

**MARKET VALUE APPRAISAL**

**Seventeen (17) remote Matanuska-Susitna Borough parcel.**

**APPRAISAL REPORT No.4331-0  
STATE OF ALASKA  
Department of Natural Resources  
Division of Mining, Land & Water  
550 West Seventh Avenue, Suite 602  
Anchorage, AK 99501-3576**



A. SUMMARY OF APPRAISAL NO. 4331-0

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Remote locations within the Matanuska-Susitna Borough
5. LEGAL DESCRIPTION(S): See table below
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Mike Dooley
9. DATE of REPORT: December 23, 2016
10. DATE of VALUE(S): September 12, 2016
11. APPRAISED VALUE(S)

Subdivision	ADL	Lot	Block	Survey	Acres	Value
Alder View	214076	1 & 2	11	80-137	9.83	\$7,800
Checkpoint	231116	1	-	2009-9	9.3	\$28,400
Donkey Terraces	230416	R	-	2007-20	15.00	\$21,000
Donkey Terraces	230417	S	-	2007-20	15.56	\$21,800
Donkey Terraces	230687	M	-	2007-20	18.03	\$22,100
Donkey Terraces	230688	N	-	2007-20	13.88	\$19,000
Donkey Terraces	230689	O	-	2007-20	13.78	\$19,900
Donkey Terraces	230690	Q	-	2007-20	15.06	\$21,100
Lockwood Lake	213405	2	1	80-91	5	\$4,800
Lockwood Lake	213409	1	4	80-91	4.996	\$4,800
Lockwood Lake	213418	2	9	80-91	5	\$4,800
Lockwood Lake	213423	3,4,5	14	80-91	15	\$9,400
Lockwood Lake RRCS	228746	C	-	2003-46	16.7	\$9,100
Lockwood Lake RRCS	228747	B	-	2003-46	16.36	\$10,100
Lockwood Lake RRCS	229061	G	-	2003-46	18.01	\$11,400
Moose Creek East RRCS	229602	D	-	2006-22	14.92	\$20,900
Moose Creek East RRCS	229759	I	-	2006-22	14.1	\$9,100

**B. SUMMARY OF REVIEW**

1. DATE of REVIEW: January 30, 2017
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

**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. 4331-0**

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.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this review report within the three-year period immediately preceding acceptance of this assignment

Reviewed by Kevin Hindmarch  
Kevin Hindmarch, Review Appraiser

Date 1/30/17

cc: Dan Beutel

# MEMORANDUM

# State of Alaska

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**Department of Natural Resources**  
Tel (907) 269-8539  
Fax (907) 269-8914

**Division of Mining, Land & Water**  
550 West 7<sup>th</sup> Avenue, Suite 602  
Anchorage AK 99501-3576

DATE: December 23, 2016

TO: Kevin Hindmarch  
Review Appraiser

FROM: Michael S. Dooley   
Appraiser I/II

SUBJECT: Appraisal of 17 remote parcels in remote areas of the Matanuska-Susitna Valley.

As requested, I have completed an appraisal of the above referenced parcels, and understand that this appraisal will be used to determine a minimum 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 Special Appraisal Instructions, DNR. This is an appraisal 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 all of the subject parcels and all of the comparable sales used in this report, via aerial inspection. Physical descriptions of the subject parcels were based on inspections, aerial photography, topographic maps, peer appraisal reports, interviews with realtors and various individuals familiar with the area. Based on these observations and analyses of all available data, I have formed an opinion of the market values as of the effective date of value.

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**APPRAISAL  
SUMMARY OF VALUES**

Subdivision	ADL	Lot	Block	Survey	Acres	Value
Alder View	214076	1 & 2	11	80-137	9.83	\$7,800
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Donkey Terraces	230417	S	-	2007-20	15.56	\$21,800
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Lockwood Lake RRCS	229061	G	-	2003-46	18.01	\$11,400
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Moose Creek East RRCS	229759	I	-	2006-22	14.1	\$9,100

## **PREMISES OF THE APPRAISAL**

### **Type of Appraisal and Report**

This appraisal report is prepared in accordance with Standards Rule 1 and 2 of the current edition of Uniform Standards of Professional Appraisal Practice (USPAP), and in accordance with DNR's Special Appraisal Instructions.

### **Purpose of Appraisal**

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

### **Intended Use of Appraisal**

The appraisal will be used by DNR to determine the market value for parcels to be sold through the auction sale program under **AS 38.05.055**.

### **User and Client Identity**

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

### **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:

"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."<sup>1</sup>

### **AS 38.05.125(a) states:**

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."<sup>2</sup>

### **Definition of Market Value**

"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."<sup>3</sup>

### **Effective Date of Value Estimate**

September 12, 2016

### **Date of Report**

December 23, 2016

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<sup>1</sup> The Dictionary of Real Estate, Fifth Edition, Appraisal Institute, 2010, p.78

<sup>2</sup> Alaska Statutes Title 38, Public Land Article 5, <http://www.legis.state.ak.us/basis/folio.asp>, Accessed 12/21/2016

<sup>3</sup> The Appraisal of Real Estate, Fourteenth Edition, Appraisal Institute, 2013, p.58

### **Exposure Time**

Exposure time is defined as "...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; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is different for various types of property and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort."<sup>4</sup>

Exposure time can vary depending on the type of property being appraised and constantly changing market conditions. Supply and demand of similar properties to the subject is an important factor for determining exposure time. Currently there are over 100 available parcels within the immediate area. Considering the availability of parcels on the market a longer exposure time of up to three years is reasonable.

### **Scope of the Appraisal**

#### **Property and Comparable Sales Inspection**

I inspected all of the subject properties and most of the comparable sales on September 12, 2016. Physical features and access were identified by use of aerial inspections, topographic maps, status plats, aerial photographs, DNR appraisal records, and interviews with people who are familiar with the area.

#### **Research and Analysis Conducted**

Interviews were conducted with, real estate agents, appraisers, local residents, and other individuals familiar with the area who provided information about trends in value, supply, demand, access, and physical characteristics of the subject properties. DNR records and the Records Office databases were searched for recent comparable sales while the Matanuska - Susitna Borough database was searched for relevant sale information. Private real estate agent websites were searched for recent listings while sellers, buyers, and agents were contacted to verify recent sale prices and other transaction details.

After analysis of all available data, appropriate comparable sales were selected. The market value estimate was derived from this process and is based on the following assumptions and limiting conditions.

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<sup>4</sup> Uniform Standards of Professional Appraisal Practice 2016-2017, Appraisal Foundation, p. 2-3

## Assumptions and Limiting Conditions

1. The property is appraised as vacant land without structural or site improvements.
2. All engineering studies are assumed to be accurate. Plats and illustrative material included in the report are intended to help the reader visualize the properties.
3. Information furnished by others and included in the report is believed to be reliable but the appraiser does not warrant the accuracy of such information.
4. Unless otherwise noted in the report, the appraiser did not find any evidence that hazardous materials exist on these properties. The estimate of value is based on the assumption that there are no such materials on the property. The appraiser is not qualified to detect these substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge that is required to discover these substances.
5. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony, or be in attendance in court with reference to the property in question unless arrangements have been made in advance.
6. The data and conclusions in this report are a part of the whole valuation. Each part of this report is only part of the evidence upon which the final judgment is based. Therefore, no part should be used out of context and by itself alone.
7. 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 any such conditions, or for arranging engineering studies to discover them.
8. 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.
9. 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.
10. Unless noted, the existence of personal property or improvements, if any, could not be confirmed. The properties are appraised "as vacant".
11. 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.
12. 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.

## PRESENTATION OF DATA

All of the subject parcels are all located in remote areas of the Matanuska-Susitna Borough. All of the parcels are located north of the Cook Inlet, south of Denali National Park, east of the Alaska Range, and west of the Talkeetna Mountains.

### Market Area – The Matanuska Susitna Borough<sup>5</sup>

#### Location:

The Matanuska-Susitna (Mat-Su) Borough is located in the middle of south central Alaska, including the Matanuska and Susitna River Drainages, portions of the Chugach Mountains as well as the Alaska, Talkeetna, and Clearwater Ranges. The Municipality of Anchorage, Upper Cook Inlet, and Knik Arm delineate the Borough's southern border. The average temperatures in January range from 6°F to 14°F; in July, 47°F to 67°F. Annual precipitation is 16.5 inches.

#### Local Government:

The Mat-Su Borough is a second class Borough incorporated in 1964 with an elected Mayor and Assembly. The Borough's area-wide powers include: assessment and collection of taxes, education, planning and zoning, parks and recreation, ports, harbors and wharves, ambulance service, transportation systems, air pollution control, day care facilities, historic preservation, and transient accommodations taxation. The Borough's non area-wide powers include fireworks, motor vehicles and operators, snow vehicles, solid waste, libraries, septic tank waste disposal, economic development, limited health and social service, natural gas, electric, and road local improvement districts, animal control, and water pollution control.

#### Demographics:

Low housing costs, the rural lifestyle, and a reasonable commute to Anchorage for employment and services has made the Mat-Su Borough one of the fastest growing areas of Alaska in recent years.

According to the 2010 Census, the population was 88,995. There were 41,329 housing units in the community and 31,824 were occupied. Its population was 5.5 percent American Indian or Alaska Native; 84.9 percent white; 1 percent black; 1.2 percent Asian; 0.2 percent Pacific Islander; 6.5 percent of the local residents had multi-racial backgrounds. Additionally, 3.7 percent of the population was of Hispanic decent.

#### Economy:

The economy is diverse, and residents are employed in a variety of retail, professional services, city, borough, state and federal occupations. Top employers are Mat-Su Schools, Valley Hospital, Wal-Mart, Carrs/Safeway and Fred Meyer. About one-third of the Borough's labor force commutes to Anchorage for employment. In 2010, 300 borough residents held commercial fish permits.

The 2005-2009 American Community Survey (ACS) estimated 35,540 residents as employed. The public sector employed 17.9% of all workers. The local unemployment rate was 11.8%. The percentage of workers not in labor force was 34.3%. The ACS surveys established that average median household income (in 2009 inflation-adjusted dollars) was \$66,052 (MOE +/- \$1,869). The per capita income (in 2009 inflation-adjusted dollars) was \$24,906 (MOE +/- \$707). About 10.3% of all residents had incomes below the poverty level.

#### Facilities:

There are three incorporated cities within the Borough: Houston, Palmer, and Wasilla. Additionally, there are several unincorporated communities and twenty-five (25) Borough recognized community councils. The majority of the Borough population resides in the "core area" surrounding the cities of Palmer and Wasilla, and within the cities themselves. The remaining population is spread out among the various unincorporated communities, as well as some remote sites. There are 44 schools located in the borough, attended by 17,079 students.

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<sup>5</sup> All information regarding market area and neighborhood information derived from <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>

### **Transportation:**

The area accesses both the Glenn and George Parks Highways. Commercial airlines serve the nearby Anchorage International Airport, but a local municipal airport supports private and chartered services. The Alaska Railroad provides for delivery of ocean freight.

### **Skwentna Neighborhood<sup>6</sup>**

Skwentna is an unincorporated town site located just north of the Skwentna River, and within the Yentna River drainage. Skwentna is not accessible by the road system; however, it serves a hub for local snowmachiners in the winter and boat traffic up the Yentna in the summer.

### **History, Culture and Demographics**

Dena'ina Athabascans have fished and hunted along the Skwentna and Yentna Rivers for centuries. In 1908, an Alaska Road Commission crew blazed a trail from Seward to Nome, going through Old Skwentna from the Susitna River to Rainy Pass. Many roadhouses were later constructed along the trail to the Innoko Mining District, including the Old Skwentna Roadhouse. Prospectors, trappers and Indians often used sled dogs to transport goods over the trail. Max and Belle Shellabarger homesteaded and started a guide service in 1923, and later a flying service and weather station. A post office was opened in 1937. After World War II, Morrison-Knudson built an airstrip, and in 1950, the U.S. Army established a radar station at Skwentna and a recreation camp at Shell Lake, 15 air miles from Skwentna. In the 1960s, State land disposals increased settlement.

Skwentna residents are scattered over a large area of land. It has a number of seasonal use homes. There is a small local store, and residents use snowmachines or aircraft to travel to the post office.

According to the 2010 Census, there are approximately 37 full time residents. There were 353 housing units in the community and 20 were occupied.

### **Facilities, Utilities, Schools and Health Care**

A number of homes have individual water wells and septic systems, but very few homes are fully plumbed. Outhouses are the primary means of sewage disposal. There is no central electric system; residents provide power via individual generator sets. A community refuse incinerator is available at the unpermitted dump site near the airport, operated by the Borough. The site is currently being used by several families, but most residents burn and bury their own refuse. There are no state operated schools located in the community. Local hospitals or health clinics include Valley Hospital in Palmer. Skwentna is classified as an isolated village, it is found in EMS Region 2C in the Mat-Su Region. Emergency Services is provided by 911 Telephone Service and volunteers. Auxiliary health care is provided by Lake Creek/Skwentna First Responders.

### **Economy and Transportation**

Employment is provided through local lodges, the post office and the airstrip.

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<sup>6</sup> All information regarding neighborhood information derived from <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>

## General Property Description for Alder View Subdivision

### Legal Description

ADL	Lot	Block	ASLS	Site Size	MTRS
214076	1 & 2	11	80-137	9.83	S022N010W25

### Location

Alder View Subdivision is located approximately 62 miles northwest of Anchorage, and approximately 5-7 miles southeast of the confluence of the Skwentna River and Yentna River.

### Access

Summer access to the subdivision is by float plane to local lakes, or by boat up the Yentna River, then overland. Winter access is via Ski plane to area lakes, or snowmachine along rivers and/or overland to the subject subdivision.

### Size & Shape

The subject parcel is 9.83 acres and are irregular in shape.

### Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation. The entire subdivision lies approximately 200 feet above sea level.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Easements & Zoning Regulations

No zoning, the subject is located within an unregulated area of the Mat-Su Borough. The parcel is subject to a 10' easement on each side of common lot lines, and structures may not be constructed within 25' of a right of way. The survey plat indicates a 50' public access easement along the mean high water or ordinary high water line of any water frontage of any sort. In addition, there is a 20' pedestrian and utility easement along the west property line. Furthermore, there is an undeveloped platted runway southeast of the subject parcel. A 1200' "runway clear zone" that extends approximately 500' into the eastern portion of the parcel. The majority of the runway clear zone encompasses the swamp and pond area along the north eastern portion of the subject property.

### Environmental Hazards, Hazardous Waste & Toxic Materials

No toxic materials, waste, or hazards were observed during the field inspection.

### Tax Assessments<sup>7</sup>

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2016 mill rate for the subject subdivision was 10.509.

### Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel within the Alder View Subdivision. There are no other know sales or deed transfers of the subject property.

<sup>7</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 12-14-2016

**Personal Property**

There is no personal property involved with the appraisal of this property.



ADL#214076, the red arrow is the approximate center of the parcel.

## General Property Description for Checkpoint Alaska Subdivision

### Legal Description

ADL	Lot	ASLS	Site Size	MTRS
231116	1	2009-9	9.30	S019N008W14, 15, 22

### Location

Checkpoint Subdivision is located on the Big Bend of the Yentna River approximately 20 miles Skwentna, Alaska just southwest of the Yentna River.

### Access

Summer access to the subdivision is primarily by boat. Winter access is via snowmachine along the Yentna River.

### Size & Shape

The subject parcel is 9.30 acres in size and is rectangular in shape.

### Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation. The subject parcels lay approximately 100 feet above sea level and lies on a high bluff on the Yentna River.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce. Soils are typical of the surrounding area.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Easements & Zoning Regulations

No zoning, the subject is located within an unregulated area of the Mat-Su Borough. Parcels are subject to a 15' public access easement on each side of common lot lines. The southwest lot line has a 25' public access and utility easement. There is a 50' public access easement along the Yentna River, and a 100' building setback from the OHW of the river.

### Environmental Hazards, Hazardous Waste & Toxic Materials

No toxic materials, waste, or hazards were observed during the field inspection.

### Tax Assessments<sup>8</sup>

The subject is located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2016 mill rate for the subject subdivision was 10.509.

### Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel within the Checkpoint subdivision. The parcel is currently in Potential Reoffer Status.

### Personal Property

There is no personal property involved with the appraisal of this property.

<sup>8</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 12-14-2016



ADL# 231116, looking north.

## General Property Description for Donkey Terraces RRCS

### Legal Description

ADL	Tract	ASLS	Site Size	MTRS
230416	R	2007-20	15.00	S026N012W32
230417	S	2007-20	15.56	S026N012W32
230687	M	2007-20	18.03	S026N012W31
230688	N	2007-20	13.88	S026N012W31
230689	O	2007-20	13.78	S026N012W31
230690	Q	2007-20	15.06	S026N012W31

### Location

Donkey Terraces RRCS is located approximately 50 miles west of Talkeetna, and approximately 58 miles upstream of the confluence of the Yentna and Susitna Rivers.

### Access

Summer access to the subdivision is by float plane to local lakes, then overland. Winter access is via snowmachine along rivers and/or overland to the subject subdivision.

### Size & Shape

The parcels range in size from 13.78 to 18.03 acres. The lots are generally irregular in shape.

### Topography

The subdivision is characterized by a generally rolling topography with in elevation. The entire subdivision lies approximately 300 feet to 1,400 feet above sea level.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Easements & Zoning Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. Parcels are subject to a 10' easement on each side of common lot lines, and structures may not be constructed within 25' of a right of way. The survey plat indicates a 50' public access easement along the mean high water or ordinary high water line of any water frontage of any sort. Additionally, there is a fifty-foot easement on each side of each section line within the subdivision.

### Environmental Hazards, Hazardous Waste & Toxic Materials

No toxic materials, waste, or hazards were observed during the field inspection.

### Tax Assessments<sup>9</sup>

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2016 mill rate for the subject subdivision was 10.509.

<sup>9</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 12-14-2016

**Ownership History**

The Department of Natural Resources is the current owner of record for all of the subject parcels within the Donkey Terraces RRCS. All of the parcels are currently in Predisposal Status.

**Personal Property**

There is no personal property involved with the appraisal of this property.

The following photographs were taken by the appraiser in 2014. Photographs of the parcels were taken during the September 12, 2016 aerial inspected. However, the recent photos were not of good quality due to inclement weather conditions.



ADL's 230687, 230688, 230689 from left to right looking south.  
Red arrows are the approximate location of parcels.



ADL#'s 230690, 230416, and 230417 from right to left looking northwest.  
Red arrows are the approximate location of parcels.

## General Property Description for Lockwood Lake

### Legal Description

ADL	Lot	Block	ASLS	Site Size	MTRS
213405	2	1	80-91	5.000	S019N007W01
213409	1	4	80-91	4.996	S019N007W01
213418	2	9	80-91	5.000	S019N007W01
213423	3,4,5	14	80-91	15.000	S019N007W12

### Location

Lockwood Lake Subdivision is located approximately 5.5 miles east of the "Big Bend" of the Yentna River 3.5 miles east of Ladyslipper Lake.

### Access

The primary access is by float plane to lake. Winter access is via snowmachine along rivers then overland to the subject subdivision.

### Size & Shape

The subject parcels range in size from 5.00 to 15.00 acres and are irregular in shape.

### Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation. The subject parcel is approximately 200 feet above sea level.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce. Soils are typical of the surrounding area with low laying areas of wetlands.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Easements & Zoning Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. The subject parcels are subject to a 10' public access easement on each side of common interior lot lines. There is 20' utility easements not common to other lots. 50' public access easement along any water frontage.

### Environmental Hazards, Hazardous Waste & Toxic Materials

No toxic material, waste, or hazards were observed during the field inspection.

### Tax Assessments<sup>10</sup>

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2016 MIL rate for the subject subdivision is 10.509.

<sup>10</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 12-14-2016

**Ownership History**

The Department of Natural Resources is the current owner of record for the all of the subject parcels. The parcels are currently in Potential Reoffer Status.

An application to purchase **ADL#213409** was recorded on 04/24/2014. A contract was issued on 05/22/2014 and terminated on 12/02/2014 and the parcel was placed into potential reoffer status. There are no other known sales or contracts within the past 3 years.

A completed application to purchase **ADL#213418** was recorded on 02/14/2014. The application was relinquished and the parcel was placed into potential reoffer status. There are no other known sales or contracts within the past 3 years.

**Personal Property**

There is no personal property involved with the appraisal of these parcels.



ADL#213405 on left and ADL# 213409 on right.  
Red arrows are the approximate location of the parcels.



ADL# 213418

The red arrow is the approximate location of the parcel.



ADL#213423. The red arrow is the approximate location of the parcel.

## General Property Description for Lockwood Lake RRCS

### Legal Description

ADL	Tract	ASLS	Site Size	MTRS
228746	C	2003-46	16.70	S019N007W15
228747	B	2003-46	16.36	S019N007W15
229061	G	2003-46	18.01	S019N007W15

### Location

Lockwood Lake Subdivision is located approximately 3.5 miles east of the "Big Bend" of the Yentna River and 13 miles north of the confluence of the Yentna and Skwentna Rivers.

### Access

The primary access is by float plane to area lakes, then overland to parcels. Winter access is either by ski plane or via snowmachine along rivers then overland to the subject subdivision.

### Size & Shape

The subject parcels range in size from 16.36 to 18.01 acres and are irregular in shape.

### Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation. The subject parcel is approximately 200 feet above sea level.

### Soils/Vegetation

Subdivision contains primarily mature birch and spruce. Soils are typical of the surrounding area with low laying areas of wetlands.

### Utilities, Water & Sewer

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

### Easements & Zoning Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. The parcels are subject to a 30' public access easement on each side of common lot lines, a 50' public access easement along the lake, and structures may not be constructed within 100' of the mean high water line.

### Environmental Hazards, Hazardous Waste & Toxic Materials

No toxic material, waste, or hazards were observed during the field inspection.

### Tax Assessments<sup>11</sup>

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2016 MIL rate for the subject subdivision is 10.509.

### Ownership History

The Department of Natural Resources is the current owner of record for all of the subject parcels. There was a contract to purchase **ADL#229061** and the contract was terminated effective June 20, 2014. The parcel was placed into potential reoffer status. There are no other known sales or contracts within the past 3 years.

### Personal Property

There is no personal property involved with the appraisal of these parcels.

<sup>11</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 12-14-2016



ADL#228746 on right and ADL#228747 on left.  
The red arrows are the approximate location of parcels.



ADL#229061. Red arrow is the approximate location of parcel.

**General Property Description for Moose Creek East  
Remote recreation Cabin Sites(RRCS)**

**Legal Description**

ADL	Tract	ASLS	Site Size	MTRS
229602	D	2006-22	14.92	S023N006W15
229759	I	2006-22	14.1	S023N006W25

**Location**

Moose Creek east RRCS is located approximately 18 miles southwest of Talkeetna, and approximately 28 miles east-northeast of Skwentna.

**Access**

Primary access to the area in the summer is by float plane to local lakes, then overland. Winter access is via Ski plane to area lakes, or snowmachine along rivers and/or overland to the subject subdivision. ADL#229602 has lake frontage.

**Size & Shape**

The parcels range in size from 14.10 and 14.92 acres and are irregular in shape.

**Topography**

The area is characterized by a generally level topography with minimal variation in elevation. The area lies approximately 300 feet above sea level.

**Soils/Vegetation**

The area contains primarily mature birch and spruce mix with areas of wetlands throughout. Soils are typical of the surrounding area.

**Utilities, Water & Sewer**

Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

**Easements & Zoning Regulations**

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. The survey plat indicates that there is a 30' public access/utility easement along all lot lines. There is also a 50' public access easement along the ordinary high water line of any water frontage, and a 50' public access easement along each side of a protracted section line. In addition, parcels are subject to a 100' building setback from the ordinary high water line.

**Environmental Hazards, Hazardous Waste & Toxic Materials**

No toxic materials, waste, or hazards were observed during the field inspection.

**Tax Assessments<sup>12</sup>**

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2016 mill rate for the subject subdivision was 10.509.

**Ownership History**

The Department of Natural Resources is the current owner of record for all of the subject parcels within the Moose Creek East RRCS. There are no other know sales or deed transfers of the subject properties.

<sup>12</sup> <http://www.matsugov.us/realpropertyquery/detail> accessed 12-14-2016

**Personal Property**

There is no personal property involved with the appraisal of these parcels.



ADL#229602. Red arrow is the approximate location of parcel.



ADL#229759. The red arrow is the approximate location of the parcel.

## DATA ANALYSIS AND CONCLUSION

### Highest and Best Use

Analysis of highest and best use for the subject property is necessary to accurately estimate the value of the land. Highest and best use analysis ensures that the value estimate is derived with the use in mind that maximizes the utility for a given property. The appropriate highest and best use for a given property is determined by the conditions of the market. Highest and best use can be 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."<sup>13</sup>

The land to be valued is considered vacant and thus valued with the highest and best potential use for the property. Value for improvements (when present on the site) is then based on their contribution to this use. The appraised parcels are vacant and unimproved.

### Legally Permissible

All parcels are subject to local zoning laws, subdivision covenants and restrictions, plat notes, as well as Borough and State regulations. Development of well and septic systems must comply with the requirements of the Department of Environmental Conservation. Almost any legal use of the site would be possible.

### Physically Possible

The size and physical characteristics of the subject parcels are adequate to support all reasonable and probable uses.

### Financially Feasible

Surrounding land use is primarily recreational. Development of the parcel depends on the amount of resources the owner is willing to allocate for recreational needs. Development in the area is ongoing; however, the overall market has slowed as evidenced by stagnant prices and longer marketing times.

### Maximally Productive

Maximally productive use is the use that produces the maximum return from the proceeds of a sale or lease. The immediate vicinity is characterized by private recreation. Snow machining and other outdoor activities are the primary motivations for the surrounding recreational users.

### Highest and Best Use of Land as Vacant

Based on the foregoing analysis, the highest and best use of the subject parcels as vacant would be for almost any legal use, primarily rural recreation cabin sites.

### Valuation Analysis

Three approaches to value are considered to determine the market value estimate.

#### Income Approach

The income approach for valuation is used primarily for income producing properties. It utilizes the capitalization process to discount future anticipated net income to a present value. It is not common to lease vacant land for a residential use therefore data that supports this approach is not available.

#### Cost Approach

The cost approach is based on the assumption that an informed buyer would pay no more than the cost of producing a substitute property with the same utility as the subject property. This approach will separate the value of the land from the value of the improvements to determine the cost of reproducing the improvements. The cost approach is most effective for appraising properties that have newer improvements. As such, the cost approach will not be used.

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<sup>13</sup> The Appraisal of Real Estate, Fourteenth Edition, Appraisal Institute, 2013, p.333

### **Sales Comparison Approach**

The sales comparison approach considers actual sales or prices asked for properties that have similar characteristics of the subject properties. Adjustments are made to the comparison properties so as to determine a price at which they would have sold if they had identical characteristics as the subject properties. This derived price then indicates a value for the subject properties. Some of the characteristics considered include general market conditions, sales terms, location, highest and best use and physical features. Of the three approaches to value, only the sales comparison approach is applicable.

### **Key Parcel Method**

In appraising more than one similar parcel, it is an accepted practice to appraise a key parcel that is most representative of the other parcels being appraised. The key parcel may be a hypothetical parcel or an actual parcel. The value of the remaining parcels is then based on a comparison to the key parcel. This methodology replicates typical developer thinking, and will be used for valuing parcels within Alder View subdivision, Donkey Terraces RRCS, Lockwood Lake subdivision, Lockwood Lake RRCS, and Moose Creek East RRCS.

### **Explanation of Adjustments**

DNR appraisal instructions state that the appraiser may develop and use quantitative or qualitative adjustments. Ideally, the value differences for any price adjustment are measured by comparing prices of paired sales that are very similar except for the feature of comparison to be measured. When market sales do not support quantifiable adjustments for differences and the comparable sales, the appraiser must use personal knowledge of overall trends, opinion surveys, and/or judgment in making adjustments. The conventional sequence of adjustments is property rights conveyed, financing terms, conditions of sale, time, location, and physical features.

An adjustment of less than 1.00 (or <) means the sale feature is superior to that appraised property and requires a downward adjustment to match the quality of the key parcel's feature, thus indicating the value of the key parcel. An adjustment greater than 1.00 (or >) means that the sale feature is inferior to the subject's feature which requires an upward adjustment to match, thus indicating the value of the key parcel. An adjustment of 1.00 (or =) means the sale feature is similar to the key parcel, and no adjustment is necessary. The adjustments are multiplied to obtain a total adjustment, which is then multiplied by the sale price to indicate the value of a key parcel.

The same adjustments and procedures are applied to the key parcel value to indicate the market value of a parcel being appraised, except the direction of adjustment is reversed when comparing appraised parcels to the key parcel. Superior features require a positive adjustment compared with the appraised parcel; inferior features require a negative adjustment. Detailed information about the comparable sales and the adjustments is contained in this report and addenda.

### **Unit of Comparison**

Generally, the buyers and sellers in the market place determine the unit of comparison, e.g. price per acre, square foot, site, front foot, etc. The key parcels will be valued on a per acre basis.

### **Rights Conveyed**

Fee simple less mineral rights as per Alaska Statute 38.05.125(a). Retention and exclusion of the mineral estate does not tend to affect property values, because most buyers are interested in the surface estate.

### **Financing Terms**

In accordance with DNR instructions, market value is estimated in terms of seller financing typical for the market. Cash transactions sometimes are afforded a discount from typical financing. Sales used in this analysis do not offer quantifiable differences in price as a result of terms. In general, a cash transaction would tend to be at the lower end of the price range with listings or sales with favorable financing usually setting the upper limit.

### **Conditions of Sale**

Unless otherwise noted the market transactions used in this appraisal do not reflect any unusual seller-buyer motivations that affected value.

**Market Conditions (Time)**

Analysis of real estate sales in the subject area indicates that prices of vacant land have been level in recent years. Comparable sales used in this valuation are the most recent transactions available and do not need to be adjusted for time.

**Location**

The subject parcels and all comparable sales are located in the same market area. No location adjustment is necessary.

**Size & Topography**

Some of the parcels within this appraisal required site size adjustments. The DNR site size adjustment method was utilized to calculate site size adjustments. An explanation of this method is located in the addendum. There are no major topographical deficiencies which would require an adjustment.

**Access**

All subjects and comparable sales feature varying degrees of access. The subject parcels have been grouped together with like access types for analytical purposes.

**Utilities**

The subject parcel and all comparable sales lack utilities, no adjustment is necessary.

**Amenities**

Exceptional features of a given parcel may increase value. Features such as type of water frontage, proximity to bodies of water, exceptional views are examples of amenities that may warrant adjustments.

## Data Analysis and Value Conclusions

All of the parcels in this analysis have been grouped into three categories; lakefront parcels, interior parcels, and riverfront parcels. A "Key parcel" has been identified for the lakefront and interior parcels. There is only one riverfront parcel and will be analyzed accordingly. All of the parcels have been analyzed on a price per acre basis.

### Lakefront Parcels

Subdivision Name	ADL	Lot/Tract	Block	ASLS	Size Range/ Acres
Donkey Terraces RRCS	230416	R	-	2007-20	15.00
Donkey Terraces RRCS	230417	S	-	2007-20	15.56
Donkey Terraces RRCS	230687	M	-	2007-20	18.03
Donkey Terraces RRCS	230688	N	-	2007-20	13.88
Donkey Terraces RRCS	230689	O	-	2007-20	13.78
Donkey Terraces RRCS	230690	Q	-	2007-20	15.06
Moose Creek East RRCS	229602	D	-	2006-22	14.92

### Lakefront Key Parcel Description

<b>Legal Description</b>	ASLS 2007-20, 2011-11, ADL#230416
<b>Location</b>	Approximately 50 miles west of Talkeetna, and approximately 58 miles upstream of the confluence of the Yentna and Susitna Rivers.
<b>Access</b>	The primary access is by float plane to lake. Winter access is via ski plane or snowmachine along rivers then overland to the subject subdivision.
<b>Size and Shape</b>	15.00 Acres/Rectangular
<b>Utilities</b>	None
<b>Topography</b>	Sloping, approximately 330'-380' above sea level
<b>Easements</b>	Typical
<b>Zoning</b>	None
<b>Environmental Hazards</b>	None Noted
<b>Amenities</b>	766 Feet of Lake Frontage

### Comparative Sales

The following sales are the most recent transactions of lakefront parcels similar to the key parcel.

	Comp ID	Date	Location	ASLS	Legal	Amenities	Acres	Price
Comp. #1	31394	12-15	3 miles NE of Key Parcel.	2007-20	Tract E of ASLS 2007-20	Lakefront	15.65	\$21,700
Comp. #2	31393	09-15	2.8 miles NE of Key Parcel.	2007-20	Tract F of ASLS 2007-20	Lakefront	14.4	\$20,200
Comp. #3	31392	09-15	2.7 miles NE of Key Parcel.	2007-20	Tract H of ASLS 2007-20	Lakefront	14.66	\$20,500
Comp. #4	28635	03-12	Shell Lake	80-174	L1/B2, Shell Lake Alaska Subdivision	Lakefront	3.01	\$10,000
Comp. #5	28302	04-12	Fox Lake	2002-01	Tract F of ASLS 2002-01	Lakefront	16.27	\$22,500

#### Comparable 1

Comparable 1 is a 2015 sale of a 15.65-acre lakefront parcel located approximately 3 miles northwest of the subject Key Parcel in the Donkey Terraces RRCS. The parcel has approximately 271 feet of water frontage. The parcel was offered for sale in the 2014 DNR land auction. The parcel did not receive a bid at auction and was purchased over the counter for \$21,700.

#### Comparable 2

Comparable 2 is a 2015 sale of a 14.40-acre lakefront parcel located approximately 2.8 miles northwest of the subject Key Parcel in the Donkey Terraces RRCS. The parcel has 635 feet of water frontage. The parcel was offered for sale in the 2014 DNR land auction. The parcel did not receive a bid at auction and was purchased over the counter for \$20,200.

#### Comparable 3

Comparable 3 is a 2015 sale of a 14.66-acre lakefront parcel located approximately 2.7 miles northwest of the subject Key Parcel in the Donkey Terraces RRCS. The parcel has 434 feet of water frontage. The parcel was offered for sale in the 2014 DNR land auction. The parcel did not receive a bid at auction and was purchased over the counter for \$20,500.

#### Comparable 4

Comparable 4 is a 2012 sale of a 3.01-acre lakefront parcel located approximately 16 miles southwest of the subject Key Parcel in the Shell Lake subdivision. The parcel has approximately 600 feet of water frontage. The parcel was on the market on the market for 41 days.

#### Comparable 5

Comparable 5 is 2012 sale of a 16.27-acre lakefront parcel located approximately 28 miles southeast of the subject Key Parcel, east of Shulin Lake. The parcel has approximately 751 feet of water frontage. The parcel was on the market for 434 days.

**Adjustment Grid for Lakefront Key Parcel**

	ADL#230416	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5
Comp. ID #	Key Lot	31394	31393	31392	28635	28302
Date of Sale		12-17-2015	09-25-2015	12-07-2015	03-22-2012	04-04-2012
Total Sales Price		\$21,700	\$20,200	\$20,500	\$10,000	\$22,500
Size, Acres	15.00	15.65	14.40	14.66	3.01	16.27
Price per/acre		\$1,387	\$1,403	\$1,398	\$3,322	\$1,383
<b>COMPARISONS</b>						
Property Rights	Fee less MR	Similar	1.00	Similar	1.00	Similar
Financing Terms	Typical	Similar	1.00	Similar	1.00	Similar
Conditions of Sale	Normal	Similar	1.00	Similar	1.00	Similar
Mrktg. Cond./Time	Current	12/17/15	1.00	09/25/15	1.00	12/07/15
Total Adjustments			1.00		1.00	
Adjusted Unit Price			\$1,387		\$1,403	
					\$1,399	
					\$3,322	
						\$1,383
<b>PHYSICAL COMPARISONS</b>						
Location	Donkey Creek RRCS	Similar	1.00	Similar	1.00	Similar
Size, Acres	15.00	15.65	1.00	14.40	1.00	14.65
Access	Fly-in or SM	Similar	1.00	Similar	1.00	Similar
Site Quality	Average	Similar	1.00	Similar	1.00	Similar
Utilities	None	Similar	1.00	Similar	1.00	Similar
Amenities	766' of Lakefront	271' of Lakefront	>	635' of Lakefront	>	434' of Lakefront
Total Adjustments			1.00/>		1.00/>	
						600' of Lakefront
						+ 751' of Lakefront
						=
						.53/>
						1.02/=
<b>INDICATED PER/ACRE VALUE</b>	Solve	>\$1,381	>\$1,403	>\$1,399	>\$1,761	\$1,411

**Reconciliation**

There is a very limited inventory of recent, comparable, lakefront sales in the market. All of the comparables have a similar location, access, site quality, and amenities. Comparable sales #1 thru # 3 are located in the Donkey Terraces RRCS similar to the subject. Comparable sales #4 and #5 are lakefront parcels located in the subjects' market area. Comparable sales #4 and #5 have been adjusted for site size utilizing the DNR Size Adjustment Method which can be found in the addenda. Having more water frontage is considered desirable in the market. However, the comparable sales above suggest that lake frontages that range between 271' and 751' have a negligible effect on value. The comparables present a range of value indicators from >\$1,381 to >\$1,761.00 per acre.

In addition to the comparable sales utilized in this analysis, there were three additional sales within the Donkey Terraces RRCS. These parcels also sold over the counter. They ranged in size from 14.70-acres to 15.40-acres. The sale prices of these parcels ranged from \$1,375.00 to \$1,402.00 per acre.

In consideration of a final opinion of value, a lower mid-range value of \$1,400.00 per acre is indicated.

## Application of Key Lot Valuation to the Remaining Parcels

Based on the key parcel features, the remaining parcels will be adjusted as follows;

### Amenity Adjustments

All of the parcels have lake frontages ranging from 532 to 794 linear feet. Although having more lake frontage is considered desirable in the market, the comparable sales utilized on the previous page suggests that for parcels with lake frontages ranging from 271 feet to 751 feet, have a negligible difference in value. Therefore, a lake frontage adjustment has not been applied to the remaining parcels.

Exceptional features of a given parcel may increase value. Features such as water frontage, proximity to creeks and small ponds, and exceptional views are examples of amenities that may warrant an adjustment. Parcels in proximity to a non-float plane lakes and/or creeks will be given an upwards adjustment of 10% to account for this amenity.

### Building Site Condition and Soil Quality Adjustments

The key parcel enjoys adequate soils and good building sites. Portions of the subject subdivision contain large areas of wet, poorly drained soils. Some of the remaining parcels are negatively impacted by these wet areas. In effect, poorer soils reduce potential building sites. The chart below identifies the percentage of poor soils on each subject parcel. The following soil adjustment schedule is extrapolated from a paired sales analysis which was developed in appraisal #3568-0.

**Soil Adjustment Schedule**

% Poorly Drained Soils	Adjustment
< 30%	1.0
30%	0.95
40%	0.95
50%	0.90
60%	0.85
>70%	0.80

The aforementioned adjustments were applied to the remaining lakefront parcels in the adjustment grid on the following pages.

**Adjustment Grid for the Remaining Lakefront Parcels**

ADL	Tract	Survey	Acres	Size Adj.	% Poor soils	Building Site Adjust	Amenity Adjust	Total Adjust	Key Parcel Value /Acre	Adjusted Value/Acre	Site Value (rd)
230416 (KEY)	R	2007-20	15.00	1.00	25%	1.00	1.00	1.00	\$1,400	\$1,400	\$21,000
230417	S	2007-20	15.56	1.00	25%	1.00	1.00	1.00	\$1,400	\$1,400	\$21,800
230687	M	2007-20	18.03	0.92	40%	0.95	1.00	.87	\$1,400	\$1,224	\$22,100
230688	N	2007-20	13.88	1.03	40%	0.95	1.00	.98	\$1,400	\$1,372	\$19,000
230689	O	2007-20	13.78	1.03	10%	1.00	1.00	1.00	\$1,400	\$1,442	\$19,900
230690	Q	2007-20	15.06	1.00	25%	1.00	1.00	1.00	\$1,400	\$1,400	\$21,100
229602	D	2006-22	14.92	1.00	15%	1.00	1.00	1.00	\$1,400	\$1,400	\$20,900

### Interior Parcels

All of the interior parcels have been analyzed on a price per acre basis.

Subdivision Name	ADL	Lot/Tract	Block	ASLS	Size Range/ Acres
Alder View	214076	1 & 2	11	80-137	9.83
Lockwood Lake	213405	2	1	80-91	5.00
Lockwood Lake	213409	1	4	80-91	5.00
Lockwood Lake	213418	2	9	80-91	5.00
Lockwood Lake	213423	3,4,5	14	80-91	15.00
Lockwood Lake RRCS	228746	C	-	2003-46	16.70
Lockwood Lake RRCS	228747	B	-	2003-46	16.36
Lockwood Lake RRCS	229061	G	-	2003-46	18.01
Moose Creek East RRCS	229759	I	-	2006-22	14.10

Interior Key Parcel Description	
<b>Legal Description</b>	Lots 3, 4, & 5/Block 14 Lockwood Lake Subdivision, ASLS 80-91, ADL#213423
<b>Location</b>	Lockwood Lake subdivision is located 44 miles northwest of Anchorage, 14 miles West of Willow and three miles east of Lockwood Lake.
<b>Access</b>	Fly in to area lake, then overland to parcel via platted easements and right of ways. Winter access via snowmachine along rivers, trails, and platted easements or right of ways.
<b>Size and Shape</b>	15.0 Acres/Rectangular
<b>Utilities</b>	None
<b>Topography</b>	Level, approximately 250' above sea level
<b>Easements</b>	Typical
<b>Zoning</b>	None
<b>Environmental Hazards</b>	None Noted
<b>Amenities</b>	None Noted

### Comparative Sales

The following sales are the most recent transactions of residential parcels similar to the key parcel.

	Comp ID	Date	Location	ASLS	Legal	Amenities	Acres	Price
Comp. #1	31400	08/15	Approximately 3 miles NW of the Subject	2003-46	Tract H of ASLS 2003-46, ADL#229062	None	15.22	\$10,100
Comp. #2	31401	09/15	Approximately 2.25 miles Sw of the Subject	2003-46	Tract D of ASLSL 2003-46, ADL#229064	None	10.72	\$8,600
Comp. #3	31134	05/14	Approximately 23 miles NW of the Subject	87-56	Tract A of ASLSL 87-56, Plat 90-74, ADL#222876	None	27.84	\$13,400
Comp. #4	31402	08/14	Approximately 1 mile NE of of the Subject	80-091	Lot 1/Block 9 of Lockwood Lake, ASLS 80-091, ADL#213417	None	5.00	\$4,800
Comp. #5	25951	04/10	Approximately 13 miles SW of the Subject.	79-147	Lot 1, Otter Lakes Subdivision, ASLS 79-147, ADL#204982	None	4.65	\$4,468

### Adjustment Grid for Interior Key Parcel

	ADL 213423	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5
Comp. ID #	Key Parcel	31400	31401	31134	31402	25951
Date of Sale		08/28/2015	09/24/2015	05/30/2014	08/24/2014	04/30/2010
Total Sales Price		\$10,100	\$8,600	\$13,400	\$4,800	\$4,468
Size, Acres	15.00	15.22	10.72	27.84	5.00	4.65
Price per/acre		\$664	\$802	\$481	\$960	\$961
<b>COMPARISONS</b>						
Property Rights	Fee less MR	Similar	1.00	Similar	1.00	Similar
Financing Terms	Typical	Similar	1.00	Similar	1.00	Similar
Conditions of Sale	Normal	Similar	1.00	Similar	1.00	Similar
Mrktg. Cond/Time	Current	08/28/15	1.00	09/24/15	1.00	05/30/14
Total Adjustments			1.00		1.00	
Adjusted Unit Price			\$664		\$802	
<b>PHYSICAL COMPARISONS</b>						
Location	Lockwood Lake RRCS	Similar	1.00	Similar	1.00	Similar
Size, Acres	15.00	15.22	1.00	10.72	.89	27.84
Access	SM, Fly-in then walk-in	Similar	1.00	Similar	1.00	Similar
Site Quality	Average	Inferior/40%Wet	1.05	Inferior/30%Wet	1.05	Similar
Utilities	None	Similar	1.00	Similar	1.00	Similar
Amenities	None	Superior/Creek	.90	Similar	1.00	Similar
Total Adjustments			.95		.94	
<b>INDICATED PER/ACRE VALUE</b>	Solve	\$631	\$754	\$625	\$624	\$605

**Comparable 1**

Comparable 1 is a 2015 sale of a 15.22-acre parcel located approximately 3 miles northwest of the subject key parcel. The parcel was offered for sale in the 2008 DNR land auction with a minimum bid of \$10,100. The parcel did not receive a bid and sold over the counter for \$10,100. The parcel is level and has good soils.

**Comparable 2**

Comparable 2 is a 2015 sale of a 10.72-acre parcel located approximately 2.25 miles southwest of the subject key parcel. The parcel was offered for sale in the 2008 DNR land auction with a minimum bid of \$8,600. The parcel did not receive a bid and sold over the counter for \$8,600. The parcel is level with approximately 30% wet soils.

**Comparable 3**

Comparable 3 is a 2014 sale of a 27.84-acre parcel located approximately 23 miles northwest of the subject key parcel. The parcel was offered for sale in the 2013 DNR land auction with a minimum bid of \$13,400. The parcel did not receive a bid and sold over the counter for \$13,400. The parcel is level with good soils.

**Comparable 4**

Comparable 4 is a 2014 sale of a 5.00-acre parcel located approximately 1-mile northeast of the subject key parcel. The parcel was offered for sale in the 2006 DNR land auction with a minimum bid of \$4,800. The parcel did not receive a bid and sold over the counter for \$4,800. The parcel is level with good soils.

**Comparable 5**

Comparable 5 is a 2010 sale of a 4.65-acre parcel located approximately 13 miles southwest of the subject parcel. Although an older sale, this parcel was the only private transaction located. The parcel sold for \$4,468.00. The parcel is level with good soils.

**Reconciliation**

The subject parcel is a level, 15.00-acre parcel with good soils. All of the comparables utilized in this analysis are considered level. Sales #1 and #3 have larger site sizes compared to the subject parcel. Sale #1 is just slightly larger than the key parcel; a site size adjustment was not warranted. Sale #3 was adjusted for size accordingly. Sales #2, #4, and #5, are all smaller in size compared to the subject and were adjusted for size accordingly. Sales #1 and #2 received upward adjustments for having inferior soil quality as compared to the subject. Sale #1 also received a downward adjustment for have creek frontage. After adjustments, the comparable sales present a range of value indicators from \$605.00 to \$754.00 per acre. After a careful analysis of the aforementioned data, it is my opinion that the per acre value of the subject parcel is \$625.00.

## Application of Key Lot Valuation to the Remaining Parcels

Based on the key parcel features, the remaining parcels will be adjusted as follows:

### Size Adjustments

The interior key parcel consists of 15.00-acres, while the remaining subject lots range from 5.00 to 18.01 acres. Sizes are adjusted by utilizing the DNR Size Adjustment Method which can be found in the addendum.

### Amenity Adjustments

Exceptional features of a given parcel may increase value. Features such as water frontage, proximity to creeks and small ponds, and exceptional views are examples of amenities that may warrant an adjustment. Parcels in proximity to a non-float plane lake will be given an upwards adjustment of 10% to account for this amenity.

### Building Site Condition and Soil Quality Adjustments

The key parcel enjoys adequate soils and good building sites. Portions of the subject subdivisions contain large areas of wet, poorly drained soils. Some of the remaining parcels are negatively impacted by these wet areas. In effect, poorer soils reduce potential building sites. The following chart identifies the percentage of poor soils on each subject parcel. The following soil adjustment schedule is extrapolated from a paired sales analysis which was developed in appraisal #3568-0, see addendum. So, as per the chart below. No soil adjustments are warranted.

**Soil Adjustment Schedule**

% Poorly Drained Soils	Adjustment
< 30%	1.0
30%	0.95
40%	0.95
50%	0.90
60%	0.85
>70%	0.80

The aforementioned adjustments were applied to the remaining interior parcels in the following adjustment grid.

ADL	Lot/Tract	Block	Survey	Acres	Size Adj.	% Poor soils	Building Site Adjust	Amenity Adjust	Total Adjust	Key Parcel Value /Acre	Adjusted Value/Acre	Site Value (rd)
213423 (KEY)	-	-	80-91	15.00	1.00	0%	1.00	1.00	1.00	\$625	\$625	\$9,400
214076	1 & 2	11	80-137	9.83	1.15	20%	1.00	1.10	1.27	\$625	\$794	\$7,800
213405	2	1	80-91	5.00	1.54	0%	1.00	1.00	1.54	\$625	\$963	\$4,800
213409	1	4	80-91	4.996	1.54	0%	1.00	1.00	1.54	\$625	\$963	\$4,800
213418	2	9	80-91	5.00	1.54	20%	1.00	1.00	1.54	\$625	\$963	\$4,800
228746	C	-	2003-46	16.70	.97	0%	1.00	.90	.87	\$625	\$544	\$9,100
228747	B	-	2003-46	16.36	.99	0%	1.00	1.00	.99	\$625	\$619	\$10,100
229061	G	-	2003-46	18.01	.92	10%	1.00	1.10	1.01	\$625	\$631	\$11,400
229759	I	-	2006-22	14.10	1.03	10%	1.00	1.00	1.03	\$625	\$644	\$9,100

**ADL #214076 and #229061** received upward adjustments for close proximity to creeks or ponds.

**ADL#228746** has a 60' public access easement centered on an existing trail that bisects the parcel; and encumbers approximately 1.5 acres. Although value of this area is diminished due to the easement, the trail does add value for its utility, and somewhat offsets the negative impact of the easement. There is also a building setback due to a runway on an adjacent parcel that encumbers approximately 1.0 acre. Although this setback does put limits on potential building sites, it does provide a buffer to the adjacent airstrip which is offsetting. This parcel received a nominal 10% adjustment for the negative impact of the public access easement (see explanation of adjustment in bottom paragraph). This adjustment has been reflected under the amenity column in the adjustment grid above.

**ADL#228747** also has a 60' public access easement centered on an existing trail that bisects the parcel; and encumbers approximately 1.9 acres. The majority of the easement is along the western property line. Since the easement is approximate to, and/or abutting the property line, it has less of a negative impact on the parcel than if it was bisecting the parcel completely. Although value of this area is diminished due to the easement, the trail does add value for its utility; and somewhat offsets the negative impact of the easement. This parcel received a nominal downward adjustment of 5% for the negative impact of the public access easement (see explanation of adjustment in bottom paragraph). This parcel is also approximate to a pond and received an upward adjustment of 5% for this amenity. These two offsetting adjustments were reflected under the amenity column in the adjustment grid on the previous page.

#### **Public Access Easement Adjustment**

An analysis of the impact on value of protracted and surveyed section line easements has been included in the addendum of this report. This analysis concluded that the impact of value ranged from 3% to 10% for sites between 15-20 acres in size; and reconciled at 3% because it was unlikely that the easements would be utilized. The public access trail affecting ADL#228746 and ADL#229061 is likely to be used. Therefore, the higher adjustments of 5% and 10% were utilized.

### Checkpoint Alaska Subdivision

There is one Checkpoint Alaska Subdivision parcel. This parcel will be analyzed on a price per acre basis.

<b>Checkpoint Alaska Subdivision Parcel Description</b>	
<b>Legal Description</b>	Lot 1, Checkpoint Alaska, ASLS 2009-9, ADL#231116
<b>Location</b>	The parcel is located on the Big Bend of the Yentna River approximately 23 miles SE of Skwentna, Alaska on the right bank of the Yentna River
<b>Access</b>	Summer access to the subdivision is primarily by boat. Winter access is via snowmachine along the Yentna River.
<b>Size and Shape</b>	9.30 Acres/Rectangular
<b>Utilities</b>	None
<b>Topography</b>	Level, approximately 100' above sea level
<b>Easements</b>	No zoning, the subject is located within an unregulated area of the Mat-Su Borough. The subject parcel is subject to a 15' public access easement on each side of common lot lines. The southeast lot line has a 25' public access and utility easement. There is a 50' public access easement along the Yenta River, and a 100' building setback from the OHW of the river. Section line easements have been vacated.
<b>Zoning</b>	None
<b>Environmental Hazards</b>	None Noted
<b>Amenities</b>	Riverfront

### Comparative Sales

The following sales are the most recent transactions of recreational parcels similar to the subject parcel.

	Comp ID	Date	Location	Legal	Amenities	Acres	Price
Comp. #1	25851	01/11	2 miles Northwest of the Subject	Tract B of ASLS 89-145	SloughFront	4.41	\$26,500
Comp. #2	25853	01/11	13.5 miles SW of the subject on the Susitna River	Tract F of ASLS 78-149, ADL 54807	Riverfront	5.00	\$22,500
Comp. #3	25753	05/10	43 miles NW of the Subject	ASLS 94-93, Plat 94-57	Riverfront	11.17	\$24,000
Comp. #4	31286	05/14	Approximately 40 miles NW of the Subject	ASLS 89-192, Plat 90-31, ADL 212964	Riverfront	14.67	\$28,500

**Adjustment Grid for Checkpoint Alaska Subdivision Parcel**

	ADL 231116	COMP 1	COMP 2	COMP 3	COMP 4				
Comp. ID #	Subject	25851	25853	25753	31286				
Date of Sale		01-31-2011	01-24-2011	05-17-2010	05-10-2014				
Total Sales Price		\$26,500	\$22,500	\$24,000	\$28,500				
Size, Acres	9.30	4.41	5.00	11.17	14.67				
Price per site		\$6,009	\$4,500	\$2,149	\$1,943				
<b>COMPARISONS</b>									
Property Rights	Fee less MR	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Financing Terms	Typical	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Conditions of Sale	Normal	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Mrktg. Cond./Time	Current	01/31/11	1.00	01/24/11	1.00	05/17/10	1.00	05-10-14	1.00
Total Adjustments			1.00		1.00		1.00		1.00
Adjusted Unit Price			\$26,500		\$4,500		\$2,149		\$1,943
<b>PHYSICAL COMPARISONS</b>									
Location	Checkpoint	Superior/Slough	<	Similar	1.00	Inferior/Upriver	>	Inferior/Upriver	>
Size, Acres	9.30	4.41	.72	5.00	.75	11.17	1.03	14.67	1.14
Access	Boat/Snowmachine	Similar	1.00	Inferior/High Bluff	>	Similar	1.00	Similar	1.00
Site Quality	Average	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Utilities	None	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Amenities	Riverfront	Slough/Superior	<	Similar	>	Riverfront	1.00	Riverfront	1.00
Total Adjustments			.72/<		.75/>		1.03/>		1.14
<b>INDICATED PER/ACRE VALUE</b>	Solve	<\$4,326		>\$3,375		>\$2,213		>\$2,215	

**Comparable 1**

Comparable sale #1 is a 2011 sale of a 4.41-acre parcel located approximately 2 miles from the subject parcel. This parcel is located on a slough with approximately 478' of slough frontage. The parcel is about 1,600' from the main channel of the Yentna River. Having frontage on the slough provides more protection for moorage compared to being located along the main current of the river. This parcel is the most approximate to the subject parcel.

**Comparable 2**

Comparable sale #2 is a 2011 sale of a 5.00-acre parcel located approximately 13.5 miles southwest of the subject property on the Susitna River. This parcel has approximately 430' of river frontage and sits on a bluff approximately 80' above the water line of the river. Having such a high bluff is considered inferior in the market.

**Comparable 3**

Comparable sale #3 is a 2010 sale of a 11.17-acre parcel located approximately 43 miles northwest of the subject parcel. This parcel has approximately 430' of river frontage; and is located along the upper Yentna River past the confluence of the Skwentna River. The location of this parcel is considered inferior to the subject because of the long distance from the boat ramp.

#### Comparable 4

Comparable sale #4 is a 2014 sale of a 14.67-acre parcel located approximately 40 miles northwest of the subject parcel. This parcel has approximately 430' of river frontage; and is located along the upper Yentna River past the confluence of the Skwentna River. The location of this parcel is considered inferior to the subject because of the long distance from the boat ramp.

#### Reconciliation

These sales are the most recent comparable sales available. Sales #1, #3, and #4, are all located on the Yentna River. Sale #2 is located on the Susitna River. Sales #1 and #2 are smaller in size compared to the subject parcel and received downward adjustments for size. Sales #3 and #4 are larger in size compared to the subject parcel and received upward adjustments for size. Sale #2 is located atop an 80' bluff overlooking the Susitna River. This high bluff is considered inferior access as compared to the subject parcels access. Sales #3 and #4 are 40-43 miles upstream from the subject parcel which is considered inferior due to the distance from the boat ramp. The adjusted sales provide a range of value indicators from >\$2,213.00 to <\$4,326.00 with a mean of \$3,032.25.

In addition to that aforementioned data, the subject parcel and three other parcels in the Checkpoint Alaska subdivision were appraised in 2011 for \$30,000.

The subject parcel, ADL#231116, and another parcel from the subject subdivision, ADL#231118, were offered for sale in the 2011 DNR land Auction with a minimum bid of \$30,000. Neither parcel received bids and the parcels were placed into IOTC.

ADL #231117 and #231119 were offered for sale in the 2012 DNR land auction. Both of these sales were sold to the highest bidders.

Although an application to purchase the subject parcel for \$30,000 was received, the application was terminated before a contract was fully executed. The remaining parcels were all purchased by utilizing a Veteran's Discount as illustrated in the chart below.

ADL#	Purchase/Bid Price	Veteran's Discount	Final Purchase/Contract Price/Rounded
231117	\$30,025.00	\$6,455.35	\$23,570.00
231118	\$30,025.00	\$6,450.23	\$23,550.00
231119	\$33,000.00	\$7,196.84	\$25,803.00

The two parcels that were offered in 2011 did not receive bids in the auction. All of the parcels that sold in the subject subdivision were purchased utilizing a Veteran's Discount which brought the final sales price down below the appraised value.

After carefully analyzing all of the aforementioned data, it is my opinion that the value of the Checkpoint Alaska subdivision parcel, ADL#231116 is \$3050.00 per acre.

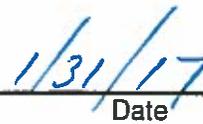
\$3,050.00 per acre x 9.30 acres = \$28,365.00; or **\$28,400.00** (rounded).

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 a majority of the lots that are the subject of this report.
- No one provided significant professional assistance to the persons signing this report.
- I have the knowledge and experience to competently complete this assignment.
- I have not appraised any of the subject parcels in the last 3 years.
- 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 following page are as follows:



Appraiser

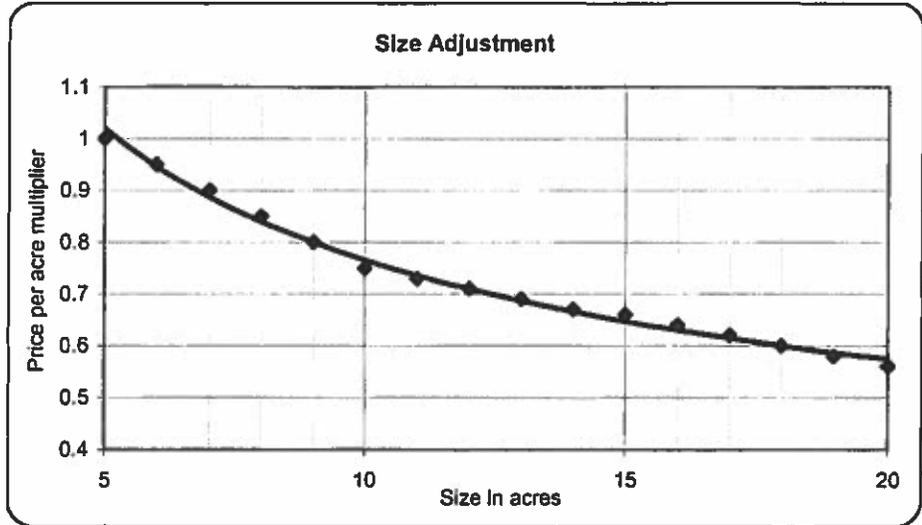


Date

# Addenda

**DNR SIZE ADJUSTMENT METHOD**  
DEVELOPED BY STEVE STARRETT

ACRES	VALUE RATIO
2.50	1.33
3.00	1.22
3.50	1.14
4.00	1.08
4.50	1.04
5.00	1.00
6.00	0.95
7.00	0.90
8.00	0.85
9.00	0.80
10.00	0.75
11.00	0.73
12.00	0.71
13.00	0.69
14.00	0.67
15.00	0.65
16.00	0.64
17.00	0.62
18.00	0.60
19.00	0.58
20.00	0.56
21.00	0.55
22.00	0.55
23.00	0.54
24.00	0.53
25.00	0.53
26.00	0.52
27.00	0.51
28.00	0.50
29.00	0.50
30.00	0.49
31.00	0.48
32.00	0.48
33.00	0.47
34.00	0.46
35.00	0.46
36.00	0.45
37.00	0.44
38.00	0.43
39.00	0.43
40.00	0.42



The graph and chart depicts a general market trend in the size-price behavior for remote parcels. For parcels over 5 acres in size, the price per acre decreases by 25 percent or a multiplier of .75 when parcel size doubles. In order to adjust for parcel sizes in size increments smaller than a doubling of size (e.g. a 16-acre parcel fits between the 10 to 20 acres size category) the value ratios are interpolated

To utilize the adjustment, follow this example. If the key parcel contains 10 acres and the appraised parcel contains 15 acres, the adjustment multiplier is derived as follows:

The multiplier of 0.65 (15 ac.) divided by 0.75 (10 ac.) equals .87, meaning that the per acre value of the appraised parcel is only 87 percent of the key parcel's value per acre. *The size adjustment is applied only when the size difference is more than one acre.*

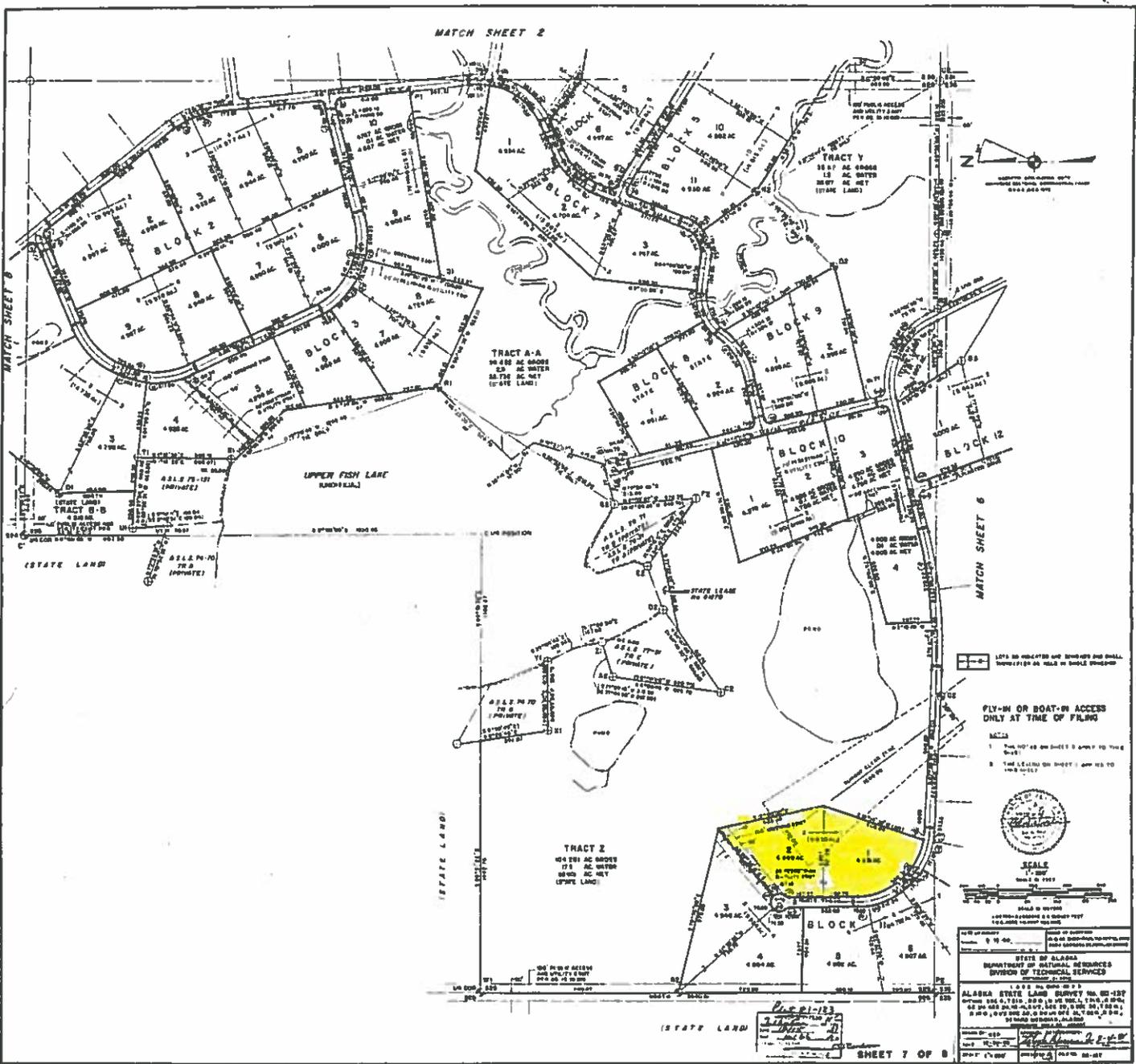
For parcels over 5 acres in size, the interpolation is made on a straight line basis, because larger parcels tend to sell on a price per acre basis. For parcels under 5 acres in size, the interpolation between the size categories is exponential, because the concept of building site value is more important than the number of acres.

# Addenda

# Subject Surveys

# Alder View

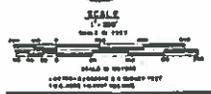




LOTS UNDEVELOPED AND UNIMPROVED SHALL BE SHOWN WITH A DASH THROUGH THE CENTER

FLY-IN OR BOAT-IN ACCESS ONLY AT TIME OF FILING

- 1. THE LOT OR BLOCK IS SHOWN AS OPEN TO THE PUBLIC
- 2. THE LOT OR BLOCK IS SHOWN AS OPEN TO THE PUBLIC

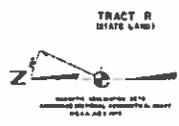


ALASKA STATE LAND SURVEY NO. 80-157  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF TECHNICAL SERVICES  
 1988  
 SHEET 7 OF 8





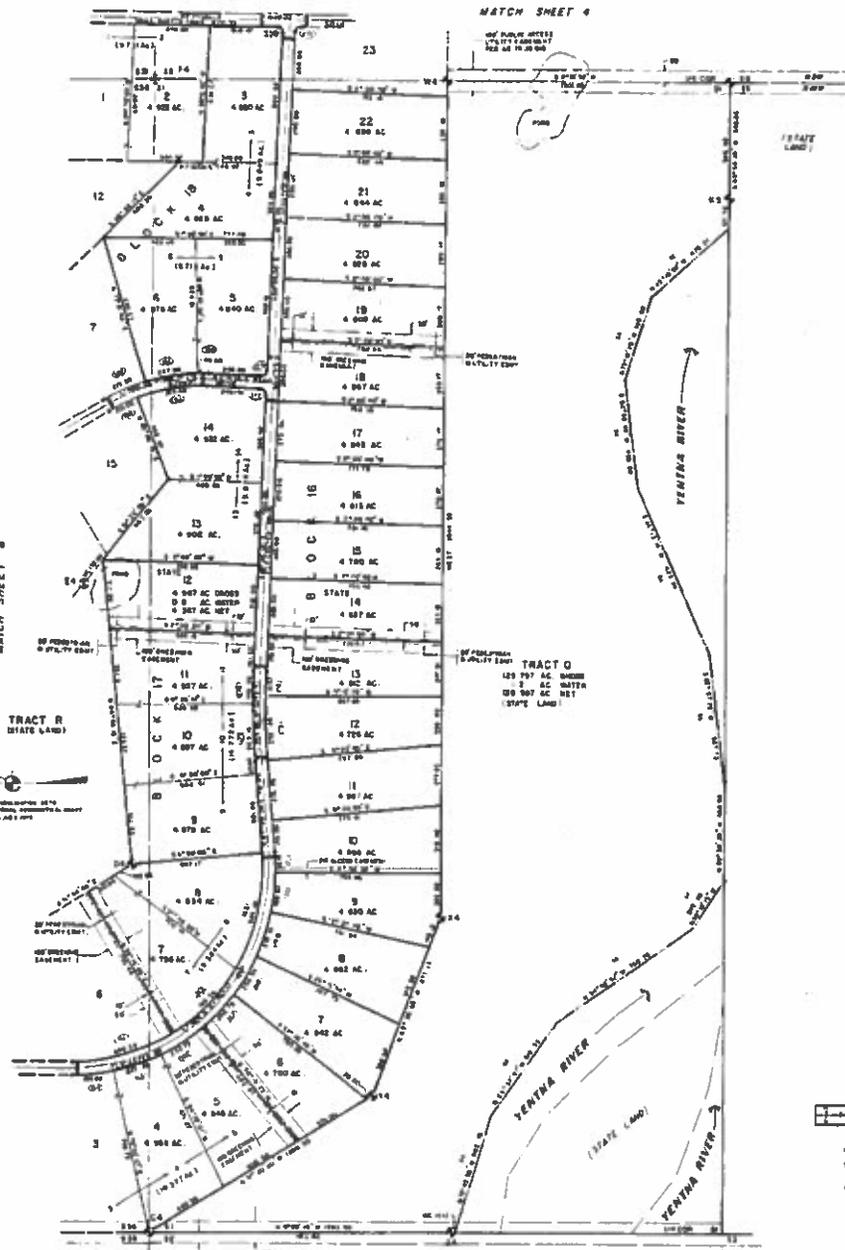




MATCH SHEET 8

TRACT R  
(STATE LAND)

TRACT O  
127 797 AC. SURVEY  
2 AC. WATER  
120 507 AC. NET  
(STATE LAND)



FLY IN OR BOAT IN ACCESS  
ONLY AT TIME OF FILING



SCALE  
1" = 200'



NOTES  
1. THIS SURVEY IS CONDUCTED AND COMPLETED IN ACCORDANCE WITH THE ALASKA SURVEY ACT.  
2. THE LEGEND ON SHEET 1 APPLIES TO THIS SHEET.

STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF TECHNICAL SERVICES

ALASKA STATE LAND SURVEY No. 80-057  
SECTION 127, 797 AC. SURVEY  
2 AC. WATER  
120 507 AC. NET  
(STATE LAND)

DATE: 11-28-88  
BY: [Signature]

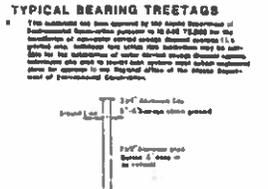




CURVE DATA CHART

Table with columns for CURVE DATA, including values for L, P, T, M, and other curve parameters. The table is organized into sections for different curve types and lengths.

INSTRUCTIONS TO BE OBSERVED BY THE SURVEYOR... This chart is to be used in the field... The following instructions should be observed by the surveyor...



NOTE: Care should be taken to ensure that all monument marks are set in the correct position and are not disturbed by any other work.

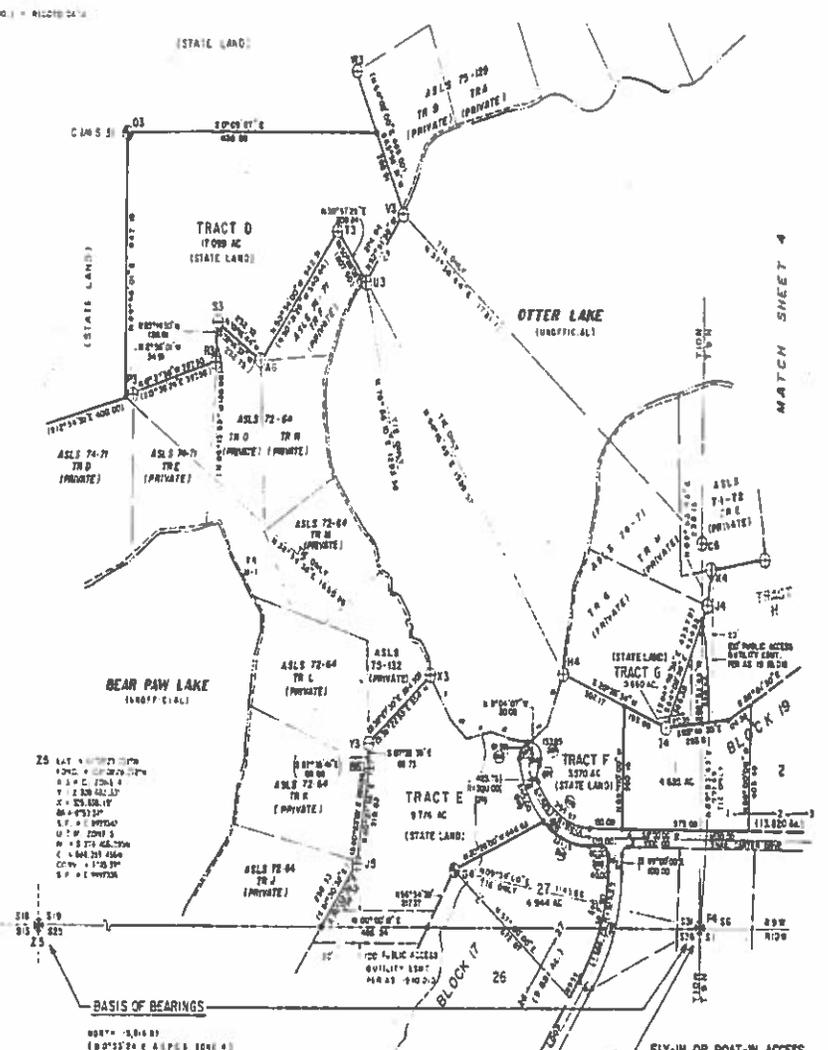
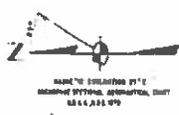
APPROVED BY: [Signature] DATE: [Date]

SPECIAL NOTE: A special note regarding the use of the chart and the importance of following the instructions.

Official document header and footer including 'ALASKA STATE LAND SURVEY', 'DEPARTMENT OF NATURAL RESOURCES', and 'SHEET 2 OF 9'.

BEARING TREE DATA CHART

TRACT NO.	TRAIL NO.	BEARING	DISTANCE	TRAIL NO.	BEARING	DISTANCE	TRAIL NO.	BEARING	DISTANCE	TRAIL NO.	BEARING	DISTANCE	
62	1	N 89° 59' 00" E	10.0	63	1	S 89° 59' 00" W	10.0	64	1	N 89° 59' 00" E	10.0	65	1
62	2	S 89° 59' 00" W	10.0	63	2	N 89° 59' 00" E	10.0	64	2	S 89° 59' 00" W	10.0	65	2
62	3	N 89° 59' 00" E	10.0	63	3	S 89° 59' 00" W	10.0	64	3	N 89° 59' 00" E	10.0	65	3
62	4	S 89° 59' 00" W	10.0	63	4	N 89° 59' 00" E	10.0	64	4	S 89° 59' 00" W	10.0	65	4
62	5	N 89° 59' 00" E	10.0	63	5	S 89° 59' 00" W	10.0	64	5	N 89° 59' 00" E	10.0	65	5
62	6	S 89° 59' 00" W	10.0	63	6	N 89° 59' 00" E	10.0	64	6	S 89° 59' 00" W	10.0	65	6
62	7	N 89° 59' 00" E	10.0	63	7	S 89° 59' 00" W	10.0	64	7	N 89° 59' 00" E	10.0	65	7
62	8	S 89° 59' 00" W	10.0	63	8	N 89° 59' 00" E	10.0	64	8	S 89° 59' 00" W	10.0	65	8
62	9	N 89° 59' 00" E	10.0	63	9	S 89° 59' 00" W	10.0	64	9	N 89° 59' 00" E	10.0	65	9
62	10	S 89° 59' 00" W	10.0	63	10	N 89° 59' 00" E	10.0	64	10	S 89° 59' 00" W	10.0	65	10
62	11	N 89° 59' 00" E	10.0	63	11	S 89° 59' 00" W	10.0	64	11	N 89° 59' 00" E	10.0	65	11
62	12	S 89° 59' 00" W	10.0	63	12	N 89° 59' 00" E	10.0	64	12	S 89° 59' 00" W	10.0	65	12
62	13	N 89° 59' 00" E	10.0	63	13	S 89° 59' 00" W	10.0	64	13	N 89° 59' 00" E	10.0	65	13
62	14	S 89° 59' 00" W	10.0	63	14	N 89° 59' 00" E	10.0	64	14	S 89° 59' 00" W	10.0	65	14
62	15	N 89° 59' 00" E	10.0	63	15	S 89° 59' 00" W	10.0	64	15	N 89° 59' 00" E	10.0	65	15
62	16	S 89° 59' 00" W	10.0	63	16	N 89° 59' 00" E	10.0	64	16	S 89° 59' 00" W	10.0	65	16
62	17	N 89° 59' 00" E	10.0	63	17	S 89° 59' 00" W	10.0	64	17	N 89° 59' 00" E	10.0	65	17
62	18	S 89° 59' 00" W	10.0	63	18	N 89° 59' 00" E	10.0	64	18	S 89° 59' 00" W	10.0	65	18
62	19	N 89° 59' 00" E	10.0	63	19	S 89° 59' 00" W	10.0	64	19	N 89° 59' 00" E	10.0	65	19
62	20	S 89° 59' 00" W	10.0	63	20	N 89° 59' 00" E	10.0	64	20	S 89° 59' 00" W	10.0	65	20
62	21	N 89° 59' 00" E	10.0	63	21	S 89° 59' 00" W	10.0	64	21	N 89° 59' 00" E	10.0	65	21
62	22	S 89° 59' 00" W	10.0	63	22	N 89° 59' 00" E	10.0	64	22	S 89° 59' 00" W	10.0	65	22
62	23	N 89° 59' 00" E	10.0	63	23	S 89° 59' 00" W	10.0	64	23	N 89° 59' 00" E	10.0	65	23
62	24	S 89° 59' 00" W	10.0	63	24	N 89° 59' 00" E	10.0	64	24	S 89° 59' 00" W	10.0	65	24
62	25	N 89° 59' 00" E	10.0	63	25	S 89° 59' 00" W	10.0	64	25	N 89° 59' 00" E	10.0	65	25
62	26	S 89° 59' 00" W	10.0	63	26	N 89° 59' 00" E	10.0	64	26	S 89° 59' 00" W	10.0	65	26
62	27	N 89° 59' 00" E	10.0	63	27	S 89° 59' 00" W	10.0	64	27	N 89° 59' 00" E	10.0	65	27
62	28	S 89° 59' 00" W	10.0	63	28	N 89° 59' 00" E	10.0	64	28	S 89° 59' 00" W	10.0	65	28
62	29	N 89° 59' 00" E	10.0	63	29	S 89° 59' 00" W	10.0	64	29	N 89° 59' 00" E	10.0	65	29
62	30	S 89° 59' 00" W	10.0	63	30	N 89° 59' 00" E	10.0	64	30	S 89° 59' 00" W	10.0	65	30
62	31	N 89° 59' 00" E	10.0	63	31	S 89° 59' 00" W	10.0	64	31	N 89° 59' 00" E	10.0	65	31
62	32	S 89° 59' 00" W	10.0	63	32	N 89° 59' 00" E	10.0	64	32	S 89° 59' 00" W	10.0	65	32
62	33	N 89° 59' 00" E	10.0	63	33	S 89° 59' 00" W	10.0	64	33	N 89° 59' 00" E	10.0	65	33
62	34	S 89° 59' 00" W	10.0	63	34	N 89° 59' 00" E	10.0	64	34	S 89° 59' 00" W	10.0	65	34
62	35	N 89° 59' 00" E	10.0	63	35	S 89° 59' 00" W	10.0	64	35	N 89° 59' 00" E	10.0	65	35
62	36	S 89° 59' 00" W	10.0	63	36	N 89° 59' 00" E	10.0	64	36	S 89° 59' 00" W	10.0	65	36
62	37	N 89° 59' 00" E	10.0	63	37	S 89° 59' 00" W	10.0	64	37	N 89° 59' 00" E	10.0	65	37
62	38	S 89° 59' 00" W	10.0	63	38	N 89° 59' 00" E	10.0	64	38	S 89° 59' 00" W	10.0	65	38
62	39	N 89° 59' 00" E	10.0	63	39	S 89° 59' 00" W	10.0	64	39	N 89° 59' 00" E	10.0	65	39
62	40	S 89° 59' 00" W	10.0	63	40	N 89° 59' 00" E	10.0	64	40	S 89° 59' 00" W	10.0	65	40
62	41	N 89° 59' 00" E	10.0	63	41	S 89° 59' 00" W	10.0	64	41	N 89° 59' 00" E	10.0	65	41
62	42	S 89° 59' 00" W	10.0	63	42	N 89° 59' 00" E	10.0	64	42	S 89° 59' 00" W	10.0	65	42
62	43	N 89° 59' 00" E	10.0	63	43	S 89° 59' 00" W	10.0	64	43	N 89° 59' 00" E	10.0	65	43
62	44	S 89° 59' 00" W	10.0	63	44	N 89° 59' 00" E	10.0	64	44	S 89° 59' 00" W	10.0	65	44
62	45	N 89° 59' 00" E	10.0	63	45	S 89° 59' 00" W	10.0	64	45	N 89° 59' 00" E	10.0	65	45
62	46	S 89° 59' 00" W	10.0	63	46	N 89° 59' 00" E	10.0	64	46	S 89° 59' 00" W	10.0	65	46
62	47	N 89° 59' 00" E	10.0	63	47	S 89° 59' 00" W	10.0	64	47	N 89° 59' 00" E	10.0	65	47
62	48	S 89° 59' 00" W	10.0	63	48	N 89° 59' 00" E	10.0	64	48	S 89° 59' 00" W	10.0	65	48
62	49	N 89° 59' 00" E	10.0	63	49	S 89° 59' 00" W	10.0	64	49	N 89° 59' 00" E	10.0	65	49
62	50	S 89° 59' 00" W	10.0	63	50	N 89° 59' 00" E	10.0	64	50	S 89° 59' 00" W	10.0	65	50
62	51	N 89° 59' 00" E	10.0	63	51	S 89° 59' 00" W	10.0	64	51	N 89° 59' 00" E	10.0	65	51
62	52	S 89° 59' 00" W	10.0	63	52	N 89° 59' 00" E	10.0	64	52	S 89° 59' 00" W	10.0	65	52
62	53	N 89° 59' 00" E	10.0	63	53	S 89° 59' 00" W	10.0	64	53	N 89° 59' 00" E	10.0	65	53
62	54	S 89° 59' 00" W	10.0	63	54	N 89° 59' 00" E	10.0	64	54	S 89° 59' 00" W	10.0	65	54
62	55	N 89° 59' 00" E	10.0	63	55	S 89° 59' 00" W	10.0	64	55	N 89° 59' 00" E	10.0	65	55
62	56	S 89° 59' 00" W	10.0	63	56	N 89° 59' 00" E	10.0	64	56	S 89° 59' 00" W	10.0	65	56
62	57	N 89° 59' 00" E	10.0	63	57	S 89° 59' 00" W	10.0	64	57	N 89° 59' 00" E	10.0	65	57
62	58	S 89° 59' 00" W	10.0	63	58	N 89° 59' 00" E	10.0	64	58	S 89° 59' 00" W	10.0	65	58
62	59	N 89° 59' 00" E	10.0	63	59	S 89° 59' 00" W	10.0	64	59	N 89° 59' 00" E	10.0	65	59
62	60	S 89° 59' 00" W	10.0	63	60	N 89° 59' 00" E	10.0	64	60	S 89° 59' 00" W	10.0	65	60
62	61	N 89° 59' 00" E	10.0	63	61	S 89° 59' 00" W	10.0	64	61	N 89° 59' 00" E	10.0	65	61
62	62	S 89° 59' 00" W	10.0	63	62	N 89° 59' 00" E	10.0	64	62	S 89° 59' 00" W	10.0	65	62
62	63	N 89° 59' 00" E	10.0	63	63	S 89° 59' 00" W	10.0	64	63	N 89° 59' 00" E	10.0	65	63
62	64	S 89° 59' 00" W	10.0	63	64	N 89° 59' 00" E	10.0	64	64	S 89° 59' 00" W	10.0	65	64
62	65	N 89° 59' 00" E	10.0	63	65	S 89° 59' 00" W	10.0	64	65	N 89° 59' 00" E	10.0	65	65



STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF TECHNICAL SERVICES  
 ALASKA STATE LAND SURVEY No. 80-137  
 SHEET 3 OF 9

NOTES TO BE USED IN SINGLE OWNERSHIP  
 1. THE NOTES ON SHEET 1 APPLY TO THIS SHEET.  
 2. THE LEGEND ON SHEET 1 APPLIES TO THIS SHEET.

DATE: 12-15-53  
 BY: [Signature]



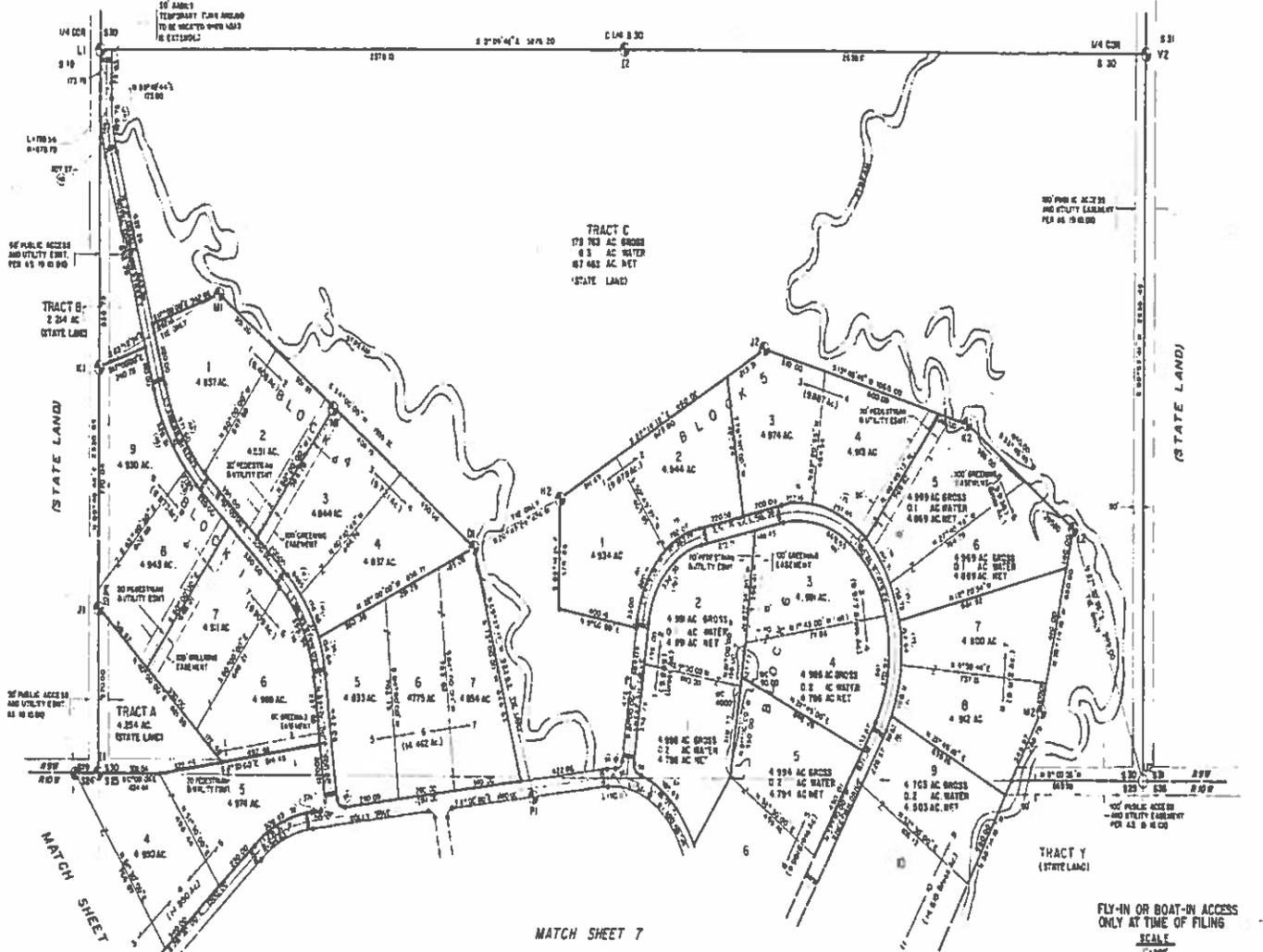
BEARING TREE DATA CHART

NUMBER	TRIP	DESCRIPTION	DATE	TIME	BEARING	DISTANCE	REMARKS
1	1	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
2	2	0° 00' 00" N	00° 00' 00" E	10.0	81.0	10.0	
3	3	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
4	4	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
5	5	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
6	6	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
7	7	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
8	8	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
9	9	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
10	10	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
11	11	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
12	12	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
13	13	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
14	14	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
15	15	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
16	16	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
17	17	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
18	18	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
19	19	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
20	20	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
21	21	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
22	22	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
23	23	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
24	24	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
25	25	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
26	26	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
27	27	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
28	28	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
29	29	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
30	30	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	

NUMBER	TRIP	DESCRIPTION	DATE	TIME	BEARING	DISTANCE	REMARKS
31	31	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
32	32	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
33	33	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
34	34	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
35	35	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
36	36	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
37	37	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
38	38	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
39	39	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
40	40	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
41	41	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
42	42	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
43	43	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
44	44	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
45	45	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
46	46	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
47	47	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
48	48	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
49	49	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	
50	50	10° 58' 00" N	08° 00' 00" E	10.0	81.0	10.0	



(STATE LAND)



MATCH SHEET 7

FLY-IN OR BOAT-IN ACCESS ONLY AT TIME OF FILING

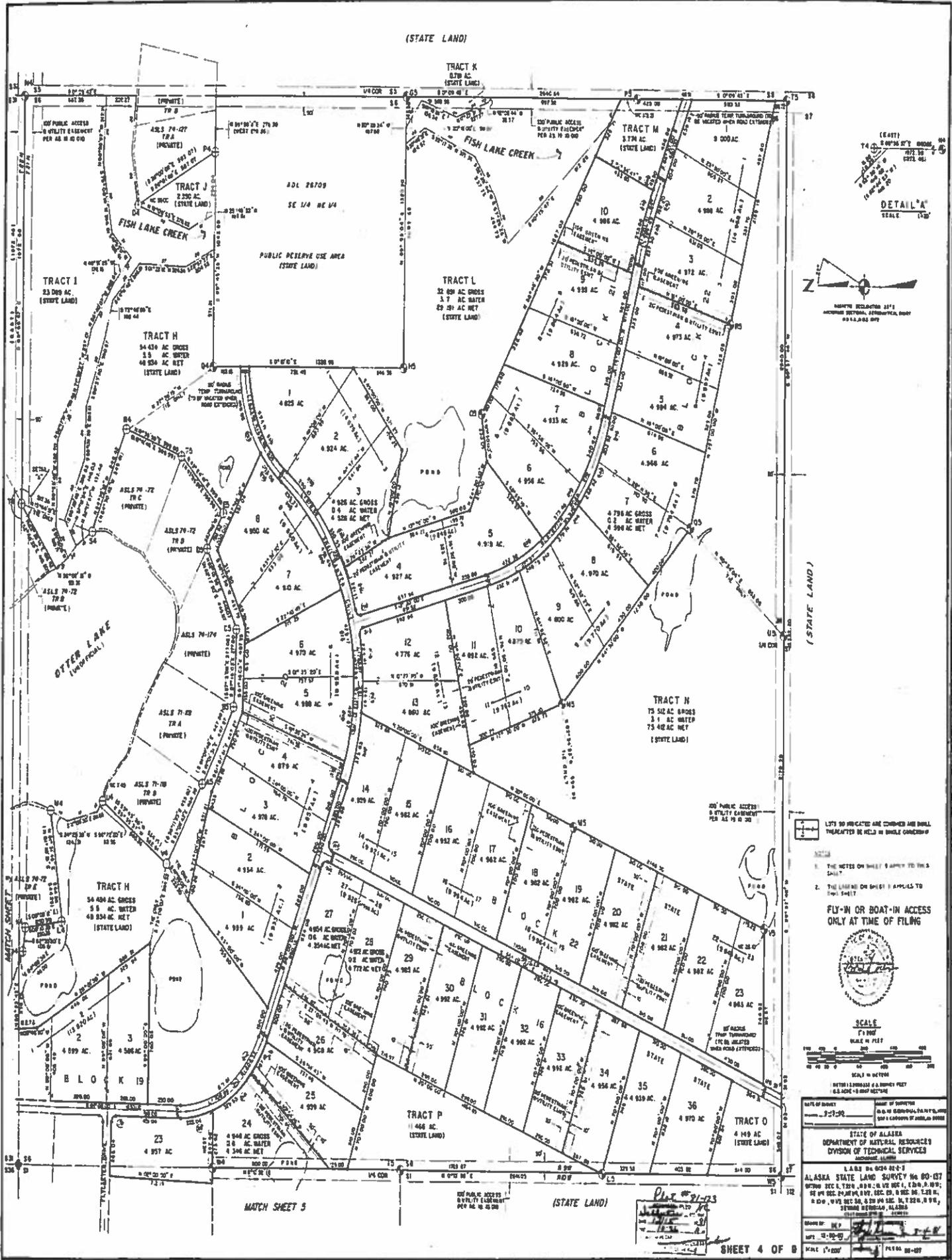


NOTE: 1. THE NOTES ON SHEET 8 APPLY TO THIS SHEET.  
2. THE LEGEND ON SHEET 8 APPLIES TO THIS SHEET.

DATE OF SURVEY: 9-27-88  
 NAME OF SURVEY: ALASKA STATE LAND SURVEY No. 00-97  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF TECHNICAL SERVICES  
 JUNEAU, ALASKA  
 L.S.D. No. 004-00-0-1  
 SHEET 3 OF 9  
 SCALE: 1"=400'

Plat 01-113  
 10-26-88  
 10-26-88

(STATE LAND)



(EAST)  
 74 0 00' 00" N  
 0 00' 00" E  
 0 00' 00" S  
 0 00' 00" W

DETAIL "A"  
 SCALE 1" = 100'



(STATE LAND)

1. LOTS SO INDICATED ARE CORNER AND SHALL BE PLACED IN FIELD IN DOUBLE CONCRETE

- THE NOTES ON SHEET 5 APPLY TO THIS SHEET
- THE LEGEND ON SHEET 5 APPLIES TO THIS SHEET

FLY-IN OR BOAT-IN ACCESS ONLY AT TIME OF FILING



SCALE  
 1" = 100'  
 SCALE IN FEET  
 0 100 200 300 400  
 0 100 200 300 400  
 SCALE IN METERS  
 METERS 1:250,000 & 1:500,000  
 U.S. GEOLOGICAL SURVEY

DATE OF SURVEY: 2-1-80  
 NAME OF SURVEYOR: D. B. W. BROWN, JR., P.E.  
 AND A. C. WILSON, P.E.

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

ALASKA STATE LAND SURVEY No 80-037  
 SECTION 2, T29N, R10W, S1, 1/4, 2/4, 3/4, 4/4  
 1/4 SEC. 2, T29N, R10W, S1, 1/4, 2/4, 3/4, 4/4  
 1/4 SEC. 2, T29N, R10W, S1, 1/4, 2/4, 3/4, 4/4  
 1/4 SEC. 2, T29N, R10W, S1, 1/4, 2/4, 3/4, 4/4

Drawn by: [Signature]  
 Date: 12-10-80  
 Scale: 1" = 100'

REVISION

# Checkpoint Alaska

**SECTION-LINE EASEMENT VACATION CERTIFICATE**  
**APPROVAL RECOMMENDATION**

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE CENTRAL  
REGIONAL OFFICE AND THE PROJECT ENGINEER HAS RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.  
DATE: 2/13/2011

STATE OF ALASKA DIVISION OF MINING, LAND AND WATER  
THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF  
MINING, LAND AND WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE DIVISION OF  
COMMISSIONER.  
DATE: 2/13/2011

DATE: 2/13/11  
APPROVED: *[Signature]*  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: 2/13/11  
APPROVED: *[Signature]*  
DEPARTMENT OF NATURAL RESOURCES

**NOTES**

1. THIS SURVEY WAS APPROVED IN ACCORDANCE WITH AS 38.04.010, 38.04.020, AND 38.04.030.
2. ALL BOUNDARIES SHOWN ARE THE BOUNDARIES AS SHOWN ON THE BASIS OF BEARING AND DISTANCES SHOWN AND  
ADJUSTED TO HORIZONTAL DISTANCES.
3. THE BASIS OF THIS SURVEY IS GREATER THAN 1:5000.
4. BEARS OF COORDINATES WAS AN INDETERMINATE SOLUTION FOR TEMPORARY OPUS MARKS. USING TRIMBLE 4600 AND  
ASLS 84-1010. THAT A, WHICH COORDINATES AS IN THIS PLAN USING HIGH PRECISION OPUS MARKS.
5. THE BASIS OF BEARING FOR THIS PLAN WAS DETERMINED BY HIGH PRECISION OPUS SURVEY, USING TRIMBLE 4600 AND  
ASLS 84-1010. BEARING SHOWN ON THIS PLAN ARE ALL BEARINGS AND ALL DISTANCES ARE MEAN OCEAN  
UNLESS OTHERWISE NOTED.
6. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN SECTION 15, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
7. GROUNDWATER MONITORING POINTS OF SECTION-LINE EASEMENTS BEING VACATED WITHIN SECTION 15,  
22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
8. THE 50' WIDE STREET IS BEING DEDICATED AS A 100-FOOT PUBLIC RIGHT-OF-WAY.
9. THE NATURAL BOUNDARIES OF THE USE OF COASTAL HIGH WATER (CHW) FROM THE MEAN HIGH WATER (MHW) AND THE  
COMMERCE WITHIN THE EXTENSION OF THE BOUNDARY AND THEIR INTERSECTION WITH THE NATURAL BOUNDARIES.  
10. PURSUANT TO SUB 11(4)(D) THERE IS A 100-FOOT SURFACE EASEMENT SYSTEM SETBACK FROM ALL WATER BODIES. THE STATE OF  
ALASKA REQUIRES A 100-FOOT SURFACE EASEMENT FROM THE ORDINARY HIGH WATER (OHW) LINE OF ALL STREAMS AND ALL OTHER WATER BODIES  
DETERMINED TO BE PUBLIC OR NONPUBLIC.
11. THE 100' WIDE STREET IS BEING DEDICATED AS A 100-FOOT PUBLIC RIGHT-OF-WAY. THE BOUNDARY BETWEEN THE 100' WIDE STREET AND THE  
SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION APPROVED NOVEMBER 10, 2006.  
12. THE SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE FINAL DECISION APPROVED NOVEMBER 10, 2006.  
13. THE SECTION-LINE EASEMENT VACATION IS IN COMPLIANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT  
OF ENVIRONMENTAL CONSERVATION.  
14. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING LAND USE. THE INDIVIDUAL PARCELS OWNER SHALL OBTAIN A DETERMINATION  
BEFORE THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.

**MORIMENTS RECOVERED THIS SURVEY**

- R1 2097-5  
TR 0  
AS2 79-46  
1975  
Found at 3.10° Azimuth from 0.210°  
Station mark, projecting 1' out of the ground  
Bearing: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
New Azimuth: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)
- R2 2297-5  
TR 0  
AS2 79-46  
1975  
Found at 3.10° Azimuth from 0.210°  
Station mark, projecting 1' out of the ground  
Bearing: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
New Azimuth: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)
- R3 2297-5  
TR 0  
AS2 79-46  
1975  
Found at 3.10° Azimuth from 0.210°  
Station mark, projecting 1' out of the ground  
Bearing: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
New Azimuth: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)
- R4 2297-5  
TR 0  
AS2 79-46  
1975  
Found at 3.10° Azimuth from 0.210°  
Station mark, projecting 1' out of the ground  
Bearing: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
New Azimuth: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)
- R5 2297-5  
TR 0  
AS2 79-46  
1975  
Found at 3.10° Azimuth from 0.210°  
Station mark, projecting 1' out of the ground  
Bearing: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)  
New Azimuth: 100° 00' 00" E, 100.00 ft  
01.5 (From 0.210° C, 100.00 ft)  
01.5 (From 0.210° C, 100.00 ft)
- R6 2297-5  
TR 0  
AS2 79-46  
1975  
Found at 3.10° Azimuth from 0.210°  
Station mark,



# Donkey Terraces

# DONKEY TERRACES REMOTE RECREATIONAL CABIN SITES INDEX SHEET

AREA TABLE

Sheet No.	Area (Acres)
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00
19	1.00
20	1.00
21	1.00
22	1.00
23	1.00
24	1.00
25	1.00
26	1.00
27	1.00
28	1.00
29	1.00
30	1.00
31	1.00
32	1.00
33	1.00
34	1.00
35	1.00
36	1.00
37	1.00
38	1.00
39	1.00
40	1.00
41	1.00
42	1.00
43	1.00
44	1.00
45	1.00
46	1.00
47	1.00
48	1.00
49	1.00
50	1.00
51	1.00
52	1.00
53	1.00
54	1.00
55	1.00
56	1.00
57	1.00
58	1.00
59	1.00
60	1.00
61	1.00
62	1.00
63	1.00
64	1.00
65	1.00
66	1.00
67	1.00
68	1.00
69	1.00
70	1.00
71	1.00
72	1.00
73	1.00
74	1.00
75	1.00
76	1.00
77	1.00
78	1.00
79	1.00
80	1.00
81	1.00
82	1.00
83	1.00
84	1.00
85	1.00
86	1.00
87	1.00
88	1.00
89	1.00
90	1.00
91	1.00
92	1.00
93	1.00
94	1.00
95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00

**TYPICAL MONUMENT SET THIS SURVEY**

**PRIMARY MONUMENT REFERENCE MONUMENT**

**TYPICAL BEARING TREE TAG**

**TYPICAL WITNESS POST**

ALASKA STATE LAND SURVEY NO. 2007-20

DATE: 10/15/2007

BY: [Signature]

FOR: [Signature]

AT: [Signature]

IN: [Signature]

OF: [Signature]

**STATE OF ALASKA**

**BEARING TREE TAG**

DATE: 10/15/2007

BY: [Signature]

FOR: [Signature]

AT: [Signature]

IN: [Signature]

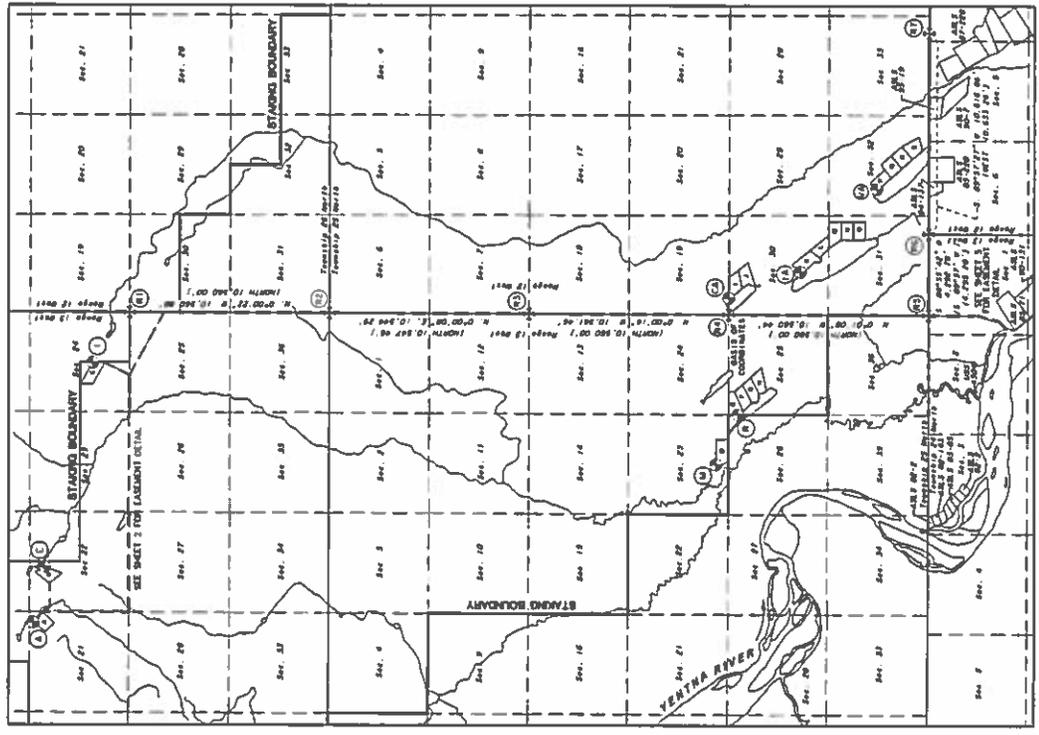
OF: [Signature]

**NOTES**

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
- THE BASIS OF BEARING FOR THIS PLAT WAS DETERMINED BY HIGH PRECISION GPS SURVEY, AND PROCEEDED USING TRIPLE DISTANCE OFFER 50-TM LINE.
- THE COORDINATES ON THIS PLAT ARE BASED ON A LOCAL COORDINATE SYSTEM USING STATIONED TIEA COORDINATES AND THE NAD 83 DATUM. THE COORDINATE SYSTEM IS A LOCAL SYSTEM AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE COORDINATE SYSTEM IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE COORDINATE SYSTEM IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
- THE ACCURACY OF THIS SURVEY IS GUARANTEED TO BE 1:5000.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN THE BOUNDARIES OF THIS SURVEY, ARE SUBJECT TO A 50 FOOT (50') EASEMENT FOR PUBLIC ROAD USE, WHICH IS REFERRED TO AS THE STATE EASEMENT.
- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
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- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
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- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.
- THE BEARING SURVEY WAS CONDUCTED IN ACCORDANCE WITH AS, M.C.R.S. 20.05, 20.06, 20.07, AND 20.08.

**RECOVERED MONUMENT COORDINATE TABLE**

MONUMENT NO.	NORTHING	EASTING
1	1000000.00	1000000.00
2	1000000.00	1000000.00
3	1000000.00	1000000.00
4	1000000.00	1000000.00
5	1000000.00	1000000.00
6	1000000.00	1000000.00
7	1000000.00	1000000.00
8	1000000.00	1000000.00
9	1000000.00	1000000.00
10	1000000.00	1000000.00
11	1000000.00	1000000.00
12	1000000.00	1000000.00
13	1000000.00	1000000.00
14	1000000.00	1000000.00
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16	1000000.00	1000000.00
17	1000000.00	1000000.00
18	1000000.00	1000000.00
19	1000000.00	1000000.00
20	1000000.00	1000000.00
21	1000000.00	1000000.00
22	1000000.00	1000000.00
23	1000000.00	1000000.00
24	1000000.00	1000000.00
25	1000000.00	1000000.00
26	1000000.00	1000000.00
27	1000000.00	1000000.00
28	1000000.00	1000000.00
29	1000000.00	1000000.00
30	1000000.00	1000000.00
31	1000000.00	1000000.00
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33	1000000.00	1000000.00
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91	1000000.00	1000000.00
92	1000000.00	1000000.00
93	1000000.00	1000000.00
94	1000000.00	1000000.00
95	1000000.00	1000000.00
96	1000000.00	1000000.00
97	1000000.00	1000000.00
98	1000000.00	1000000.00
99	1000000.00	1000000.00
100	1000000.00	1000000.00



**SHEET INDEX**

SHEET NO.	AREA (ACRES)	SHEET
1	1.00	1
2	1.00	2
3	1.00	3
4	1.00	4
5	1.00	5
6	1.00	6
7	1.00	7
8	1.00	8
9	1.00	9
10	1.00	10
11	1.00	11
12	1.00	12
13	1.00	13
14	1.00	14
15	1.00	15
16	1.00	16
17	1.00	17
18	1.00	18
19	1.00	19
20	1.00	20
21	1.00	21
22	1.00	22
23	1.00	23
24	1.00	24
25	1.00	25
26	1.00	26
27	1.00	27
28	1.00	28
29	1.00	29
30	1.00	30
31	1.00	31
32	1.00	32
33	1.00	33
34	1.00	34
35	1.00	35

**BASES OF COORDINATES**

SECTION	NORTHING	EASTING
1	1000000.00	1000000.00
2	1000000.00	1000000.00
3	1000000.00	1000000.00
4	1000000.00	1000000.00
5	1000000.00	1000000.00
6	1000000.00	1000000.00
7	1000000.00	1000000.00
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27	1000000.00	1000000.00
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29	1000000.00	1000000.00
30	1000000.00	1000000.00
31	1000000.00	1000000.00
32	1000000.00	1000000.00
33	1000000.00	1000000.00
34	1000000.00	1000000.00
35	1000000.00	1000000.00

- LEGEND:**
- RED PRIMARY MONUMENT RECORDED
  - PRIMARY MONUMENT SET THIS SURVEY
  - PROTRACTED SECTION LINES
  - SUBTRACTED LINES
  - ADDITIONAL MEASUREMENTS
  - ADJUSTMENT REQUIRED
  - LEGHORN CENTERLINE
  - MONUMENT CENTERLINE
  - RECORD INFORMATION
  - FLOOD HAZARD AREA

**PLANNING AND LAND USE OFFICER'S CERTIFICATE**

I CERTIFY THAT THIS SURVEY PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF 2007-20, AS ENACTED BY THE ALASKA LEGISLATURE, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE: 10/15/2007

FOR: [Signature]

PLANNING AND LAND USE OFFICER

ATTEST:

[Signature]

PLANNING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**

THE STATE OF ALASKA HAS RECEIVED THE FULL AMOUNT OF TAXES DUE ON THIS SURVEY PLAT, AND THE PROPERTY, INCLUDING ALL CLAIMS AND INTERESTS, IS SUBJECT TO THE REDEMPTION, WHICH HAVE BEEN PAID.

DATE: 10/15/2007

[Signature]

STATE CLERK

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED AND QUALIFIED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND MADE THE RECORDS THEREON. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT, AND THAT THE SURVEY PLAT IS TRUE AND CORRECT.

DATE: 10/15/2007

[Signature]

REGISTERED LAND SURVEYOR NO. 13-2007



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND AND WATER AND WATER RIGHTS DESCRIBED IN THIS PLAT, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND MADE THE RECORDS THEREON. THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA SURVEYING ACT, AND THAT THE SURVEY PLAT IS TRUE AND CORRECT.

DATE: 10/15/2007

FOR: [Signature]

OWNER

ATTEST:

[Signature]

NOTARY PUBLIC FOR ALASKA

BY COMMISSION EXPIRES 12/31/2010

**ALASKA STATE LAND SURVEY NO. 2007-20**

**DIVISION OF MINING, LAND & WATER**

**DATE OF SURVEY** 10/15/2007

**DATE OF RECORDING** 10/15/2007

**SECTION** 1-35

**SCALE** 1" = 200'

**DATE** 10/15/2007

**BY** [Signature]

**FOR** [Signature]

**ATTEST** [Signature]

**NOTARY PUBLIC FOR ALASKA**

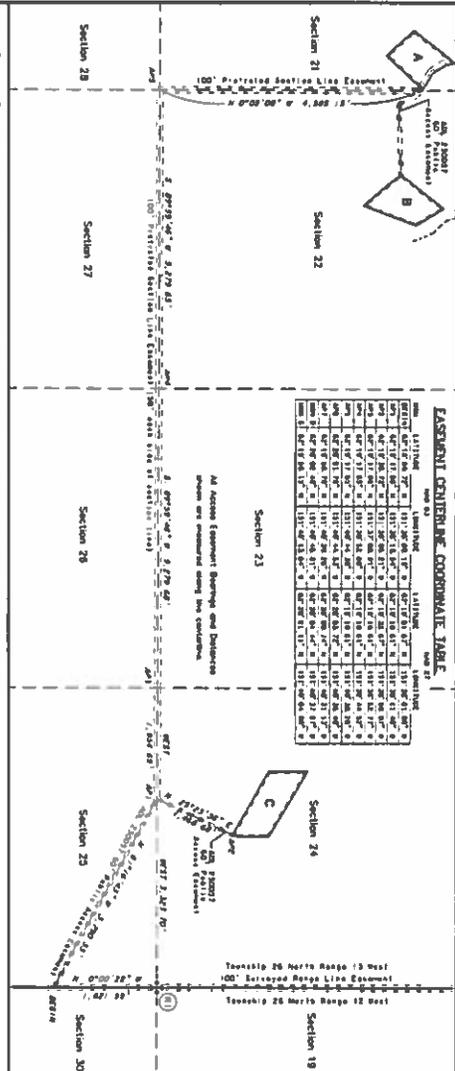
**BY COMMISSION EXPIRES 12/31/2010**

Talkeeta Plat 2011-11

SHEET 1 OF 5

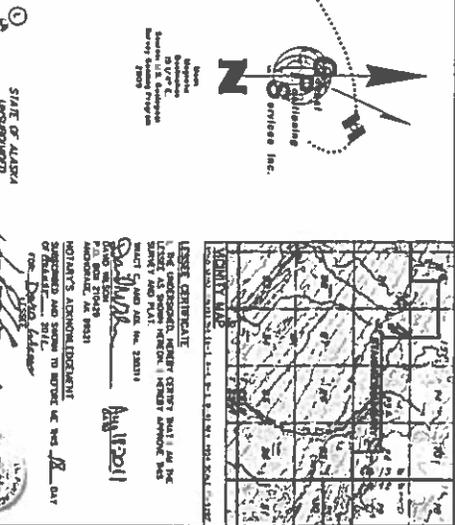
**EASTWEST CENTERLINE COORDINATE TABLE**

SECTION	WEST END	EAST END
21	111,111.11	111,111.11
22	111,111.11	111,111.11
23	111,111.11	111,111.11
24	111,111.11	111,111.11
25	111,111.11	111,111.11
26	111,111.11	111,111.11
27	111,111.11	111,111.11
28	111,111.11	111,111.11
29	111,111.11	111,111.11
30	111,111.11	111,111.11

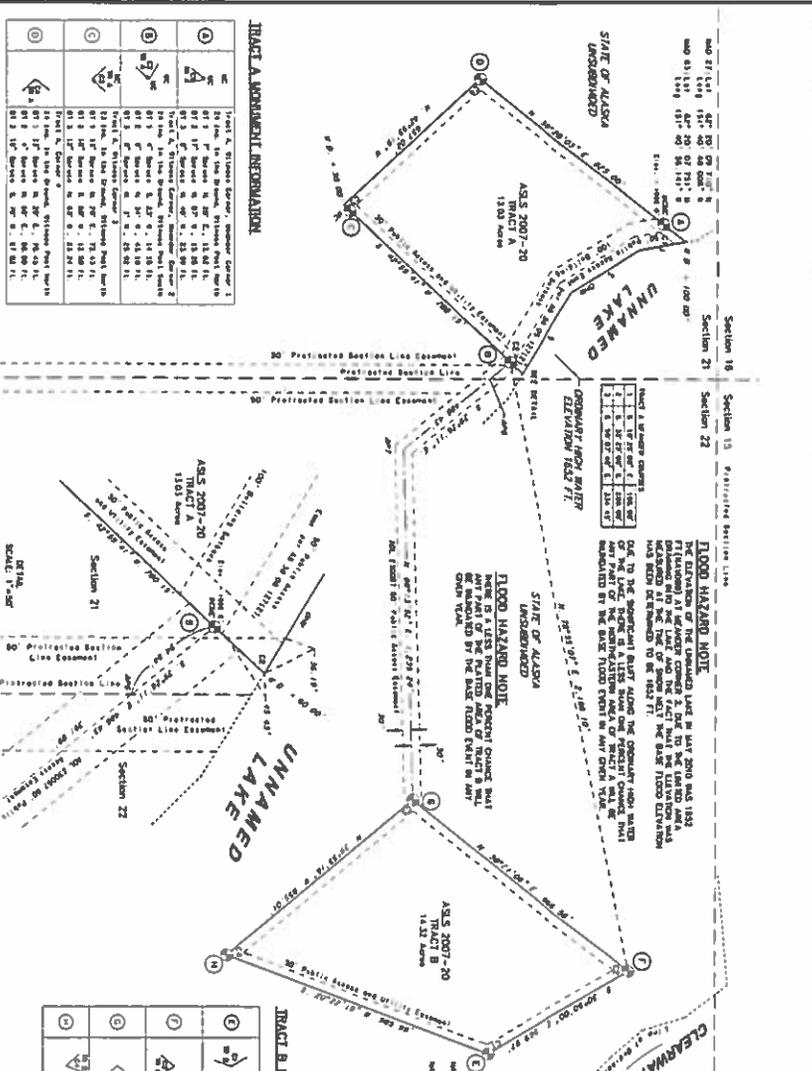


**LESSOR CERTIFICATE**  
 I, the undersigned, HERBY GERRY WALLIAM, the owner and possessor of the above described land, do hereby certify that the same is as shown on the plat hereunto attached, and that the same is as shown on the plat hereunto attached, and that the same is as shown on the plat hereunto attached.

**LESSEE CERTIFICATE**  
 I, the undersigned, HERBY GERRY WALLIAM, do hereby certify that the above described land is as shown on the plat hereunto attached, and that the same is as shown on the plat hereunto attached, and that the same is as shown on the plat hereunto attached.



**FLOOD HAZARD NOTE**  
 THE ELEVATION OF THE UNNAMED LAKE IN JULY 2008 WAS 1124 FEET ABOVE MEAN SEA LEVEL. THE FLOOD HAZARD AREA IS INDICATED BY THE DOTTED LINE AND THE FACT THAT THE ELEVATION WAS 1124 FEET ABOVE MEAN SEA LEVEL IN JULY 2008 DOES NOT MEAN THAT THE LAKE IS ALWAYS AT THAT ELEVATION. THE FLOOD HAZARD AREA IS INDICATED BY THE DOTTED LINE AND THE FACT THAT THE ELEVATION WAS 1124 FEET ABOVE MEAN SEA LEVEL IN JULY 2008 DOES NOT MEAN THAT THE LAKE IS ALWAYS AT THAT ELEVATION. THE FLOOD HAZARD AREA IS INDICATED BY THE DOTTED LINE AND THE FACT THAT THE ELEVATION WAS 1124 FEET ABOVE MEAN SEA LEVEL IN JULY 2008 DOES NOT MEAN THAT THE LAKE IS ALWAYS AT THAT ELEVATION.



**TRACT A MONUMENT INFORMATION**

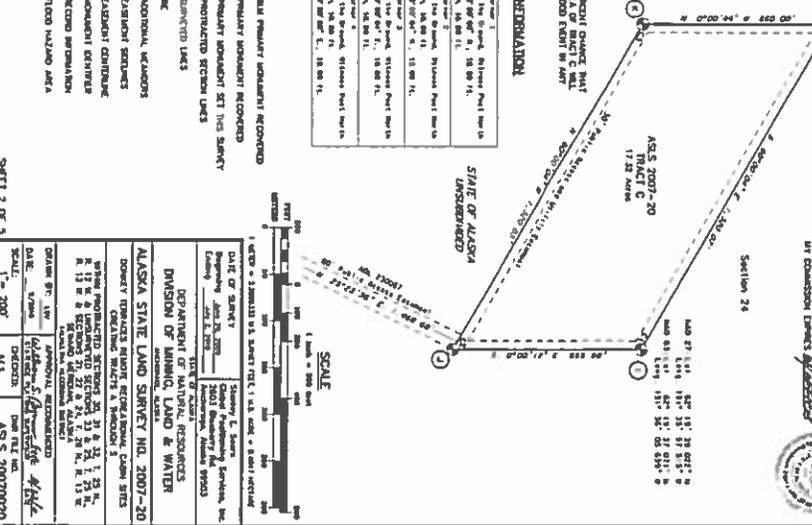
POINT	BEARING	DISTANCE
1	S 89° 00' 00" W	100.00 FT.
2	S 89° 00' 00" W	100.00 FT.
3	S 89° 00' 00" W	100.00 FT.
4	S 89° 00' 00" W	100.00 FT.

**TRACT B MONUMENT INFORMATION**

POINT	BEARING	DISTANCE
1	S 89° 00' 00" W	100.00 FT.
2	S 89° 00' 00" W	100.00 FT.
3	S 89° 00' 00" W	100.00 FT.
4	S 89° 00' 00" W	100.00 FT.

**TRACT C MONUMENT INFORMATION**

POINT	BEARING	DISTANCE
1	S 89° 00' 00" W	100.00 FT.
2	S 89° 00' 00" W	100.00 FT.
3	S 89° 00' 00" W	100.00 FT.
4	S 89° 00' 00" W	100.00 FT.



**LEGEND:**

- BL PROPERTY MONUMENT RECORD
- PROPERTY MONUMENT RECORD
- PROTECTED SECTION LINES
- SECTION LINES
- ADDITIONAL MONUMENTS
- EXISTING MONUMENTS
- MONUMENT CENTER
- FLOOD HAZARD AREA

**SCALE:** 1" = 200'

**DATE:** 11/11/11

**DRAWN BY:** [Signature]

**CHECKED BY:** [Signature]

**APPROVED BY:** [Signature]

**STATE OF ALASKA**

**DEPARTMENT OF NATURAL RESOURCES**

**DIVISION OF MINERAL LANDS & WATER**

**ALASKA STATE LAND SURVEY NO. 2007-20**

**CONTRACT NUMBER: 2007-20-001**

**SECTION: 21, 22, 23, 24, 25, 26, 27, 28, 29, 30**

**TRACTS: A, B, C**

**DATE OF SURVEY:** 11/11/11

**DATE OF RECORD:** 11/11/11

**SCALE:** 1" = 200'

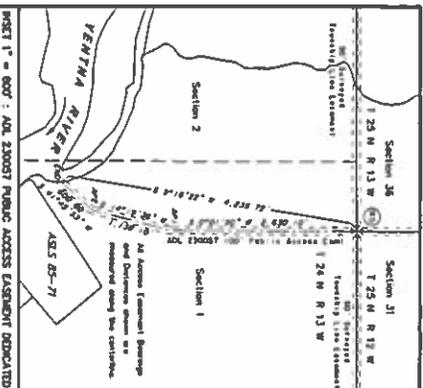
**DRAWN BY:** [Signature]

**CHECKED BY:** [Signature]

**APPROVED BY:** [Signature]







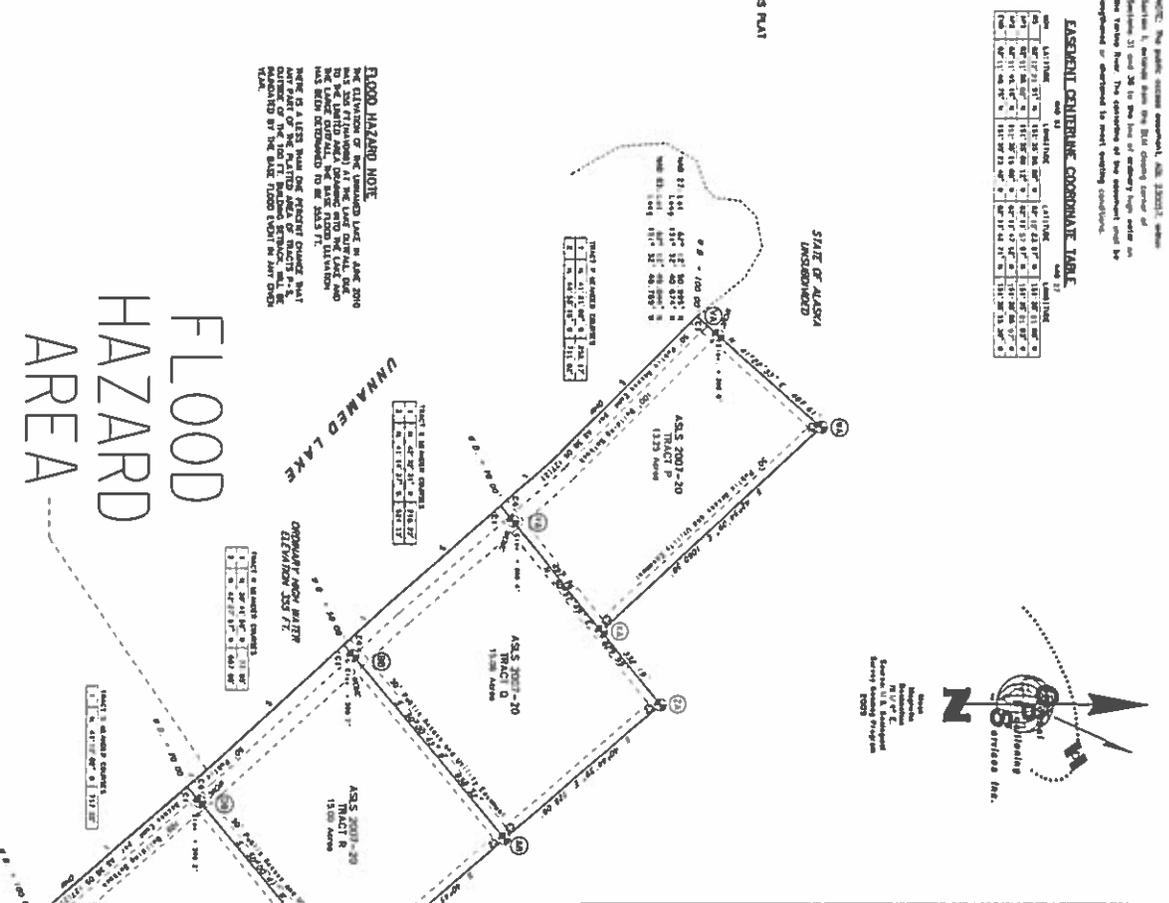
**EASEMENT CENTERLINE COORDINATE TABLE**

Station	Latitude	Longitude	Station	Latitude	Longitude
1	61° 17' 00.00" N	151° 00' 00.00" W	11	61° 17' 00.00" N	151° 00' 00.00" W
2	61° 17' 00.00" N	151° 00' 00.00" W	12	61° 17' 00.00" N	151° 00' 00.00" W
3	61° 17' 00.00" N	151° 00' 00.00" W	13	61° 17' 00.00" N	151° 00' 00.00" W
4	61° 17' 00.00" N	151° 00' 00.00" W	14	61° 17' 00.00" N	151° 00' 00.00" W
5	61° 17' 00.00" N	151° 00' 00.00" W	15	61° 17' 00.00" N	151° 00' 00.00" W
6	61° 17' 00.00" N	151° 00' 00.00" W	16	61° 17' 00.00" N	151° 00' 00.00" W
7	61° 17' 00.00" N	151° 00' 00.00" W	17	61° 17' 00.00" N	151° 00' 00.00" W
8	61° 17' 00.00" N	151° 00' 00.00" W	18	61° 17' 00.00" N	151° 00' 00.00" W
9	61° 17' 00.00" N	151° 00' 00.00" W	19	61° 17' 00.00" N	151° 00' 00.00" W
10	61° 17' 00.00" N	151° 00' 00.00" W	20	61° 17' 00.00" N	151° 00' 00.00" W

NOTE: The public easement described, A.S.S. 2007-20, is shown in Section 1, Section 26, Section 31 and Section 32. The easement shall be measured along the centerline of the easement. The easement shall be measured along the centerline of the easement. The easement shall be measured along the centerline of the easement.

**MONUMENT INFORMATION**

Monument	Description	Coordinates
1	Iron Pipe Stake, Station 1, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
2	Iron Pipe Stake, Station 2, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
3	Iron Pipe Stake, Station 3, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
4	Iron Pipe Stake, Station 4, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
5	Iron Pipe Stake, Station 5, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
6	Iron Pipe Stake, Station 6, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
7	Iron Pipe Stake, Station 7, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
8	Iron Pipe Stake, Station 8, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
9	Iron Pipe Stake, Station 9, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
10	Iron Pipe Stake, Station 10, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W



**RECORDED MONUMENT INFORMATION**

Monument	Description	Coordinates
1	Iron Pipe Stake, Station 1, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
2	Iron Pipe Stake, Station 2, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
3	Iron Pipe Stake, Station 3, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
4	Iron Pipe Stake, Station 4, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
5	Iron Pipe Stake, Station 5, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
6	Iron Pipe Stake, Station 6, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
7	Iron Pipe Stake, Station 7, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
8	Iron Pipe Stake, Station 8, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
9	Iron Pipe Stake, Station 9, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W
10	Iron Pipe Stake, Station 10, Section 1	61° 17' 00.00" N, 151° 00' 00.00" W

**FLOOD HAZARD AREA**

**FLOOD HAZARD NOTE:** THE ELEVATION OF THE UNNAMED LAKE IN JUNE 2010 WAS 207.1 FEET. THE ELEVATION OF THE LAKE DURING THE FLOOD EVENT WAS 207.1 FEET. THE FLOOD HAZARD AREA IS THE AREA THAT WAS FLOODED DURING THE FLOOD EVENT. THE FLOOD HAZARD AREA IS THE AREA THAT WAS FLOODED DURING THE FLOOD EVENT. THE FLOOD HAZARD AREA IS THE AREA THAT WAS FLOODED DURING THE FLOOD EVENT.

**LEGEND:**

- Iron Pipe Stake
- Monument
- Section Line
- Tract Line
- Additional Markers
- Easement Boundary
- Monument Center
- Recorded Information
- Flood Hazard Area

**SCALE:** 1" = 200'

**DATE OF SURVEY:** 12-2-2011

**BY:** [Signature]

**ALASKA STATE LAND SURVEY NO. 2007-20**

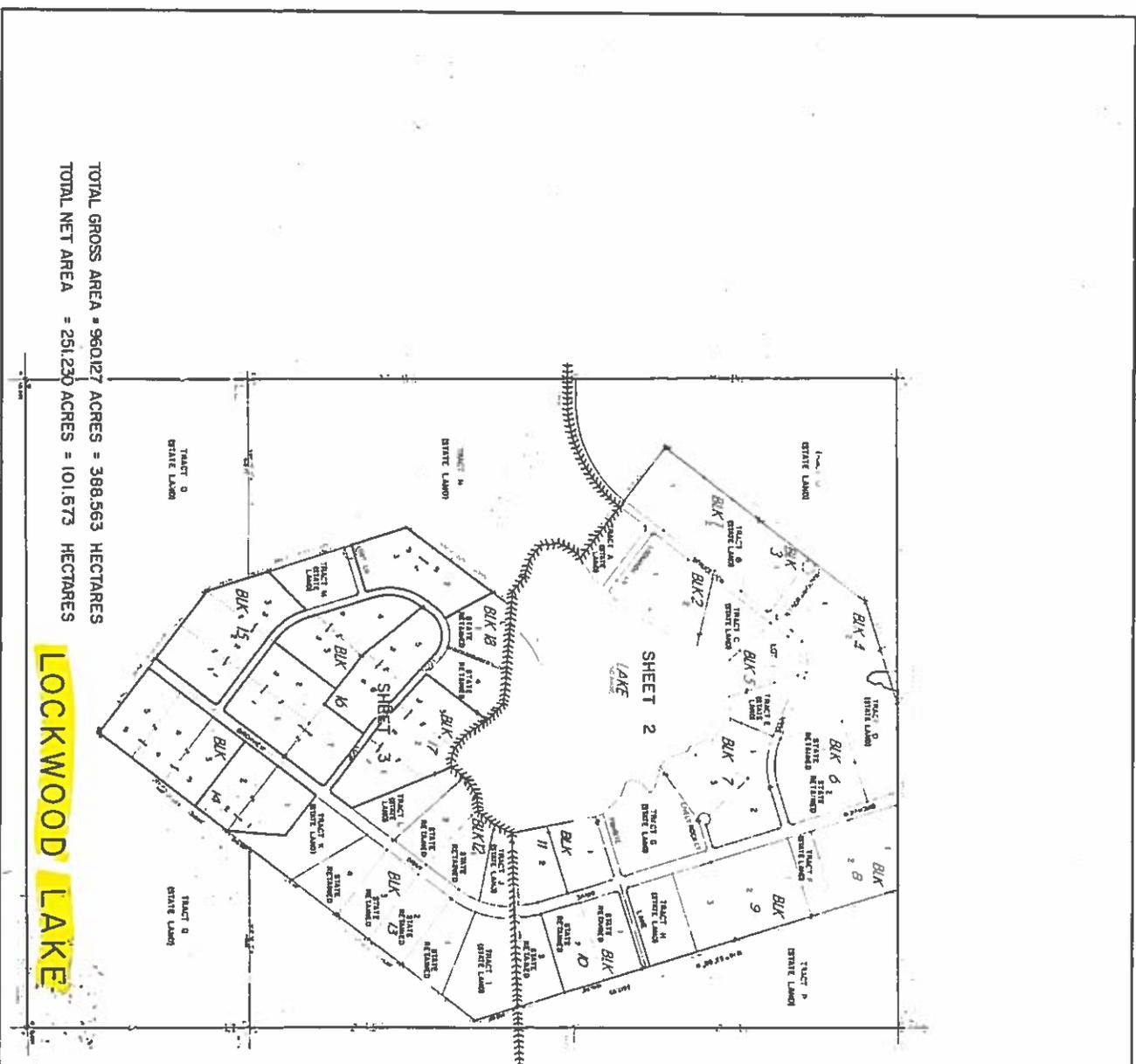
**SECTION 1, SECTION 26, SECTION 31, SECTION 32**

**AS.S. 2007-20**

Lockwood  
Lake

TOTAL GROSS AREA = 960.127 ACRES = 388.863 HECTARES  
 TOTAL NET AREA = 251.230 ACRES = 101.873 HECTARES

**LOCKWOOD LAKE**



*Plate 81-91c*  
 Lockwood Lake  
 1980-81-91c  
 1/4 Sec. 10, T. 12N, R. 10E, S. 12W  
 1/4 Sec. 10, T. 12N, R. 10E, S. 12W

*Plate 81-111*  
 Lockwood Lake  
 1980-81-111  
 1/4 Sec. 10, T. 12N, R. 10E, S. 12W  
 1/4 Sec. 10, T. 12N, R. 10E, S. 12W

*Plate 81-111*  
 Lockwood Lake  
 1980-81-111  
 1/4 Sec. 10, T. 12N, R. 10E, S. 12W  
 1/4 Sec. 10, T. 12N, R. 10E, S. 12W

NOTE:  
 See sheet 4 of 4 for notes pertaining to  
 this subdivision.  
 FLY-IN ACCESS ONLY  
 (SEE TRACT P)

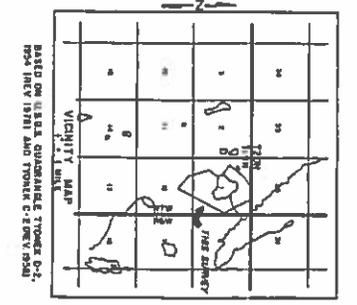
ASLS 80-91 ACRES SUMMARY

BLK	TRACT	ACRES	NET
1	1	1.000	1.000
2	2	1.000	1.000
3	3	1.000	1.000
4	4	1.000	1.000
5	5	1.000	1.000
6	6	1.000	1.000
7	7	1.000	1.000
8	8	1.000	1.000
9	9	1.000	1.000
10	10	1.000	1.000
11	11	1.000	1.000
12	12	1.000	1.000
13	13	1.000	1.000
14	14	1.000	1.000
15	15	1.000	1.000
TOTAL		14.775	14.775

CORRECTED PLAT

BLK	TRACT	ACRES	NET
1	1	1.000	1.000
2	2	1.000	1.000
3	3	1.000	1.000
4	4	1.000	1.000
5	5	1.000	1.000
6	6	1.000	1.000
7	7	1.000	1.000
8	8	1.000	1.000
9	9	1.000	1.000
10	10	1.000	1.000
11	11	1.000	1.000
12	12	1.000	1.000
13	13	1.000	1.000
14	14	1.000	1.000
15	15	1.000	1.000
TOTAL		14.775	14.775

MASTIC OCCUPATION IS  
 BASED ON U.S.G.S. QUADRANGLE  
 T108E R. 10E S. 12W (REV. 1980)



RE-CORRECTED PLAT

ALASKA STATE LAND SURVEY NO. 80-91

SECTION 10, T. 12N, R. 10E, S. 12W

LOCKWOOD LAKE

1/4 SEC. 10, T. 12N, R. 10E, S. 12W

1980-81-91c

Sheet 1 of 4 Sheets







Lockwood  
Lake  
RCS







LOCKWOOD LAKE REMOTE RECREATIONAL CABIN SITES

TRACT B MONUMENTATION

Cont. #	Corner	BLKING	DESCRIPTION	BEARING TREES
4483 S	Corner 1	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 2	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 3	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 4	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.

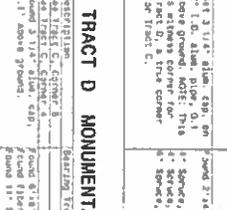
Unless otherwise marked, monuments are set with the corner of the ground. Existing tree locations are from the monument. All trees are of breast height and all are within 100 feet of the monument. All trees are of breast height and all are within 100 feet of the monument.



TRACT C MONUMENTATION

Cont. #	Corner	BLKING	DESCRIPTION	BEARING TREES
4483 S	Corner 1	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 2	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 3	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 4	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.

Unless otherwise marked, monuments are set with the corner of the ground. Existing tree locations are from the monument. All trees are of breast height and all are within 100 feet of the monument. All trees are of breast height and all are within 100 feet of the monument.



TRACT D MONUMENTATION

Cont. #	Corner	BLKING	DESCRIPTION	BEARING TREES
4483 S	Corner 1	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 2	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 3	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 4	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.

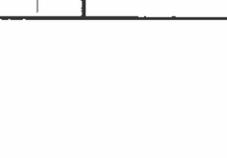
Unless otherwise marked, monuments are set with the corner of the ground. Existing tree locations are from the monument. All trees are of breast height and all are within 100 feet of the monument. All trees are of breast height and all are within 100 feet of the monument.



TRACT E MONUMENTATION

Cont. #	Corner	BLKING	DESCRIPTION	BEARING TREES
4483 S	Corner 1	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 2	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 3	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 4	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.

Unless otherwise marked, monuments are set with the corner of the ground. Existing tree locations are from the monument. All trees are of breast height and all are within 100 feet of the monument. All trees are of breast height and all are within 100 feet of the monument.



TRACT F MONUMENTATION

Cont. #	Corner	BLKING	DESCRIPTION	BEARING TREES
4483 S	Corner 1	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 2	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 3	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.
4483 S	Corner 4	ASL 2003 48	2' x 1.0" alum. pipe, 0.3' above ground.	Found 12" Spruce, 18.10' N, 14.80' E; 12" Birch, 14.80' N, 14.80' E; 12" Spruce, 14.80' N, 14.80' E.

Unless otherwise marked, monuments are set with the corner of the ground. Existing tree locations are from the monument. All trees are of breast height and all are within 100 feet of the monument. All trees are of breast height and all are within 100 feet of the monument.



SEE SHEET 3 FOR TRACTS G-1 MONUMENTATION

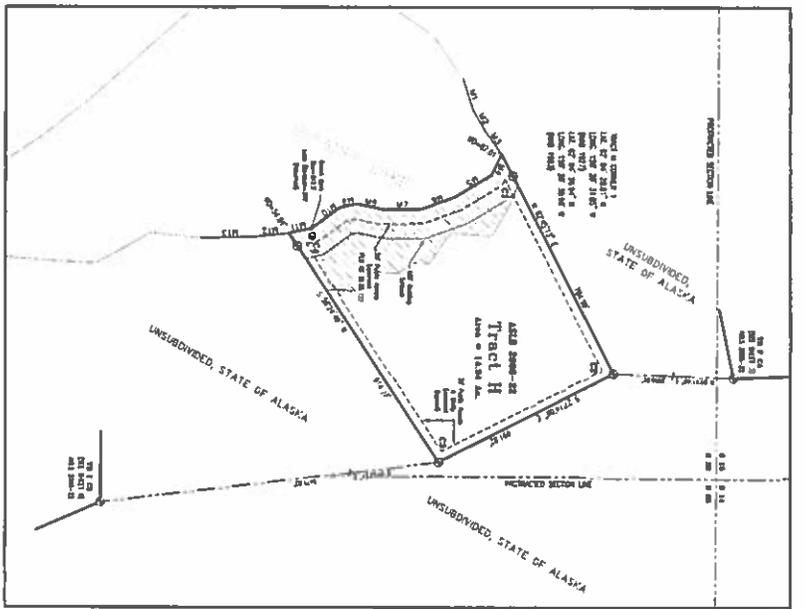
DATE OF SURVEY: 2004  
 STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF LAND AND WATER  
 ALASKA STATE LAND SURVEY 2003-48  
 M. OGDEN, ALASKA  
 Creating Tract 1 a portion of Tract 1  
 4. 14 S. 115E. R. 20W. Section 14, Alaska  
 Temleva Recreational District  
 Containing 134.32 Acres  
 DRAWN BY: [Signature]  
 DATE: 12/11/04  
 SCALE: 1" = 200'  
 SHEET 4 OF 4

Moose Creek  
East  
RRCs

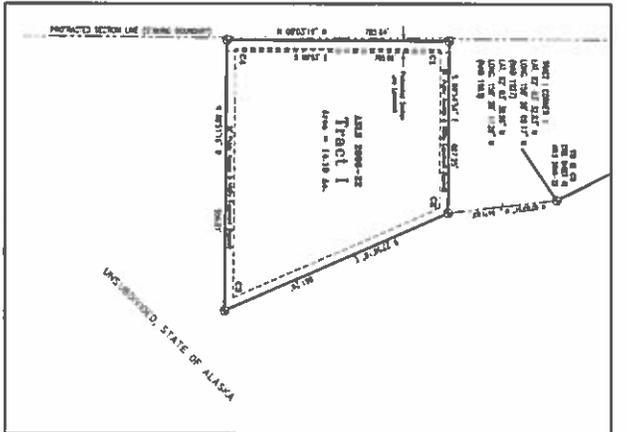








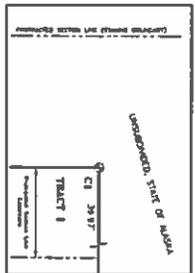
TRACT H  
SCALE 1" = 200'



TRACT I  
SCALE 1" = 200'



TRACT I CORNER 4 DETAIL  
NOT TO SCALE



TRACT I CORNER 1 DETAIL  
NOT TO SCALE

# FLOOD HAZARD AREA

BOUNDARY ACCURACIES

TRACT	BEARING	DIST.
TRACT H	N 25° E	317'
	S 60° E	117'
	N 80° W	175'
	N 07° E	68.7'
	N 37° E	43.2'
	S 04° W	28.1'
	N 17° E	158'
	S 34° E	64.8'
	S 55° W	64.8'
	N 30° E	188'
	S 84° W	188'

BOUNDARY ACCURACIES

TRACT	BEARING	DIST.
TRACT I	N 10° E	45.0'
	S 19° W	2.0'
	N 87° W	28.5'
	S 47° E	24.3'
	S 34° W	31.8'
	N 30° W	21.1'
	N 10° E	20.2'
	S 40° E	11.4'
	S 28° E	27.0'
	S 37° W	24.2'

BOUNDARY TABLE TRACT H

BEARINGS	DISTANCES	CORNER
N 25° E	317.00	1
S 60° E	117.00	2
N 80° W	175.00	3
N 07° E	68.70	4
N 37° E	43.20	5
S 04° W	28.10	6
N 17° E	158.00	7
S 34° E	64.80	8
S 55° W	64.80	9
N 30° E	188.00	10
S 84° W	188.00	11

**LEGEND:**

- Boundary Line
- Adjacent Property
- Other Survey Lines
- Building Subject Line

2009-9  
ALASKA  
1068



ALASKA STATE LAND SURVEY NO. 2008-22

DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF MINING, LAND & WATER

MOOSE CREEK EAST REINTEGRATION, CLAIM SITES  
TRACTS A, B, C, D, E, F, G, H, I

DATE OF SURVEY: 08/11/08

BY: [Signature]

FOR THE: [Signature]



**APPRAISAL CERTIFICATE**

The undersigned hereby certifies that on the applicant of above herein I have viewed the survey and plan.

DATE: 08/11/08

BY: [Signature]

NOTARY PUBLIC FOR THE STATE OF ALASKA

By: [Signature]

# Lakefront Comparable Sales

Comp ID: 31394

Photo ID: 4974

Region: Southcentral  
 Area: Matanuska-Susitna Borough  
 Neighborhood: SKWENTNA  
 Frontage Name:  
 50 MILES W. OF TALKEETNA, 22 MILES N.  
 Location: OF SKWENTNA, AND 1 MILE E. OF  
 YOUNGSTOWN BEND.  
 Subdivision: DONKEY TERRACES RRCS  
 Legal Description: TRACT E OF ASLS 2007-20, ADL#230681  
 Tax ID:  
 Quad: TALKEETNA  
 Map Name: A-4  
 Latitude: 62.2342  
 Longitude: -151.6143  
 MTRS: S025N013W25  
 Grantee/Lessee: TUCKER, DAVID  
 Grantor/Lessor: STATE OF ALASKA, DNR  
 Date Sold/Leased: 12-17-2015  
 Sale/Lease Price: \$21,700  
 Rental Rate: 0.0  
 Terms: Terms  
 Conditions: 5% DOWN, 6.5% FOR 241 MONTHS  
 Instrument: Real Estate Contract  
 Book/Page/Serial #: 2016-000253-0  
 Recording District: 321 - Talkeetna



Photographer: MSD  
 Photo Date: 08-01-2013  
 Photo Description: Tract E is on the far side of the lake, and at the MTRS: far left.  
 Photo East Direction:  
 Latitude: 62.2342  
 Longitude: -151.6143  
 S025N013W25

Acres: 15.65

Square Feet: 0.0

Frontage Feet: 271.33

Frontage: Ocean NO Lake YES Pond NO  
 River NO Creek NO Highway NO

Soil: TYPICAL FOR AREA

Shore: Marshy

Slope: Level

Vegetation: MIXED SPRUCE AND BIRCH

Unusual Features

Utilities: Electricity NO Telephone NO Water NO  
 Sewer NO Natural Gas NO

Access: Fly-in ATV/Snowmachine

Parcel Type: Upland

Title Interest: Fee (Fee Simple)

Highest & Best Use: Recreational

Zoning: NONE

Originating Agency:  
 Originating Agency Comp ID:

Easement Restriction: TYPICAL

Market Exposure: SOLD OTC AFTER DNR SEALED BID AUCTION

Buy/Sell Motivation:  
 Supply/Demand

Property Analysis: LEVEL LAKEFRONT PARCEL. PROTRACTED SECTION LINE EASEMENT ALONG NORTH AND WEST PROPERTY LINE.

Improvement Type:

Improvements: NONE

Improvement Value: \$0

Land Value: \$21,700

Number of Sites: 1	Acres: 15.65	Square Feet: 0.0	Frontage Feet: 271.33
Price Per Site: \$21,700.00	Price Per Acre: \$1,386.58	Price Per Square Foot:	Price Per Frontage Foot: \$79.98

Comp ID: 31393

Photo ID: 4973

Region: Southcentral  
 Area: Matanuska-Susitna Borough  
 Neighborhood: SKWENTNA  
 Frontage Name:  
 50 MILES W. OF TALKEETNA, 22 MILES N.  
 Location: OF SKWENTNA, AND 1 MILE E. OF  
 YOUNGSTOWN BEND.  
 Subdivision: DONKEY TERRACES RRCS  
 Legal Description: TRACT F OF ASLS 2007-20, ADL#230682  
 Tax ID:  
 Quad: TALKEETNA  
 Map Name: A-4  
 Latitude: 62.2328  
 Longitude: -151.6113  
 MTRS: S025N013W25  
 Grantee/Lessee: TUCKER, DAVID AND KENSEY  
 Grantor/Lessor: STATE OF ALASKA, DNR  
 Date Sold/Leased: 09-25-2015  
 Sale/Lease Price: \$20,200  
 Rental Rate: 0.0  
 Terms: Terms  
 Conditions: 5% DOWN, 6.50 PERCENT FOR 181  
 MONTHS  
 Instrument: Real Estate Contract  
 Book/Page/Serial #: 2016-000254-0  
 Recording District: 321 - Talkeetna



Photographer: MSD  
 Photo Date: 08-01-2013  
 Photo Description: Tract F is just to the north, or left of the peninsula on the far side of the lake.  
 Photo Direction: East  
 Latitude: 62.2328  
 Longitude: -151.6113  
 MTRS: S025N013W25

Acres: 14.4  
 Square Feet: 0.0  
 Frontage Feet: 635.03  
 Frontage: Ocean NO Lake YES Pond NO  
 River NO Creek NO Highway NO  
 Soil: TYPICAL FOR AREA  
 Shore: Marshy  
 Slope: Level  
 Vegetation: MIXED SPRUCE AND BIRCH  
 Unusual Features  
 Utilities: Electricity NO Telephone NO Water NO  
 Sewer NO Natural Gas NO  
 Access: Fly-in ATV/Snowmachine

Parcel Type: Upland  
 Title Interest: Fee (Fee Simple)  
 Highest & Best Use: Recreational  
 Zoning: NONE  
 Originating Agency:  
 Originating Agency Comp ID:  
 Easement Restriction: TYPICAL  
 Market Exposure: SOLD OTC AFTER DNR SEALED BID AUCTION  
 Buy/Sell Motivation: Supply/Demand

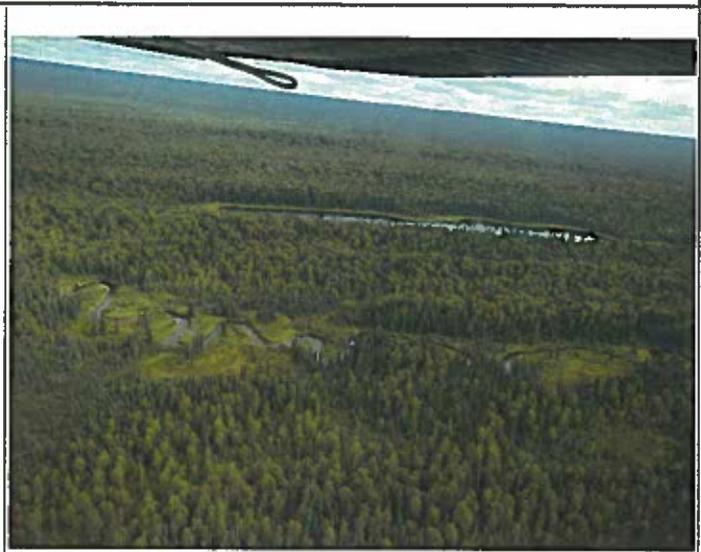
Property Analysis: LEVEL LAKEFRONT PARCEL  
 Improvement Type:  
 Improvements: NONE  
 Improvement Value: \$0  
 Land Value: \$20,200

Number of Sites: 1	Acres: 14.4	Square Feet: 0.0	Frontage Feet: 635.03
Price Per Site: \$20,200.00	Price Per Acre: \$1,402.78	Price Per Square Foot:	Price Per Frontage Foot: \$31.81

Comp ID: 31392

Photo ID: 4972

Region: Southcentral  
 Area: Matanuska-Susitna Borough  
 Neighborhood: SKWENTNA  
 Frontage Name:  
 50 MILES W. OF TALKEETNA, 22 MILES N.  
 Location: OF SKWENTNA, AND 1 MILE E. OF  
 YOUNGSTOWN BEND.  
 Subdivision: DONKEY TERRACES RRCS  
 Legal Description: TRACT H OF ASLS 2007-20, ADL#230684  
 Tax ID:  
 Quad: TALKEETNA  
 Map Name: A-4  
 Latitude: 62.2305  
 Longitude: -151.6067  
 MTRS: S025N013W25  
 Grantee/Lessee: MOLEN, STANLEY AND DEBORAH  
 Grantor/Lessor: STATE OF ALASKA  
 Date Sold/Leased: 09-01-2015  
 Sale/Lease Price: \$20,500  
 Rental Rate: 0.0  
 Terms: Terms  
 Conditions: 5% SOWN, 6.25% FOR 181 MONTHS  
 Instrument: Real Estate Contract  
 Book/Page/Serial #: 2015-001756-0  
 Recording District: 321 - Talkeetna



Photographer: MSD  
 Photo Date: 08-01-2013  
 Photo Description: Tract H is just to the right, or south, of the peninsula on the far side of lake.  
 MTRS: of lake.  
 Photo Direction: East  
 Latitude: 62.2305  
 Longitude: -151.6067  
 S025N013W25

Acres: 14.66  
 Square Feet: 0.0  
 Frontage Feet: 433.93  
 Parcel Type: Upland  
 Title Interest: Fee (Fee Simple)  
 Highest & Best Use: Recreational  
 Zoning: NONE  
 Frontage: Ocean NO Lake YES Pond NO  
 River NO Creek NO Highway NO  
 Soil: TYPICAL FOR AREA  
 Shore: Marshy  
 Slope: Level  
 Vegetation: MIXED SPRUCE AND BIRCH  
 Unusual Features  
 Utilities: Electricity NO Telephone NO Water NO  
 Sewer NO Natural Gas NO  
 Access:  
 Originating Agency:  
 Originating Agency Comp ID:  
 Easement Restriction: TYPICAL  
 Market Exposure: SOLD OTC  
 Buy/Sell Motivation:  
 Supply/Deman

Property Analysis: LEVEL LAKEFRONT LOT TO SLOPING  
 Improvement Type:  
 Improvements: NONE  
 Improvement Value: \$0  
 Land Value: \$20,500

Number of Sites: 1	Acres: 14.66	Square Feet: 0.0	Frontage Feet: 433.93
Price Per Site: \$20,500.00	Price Per Acre: \$1,398.36	Price Per Square Foot:	Price Per Frontage Foot: \$47.24

Comp ID: 28635	Photo ID:
Region: Southcentral	<b>No Photo available.</b>
Area: Matanuska-Susitna Borough	
Neighborhood: SKWENTNA	
Frontage Name: SHELL LAKE	
Location: APPROX. 10 MILES WEST OF SKWENTA NEAR SHELL LAKE	
Subdivision: SHELL LAKE NORTH	
Legal Description: LOT 1/BLOCK 2 OF ASLS 80-174	
Tax ID: 2247B02L001	
Quad: D-5	
Map Name: TYONEK	
Latitude: 61.98341	
Longitude: -151.58519	
MTRS: S022N013W24	
Grantee/Lessee: SISUNG, TY J.	
Grantor/Lessor: LEWIS, LANELLE C.	
Date Sold/Leased: 03-22-2012	
Sale/Lease Price: \$10,000	
Rental Rate: 0.0	
Terms: Cash	
Conditions:	
Instrument: Warranty Deed	
Book/Page/Serial #: 2012-015090-0	
Recording District: 301 - Anchorage	

Acres: 3.01	Parcel Type: Upland
Square Feet: 131115.6	Title Interest: Fee (Fee Simple)
Frontage Feet: 600.0	Highest & Best Use: Recreational
Frontage: Ocean NO Lake YES Pond NO	Zoning: NONE
River NO Creek NO Highway NO	
Soil:	Originating Agency:
Shore:	Originating Agency Comp ID:
Slope: Moderate	Easement Restriction: TYPICAL
Vegetation: MIXED SPRUCE AND BIRCH	
Unusual Features	Market Exposure: 670
Utilities: Electricity NO Telephone NO Water NO	Buy/Sell Motivation:
Sewer NO Natural Gas NO	Supply/Deman
Access: Fly-in	

Property Analysis: SHELL LAKEFRONT PROPERTY ON WEST BANK OF LAKE
Improvement Type:
Improvements: NONE
Improvement Value: \$0
Land Value: \$10,000

Number of Sites: 1	Acres: 3.01	Square Feet: 131115.6	Frontage Feet: 600.0
Price Per Site: \$10,000.00	Price Per Acre: \$3,322.26	Price Per Square Foot: \$0.08	Price Per Frontage Foot: \$16.67

<p>Comp ID: 28302</p> <p>Region: Southcentral                  Area: Matanuska-Susitna Borough                  Neighborhood: TRAPPER CREEK                  Frontage Name: FOX LAKE                  Location: EAST OF SHULIN LAKE                  Subdivision:                  Legal Description: TRACT F OF ASLS 2002-010                  Tax ID: 5620000T00F                  Quad: A-2                  Map Name: TALKEETNA                  Latitude: 62.110957                  Longitude: -150.679220                  MTRS: S023N008W02                  Grantee/Lesee: HALLA                  Grantor/Lessor: VAVRA                  Date Sold/Leased: 04-04-2012                  Sale/Lease Price: \$22,500                  Rental Rate: 0.0                  Terms: Terms                  Conditions: OWNER FINANCE                  Instrument: Warranty Deed                  Book/Page/Serial #: 2012-000469-0                  Recording District: 321 - Talkeetna</p>	<p>Photo ID: 4859</p>  <p>Photographer: MSD      Photo Direction:                  Photo Date:              Latitude: 62.110957                  Photo Description:      Longitude: -150.67922                  MTRS:                      S023N008W02</p>
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<p>Acres: 16.27                  Square Feet: 708721.2                  Frontage Feet: 751.0</p> <p>Frontage:      Ocean NO      Lake YES      Pond NO                  River NO      Creek NO      Highway NO</p> <p>Soil:                  Shore:                  Slope: Level                  Vegetation: MIXED SPRUCE AND BIRCH                  Unusual Features</p> <p>Utilities:      Electricity NO      Telephone NO      Water NO                  Sewer NO      Natural Gas NO</p> <p>Access: ATV/Snowmachine Fly-in Fly-in</p>	<p>Parcel Type: Upland                  Title Interest: Fee (Fee Simple)                  Highest &amp; Best Use: Recreational                  Zoning: NONE</p> <p>Originating Agency:                  Originating Agency Comp ID:                  Easement Restriction: TYPICAL</p> <p>Market Exposure: 434 DOM                  Buy/Sell Motivation:                  Supply/Deman</p>
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<p>Property Analysis: ADL#228082, SMALL FLOAT PLANE LAKE</p> <p>Improvement Type:</p> <p>Improvements: NONE</p> <p>Improvement Value: \$0</p> <p>Land Value: \$22,500</p>	
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Number of Sites: 1	Acres: 16.27	Square Feet: 708721.2	Frontage Feet: 751.0
Price Per Site: \$22,500.00	Price Per Acre: \$1,382.91	Price Per Square Foot: \$0.03	Price Per Frontage Foot: \$29.96



# Interior Comparable Sales

Comp ID: 31400	Photo ID:
Region: Southcentral	No Photo available.

Area: Matanuska-Susitna Borough  
 Neighborhood: LOCKWOOD LAKE  
 Frontage Name:  
 Location: 3 MILES EAST OF LOCKWOOD LAKE  
 Subdivision: LOCKWOOD LAKE  
 Legal Description: TRACT H OF ASLS 2003-46, ADL# 229062  
 Tax ID:  
 Quad: D-2  
 Map Name: TYONEK  
 Latitude: 61.7678  
 Longitude: -150.5533  
 MTRS: S019N007W04  
 Grantee/Lessee: TERESHCHUK, SERGEY  
 Grantor/Lessor: STATE OF ALASKA  
 Date Sold/Leased: 08-28-2015  
 Sale/Lease Price: \$10,100  
 Rental Rate: 0.0  
 Terms: Cash  
 Conditions:  
 Instrument: Real Estate Contract  
 Book/Page/Serial #: 2015-001086-0  
 Recording District: 321 - Talkeetna

Acres: 15.22	Parcel Type: Upland
Square Feet: 429632.28	Title Interest: Fee (Fee Simple)
Frontage Feet: 0.0	Highest & Best Use: Recreational
Frontage: Ocean NO Lake NO Pond NO River NO Creek YES Highway NO	Zoning: NONE
Soil: ADEQUATE	Originating Agency:
Shore:	Originating Agency Comp ID:
Slope: Level	Easement Restriction: TYPICAL
Vegetation: SPRUCE	
Unusual Features	
Utilities: Electricity NO Telephone NO Water NO Sewer NO Natural Gas NO	Market Exposure:
Access:	Buy/Sell Motivation: OTC Supply/Deman

Property Analysis: A CREEK BORDERS THE NORTHERN LOT LINE. APPEARS TO HAVE APPROXIMATELY 40% WET SOIL.  
  
 Improvement Type:  
  
 Improvements: NONE  
  
 Improvement Value: \$0  
  
 Land Value: \$10,100

Number of Sites: 1	Acres: 15.22	Square Feet: 429632.28	Frontage Feet: 0.0
Price Per Site: \$10,100.00	Price Per Acre: \$663.60	Price Per Square Foot: \$0.02	Price Per Frontage Foot:

<b>Comp ID:</b> 31401	<b>Photo ID:</b>
<b>Region:</b> Southcentral	<b>No Photo available.</b>
<b>Area:</b> Matanuska-Susitna Borough	
<b>Neighborhood:</b> LOCKWOOD LAKE	
<b>Frontage Name:</b>	
<b>Location:</b> 3 MILES EAST OF LOCKWOOD LAKE	
<b>Subdivision:</b> LOCKWOOD LAKE	
<b>Legal Description:</b> TRACT D OF ASLS 2003-46, ADL# 229064	
<b>Tax ID:</b>	
<b>Quad:</b> C-2	
<b>Map Name:</b> TYONEK	
<b>Latitude:</b> 61.7381	
<b>Longitude:</b> -150.5206	
<b>MTRS:</b> S019N007W15	
<b>Grantee/Lessee:</b> SIMON, JEAN	
<b>Grantor/Lessor:</b> STATE OF ALASKA	
<b>Date Sold/Leased:</b> 09-24-2015	
<b>Sale/Lease Price:</b> \$8,600	
<b>Rental Rate:</b> 0.0	
<b>Terms:</b> Terms	
<b>Conditions:</b> 5% DOWN, 6.5% FOR 61 PAYMENTS	
<b>Instrument:</b> Real Estate Contract	
<b>Book/Page/Serial #:</b> 2016-000255-0	
<b>Recording District:</b> 321 - Talkeetna	

<b>Acres:</b> 10.72	<b>Parcel Type:</b> Upland								
<b>Square Feet:</b> 429632.28	<b>Title Interest:</b> Fee (Fee Simple)								
<b>Frontage Feet:</b> 0.0	<b>Highest &amp; Best Use:</b> Recreational								
<b>Frontage:</b>	<b>Zoning:</b> NONE								
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Ocean NO</td> <td style="width: 25%;">Lake NO</td> <td style="width: 25%;">Pond NO</td> <td style="width: 25%;"></td> </tr> <tr> <td>River NO</td> <td>Creek NO</td> <td>Highway NO</td> <td></td> </tr> </table>	Ocean NO	Lake NO	Pond NO		River NO	Creek NO	Highway NO		
Ocean NO	Lake NO	Pond NO							
River NO	Creek NO	Highway NO							
<b>Soil:</b> ADEQUATE	<b>Originating Agency:</b>								
<b>Shore:</b>	<b>Originating Agency Comp ID:</b>								
<b>Slope:</b> Level	<b>Easement Restriction:</b> TYPICAL								
<b>Vegetation:</b> SPRUCE									
<b>Unusual Features:</b>									
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Electricity NO</td> <td style="width: 33%;">Telephone NO</td> <td style="width: 33%;">Water NO</td> </tr> <tr> <td>Sewer NO</td> <td>Natural Gas NO</td> <td></td> </tr> </table>	Electricity NO	Telephone NO	Water NO	Sewer NO	Natural Gas NO		<b>Market Exposure:</b>		
Electricity NO	Telephone NO	Water NO							
Sewer NO	Natural Gas NO								
<b>Access:</b>	<b>Buy/Sell Motivation:</b> OTC Supply/Deman								

**Property Analysis:** LEVEL PARCEL IRREGULAR IN SHAPE. HAS APPROXIMATELY 30% WET SOIL.

**Improvement Type:**

**Improvements:** NONE

**Improvement Value:** \$0

**Land Value:** \$8,600

<b>Number of Sites:</b> 1	<b>Acres:</b> 10.72	<b>Square Feet:</b> 429632.28	<b>Frontage Feet:</b> 0.0
<b>Price Per Site:</b> \$8,600.00	<b>Price Per Acre:</b> \$802.24	<b>Price Per Square Foot:</b> \$0.02	<b>Price Per Frontage Foot:</b>

<b>Comp ID:</b> 31134	<b>Photo ID:</b>
<b>Region:</b> Southcentral	<b>No Photo available.</b>
<b>Area:</b> Matanuska-Susitna Borough	
<b>Neighborhood:</b> SKWENTNA	
<b>Frontage Name:</b>	
<b>Location:</b> 65 MILES NW OF ANCHORAGE, BETWEEN LAKE CREEK & KAHILTNA RIVER	
<b>Subdivision:</b> LAKE CREEK HOMESTEAD	
<b>Legal Description:</b> TRACT A, ASLS 87-56, PLAT 90-74 (ADL 222876)	
<b>Tax ID:</b>	
<b>Quad:</b> A-2	
<b>Map Name:</b> TALKEETNA	
<b>Latitude:</b> 62.0197	
<b>Longitude:</b> -150.88081	
<b>MTRS:</b> S022N009W02,11	
<b>Grantee/Lessee:</b> JACKSON, LUCINDA	
<b>Grantor/Lessor:</b> STATE OF ALASKA	
<b>Date Sold/Leased:</b> 05-30-2014	
<b>Sale/Lease Price:</b> \$13,400	
<b>Rental Rate:</b> 0.0	
<b>Terms:</b> Terms	
<b>Conditions:</b> 10 YEARS @ 6.25%	
<b>Instrument:</b> Real Estate Contract	
<b>Book/Page/Serial #:</b> 2014-000841-0	
<b>Recording District:</b> 321 - Talkeetna	

<b>Acres:</b> 27.84	<b>Parcel Type:</b> Upland
<b>Square Feet:</b> 1581663.6	<b>Title Interest:</b> Fee (Fee Simple)
<b>Frontage Feet:</b> 0.0	<b>Highest &amp; Best Use:</b> Recreational
<b>Frontage:</b> Ocean NO Lake NO Pond NO	<b>Zoning:</b> NONE
River NO Creek NO Highway NO	
<b>Soil:</b> ADEQUATE	<b>Originating Agency:</b>
<b>Shore:</b>	<b>Originating Agency Comp ID:</b>
<b>Slope:</b> Level	<b>Easement Restriction:</b> TYPICAL
<b>Vegetation:</b> MOSTLY BIRCH WITH SOME SPRUCE	
<b>Unusual Features:</b>	<b>Market Exposure:</b> ADEQUATE OTC
<b>Utilities:</b> Electricity NO Telephone NO Water NO	<b>Buy/Sell Motivation:</b>
Sewer NO Natural Gas NO	<b>Supply/Deman</b>
<b>Access:</b> ATV/Snowmachine Fly-in	

<b>Property Analysis:</b> HEAVILY TREED
<b>Improvement Type:</b>
<b>Improvements:</b> NONE
<b>Improvement Value:</b> \$0
<b>Land Value:</b> \$13,400

<b>Number of Sites:</b> 1	<b>Acres:</b> 27.84	<b>Square Feet:</b> 1581663.6	<b>Frontage Feet:</b> 0.0
<b>Price Per Site:</b> \$13,400.00	<b>Price Per Acre:</b> \$481.32	<b>Price Per Square Foot:</b> \$0.01	<b>Price Per Frontage Foot:</b>

<b>Comp ID:</b> 31402	<b>Photo ID:</b>
Region: Southcentral Area: Matanuska-Susitna Borough Neighborhood: LOCKWOOD LAKE Frontage Name: Location: 3 MILES EAST OF LOCKWOOD LAKE Subdivision: LOCKWOOD LAKE Legal Description: LOT 1/BLOCK 9 OF ASLS 80-091, ADL 213417 Tax ID: Quad: D-2 Map Name: TYONEK Latitude: 61.7700 Longitude: -150.4537 MTRS: S019N007W01 Grantee/Lessee: PATTON, MARK LYNN Grantor/Lessor: STATE OF ALASKA Date Sold/Leased: 08-24-2014 Sale/Lease Price: \$4,800 Rental Rate: 0.0 Terms: Cash Conditions: Instrument: Book/Page/Serial #: 2015-000363-0 Recording District: 321 - Talkeetna	<div style="border: 1px solid black; padding: 5px; display: inline-block;">No Photo available.</div>

Acres: 5 Square Feet: 429632.28 Frontage Feet: 0.0  <table style="width: 100%;"> <tr> <td style="width: 25%;">Frontage:</td> <td style="width: 25%;">Ocean NO</td> <td style="width: 25%;">Lake NO</td> <td style="width: 25%;">Pond NO</td> </tr> <tr> <td></td> <td>River NO</td> <td>Creek NO</td> <td>Highway NO</td> </tr> </table> Soil: ADEQUATE Shore: Slope: Level Vegetation: SPRUCE Unusual Features  <table style="width: 100%;"> <tr> <td style="width: 25%;">Utilities:</td> <td style="width: 25%;">Electricity NO</td> <td style="width: 25%;">Telephone NO</td> <td style="width: 25%;">Water NO</td> </tr> <tr> <td></td> <td>Sewer NO</td> <td>Natural Gas NO</td> <td></td> </tr> </table> Access:	Frontage:	Ocean NO	Lake NO	Pond NO		River NO	Creek NO	Highway NO	Utilities:	Electricity NO	Telephone NO	Water NO		Sewer NO	Natural Gas NO		Parcel Type: Upland Title Interest: Fee (Fee Simple) Highest & Best Use: Recreational  Zoning: NONE  Originating Agency: Originating Agency Comp ID: Easement Restriction: TYPICAL  Market Exposure:  Buy/Sell Motivation: OTC Supply/Deman
Frontage:	Ocean NO	Lake NO	Pond NO														
	River NO	Creek NO	Highway NO														
Utilities:	Electricity NO	Telephone NO	Water NO														
	Sewer NO	Natural Gas NO															

Property Analysis: RECTANGULAR AND LEVEL PARCEL.  Improvement Type:  Improvements: NONE  Improvement Value: \$0  Land Value: \$4,800
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Number of Sites: 1	Acres: 5	Square Feet: 429632.28	Frontage Feet: 0.0
Price Per Site: \$4,800.00	Price Per Acre: \$960.00	Price Per Square Foot: \$0.01	Price Per Frontage Foot:

<p>Comp ID: 25951</p> <p>Region: Southcentral                  Area: Matanuska-Susitna Borough                  Neighborhood: LOWER YENTNA                  Frontage Name:                  Location: SOUTHWEST OF YENSUS LAKE                  Subdivision: OTTER LAKES                  Legal Description: LOT 1, OTTER LAKES ASLS 79-147                  Tax ID: 2046000L001                  Quad: C-2                  Map Name: TYONEK                  Latitude: 61.5671                  Longitude: -150.6067                  MTRS: S017N007W18                  Grantee/Lessee: FAKE, TEVIN                  Grantor/Lessor: CROWDER, JOHN EDWARD                  Date Sold/Leased: 04-30-2010                  Sale/Lease Price: \$4,468                  Rental Rate: 0.0                  Terms: Cash                  Conditions:                  Instrument: Warranty Deed                  Book/Page/Serial #: 2010-019767-0                  Recording District: 301 - Anchorage</p>	<p>Photo ID: 3543</p>  <p>Photographer: MSD                  Photo Date: 09-27-2011                  Photo Description: COMP PHOTO                  MTRS: S017N007W18</p> <p>Photo Direction: East                  Latitude: 61.5671                  Longitude: -150.6067</p>
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<p>Acres: 4.65                  Square Feet: 202554.0                  Frontage Feet: 0.0</p> <table style="width:100%;"> <tr> <td style="width:25%;">Frontage:</td> <td style="width:25%;">Ocean NO</td> <td style="width:25%;">Lake NO</td> <td style="width:25%;">Pond NO</td> </tr> <tr> <td></td> <td>River NO</td> <td>Creek NO</td> <td>Highway NO</td> </tr> </table> <p>Soil:                  Shore:                  Slope:                  Vegetation:                  Unusual Features</p> <table style="width:100%;"> <tr> <td style="width:25%;">Utilities:</td> <td style="width:25%;">Electricity NO</td> <td style="width:25%;">Telephone NO</td> <td style="width:25%;">Water NO</td> </tr> <tr> <td></td> <td>Sewer NO</td> <td>Natural Gas NO</td> <td></td> </tr> </table> <p>Access:</p>	Frontage:	Ocean NO	Lake NO	Pond NO		River NO	Creek NO	Highway NO	Utilities:	Electricity NO	Telephone NO	Water NO		Sewer NO	Natural Gas NO		<p>Parcel Type: Upland                  Title Interest: Fee (Fee Simple)                  Highest &amp; Best Use: Residential/Recreational                  Zoning: NONE</p> <p>Originating Agency:                  Originating Agency Comp ID:                  Easement Restriction: NONE</p> <p>Market Exposure:                  Buy/Sell Motivation:                  Supply/Deman</p>
Frontage:	Ocean NO	Lake NO	Pond NO														
	River NO	Creek NO	Highway NO														
Utilities:	Electricity NO	Telephone NO	Water NO														
	Sewer NO	Natural Gas NO															

Property Analysis: SITE IS AN INTERIOR SITE WITH NO WATER FRONTAGE. GRANTEE ALSO PURCHASE THREE OTHER NEIGHBORING PARCELS. SEE COMP ID # 24836. MARKETING METHOD IS UNKNOWN. "FOR STATS ONLY"

Improvement Type:  
 Improvements: NONE  
 Improvement Value: \$0  
 Land Value: \$4,468

Number of Sites: 1	Acres: 4.65	Square Feet: 202554.0	Frontage Feet: 0.0
Price Per Site: \$4,468.00	Price Per Acre: \$960.86	Price Per Square Foot: \$0.02	Price Per Frontage Foot:

# Checkpoint Alaska Comparable Sales

Comp ID: 25851	Photo ID:
<b>No Photo available.</b>	

Region: Southcentral  
 Area: Matanuska-Susitna Borough  
 Neighborhood: YENTNA REMOTE AREA 9001  
 Frontage Name: YENTNA RIVER SLOUGH  
 Location: LOWER YENTNA RIVER SLOUGH  
 Subdivision:  
 Legal Description: TRACT B OF ASLS 89-145  
 Tax ID:  
 Quad: D - 2  
 Map Name: TYONEK  
 Latitude: 61.751724  
 Longitude: -150.642182  
 MTRS: S019N008W12  
 Grantee/Lessee: VEINS  
 Grantor/Lessor: HOLT  
 Date Sold/Leased: 01-31-2011  
 Sale/Lease Price: \$26,500  
 Rental Rate: 0.0  
 Terms: Unknown  
 Conditions:  
 Instrument: Warranty Deed  
 Book/Page/Serial #: 2011-000124-0  
 Recording District: 321 - Talkeetna

Acres: 4.41 Square Feet: 192099.6 Frontage Feet: 0.0	Parcel Type: Upland Title Interest: Fee (Fee Simple) Highest & Best Use: Recreational  Zoning: NONE										
<table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Frontage:</td> <td style="width: 20%;">Ocean NO</td> <td style="width: 20%;">Lake NO</td> <td style="width: 20%;">Pond NO</td> <td style="width: 30%;"></td> </tr> <tr> <td></td> <td>River YES</td> <td>Creek NO</td> <td>Highway NO</td> <td></td> </tr> </table>	Frontage:	Ocean NO	Lake NO	Pond NO			River YES	Creek NO	Highway NO		Originating Agency: Originating Agency Comp ID: Easement Restriction:
Frontage:	Ocean NO	Lake NO	Pond NO								
	River YES	Creek NO	Highway NO								
Soil: Shore: Slope: Vegetation: Unusual Features	Market Exposure:  Buy/Sell Motivation: Supply/Deman										
<table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Utilities:</td> <td style="width: 20%;">Electricity NO</td> <td style="width: 20%;">Telephone NO</td> <td style="width: 20%;">Water NO</td> <td style="width: 30%;"></td> </tr> <tr> <td></td> <td>Sewer NO</td> <td>Natural Gas NO</td> <td></td> <td></td> </tr> </table>	Utilities:	Electricity NO	Telephone NO	Water NO			Sewer NO	Natural Gas NO			
Utilities:	Electricity NO	Telephone NO	Water NO								
	Sewer NO	Natural Gas NO									
Access:											

Property Analysis: BOAT, SNOWMOBILE OR FLY-IN PREVIOUS REPORT #1644-10 PARCEL ID#34443 ADL-206416

Improvement Type:

Improvements:

Improvement Value: \$0

Land Value: \$26,500

Number of Sites: 1	Acres: 4.41	Square Feet: 192099.6	Frontage Feet: 0.0
Price Per Site: \$26,500.00	Price Per Acre: \$6,009.07	Price Per Square Foot: \$0.14	Price Per Frontage Foot:

Comp ID: 25853	Photo ID:
No Photo available.	

Region: Southcentral  
 Area: Matanuska-Susitna Borough  
 Neighborhood: BIG SUSITNA RIVER  
 Frontage Name: BIG SUSITNA RIVER  
 Location: JUST DOWNSTREAM FROM DESHKA RIVER  
 Subdivision:  
 Legal Description: TRACT F OF ASLS -78-149  
 Tax ID: 2182000T00F  
 Quad: C-1  
 Map Name: TYONEK  
 Latitude: 61.671746  
 Longitude: -150.298679  
 MTRS: S018N006W11  
 Grantee/Lessee: MINNICK  
 Grantor/Lessor: HAB LLC  
 Date Sold/Leased: 01-24-2011  
 Sale/Lease Price: \$22,500  
 Rental Rate: 0.0  
 Terms: Unknown  
 Conditions:  
 Instrument: Warranty Deed  
 Book/Page/Serial #: 2011-001570-0  
 Recording District: 311 - Palmer

Acres: 5	Parcel Type: Upland
Square Feet: 217800.0	Title Interest: Fee (Fee Simple)
Frontage Feet: 0.0	Highest & Best Use: Recreational
Frontage: Ocean NO Lake NO Pond NO River YES Creek NO Highway NO	Zoning:
Soil: Shore: Bluff Slope: Vegetation: Unusual Features	Originating Agency: Originating Agency Comp ID: Easement Restriction:
Utilities: Electricity NO Telephone NO Water NO Sewer NO Natural Gas NO	Market Exposure:
Access: Boat Fly-in	Buy/Sell Motivation: Supply/Deman

Property Analysis: 5 ACRE LOT WITH BIG SU RIVER FRONTAGE. OWNER SAYS THAT PARCEL SITS ON A BLUUF ABOUT 80 FEET ABOVE THE RIVER.

Improvement Type:  
 Improvements: NONE NOTED  
 Improvement Value: \$0  
 Land Value: \$22,500

Number of Sites: 1	Acres: 5	Square Feet: 217800.0	Frontage Feet: 0.0
Price Per Site: \$22,500.00	Price Per Acre: \$4,500.00	Price Per Square Foot: \$0.10	Price Per Frontage Foot:

<b>Comp ID:</b> 25753	<b>Photo ID:</b>
<b>Region:</b> Southcentral	<b>No Photo available.</b>
<b>Area:</b> Matanuska-Susitna Borough	
<b>Neighborhood:</b> SKWENTNA	
<b>Frontage Name:</b> YENTNA	
<b>Location:</b> NORTH OF SKWENTNA, ON E SIDE OF YENTNA RIVER, 4 MILES S OF YOUNGSTOWN BEND	
<b>Subdivision:</b>	
<b>Legal Description:</b> ASLS 94-93, PLAT 94-57	
<b>Tax ID:</b> 43670000000	
<b>Quad:</b> A-4	
<b>Map Name:</b> TALKEETNA	
<b>Latitude:</b> 62.182414	
<b>Longitude:</b> -151.575786	
<b>MTRS:</b> S024N013W12	
<b>Grantee/Lessee:</b> NEUNHOFFER, CAROLANN	
<b>Grantor/Lessor:</b> HICKEY, PATRICK M	
<b>Date Sold/Leased:</b> 05-17-2010	
<b>Sale/Lease Price:</b> \$24,000	
<b>Rental Rate:</b> 0.0	
<b>Terms:</b> Cash	
<b>Conditions:</b>	
<b>Instrument:</b> Warranty Deed	
<b>Book/Page/Serial #:</b> 2010-000715-0	
<b>Recording District:</b> 321 - Talkeetna	

<b>Acres:</b> 11.17	<b>Parcel Type:</b> Upland
<b>Square Feet:</b> 486565.2	<b>Title Interest:</b> Fee (Fee Simple)
<b>Frontage Feet:</b> 430.0	<b>Highest &amp; Best Use:</b> Recreational
<b>Frontage:</b> Ocean NO      Lake NO      Pond NO	<b>Zoning:</b> NONE
River YES      Creek NO      Highway NO	
<b>Soil:</b>	<b>Originating Agency:</b>
<b>Shore:</b>	<b>Originating Agency Comp ID:</b>
<b>Slope:</b> Rolling	<b>Easement Restriction:</b>
<b>Vegetation:</b>	
<b>Unusual Features:</b>	
<b>Utilities:</b> Electricity NO      Telephone NO      Water NO	<b>Market Exposure:</b> 305 DOM
Sewer NO      Natural Gas NO	
<b>Access:</b> ATV/Snowmachine Boat Fly-in	<b>Buy/Sell Motivation:</b>
	<b>Supply/Deman</b>

**Property Analysis:** LISTED @ \$28K. ABOUT 3 HOURS ON RIVER FROM DESHKA LANDING. LONG RECTANGULAR PARCEL. BOAT ACCESS POSSIBLE BUT RIVER BECOMES BRAIDED ABOVE SKWENTNA.

**Improvement Type:**

**Improvements:**

**Improvement Value:** \$0

**Land Value:** \$24,000

<b>Number of Sites:</b> 1	<b>Acres:</b> 11.17	<b>Square Feet:</b> 486565.2	<b>Frontage Feet:</b> 430.0
<b>Price Per Site:</b> \$24,000.00	<b>Price Per Acre:</b> \$2,148.61	<b>Price Per Square Foot:</b> \$0.05	<b>Price Per Frontage Foot:</b> \$55.81

<b>Comp ID:</b> 31286	<b>Photo ID:</b>
<b>Region:</b> Southcentral	<b>No Photo available.</b>
<b>Area:</b> Matanuska-Susitna Borough	
<b>Neighborhood:</b> SKWENTNA	
<b>Frontage Name:</b> YENTNA RIVER	
<b>Location:</b> FRONTS YENTNA RIVER SOUTH OF YOUNGSTOWN BEND	
<b>Subdivision:</b>	
<b>Legal Description:</b> ASLS 89-192, PLAT 90-31 (ADL 212964)	
<b>Tax ID:</b>	
<b>Quad:</b> TALKEETNA	
<b>Map Name:</b> A-4	
<b>Latitude:</b> 62.160931	
<b>Longitude:</b> -151.525531	
<b>MTRS:</b> S024N012W20	
<b>Grantee/Lessee:</b> HASTINGS STEPHEN JAMES III & HEIDI RACHELLE	
<b>Grantor/Lessor:</b> STATE OF ALASKA, DNR	
<b>Date Sold/Leased:</b> 05-10-2014	
<b>Sale/Lease Price:</b> \$28,500	
<b>Rental Rate:</b> 0.0	
<b>Terms:</b> Terms	
<b>Conditions:</b> \$1,425 DOWN, 20 YEARS @ 6.2%	
<b>Instrument:</b> Warranty Deed	
<b>Book/Page/Serial #:</b> 2014-001150-0	
<b>Recording District:</b> 321 - Talkeetna	

<b>Acres:</b> 14.67	<b>Parcel Type:</b> Upland
<b>Square Feet:</b> 0.0	<b>Title Interest:</b> Fee (Fee Simple)
<b>Frontage Feet:</b> 0.0	<b>Highest &amp; Best Use:</b> Recreational
<b>Frontage:</b> Ocean NO      Lake NO      Pond NO	<b>Zoning:</b> NONE
River YES      Creek NO      Highway NO	
<b>Soil:</b>	<b>Originating Agency:</b> <b>Originating Agency Comp ID:</b> <b>Easement Restriction:</b> TYPICAL
<b>Shore:</b>	
<b>Slope:</b> Level	
<b>Vegetation:</b> WOODED	
<b>Unusual Features:</b>	<b>Market Exposure:</b> DNR OTC
<b>Utilities:</b> Electricity NO      Telephone NO      Water NO	
Sewer NO      Natural Gas NO	
<b>Access:</b> ATV/Snowmachine Boat	<b>Buy/Sell Motivation:</b> Supply/Deman

**Property Analysis:** SOLD OTC BY DNR. BOAT ACCESS POSSIBLE.

**Improvement Type:**

**Improvements:**

**Improvement Value:** \$0

**Land Value:** \$28,500

<b>Number of Sites:</b> 1	<b>Acres:</b> 14.67	<b>Square Feet:</b> 0.0	<b>Frontage Feet:</b> 0.0
<b>Price Per Site:</b> \$28,500.00	<b>Price Per Acre:</b> \$1,942.74	<b>Price Per Square Foot:</b>	<b>Price Per Frontage Foot:</b>

## **SPECIAL APPRAISAL INSTRUCTIONS**

### **DNR LAND DISPOSAL**

1. **Appraisal Standards:** A summary appraisal is required and must be prepared in accordance with these instructions and with Standards Rules 1 and 2 of the *Uniform Standards of Professional Appraisal Practice* (USPAP).
2. **Purpose of the Appraisal:** The purpose of the appraisal is to estimate current market value.
3. **Intended Use:** The appraisal will be used by DNR to establish the minimum price for a sealed bid auction and will be used by the general public for guidance in determining actual bid prices.
4. **Definition of Market Value:** Appraisals must use the following definition of market value. Appraisals using other definitions will be returned for correction.

*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.<sup>1</sup>*

5. **Terms of Sale:** Market value must be estimated in terms of seller financing typical for the market. DNR will not accept appraisals that apply a downward adjustment to comparable prices with typical seller financing in order to indicate a cash value. Per AS 38.05.065 DNR is required to offer seller financing and does not discount for cash. This is the reason for the market value definition used above, to provide a value based on "precisely revealed terms."
6. **Conditions of Sale:** To the extent possible, the appraiser shall use only private transactions for comparables. However, a history of DNR sales in the subject subdivision shall also be reported and considered. DNR comparable sales from 1990 to present will be available at no cost on a CD or through other electronic media. Contact Johnthomas Williamson @ 269-8539 for a copy. The comparable sales database will include all terms of the sale, including veteran's discount. A sale involving a veteran's discount may not be used. To verify DNR sales which are not in the comparable sales database, and to check for a veteran's discount, contact the regional DNR Public Information Center in Anchorage, Fairbanks, or Juneau. See item #14 for names and phone numbers. Ask them to print you a copy of Revenue and Billing screen NR 30 for each ADL number you want to verify. This screen will include the bid price, any discount, the financing terms, and the effective date of the contract. For DNR sales not on Revenue and Billing, contact Johnthomas Williamson at 269-8539. Do not assume that the bid price on DNR's web site is the actual sale price.
7. **Property Rights Appraised:** Appraise the fee simple estate less mineral rights reserved under AS 38.05.125(a). Appraisals that do not cite this definition will be returned for correction.
8. **Date of Valuation:** Use a current date of valuation.
9. **Inspection and Determination of Site Quality:** The appraiser must make an onsite inspection of the appraised property. Comparable sales located within reasonable proximity to the appraised property must also be inspected. Fly-over inspections are acceptable for properties that do not have road access. DNR may allow exceptions to these inspection requirements, if special conditions warrant. Any exceptions must be authorized in writing by the DNR review appraiser before work begins. In order to determine site characteristics and access, the appraiser should also use as many of the following sources of information as are available: recent aerial photos from commercial sources, previous DNR appraisals, topographic maps, field inspection reports in DNR case files, aerial mosaics in DNR subdivision design files, and previous field experience in the area.

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<sup>1</sup> The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, page 23

## SPECIAL APPRAISAL INSTRUCTIONS DNR LAND DISPOSAL

- 10. Improvements:** There may be structures and site improvements on some of the parcels. The appraisal report must state the contributory value of the land and the contributory value of the improvements. The appraisal report must include photographs of the improvements, see item #12.
- 11. Case File Information:** To inspect case file information, please contact Land Sales and Contract Administration section at (907) 269-8594
- 12. Photographs:** Representative photographs of the subject parcels and comparables are required. The report must contain photographs of the property, and any improvements, sufficient to allow the reader to determine their general character and condition.
- 13. Plat or Survey Maps:** Some type of map is required that depicts the locations of improved roads, trails, utilities, or other pertinent information. This map could be a plat map or a map published by a local government agency such as the Assessor's office or planning department. These maps may be modified by the appraiser to reflect the necessary information. Plat maps for DNR subdivisions (ASLS) are available on the DNR web site. The appraiser is expected to review surveys, plats, plat notes, and land status maps for easements and other restrictions that could affect value and to summarize such easements and restrictions in the appraisal report.
- 14. Title Information:** DNR will not provide title reports. Survey plats and land status maps are available on the internet at <http://dnr.alaska.gov/Landrecords/><sup>2</sup>. The appraiser may also make 1 hard copy set of these items free of charge at the Fairbanks (Rich Ackerman 451-2712) and Anchorage (Kathy Johnson 269-8415) Public Information Offices. DNR staff will show appraisers how to research and print what they need but will not prepare the copies. Appraisers who are working on projects in Southeast can contact the Southeast PIC at 465-3400.
- 15. Data Analysis and Key Parcel:** When appraising similar parcels within the same subdivision or neighborhood, a typical or *Key Parcel* valuation method must be used. For each key parcel appraised, the report must include a valuation grid. The grid must describe the pertinent features of the key parcel and each of the comparable sales. The grid must also show adjustments (qualitative or quantitative) made in relating the pertinent features of the comparable transactions to the pertinent features of the key parcel. An example appraisal will be provided upon request.

Adjustments may be quantitative (dollar amounts or percentages) or qualitative (plus/minus, inferior/superior) and must be briefly discussed in narrative, in addition to being presented in the grid. As the amount of the adjustment increases, the need for factual evidence (e.g. paired sales, data arrays, opinion surveys) increases. If qualitative adjustments are used, the relative weight for each adjustment must be described and supported. The final reconciliation must clearly state which indicators of value are the most reliable, and explain how each indicator affects the appraiser's final conclusion of value. Estimates based solely on the appraiser's opinion without explanation will be rejected. Estimates based solely on regression analysis or other statistical methods may also be rejected.

The appraisal may have more than one key parcel, e.g. a waterfront site and an interior site. Once the key parcels are valued, the remaining parcels must be valued in a grid or grids that compare the pertinent features of each subject parcel to the pertinent features of the appropriate key parcel. The grid must also show adjustments (qualitative or quantitative) made in relating the pertinent features of each subject parcel to the pertinent features of the key parcel. The key parcel valuation grid and the grid that compares the remaining parcels to the key parcel will satisfy the narrative requirement for describing the subject lots.

- 16. Comparable Sale Data and Map:** Comparable Sale Forms or data sheets are required. Each data sheet must be similar in content to the attached sample. A comparable sale location map is required, showing the location of each comparable in relation to the appraised properties and other comparables. If the data

<sup>2</sup> Or, from the DNR home page, click the *Maps, Plats, and Data* button. Retrieve plats by entering the meridian, township and range and clicking the *find* button. (Using the *enter* key generally results in a false message that the plat is not available.)

## SPECIAL APPRAISAL INSTRUCTIONS DNR LAND DISPOSAL

on the form is found to be insufficient or inaccurate upon initial technical review, DNR will not review the report until comparable data forms are found to be complete and accurate.

**17. Report Format:** DNR encourages brevity, provided the report contains sufficient information for the reviewer to determine that the analyses and conclusions are supported and reasonable for the intended use. A single Excel or Lotus spreadsheet, single-row spaced, with ADL numbers, legal descriptions, acreage, and estimated values is required in electronic format, and the appraiser must e-mail the file to [johnthomas\\_williamson@alaska.gov](mailto:johnthomas_williamson@alaska.gov) or provide the file on a disc or CD. The lot(s), block, tract (if applicable), and subdivision name must be in separate columns. An acceptable report must meet USPAP requirements for a summary report and must also contain the following:

- Letter of Transmittal Explaining the Limitations of the Appraisal
- Scope of Appraisal
- Neighborhood Analysis & Sale History of the Subject Subdivision/Parcels
- Comparable Sales and Subject Location Map
- Narrative Explanation of Adjustments
- Key Lot Valuation Grid
- Valuation Grid for Remaining Parcels
- Certification
- Comparable Sale Forms

**18. Required Number of Copies:** One copy of the draft report shall be submitted for review and should be delivered to the DNR Review Appraiser. The appraiser should also provide the Excel or Lotus file required in Section 17 above. Electronic delivery of the draft report to the DNR Review Appraiser by PDF file is acceptable, provided photographs and other exhibits are included and can be printed. After review, the appraiser should provide one hard copy and one PDF copy of the final report. The contractor shall also provide a digital set of photographs and waive the right to their use in future DNR publications

**19. Place of Delivery and Date:** Delivery dates are stated in the request for proposal (RFP) and the appraisal contract. Timely submittal is critical in order to meet printing deadlines for the sale brochure. The place of delivery is the office of the DNR appraisal unit noted below. Delivery to any other DNR office is not acceptable.

**20. Disclosure:** By law, appraisal reports are public documents that must be made available to the public upon request. Appraisals shall not contain any language that restricts public use. If the report contains use-restricting language, the language will not apply.

**21. Review and Approval:** The DNR review appraiser will review all appraisals for compliance with USPAP and DNR instructions.

**22. How to Contact the DNR Appraisal Unit:**

Kevin Hindmarch	Phone:	907-269-8512
Division of Mining, Land & Water	FAX:	907-269-8914
550 W 7 <sup>th</sup> Ave, Suite 650	E-mail:	<a href="mailto:appraisals@alaska.gov">appraisals@alaska.gov</a>
Anchorage, AK 99501-3576	Hours:	8AM to 4PM

## SECTION LINE EASEMENT ADJUSTMENT

### Introduction

A protracted section line is a section line that is not surveyed. Therefore, its location is somewhat inexact. In addition to inexact location, there is some uncertainty among DNR legal advisors and policy makers regarding the legal nature of easements, if any, along protracted section lines. In the face of these uncertainties, appraisers require some type of framework at this time to measure the impact on value associated with protracted section lines.

In addition, appraisers need to address the impact of surveyed section lines. From a technical standpoint, surveyed section lines are not subject to the uncertainties associated with protracted section lines. However, from a practical standpoint, only a qualified surveyor has the ability to accurately locate section lines in the field (surveyed or protracted).

### Extraordinary Assumption

An "Extraordinary Assumption" is defined as: "an assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser's opinions or conclusions."<sup>1</sup>

DNR appraisers assume the following:

- Section line easements exist along protracted section lines.
- The data used to located protracted and surveyed section lines is reliable, and each section line exists as shown on drawings available to the appraiser.

It is possible that after a survey has been completed, the actual easement area could have a different impact (positive or negative) than originally thought. The appraiser reserves the right to amend the appraisal should a clear and concise clarification of legal issues be rendered by the Department of Law or if the location of the easement differs from the location as depicted in the appraisal.

### The Existence of Protracted Section Line Easements

Appraisers assume that an easement along a **protracted** section line exists by virtue of the following State laws and regulations. This assumption is for appraisal purposes only. DNR has yet to develop any official legal statement or policy determination concerning protracted section lines.

11 AAC 51.025(a) states:

In accordance with AS 19.10.010, before selling, leasing, or otherwise disposing of the surveyed or **unsurveyed** (emphasis added) land estate, the department will reserve along each section line public easements in the following widths:

- (1) if the section line forms a boundary of the parcel being disposed, 50 feet measured from the section line;
- (2) if the section line runs through the parcel being disposed, 50 feet measured on each side of the section line, for a total width of 100 feet.

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<sup>1</sup> Uniform Standards of Professional Appraisal Practice (USPAP) page 3. The Appraisal Foundation 2004

AS 19.10.010, states:

A tract 100 feet wide between each section of land owned by the State...is dedicated for use as public highways...

AS 19.10.015(a) states:

It is declared that all officially proposed and existing highways on public land not reserved for public uses are 100 feet wide...

11 AAC 51.015 (d)(4) states:

(d) Before selling, leasing, or otherwise disposing of the land estate, the department will reserve

(4) public easements along section lines set out in 11 AAC 51.025.

### **Appraisal Considerations**

In the early days of statehood, the population did not exert great pressures on the remote areas of the state. Protracted section lines were noted, but had no impact on parcel usability or transfer of ownership. With the increase in the affordability of recreational vehicles and a dramatic increase in population, the remote areas have become less remote and access (in some cases) more contentious.

The preservation and impact of protracted section line easements has become a much discussed issue as the development of Alaska increases. One topic of debate is the nature of a protracted section line easement where a survey has not been completed to determine its exact location. While DNR encourages stakers to avoid staking across all section lines, the fact of the matter is that the State of Alaska and the public do not know the exact location of the protracted easement. In cases where a protracted section line easement appears to bisect a parcel, its exact location could be up to 1,320 feet away. This leads to the possible scenario where an easement originally thought to bisect a parcel may later be located up to one-quarter mile away and have no impact.

All things being equal, a parcel without a section line easement would sell before a parcel that is bisected by a section line easement. The impact of a section line easement is not quantifiable given the limited market data available concerning this specific issue.

In summary, the appraisers assume that protracted section line easements legally exist but may not have the expertise to locate them with total precision. DNR advises applicants to avoid staking across section lines, but topography, other issues related to access, and the limited ability of a staker to locate a section line in the field inevitably results in parcels staked across surveyed or protracted section lines. Considering the nature of the staking areas, appraisers believe that the impact of these section line easements is minimal.

**Impact on Usability & Number of Building Sites**

An adjustment is warranted only if the section line easement bisects a parcel and has a negative impact on the usability of the parcel by limiting the choice of likely building sites. (Easements along the perimeter of a parcel are not considered to be adverse.) Two types of parcels need to be examined:

1. Parcels where a bisecting section line easement can probably be vacated.
2. Parcels where vacation of the bisecting section line easement is not probable.

11 AAC 51.065 (f) states:

Before any vacation, modification, or relocation of a public easement described in (a)(2) – (a)(5) of this section, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is

- 1) protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded under (j) of this section that identifies the new easement as a replacement for the vacated easement; and
- 2) at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.

Easement vacation is probable if alternative access is physically possible via the access easements that border all parcel boundaries staked under the Remote Recreational Cabin Sites program. Easement vacation is not probable where there are topographic constraints and where a lack of feasible, alternative access exists. The following section deals with the estimated cost to vacate a section line easement.

### Section Line Easement Vacation

The cost to legally vacate a section line easement would involve a full survey of the parcel and all the associated costs. The cost to complete the vacation process in an unorganized borough is outlined below:

State Application Fee	\$ 100
Plat Preparation	\$2,500 (Private Contractor)
State Plat Review	\$ 200
Recording Fee	\$ 20
Title Report	\$ 250
Updated Title Report	\$ 75
Advertising Costs	<u>\$ 300</u>
Total	\$3,445

This represents the **typical** cost to vacate a section line easement in a staking area outside of an organized borough. In more remote areas, advertising costs may be somewhat higher. In organized boroughs, application and review fees would apply, and the costs would be approximately \$2,300 higher. The above costs are for the preparation of a paper plat and are exclusive of fieldwork, which could add an additional \$2,000 to the total.

While vacation costs could equate to 6% to 100% of the estimated appraised value for a typical parcel, DNR appraisers believe that the market would not recognize an adjustment of this magnitude. The typical cost per parcel could be less if a number of stakers joined in a single application to vacate one or more section line easements within a staking area. Given the rural location of most of the staking areas, a vacated section line easement may not be important to buyers who see no need to vacate an easement they deem as inconsequential. The cost to vacate the section line easement is most likely to be between \$3,000 and \$6,000. Considering that the expected price of a staked parcel could be between \$5,000 and \$56,000, the cost to vacate a section line easement is not financially feasible.

### Hypothetical Adjustments

The following table demonstrates hypothetical situations where the maximum and minimum areas that could be impacted by a section line easement are considered<sup>2</sup>. For the purpose of this analysis only, the **maximum** adjustment per parcel would be "zero-ing" out the easement area, or giving it no value. The following examples compare the overall value of typical parcels with and without the impact of a bisecting section line easement.

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<sup>2</sup> It should be noted that public access easements are platted along all perimeters of a parcel. Therefore, feasible alternate access could obviate the need to use section line easements in a majority of cases.

<b>5 ACRES</b>		Total Property Value	% of Base Value	Indicated Adjust.
Max. Value \$5,000/Ac.	5 total acres	\$25,000 Base	n/a	n/a
With Max. Easement (100' x 660')	3.48 usable acres	\$19,864	79%	-21%
With Min. Easement (100' x 330')	4.24 usable acres	\$22,485	90%	-10%
Min. Value \$1,000/Ac.	5 total acres	\$5,000 Base	n/a	n/a
With Max. Easement	3.48 usable acres	\$3,973	79%	-21%
With Min. Easement	4.24 usable acres	\$4,497	90%	-10%
<b>10 ACRES</b>		Total Property Value	% of Base Value	Indicated Adjust.
Max. Value \$3,750/Ac.	10 total acres	\$37,500 Base	n/a	n/a
With Max. Easement (100 x 933')	7.86 usable acres	\$33,299	89%	-11%
With Min. Easement (100' x 467')	8.93 usable acres	\$35,823	96%	-4%
Min. Value \$750/Ac.	10 total acres	\$7,500 Base	n/a	n/a
With Max. Easement	7.86 usable acres	\$6,660	89%	-11%
With Min. Easement	8.93 usable acres	\$7,165	96%	-4%
<b>15 ACRES</b>		Total Property Value	% of Base Value	Indicated Adjust.
Max. Value \$3,263/Ac.	15 total acres	\$48,938 Base	n/a	n/a
With Max. Easement (100' x 1,037')	12.62 usable acres	\$44,053	90%	-10%
With Min. Easement (100 x 630')	13.55 usable acres	\$46,588	95%	-5%
Min. Value \$653/Ac.	15 total acres	\$9,788 Base	n/a	n/a
With Max. Easement	12.62 usable acres	\$8,811	90%	-10%
With Min. Easement	13.55 usable acres	\$9,318	95%	-5%
<b>20 ACRES</b>		Total Property Value	% of Base Value	Indicated Adjust.
Max. Value \$2,806/Ac.	20 total acres	\$56,115 Base	n/a	n/a
With Max. Easement (100' x 1,320')	16.97 usable acres	\$52,714	94%	-6%
With Min. Easement (100' x 660')	18.48 usable acres	\$54,642	97%	-3%
Min. Value \$561/Ac.	20 total acres	\$11,223 Base	n/a	n/a
With Max. Easement	16.97 usable acres	\$10,543	94%	-6%
With Min. Easement	18.48 usable acres	\$10,928	97%	-3%

The above table illustrates the maximum amount that would be considered to adjust a parcel impacted by a section line easement (surveyed or protracted). Considering the many uncertainties associated with section line easements, the appraisers have attempted to present a logical and supportable adjustment. An adjustment is warranted only if the section line easement bisects a parcel and has a negative impact on the usability of the parcel by limiting the choice of likely building sites. The exact location of the protracted section line easement is not known until a survey is completed. It is

possible that a protracted line might later be located upwards of 1,320 feet away from the surveyed section line. Even a surveyed section line would require the services of a qualified surveyor to properly locate it in the field.

While a prudent owner would not risk putting a structure within the easement area, it could be safely utilized for any other use not involving the construction of a permanent structure, or until it becomes clear that access within the easement area will never be developed due to other access alternatives. Therefore, the following adjustments that are indicated from the above information are deemed reasonable. The market would be very unlikely to make a large adjustment with regard to a protracted section line easement when the location of the easement is not known, and when uncertainty exists as to its legal status.

**Reconciliation and Summary of Adjustments**

Size	Indicated Range of Adjustment as % of Total Property Value Without the Easement (Assumes -0- Value to Easement Area)	Midpoint	Reconciled Adjustment Protracted Section Lines	Reconciled Adjustment Surveyed Section Lines
5 – 9.99 acres	4% - 21%	12.5%	5%	5%
10 – 14.99 acres	4% - 11%	7.5%	4%	4%
15 - 20 acres	3% - 10%	6.5%	3%	3%

The upper end of the adjustment range applies to the smallest parcels because the easement area makes up a larger percentage of the overall parcel size. Zero-ing out the easement area is an upper end adjustment with a supportable range from 10% to 21%.

In the past, DNR appraisers adjusted parcels with similar type easements in the amount of zero to 5% depending upon the location of the easement and its impact on the usability of the parcel. Because the State or the public is unlikely to exercise rights to use a protracted or surveyed section line easement in a remote area (especially where alternate access is available along all parcel boundaries), the above schedule of adjustments is reasonable and logical.

It is assumed that the restrictions within the easement area are similarly applicable to both a surveyed and protracted section line. As such, both will be equally adjusted.

The appraisal staff reserves the right to amend this analysis should data become available that would significantly alter the results as stated above.