

MARKET VALUE APPRAISAL

Of

**Hypothetical Key Parcels within the Clear Sky
Remote Recreational Cabin Staking Area**



-Picture By Chris Grundman, DNR (Fall 2004)

BASE APPRAISAL REPORT No. 3339

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

TABLE OF CONTENTS

INTRODUCTION

Title Page	
Letter of Transmittal	ii

PREMISE OF THE APPRAISAL

Appraisal Summary	2
Type of Appraisal and Report	6
Purpose and Use of the Appraisal	6
User and Client Identity	6
Property Rights Appraised	6
Definition of Market Value	6
Effective Date of Value Estimate	6
Exposure Time	6
Marketing Time	7
Scope of the Appraisal	7
Assumptions and Limiting Conditions	8

PRESENTATION OF DATA

Area Analysis	9
Staking Area Description	9

DATA ANALYSIS AND CONCLUSION

Highest and Best Use	10
Sales Comparison Approach	10
Key Parcel Method	10
Description of Key Parcel	12
Discussion of Comparable Sales & Value Conclusion	12
Certification of Value	14

ADDENDA

Staking Area Map	
Comparable Sales Map	
Comparable Sale Forms	
Generally Allowed Uses on State Land	
Size Adjustment Chart	
Special Appraisal Requirements	
Appraiser Qualifications	

APPRAISAL SUMMARY

PHYSICAL CHARACTERISTICS	
Location	This area is located 4 miles west of the Parks Highway. It approximately 12 miles southwest of the community of Anderson and 28 road miles north of the community of Healy.
Topography map	USGS Fairbanks (FAI) A5, A6, B5, B6
Cadastral Survey	ASCS F008S010W101
Topography/Terrain/Major Features	The area is located between the Teklanika and Nenana Rivers. The southern part of the staking area has steep terrain with foothills of the Alaska Range rising to over 1500 feet in elevation. The northern part of the staking area has nearly level terrain at 600 feet in elevation. This area is interlaced with streams and marshes. There are a few creeks flowing northwest toward the Teklanika River in the staking area.
Access	Access to the general vicinity is by overland trail from Doyon Avenue south of the Rex Bridge over the Nenana River at Mile 275 Parks Highway. Doyon Avenue is a gravel road through Kobe Village. Within the staking area several miles of surveyed section lines have been brushed out. There is no river access into the staking area. There is a state maintained landing strip near Anderson. The gravel landing strip at Clear Sky Lodge is privately owned.
Roads/Trails	The historic Rex – Roosevelt Trail (RST 491) can be accessed from section line roads north of Doyon Avenue and is a recorded RS 2477 route. The Kobi – Kantishna Trail (RST 343, ADL 412648, and surveyed section line) runs west from the cul-de-sac at the end of Doyon Avenue. Practical access on this line ends near the northwest corner of Section 23. Do not use this portion of the trail to try and access the western part of the staking area, use RST 491. The Kobi – McGrath Trail (RST 345) provides access to the northern part of the staking area from brushed section lines running north to south. It is not as well traveled as the other two trails. Trail access may be difficult during summer months. Access within the staking area is via brushed and surveyed section lines in addition to the trails mentioned above.
View	Views of the surrounding forest, rivers. Hilly areas in the southern half of the staking area provide a view of the Teklanika River valley. It has been reported that some areas of the staking area may have views of Denali.
Climate	The area has a typical Interior climate with cold winters and some maritime influence in the summer. The average high temperature range during July is from 66 to 70 degrees Fahrenheit. The average low temperature range during January is -6 to -24 degrees Fahrenheit. Average annual precipitation is 12.7 inches and average annual snowfall is 49.3 inches.
Soils	Higher elevations in the southern part of the staking area are steep and have gravelly soil. Lower elevations in the northern part of the staking area are level and highly variable. Some soil drains poorly, other areas have gravel deposits with better-drained soil. Permafrost may lie under areas with scrubby willow and sedges.
Vegetation	Hilly areas in the southern part of the staking area support white spruce and birches. A gravelly ridge running east to west through the northern part of the staking area also supports white spruce and hardwoods. Undergrowth includes willow and alder. Areas with lower elevation support black spruce or wetlands with sedges and small willow.
Water Source	There are several unnamed creeks in the area. There are a few small pothole lakes in the eastern portion. Water quality is unknown.

EASEMENTS AND RESERVATIONS	
Area Plan, Management Unit, Classification	Tanana Basin Area Plan, Subregion 4, Parks Highway and West Alaska Range: Management Unit 4H, East Teklanika, Subunit 4H1, classified Settlement.
Fire Management Option	The staking area has a Full management option in the eastern portion, Modified in the western portion. The Alaska Interagency Wildland Fire Management Plan is updated annually. Contact the Division of Forestry for updated information regarding management options. Stakers are urged to locate parcels in hardwood stands or near water bodies to reduce potential for fire.
Game Management Unit	The staking area is in Game Management Unit 20C.
Allowed Uses	Cabin site leases are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the cabin site is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	The staking area is within the Denali Borough.
Section Line Easements	All parcels staked on lands owned by the State of Alaska that contain land within 50 feet of a surveyed or protracted (unsurveyed) section line, or that are bisected by such section line(s), are subject to a 50-foot wide easement on each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
Public Access and Utility Easements	All cabin sites are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing unnamed trails. Stakers may not obstruct or block access within these easements.
Water Body Easements, Staking Setbacks and Restrictions	Applicants may stake a parcel between 5 to 20-acres. All parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Applicable state and federal laws may prohibit stream crossings with motorized vehicles. Clear Sky RRCS is also subject to the following setbacks; ADL 412648: 50 feet north, 250 feet south of northern section line of surveyed Sections 22, 23, and 24 to its intersection with the Rex - Roosevelt Trail (RST 491) in Section 22 T. 8 S., R. 10 W., F.M. Also, 50 feet north, 250 feet south of the centerline of RST 491 in Sections 19, 20, 21, 22, and 30 T. 8 S., R. 10 W., F.M.
Reserved Areas	No staking is allowed within areas reserved or excluded on the staking maps for wood lots, airstrips, public use, or other uses.
Water Supply, Sewage Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material.
Improvements	Prior to construction of any structure or waste disposal system, contact the municipal authority for any permits or for required setbacks from water bodies, lot lines, and easements.
Comments	Survey plats and survey plat notes should be reviewed for specific information on easements, building setbacks, or other restrictions. Check recorder's office for current ownership of private land. The area has been offered previously, respect private property within the staking area and in Kobe Village, through which the staking area is reached. Forestry, wildlife habitat, public recreation, and agriculture are some of the principle uses of state land within subunit 4H.

Hypothetical Key Parcel	
Key Parcel	Size: 20-acres
	Location: within Clear Sky remote recreational staking area
	Access: no developed access to site. ATV or snowmachine into staking area via developed trails
	Building Site: At least 50% level to gently sloping adequately drained & wooded
	Setbacks: ADL 412648: 50 feet north, 250 feet south of northern section line of surveyed Sections 22, 23, and 24 to its intersection with the Rex - Roosevelt Trail (RST 491) in Section 22 T. 8 S., R. 10 W., F.M. Also, 50 feet north, 250 feet south of the centerline of RST 491 in Sections 19, 20, 21, 22, and 30 T. 8 S., R. 10 W., F.M.
	Easements: typical section-line easements and public access easements
	Amenities: typical view of surrounding area, no creek or pond frontage
Improvements	None
Highest and Best Use	Recreational cabin sites
Effective Date of Value	March 8, 2005
Date of Report	March 8, 2005

Conclusion of values for Hypothetical Key Parcel			
	Size	Per/acre	Per/site (RND)
Key Parcel	5.00 acres*	\$627	\$3,100
	10.00 acres*	\$469	\$4,700
	20.00 acres	\$350	\$7,000

-Key Parcel in bold

-*Size adjusted Key Parcels based on adjustment shown in Addenda

Adjustments		
Date of Value	Date of entry	To be determined
Location	No distinctions within staking area	None
Size, acres	Adjustments for size variations	See addenda
Easements	Typical easements are considered in the base value. Other easements or trails across staked parcels to be handled on a case-by-case basis.	To be determined
Access	No developed access	1.00
	ATV or snowmachine access via developed trail	1.10
Building site	Poor: Mostly steep, or wet ground, or unstable soils.	0.80 to 0.90
	Average: At least 50% level to gently sloping adequately drained & wooded.	1.00
	Good: Mostly level to gently sloping, well drained and wooded.	1.10 to 1.20
Amenities	Creek or pond frontage	1.10
	Outstanding views	1.10
Miscellaneous	Differences in parcels discovered during field inspection.	To be determined

Adjustment Process: An adjustment of less than 1.00 means the feature of the staked parcel is inferior to the hypothetical key parcel and requires a downward price adjustment. An adjustment of greater than 1.00 means the feature is superior to the hypothetical key parcel, requiring an upward adjustment. An adjustment of 1.00 means the property 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 estimated value of the key parcel to yield a value for the staked parcel.

PREMISES OF THE APPRAISAL

Type of Appraisal and Report

This appraisal is a complete, summary appraisal 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 Special Appraisal Instructions, DNR Remote Recreational Cabin Site Disposal.

Purpose of Appraisal

The purpose of this appraisal is to estimate current market value.

Intended Use of Appraisal

The appraisal will be used by DNR to determine the purchase price for parcels to be acquired under the Remote Recreational Cabin Site staking program (AS 38.05.600).

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 as¹:

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

AS 38.05.125(a) states²:

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

Definition of Market Value³

"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."

Effective Date of Value

The effective date of the value estimate is March 8, 2005

Exposure Time

Exposure time is defined as⁴: "...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..."

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

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

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

⁴ Uniform Standards of Professional Appraisal Practice 2004, Appraisal Foundation, p. 94.

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.

Remote parcels similar to the subject typically require a year or longer of marketing time. The subject parcels are considered average to poor when compared with other available properties on the market. Based on exposure time for similar properties, the estimated values are based on an exposure time of one to three years.

Marketing Time

"Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal."⁵

Based on current market conditions for similar properties the estimated value is based on a marketing time of one to three years.

Scope of the Appraisal

I did not inspect the staking area in the field. Physical features, access and utilities were identified by the use of topographic maps, status plats, aerial photographs, DNR appraisal records, and interviews with people who are familiar with the area. Photographs of the staking area provided by DNR employees Marta Mueller and Chris Grundman were utilized.

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

In addition, a list of all DNR and University of Alaska parcels sold or currently available in the general vicinity of the staking area was compiled and analyzed. As of February 23, 2005 DNR had 36 lots available for sale over-the-counter in the Anderson Subdivision located just northeast of the staking area. The University of Alaska had 137 lots available in the Windy Hills Subdivision located just east of the staking area.

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.

⁵ Op Ci, p. 141

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 in visualizing 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. Due to the lack of on-site inspections for the comparable sales some physical features are assumed based on conversations with those knowledgeable about the area and interpretation of existing maps and aerials. The appraiser reserves the right to modify the value conclusions if an on-site inspection reveals a variation in site features from those assumed in this report.
6. 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.
7. 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 final judgment is based. Therefore, no part should be used out of context and by itself alone.
8. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for any such conditions, or for arranging engineering studies to discover them.
9. 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.
10. Some parcels may contain saw timber, but not necessarily in commercial quantities. The estimated market value does not include that value of commercial timber, if any.

PRESENTATION OF MARKET DATA

Location

Clear Sky remote recreational staking area is located 4 miles west of the Parks Highway approximately 12 miles southwest of the communities of Anderson and Clear, and 28 road miles north of the community of Healy.

Healy lies at the mouth of Healy Creek on the Nenana River, 78 miles southwest of Fairbanks. It is located on a 2.5-mile spur road, just north of the entrance to the Denali National Park and Preserve on the George Parks Highway at milepost 248. It lies at approximately 63.856940° North Latitude and -148.96611° West Longitude.

Anderson lies on a spur road, which spans 6 miles west off the George Parks Highway at milepost 253, 76 miles southwest of Fairbanks and 285 miles north of Anchorage. Clear Air Force Station is located within the City boundaries. It lies at approximately 64.344170° North Latitude and -149.18694° West Longitude. (Sec. 05, T007S, R008W, Fairbanks Meridian.)

Economy

The Usibelli Coal Mine has dominated the economy of Healy for over 60 years, and employs 95 positions. Of the 1.3 million tons of coal the mine produces annually, 400,000 tons are exported for delivery to South Korea and Chile and 900,000 tons remain in Alaska for domestic use. Golden Valley Electric Association and the Railbelt School District are also major employers in Healy. Tourism at nearby Denali Park supports local RV Parks, guided rafting trips, helicopter tours and other businesses. The \$274 million Healy Clean Coal Power Plant was completed in November 1997, but has sat idle since 2000. To lower the costs per kilowatt hour and be economically viable, the plant needs retrofits and modifications costing another \$50 to \$80 million. The Plant is owned by the Alaska Industrial Development and Export Authority, an independent State corporation.

Clear Air Force Station, the school, City, and other government positions employ most of the residents. A \$106.5 million intercontinental ballistic missile radar warning system is under construction at Clear AFS. "PAVE PAWS" will identify and warn of missiles launched from Asia and Europe. The Clear Fish Hatchery provides small stocks of gamefish to area streams and lakes, and has been the only commercial hatchery to rear sheefish. Residents often travel to Fairbanks to purchase goods and services.

Transportation

The George Parks Highway provides access to Anchorage and Fairbanks. The Alaska Railroad serves Anderson and Clear. A State-owned 4,000' lighted asphalt runway is located at Clear Airport, 4 miles south of town along the access road. Charters and private aircraft serve the airstrip. A private 2,500' dirt strip is located at Clear Sky Lodge.

Climate

Anderson has a cold, continental climate with maritime influences in the summer. The average high temperature range during July is from 66 to 70 degrees Fahrenheit. The average low temperature range during January is -6 to -24 degrees Fahrenheit. Extreme temperatures have been measured, ranging from a low of -63 to a high of 98 degrees Fahrenheit. Average annual precipitation is 12.7 inches and average annual snowfall is 49.3 inches.

Clear Sky staking area

The area is located between the Teklanika and Nenana Rivers. The southern part of the staking area has steep terrain with foothills of the Alaska Range rising to over 1500 feet in elevation. The northern part of the staking area has nearly level terrain at 600 feet in elevation. This area is interlaced with streams and marshes. There are a few creeks flowing northwest toward the Teklanika River in the staking area.

ANAYLSIS AND CONCLUSIONS

Highest and Best Use

Analysis of highest and best use of 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 as⁶:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.”

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 property is vacant and unimproved.

Legally Permissible

Clear Sky staking area is not subject to any known zoning requirements that would be restrictive to potential development. Development of well and septic systems must comply with the requirements of the Department of Environmental Conservation. The hypothetical key parcel could be developed for almost any legal use.

Physically Possible

The subject size and physical characteristics are adequate to support all reasonable and probable uses. Staked parcels will be 5 to 20 acres.

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.

Maximally Productive

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

Highest and Best Use of Land as Vacant

Based on the foregoing analysis, the highest and best use of the subject parcel as vacant would be for almost any legal use, primarily a private recreation cabin site.

SALES COMPARISON APPROACH

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.

Explanation of Adjustments

DNR appraisal instructions for the Remote Recreational Cabin Site program require the appraiser to develop and use quantitative adjustments. Ideally, the value differences for any price adjustment is 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 in the comparable sales, the appraiser must use personal knowledge of overall trends, opinion surveys, and/or judgment in making adjustments. The conventional

⁶ The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, 2001, p.305

sequence of adjustments is property rights conveyed, financing terms, conditions of sale, time, location, and physical features.

An adjustment of less than 1.00 means the sale feature is superior to that appraised property and requires a downward adjustment to indicate the value of the key parcel. An adjustment greater than 1.00 means that the sale feature is inferior to the subject, requiring an upward adjustment to indicate the value of the key parcel. An adjustment of 1.00 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. The following is a summary of adjustments and how they were estimated. Detailed information about the comparable sales and the adjustments is contained in the 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 price per acre is the most commonly recognized unit of comparison in the subject market.

Rights Conveyed Fee simple less mineral rights as per Alaska Statue 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 measurable differences in prices as a result of terms. Three of the comparable sales sold with owner finance and the other two were cash transactions. This is typical in the marketplace for remote parcels. In general a cash transaction would tend to be at the lower end of the price range with listings 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 any time adjustments.

Size The price per unit and size of a given unit tend to have an inverse relationship. As the size of a parcel increases the price paid per acre decreases. Comparables were given size adjustments based on a chart derived from market data by Steve Starrett, staff appraiser. In general, his findings point to a 25% decrease in unit price each time the size of a parcel doubles. A size adjustment chart is included in the addenda to show how the adjustments are derived.

Site Quality Several factors such as drainage, soils, and topography may affect the location, size and number of potential building sites.

Access All comparable sales featured walk-in access at the time of sale. Trails existed into the subdivision but were not developed to any of the comparable sales.

Utilities The staking areas and all comparable sales lack utilities. Electricity was available about one mile away from comparables No. 1 & 2 and three miles away from comparables No. 3, 4 & 5.

Clear Sky Remote Recreational Cabin Staking Area



-Clear Sky RRCS by Chris Grundman (Fall 2004)



-Clear Sky RRCS by Chris Grundman (Fall 2004)

Clear Sky Remote Recreational Cabin Staking Area



-Clear Sky RRCS – Kobi – Kantishna Trail/ADL 412648 by Marta Mueller (December 2004)

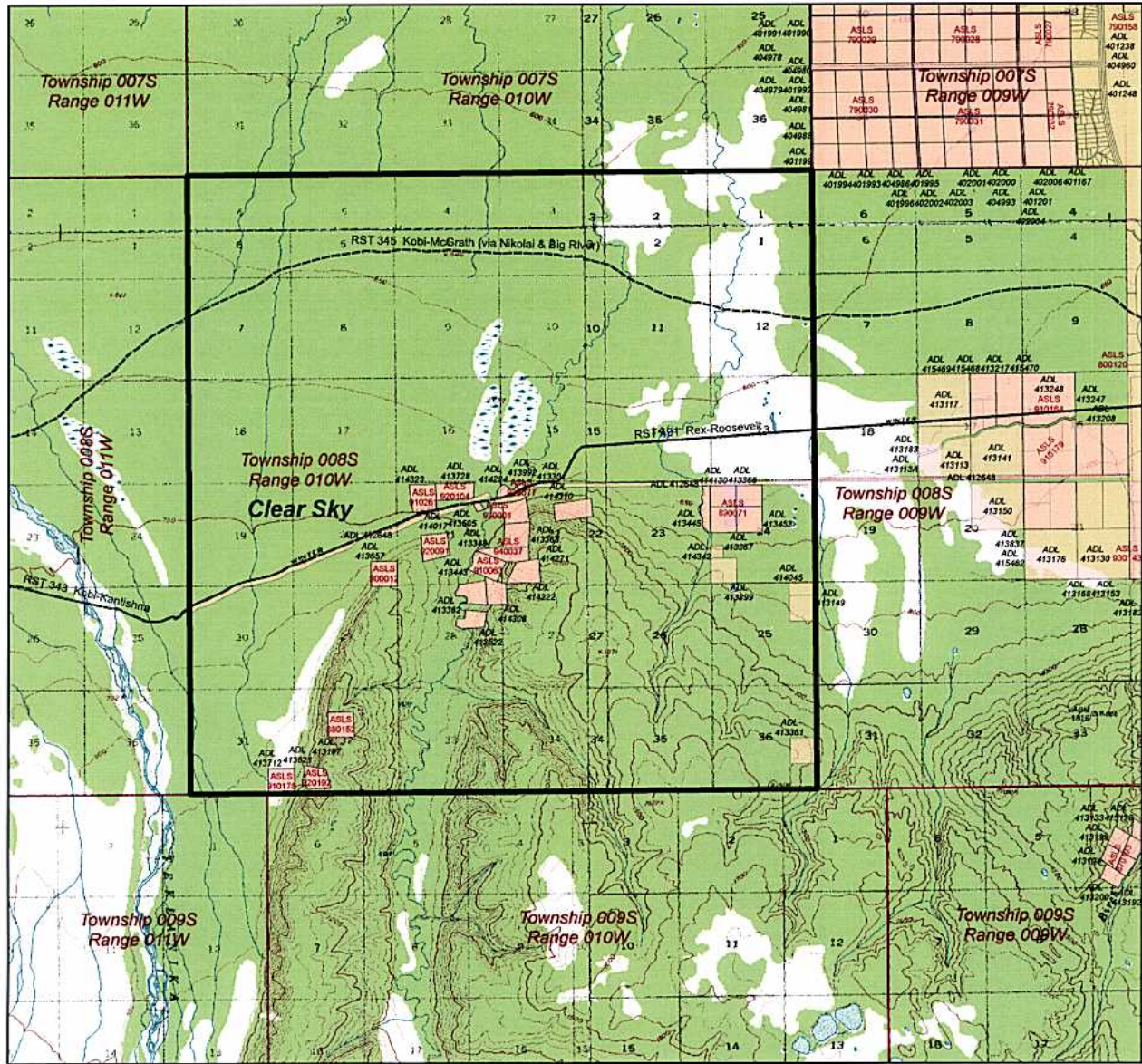


-Clear Sky RRCS – Rex - Roosevelt Trail/RST 491 by Marta Mueller (December 2004)



Staking Map: Clear Sky

Remote Recreational Cabin Sites Staking Area No. 1105102

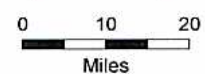
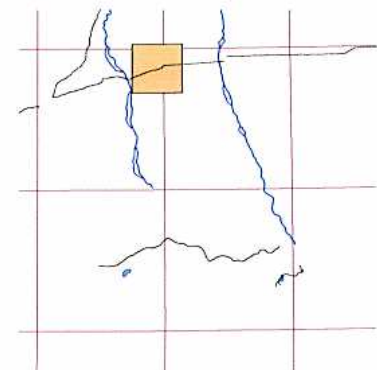


cb:12605 clear_sky.mxd



Legend

- Staking Area
- RS 2477 and Other Trails
- Existing Parcel or Excluded Area



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

In Anchorage

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

In Fairbanks

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

In Juneau

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