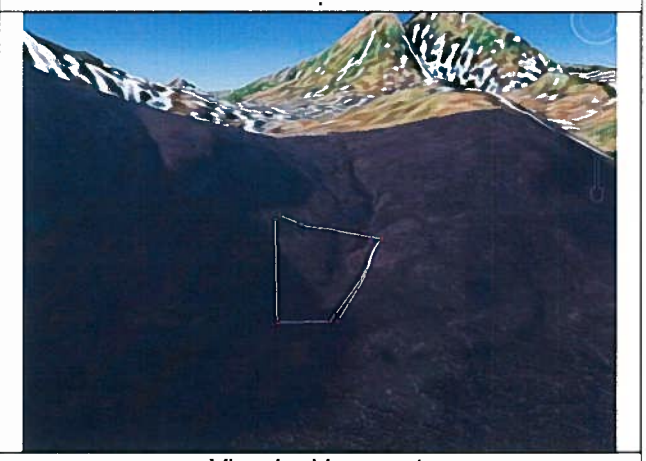
The Snake Lake Subdivision is located 20 miles northwest of Dillingham, Alaska, in the Bristol Bay region, along the western shore of Lake Nunavaguluk (Snake Lake). White lines are approximate.



View looking west.



View looking south.



View looking west.

Identification

The subject lot is identified as:.

ADL	MTRS	ASLS	TRACT	# ACRES	SUBDIVISION NAME
223038	S10S58W35	85-85	B9, L6	10.48	SNAKE LAKE SUBDIVISION

Access

Access to the area is via Aleknagik Road from Dillingham, connecting to an undeveloped road, which leads to the south end of the east shore of Snake Lake. The last 400 yards of road crosses Choggiung Ltd land and access can be granted by contacting the native corporation in Dillingham. From this point, travel is by boat to the individual lots. Boat travel north on Snake River to the lake is possible during high water years. In addition, plane access is also possible, using floats in the summer and skis in the winter.

Soils

A soils report was not provided. Underlying soils in the area are reportedly gravelly loam type. With few exceptions, drainages appear to be good. The soils appear to be suitable for on-site waste water systems, as well as having adequate building sites.

Vegetation
Vegetation in the area consists of well drained tundra and brush, with scattered spruce trees.

Easements
All lots in this subdivision that front on Snake Lake are impacted by a 50' access easement along the ordinary high water mark. These peripheral easements do not adversely impact value. No other adverse easements or encroachments were noted.

Environmental Hazards
None were observed.

Hazardous Waste and Toxic Materials
None were observed.

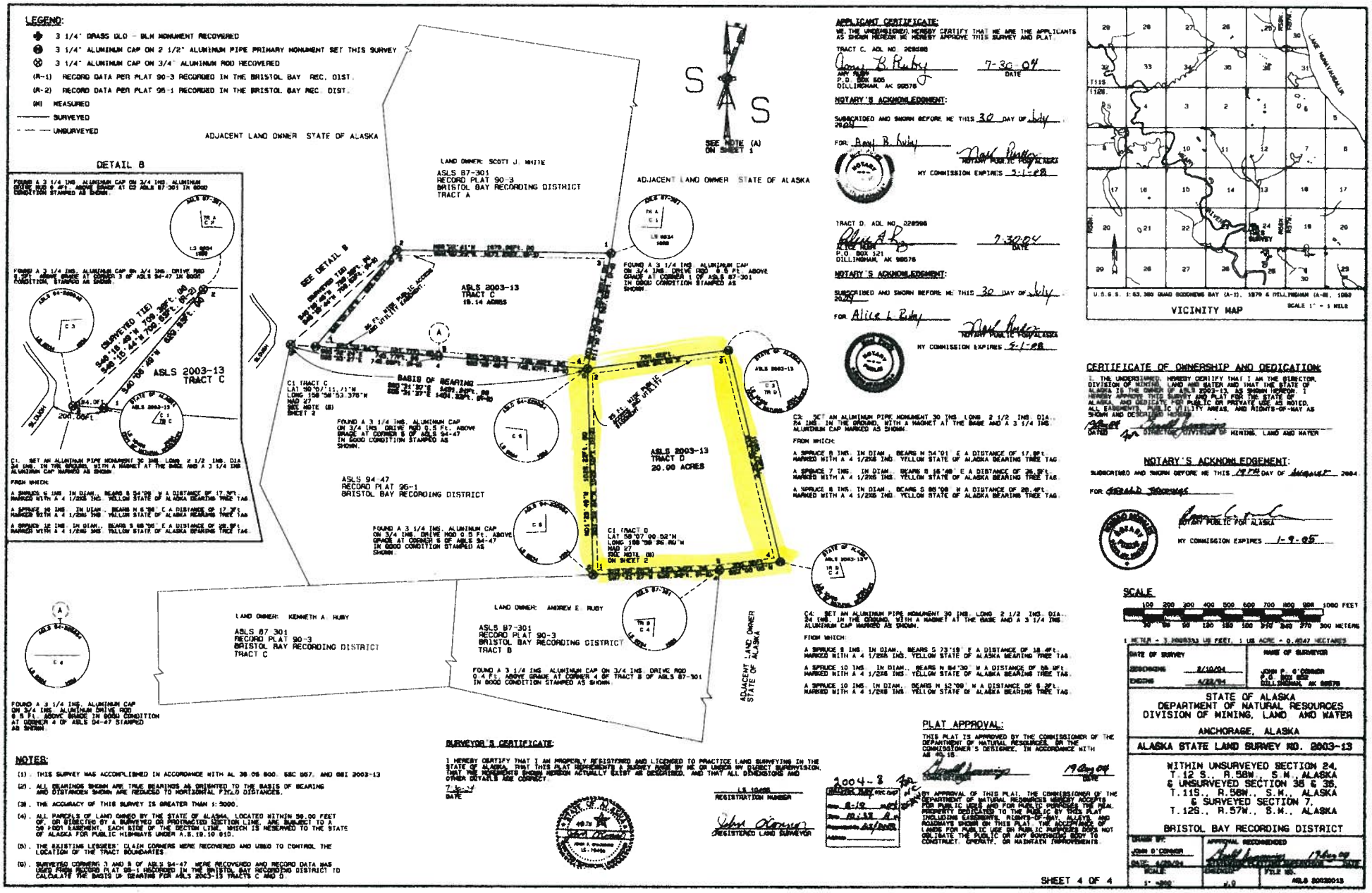
Zoning Regulations
The subject is located within the unincorporated Borough and outside the City of Dillingham limits.

Tax Assessments
The parcel is currently State owned, but is located outside of an incorporated borough. No property taxes are levied in this area.

Ownership History
Block 9, Lot 6 was bought over the counter in February 2002 for $4,800. The purchaser defaulted on his payments and the sales contract was terminated September 2004. There have been no other listings, sales, leases or options concerning the subject in the last three years.

LEGEND:

- 3 1/4" BRASS DLO – BLM MONUMENT RECOVERED
- 3 1/4" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE PRIMARY MONUMENT SET THIS SURVEY
- 3 1/4" ALUMINUM CAP ON 3/4" ALUMINUM ROD RECOVERED
- (R-1) RECORD DATA PER PLAT 90-3 RECORDED IN THE BRISTOL BAY REC. DIST.
- (R-2) RECORD DATA PER PLAT 95-1 RECORDED IN THE BRISTOL BAY REC. DIST.
- (M) MEASURED
- SURVEYED
- UNSURVEYED



APPLICANT CERTIFICATE:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE APPLICANTS AS SHOWN HEREON WE HEREBY APPROVE THIS SURVEY AND PLAT.

TRACT C. ADL NO. 228598

ANY RUBY
P.O. BOX 505
DILLINGHAM, AK 99576

7-30-04 DATE

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF July 2004

FOR Amy B. Ruby

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 5-1-08

TRACT D. ADL NO. 228598

ALICE RUBY
P.O. BOX 121
DILLINGHAM, AK 99576

7-30-04 DATE

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF July 2004

FOR Alice L. Ruby

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 5-1-08

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 2003-13, 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

DIRECTOR, DIVISION OF MINING, LAND AND WATER

NOTARY'S ACKNOWLEDGEMENT:

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF August 2004

FOR GERALD SIMONEAU

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES 1-9-05

SCALE

100 200 300 400 500 600 700 800 900 1000 FEET

30 60 90 120 150 180 210 240 270 300 METERS

1 METER = 3.2808333 US FEET, 1 US ACRE = 0.4047 HECTARES

DATE OF SURVEY	NAME OF SURVEYOR
BEGINNING 8/10/04	JOHN P. O'CONNOR P.O. BOX 609 DILLINGHAM, AK 99576
ENDING 4/23/04	

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2003-13

WITHIN UNSURVEYED SECTION 24, T.12 S., R.58W., S.M., ALASKA
& UNSURVEYED SECTION 36 & 35, T.11S., R.58W., S.M., ALASKA
& SURVEYED SECTION 7, T.12S., R.57W., S.M., ALASKA

BRISTOL BAY RECORDING DISTRICT

DRAWN BY: JOHN O'CONNOR	APPROVAL RECOMMENDED	
DATE: 4/23/04		
SCALE: 1" = 200'	CHECKED: J.O	FILE NO. ASLS 20030013

NOTES:

(1). THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AL 38 05 800, 880 057, AND 081 2003-13

(2). ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

(3). THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.

(4). ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S.19.10.010.

(5). THE EXISTING LEGUEER CLAIM CORNERS WERE RECOVERED AND USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES

(6). SURVEYED CORNERS 3 AND 8 OF ASLS 94-47 WERE RECOVERED AND RECORD DATA WAS USED FROM RECORD PLAT 95-1 RECORDED IN THE BRISTOL BAY RECORDING DISTRICT TO CALCULATE THE BASIS OF BEARING FOR ASLS 2003-13 TRACTS C AND D

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, 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.

7-30-04
DATE

LS 10466
REGISTRATION NUMBER

REGISTERED LAND SURVEYOR

2004-8

PLAT APPROVAL:

THIS PLAT IS APPROVED BY THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES, OR THE COMMISSIONER'S DESIGNEE, IN ACCORDANCE WITH AS 40.15.

19 Aug 04
DATE

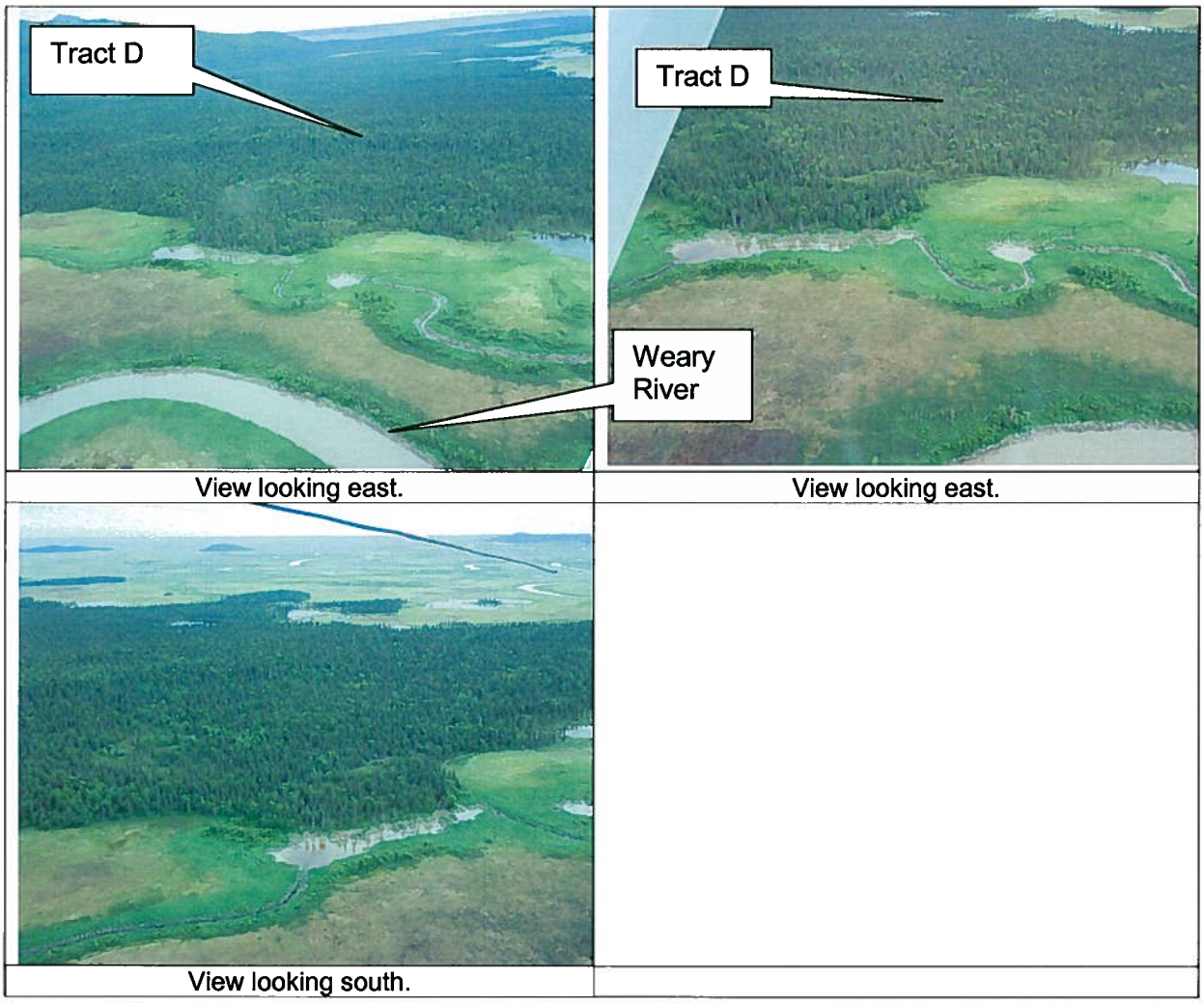
UPON APPROVAL OF THIS PLAT, THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES HEREBY ACCEPTS FOR PUBLIC USE AND FOR PUBLIC USES OF THE REAL PROPERTY DEDICATED TO THE PUBLIC BY THIS PLAT, INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND ROADWAYS SHOWN ON THIS PLAT. THE ACCEPTANCE OF LANDS FOR PUBLIC USE ON PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OF ANY GOVERNMENT BODY TO CONSTRUCT, GENERATE, OR MAINTAIN IMPROVEMENTS.

GENERAL SITE DESCRIPTION ADL 228596 WEARY RIVER RRCS

Location
The Weary River Remote Recreation Cabin Staking area is located 10 miles northwest of Dillingham, Alaska, which is 250 miles west of Anchorage, Alaska.

Identification
The subject lot is identified below.

Parcel	ADL	MTRS	ASLS	TRACT	# ACRES	SUBDIVISION NAME
5	228596	S12S58W24	2003-13	D	20.00	WEARY RIVER RRCS



View looking east. View looking east.

View looking south.

Access
Access to the area is via the Weary River in the summer or snow machine in the winter. The parcel is located approximately 2,100 feet east of the Weary River.

Topography
The site has rolling topography.

Soils
The soils are well drained; extremely acid soils developed in deep silty deposits over a gravelly substratum make the area susceptible to frost heaving. The soils appear to be suitable for on-site waste water systems, as well as having adequate building sites.

Vegetation
Vegetation in the area contains white spruce and paper birch on the uplands and grasses, alder, shrubs and mosses transcending to the muskegs and drainages.

Easements
The lot is impacted by a 25' access & utility easement along all borders. These peripheral easements do not adversely impact value. No other adverse easements or encroachments were noted.

Environmental Hazards
None were observed.

Hazardous Waste and Toxic Materials
None were observed.

Zoning Regulations
The subject is located within the unincorporated Borough and outside the City of Dillingham limits.

Tax Assessments
The parcel is currently State owned, but is located outside of an incorporated borough. No property taxes are levied in this area.

Ownership History
The subject had been owned by the State of Alaska until 2003, when it was staked through the remote recreation cabin site staking program. A lease was issued in May 2003 that was terminated in June 2006 for failure to cure a default. There have been no listings, sales, leases or options concerning the subject in the last five years.

Plat 91-22

DILLINGHAM OTE
ADL 206908

NOTES

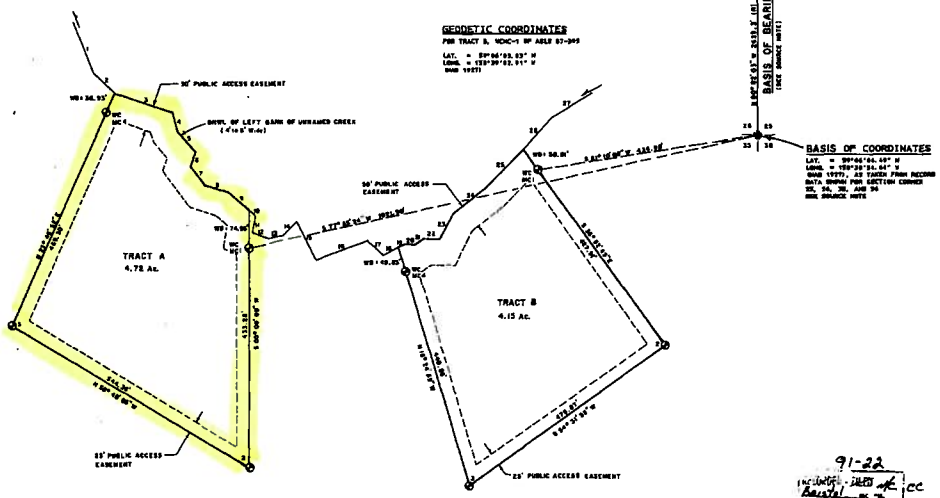
1. THE EXISTING CLAIMANT'S CORNERS WERE RECOVERED AND USED TO CONTROL THE LOCATION OF THE TRACT BOUNDARIES.
2. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH 8TE 81 87-005. AND AS 38.05.077., 18.A 18750 .
3. THE MINIMUM CLOSURE OF THE TRACT BOUNDARIES AND THE MINIMUM ACCURACY OF THE FIELD SURVEYING TIE TO THE BASIS OF COORDINATES. AS FIELD MEASUREMENTS. EXCEEDS 1: 5000.
4. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING. AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
5. ALL PARCELS ON LANDS OWNED BY THE STATE OF ALASKA, LOCATED WITHIN FIFTY (50.00) FEET OF, OR BISECTED BY A SURVEYED SECTION LINE, ARE SUBJECT TO A FIFTY (50.00) FOOT EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.

CREEK MEANDERS

LINE	BEARING	DIST.	LINE	BEARING	DIST.
1	S 21°23'31" E	106.34'	14	N 43°43'13" E	36.56'
2	S 43°29'16" E	58.22'	15	S 26°27'51" E	95.60'
3	S 71°16'50" E	121.21'	16	N 69°24'35" E	196.72'
4	S 13°41'36" E	39.62'	17	S 49°29'19" E	42.99'
5	S 46°21'56" E	52.00'	18	N 61°39'46" E	31.99'
6	S 16°21'39" W	39.61'	19	N 61°26'46" E	16.00'
7	S 37°20'52" E	46.51'	20	S 83°46'51" E	19.49'
8	S 72°42'38" E	48.36'	21	N 57°42'51" E	26.22'
9	S 48°36'11" E	52.74'	22	S 68°37'37" E	33.84'
10	S 48°36'11" E	16.43'	23	N 36°56'33" E	57.45'
11	S 17°28'38" W	33.37'	24	N 33°49'56" E	79.95'
12	S 69°36'49" E	33.36'	25	N 44°07'13" E	107.97'
13	N 79°33'15" E	30.49'	26	N 43°39'09" E	85.63'
			27	N 59°03'03" E	91.31'

LEGEND

- SET PLANSEL MAGNETIZED ALUMINUM MONUMENT 3-1/4" CAP, 3-3/8" O.D. PIPE. 30" LONG. BURIED 26" DEEP.
- PRIMARY MONUMENT RECOVERED
- SURVEYED
- UNSURVEYED
- (R) RECORD
- (F) FOUND
- BLM MONUMENT RECOVERED



GEODETIC COORDINATES

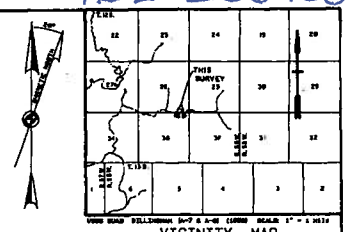
FOR TRACT B, MCHC-1 OF ASLS 87-395

LAT. = 59°46'03.03" N
LONG. = 159°39'03.91" W
(NAD 1927)

GEODETIC COORDINATES

FOR TRACT A, MCHC-1 OF ASLS 87-395

LAT. = 59°46'02.03" N
LONG. = 159°39'13.75" W
(NAD 1927)



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF LAND AND WATER MANAGEMENT, AND THAT THE STATE OF ALASKA IS OWNER OF ASLS 87-395 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 RIGHT-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DATE _____ DIRECTOR, DIVISION OF LAND AND WATER MANAGEMENT

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF September 1991 FOR Kenneth A. Lemmons

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 12-10-93

LESSEE CERTIFICATE

ME, THE UNDERSIGNED, HEREBY CERTIFY THAT ME ARE THE LESSEES AS SHOWN HEREON. WE HEREBY APPROVE THIS SURVEY AND PLAT.

ADL NO. 206908 TRACT A _____ DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____ 19__ FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

ADL NO. 206907 TRACT B Marie Casey 8/30/91 DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF August 1991 FOR Marie Casey

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES 4-15-94

MONUMENT ACCESSORIES

DESCRIPTION	TREE	BEARING	DIST.
TR-A WC MC-1	8"S	N 64°00' E	75.6'
	5"S	S 15°45' E	8.3'
	7"S	S 79°45' W	35.9'
TR-A C-3	6"S	N 23°15' E	8.4'
	7"S	S 44°15' E	8.3'
	12"S	S 65°00' W	8.4'
TR-A C-5	10"S	S 11°15' E	20.3'
	10"S	N 24°00' W	16.5'
	9"S	N 10°00' E	17.5'
WC C-4 TR-A	6"S	S 73°45' E	16.4'
	6"S	S 18°30' E	24.3'
	10"S	S 34°30' W	14.4'
TR-B WC MC-1	RM-1	N 64°15' E	30.1'
	RM-2	S 25°30 E	29.9'
TR-B C-2	11"S	N 18°00' W	9.4'
	6"S	S 26°45 W	13.0'
	8"S	S 39°15 W	13.5'
TR-B C-3	18"S	S 39°15' W	18.2'
	11"S	S 63°15 W	18.4'
	9"S	N 3°45 E	18.9'
TR-B WC MC-4	5"S	S 64°00' E	17.5'
	5"S	S 46°30 E	19.1'
	11"S	S 11°30 E	25.0'

REFERENCE MONUMENTS ARE 5" ALUMINUM CAPS ON 5/8"x 30" REBAR SET THIS SURVEY

S = SPRUCE, B = BIRCH

SOURCE NOTE
BASIS OF BEARING AND COORDINATES

THE BASIS OF BEARING AND COORDINATES ARE BASED ON BEARING INFORMATION TAKEN FROM ANCHOR PLAT OF SUPPLEMENTAL CADASTRAL SURVEY, TRACT "A", TOWNSHIP 12 SOUTH, RANGE 58 WEST, AS FILED IN THE BRISTOL BAY RECORDING DISTRICT ON JAN. 27, 1981 AS RECORD PLAT NO. 81-1.

BRISTOL BAY RECORDING DISTRICT SELECTION INFORMATION

MERIDIAN SELECTION 006
TENTATIVE APPROVAL DATED 12-22-83

91-22
INCLUDE: Bristol Bay MC MC CC
DATE 10-2-91
10-30
Address to AS/DOLWM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, 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 8-31-91 REGISTRATION NO. LS 5234

REGISTERED LAND SURVEYOR

STATE OF ALASKA 4936 LICENSED LAND SURVEYOR

SCALE

0 50 100 200 300 400 FEET
0 10 20 30 40 METERS

1 METER = 3.2808333 US FEET, 1 US ACRE = 0.4047 HECTARES

DATE OF SURVEY	NAME OF SURVEYOR
BEGINNING 8-17-88	SHERMAN H. MASWELL
ENDING 8-22-89	P.O. BOX 277 DILLINGHAM, ALASKA 99576

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND & WATER MANAGEMENT
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 87-395

WITHIN
UNSURVEYED SECTIONS 26 & 35, TRACT "A-1"
TOWNSHIP 12 SOUTH, RANGE 58 WEST,
SEWARD MERIDIAN, ALASKA

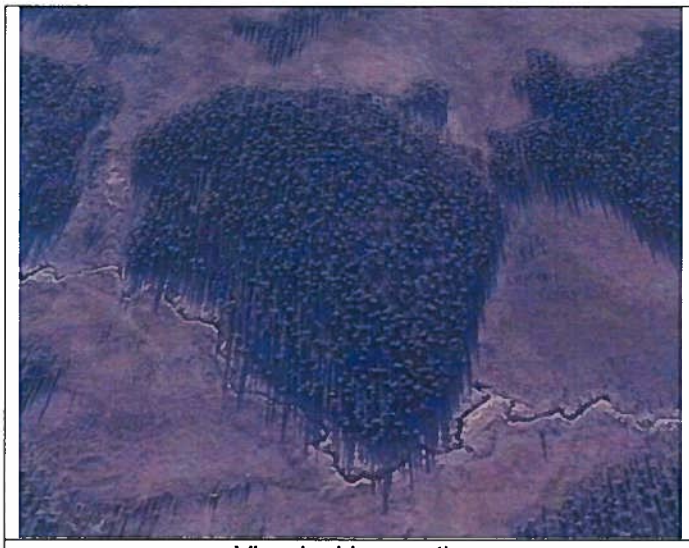
DRAWN BY:	APPROVAL RECOMMENDED
G.W. MASWELL DATE 3-09-90	2-26-91 STATE CADASTRAL SURVEYOR DATE
SCALE: 1" = 100'	CHECKED: KWM
	FILE NO. ASLS 870395

GENERAL SITE DESCRIPTION ADL 206908 DILLINGHAM OTE

Location
The Dillingham OTE area is located eight miles north of Dillingham, Alaska, which is 250 miles west of Anchorage, Alaska.

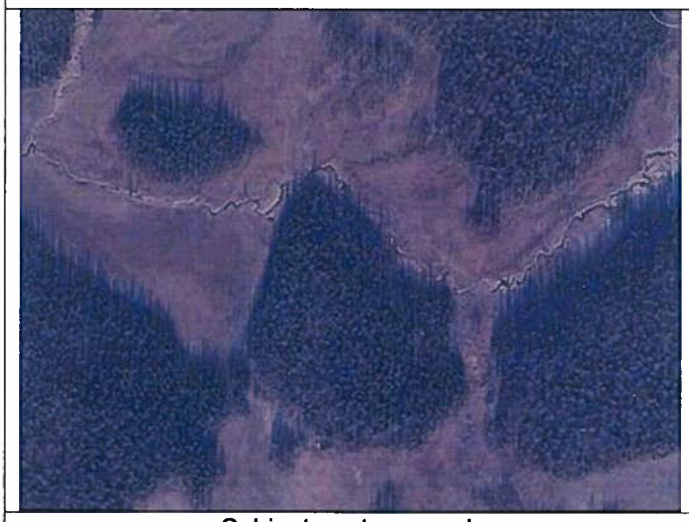
Identification
The subject lot is identified below.

ADL	MTRS	ASLS	TRACT	# ACRES	SUBDIVISION NAME
206908	S12S58W35	87-395	A	4.72	DILLINGHAM OTE



View looking south.

View looking north.



Subject center parcel.

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Access
Access to the area is via Aleknagik Road, approximately ten miles north of Dillingham. Direct access to the parcel is limited to trail easements and snow machine and fly-in in the winter. The parcel is approximately 1.5 miles west of the Alegnigik Road.

Topography
The site is relatively level, while being on a small bench above the adjacent unnamed creek.

Soils
The soils are well drained, extremely acid soils developed in deep silty deposits over a gravelly substratum make the area susceptible to frost heaving. The soils appear to be suitable for on-site waste water systems, as well as having adequate building sites.

Vegetation
Vegetation in the area contains consists primarily of black spruce on the uplands and grasses, alder, shrubs and mosses transcending to the muskegs and drainages.

Easements
The lot is impacted by a 25' access & utility easement along the east, west and south borders. The north border is impacted by a 50' access & utility easement from the ordinary high water mark of the unnamed creek. These peripheral easements do not adversely impact value. No other adverse easements or encroachments were noted.

Environmental Hazards
None were observed.

Hazardous Waste and Toxic Materials
None were observed.

Zoning Regulations
The subject is located within the unincorporated Borough and outside the City of Dillingham limits.

Tax Assessments
The parcel is currently State owned, but is located outside of an incorporated borough. No property taxes are levied in this area.

Ownership History
The subject has been owned by the State of Alaska since 1980, when it was offered in the Dillingham Open to Entry land sale and a lease issued September 1980. The customer defaulted, with the State regaining control in 1993. There have been no listings, sales, leases or options concerning the subject since then.

DATA ANALYSIS & CONCLUSION

Highest and best use analysis identifies the most profitable and competitive use of the property. Therefore, highest and best use is a market driven concept that is fundamental to the valuation of a property.

HIGHEST AND BEST USE

Highest and best use is defined as:

the reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value.[6]

The highest and best use of a site must meet four criteria. The highest and best use of a property must be:

- legally permissible,
- physically possible,
- financially feasible, and
- maximally productive.

The value of land is generally estimated as though vacant and available for development to its highest and best use. The appraisal of improvements (when present on the site) is based on their actual contribution to the total value of the property. The appraised property is vacant and unimproved.

HIGHEST and BEST USE of SITE as VACANT

Legally Permissible
There are no local zoning laws limiting the development of this parcel. Development of well and septic systems must comply with the requirements of the Department of Environmental Conservation. The subject parcel could be developed for almost any legal use.

Physically Possible
The size and physical characteristics of the individual lots are adequate to support all reasonable and probable uses. All lots have level to rolling topography and soils that are suitable. All lots have an ample number of building sites suitable for development with a recreational structure.

Financially Feasible
Surrounding land use is primarily recreational.

Maximally Productive
Surrounding land use is recreational. Maximally productive use is the use that produces the maximum return from the proceeds of a sale or lease.

Highest And Best Use Of Land As Vacant
Based on the foregoing analysis, the highest and best use of the subject parcel as vacant would be for recreational development.

[6] The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, 2001, p305

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. 7th 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
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
Business hours 10:00 am to 5:00 pm M-F.

In Juneau
(Southeast Div. of Land)
400 Willoughby Ave., 4th Floor, Juneau AK 99801
Phone (907) 465-3400
Fax (907) 586-2954
e-mail: southeast_land@dnr.state.ak.us
Business hours 10:00 am to 5:00 pm M-F.