

MARKET VALUE APPRAISAL
Hypothetical Key Parcel within Lost Creek II
Remote Recreational Cabin Staking Area



Remote Recreational Cabin Staking Area

BASE APPRAISAL REPORT No. 3408-3

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. 3408-3**

1. ADL NO(S): To be determined
2. SIZE: 5.00 to 20.00 acres
3. APPLICANT: N/A
4. LOCATION: Approximately 75 miles north of Fairbanks
5. LEGAL DESCRIPTION(S): To be determined by survey, within the Lost Creek II RRCS
6. INTEREST APPRAISED: Fee Simple less mineral rights
7. PURPOSE OF THE APPRAISAL: Estimate market value of hypothetical key parcels within the subject area
8. APPRAISED BY: Johnthomas Williamson, Appraiser II
9. DATE of REPORT: September 30, 2025
10. DATE of VALUE(S): September 30, 2025
11. APPRAISED VALUE(S):

Conclusion of value for Hypothetical Key Parcels			
	Size	Per/acre	Per/site (RND)
Key Parcel	5.00 acres*	\$2,133	\$10,700
	10.00 acres	\$1,600	\$16,000
	15.00 acres*	\$1,387	\$20,800
	20.00 acres*	\$1,200	\$24,000

-Key Parcel in bold -Size adjusted Key Parcels based on adjustment shown in Addenda

B. SUMMARY OF REVIEW

1. DATE of REVIEW: September 30, 2025
2. REVIEWER'S CLIENT: ☒ DNR ☐ Other: _____
3. INTENDED USERS of the REVIEW: ☒ DNR ☒ General Public ☐ Other: _____
4. INTENDED USE of the REVIEW: The values and adjustments will be used to establish the purchase prices for parcels to be staked by various applicants
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: None
 Proofread DNR data entry: ☐ Yes ☒ No



7. RESULTS OF REVIEW: ☐ Not Approved ☒ Approved Approved Value: See A.11

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 been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.

REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 3408-3

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 report within the three-year period immediately preceding acceptance of this assignment.

Reviewed by Kevin Hindmarch
Kevin Hindmarch, Review Appraiser

Date 9/30/25

cc: Justin Wholey

MEMORANDUM

State of Alaska

Department of Natural Resources

Tel (907) 269-8539

Fax (907) 269-8914

Division of Mining, Land & Water550 West 7th Avenue, Suite 650

Anchorage AK 99501-3576

DATE: September 30, 2025

TO: Kevin Hindmarch
Review AppraiserFROM: Johnthomas Williamson
AppraiserSUBJECT: Appraisal of a Hypothetical Key Parcel within the Lost Creek II Remote
Recreational Cabin Site Staking Area – Base Appraisal Report no. 3408-3

As requested, I have completed a valuation of the hypothetical Key Parcel in the above staking area. I understand that this appraisal will be used to determine the base purchase price for staked recreational parcels, or the minimum bid for administratively surveyed parcels within this area. 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 Remote Recreational Cabin Site Disposal. 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.

There is a hypothetical condition that the Dalton Highway will be realigned in 2029, concurrent with the sale of parcels within the Lost Creek II RRCS staking area. See Page 7.

I have inspected portions of the staking area, have conducted multiple appraisals in the vicinity, and am familiar with the market. In addition, all the comparables sales have been inspected during unrelated assignments. The physical description of the subject was based on aerial photography, topographic maps, previously completed appraisal reports, and interviews of various individuals familiar with the area. Based on my observations and analyses of all available data, I have formed an opinion of the market value as of the effective date of value.

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APPRAISAL SUMMARY

Lost Creek II Remote Recreational Cabin Site - Hypothetical Key Parcel	
Location	This area is primarily located along the north side of the Dalton Highway, approximately 75 miles north of Fairbanks and bordering the Lost Creek drainage to the west.
Topography Map	USGS Livengood B-4 and C-4
Legal Description	Within Sections 12-16, 21-24 Township 8 North, Range 6 West, FM.
Owner	The State of Alaska, Department of Natural Resources is the owner of record.
Size	10.00-acres
Access	<p>Currently, access to the staking area is along the Dalton Highway, then overland by ATV, snowmachine or walk in. The TAPS right-of-way maintenance pad does not constitute public access. Travel along this ROW is not allowed unless prior permission has been obtained from Alyeska Pipeline Services.</p> <p>DOT&PF proposes to realign the Dalton Highway in 2029, see Page 7. After the realignment, culverts along the existing highway will be removed, rendering the highway impassable to highway vehicles. Highway vehicles will be limited to approximately ¼ mile from the staking area. Access will then be via 4x4 vehicle along the Old Dalton Highway, then overland by ATV, snowmachine or walk-in.</p>
Building Site	Adequate building site, wooded, and adequately drained soils
Setbacks	<p>1,600' staking setback from the TAPS ROW, ADL 63574</p> <p>300' staking setback from the centerline of the Dalton Hwy</p> <p>100' building setback from the OHW of all public waters</p> <p>Additional reserved areas include the SE4SE4NW4 Sec. 14, NE4SW4NW4 Sec. 13, and SE4NW4SE4 Sec. 14.</p>
Easements	<p>Parcels may be subject to the following:</p> <p>A public access and utility easement along the parcel boundaries;</p> <p>an easement centered on existing trails through or along staked parcels;</p> <p>A 50'-wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with AS 19.10.010, 11 AAC 51.025, AS 19.30.410, and 11 AAC 51.065;</p> <p>A 50' continuous easement upland from the ordinary high water of public or navigable water bodies in accordance with AS 35.05.127;</p> <p>A 50' right-of-way on each side of any RS2477 trails,</p> <p>A 5' survey control easement.</p>
Amenities	Typical view of the surrounding area
Improvements	None
Highest and Best Use	Recreational cabin site
Interest Appraised	Fee simple title, excluding mineral rights
Effective Date of Value	September 30, 2025
Date of Report	September 30, 2025
Conclusion of Value for 10- Ac. Key Parcel	\$16,000

Conclusion of value for Hypothetical Key Parcels			
Key Parcel	Size	Per/acre	Per/site (RND)
	5.00 acres*	\$2,133	\$10,700
	10.00 acres	\$1,600	\$16,000
	15.00 acres*	\$1,387	\$20,800
	20.00 acres*	\$1,200	\$24,000

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

Adjustments for Staked Parcels

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
Access	Within ¼-mile from Old Dalton Highway or established pioneer road.	1.00
	Further than ¼-mile from the Old Dalton Hwy or established pioneer road.	0.90
Utilities	None available	1.00
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
Building site	Poor: Mostly steep, mostly wet ground, or unstable soils	0.80 to 0.90
	Average: Level to sloping, possibly wooded parcel with adequate drainage	1.00
	Good: Mostly level to gently sloping, well drained and wooded. Multiple building sites	1.00 – 1.10
Amenities	Superior views	1.00 – 1.10
	Unnamed creek or pond frontage	1.00 – 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.

Access For clarification purposes, access adjustments are intended to be measured from the current location of the highway, immediately south of the staking area, as of the date of value.

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 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). Or determine the minimum bid for administratively surveyed parcels acquired under the Subdivision Auction Program (AS 38.05.035)

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

The effective date of the value estimate is September 30, 2025.

Date of Report

The date of report is September 30, 2025.

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, 2020, 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 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.

Based on exposure time for similar properties, the estimated values are based on an exposure time of up to three years.

Sales History

Private parcels are excluded from the staking area. Potential staking sites have not sold within the last three years. DNR is the current owner of record.

Scope of the Appraisal

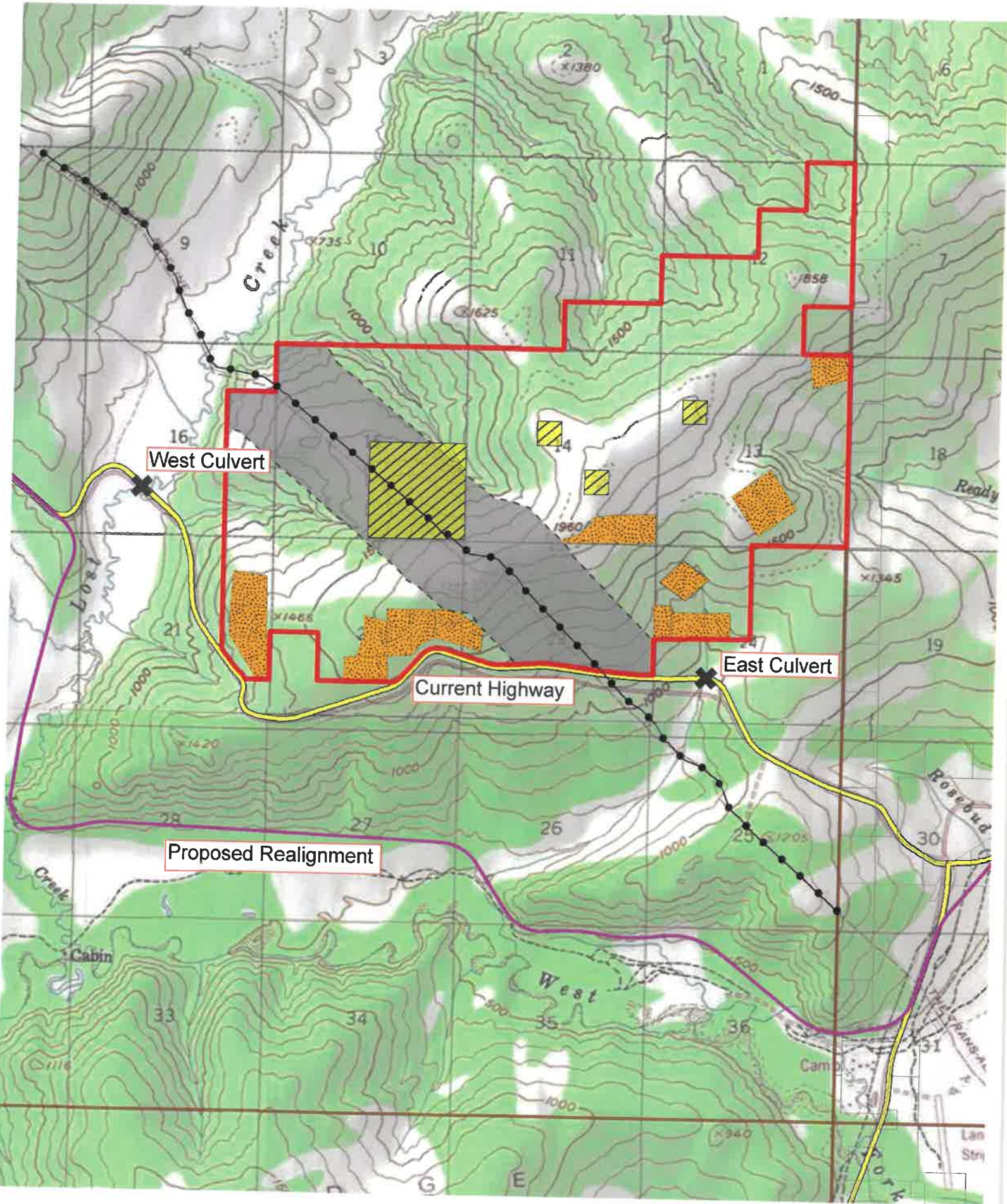
I have inspected portions of the staking area, and I have inspected all the comparable sales within the scope of other appraisal assignments. Physical descriptions of the hypothetical Key Parcel and staking area is based on aerial photography, topographic maps, peer appraisal reports, interviews with realtors and various individuals familiar with the area.

DNR appraisal records were searched for recent sales of similar parcels. Multiple real estate listings were searched, including; private classified ads, private real estate firms, DNR land disposal programs, the University Land Office, and the Mental Health Land Trust. Interviews were conducted with real estate agents, appraisers, and other individuals who provided data about trends in values, supply and demand. Sellers and buyers or other knowledgeable market participants were contacted to verify recent sale prices and other transaction details. After analysis of all available data, appropriate comparable sales were selected.

⁴ Uniform Standards of Professional Appraisal Practice 2020-2021, Appraisal Foundation, p.U-2.

Assumptions and Limiting Conditions

- The property is appraised as vacant land without structural or site improvements.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Unless noted, the existence of personal property or improvements, if any, could not be confirmed. The properties are appraised "as vacant".
- 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.
- 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.



Extraordinary Assumptions

At the time of the appraisal, information about the staking area is based on preliminary information. It is assumed that setbacks, easements and other information described in this report will not change. The appraiser reserves the right to amend the appraisal if changes that substantially alter the information provided in this report occur.

Hypothetical Condition

Additionally, the Alaska Department of Transportation and Public Facilities, DOTP&F, has proposed to realign the Dalton Highway, see Project#0652(016)60911. The realignment would move the highway approximately one mile south of the Lost Creek II RRCS. Through this process, DOTP&F has proposed to remove two culverts on each side of the staking area. The removal of these culverts would limit this stretch to off-road vehicles. In effect, the staging area for the Lost Creek II RRCS may be limited to a quarter mile east of the staking boundary, near the current location of the eastern culvert.

The intent of this appraisal is to determine the purchase price for parcels to be acquired under the Remote Recreational Cabin Site staking program or determine the minimum bid for administratively surveyed parcels acquired under the Subdivision Auction Program. Construction of the realignment is expected to begin in 2029. This date of construction is concurrent with the projected sale of staked and administrative parcels within the Lost Creek II RRCS.

It is a Hypothetical Condition that the highway realignment will occur. Access to the parcels will be via 4x4 vehicle along the Old Dalton Highway, then overland to the individual parcels. The reconciled value is based on a staging area approximately one quarter mile to the east of the staking area.

PRESENTATION OF DATA

Market Area - Fairbanks⁵

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.

- Livengood

Livengood lies 50 miles northwest of Fairbanks on the Dalton Highway, at its junction with the Elliott Highway within Section 15, T8N, R5W, Fairbanks Meridian. Livengood is located within the Manley Hot Springs Recording District.

Gold was discovered on July 24, 1914, on Livengood Creek by N.R. Hudson and Jay Livengood. A village was founded near their claim as a mining camp during the winter of 1914-15, when hundreds of people came into the district. A post office was established in 1915 and was discontinued in 1957. Most homes in Livengood are seasonally occupied. Per the 2010 Census, there were 34 housing units in the community and 7 were occupied.

About two-thirds of homes are completely plumbed, with individual wells and septic tanks. The Livengood landfill is closed. Electricity is provided by individual generators. Most of the residents are seasonal. The local economy is limited to seasonal mining and Department of Transportation maintenance positions. Year-round employment is limited. Some residents are retired. There are no facilities.

⁵ All information regarding Market Area information derived from <http://www.commerce.state.ak.us/dca/commdb/CIS.cfm>

STAKING AREA DESCRIPTION

PHYSICAL CHARACTERISTICS	
Location	This area is primarily located along the north side of the Dalton Highway, approximately 75 miles north of Fairbanks and bordering the Lost Creek drainage to the west.
Legal Description	Within Sections 12-16, 21-24 Township 8 North, Range 6 West, Fairbanks Meridian.
Native Regional and Village Corporations	Doyon Limited is the regional corporation for the Lost Creek staking area. Seth-De-Ya-Ah Village Corporation is in Minto which may potentially pursue traditional uses within the staking area.
Flood Zone	Federal Emergency Management Agency Flood Insurance Rate Maps are not available for the staking area
Topography map	USGS Livengood B-4 and C-4
Topography	The staking area features rolling and mixed terrain crossed by several ridges and creek drainages. Slopes face all cardinal directions and grades range from 5% to 45%. Elevation ranges from 1,200' to 1,900' above sea level.
Access	<p>Dalton Highway to staking area, then overland by ATV, snowmachine or walk in. It is noted that the TAPS right-of-way maintenance pad does not constitute public access. Travel along this right-of-way is not allowed unless prior permission has been obtained from Alyeska Pipeline Services.</p> <p>Note - DOT&PF proposes to realign the Dalton Highway, see Project #0652(016)/60911. The project would include the removal of two culverts along the existing highway and limit the road immediately to the south of the staking area to off-road vehicles. If the Dalton Highway is realigned, the closest staging area for Lost Creek II RRCS would be located near the eastern culvert, or approximately a quarter mile from the RRCS boundary.</p> <p>Construction is estimated to begin in 2029. This project is not expected to impact access to the staking area during the staking period. However, the realignment of the highway will affect parcels slated for sale after the lease period.</p> <p>The realignment of the Dalton Highway, and its affect on access, is included in the analysis and reconciliation.</p>
View	Views typical of surrounding area including ridgelines and valleys.
Climate	Typical of Interior Alaska river valleys, this area has a cold, continental climate with extreme seasonal temperature variation and low precipitation. Summer temperatures range from the mid-30's to low-90's. Winter temperatures range from -65 to 45. Average annual precipitation is 10 inches with 68 inches of snowfall.
Soils/Vegetation	The staking area is characterized by primarily mature spruce and alder with some stands of deciduous in lower, southern facing slopes.
Water Source	There are various streams throughout the project area. Water quality is unknown.

EASEMENTS AND RESERVATIONS	
Area Plan, Management Unit and Classification	Tanana Basin Area Plan, Subregion 2, Lower Tanana: Management Unit 2K4 West Fork of the Tolovana River.
Allowed Uses	Remote Recreational Cabin Sites are for recreational use only. No commercial use or permanent residence is allowed while under lease. Once the parcel is under purchase contract or conveyed into private ownership, these restrictions no longer apply.
Municipal Authority	The staking area is within the Unorganized Borough and is subject to the State of Alaska platting and zoning authority.
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. Staking is not allowed across surveyed section lines or surveyed township lines.
Setbacks	1,600' staking setback from the TAPS ROW, ADL 63574 300' staking setback from the centerline of the Dalton Hwy 100' building setback from the OHW of all public waters Additional reserved areas include the SE4SE4NW4 Sec. 14, NE4SW4NW4 Sec. 13, and SE4NW4SE4 Sec. 14.
Easements	Parcels may be subject to the following: A public access and utility easement along the parcel boundaries; an easement centered on existing trails through or along staked parcels; A 50'-wide section line easement on each side of surveyed or protracted section lines on State-owned land in accordance with AS 19.10.010, 11 AAC 51.025, AS 19.30.410, and 11 AAC 51.065; A 50' continuous easement upland from the ordinary high water of public or navigable water bodies in accordance with AS 35.05.127; A 50' right-of-way on each side of any RS2477 trails, A 5' survey control easement.
Navigable Waters	A navigability determination for title purposes has not been made.
Reserved Areas	Reserved areas may be imposed prior to offering, and will be depicted on the staking map.
Fire Management Option	The fire management option for most of the staking area is "Limited".
Waste Disposal	Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
Wetlands	Cabin sites may contain wetlands and may require Army Corps of Engineers permits prior to placement of fill material. Contact ACOE for information.
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/Issues	Traditional hunting, berry-picking, and other resource harvest for personal use are some of the principal uses of state land within the area.



Access to Lost Creek II RRCS staking area along the Dalton Highway



Lost Creek II RRCS staking area. Rolling topography



Lost Creek II RRCS staking area. Rolling topography



Lost Creek II RRCS staking area. Rolling topography



Potential views to the south



Potential views to the south

Due to the confidentiality of sales information, the valuation section of the report is not available online. The entire report can be obtained by submitting a request to the Land Conveyance Section at (907)269-8594, or by e-mail: landsales@alaska.gov.