

MARKET VALUE APPRAISAL
of
Twenty-Two (22) parcels within
Iksgiza Lake ASLS 81-54
Mucha Lake II RRCS ASLS 2003-41
Deadman Lake ASLS 81-40 & 81-40A
Kindamina Lake ASLS 81-218



Kindamina Lake, 2018 fire damage.

APPRAISAL REPORT No. 4459-0

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

A. SUMMARY OF APPRAISAL NO. 4459-0

1. ADL NO(S): See table below
2. SIZE: See table below
3. APPLICANT: N/A
4. LOCATION: Subdivided lots in the Kantishna drainage, north of the Alaska Range and south of the Tanana River
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: Johnthomas Williamson
9. DATE of REPORT: November 28, 2018
10. DATE of VALUE(S): July 3, 2018
11. APPRAISED VALUE(S):

ADL	Subdivision	MTRS	Lot / Tr.	Blk.	ASLS	Acres	Date of Value	Value (rnd)
407412	Iksgiza Lk.	F002S013W08	16	3	81-54	4.693	7-3-18	\$3,800
407447	Iksgiza Lk.	F002S013W08	14	3	81-54	4.700	7-3-18	\$3,800
417660	Mucha Lk. II RRCS	F008S017W14	J	-	2003-41	5.35	7-3-18	\$12,700
417661	Mucha Lk. II RRCS	F008S017W14	K	-	2003-41	5.13	7-3-18	\$12,200
417662	Mucha Lk. II RRCS	F008S017W14	L	-	2003-41	5.07	7-3-18	\$12,300
407472	Deadman Lk.	F001S012W04	17	1	81-40	3.573	7-3-18	\$3,500
407591	Deadman Lk.	F001S012W10	9	10	81-40	4.28	7-3-18	\$3,800
419009	Deadman Lk.	F001S012W10	23	10	81-40A	4.98	7-3-18	\$4,400
419011	Deadman Lk.	F001S012W10	25	10	81-40A	4.65	7-3-18	\$4,100
419013	Deadman Lk.	F001S012W10	27	10	81-40A	4.53	7-3-18	\$4,000
419015	Deadman Lk.	F001S012W10	29	10	81-40A	4.59	7-3-18	\$4,100
419017	Deadman Lk.	F001S012W10	31	10	81-40A	3.86	7-3-18	\$3,700
419022	Deadman Lk.	F001S012W10	2	11	81-40A	4.64	7-3-18	\$4,100
419006	Deadman Lk.	F001S012W10	20	10	81-40A	4.99	7-3-18	\$4,400
419007	Deadman Lk.	F001S012W10	21	10	81-40A	4.99	7-3-18	\$4,400
419008	Deadman Lk.	F001S012W10	22	10	81-40A	4.99	7-3-18	\$4,400
419010	Deadman Lk.	F001S012W10	24	10	81-40A	4.98	7-3-18	\$4,400



419012	Deadman Lk.	F001S012W10	26	10	81-40A	4.53	7-3-18	\$4,000
419016	Deadman Lk.	F001S012W10	30	10	81-40A	4.06	7-3-18	\$3,600
409193	Kindamina Lk.	F002S015W12	20	5	81-218	3.216	7-3-18	\$13,200
409195	Kindamina Lk.	F002S015W01	1	6	81-218	9.589	7-3-18	\$5,200
409198	Kindamina Lk.	F002S015W01	2	7	81-218	8.476	7-3-18	\$4,900

B. SUMMARY OF REVIEW

- DATE of REVIEW: February 7, 2019
- REVIEWER'S CLIENT: DNR Other: _____
- INTENDED USERS of the REVIEW: DNR General Public Other: _____
- INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
- PURPOSE of REVIEW: Evaluate for Technical Compliance with DNR Instructions & USPAP
 Evaluate for Technical Compliance with UASFLA Develop Independent Estimate of Value
Other: _____
- 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
- 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**

- 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.
- The reviewer assumes that the data and information in the appraisal are factual and accurate.
- 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.
- All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
- A title report has not been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the plat.
- The value of commercial timber, if any, is specifically excluded from the final conclusion of value.



REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 4392-0

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 reviewed appraisals ADL 407412 and ADL 407447 within the three-year period immediately preceding acceptance of this assignment. For the remaining subjects, I have performed no services, as an appraiser or in any other capacity, regarding the properties that are the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Reviewed by Kevin Hindmarch
Kevin Hindmarch, Review Appraiser

Date 3/7/19

cc: Terry Hess

MEMORANDUM

State of Alaska

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

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

DATE: November 28, 2018

TO: Kevin Hindmarch
Review Appraiser

FROM Johnthomas Williamson 
Appraiser

SUBJECT: Twenty-Two parcels within Iksgiza Lake, Mucha Lake II RRCS, Deadman Lake, and Kindamina Lake Subdivisions.

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 appraisal report is 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 the comparable sales used in this report. 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

Subdivision Names	Location	Survey ASLS
Iksgiza Lake	70 miles west of Fairbanks	ASLS 81-54
Mucha Lake II RRCS	100 miles southwest of Fairbanks	ASLS 2003-41
Deadman Lake	65 miles west of Fairbanks	ASLS 81-40 & 81-40A
Kindamina Lake	80 miles west of Fairbanks	ASLS 81-218

SUMMARY OF VALUES

ADL	Subdivision	MTRS	Lot / Tr.	Blk.	ASLS	Acres	Date of Value	Value (rnd)
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409198	Kindamina Lk.	F002S015W01	2	7	81-218	8.476	7-3-18	\$4,900

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 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 minimum bid for parcels to be acquired 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."¹

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."²

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."³

Effective Date of Value Estimate

July 3, 2018.

Date of Report

November 28, 2018.

¹ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p.90.

² Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2018, www.legis.state.ak.us/basis/folio.asp

³ The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, p.141

Exposure Time

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

Exposure time 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 multiple parcels available throughout the area that are offered through various government and private programs. Considering the availability of parcels on the market, a longer exposure time of up to a year is reasonable.

Property History

The Department of Natural Resources surveyed Deadman, Iksgiza and Kindamina Subdivisions in the 1980s. Subjects within Mucha Lake II RRCS were surveyed in 2003 through the Remote Recreational Staking program as administrative parcels. Various subjects have been offered through past offerings. Some have been encumbered under land sale contracts, which have been subsequently terminated due to non-payment. Other parcels have received applications to purchase, yet not proceeded to sale. DNR is the owner of record for all subjects.

Scope of the Appraisal

Property and Comparable Sales Inspection

I inspected the subject properties and all the comparable sales on July 3, 2018. Physical features and access were identified by use of site 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 Recorders Office databases were searched for recent comparable sales. Private real estate agent websites were searched for recent listings. 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.

⁴ Uniform Standards of Professional Appraisal Practice 2018-2019, Appraisal Foundation, p.U-2.

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

Market Area

The Fairbanks North Star Borough is located in the heart of Interior Alaska. It is the second-largest population center in the state with a population of approximately 100,600 as of 2016. Of which, about half live in and around Fairbanks. The area encompasses 7,361.0 sq. miles of land and 77.8 sq. miles of water. Interior Alaska experiences seasonal temperature extremes. January temperatures range from -66 to 50 degrees Fahrenheit. July temperatures range from 30 to 99 degrees Fahrenheit. Fairbanks is known for its lingering summer days. When the solstice arrives, there is more than 22 hours of daylight. Major communities include: College, Eielson Air Force Base, Ester, Fairbanks, Fox, Harding Lake, Moose Creek, North Pole, Pleasant Valley, Salcha, and Two Rivers. There are 35 schools located in the borough.

City, borough, state, and federal government agencies, including the military, provide over one-third of the employment in the borough. The borough school district and the University of Alaska Fairbanks are the primary public employers. Nearly 8,400 soldiers are stationed in the borough on Fort Wainwright or the Eielson Air Force Base. Retail services, gold mining, tourism, transportation, medical, and other services are the primary private sector activities. The Fort Knox hard rock gold mine is located in the borough.

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

Fairbanks is a Home Rule city and the second largest population center in the state. Currently, its estimated population is 31,905, comprised of 11,500 households. The average household size is 2.52. Power is supplied by Golden Valley Electric Association Inc. through diesel generators. Supplemental power is supplied by Aurora Energy LLC. The area is serviced by local schools, hospitals, libraries, refuse systems, and other urban facilities.

Manley Hot Springs⁵

Manley Hot Springs is a small community of 70+ residents located 5 miles north of the Tanana River, 160 road miles west of Fairbanks. The area has a cold, continental climate typical for interior Alaska with average temperatures ranging from the upper 50's in summer to -20°F in winter. Extremes have been recorded from 93°F to -70°F. Most of the residents support themselves by multiple jobs including: gold mining, tourism, government, and a semi-subsistence bartering system. Residents haul water from a community wellhouse, while public buildings have private wells. The community has a local clinic, roadhouse, landfill, and school. A federally recognized tribe (Manley Village Council) is located within the community

The most notable characteristic is the geothermal hot springs located just north of town. Naturally occurring hot springs have been an economic advantage for the community since 1902, when a mining prospector named John Karshner claimed several hot springs and started an ambitious vegetable farm. The community boomed during the gold rush era when in 1907 a hotel was built complete with 45 guest rooms, steam heat, electric lights, hot baths, a bowling alley, and an Olympic-size indoor heated swimming pool. Nowadays, tourism is still important to the local economy. One individual has developed a small-scale commercial hot springs attraction.

⁵ All information regarding Market Area information derived from <https://www.commerce.alaska.gov/dcra/DCRAExternal>, and <https://en.wikipedia.org/>

Property Description – Iksgiza Lake

ADL	Subdivision	MTRS	Lot	Block	ASLS	Acres	Plat	Recording District
407412	Iksgiza Lk.	F002S013W08	16	3	81-54	4.693	81-6	Manley
407447	Iksgiza Lk.	F002S013W08	14	3	81-54	4.700	81-6	Manley

Location

Iksgiza Lake Subdivision is located approximately 70 miles west of Fairbanks, 22 miles southeast of Manley Hot Springs, south of the Tanana River, north and east of the lake. Subjects are within Section 8 of Township 2 South, Range 13 West, Fairbanks Meridian.

Access

Access to the subdivision is via float plane to the lake, then overland. The feasibility of snowmachine access from the Tanana River to the subdivision is unknown. None of the parcels are waterfront.

Topography, Soils, Size & Shape

The parcels are level to moderately sloping, 4.693-acres to 4.7-acres, and irregular in shape. The parcels contain primarily mature spruce and birch mix with some poplar. Vegetation is indicative of adequate drainage.

Easements & Zoning Regulations

There are typical access and utility easements throughout the subdivision. The subjects are within the Unorganized Borough and not subject to zoning.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Ownership History

ADL 407412 received a OTC application in 2016 for \$3,300, and ADL 407447 received a high bid of \$3,400 in the 2017 DNR Subdivision Auction. Both applications were closed before issuing land sale contracts. DNR is the current owner of record.

Tax Assessments & Personal Property

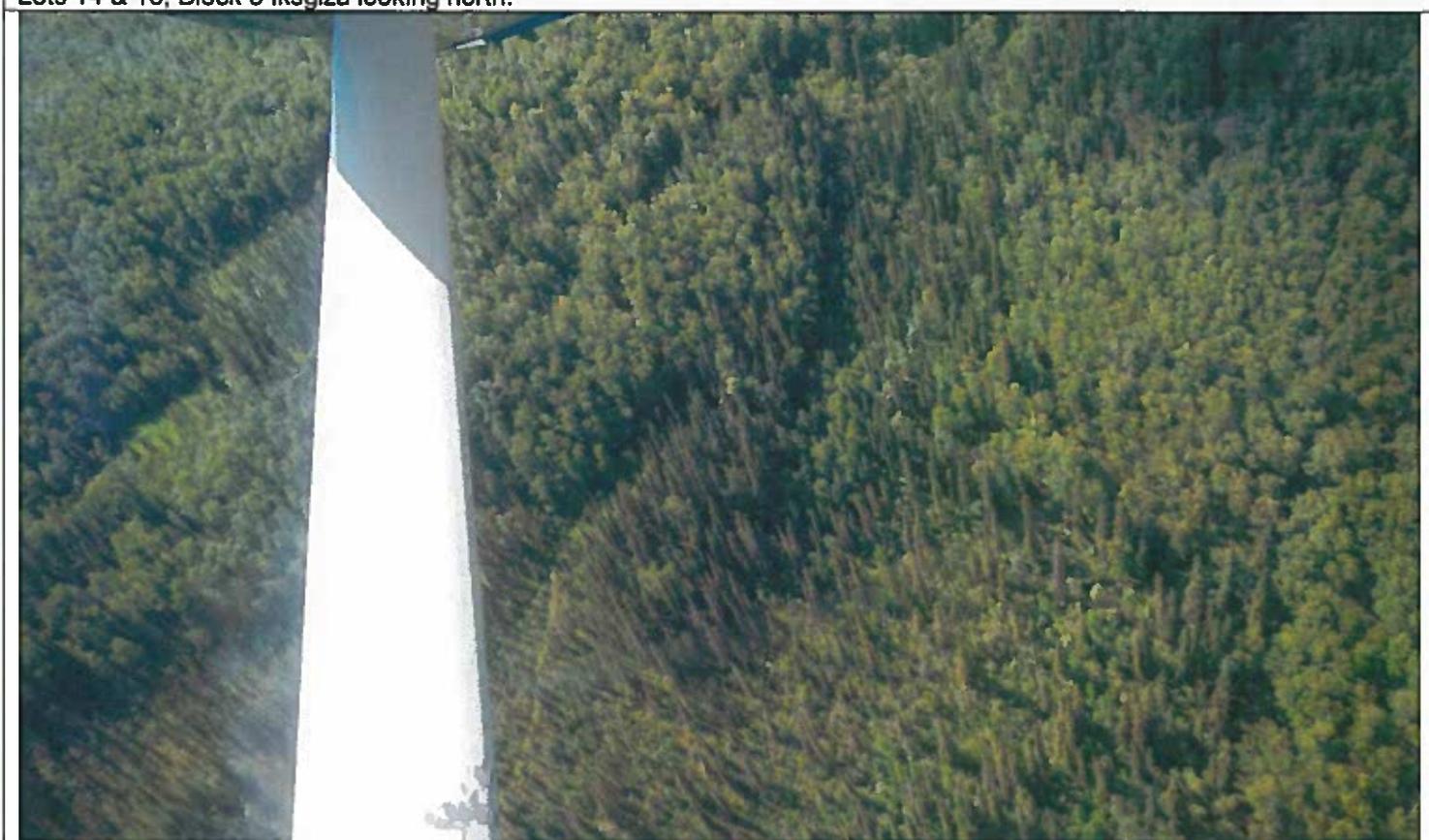
The subdivision lies within the Unorganized Borough and not subject to ad valorem assessment. There is no personal property involved with the appraisal of these parcels, nor are there improvements on the properties.

Utilities, Water & Sewer

There are no utilities 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.



Lots 14 & 16, Block 3 Iksgiza looking north.



Lots 14 & 16, Block 3 Iksgiza looking south.

Property Description – Mucha Lake II RRCS

ADL	Subdivision	MTRS	Tract	ASLS	Acres	Plat	Recording District
417660	Mucha Lake II RRCS	F008S017W14	J	2003-41	5.35	2006-193	Fairbanks
417661	Mucha Lake II RRCS	F008S017W14	K	2003-41	5.13	2006-193	Fairbanks
417662	Mucha Lake II RRCS	F008S017W14	L	2003-41	5.07	2006-193	Fairbanks

Location

Mucha Lake II RRCS is located approximately 100-miles southwest of Fairbanks, 60-miles southwest from Nenana and 50 miles due west of the Nenana River Bridge. The subjects are on the northwest shore of North Mucha Lake within Section 14 of Township 8 South, Range 17 West, Fairbanks Meridian.

Access

Access to the subdivision is via float plane to North Mucha Lake, approximately 1,000' from Mucha Lake. The feasibility of snowmachine access from the Teklanika is unknown.

Topography, Soils, Size & Shape

The parcels are level, 5.07-acres to 5.35-acres, and irregular in shape. Subjects contain sporadic mature black spruce. Vegetation is indicative of poor drainage and marshy shorelines.

Easements & Zoning Regulations

There are typical access and utility easements throughout the subdivision. There is a 50' public access and a 100' building setback along the ordinary high-water line of North Mucha Lake. The subjects are within the Denali Borough. However, this area is unrestricted.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Ownership History

ADL 417660 and ADL 417661 received OTC applications in 2017. Both applications were closed prior to contract. ADL 417662 sold through the OTC offering in 2015 and a land sale contract was issued, see Document 2015-018584-0. The contract was relinquished in 2017, see Document 2017-011371-0. The relinquishment indicated that the purchaser had not damaged the property or made improvements. DNR is the current owner of record.

Tax Assessments & Personal Property

The subdivision lies within the Denali Borough. Currently the Borough does not assess remote recreational properties. There is no personal property involved with the appraisal of these parcels, nor are there improvements on the properties.

Utilities, Water & Sewer

There are no utilities 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.



North Mucha Lake, subjects in foreground



Typical soils are poor



Tracts J & K of Mucha Lake II RRCS, Looking northwest



Tract L of Mucha Lake II RRCS, looking northwest.

Property Description – Deadman Lake

ADL	Subdivision	MTRS	Survey	Lot	Block	Acres	Plat	Recording District
407472	Deadman Lake	F001S012W04	81-40	17	1	3.573	81-10	Manley
407591	Deadman Lake	F001S012W10	81-40	9	10	4.28	81-10	Manley
419009	Deadman Lake	F001S012W10	81-40A	23	10	4.98	81-9	Manley
419011	Deadman Lake	F001S012W10	81-40A	25	10	4.65	81-9	Manley
419013	Deadman Lake	F001S012W10	81-40A	27	10	4.53	81-9	Manley
419015	Deadman Lake	F001S012W10	81-40A	29	10	4.59	81-9	Manley
419017	Deadman Lake	F001S012W10	81-40A	31	10	3.86	81-9	Manley
419022	Deadman Lake	F001S012W10	81-40A	2	11	4.64	81-9	Manley
419006	Deadman Lake	F001S012W10	81-40A	20	10	4.99	81-9	Manley
419007	Deadman Lake	F001S012W10	81-40A	21	10	4.99	81-9	Manley
419008	Deadman Lake	F001S012W10	81-40A	22	10	4.99	81-9	Manley
419010	Deadman Lake	F001S012W10	81-40A	24	10	4.98	81-9	Manley
419012	Deadman Lake	F001S012W10	81-40A	26	10	4.53	81-9	Manley
419016	Deadman Lake	F001S012W10	81-40A	30	10	4.06	81-9	Manley

Location

Deadman Lake Subdivision is located approximately 65 miles west of Fairbanks and 5 miles north of the Tanana River. The subdivision is within Township 1 South, Range 12 West, Fairbanks Meridian.

Access

Access to the subjects is via fly-in, then overland, or snowmachine from Fairbanks along sled roads and the Tanana River.

Topography, Size & Shape

Parcels are generally level to rolling. Sizes of the individual lots range from 3.573-acres to 4.99-acres and are irregularly shaped.

Soils/Vegetation

The subdivision contains primarily mature birch and spruce mix. Vegetation is indicative of adequate drainage.

Easements & Zoning Regulations

There are typical easements throughout the subdivision including a 50' public access easement from the ordinary high-water line of Deadman Lake.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Ownership History

Two of the parcels were under sale contracts. The contracts were subsequently terminated due to non-payment. One parcel received an OTC application. However, the application was closed prior to contract. The remaining parcels have not been offered for sale. DNR is the current owner of record. See chart below:

ADL	Subdivision	Survey	Lot	Block	Sold	Returned to State Ownership
407472	Deadman Lake	81-40	17	1	Contract for sale Doc. 2009-000048-0	Termination Doc. 2012-000134-0
407591	Deadman Lake	81-40	9	10	Contract for sale Doc. 2006-000155-0	Termination Doc. 2012-000060-0
419022	Deadman Lake	81-40A	2	11	OTC application in 2016	Application Closed

Tax Assessments

The subdivision is within the Unorganized Borough and is not currently subject to ad valorem taxation.

Personal Property

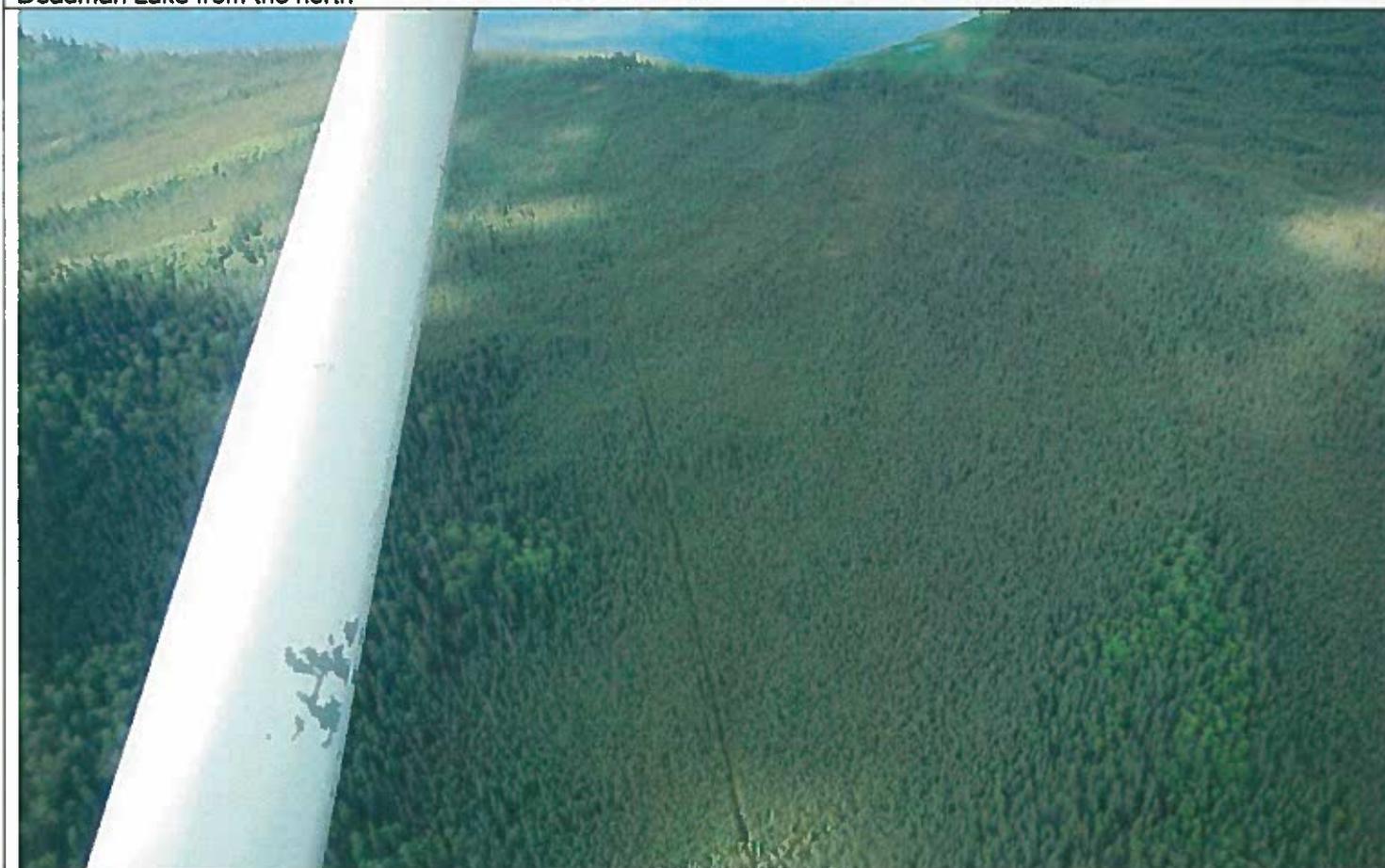
There is no personal property involved with the appraisal of this property. There are no improvements on the property.

Utilities, Water & Sewer

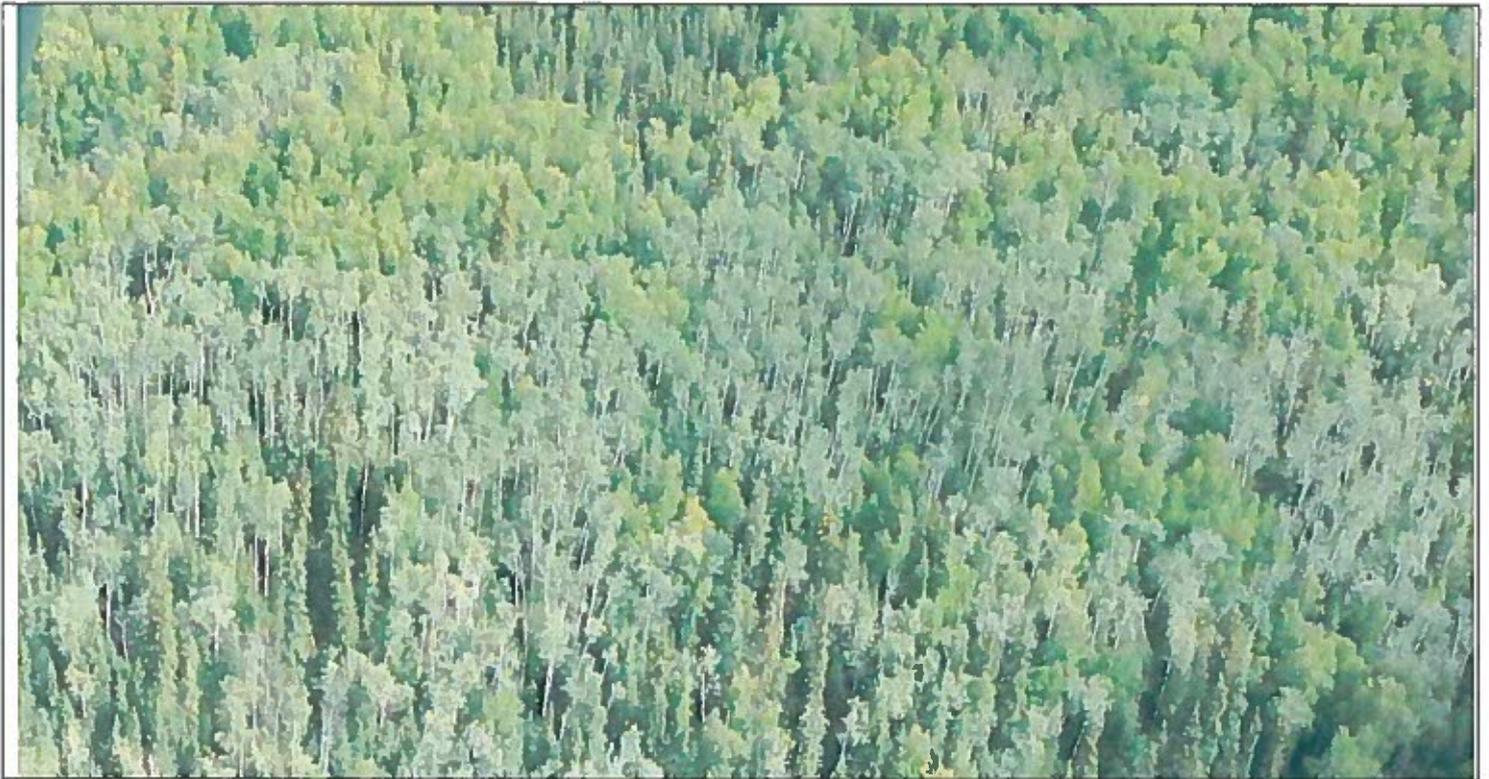
There are no utilities available. Water supply or sewage disposal systems must be located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.



Deadman Lake from the north



Lot 31 Block 10 in foreground



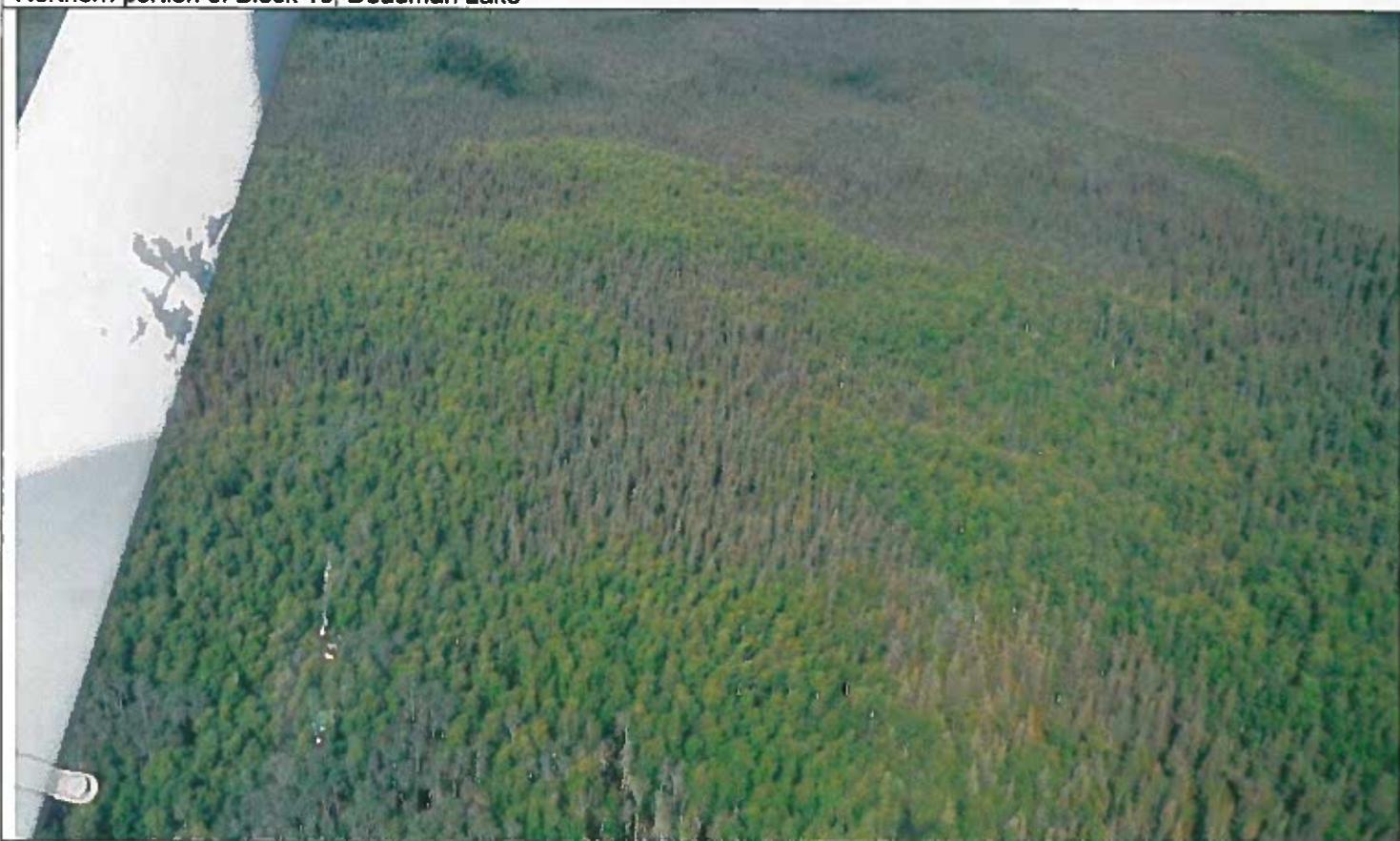
Lot 9 Block 10, Deadman Lake



Lot 17 Block 1 Deadman Lake



Northern portion of Block 10, Deadman Lake



Southern portion of Block 10, Deadman Lake

Property Description – Kindamina Lake

ADL	Subdivision	MTRS	Lot	Block	ASLS	Acres	Plat	Recording District
409193	Kindamina Lake	F002S015W12	20	5	81-218	3.216	82-5	Manley
409195	Kindamina Lake	F002S015W01	1	6	81-218	9.589	82-5	Manley
409198	Kindamina Lake	F002S015W01	2	7	81-218	8.476	82-5	Manley

Location

Kindamina Lake Subdivision is located approximately 8 miles southwest of the Tanana River and 18 miles south of Manley Hot Springs. Subject parcels are located east of the lake within Sections 1 and 12 of Township 2 South, Range 15 West, Fairbanks Meridian.

Access

Primary access to the parcel is by float or ski plane. ADL 409193 is accessed directly from the lake while the remaining parcels have overland access. It may be possible to access the area via snowmachine during the winter. Summer access via ATV is not feasible.

Topography, Soils, Size & Shape

The parcels are level to moderately sloping, 3.216-acres to 9.589-acres, and irregular in shape. The parcels contain primarily mature spruce and birch mix with some poplar. Vegetation is indicative of adequate drainage. In the summer of 2018, a large forest fire burned ADL 409195 and ADL409198. ADL 409193 was not substantially affected.

Easements & Zoning Regulations

There are typical access and utility easements throughout the subdivision. The subjects are within the Unorganized Borough and not subject to zoning.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Ownership History

All of the parcels have been purchased through the DNR OTC offering. All have been encumbered by land sale contracts. The contracts were subsequently terminated due to non-payment. DNR is the current owner of record. See chart below:

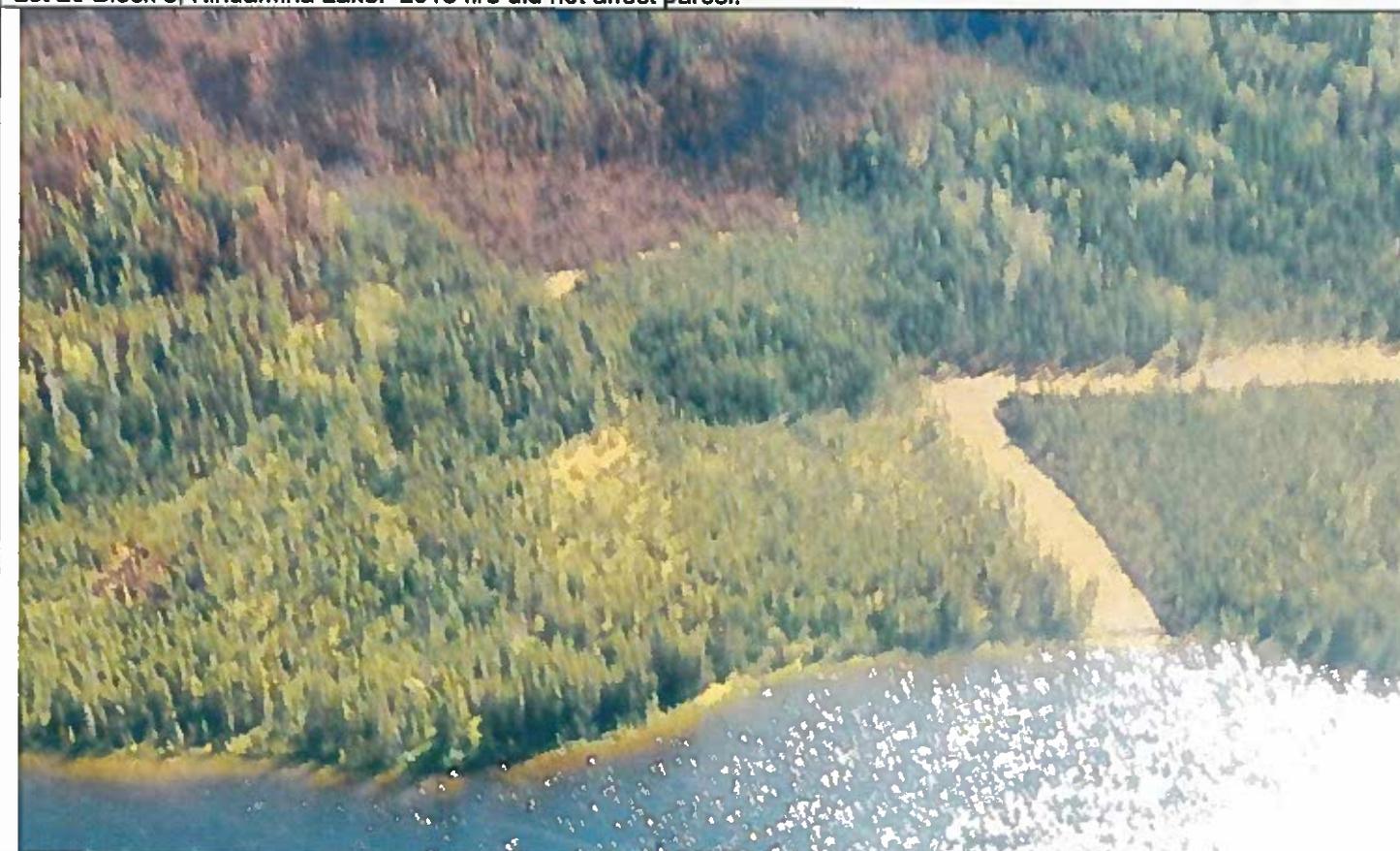
ADL	Subdivision	Lot	Block	ASLS	Sold	Returned to State Ownership
409193	Kindamina	20	5	81-218	Contract for sale Doc. 2008-000232-0	Termination Doc. 2012-000128-0
409195	Kindamina	1	6	81-218	Contract for sale Doc. 2010-000163-0	Termination Doc. 2013-000110-0
409198	Kindamina	2	7	81-218	Contract for sale Doc. 2015-000029-0	Termination Doc. 2016-000034-0

Tax Assessments, Personal Property & Utilities.

The subdivision lies within the Unorganized Borough and not subject to ad valorem assessment. There is no personal property involved with the appraisal of these parcels, nor are there improvements on the properties. There are no utilities 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.



Lot 20 Block 5, Kindamina Lake. 2018 fire did not affect parcel.



Lot 20 Block 5 fronting Kindamina Lake. 2018 fire in background.



Lot 1 Block 6, Kindamina Lake. Burned in 2018.



Lot 1 Block 6, Kindamina Lake. Burned in 2018.



Lot 2 Block 7, Kindamina Lake. Burned in 2018.



Lot 2 Block 7, Kindamina Lake. Burned in 2018.

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

In Anchorage

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

In Fairbanks

(Corner of University & Airport Way)
3700 Airport Way, Fairbanks, AK 99709
Phone (907) 451-2705
Fax (907) 451-2706
TDD for hearing impaired (907) 451-2770
e-mail: fbx-pic@alaska.gov
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