MARKET VALUE APPRAISAL
of

Thirty-one (31) Parcels within
Cascaden Subdivision ASLS 86-98
Kentucky Creek II Subdivision ASLS 2004-15
Lost Creek ASLS 2007-9
Tatalina Subdivision ASLS 2003-14
Tatalina RRCS ASLS 2003-44
Tatalina Odd Lot ASLS 2007-47
Tofty Subdivision ASLS 2011-38

Cascaden Subdivision

APPRAISAL REPORT No. 4223-0

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

MEMORANDUM State of Alaska

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

DATE: October 23rd, 2014

TO: Kevin Hindmarch
Review Appraiser

FROM Johnthomas Williamson
Appraiser

SUBJECT: Appraisal of thirty-one (31) parcels near Livengood and Manley Hot Springs within the following subdivisions: ASLS 86-98, ASLS 2004-15, ASLS 2007-9, ASLS 2003-14, ASLS 2003-44, ASLS 2011-38, and ASLS 2007-47.

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 all of 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

Location and Legal Description

Cascaden is located approximately 7 miles southwest of Livengood on the north side of the Elliott Highway. The subdivision lies within Sections 9, 10 & 11 of Township 7 North, Range 6 West, Fairbanks Meridian.

Kentucky Creek is located approximately 15 miles northeast of Manley Hot Springs on the east side of the Elliott Highway within Section 8 of Township 3 North, Range 13 West, Fairbanks Meridian.

Lost Creek is located approximately 6 miles west of Livengood near the Dalton Highway. The parcels are within Section 22 of Township 8 North, Range 6 West, Fairbanks Meridian.

Tatalina is located approximately 25 miles southeast of Livengood on the both sides of the Elliott Highway and is bisected by the Tatalina River. The subdivision lies within Sections 29, 30, 31 & 32 of Township 6 North, Range 3 West, Fairbanks Meridian.

Tatalina Odd Lot and RRCS are located approximately 20 miles southwest of Livengood on both sides of the Elliott Highway within Townships 6 & 7 North, Range 3 West, Fairbanks Meridian.

Tofty is located approximately 15 miles north of Manley Hot Springs within Section 15 & 16 of Township 3 North Range 16 West, Fairbanks Meridian.

Specific legal descriptions are included within the table on the following page:

SUMMARY OF VALUES

ADL	Subdivision	Lot / Tr.	Block	Survey	Acres	Value (Rnd)	Date of Value
413673	Cascaden	13	6	ASLS 86-98	5.489	$ 12,600	9-18-2014
413674	Cascaden	14	6	ASLS 86-98	8.062	$ 15,800	9-18-2014
413675	Cascaden	15	6	ASLS 86-98	9.107	$ 17,800	9-18-2014
413676	Cascaden	16	6	ASLS 86-98	8.974	$ 17,500	9-18-2014
413677	Cascaden	17	6	ASLS 86-98	9.192	$ 18,000	9-18-2014
413678	Cascaden	18	6	ASLS 86-98	7.763	$ 15,200	9-18-2014
419812	Cascaden	2	2	ASLS 86-98	4.56	$ 10,500	9-18-2014
419814	Cascaden	4	2	ASLS 86-98	5.539	$ 12,700	9-18-2014
419816	Cascaden	7	3	ASLS 86-98	5.761	$ 13,300	9-18-2014
419818	Cascaden	9	3	ASLS 86-98	5.747	$ 13,200	9-18-2014
419820	Cascaden	11	3	ASLS 86-98	5.265	$ 12,100	9-18-2014
419822	Cascaden	13	3	ASLS 86-98	5.579	$ 12,800	9-18-2014
417534	Kentucky Crk. II	6		ASLS 2004-15	16.72	$ 17,400	9-18-2014
417555	Kentucky Crk. II	27		ASLS 2004-15	19.99	$ 18,500	9-18-2014
417560	Kentucky Crk. II	32		ASLS 2004-15	19.99	$ 18,500	9-18-2014
417933	Lost Creek RRCS	N		ASLS 2007-9	15.59	$ 25,200	9-18-2014
417984	Lost Creek RRCS	Q		ASLS 2007-9	7.95	$ 14,000	9-18-2014
417278	Tatalina	8	7	ASLS 2003-14	5.08	$ 11,700	9-18-2014
414719	Tatalina OL	N/A	N/A	ASLS 2007-47	16.18	$ 26,000	9-18-2014
417026	Tatalina RRCS	31		ASLS 2003-44	18.65	$ 27,800	9-18-2014
417079	Tatalina RRCS	6		ASLS 2003-44	17.22	$ 24,600	9-18-2014
417086	Tatalina RRCS	4		ASLS 2003-44	15.87	$ 23,400	9-18-2014
420057	Tofty	7	1	ASLS 2011-38	5.84	$ 10,700	9-18-2014
420058	Tofty	8	1	ASLS 2011-38	9.94	$ 13,700	9-18-2014
420059	Tofty	10	1	ASLS 2011-38	7.55	$ 12,100	9-18-2014
420060	Tofty	12	1	ASLS 2011-38	8.79	$ 14,600	9-18-2014
420061	Tofty	1	2	ASLS 2011-38	5.61	$ 10,300	9-18-2014
420062	Tofty	2	2	ASLS 2011-38	5.11	$ 9,400	9-18-2014
420063	Tofty	3	2	ASLS 2011-38	6.41	$ 12,200	9-18-2014
420064	Tofty	4	2	ASLS 2011-38	5.03	$ 10,200	9-18-2014
420072	Tofty	13	2	ASLS 2011-38	5.52	$ 10,200	9-18-2014

PREMISES OF THE APPRAISAL

Type of Appraisal and Report
This appraisal report 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
September 18th 2014.

Date of Report
October 23rd 2014.

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[1] The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, p.78
[2] Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2012, pp. 610
[3] The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, p.122

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 limited parcels available throughout the area offered through various government and private programs. Considering the limited availability of parcels on the market, an exposure time of six months to a year is reasonable.

Property History
Some of the parcels have been offered in the past under the DNR Subdivision Auction or the DNR Remote Recreational Cabin Site program. Parcels in Cascaden, Kentucky Creek and Tatalina were sold in the past under land sale contracts. Subsequently, purchase contracts defaulted, and the parcels were returned to the State. The parcels in Lost Creek were developed through the RRCS program. Tract N was leased to an applicant. The lease was terminated due to non-payment. Tract Q was surveyed as an administrative parcel, then sold through the OTC offering. The sale contract was later terminated. Subjects in Tofty have not been offered through the auction. The Department of Natural Resources is the current owner of record for all subjects.

Scope of the Appraisal

Property and Comparable Sales Inspection
I inspected the subject properties and all of the comparable sales on September 18th, 2014. 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 2014-2015, Appraisal Foundation, p.U-2 www.uspap.org/#/19/

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.

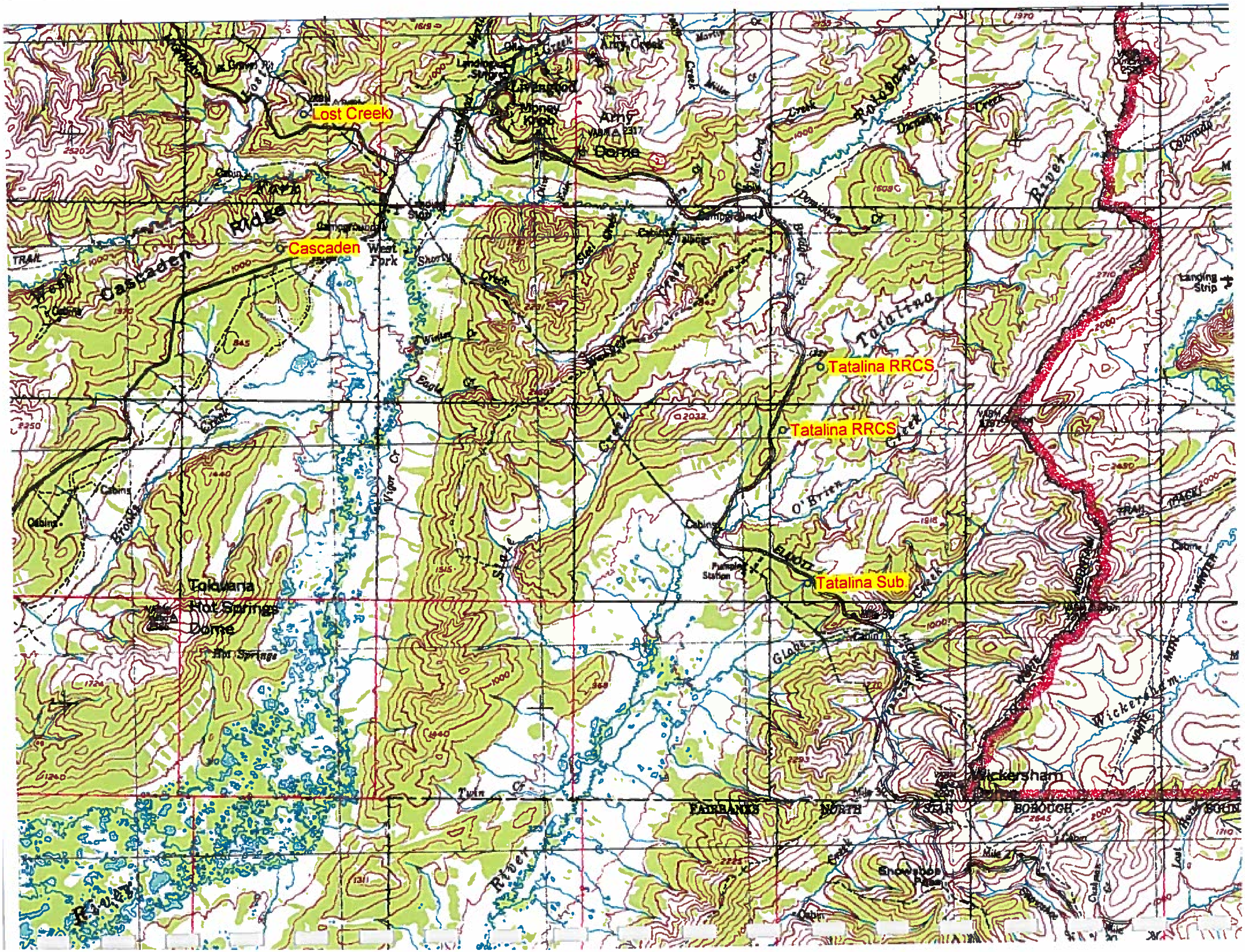
8. The estimate of value in this report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

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.

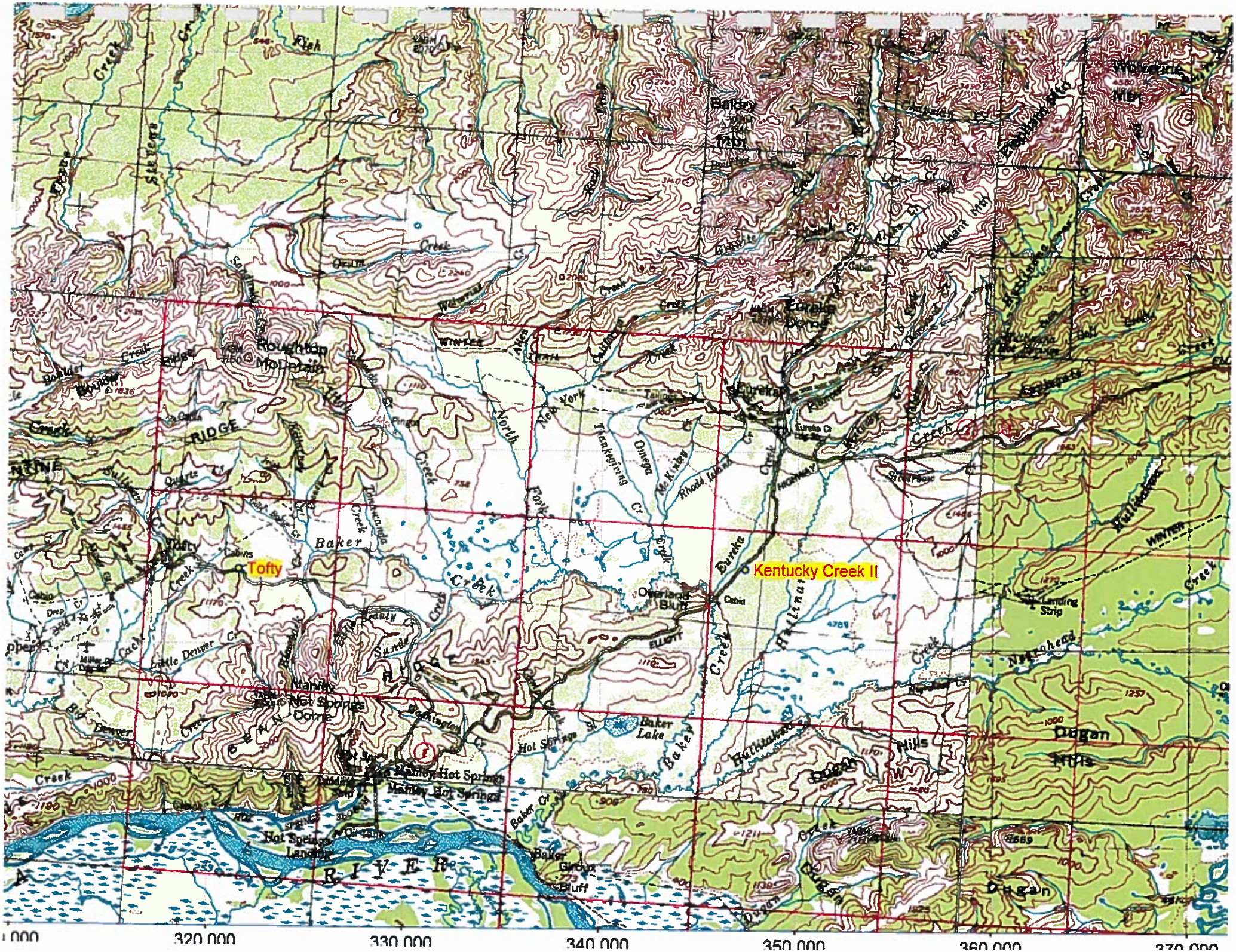
10. Unless noted, the existence of personal property or improvements, if any, could not be confirmed. The properties are appraised "as vacant".

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.



Lost Creek
Cascaden
Tatalina RRCS
Tatalina RRCS
Tatalina Sub.
Livengood
Money Knob
Amy Dome
Cascaden Ridge
West Fork
Tolovana Hot Springs Dome
Tatalina
Wickersham
FAIRBANKS NORTH STAR BOROUGH
Twin Cr.
Vigor Cr.
Landing Strip
Pumping Station


Kentucky Creek II
Tofty
Roughton Mountain
Baker Creek
Manley Hot Springs Dome
Baker Lake
Overland Bluff
Eureka
Eureka Dome
Baldry Mtn
Wolverine Mtn
Landing Strip
Dugan Hills
Hot Springs Landing
Baker Ground Bluff
RIVER
320 000
330 000
340 000
350 000
360 000
370 000

PRESENTATION OF DATA

Market Area – Livengood[5]

Livengood Neighborhood

Location
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.

History & Demographics
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. According to Census 2010, there were 34 housing units in the community and 7 were occupied.

Facilities
About two-thirds of homes are completely plumbed, with individual wells and septic tanks. The Livengood landfill at mile 73 Steese Highway is closed. Electricity is provided by individual generators. Most of the residents are seasonal. There are limited facilities.

Economy & Transportation
The local economy is limited to seasonal mining and Department of Transportation maintenance positions. Year-round employment is limited. Some residents are retired. The highway provides some roadside service opportunities.

Manley Hot Springs Neighborhood

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.

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

Property Description

Property Description for Tatalina

ADL	Subdivision	MTRS	Lot / Tr.	Block	Access	ASLS	Acres	Plat	Recording District
417278	Tatalina Sub.	F6N3W32	8	7	4x4 Trail	2003-14	5.08	2005-52	Fairbanks
414719	Tatalina OL	F6N3W6 & F6N4W1	N/A	N/A	Highway	2007-47	16.18	2010-16	Fairbanks
417026	Tatalina RRCS	F6N4W13	31	N/A	Highway	2003-44	18.65	2005-52	Fairbanks
417079	Tatalina RRCS	F7N3W29	6	N/A	ATV Trail	2003-44	17.22	2005-52	Fairbanks
417086	Tatalina RRCS	F7N3W28,29	4	N/A	ATV Trail	2003-44	15.87	2005-52	Fairbanks

Location - Tatalina Subdivision is located approximately 25 miles southeast of Livengood on the both sides of the Elliott Highway and is bisected by the Tatalina River. The subdivision lies within Sections 29, 30, 31 and 32 of Township 6 North, Range 3 West, Fairbanks Meridian. Tatalina RRCS and Tatalina Odd Lot are located north of the subdivision on both sides of the highway.

Access - Access to the subdivision is via the Elliott Highway. Right of ways throughout the subdivision are brushed and 4x4 / ATV accessible. There is a pipeline access road within the southern portion of the subdivision. Tatalina Odd Lot and Tract 31 of ASLS 2003-44 both front the highway with overgrown trails leading to the parcels. Tracts 6 and 4 have established trail access. There has been some access improvements around private lots in the area.

Topography, Size & Shape - Tatalina is generally sloping downwards towards the southwest. The remaining lots are generally level. Sizes of the individual lots range from 5.08 acres to 18.65 acres. Lot 31 is rectangular while the remaining lots are irregularly shaped.

Soils/Vegetation - The subdivision contains primarily mature birch and spruce mix with some poplar. Vegetation is indicative of adequate drainage.

Easements & Zoning Regulations - There are typical access easements throughout the subdivision. All subjects are within the Unorganized Borough and are not subject to zoning regulations.

Environmental Hazards, Hazardous Waste & Toxic Materials - No toxic materials, waste, or hazards were observed during the field inspection.

Ownership History - In 2007, ADL 417278 was offered through the Department of Natural Resources public auction. The successful bidder did not enter into a sale contract. ADL 417026 was offered through the DNR RRCS offering. In 2012, the lease expired and was not renewed. ADL 417079 was sold in 2009. The land sale contract was relinquished in 2011. ADL 417086 was sold in 2010. The land sale contract was terminated in 2012. DNR is the current owner of record.

Tax Assessments - The subdivision lies within the Unorganized Borough and is not currently subject to tax regulations.

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.

Corner of Tract 6, Tatalina RRCS. ASLS 2003-44.

Tract 6, Tatalina RRCS.

Corner of Tract 4, Tatalina RRCS

Typical vegetation, Tract 4, Tatalina RRCS

Tatalina RRCS Tr. 31 near highway looking east.

Tatalina RRCS Tr. 31. Typical Vegetation

Property Description for Cascaden and Lost Creek Subdivision

ADL	Subdivision	MTRS	Lot / Tr.	Bk.	ASLS	Acres	Plat	Recording District
413673	Cascaden	F7N6W10	13	6	86-98	5.489	87-20	Fairbanks
413674	Cascaden	F7N6W11	14	6	86-98	8.062	87-20	Fairbanks
413675	Cascaden	F7N6W11	15	6	86-98	9.107	87-20	Fairbanks
413676	Cascaden	F7N6W11	16	6	86-98	8.974	87-20	Fairbanks
413677	Cascaden	F7N6W10	17	6	86-98	9.192	87-20	Fairbanks
413678	Cascaden	F7N6W11	18	6	86-98	7.763	87-20	Fairbanks
419812	Cascaden	F7N6W9	2	2	86-98	4.56	87-20	Fairbanks
419814	Cascaden	F7N6W9	4	2	86-98	5.539	87-20	Fairbanks
419816	Cascaden	F7N6W9, 10	7	3	86-98	5.761	87-20	Fairbanks
419818	Cascaden	F7N6W9	9	3	86-98	5.747	87-20	Fairbanks
419820	Cascaden	F7N6W9	11	3	86-98	5.265	87-20	Fairbanks
419822	Cascaden	F7N6W9	13	3	86-98	5.579	87-20	Fairbanks
417933	Lost Creek RRCS	F8N6W22	N		2007-9	15.59	2009-61	Fairbanks
417984	Lost Creek RRCS	F8N6W22	Q		2007-9	7.95	2009-61	Fairbanks

Location
Cascaden Subdivision is located approximately 7 miles southwest of Livengood on the north side of the Elliott Highway. The subdivision lies within Sections 9, 10 and 11 of Township 7 North, Range 6 West, Fairbanks Meridian. Lost Creek is located 4.5 miles west of Livengood, north of the highway and east of the Trans-Alaska Pipeline. Lost Creek RRCS is located 6 miles west of Livengood near the Dalton Highway. The parcels are within Section 22 of Township 8 North, Range 6 West, Fairbanks Meridian.

Access
Access to Cascaden is via the Elliott Highway. Right of Ways throughout the subdivision are brushed and ATV or 4x4 accessible. In 2010, a firebreak was cut through Cascaden Subdivision. Portions of the firebreak are within the right of way. In other portions, the firebreak meanders onto individual parcels.

Subjects in Lost Creek are set back from the Dalton Highway. Tract N is considered highway frontage as the lot line meanders the staking setback. Tract Q does not have developed access. Overland access is via ATV, snowmachine, or by foot.

Topography & Shape
Cascaden is generally sloping upwards towards the northwest. The subjects have a modest slope and are irregularly shaped. Generally, parcels within the northwestern portion of the subdivision tend to have the steeper slopes. The Lost Creek parcels slope upward to the north and are irregular in shape.

Soils/Vegetation
Both subdivisions contain primarily mature birch and spruce mix with some poplar. Vegetation is indicative of adequate drainage on both properties.

Easements & Zoning Regulations & Tax Assessments
There is a series of 100' wide tracts that separate Cascaden from the Elliott Highway, and there are typical access easements throughout the subdivision. In Lost Creek, there is a 300' setback from the

centerline of the Dalton Highway. Access easements are located along section lines and parcel lot lines. Both parcels are within the Unorganized Borough and are not subject to zoning regulations or taxation.

Environmental Hazards, Hazardous Waste & Toxic Materials
No toxic materials, waste, or hazards were observed during the field inspection.

Ownership History
Cascaden parcels have not been sold within the past three years. Lost Creek parcels were offered through the 2011 Subdivision Auction. Subsequently, the application for Tract N and the land sale contract for tract Q were both terminated. DNR is the owner of record.

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

Lot 9 Block 3 Cascaden ASLS 86-98

Lot 11 Block 3 Cascaden ASLS 86-98

Lot 2 Block 2 Cascaden ASLS 86-98

Lot 4 Block 2 Cascaden ASLS 86-98

Lot 11 Block 3 Cascaden ASLS 86-98

Lot 13 Block 3 Cascaden ASLS 86-98

Lost Creek Tract N

Lost Creek Tract Q

Property Description for Kentucky Creek and Tofty

ADL	Subdivision	MTRS	Lot / Tr.	Blk.	ASLS	Acres	Plat	Recording District
417534	Kentucky Creek II	F3N13W08	6		2004-15	16.72	2005-1	Manley
417555	Kentucky Creek II	F3N13W08	27		2004-15	19.99	2005-1	Manley
417560	Kentucky Creek II	F3N13W08	32		2004-15	19.99	2005-1	Manley
420057	Tofty	F3N16W16	7	1	2011-38	5.84	2012-5	Manley
420058	Tofty	F3N16W15	8	1	2011-38	9.94	2012-5	Manley
420059	Tofty	F3N16W15	10	1	2011-38	7.55	2012-5	Manley
420060	Tofty	F3N16W15	12	1	2011-38	8.79	2012-5	Manley
420061	Tofty	F3N16W15	1	2	2011-38	5.61	2012-5	Manley
420062	Tofty	F3N16W15	2	2	2011-38	5.11	2012-5	Manley
420063	Tofty	F3N16W15	3	2	2011-38	6.41	2012-5	Manley
420064	Tofty	F3N16W16	4	2	2011-38	5.03	2012-5	Manley
420072	Tofty	F3N16W16	13	2	2011-38	5.52	2012-5	Manley

Location
Kentucky Creek parcels are located approximately 15 miles northeast of Manley Hot Springs on the east side of the Elliott Highway within Section 8 of Township 3 North, Range 13 West. Tofty is approximately 15 miles northwest of Manley along Tofty Road.

Access
Access to Kentucky Creek is via the Elliott Highway, then along public access easements throughout the subdivision. Access easements are brushed ATV / 4x4 accessible trails. Tract 6 is adjacent to the Elliott Highway Right of Way. Direct access from the highway would require a driveway permit through the Department of Transportation. Per the Northern Region DOT section, it is unlikely that the permit would be granted as there is an established, constructed access road 365 feet to the north. Access to Tofty is along Tofty Road, and then along access easements.

Topography, Size & Shape
All parcels are level. Sizes of the individual lots range from 5.03 acres to 19.99 acres. Parcels are both rectangular and irregular in shape.

Soils/Vegetation
Kentucky Creek contains primarily mature black spruce with pockets of birch and poplar. Vegetation in Kentucky Creek is indicative of poor drainage . Vegetation within Tofty Subdivision is indicative of adequately drained soils.

Easements & Zoning Regulations
Both subdivisions have typical easements. Kentucky Creek has 25' public access and utility easements along both sides of all lot lines. In Tofty, the lot line easements are 30'. There is a section line easement within Tofty Subdivision that does not significantly impact the parcels. All parcels are within the Unorganized Borough and are not subject to zoning regulations.

Environmental Hazards, Hazardous Waste & Toxic Materials
No toxic materials, waste, or hazards were observed during the field inspection.

Tax Assessments
The subdivisions are within the Unorganized Borough and are not currently subject to tax regulations.

Ownership History
Parcels within Kentucky Creek have been previously offered and under land sale contract. The contract for ADL 417534 was terminated in 2012. The remaining two contracts were terminated in 2013.

Parcels within Tofty Subdivision have not been previously offered to the public. DNR is the owner of record.

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

Kentucky Creek. Tr.6 ASLS 2004-15

Kentucky Creek. Tr.6 ASLS 2004-15

Kentucky Creek. Tr.27 ASLS 2004-15

Kentucky Creek. Tr.32 ASLS 2004-15

Block 2, Tofty Sub.

Block 1, Tofty Sub.

DATA ANALYSIS AND CONCLUSION

Valuation Analysis

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

Income Approach

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

Cost Approach

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

Sales Comparison Approach

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

Key Parcel Method

In appraising more than one similar parcel, it is an accepted practice to appraise a key parcel that is most representative of the other parcels being appraised. The key parcel may be a hypothetical parcel or an actual parcel. The value of the remaining parcels is then based on a comparison to the key parcel. This methodology replicates typical developer thinking, and will be utilized. 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.

Explanation of Adjustments

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

An adjustment of less than 1.00 (or <) means the sale feature is superior to that appraised property and requires a downward adjustment to indicate the value of the key parcel. An adjustment greater than 1.00 (or >) means that the sale feature is inferior to the subject's feature which requires an upward adjustment to indicate the value of the key parcel. An adjustment of 1.00 (or =) means the sale feature is similar to the key parcel, 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.

Qualitative adjustments are noted as superior (-), inferior (+), or equal/similar (=). The overall comparability of each sale is analyzed to bracket a probable value for the subject. In many cases, combinations of both quantitative and qualitative adjustments are used.

Valuation of Key Parcel

ADL 417278 - Lot 8, Block 7 of ASLS 2003-14 Tatalina Subdivision

Data Analysis and Value Conclusion

Location	25 miles southeast of Livengood, one half mile south of the Elliott Highway.
Access	4x4 / ATV improved access.
Size & Shape	5.08 acres and irregular shaped.
Topography	Level, approximately 1,000 feet above sea level.
Soils & Vegetation	Mature birch and spruce mix with some poplar. Vegetation indicative of adequately drained soils.
Utilities	None.
Easements & Zoning	No Zoning. Typical subdivision easements.
Environmental Hazards	None observed.
Tax Assessments	The subject is within the Unorgainized Borough. No tax assessment applies at this time.
Ownership	DNR is the owner of record.
Personal Property	None.
Amenity	None.

Highest and Best Use
Analysis of highest and best use for the subject property is necessary to accurately estimate the value of the land. Highest and best use analysis ensures that the value estimate is derived with the use in mind that maximizes the utility for a given property. The appropriate highest and best use for a given property is determined by the conditions of the market. Highest and best use can be defined as:

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

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

Legally Permissible
The parcel 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. Almost any legal use of the site would be possible.

[6] The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, p.93.

Physically Possible
The subject parcels are 4.56 to 19.99 acres. The size and physical characteristics are adequate to support all reasonable and probable uses.

Financially Feasible
Surrounding land use is primarily recreational. Development of the parcel depends on the amount of resources the owner is willing to allocate for recreational or rural residential needs.

Maximally Productive
Maximally productive use is the use that produces the maximum return from the proceeds of a sale or lease. The immediate vicinity is characterized by private recreation or rural residential site. Mining, hunting, trapping, and other outdoor activities are the primary motivations for the surrounding recreational users.

Highest and Best Use of Land as Vacant
Based on the foregoing analysis, the highest and best use of the subject parcels as vacant would be for almost any legal use, primarily rural residential or recreation cabin sites.

COMPARATIVE ANALYSIS
The following sales are the most recent tranasctions of parcels similar to the subject parcel.

No.	Comp ID	Date	Location	Legal	Utilities	Access	Acres	Price	Price per acre
T-1	30713	3/14	Cascaden	Lot 11 Block 5, ASLS 86-98	None	Trail / ATV	4.431	$9,400	$2,121
T-2	30714	7/13	Cascaden	Lot 1 Block 2, ASLS 86-98	None	Trail / ATV	5.031	$12,444	$2,473
T-3	30711	10/12	Kentycky Crk.	Tr. 16, ASLS 2004-15	None	Trail / ATV	19.99	$17,100	$855
T-4	30712	12/12	Kentycky Crk.	Tr. 11, ASLS 2004-15	None	Trail / ATV	19.99	$17,100	$855
T-5	29955	1/13	Tatalina	Lot 3, Block 10 ASLS 2003-14	None	Trail / ATV	6.82	$16,000	$2,346
T-6	29935	1/13	Tatalina	Lot 3, Block 8, ASLS 2003-14	None	Trail / ATV	5.34	$10,500	$1,966
T-7	29915	4/13	Tatalina	Lot 7, Block 6, ASLS 2003-14	None	Trail / ATV	5.51	$11,800	$2,142

Explanation of adjustments

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, and will be utilized.

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. 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 indicate that prices in recent years have remained stable for properties similar to the subject. All comparable sales are recent transactions. No market conditions (time) adjustment is necessary

Location
Comparative sales within Tatalina and Cascaden Subdivisions are within the same competitive market area. No location adjustment is necessary for these parcels. Comparables T-3 and T-4 are in Kentucky Creek, located approximately 90 miles further along the Elliott highway, and a significant distance from major services in Fairbanks. Kentucky Creek is approximately 15 miles from Manley Hot Springs, which has limited services. This location is inferior.

Tofty Subdivision is a similar distance to Manley as Kentucky Creek, approximately 15 miles. In 2013 & 2014, the Department of Natural Resources sold multiple parcels in Tofty Subdivision. The parcels ranged from 5-acres to 14.6-acres and sold from $9,200 to $14,400. See chart below:

ADL	Subdivision	Legal	Acres	Date Sold	Minimum Bid	Purchase Price
419871	Tofty	Lot 2 Block: 1	9.50	9/18/2013	$13,900	$13,900
419872	Tofty	Lot 4 Block: 1	7.60	9/18/2013	$12,700	$12,700
419873	Tofty	Lot 6 Block: 1	5.40	10/01/2013	$9,900	$9,900
419874	Tofty	Lot 9 Block: 1	10.0	9/18/2013	$14,400	$14,400
419875	Tofty	Lot 11 Block: 1	6.50	9/26/2013	$11,900	$11,900
419876	Tofty	Lot 11 Block: 2	5.00	10/20/2013	$9,200	$9,200
420055	Tofty	Lot 3 Block: 1	14.6	8/6/14	$18,400	$18,500

Adjusting for size, the parcels closer to Manley Hot Springs and further from Fairbanks sold for roughly 20% less than parcels that sold in Tatalina Subdivision. Given this, a location adjustment factor of 1.25, or the reciprocal of 80%, will be applied to Comparable T-3 and T-4.

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 that differed from the 'key lot' by more than one acre 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 were derived.

Access
The primary mode of access to the subject is via the Elliott Highway, then along Charles Lyell Road, a constructed 4x4 / ATV trail. The comparable sales feature a similar mode of access along established, routes.

Site Quality
Several factors such as drainage, soils, and topography may affect the location, size and number of potential building sites. The subject and most of the comparable sales have well drained soil, adequately supporting a building site. Comparable T-3 and T-4 have areas of poorly drained soil and are considered inferior. A nominal building site adjustment of 10% will be applied to Comparable T-3 & T-4.

Utilities & Amenities
Exceptional features of a given parcel may increase value. Features, such as creek frontage or outstanding views, may warrant an adjustment. The subject lot and all comparable sales lack amenities, no adjustment is warranted.

Adjustment Grid

	417278	T-1		T-2		T-3		T-4		T-5		T-6		T-7	
Comp. ID #		30713		30714		30711		30712		29955		29935		29915	
Date of Sale		3/14		7/13		10/12		12/12		1/13		1/13		4/13	
Total Sales Price		$9,400		$12,444		$17,100		$17,100		$16,000		$10,500		$11,800	
Size, Acres	5.08	4.431		5.031		19.99		19.99		6.82		5.34		5.51	
Price per/acre		$2,121		$2,473		$855		$855		$2,346		$1,966		$2,142	
COMPARISONS															
Property Rights	Fee less MR	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Financing Terms	Typical	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Conditions of Sale	Normal	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Marketing Conditions/Time	Current	3/14	1.00	7/13	1.00	10/12	1.00	12/12	1.00	1/13	1.00	1/13	1.00	4/13	1.00
Total Adjustments			1.00		1.00		1.00		1.00		1.00		1.00		1.00
Adjusted Unit Price			$2,121		$2,473		$855		$855		$2,346		$1,966		$2,142
PHYSICAL COMPARISONS															
Location	Tatalina Sub.	Similar	1.00	Similar	1.00	Inferior	1.25	Inferior	1.25	Similar	1.00	Similar	1.00	Similar	1.00
Size, Acres	5.08	Similar	1.00	Similar	1.00	Inferior	1.79	Inferior	1.79	Inferior	1.10	Similar	1.00	Similar	1.00
Access	4x4 Trail / ATV	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Site Quality	Average	Similar	1.00	Similar	1.00	Inferior	1.10	Inferior	1.10	Similar	1.00	Similar	1.00	Similar	1.00
Utilities	None.	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Amenities	None	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00	Similar	1.00
Total Adjustments			1.00		1.00		2.46		2.46		1.10		1.00		1.00
INDICATED PER/ACRE VALUE		= $2,121		= $2,473		= $2,103		= 2,103		= $2,580		= $1,966		= $2,142	

Comparable T-1
T-4 is the 2014 sale of a 4.431-acre parcel located within Cascaden Subdivision. The parcel was offered through the 2013 DNR Subdivision Auction with a minimum bid of $9,400. The parcel received no bids and was purchased in the spring of 2014 through the Over-The Counter offering. Comparable T-1 shares similar size, access, location, and lack of utilities. No adjustments are warranted. This sale indicates a value of $2,121 per acre.

Comparable T-2
T-2 is the 2013 sale of a 5.031-acre parcel located within Cascaden Subdivision. The parcel was offered through the 2013 DNR Subdivision Auction with a minimum bid of $8,600. The parcel received a high bid of $12,444. Comparable T-2 shares similar size, access, location, and lack of utilities. No adjustments are warranted. This sale indicates a value of $2,473 per acre.

Comparable T-3
T-3 is the 2012 sale of a 19.99-acre parcel located 15 miles north of Manley Hot Springs, east of the Elliott highway within Kentucky Creek II Subdivision. This is a larger parcel that was offered through the 2012 DNR Subdivision Auction. The parcel received no bids and later was purchased through the OTC offering. There are portions of this parcel that are poorly drained. After a site quality, location, and size adjustment, this sale indicates a value of $2,103 per acre.

Comparable T-4
T-4 is the 2012 sale of a 19.99-acre parcel located 15 miles north of Manley Hot Springs, east of the Elliott highway within Kentucky Creek II Subdivision. This is a larger parcel that was offered through the 2012 DNR Subdivision Auction. The parcel received no bids and later was purchased through the OTC offering. There are portions of this parcel that are poorly drained. After a site quality, location, and size adjustment, this sale indicates a value of $2,103 per acre.

Comparable T-5
T-5 is the 2013 private market sale of a 6.82-acre parcel located within the subject subdivision. Comparable T-6 shares similar size, location, access, and lack of utilities. The parcel was originally purchased through the 2005 DNR Subdivision Auction, paid off, and then sold in a private market transaction. No adjustments are warranted. This sale indicates a value of $2,580 per acre.

Comparable T-6
T-6 is the 2013 private market sale of a 5.34-acre parcel located within the subject subdivision. Comparable T-2 shares similar size, access, location, and lack of utilities. No adjustments are warranted. This sale indicates a value of $1,966 per acre.

Comparable T-7
T-7 is the 2013 private market sale of a 5.51-acre parcel located within the subject subdivision. Comparable T-1 shares similar size, access, location, and lack of utilities. No adjustments are warranted. This sale indicates a value of $2,142 per acre.

Reconciliation and Conclusion
Comparables range from $2,103 to $2580 per acre with a median of $2,213 per acre. Comparables T-3 and T-4 are larger parcels located closer to Manley Hot Springs and further from services in Fairbanks. Poorly drained soils and the greater distance from major services in Fairbanks required multiple adjustments. Comparables T-4, T-5 and T-6 are recent private market transactions within the subject subdivision. Placing the most weight on the most similar parcels within the subdivision, while considering the remaining comparables, supports a mid-range value. Based on the preceding analysis the indicated market value estimate for the Lot 8 Block 7 of Tatalina Subdivision is **$2,300 per acre**, or **$11,700** (rounded) for the 5.08-acre parcel.

Report of Defined Value

Subdivision	ADL	Lot	Block	ASLS	Acres	$/acre	Value (rounded)	Date of value
Tatalina	417278	8	7	2003-14	5.08	$2,300	**$11,700**	9-18-2014

Application of Key Lot Valuation for Remaining Parcels with Electric Utilities

Based on the key lot features, the remaining lots will be adjusted as follows:

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. Subjects that differed from the 'key lot' by more than one acre were given size adjustments based on a chart derived from market data by staff appraiser Steve Starrett. 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 were derived.

Access -
The Key Parcel has 4x4 / ATV trail access. The following subjects can be directly accessed from either the Elliot Highway or Tofty Road. A nominal 10% adjustment will be applied for direct road frontage.

ADL	Subdivision	Lot / Tr.	Blk.	ASLS	Acres
417534	Tatalina RRCS	31		2003-44	18.65
414719	Tatalina OL	N/A	N/A	2007-47	16.18
420060	Tofty	12	1	2011-38	8.79
420063	Tofty	3	2	2011-38	6.41
420064	Tofty	4	2	2011-38	5.03
417933	Lost Crk.	N		2007-9	15.59

Tract 6 of Kentucky Creek is accessed via a constructed 4x4 / ATV trail from the north. This parcel is also adjacent to the Elliott Highway Right of Way to the west. Direct access from the highway is not constructed and would require a driveway permit through the Department of Transportation. Per Northern Region DOT section, it is not guaranteed that a driveway permit would be granted as there is an established, constructed access road 365 feet to the north. No access adjustment for Tract 6 will be applied.

While there are multiple trails in the area, Tract Q of Lost Creek RRCS staking area is not serviced by an adjacent constructed trail. A nominal 10% downward adjustment will be applied for this inferior access.

Site Quality
Kentucky Creek parcels contain poorly drained soils. These subjects have inferior building sites. A nominal 10% site quality adjustment will be applied due to soil conditions.

Location
Kentucky Creek and Tofty parcels are significantly further from major services in Fairbanks, approximately 90 and 120 miles further than the Key Parcel respectively. Kentucky Creek and Tofty parcels are roughly 15 miles from limited services in Manley Hot Springs. This is an inferior location and requires a downward adjustment of 20%. See Location Adjustment on Page 18.

RECONCILIATION AND CONCLUSIONS
Based on the key lot valuation, the adjusted value conclusions for the remaining lots are shown on the following pages.

ADL	Subdivision	Lot/ Tr.	Bk.	ASLS	Size (ac)	Adj	Site Quality		Access		Location		Total Adj	$/acre	Calculated Value (rnd)
417278	**Tatalina**	**8**	**7**	**2003-14**	**5.08**	**1.00**		**Base**		**Base**		**Base**	**1.00**	**$2,300**	**$11,700**
413673	Cascaden	13	6	86-98	5.489	1	Similar	1.00	Similar	1.00	Similar	1.00	1.00	$ 2,300	**$ 12,600**
413674	Cascaden	14	6	86-98	8.062	0.85	Similar	1.00	Similar	1.00	Similar	1.00	0.85	$ 1,955	**$ 15,800**
413675	Cascaden	15	6	86-98	9.107	0.85	Similar	1.00	Similar	1.00	Similar	1.00	0.85	$ 1,955	**$ 17,800**
413676	Cascaden	16	6	86-98	8.974	0.85	Similar	1.00	Similar	1.00	Similar	1.00	0.85	$ 1,955	**$ 17,500**
413677	Cascaden	17	6	86-98	9.192	0.85	Similar	1.00	Similar	1.00	Similar	1.00	0.85	$ 1,955	**$ 18,000**
413678	Cascaden	18	6	86-98	7.763	0.85	Similar	1.00	Similar	1.00	Similar	1.00	0.85	$ 1,955	**$ 15,200**
419812	Cascaden	2	2	86-98	4.56	1	Similar	1.00	Similar	1.00	Similar	1.00	1.00	$ 2,300	**$ 10,500**
419814	Cascaden	4	2	86-98	5.539	1	Similar	1.00	Similar	1.00	Similar	1.00	1.00	$ 2,300	**$ 12,700**
419816	Cascaden	7	3	86-98	5.761	1	Similar	1.00	Similar	1.00	Similar	1.00	1.00	$ 2,300	**$ 13,300**
419818	Cascaden	9	3	86-98	5.747	1	Similar	1.00	Similar	1.00	Similar	1.00	1.00	$ 2,300	**$ 13,200**
419820	Cascaden	11	3	86-98	5.265	1	Similar	1.00	Similar	1.00	Similar	1.00	1.00	$ 2,300	**$ 12,100**
419822	Cascaden	13	3	86-98	5.579	1	Similar	1.00	Similar	1.00	Similar	1.00	1.00	$ 2,300	**$ 12,800**
417534	Kentucky Crk. II	6		2004-15	16.72	0.63	Inferior	0.90	Similar	1.00	Inferior	0.80	0.45	$ 1,043	**$ 17,400**
417555	Kentucky Crk. II	27		2004-15	19.99	0.56	Inferior	0.90	Similar	1.00	Inferior	0.80	0.40	$ 927	**$ 18,500**

ADL	Subdivision	Lot/ Tr.	Bk.	ASLS	Size (ac)	Adj	Site Quality		Access		Location		Total Adj	$/acre	Calculated Value (rnd)
417560	Kentucky Crk. II	32		2004-15	19.99	0.56	Inferior	0.90	Similar	1.00	Inferior	0.80	0.40	$ 927	$ 18,500
417933	Lost Creek RRCS	N		2007-9	15.59	0.64	Similar	1.00	Superior	1.10	Similar	1.00	0.64	$ 1,619	$ 25,200
417984	Lost Creek RRCS	Q		2007-9	7.95	0.85	Similar	1.00	Inferior	0.90	Similar	1.00	0.85	$ 1,760	$ 14,000
414719	Tatalina OL	N/A	N/A	2007-47	16.18	0.64	Similar	1.00	Superior	1.10	Similar	1.00	0.70	$1,610	$ 26,000
417026	Tatalina RRCS	31		2003-44	18.65	0.59	Similar	1.00	Superior	1.10	Similar	1.00	0.65	$ 1,493	$ 27,800
417079	Tatalina RRCS	6		2003-44	17.22	0.62	Similar	1.00	Similar	1.00	Similar	1.00	0.62	$ 1,426	$ 24,600
417086	Tatalina RRCS	4		2003-44	15.87	0.64	Similar	1.00	Similar	1.00	Similar	1.00	0.64	$ 1,472	$ 23,400
420057	Tofty	7	1	2011-38	5.84	1	Similar	1.00	Similar	1.00	Inferior	0.80	0.80	$ 1,840	$ 10,700
420058	Tofty	8	1	2011-38	9.94	0.75	Similar	1.00	Similar	1.00	Inferior	0.80	0.60	$ 1,380	$ 13,700
420059	Tofty	10	1	2011-38	7.55	0.87	Similar	1.00	Similar	1.00	Inferior	0.80	0.70	$ 1,601	$ 12,100
420060	Tofty	12	1	2011-38	8.79	0.82	Similar	1.00	Superior	1.10	Inferior	0.80	0.72	$ 1,660	$ 14,600
420061	Tofty	1	2	2011-38	5.61	1	Similar	1.00	Similar	1.00	Inferior	0.80	0.80	$ 1,840	$ 10,300
420062	Tofty	2	2	2011-38	5.11	1	Similar	1.00	Similar	1.00	Inferior	0.80	0.80	$ 1,840	$ 9,400
420063	Tofty	3	2	2011-38	6.41	0.93	Similar	1.00	Superior	1.10	Inferior	0.80	0.83	$ 1,903	$ 12,200
420064	Tofty	4	2	2011-38	5.03	1	Similar	1.00	Superior	1.10	Inferior	0.80	0.88	$ 2,024	$ 10,200
420072	Tofty	13	2	2011-38	5.52	1	Similar	1.00	Similar	1.00	Inferior	0.80	0.80	$ 1,840	$ 10,200

CERTIFICATION OF VALUE

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

- the statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting of a predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the lots that are the subjects of this report.
- No one provided significant professional assistance to the persons signing this report.
- I have the knowledge and experience to competently complete this assignment.
- Within the past three years, I have appraised all of the parcels in Tofty. I have not appraised the remaining parcels within the past three years.
- my opinion of the market value of the fee simple title less mineral rights for the land only developed to its highest potential, described on the following page:

ADL	Subdivision	Lot / Tr.	Block	Survey	Acres	Value (Rnd)	Date of Value
413673	Cascaden	13	6	86-98	5.489	**$ 12,600**	9-18-2014
413674	Cascaden	14	6	86-98	8.062	**$ 15,800**	9-18-2014
413675	Cascaden	15	6	86-98	9.107	**$ 17,800**	9-18-2014
413676	Cascaden	16	6	86-98	8.974	**$ 17,500**	9-18-2014
413677	Cascaden	17	6	86-98	9.192	**$ 18,000**	9-18-2014
413678	Cascaden	18	6	86-98	7.763	**$ 15,200**	9-18-2014
419812	Cascaden	2	2	86-98	4.56	**$ 10,500**	9-18-2014
419814	Cascaden	4	2	86-98	5.539	**$ 12,700**	9-18-2014
419816	Cascaden	7	3	86-98	5.761	**$ 13,300**	9-18-2014
419818	Cascaden	9	3	86-98	5.747	**$ 13,200**	9-18-2014
419820	Cascaden	11	3	86-98	5.265	**$ 12,100**	9-18-2014
419822	Cascaden	13	3	86-98	5.579	**$ 12,800**	9-18-2014
417534	Kentucky Crk. II	6		2004-15	16.72	**$ 17,400**	9-18-2014
417555	Kentucky Crk. II	27		2004-15	19.99	**$ 18,500**	9-18-2014
417560	Kentucky Crk. II	32		2004-15	19.99	**$ 18,500**	9-18-2014
417933	Lost Creek RRCS	N		2007-9	15.59	**$ 25,200**	9-18-2014
417984	Lost Creek RRCS	Q		2007-9	7.95	**$ 14,000**	9-18-2014
417278	Tatalina	8	7	2003-14	5.08	**$ 11,700**	9-18-2014
414719	Tatalina OL	N/A	N/A	2007-47	16.18	**$ 26,000**	9-18-2014
417026	Tatalina RRCS	31		2003-44	18.65	**$ 27,800**	9-18-2014
417079	Tatalina RRCS	6		2003-44	17.22	**$ 24,600**	9-18-2014
417086	Tatalina RRCS	4		2003-44	15.87	**$ 23,400**	9-18-2014
420057	Tofty	7	1	2011-38	5.84	**$ 10,700**	9-18-2014
420058	Tofty	8	1	2011-38	9.94	**$ 13,700**	9-18-2014
420059	Tofty	10	1	2011-38	7.55	**$ 12,100**	9-18-2014
420060	Tofty	12	1	2011-38	8.79	**$ 14,600**	9-18-2014
420061	Tofty	1	2	2011-38	5.61	**$ 10,300**	9-18-2014
420062	Tofty	2	2	2011-38	5.11	**$ 9,400**	9-18-2014
420063	Tofty	3	2	2011-38	6.41	**$ 12,200**	9-18-2014
420064	Tofty	4	2	2011-38	5.03	**$ 10,200**	9-18-2014
420072	Tofty	13	2	2011-38	5.52	**$ 10,200**	9-18-2014

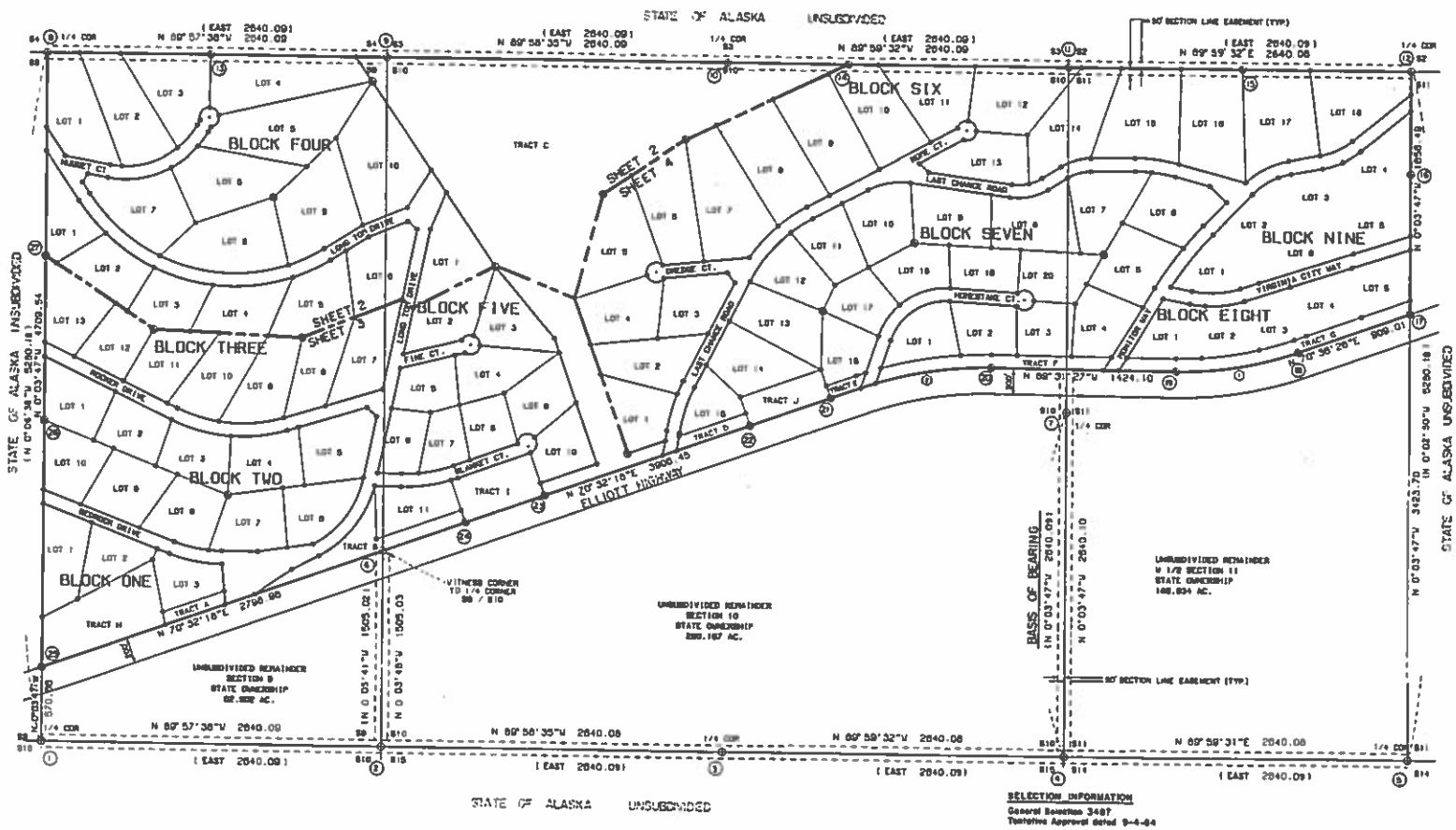
10-23-14

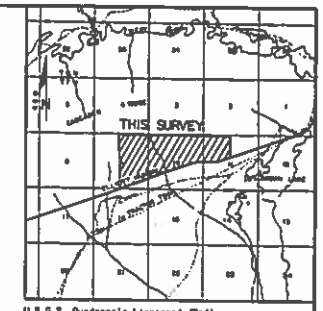
Johnthomas Williamson, Appraiser

Date

ADDENDA

Subject Surveys
Size Adjustment Chart
Appraisal Instructions
Appraiser Qualifications





U.S.G.S. Quadrangle Livengood (B-4)
Scale: 1 Inch = 1 Mile (Torres Copy)

MAGNETIC DECLINATION IS BASED ON USGS QUAD MAP LIVENGOOD (B-4) 1953

SELECTION INFORMATION
General Selection 3487
Tentative Approval dated 9-4-84

ACREAGE SUMMARY

NET LOT AREA	546.734 AC.
RIGHT OF WAY	70.405 AC.
TRACTS	122.827 AC.
GROSS AREA	740.066 AC.
NET AREA	740.066 AC.

NOTE:
RECORD DIMENSION AND BEARINGS APPEAR IN PARENTHESES AND ARE TAKEN FROM THE ALASKA STATE CADASTRAL SURVEY OF SECTION 10 AND A PORTION OF SECTIONS 9 AND 11 WITHIN TOWNSHIP 7 NORTH, RANGE 8 WEST, F.R., ALASKA.

LEGEND
- PRIMARY MONUMENT SET
- PRIMARY MONUMENT RECOVERED
- 5/8" X 30" REBAR WITH ALUMINUM CAP STAMPED 3230-S SET
- RECORD DATA
- MONUMENT NUMBER

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
	19°52'06"	2794.78	956.75	484.24	S 80°32'28"W	953.65
	19°56'19"	2904.79	1031.87	521.10	S 80°30'25"W	1026.47

87-20
FAIRBANKS
3-16-87
9:30 A.
AS/DNR

SHEET 1 OF 5
FAIRBANKS RECORDING DISTRICT

SCALE:
0 200 400 800 1200 1600 FEET
0 50 100 200 300 400 500 METERS
1 METER=3.3333333 U.S. SURVEY FEET 1 U.S. AC 0.4047 HECTARES

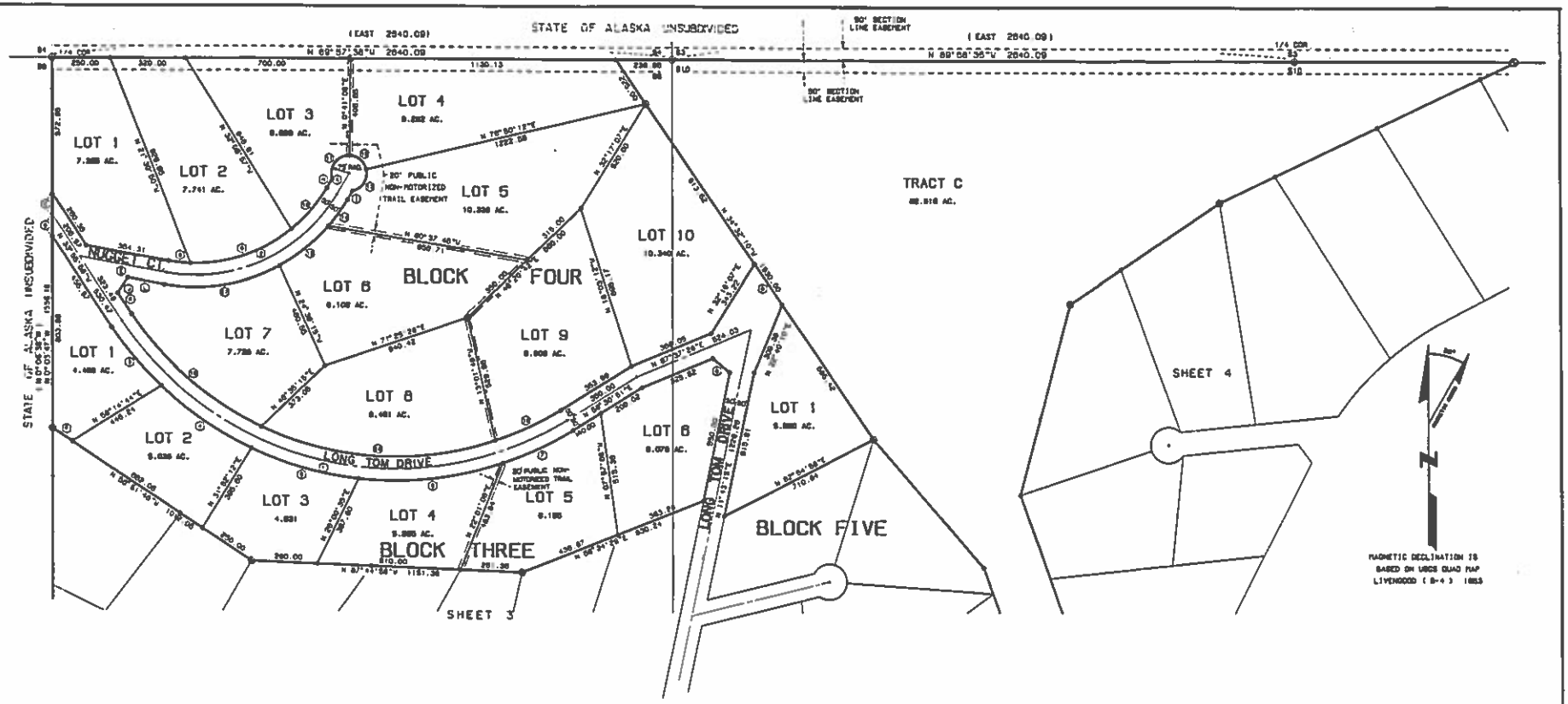
DATE OF SURVEY
Beginning OCT., 1985
Ending SEPT., 1986

NAME OF SURVEYOR
Rose Design Assoc., Inc.
1000 Aurora Drive
Fairbanks, Alaska

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING AND GEOLOGICAL AND GEOPHYSICAL SURVEYS
ANCHORAGE, ALASKA

CASCADEN SUBDIVISION
ALASKA STATE LAND SURVEY NO. 86-98
LOCATED WITHIN
A PORTION OF SECTIONS 9, 10, AND 11,
TOWNSHIP 7 NORTH, RANGE 8 WEST,
FAIRBANKS MERIDIAN, ALASKA

DRAWN BY: KLB DAS
DATE: NOV., 1986
APPROVAL RECOMMENDED: 2/18/87
SCALE: 1"=400'
CHECKED: PHS
FILE NO. 86-98



LINE DATA

	BEARING	DISTANCE
(A)	N 30°34'07"E	100.00
(B)	N 0°03'47"W	88.72
(C)	N 0°03'47"W	88.72
(D)	N 34°38'10"W	208.98
(E)	N 79°42'44"W	375.42
(F)	N 08°51'48"W	100.00
(G)	N 88°18'38"W	93.79
(H)	N 30°34'07"E	44.10
(I)	N 30°34'07"E	44.10
(J)	N 33°18'45"E	77.79
(K)	N 38°88'88"W	108.07
(L)	N 79°42'44"W	167.00

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
(1)	67°33'14"	1400.00	2130.34	1341.47	N 77°42'38"W	1937.18
(2)	69°48'08"	700.00	861.76	487.99	N 88°23'41"E	809.18
(3)	12°46'19"	1400.00	303.20	152.27	N 40°18'03"W	302.53
(4)	18°23'04"	1400.00	456.46	230.29	N 59°58'08"W	454.44
(5)	19°43'43"	1400.00	473.87	238.12	N 74°28'08"W	471.69
(6)	24°41'40"	1400.00	604.88	317.49	S 83°47'23"W	600.12
(7)	12°36'42"	1400.00	307.18	154.29	S 84°58'42"W	306.49
(8)	08°27'21"	600.00	88.67	44.42	S 63°58'18"E	88.79
(9)	40°52'42"	600.00	463.78	242.24	N 71°23'54"E	453.98
(10)	20°53'50"	600.00	231.38	116.80	N 40°48'50"E	230.11
(11)	108°18'24"	75.00	141.77	103.81	N 38°31'58"E	121.99
(12)	78°08'04"	75.00	98.86	58.79	S 81°14'20"E	92.91
(13)	81°05'18"	75.00	120.33	77.96	S 32°47'51"W	107.63
(14)	10°22'28"	750.00	138.46	69.42	S 38°46'51"W	138.27
(15)	20°24'40"	750.00	267.18	135.02	S 81°11'54"W	265.77

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
(1)	31°12'09"	1300.00	726.18	373.99	S 48°32'00"E	720.14
(2)	36°53'02"	720.00	929.86	284.73	S 60°50'48"W	498.86
(3)	43°39'22"	1300.00	1023.13	537.94	S 60°50'48"E	998.02
(4)	12°36'42"	1300.00	304.82	152.98	N 84°58'42"E	303.97

LEGEND

- PRIMARY MONUMENT SET
- PRIMARY MONUMENT RECOVERED
- 5/8" X 30" REBAR WITH ALUMINUM CAP STAMPED 5030-S SET
- ( ) RECORD DATA

SCALE:

1 METER=3.2808333 U.S. SURVEY FEET 1 U.S. ACRE=0.4047 HECTARES

DATE OF SURVEY	NAME OF SURVEYOR
BEGINNING OCT., 1985 ENDING SEPT., 1986	GUEN SESSION ASSOC., INC. 1600 ALASKA DRIVE FAIRBANKS, ALASKA

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING AND GEOLOGICAL AND GEOPHYSICAL SURVEYS
ANCHORAGE, ALASKA

CASCADEN SUBDIVISION

ALASKA STATE LAND SURVEY NO. 86-98
LOCATED WITHIN
A PORTION OF SECTIONS 9, 10, AND 11,
TOWNSHIP 7 NORTH, RANGE 8 WEST,
FAIRBANKS MERIDIAN, ALASKA

DRAWN BY: ELK DAB
DATE: NOV., 1986

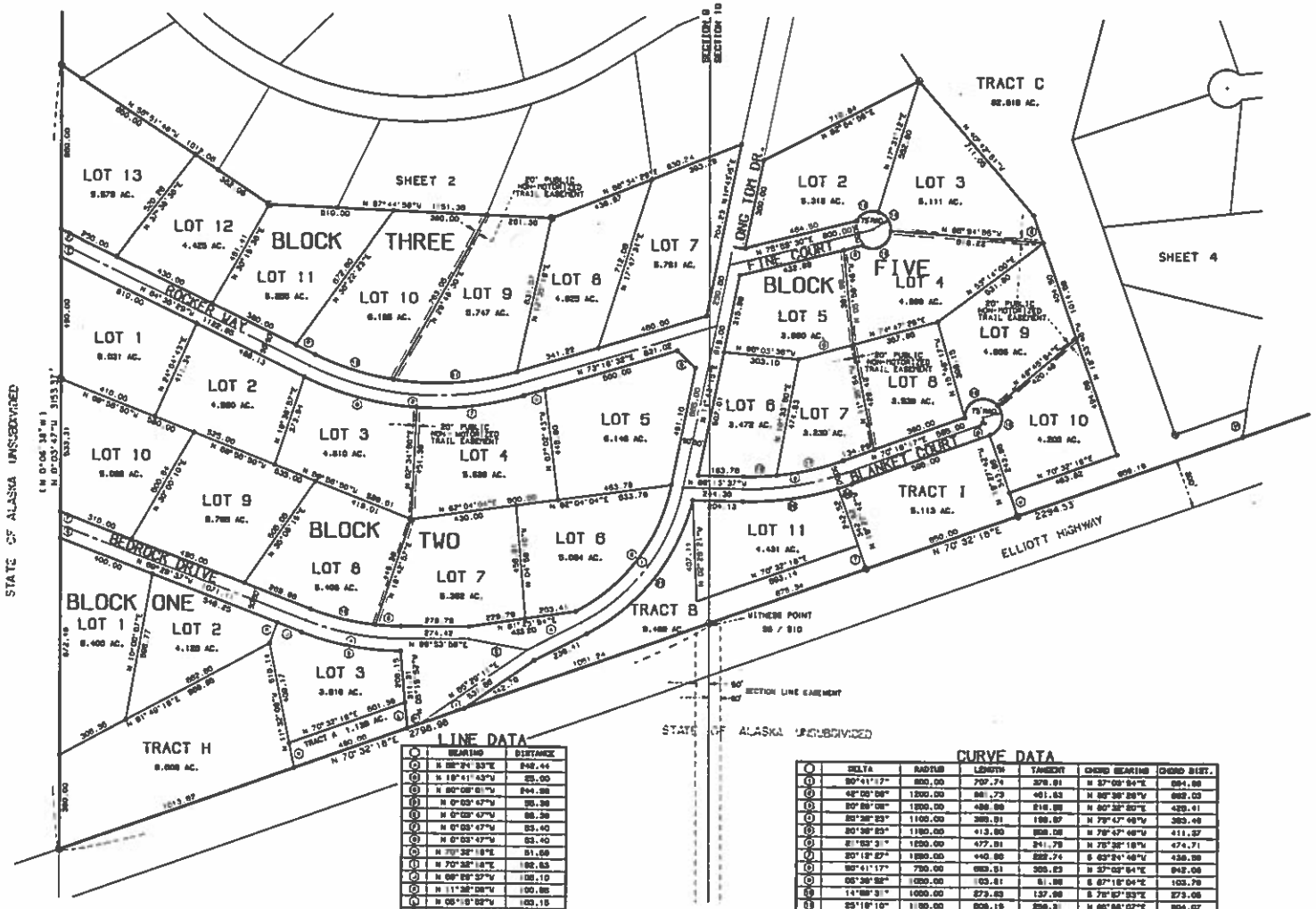
APPROVED, RECOMMENDED: 2/9/87
CHIEF MINERAL SURVEYOR

SCALE: 1"=200'
CHECKED: PHB/RBS
FILE NO.: 86-98

SHEET 2 OF 5

FAIRBANKS RECORDING DISTRICT

87-20
RECORDED - FILED
FAIRBANKS
DATE 3-16 YR 87
TIME 9:30 A.M.
REQUESTED BY ALTMER
AMOUNT



LINE DATA

	BEARING	DISTANCE
	N 88°24'33"E	242.44
	N 18°41'43"W	23.00
	N 80°08'01"W	244.28
	N 0°03'47"W	35.38
	N 0°03'47"W	86.38
	N 0°03'47"W	53.40
	N 0°03'47"W	53.40
	N 70°32'18"E	51.69
	N 70°32'18"E	182.53
	N 88°29'37"W	130.10
	N 11°38'08"W	100.85
	N 05°18'52"W	103.15
	N 20°30'53"E	88.15
	N 73°18'38"E	67.12
	N 47°29'05"W	108.38
	N 84°36'29"W	60.79
	N 18°33'46"W	116.30
	N 70°08'30"E	80.00
	N 74°47'28"E	230.00
	N 15°27'48"W	100.00
	N 15°27'48"W	100.00
	N 08°38'40"E	113.38

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
	90°41'17"	800.00	707.74	378.91	N 37°09'54"E	684.88
	48°00'08"	1200.00	961.73	481.63	N 86°38'28"W	882.03
	20°59'08"	1200.00	438.88	218.88	N 60°32'50"E	429.41
	52°38'23"	1100.00	388.91	198.87	N 79°47'48"W	383.48
	20°38'23"	1180.00	413.80	208.08	N 79°47'48"W	411.37
	21°53'31"	1200.00	477.91	241.79	N 78°38'18"W	474.71
	20°13'27"	1280.00	440.88	222.74	S 63°24'48"W	438.58
	90°41'17"	700.00	663.51	365.63	N 37°09'54"E	642.06
	06°38'52"	1000.00	103.81	51.96	S 67°18'04"E	103.76
	14°08'31"	1000.00	273.03	137.08	S 70°57'33"E	273.06
	25°18'10"	1180.00	508.19	258.31	N 66°56'07"E	504.07
	18°46'49"	1180.00	338.60	169.91	S 72°56'53"E	338.00
	78°43'04"	70.00	104.38	62.02	N 87°38'38"E	96.13
	78°22'00"	70.00	88.98	50.38	S 34°17'48"E	82.73
	120°17'49"	70.00	157.47	130.08	S 84°02'08"W	130.18
	08°41'43"	1180.00	134.38	67.27	N 87°28'31"E	134.31
	13°46'22"	1180.00	278.44	138.88	N 77°11'28"E	278.77
	138°08'20"	70.00	183.25	208.00	N 88°40'14"E	140.85
	110°32'23"	70.00	144.70	108.19	S 15°08'05"W	123.28
	17°08'47"	1200.00	361.53	182.38	S 61°48'00"W	360.83
	43°53'30"	800.00	710.51	377.48	S 38°27'46"W	680.38
	08°31'18"	1200.00	96.08	27.61	S 71°33'57"W	96.01

87-20
RECORDED - PUBLIC RECORDS
DATE 3-16 87
TIME 9:30 A.M.
Recording District 35 FAIRBANKS

OFFICE COPY

SCALE:
0 100 200 400 600 800
0 50 25 100 150 200 250 METERS
1 METER=3.2808333 U.S. SURVEY FEET 1 U.S. ACRE=0.4047 HECTARES

DATE OF SURVEY
BEGINNING OCT., 1985
ENDING SEPT., 1986

NAME OF SURVEYOR
WEST DESIGN ASSOC., INC.
1800 ALASKA DRIVE
FAIRBANKS, ALASKA

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING AND GEOLOGICAL AND GEOPHYSICAL SURVEYS
ANCHORAGE, ALASKA

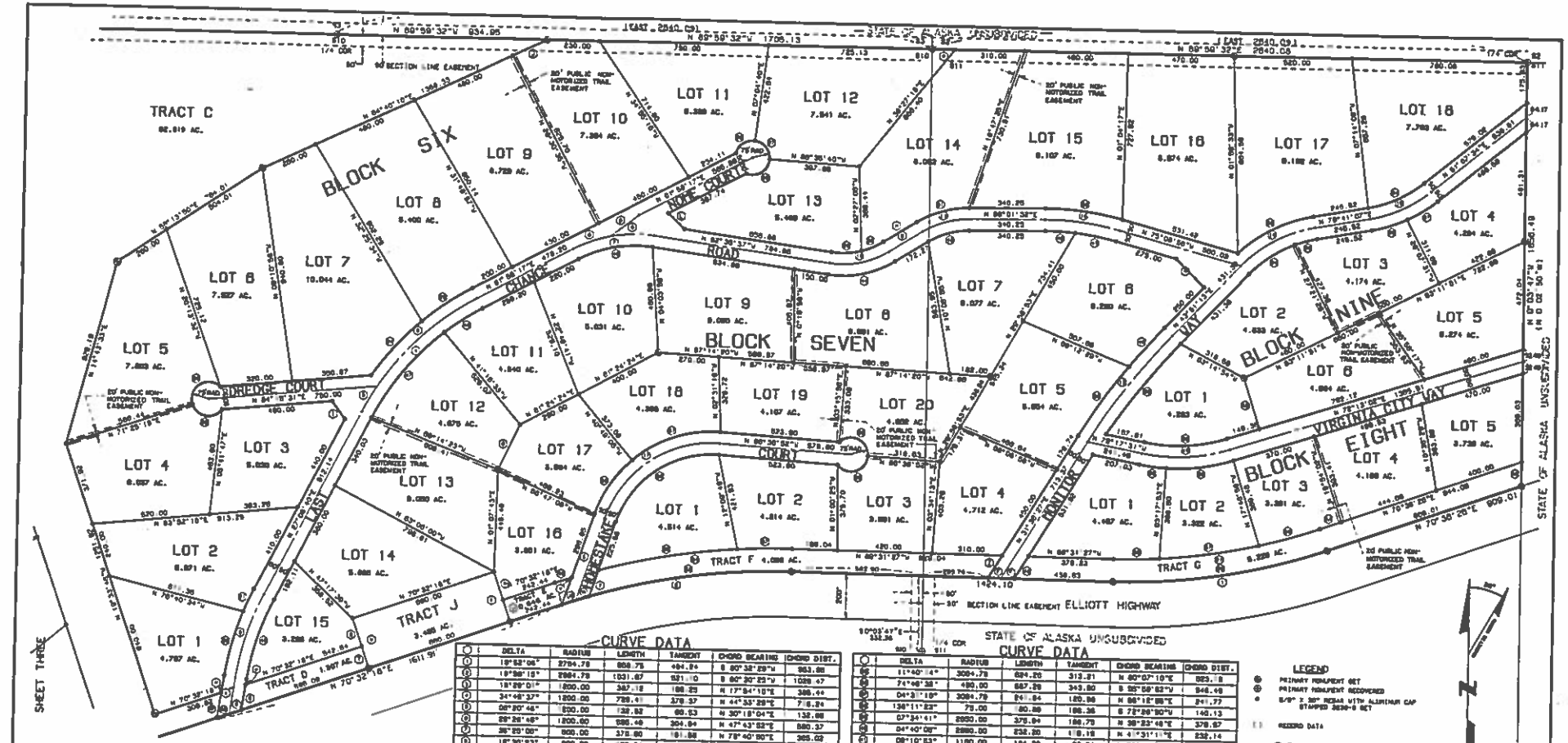
CASCADEN SUBDIVISION

ALASKA STATE LAND SURVEY NO. 86-98
LOCATED WITHIN
A PORTION OF SECTIONS 9, 10, AND 11,
TOWNSHIP 7 NORTH, RANGE 6 WEST,
FAIRBANKS MERIDIAN, ALASKA

DRAWN BY RLK DAB
DATE NOV., 1986
SCALE 1"=200'
APPROVAL RECOMMENDED
2/18/87
DATE
CHECKED
FILE NO. 86 - 98

SHEET 3 OF 5

FAIRBANKS RECORDING DISTRICT



LINE DATA

	BEARING	DISTANCE
	N 09°38'40"E	194.47
	N 54°17'55"E	172.27
	N 18°38'38"E	384.31
	N 52°55'14"E	157.34
	N 88°31'27"W	58.61
	N 88°31'27"W	58.41
	N 70°32'18"E	56.96
	N 09°38'40"E	77.91
	N 37°04'01"W	86.50
	N 84°40'10"E	188.38
	N 88°58'38"E	100.00
	N 47°11'38"W	100.00
	N 88°17'55"E	172.27
	N 46°50'00"W	175.16
	N 23°35'40"E	221.17
	N 09°38'40"E	24.36

LINE DATA

	BEARING	DISTANCE
	N 18°27'42"W	130.00
	N 18°27'42"W	130.00
	N 09°38'40"E	113.36
	N 18°27'42"W	100.00
	N 18°27'42"W	100.00
	N 18°38'38"E	123.78
	N 18°27'42"W	230.00
	N 18°27'42"W	230.00
	N 18°38'38"E	122.06
	N 31°38'27"E	118.63
	N 70°36'20"E	100.00
	N 31°38'27"E	118.63
	N 0°03'47"W	109.87
	N 17°46'58"W	232.84
	N 70°32'18"E	94.96
	N 09°38'40"E	113.36

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
	19°52'06"	2764.79	958.75	484.84	S 80°32'29"W	953.86
	19°38'15"	2984.79	1031.67	521.10	S 80°30'23"W	1026.47
	18°29'01"	1200.00	387.18	195.23	N 17°54'18"E	385.44
	34°48'37"	1200.00	728.41	376.37	N 44°33'29"E	716.84
	06°20'46"	600.00	132.82	66.53	N 30°18'04"E	132.66
	29°26'48"	1200.00	616.46	314.64	N 47°43'52"E	609.37
	36°29'00"	600.00	375.60	194.88	N 79°40'50"E	369.02
	16°30'53"	600.00	172.94	87.07	N 70°13'43"E	172.34
	16°54'13"	600.00	187.96	94.89	N 67°38'16"E	187.06
	38°08'26"	400.00	276.01	142.00	N 77°50'38"E	267.84
	30°43'38"	400.00	214.51	109.80	N 73°38'43"E	211.96
	16°48'32"	1200.00	331.45	166.79	S 63°53'42"E	330.40
	13°14'46"	2600.00	599.46	300.57	N 37°43'00"E	597.97
	36°49'53"	600.00	379.23	195.98	N 81°46'10"E	369.4
	26°33'32"	600.00	298.07	152.71	N 65°24'50"E	295.34
	28°26'27"	600.00	297.81	152.11	N 60°27'46"E	293.72
	74°46'38"	600.00	652.54	382.11	N 35°55'58"E	607.2
	01°13'03"	2984.79	63.98	31.99	N 71°06'48"E	63.98
	01°11'54"	2984.79	62.01	31.00	N 72°2[illegible]'17"E	62.00
	13°27'18"	1200.00	283.93	147.44	N 19°53'16"E	283.30
	05°01'45"	1200.00	105.72	54.90	N 24°37'49"E	105.66
	125°21'11"	75.00	164.09	146.16	N 81°18'16"W	133.20
	151°01'34"	75.00	197.66	280.26	N 86°06'07"E	145.23
	15°03'06"	1200.00	314.00	159.29	N 42°00'[illegible]2"E	327.73
	12°19'07"	1250.00	268.75	134.80	N 35°46'43"E	268.23
	63°17'46"	75.00	109.03	60.70	N 86°25'47"E	99.94
	86°18'40"	75.00	113.00	70.34	S 38°45'30"E	102.8
	21°38'13"	350.00	132.17	66.88	N 88°34'16"E	131.38
	100°43'18"	75.00	130.74	100.81	S 50°47'00"W	120.38
	17°27'19"	300.00	100.62	53.73	N 67°01'32"E	100.2
	32°43'38"	450.00	241.33	123.84	N 73°38'43"E	238.46
	18°46'32"	1200.00	346.28	173.74	S 63°03'42"E	344.7
	33°12'04"	650.00	376.63	193.79	N 63°05'08"E	371.41
	28°33'32"	550.00	274.13	139.88	N 86°24'20"E	271.32

STATE OF ALASKA UNSUBDIVIDED

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
	11°40'14"	3084.79	624.26	313.21	N 60°07'10"E	623.1
	74°46'38"	480.00	627.29	343.80	S 35°55'52"W	546.46
	04°31'16"	3084.79	244.84	122.36	N 66°18'06"E	244.77
	136°11'23"	75.00	180.80	196.36	S 72°28'50"W	140.13
	07°34'41"	2650.00	375.04	188.79	N 38°23'46"E	374.67
	04°40'06"	2800.00	232.20	116.16	N 41°31'11"E	232.14
	06°10'53"	1150.00	124.28	62.34	N 79°44'23"W	124.08
	06°36'38"	1150.00	133.30	66.75	N 87°38'06"W	133.22
	30°43'38"	350.00	187.70	96.17	S 73°38'43"W	185.46
	36°06'26"	480.00	307.02	158.78	S 77°50'38"W	301.10
	36°23'06"	550.00	338.86	175.52	S 79°40'50"W	334.80
	10°03'14"	1150.00	201.78	101.16	S 88°08'40"W	201.53
	24°46'23"	1150.00	487.23	247.88	S 38°31'52"W	483.38
	18°29'01"	1150.00	370.88	187.12	S 17°54'18"W	369.39
	01°27'01"	3084.79	77.57	38.79	N 71°19'48"E	77.57
	30°38'26"	550.00	294.13	150.67	N 33°55'50"E	290.54
	44°08'04"	550.00	423.66	222.57	N 71°18'08"E	413.28
	136°11'23"	75.00	180.80	196.36	S 88°42'33"E	140.13
	7°35'18"	2984.79	395.07	198.00	N 81°42'54"E	393.14
	8°11'30"	3084.79	440.10	220.38	S 82°32'46"E	439.22
	04°17'58"	2984.79	198.87	100.03	N 86°18'33"E	198.83
	08°04'07"	850.00	119.70	59.95	N 63°19'34"W	119.00
	08°20'38"	2984.79	448.16	223.81	N 81°22'48"E	448.05
	20°25'21"	850.00	302.87	153.11	S 82°25'42"W	301.37
	05°50'38"	2984.79	277.82	138.98	N 73°38'42"E	277.79
	8°52'05"	2764.79	428.75	484.84	N 80°32'29"E	453.80
	8°52'05"	2984.79	924.07	466.72	S 80°32'29"W	919.46
	10°43'31"	2750.00	514.78	258.14	S 38°29'26"W	514.03
	28°26'27"	750.00	372.84	190.41	N 60°27'46"E	369.11
	25°10'48"	550.00	241.66	22.83	S 86°20'34"W	238.76
	14°26'50"	650.00	163.80	82.38	S 72°27'41"W	163.47
	12°38'11"	650.00	102.20	51.28	S 74°21'31"W	102.18
	4°08'48"	650.00	100.08	50.46	S 88°10'50"W	150.08

STATE OF ALASKA UNSUBDIVIDED

LEGEND

- PRIMARY MONUMENT SET
- PRIMARY MONUMENT RECOVERED
- 5/8" X 30" REBAR WITH ALUMINUM CAP STAMPED 3630-S SET
- RECORD DATA

MAGNETIC DECLINATION IS BASED ON USGS QUAD MAP LIVENGOOD (D-4) 1953

87-30

APPROVED - PLAT NO. 87-30
FAIRBANKS
DATE 3-16-87
TIME 9:30 AM
Recorded in BOOK 92 PAGE 3

SCALE: 0 100 200 300 400 500 600 1 METER=3.2808399 U.S. SURVEY FEET 1 U.S. ACRE=0.4047 HECTARES

DATE OF SURVEY: BEGINNING OCT., 1986; ENDING SEPT., 1986

NAME OF SURVEYOR: HEIN BERING ARENC., INC. 1600 ALASKA DRIVE FAIRBANKS, ALASKA

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING AND GEOLOGICAL AND GEOPHYSICAL SURVEYS
ANCHORAGE, ALASKA

CASCADEN SUBDIVISION

ALASKA STATE LAND SURVEY NO. 86-98
LOCATED WITHIN
A PORTION OF SECTIONS 9, 10, AND 11,
TOWNSHIP 7 NORTH, RANGE 8 WEST,
FAIRBANKS MERIDIAN, ALASKA

DRAWN BY: RLE DAB
DATE NOV., 1986

APPROVAL RECOMMENDED: [signature] 2/14/87
CHIEF, SURVEY SECTION

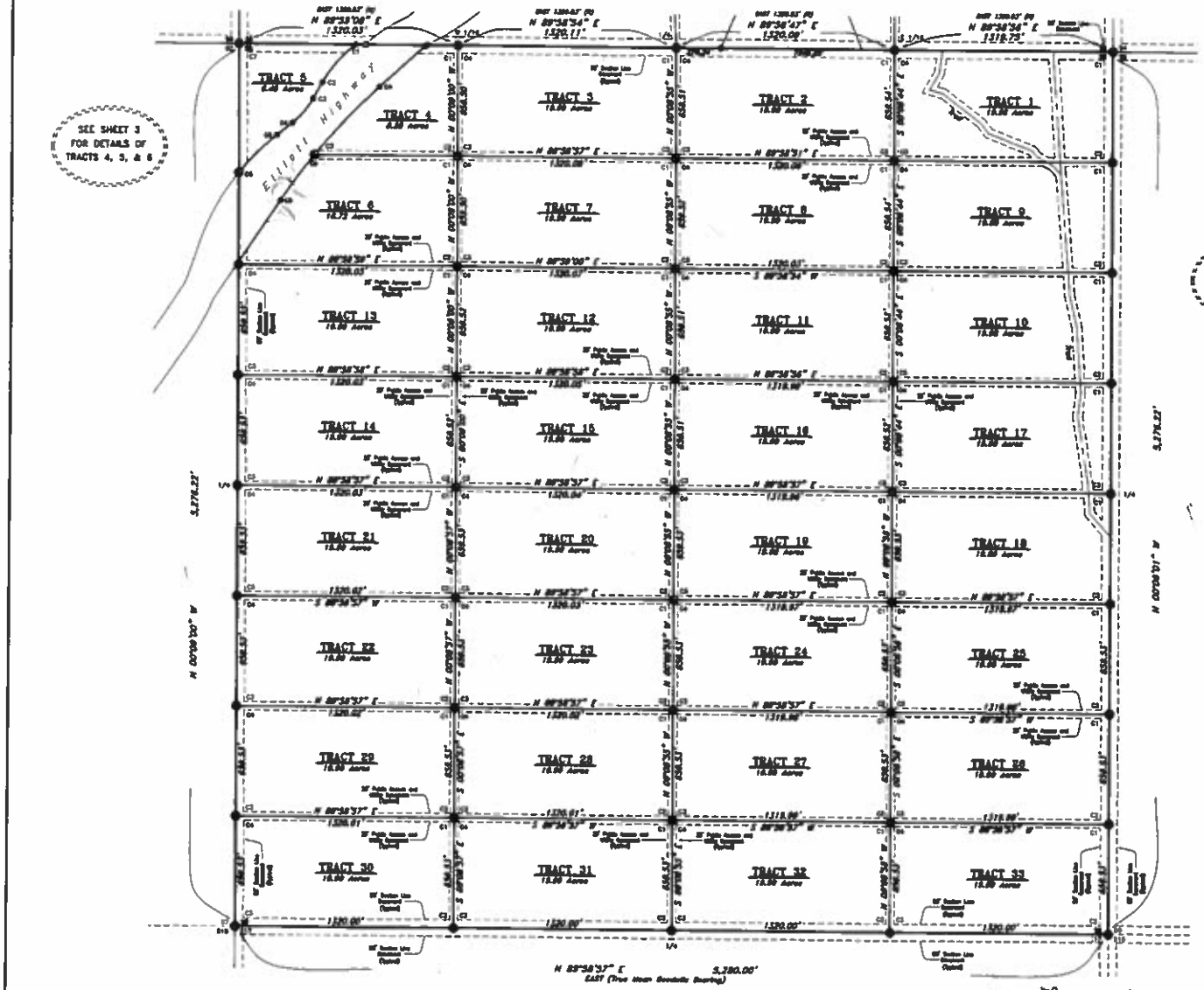
SCALE: 1" = 200'

CHECKED BY: RLE
FILE NO. 86-98

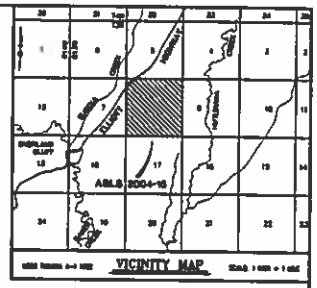
SHEET 4 OF 5 | FAIRBANKS RECORDING DISTRICT

KENTUCKY CREEK II SUBDIVISION

ALASKA STATE LAND SURVEY No. 2004-15



Sheet No. 2 of 4



Mean Magnetic Declination 27°30' E
USGS Tanana A-1
1962

LEGEND

- 3 1/2" DIAM. BRASS CAP ON 2 1/2" DIAM. BY 27" LONG STAINLESS STEEL POST PRIMARY MONUMENT, RECOVERED THIS SURVEY
- 3 1/4" DIAM. ALUMINUM CAP ON 2 1/2" DIAM. BY 30" LONG ALUMINUM POST PRIMARY MONUMENT, 3032-S, SET THIS SURVEY
- 3 1/4" DIAM. ALUMINUM CAP ON 2 1/2" DIAM. BY 30" LONG ALUMINUM POST OR 5/8" DIAM. ALUMINUM DRIVEN ROD PRIMARY MONUMENT, RECOVERED THIS SURVEY
- 2" DIAM. ALUMINUM CAP ON 30" No. 5 REBAR, 3032-S, SET THIS SURVEY
- 2" DIAM. ALUMINUM CAP ON No. 5 REBAR, RECOVERED THIS SURVEY
- SURVEYED LINE
- UNSURVEYED LINE AND EASEMENT LINE
- (R) RECORD DIMENSION PER PLAT AS REFERENCED
- (M) MEASURED DIMENSION
- (C) COMPUTED DIMENSION

SCALE

1 INCH = 300 FEET

0 150 300 600 900 1200 FEET

0 150 300 METERS

1 METER = 3.28083 US SURVEY FEET, 1 US FOOT = 0.9997 METERS

DATE OF SURVEY Beginning: July 17, 2003 Ending: August 4, 2003	NAME OF SURVEYOR Northern Control Surveyors, Inc. P.O. Box 80 Nenana, Alaska 99760 (907) 832-5811

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

ALASKA STATE LAND SURVEY No. 2004-15

KENTUCKY CREEK II SUBDIVISION

CREATING TRACTS 1-33
Located Within
Section 6, Township 3 North, Range 13 West,
Fairbanks Meridian, Alaska
MANLEY HOT SPRINGS RECORDING DISTRICT

DATE OF SURVEY Beginning: July 17, 2003 Ending: August 4, 2003	Surveyor Northern Control Surveyors, Inc.	Date October 2, 2003
SCALE 1" = 300'	DATE 2003	ASLS NUMBER 2004-15

LOST CREEK REMOTE RECREATIONAL CABIN SITES

INDEX SHEET

NOTES:

1. This survey was accomplished in accordance with AS 38.05.600, DSC 741 and RRCS SI 2007-9.

2. All bearings, unless noted, are true bearings as oriented to the Basis of Bearing and distances shown are reduced to horizontal field distances.

3. The accuracy of the survey is greater than 1:5000.

4. All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a 50 foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

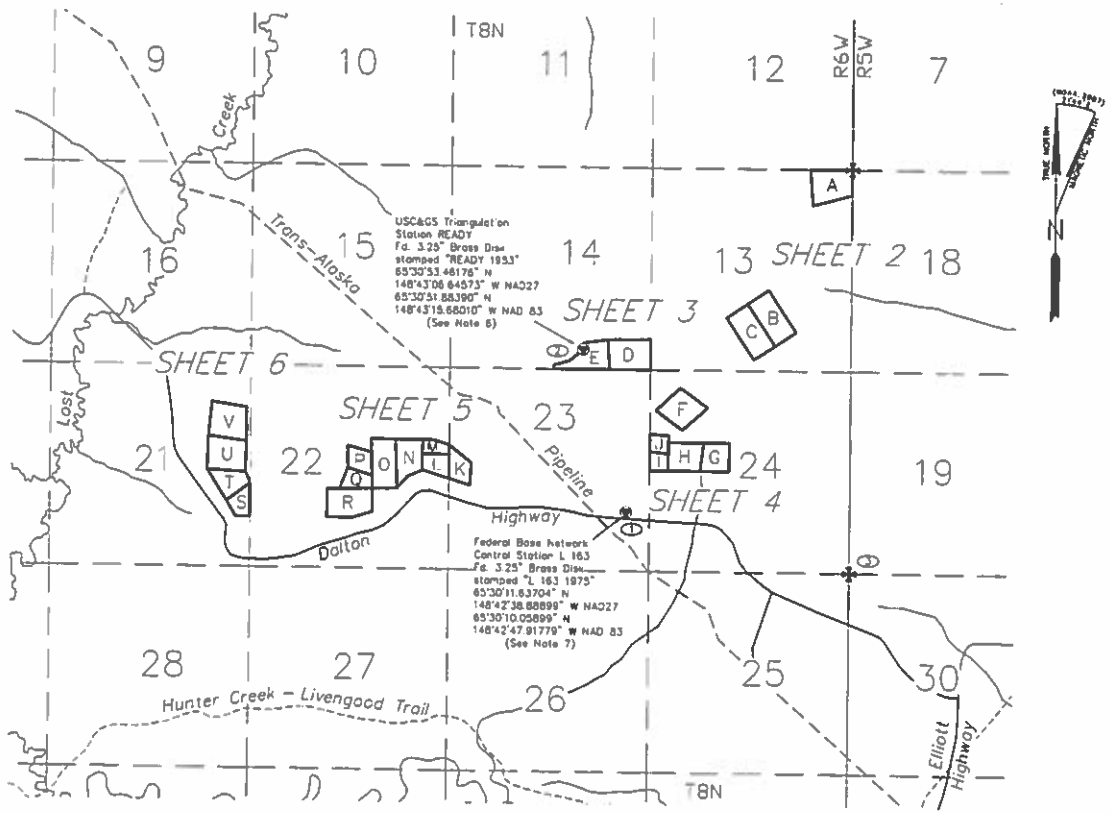
5. The existing lessees' claim corners were recovered and used to control the location of tract boundaries.

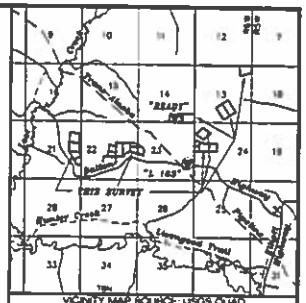
6. BASIS OF BEARING: The basis of bearing for this plat was determined by high precision GPS survey, using Topcon/Javed Legacy and Odyssey receivers, differentially corrected and processed by Topcon Tools Vers. 8.04 software. A local grid was established oriented to true geodetic north at Lat.65°30'53.46176", Long.148°43'06.64573": NAD 27 (Lat.65°30'51.88390", Long.148°43'15.68010": NAD 83 (USC&GS Triangulation Station "READY")

7. COORDINATES: The coordinates used were constrained to the National Spatial Reference System (NSRS) using CORS Stations TLKA, FAIR, and GNAA, extended to the corner locations by static survey methods, and converted to NAD 27 using the CORPSCON utility. The OPUS solution for Federal Base Network Control Station "L 163" was held for the GPS network adjustment.

8. Ties shown between lots and USC&GS Triangulation Station "READY" are mean true bearings (NAD27) with ground distances.

9. There is a 100 foot building setback from the ordinary high water line of all water bodies.





VICINITY MAP SOURCE: USGS QUAD. LIVENGOOD (B-4) & LIVENGOOD (C-4), 1952
SCALE 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land, and Water, and that the State of Alaska is the owner of ASLS 2007-9 as shown hereon. I hereby approve the survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated June 18, 2008

for Director, Division of Mining, Land and Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 18th day of June, 2008

For Gerald Lanning

Ronda Wilson
Notary Public for Alaska
My Commission Expires with Office

PLAT APPROVAL CERTIFICATE

This plat is approved by the Commissioner of the Department of Natural Resources, or the Commissioner's designee, in accordance with AS 40.15.

for Commissioner — Date June 18, 2008

By approval of this plat, the Commissioner of the Department of Natural Resources hereby accepts for public uses and for public purposes the real property dedicated to the public on the plat including easements, rights-of-way, alleys and roadways shown on the plat. The acceptance of lands for public use or public purposes does not obligate the public or any governing body to construct, operate or maintain improvements.

SURVEYOR'S CERTIFICATE

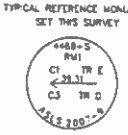
I certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon exist as described, and that all dimensions and other details are correct.

Date 10/7/08
Registration No. 4469-S
Donald E. Mullen,
Professional Land Surveyor

TYPICAL MONUMENT SET THIS SURVEY

3-1/4" aluminum cap on 2" I.D. x 30" aluminum pipe, 0.3' above ground.

TYPICAL REFERENCE MONUMENT SET THIS SURVEY



2" aluminum cap on 5/8" x 36" rebar, 0.4' above ground.

GRAPHIC SCALE
(IN FEET)
1 inch = 1500ft.
1 Meter = 3.280833 U.S. survey feet
1 U.S. Acre = 0.4047 hectare

LEGEND

- GLO-BLM MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- CONTROL STATION RECOVERED
- MISCELLANEOUS MONUMENT NUMBER (SEE SHEET 8)
- (R) BLM RECORD BEARINGS AND DISTANCES
- SURVEYED LINE
- UNSURVEYED LINE
- EASEMENT
- TIE LINE

DATE OF SURVEY: BEGINNING Sept. 30, 2007 ENDING October 17, 2007	NAME OF SURVEYOR: M.J.Bish Surveys P.O. Box 780 Homer, AK 99603-0780

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

ALASKA STATE LAND SURVEY 2007-9

LOST CREEK REMOTE RECREATIONAL CABIN SITES
CREATING TRACTS A THROUGH V
within UNSURVEYED SECTIONS 13, 14, 21, 22, 23 & 24
T. 8 N., R. 6 W.,
FAIRBANKS MERIDIAN, ALASKA
Fairbanks Recording District

DRAWN BY: MPF DATE: 10-2-08	APPROVAL RECOMMENDED: STATE PLAT NO. REVIEWER DATE	
SCALE: 1" = 1500'	CHECKED DLM, JVM	FIELD BOOK 2848-2840	FILE NO: ASLS 20070009

FAIRBANKS 2009-161

SHEET 1 OF 8

LOST CREEK REMOTE RECREATIONAL CABIN SITES

APPLICANT'S CERTIFICATE

I, the undersigned, hereby certify that I am the applicant as shown hereon. I hereby approve this survey and plat.

TRACT No. "R", ADL No. 417888

Mark D. Johnson 3/26/09
Mark D. Johnson Date
PO Box 1574
Valdez, AK 99686

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 26 day of March 2009

For [signature]
Applicant

[signature]
Notary Public for Alaska
My Commission Expires with office

APPLICANT'S CERTIFICATE

I, the undersigned, hereby certify that I am the applicant as shown hereon. I hereby approve this survey and plat.

TRACT No. "P", ADL No. 417921

Audun Endeshal Dec. 9th-2008
Audun Endeshal Date
PO Box 81591
Fairbanks, AK 99708

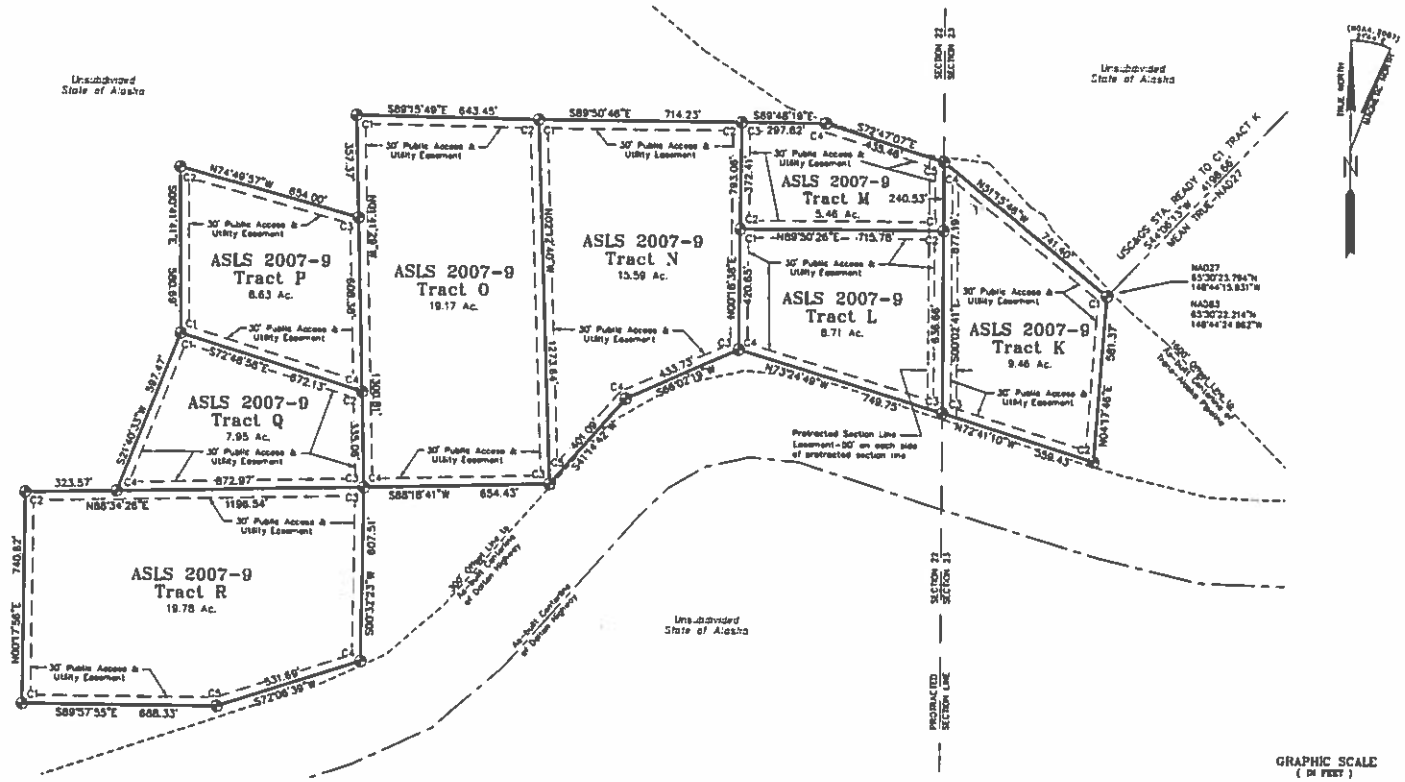
NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 9th day of December, 2008

For Audun Endeshal
Applicant

[signature]
Notary Public for Alaska
My Commission Expires with office

Note: There are no applicants for Tract L (ADL 417936), Tract M (ADL 418049) and Tract Q (ADL 417984).



APPLICANT'S CERTIFICATE

I, the undersigned, hereby certify that I am the applicant as shown hereon. I hereby approve this survey and plat.

TRACT No. "O", ADL No. 417901

Frank B. Williams 5/28/09
Frank B. Williams Date
PO Box 298923
Wasilla, AK 99629

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 28 day of May 2009

For Frank B. Williams
Applicant

[signature]
Notary Public for Alaska
My Commission Expires with office

APPLICANT'S CERTIFICATE

I, the undersigned, hereby certify that I am the applicant as shown hereon. I hereby approve this survey and plat.

TRACT No. "N", ADL No. 417933

See Attachment "B" _____
Janice M. Kirson Date
PO Box 60149
Fairbanks, AK 99706

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this ___ day of _____ 200

For _____
Applicant

Notary Public for Alaska
My Commission Expires ____

APPLICANT'S CERTIFICATE

I, the undersigned, hereby certify that I am the applicant as shown hereon. I hereby approve this survey and plat.

TRACT No. "K", ADL No. 417923

[signature] 12-4-2008
David J. Wilson Date
617 Farewell Avenue
Fairbanks, AK 99701

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 4 day of December 2008

For David J. Wilson
Applicant

[signature]
Notary Public for Alaska
My Commission Expires with office

GRAPHIC SCALE
(IN FEET)
200 0 100 200 400 800
50 0 50 100 200
(IN METERS)
1 inch = 200ft.
1 Meter = 3.280833 U.S. survey feet
1 U.S. Acre = 0.4047 hectare

LEGEND

- GLO-BLM MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- CONTROL STATION RECOVERED
- MISCELLANEOUS MONUMENT NUMBER (SEE SHEET 8)
- (R) BLM RECORD BEARINGS AND DISTANCES
- SURVEYED LINE
- UNSURVEYED LINE
- EASEMENT
- TIE LINE

SEE SHEETS 7 & 8 FOR MONUMENT TABLES

DATE OF SURVEY:	NAME OF SURVEYOR:
BEGINNING Sept. 30, 2007 ENDING October 17, 2007	Multikin Surveys P.O. Box 790 Homer, AK 99603-0790

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

ALASKA STATE LAND SURVEY 2007-9

LOST CREEK REMOTE RECREATIONAL CABIN SITES
CREATING TRACTS A THROUGH V
WITHIN UNSURVEYED SECTIONS 13, 14, 21, 22, 23 & 24
T. 6 N., R. 6 W.,
FAIRBANKS MERIDIAN, ALASKA
Fairbanks Recording District

DRAWN BY: MPF DATE 10-2-08	APPROVAL RECOMMENDED: [signature] 6-12-09 STATE MAP & SURVEY SUPERVISOR DATE		
SCALE: 1" = 200'	CHECKED DEM. JVM	FIELD BOOK 2848-2840	FILE NO: ASLS 20070009

FAIRBANKS 2009-61

SHEET 5 OF 8

Page 5 of 8

SECTION-LINE EASEMENT VACATION CERTIFICATE
APPROVAL RECOMMENDATION

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE NORTHERN REGIONAL OFFICE AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: _____ DATE: 2-10-2010

TITLE: CHIEF, PLANNING AND ADMINISTRATION

STATE OF ALASKA DIVISION OF MINING, LAND & WATER

THE VACATION STATEMENT, AS SHOWN HEREON, HAS BEEN REVIEWED BY THE DIVISION OF MINING, LAND & WATER AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE COMMISSIONER.

RECOMMENDED BY: _____ DATE: 10 Feb 2010

TITLE: DIRECTOR, DIVISION OF MINING, LAND & WATER

THE STATE OF ALASKA, ACTING BY AND THROUGH THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES AND THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, DOES HEREBY STATE AND DECLARE THAT THE STATE OF ALASKA VACATES AND RELEASES ALL RIGHTS AND TITLE TO ANY AND ALL PORTIONS OF SECTION-LINE EASEMENTS FOR PUBLIC HIGHWAYS RESERVED TO IT UNDER A.S. 19.10.010 (SPECIFIC AREA DELIMITED BY DIAGONAL HATCHING ON THIS PLAT).

DATE: 2/19/10 APPROVED: _____
COMMISSIONER
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

DATE: 10 Feb 2010 APPROVED: _____
COMMISSIONER
DEPARTMENT OF NATURAL RESOURCES

NOTES

1. Diagonally hatched area indicates portions of the section-line easements being vacated within Section 1, T6N, R4W and Section 6, T6N, R3W, FM. It is not the intent of this plat to vacate any other dedicated public rights-of-way or easements.
2. No field survey has been conducted in relation to the preparation of the section-line easement vacation plat. All dimensions and other details as shown hereon are from the BLM USRS plats of T6N, R3W & 4W, FM accepted Nov. 5, 1987; and from the plats of Alaska State Land Survey No. 83-123 and Alaska State Land Survey No. 2003-44. Both ASLS plats are on file at the Fairbanks Recording District as Plat No. 91-78 and Plat No. 2006-192, respectively.
3. The purpose of this plat is to vacate the section-line easements and adjustments the township/section line within ASLS 83-123.
4. This section-line easement vacation and replat is in compliance with the Final Decision approved September 30, 2009, State Planning Resolution No. 2009-10 approved December 21, 2009, EV-3-102, and AS 29.40.120 - .140.
5. All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bounded by a surveyed or protracted section line, are subject to a 50 foot (50') easement, each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.

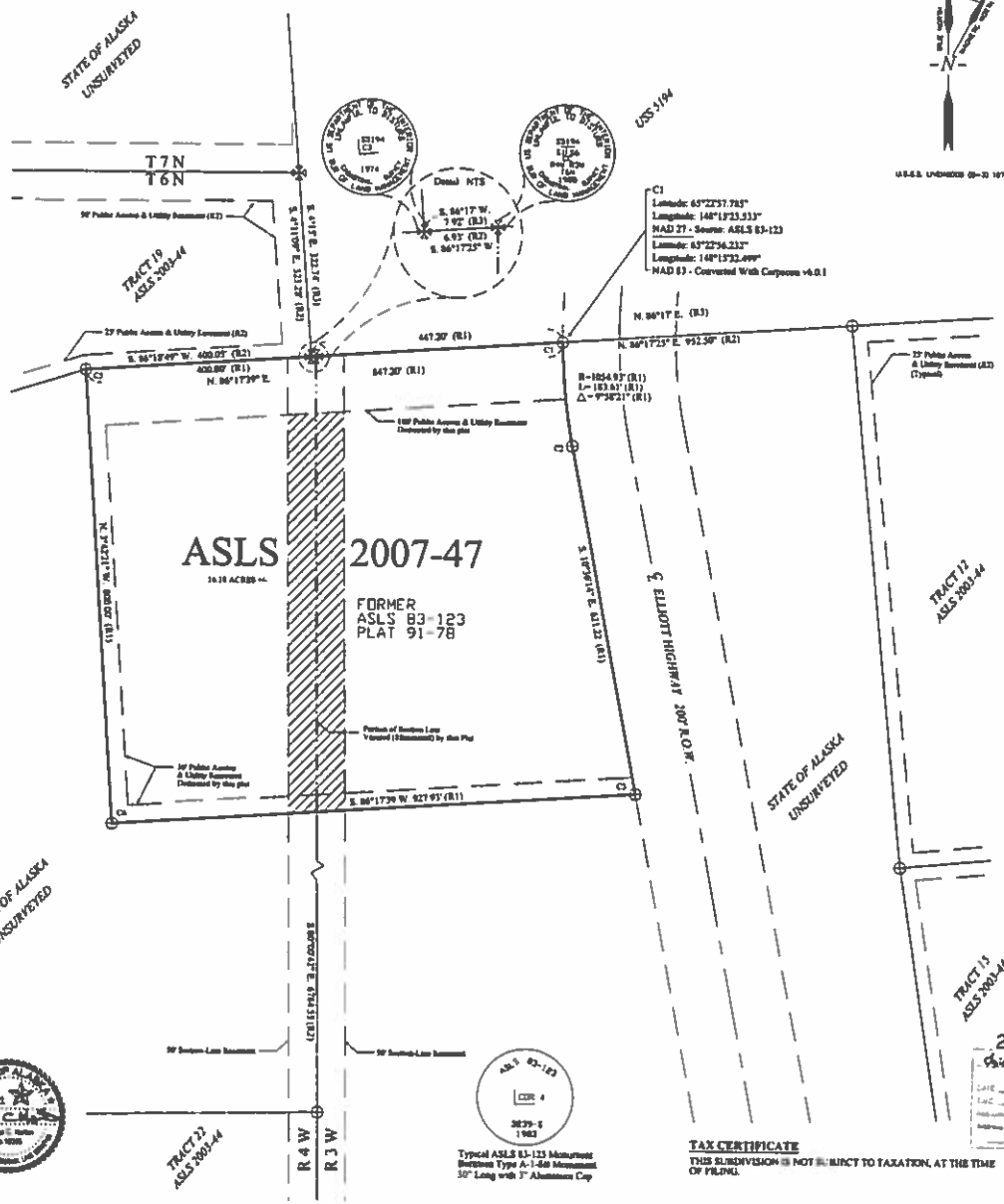
LEGEND

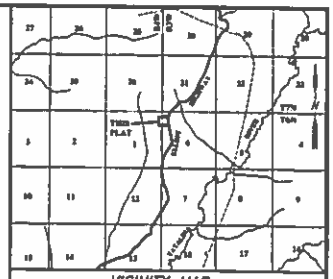
- BLM MONUMENT OF RECORD
- PRIMARY MONUMENT OF RECORD
- SURVEYED
- UNSURVEYED
- SECTION-LINE EASEMENT VACATED BY THIS PLAT
- PORTION OF SECTION LINE VACATED (ELIMINATED) BY THIS PLAT
- (R1) RECORD PER ASLS 83-123 (Plat No. 91-78)
- (R2) RECORD PER ASLS 2003-44 (Plat No. 2006-192)
- (R3) RECORD PER BLM USRS ACCEPTED NOV 5, 1987

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

_____ 2/8/10
GEORGE C. HORTON, PLS No. 10396 DATE:





CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER, AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS 2007-47 AS SHOWN HEREON. I HEREBY APPROVE THIS SECTION-LINE EASEMENT VACATION PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAYS AS SHOWN AND DESCRIBED HEREON.

for DIRECTOR, DIVISION OF MINING, LAND AND WATER DATED: Feb 10, 2010

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF FEBRUARY, 2010.

BY: Gerald Jennings

Ronda Wilson
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: with office

PLAT APPROVAL

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

for COMMISSIONER Feb 10, 2010 DATE

BY APPROVAL OF THIS PLAT, THE COMMISSIONER OF THE DEPARTMENT OF NATURAL RESOURCES HEREBY ACCEPTS FOR PUBLIC USE AND PUBLIC PURPOSES THE REAL PROPERTY DEDICATED TO THE PUBLIC HEREON, INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND ROADWAYS. THE ACCEPTANCE OF SUCH DEDICATED AREAS FOR PUBLIC USE AND PUBLIC PURPOSES DOES NOT OBLIGATE THE DEPARTMENT, ANY GOVERNING BODY, OR THE PUBLIC TO CONSTRUCT, OPERATE, MAINTAIN, OR MANAGE IMPROVEMENTS.

0 50 100 200 300 400 500 FEET
0 10 20 30 40 50 100 150 METERS
1 METER = 1.20003 U.S. SURVEY FEET AND 1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY: BEGINNING: No Field Survey ENDING:	SURVEYOR: STATE OF ALASKA, DNR, DMLW 5800 7th AVENUE SUITE 600 ANCHORAGE, ALASKA 99501

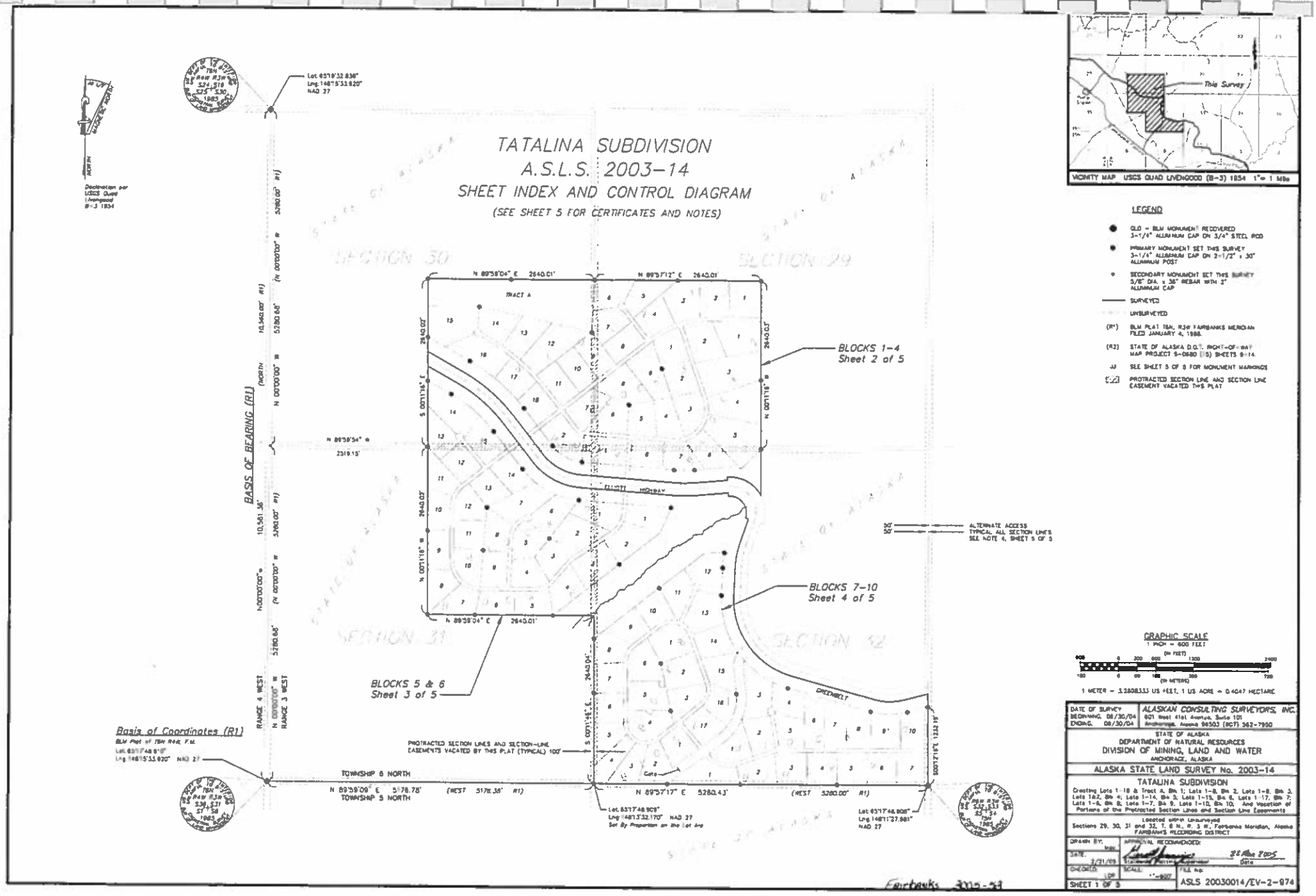
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

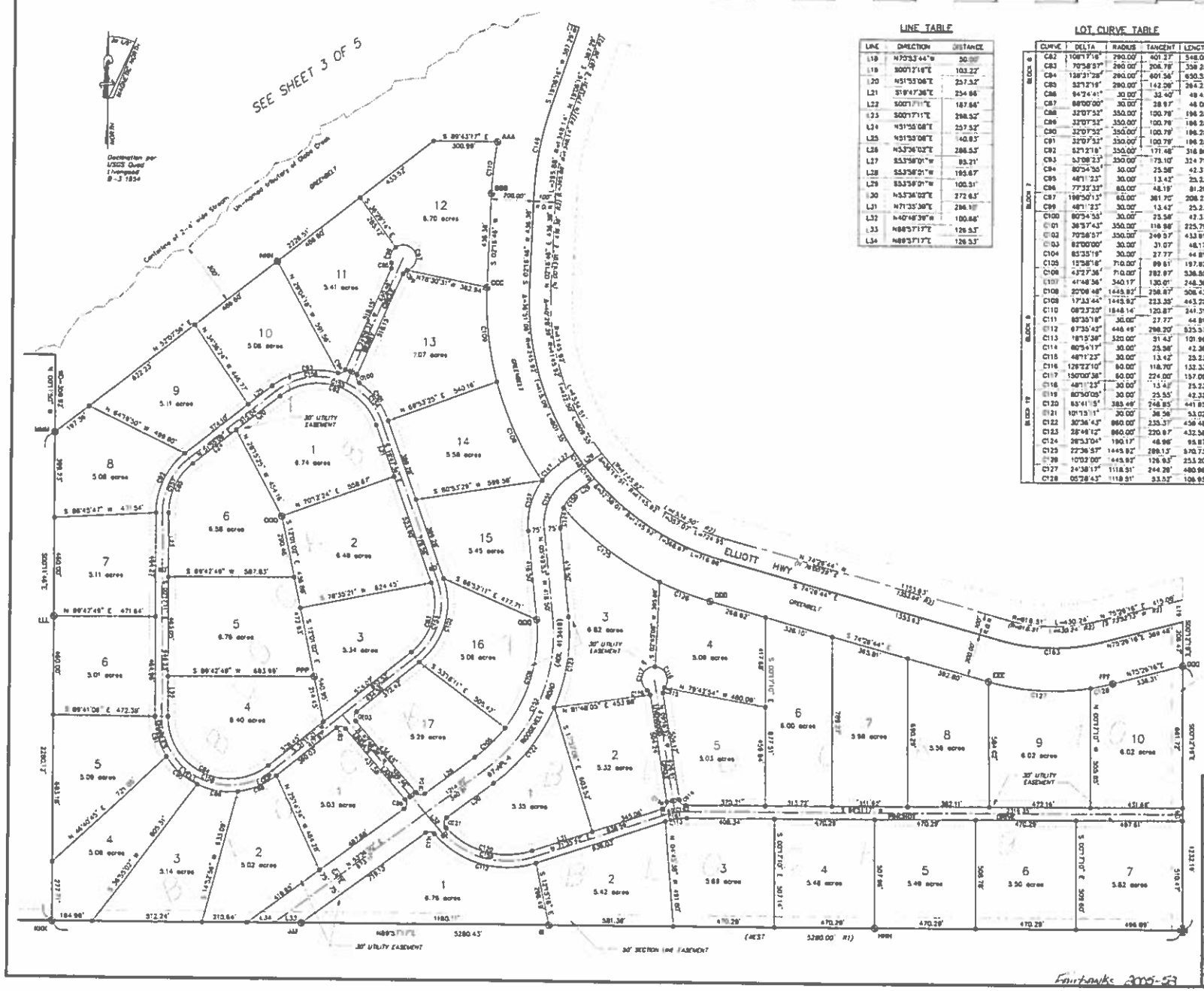
ALASKA STATE LAND SURVEY NO. 2007-47

SECTION-LINE EASEMENT VACATION PLAT
ASSOCIATED WITH
ALASKA STATE LAND SURVEY No. 83-123
AND THE DEDICATION OF PUBLIC ACCESS
CREATING ASLS 2007-47
CONTAINING 16.16 ACRES MORE OR LESS

LOCATED WITHIN
UNSURVEYED SECTION 1,
TOWNSHIP 6 NORTH, RANGE 4 WEST,
AND
UNSURVEYED SECTION 6,
TOWNSHIP 6 NORTH, RANGE 3 WEST,
FAIRBANKS MERIDIAN, ALASKA
FAIRBANKS RECORDING DISTRICT

DRAWN BY: GCH DATE: 9/10/09 REVISED: 1/13/10	APPROVAL RECOMMENDED: STATEWIDE PLATTING SUPERVISOR	2/8/10 DATE
SCALE: 1" = 100'	CHECKED: MJN & CEB	FILE No's: ASLS 20070047 EV-3-102


TATALINA SUBDIVISION
A.S.L.S. 2003-14
SHEET INDEX AND CONTROL DIAGRAM
(SEE SHEET 5 FOR CERTIFICATES AND NOTES)
SECTION 30
SECTION 29
SECTION 31
SECTION 32
BLOCKS 1-4
Sheet 2 of 5
BLOCKS 7-10
Sheet 4 of 5
BLOCKS 5 & 6
Sheet 3 of 5
BASIS OF BEARING (R1)
Basis of Coordinates (R1)
TOWNSHIP 6 NORTH
TOWNSHIP 5 NORTH
RANGE 4 WEST
RANGE 3 WEST
ALTERNATE ACCESS
TYPICAL ALL SECTION LINES
SEE NOTE 4, SHEET 5 OF 5
PROTRACTED SECTION LINES AND SECTION-LINE EASEMENTS VACATED BY THIS PLAT (TYPICAL) 100'
This Survey
VICINITY MAP USGS QUAD LIVENGOOD (B-3) 1954 1"= 1 Mile
LEGEND
GLO - BLM MONUMENT RECOVERED 3-1/4" ALUMINUM CAP ON 3/4" STEEL ROD
PRIMARY MONUMENT SET THIS SURVEY 3-1/4" ALUMINUM CAP ON 2-1/2" x 30" ALUMINUM POST
SECONDARY MONUMENT SET THIS SURVEY 5/8" DIA. x 36" REBAR WITH 2" ALUMINUM CAP
SURVEYED
UNSURVEYED
(R1) BLM PLAT T6N, R3W FAIRBANKS MERIDIAN FILED JANUARY 4, 1988.
(R2) STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP PROJECT S-0680 (15) SHEETS 9-14.
SEE SHEET 5 OF 5 FOR MONUMENT MARKINGS
PROTRACTED SECTION LINE AND SECTION LINE EASEMENT VACATED THIS PLAT
GRAPHIC SCALE
1 INCH = 600 FEET
1 METER = 3.2808333 US FEET, 1 US ACRE = 0.4047 HECTARE
DATE OF SURVEY
BEGINNING 08/30/04
ENDING 08/30/04
ALASKAN CONSULTING SURVEYORS, INC.
601 West 41st Avenue, Suite 101
Anchorage, Alaska 99503 (907) 562-7950
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY No. 2003-14
TATALINA SUBDIVISION
Creating Lots 1-18 & Tract A, Blk 1; Lots 1-8, Blk 2, Lots 1-8, Blk 3, Lots 1&2, Blk 4; Lots 1-14, Blk 5; Lots 1-15, Blk 6, Lots 1-17, Blk 7; Lots 1-6, Blk 8; Lots 1-7, Blk 9, Lots 1-10, Blk 10; And Vacation of Portions of the Protracted Section Lines and Section Line Easements
Located within Unsurveyed
Sections 29, 30, 31 and 32, T. 6 N., R. 3 W., Fairbanks Meridian, Alaska
FAIRBANKS RECORDING DISTRICT
DRAWN BY:
DATE: 2/21/05
APPROVAL RECOMMENDED:
28 Mar 2005
CHECKED:
SCALE:
FILE No.
ASLS 20030014/EV-2-974
SHEET 1 OF 5
Fairbanks 2005-53



LINE TABLE

LINE	DIRECTION	DISTANCE
L18	N75°33'44"W	50.00'
L19	S00°17'16"E	103.22'
L20	N51°55'08"E	257.52'
L21	S19°47'36"E	254.66'
L22	S00°17'11"E	187.66'
L23	S00°17'11"E	298.52'
L24	N51°55'08"E	257.52'
L25	N51°55'08"E	140.83'
L26	N53°36'02"E	286.53'
L27	S53°38'01"W	83.21'
L28	S53°38'01"W	193.67'
L29	S53°38'01"W	100.31'
L30	N53°36'02"E	272.63'
L31	N71°35'38"E	284.10'
L32	N40°48'39"W	100.88'
L33	N88°37'17"E	126.53'
L34	N88°37'17"E	126.53'

LOT CURVE TABLE

	CURVE	DELTA	RADIUS	TANGENT	LENGTH
BLOCK 6	C82	108°17'16"	290.00'	401.27'	548.08'
	C83	70°34'31"	290.00'	206.78'	356.28'
	C84	138°31'28"	290.00'	401.56'	650.53'
	C85	52°12'16"	290.00'	142.06'	264.23'
	C86	94°24'41"	30.00'	32.40'	49.43'
	C87	88°00'00"	30.00'	28.97'	46.08'
	C88	32°07'32"	350.00'	100.78'	196.28'
	C89	32°07'32"	350.00'	100.78'	196.28'
	C90	32°07'32"	350.00'	100.78'	196.28'
	C91	32°07'32"	350.00'	100.78'	196.28'
	C92	52°12'16"	350.00'	177.48'	318.80'
	C93	53°08'23"	350.00'	175.10'	324.71'
	C94	80°54'35"	30.00'	25.58'	42.37'
	C95	48°11'23"	30.00'	13.42'	25.23'
	C96	77°35'33"	60.00'	48.19'	81.20'
	C97	199°50'13"	60.00'	381.70'	208.22'
	C98	48°11'23"	30.00'	13.42'	25.23'
	C100	80°54'35"	30.00'	25.58'	42.37'
BLOCK 8	C101	36°57'43"	350.00'	116.98'	225.79'
	C102	70°36'37"	350.00'	249.57'	432.91'
	C103	82°00'00"	30.00'	31.07'	48.17'
	C104	85°35'18"	30.00'	27.77'	44.81'
	C105	15°58'18"	710.00'	99.61'	197.82'
	C106	43°27'36"	710.00'	282.97'	538.55'
	C107	41°48'36"	340.17'	130.01'	248.36'
	C108	22°06'48"	1445.92'	258.87'	508.43'
	C109	17°33'44"	1445.92'	223.35'	443.22'
	C110	08°23'20"	1848.14'	120.87'	241.31'
	C111	85°35'18"	30.00'	27.77'	44.81'
	C112	67°35'42"	446.49'	298.20'	533.57'
	C113	18°15'38"	320.00'	51.43'	101.96'
	C114	80°54'17"	30.00'	25.58'	42.36'
	C115	48°11'23"	30.00'	13.42'	25.23'
	C116	126°22'10"	60.00'	118.70'	132.33'
	C117	150°00'38"	60.00'	224.00'	157.09'
	C118	48°11'23"	30.00'	13.42'	25.23'
BLOCK 10	C119	80°50'05"	30.00'	25.55'	42.33'
	C120	83°41'15"	383.49'	246.85'	441.83'
	C121	101°15'11"	30.00'	36.56'	53.02'
	C122	30°36'43"	860.00'	233.37'	458.48'
	C123	28°48'12"	860.00'	220.87'	432.58'
	C124	26°33'04"	190.17'	48.96'	95.87'
	C125	22°36'57"	1445.92'	289.13'	570.73'
	C126	10°02'00"	445.92'	126.93'	253.20'
	C127	24°38'17"	1118.31'	244.28'	480.98'
	C128	05°28'43"	1118.31'	53.52'	106.93'

ROW CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C146	16°46'30"	1448.14'	214.17'	423.23'
C147	17°36'30"	340.17'	53.87'	105.53'
C148	3°26'36"	1245.92'	37.32'	73.01'
C149	32°22'23"	1245.92'	37.80'	73.17'
C150	30°56'41"	190.17'	52.64'	102.71'
C151	39°48'44"	389.17'	152.37'	276.89'
C152	36°25'55"	785.00'	448.05'	814.27'
C153	70°56'57"	320.00'	228.18'	396.44'
C154	48°02'46"	320.00'	135.99'	267.17'
C155	108°17'16"	320.00'	442.78'	604.79'
C156	62°14'28"	320.00'	193.18'	347.52'
C157	52°12'16"	320.00'	156.78'	291.57'
C158	128°31'28"	320.00'	663.78'	717.82'
C159	67°35'42"	415.49'	278.12'	480.18'
C160	8°42'41"	350.00'	26.66'	53.21'
C161	172°32'20"	380.00'	53.62'	106.43'
C162	8°42'40"	350.00'	26.66'	53.21'
C163	30°07'00"	818.31'	247.12'	482.80'

LEGEND

- CLO – BLM MONUMENT RECOVERED 3-1/4" ALUMINUM CAP ON 3/4" STEEL ROD
- PRIMARY MONUMENT SET THIS SURVEY 3-1/4" ALUMINUM CAP ON 2-1/2" x 30" ALUMINUM POST
- SECONDARY MONUMENT SET THIS SURVEY 5/8" DIA. x 36" REBAR WITH 2" ALUMINUM CAP
- SURVEYED
- UNSURVEYED
- (R1) BLM PLAT TBN, R3W FAIRBANKS MERIDIAN FILED JANUARY 4, 1988.
- (R2) STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP PROJECT S-0880 (15) SHEETS 9-14.
- SEE SHEET 3 OF 5 FOR MONUMENT MARKINGS
- PROTRACTED SECTION LINE AND SECTION LINE EASEMENT VACATED THIS PLAT

GRAPHIC SCALE

1 INCH = 200 FEET

(in FEET) 200 0 100 200 400 600

(in METERS) 60 0 30 60 120 240

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

DATE OF SURVEY BEGINNING: 08/30/04 ENDING: 08/30/04	ALASKAN CONSULTING SURVEYORS, INC. 6201 West 41st Avenue, Suite 101 Anchorage, Alaska 99502 (907) 562-7930

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

ALASKA STATE LAND SURVEY No. 2003-14

TATALINA SUBDIVISION

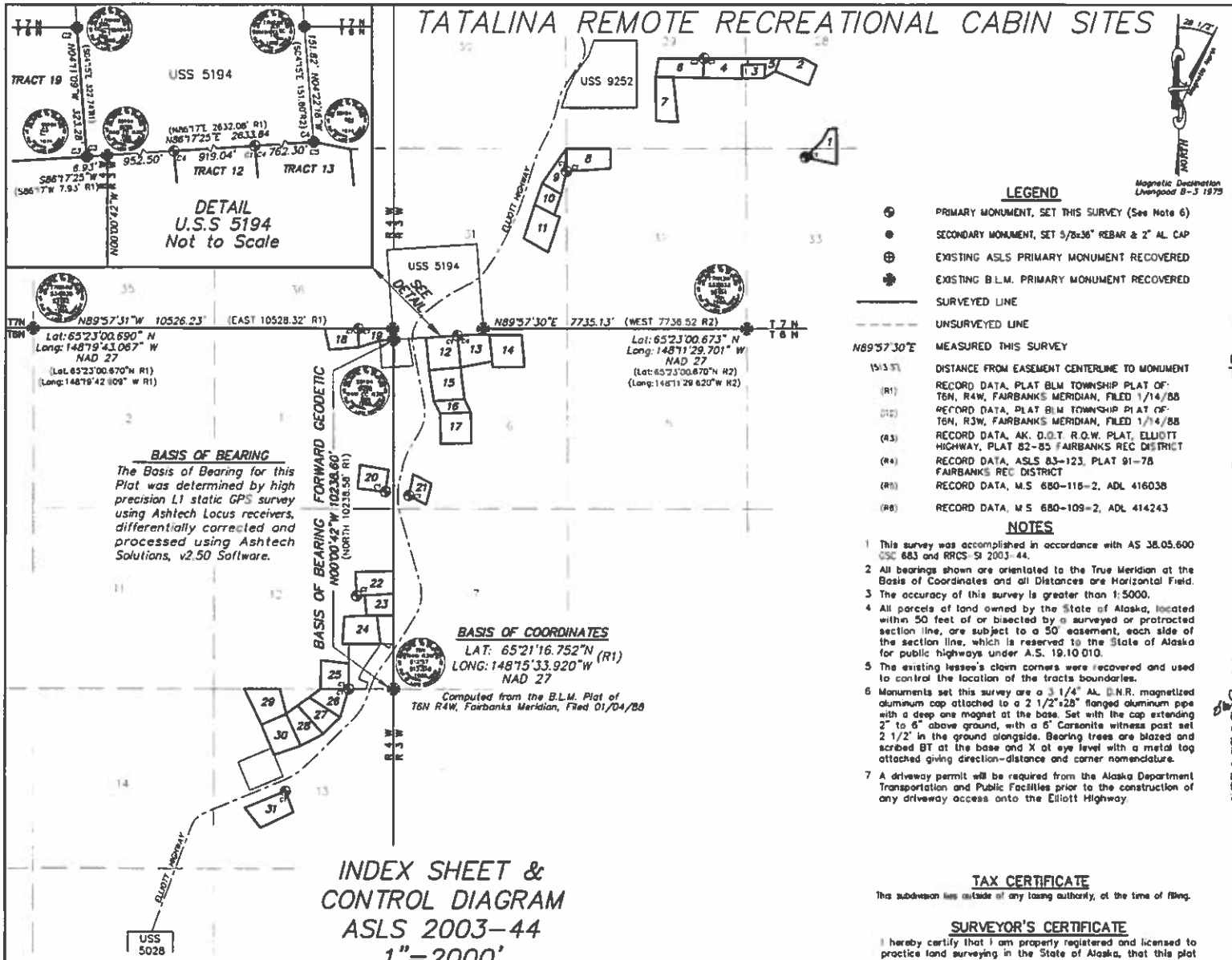
Creating Lots 1-18 & Tract A, Blk 1; Lots 1-8, Blk 2; Lots 1-6, Blk 3; Lots 1&2, Blk 4; Lots 1-14, Blk 5; Lots 1-13, Blk 6; Lots 1-17, Blk 7; Lots 1-6, Blk 8; Lots 1-7, Blk 9; Lots 1-10, Blk 10; And Vacation of Portions of the Protracted Section Lines and Section Line Easements

Located within Unsurveyed Sections 29, 30, 31 and 32, T. 6 N., R. 3 W., Fairbanks Meridian, Alaska
FAIRBANKS RECORDING DISTRICT

DRAWN BY: Mgs	APPROVAL RECOMMENDED:		
DATE: 3/21/05	Statewide Mapping Supervisor	28 Apr 2005 Date	
CHECKED: LGR	SCALE: 1"=200'	FILE No: ASLS 20030014/EV-2-974	
SHEET 4 OF 5			

Fairbanks 2005-53

TATALINA REMOTE RECREATIONAL CABIN SITES



LEGEND

- PRIMARY MONUMENT, SET THIS SURVEY (See Note 6)
- SECONDARY MONUMENT, SET 5/8x36" REBAR & 2" AL. CAP
- EXISTING ASLS PRIMARY MONUMENT RECOVERED
- EXISTING B.L.M. PRIMARY MONUMENT RECOVERED
- SURVEYED LINE
- UNSURVEYED LINE
- N89°57'30"E MEASURED THIS SURVEY
- (5)(3.5) DISTANCE FROM EASEMENT CENTERLINE TO MONUMENT
- (R1) RECORD DATA, PLAT BLM TOWNSHIP PLAT OF T6N, R4W, FAIRBANKS MERIDIAN, FILED 1/14/88
- (R2) RECORD DATA, PLAT BLM TOWNSHIP PLAT OF T6N, R3W, FAIRBANKS MERIDIAN, FILED 1/14/88
- (R3) RECORD DATA, AK. D.O.T. R.O.W. PLAT, ELLIOTT HIGHWAY, PLAT 82-85 FAIRBANKS REC DISTRICT
- (R4) RECORD DATA, ASLS 83-123, PLAT 91-78 FAIRBANKS REC DISTRICT
- (R5) RECORD DATA, M.S 680-116-2, ADL 416038
- (R6) RECORD DATA, M.S 680-109-2, ADL 414243

NOTES

1. This survey was accomplished in accordance with AS 38.05.600 CSC 683 and RRCS-SI 2003-44.
2. All bearings shown are orientated to the True Meridian at the Basis of Coordinates and all Distances are Horizontal Field.
3. The accuracy of this survey is greater than 1:5000.
4. All parcels of land owned by the State of Alaska, located within 50 feet of or bisected by a surveyed or protracted section line, are subject to a 50' easement, each side of the section line, which is reserved to the State of Alaska for public highways under A.S. 19.10.010.
5. The existing lessee's claim corners were recovered and used to control the location of the tracts boundaries.
6. Monuments set this survey are a 3 1/4" AL. D.N.R. magnetized aluminum cap attached to a 2 1/2"x28" flanged aluminum pipe with a deep one magnet at the base. Set with the cap extending 2" to 6" above ground, with a 6' Carsonite witness post set 2 1/2' in the ground alongside. Bearing trees are blazed and scribed BT at the base and X at eye level with a metal tag attached giving direction-distance and corner nomenclature.
7. A driveway permit will be required from the Alaska Department Transportation and Public Facilities prior to the construction of any driveway access onto the Elliott Highway.

TAX CERTIFICATE

This subdivision lies outside of any taxing authority, at the time of filing.

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described and, that all dimensions and other details are correct.

Date: June 26, 2006 Registration No. 7569

STATE OF ALASKA 49th Wm. Nicholas Cline LS-7569 REGISTERED PROFESSIONAL LAND SURVEYOR

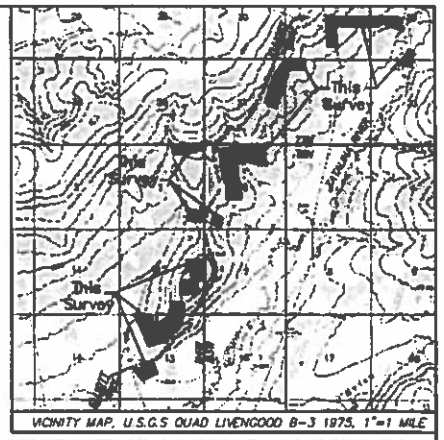
TIES TO PARCELS FROM BASIS OF COORDINATES

Tie to:	Bearing (Fwd. Geo.)	Distance	Latitude NAD 27	Longitude
C1 Tract 1	N37°43'42"E	19719.09'	65°23'50.154" N	148°10'49.043" W
C1 Tr. 4/C2 Tr. 6	N26°11'49"E	20600.72'	65°24'18.608" N	148°11'59.148" W
C1 Tr 8/C1 Tr. 9	N18°25'26"E	15993.29'	65°23'46.055"N	148°13'34.592"W
C1 Tr 12/C4 Tr 13	N10°12'30"E	10526.31'	65°22'58.696"N	148°14'49.901"W
C1 Tr 18/C1 Tr 19	N05°38'32"W	10612.18'	65°23'00.675"N	148°15'58.540"W
C1 Tract 20	N02°27'06"W	5788.94'	65°22'13.666"N	148°15'39.780"W
C1 Tract 21	N04°26'34"E	5691.46'	65°22'12.591"N	148°15'23.522" W
C1 Tract 22	N21°47'36"W	2937.60'	65°21'43.593" N	148°15'59.634" W
C1 Tr 25/C1 Tr 26	N89°59'45"W	1320.00'	65°21'16.752"N	148°16'05.033"W
C1 Tract 31	S46°35'32"W	4367.37'	65°20'47.213" N	148°16'48.682" W

DRAWING INDEX

SHEET	DESCRIPTION
1	CONTROL DIAGRAM & INDEX
2	TRACTS 1,2,3,5
3	TRACTS 4,6,7
4	TRACTS 8,9,10,11
5	TRACTS 12,13,14,15
6	TRACTS 16,17,20,21
7	TRACTS 18,19
8	TRACTS 22,23,24
9	TRACTS 25,26,27,28,29,30
10	TRACT 31

Fairbanks 2006-192



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS 2003-44 as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated 11-17-06 Sandra Singer
for Director, Division of Mining, Land and Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 17th day of Nov, 2006

For: Sandra Singer

Notary Public for Alaska

1-9-09
My Commission Expires

RONALD MORALES NOTARY PUBLIC STATE OF ALASKA

PLAT APPROVAL

This Plat is approved by the Commissioner of the Department of Natural Resources, or the commissioner's designee, in accordance with AS 40.15.

Sandra Singer 11-17-06
for Commissioner Date

By approval of this plat, the Commissioner of the Department of Natural Resources hereby accepts for public use and public purposes the real property dedicated to the public hereon, including easements, rights of way, alleys and roadways. The acceptance of such dedicated areas for public use and public purposes does not obligate the department, any governing body, or the public to construct, operate, maintain or manage improvements.

GRAPHIC SCALE

FEET 0 1000 2000 4000 6000
METERS 0 500 1000 1500 2000

1 METER = 3.2808333 US SURVEY FEET, 1 US ACRE = 0.4047 HECTARE

DATE OF SURVEY Beginning 05/15/05 Ending 06/29/05	CLINE AND ASSOCIATES P.O. BOX 2703 SEWARD, ALASKA 99664 907-224-7324

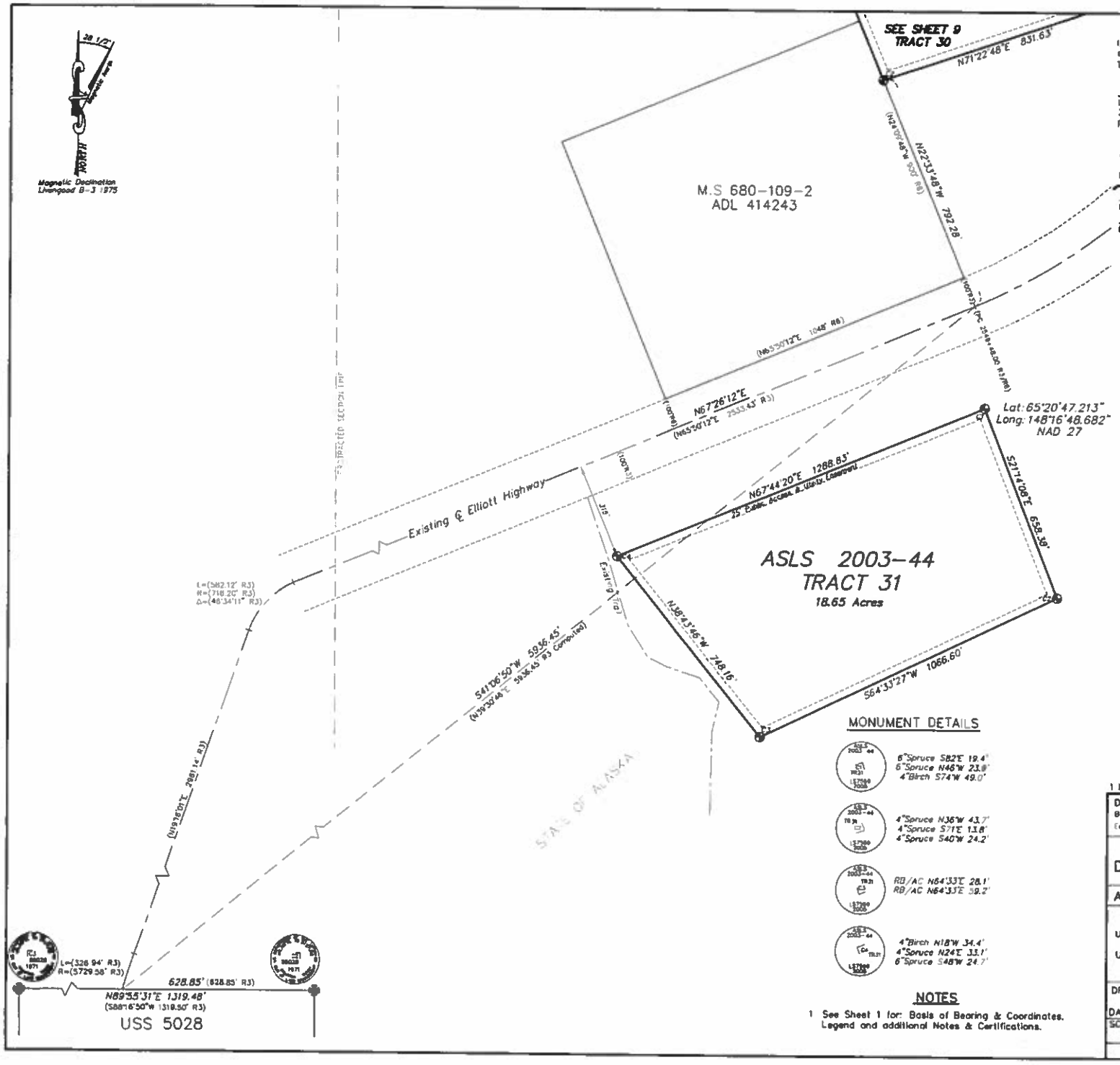
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2003-44

Creating: Tracts 1-31
within:
Unsurveyed Sections 26,29,31,32,33, Township 7 N, Range 3 W
Unsurveyed Section 6, Township 6 N, Range 3 W
Unsurveyed Sections 1, 12 & 13, Township 6 N, Range 4 W
Fairbanks Meridian, Alaska
Fairbanks Recording District

DRAWN BY WNC DATE: 06/26/06	APPROVAL RECOMMENDED Nov 17, 2006 Statewide Mapping Supervisor Date	
SCALE 1"=2000'	CHECKED WNC	FILE NO. ASLS 20030044

SHEET 1 OF 10



APPLICANT CERTIFICATE

I, the undersigned, hereby certify that I am the applicant as shown hereon. I hereby approve this survey and plat.
TRACT 31, ADL 417026

Linda Finkbeiner 7/24/06
LINDA FINKBEINER
212 RHUBARB DR.
FAIRBANKS, AK 99712

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 24 day of July, 2006
For: Linda Finkbeiner
Marta Mueller
Notary Public for Alaska
June 5, 2008
My Commission Expires

MARTA MUELLER NOTARY PUBLIC STATE OF ALASKA

2006-192
Fairbanks REC DIST
Date 11-24-2006
Time 1:32 P M
Recorded By OK DAR
Address

MONUMENT DETAILS

6"Spruce S82°E 19.4'
6"Spruce N46°W 23.8'
4"Birch S74°W 49.0'

4"Spruce N36°W 43.7'
4"Spruce S71°E 13.8'
4"Spruce S40°W 24.2'

RB/AC N64°33'E 28.1'
RB/AC N64°33'E 59.2'

4"Birch N18°W 34.4'
4"Spruce N24°E 33.1'
6"Spruce S48°W 24.7'

NOTES

1 See Sheet 1 for: Basis of Bearing & Coordinates. Legend and additional Notes & Certifications.

GRAPHIC SCALE

FEET
METERS
1 METER = 3.2808333 US SURVEY FEET, 1 US ACRE = 0.4047 HECTARE

DATE OF SURVEY	CLINE AND ASSOCIATES
Beginning 05/15/05	P.O. BOX 2703
Ending 06/29/05	SEWARD, ALASKA 99664
	907-224-7324

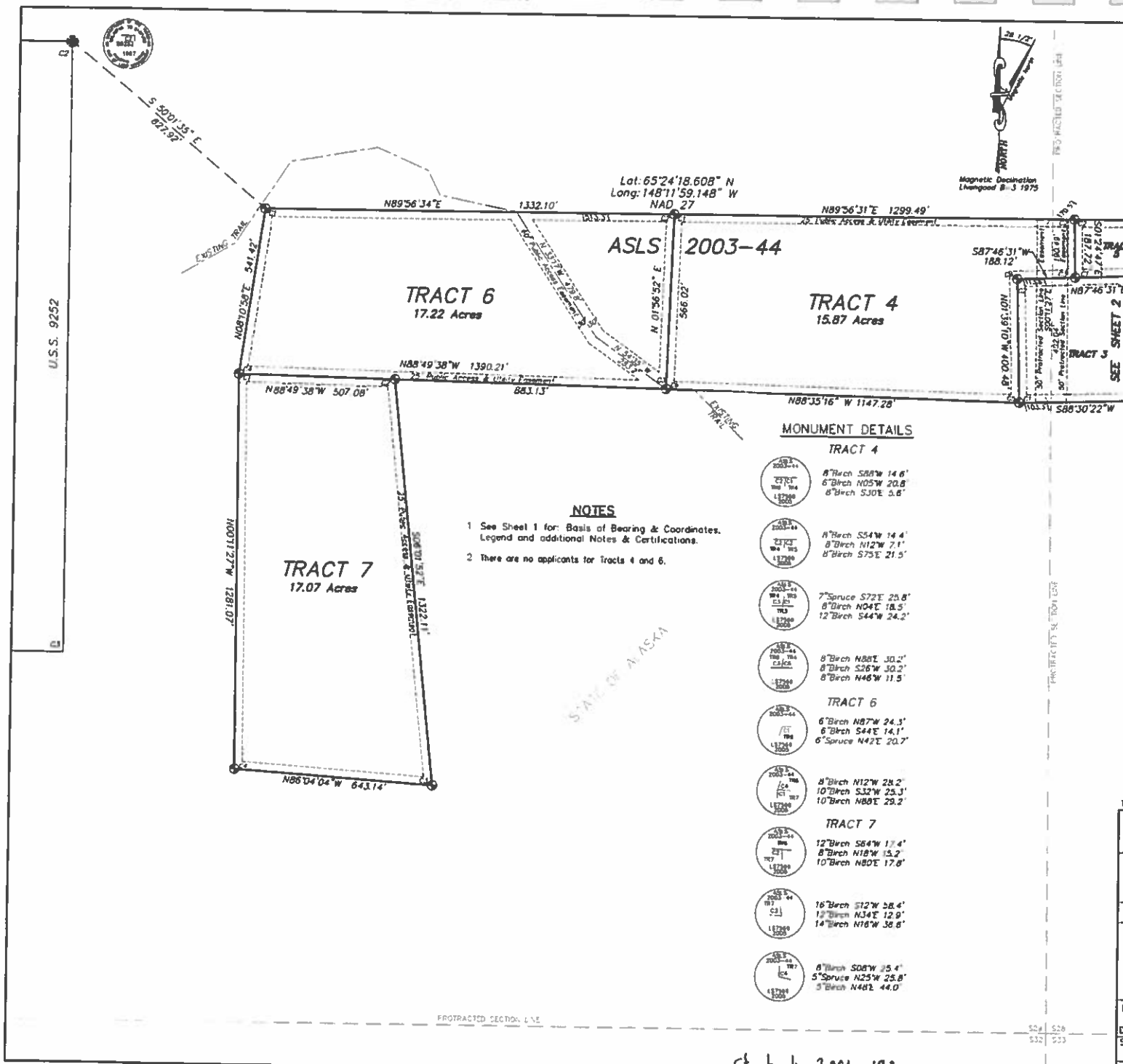
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY No. 2003-44

Creating: Tracts 1-31
within:
Unsurveyed Sections 28,29,31,32,33, Township 7 N, Range 3 W
Unsurveyed Section 6, Township 6 N, Range 3 W
Unsurveyed Sections 1, 12 & 13, Township 6 N, Range 4 W
Fairbanks Meridian, Alaska
Fairbanks Recording District

DRAWN BY	APPROVAL RECOMMENDED	
WNC	[signature] Nov 17, 2006	
DATE: 06/26/06	Statewide Plotting Supervisor	Date
SCALE	CHECKED	FILE NO.
1"=200'	WNC	ASLS 20030044

SHEET 10 OF 10



NOTES

1. See Sheet 1 for: Basis of Bearing & Coordinates, Legend and additional Notes & Certifications.
2. There are no applicants for Tracts 4 and 6.

MONUMENT DETAILS

TRACT 4

- 8" Birch S88°W 14.6', 6" Birch N05°W 20.8', 8" Birch S30°E 5.8'
- 8" Birch S54°W 14.4', 8" Birch N12°W 7.1', 8" Birch S75°E 21.5'
- 7" Spruce S72°E 25.8', 8" Birch N04°E 18.5', 12" Birch S44°W 24.2'
- 8" Birch N88°E 30.2', 8" Birch S26°W 30.2', 8" Birch N46°W 11.5'

TRACT 6

- 6" Birch N87°W 24.3', 6" Birch S44°E 14.1', 6" Spruce N42°E 20.7'
- 8" Birch N12°W 28.2', 10" Birch S32°W 25.3', 10" Birch N88°E 29.2'

TRACT 7

- 12" Birch S64°W 17.4', 8" Birch N18°W 15.2', 10" Birch N80°E 17.8'
- 16" Birch S12°W 58.4', 12" Birch N34°E 12.9', 14" Birch N16°W 38.8'
- 8" Birch S06°W 25.4', 5" Spruce N25°W 25.8', 5" Birch N48°E 44.0'

APPLICANT CERTIFICATE

We, the undersigned, hereby certify that we are the applicants as shown hereon. We hereby approve this survey and plat.

TRACT 7, ADL 417087

KRISTIN K. HIGA — Date 8/16/06
4600 LUNDEBERG RD.
FAIRBANKS, AK. 99712

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this 16th day of August 2006
For: Kristin K Higa
Mary E Gleason
Notary Public for Alaska
My Commission Expires March 17, 2007

MARY E GLEASON NOTARY PUBLIC STATE OF ALASKA

GRAPHIC SCALE

1 METER = 3.2808333 US SURVEY FEET, 1 US ACRE = 0.4047 HECTARE

DATE OF SURVEY Beginning 05/15/05 Ending 06/29/05	CUNE AND ASSOCIATES P.O. BOX 2703 SEWARD, ALASKA 99664 907-224-7324

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

ALASKA STATE LAND SURVEY No. 2003-44

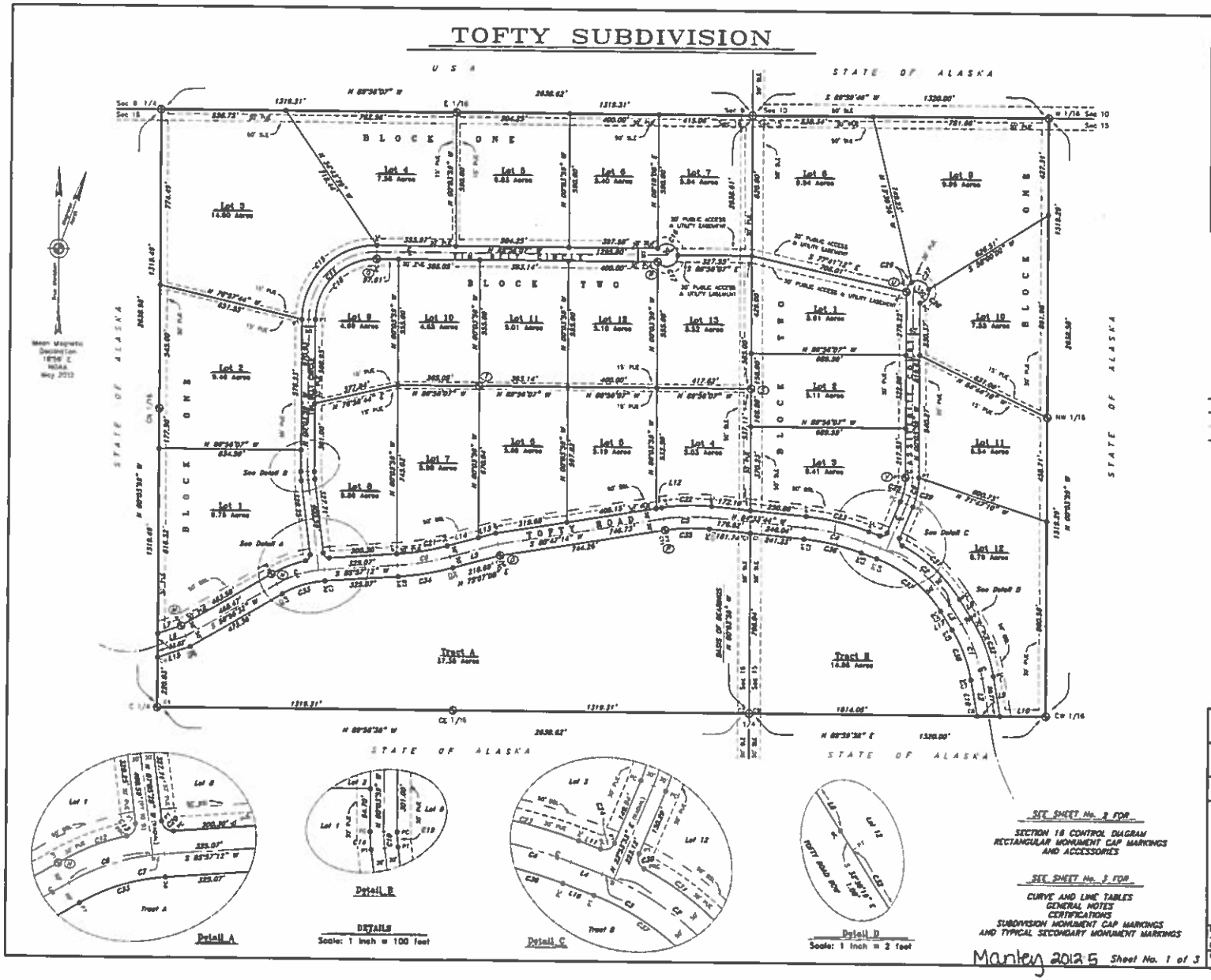
Creating: Tracts 1-31
within:
Unsurveyed Sections 28,29,31,32,33, Township 7 N, Range 3 W
Unsurveyed Section 6, Township 6 N, Range 3 W
Unsurveyed Sections 1, 12 & 13, Township 6 N, Range 4 W
Fairbanks Meridian, Alaska
Fairbanks Recording District

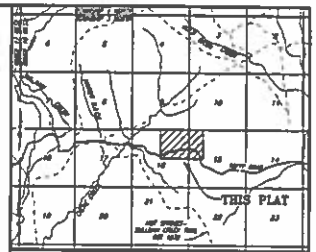
DRAWN BY WNC DATE: 06/28/06	APPROVAL RECOMMENDED Statewide Plotting Supervisor — Nov 17, 2006 Date	
SCALE 1"=200'	CHECKED WNC	FILE NO. ASLS 20030044

SHEET 3 OF 10

Fairbanks 2006-192

TOFTY SUBDIVISION





Legend

- 3 1/4" Diam. Aluminum Cap On Aluminum Post Primary Monument, 3032-S, Reserved This Survey See Sheet No. 2 For Monument Cap Markings
- 3 1/4" Diam. Aluminum Cap On 2 1/2" Diam. By 30" Long Aluminum Post Primary Monument, 3032-S, Set This Survey See Sheet No. 2 And Sheet No. 3 For Monument Cap Markings
- No. 5 Rebar, 36" Long, With 2" Diameter Aluminum Cap, 5013-L, Set This Survey See Sheet No. 3 For Typical Monument Cap Markings
- Surveyed Line
- Easement Line
- 30' Building Setback
- Right-Of-Way Centerline
- C10 Curve Number Designation See Sheet No. 3 For Curve Data Tables
- L8 Line Number Designation See Sheet No. 3 For Line Data Tables
- PUE Public Utility Easement Dedicated By This Plat
- SLE Existing Section Line Easement
- CJ Tract Corner Number
- PC Point of Curvature
- PRC Point of Reverse Curvature
- PT Point of Tangency
- AP Angle Point
- Right of Way Centerline Street Intersection
- Monument Identifier

SCALE

1 INCH = 200 FEET

0 100 200 400 600 800 FEET

0 100 200 METERS

1 METER = 3.280833333 US SURVEY FEET, 1 US ACRE = 0.4047 HECTARES

DATE OF SURVEY
Beginning May 1, 2012
Ending Aug 16, 2012

NAME OF SURVEYOR
Manley Land Surveyors, Inc.
P.O. Box 49
Manley Hot Springs, Alaska 99756
(907) 671-4422

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

ALASKA STATE LAND SURVEY No. 2011-38

TOFTY SUBDIVISION

A Subdivision Of
W1/2 NW1/4 Unsurveyed Section 15 &
NE1/4 Surveyed Section 15

Creating
Lots 1-12, Block 1, Lots 1-13, Block 2, & Tracts A & B
Containing 239.80 Gross Acres

Located Within
Township 3 North, Range 16 West,
Fairbanks Meridian, Alaska

MANLEY HOT SPRINGS RECORDING DISTRICT

Drawn by: cmg
Date: Oct. 2, 2012
Scale: 1" = 200'

Surveyor: Lyle A. Manley
Date: 10/2/12
Alaska Registered Land Surveyor

Checked: RGB
File No. ASLS 2011-00038

SEE SHEET No. 2 FOR
SECTION 16 CONTROL DIAGRAM
RECTANGULAR MONUMENT CAP MARKINGS
AND ACCESSORIES

SEE SHEET No. 3 FOR
CURVE AND LINE TABLES
GENERAL NOTES
CERTIFICATIONS
SUBDIVISION MONUMENT CAP MARKINGS
AND TYPICAL SECONDARY MONUMENT MARKINGS

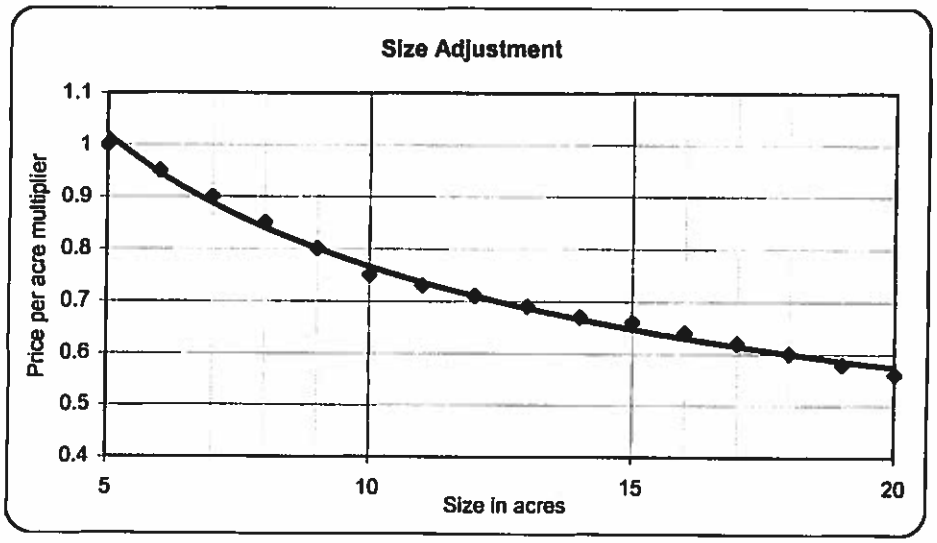
Manley 2012-5 Sheet No. 1 of 3

Pages 1 of 3

DNR SIZE ADJUSTMENT METHOD

DEVELOPED BY STEVE STARRETT

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

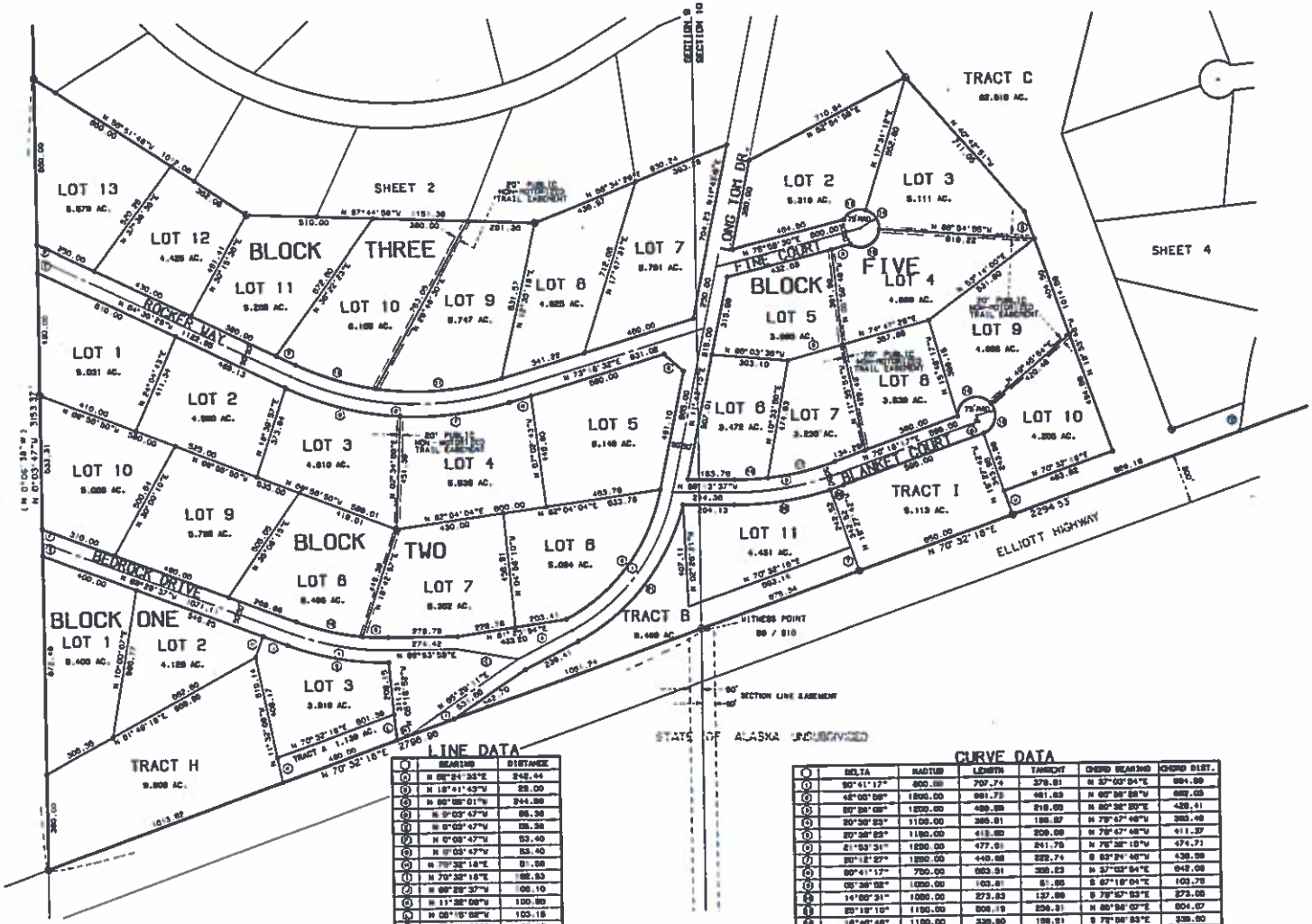


The graph and chart depicts a general market trend in the size-price behavior for remote parcels. For parcels over 5 acres in size, the price per acre decreases by 25 percent or a multiplier of .75 when parcel size doubles. In order to adjust for parcel sizes in size increments smaller than a doubling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

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

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

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



MAGNETIC DECLINATION IS BASED ON USGS QUAD MAP LIVENGOOD (D-4) 1953

LEGEND

- PRIMARY MONUMENT SET
- PRIMARY MONUMENT RECOVERED
- 5/8" X 30" REBAR WITH ALUMINUM CAP STAMPED 3230-S SET
- ( ) RECORD DATA

LINE DATA

	BEARING	DISTANCE
	N 00°24'33"E	242.44
	N 18°41'43"W	23.00
	N 00°00'01"W	244.00
	N 0°03'47"W	86.36
	N 0°03'47"W	86.36
	N 0°03'47"W	93.40
	N 0°03'47"W	93.40
	N 70°32'18"E	91.08
	N 70°32'18"E	102.53
	N 00°29'37"W	100.10
	N 11°30'09"W	100.00
	N 00°15'08"W	103.18
	N 00°30'53"E	99.10
	N 73°16'38"E	67.12
	N 47°59'08"W	102.36
	N 84°36'29"W	99.78
	N 19°33'46"W	115.00
	N 70°00'30"E	60.00
	N 74°47'26"E	230.00
	N 19°27'42"W	100.00
	N 19°27'42"W	100.00
	N 00°38'40"E	113.36

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
	90°41'17"	800.00	707.74	378.81	N 37°03'54"E	684.99
	42°00'06"	1000.00	681.73	401.83	N 60°06'28"W	662.03
	80°28'08"	1200.00	420.39	218.03	N 80°36'20"E	428.41
	30°30'53"	1100.00	360.81	186.87	N 79°47'46"W	360.48
	20°38'05"	1100.00	415.00	209.00	N 79°47'46"W	411.37
	21°53'31"	1200.00	477.01	241.75	N 75°32'18"W	474.71
	20°12'27"	1200.00	440.68	222.74	S 83°34'46"W	438.09
	80°41'17"	700.00	883.51	520.23	N 37°03'54"E	842.00
	05°39'08"	1050.00	103.81	51.95	S 67°18'04"E	103.78
	14°06'31"	1050.00	273.83	137.66	S 79°57'53"E	273.00
	20°19'10"	1150.00	508.19	256.31	N 80°56'07"E	504.07
	16°46'46"	1150.00	339.80	170.81	S 79°56'53"E	339.80
	78°43'04"	75.00	104.36	62.02	S 87°39'38"E	96.13
	76°22'00"	75.00	99.99	58.66	S 34°17'46"E	92.73
	120°17'46"	75.00	157.47	130.00	S 64°08'06"W	130.10
	06°41'43"	1150.00	134.38	67.27	N 67°25'31"E	134.31
	13°46'29"	1150.00	276.44	138.86	N 77°11'29"E	275.77
	136°09'20"	75.00	183.23	235.00	N 69°46'14"E	140.88
	110°36'23"	75.00	144.70	100.18	S 15°06'00"W	123.29
	17°50'47"	1200.00	381.53	192.36	S 81°48'00"W	380.03
	47°53'35"	800.00	7[illegible].51	377.46	S 36°27'45"W	660.00
	02°31'19"	1200.00	85.02	42.51	S 71°33'57"W	85.01

SHEET 3 OF 5

FAIRBANKS RECORDING DISTRICT

87-20

APPROVED - FAIRBANKS
DATE 3-16-87
TIME 9:30 A.M.
BY [illegible]

OFFICE COPY

SCALE:
0 100 200 400 600
0 50 100 200 300 METERS
1 METER=3.280833 U.S. SURVEY FEET 1 U.S. ACRE=0.4047 HECTARES

DATE OF SURVEY
BEGINNING OCT., 1985
ENDING OCT., 1985

NAME OF SURVEYOR
ROGER SCHLIMB ASSOC., INC.
1000 ALASKA DRIVE
FAIRBANKS, ALASKA

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING AND GEOLOGICAL AND GEOPHYSICAL SURVEYS
ANCHORAGE, ALASKA

CASCADEN SUBDIVISION

ALASKA STATE LAND SURVEY NO. 86-96
LOCATED WITHIN
A PORTION OF SECTIONS 9, 10, AND 11,
TOWNSHIP 7 NORTH, RANGE 8 WEST,
FAIRBANKS MERIDIAN, ALASKA

DRAWN BY DAB
DATE NOV., 1985

SCALE 1"=200'

FILE NO. 86-96

COMPARABLE: T-1

Comp ID: 30713	Photo ID: 4750

Region: Northern
Area: Alaska Range-North Interior
Neighborhood: LIVENGOOD
Frontage Name:
Location: SOUTHWEST OF LIVENGOOD OFF THE ELLIOT HIGHWAY
Subdivision: CASCADEN
Legal Description: LOT 11 BLOCK 5 OF ASLS 86-98, CASCADEN SUBDIV, ADL 419377
Tax ID:
Quad: B-4
Map Name: LIVENGOOD
Latitude: 65.44869
Longitude: -148.78196
MTRS: F007N006W11
Grantee/Lesee: ELIZABETH ANDREWS
Grantor/Lessor: STATE OF ALASKA, DNR
Date Sold/Leased: 03-02-2014
Sale/Lease Price: $9,400
Rental Rate: 0.0
Terms: Terms
Conditions: 5% DOWN, BALANCE AT 6.25%
Instrument: Real Estate Contract
Book/Page/Serial #: 2014-005349-0
Recording District: 401 - Fairbanks

Photographer: JW
Photo Direction:
Photo Date: 09-18-2014
Latitude: 65.44869
Photo Description: COMP PHOTO
Longitude: -148.78196
MTRS: F007N006W11

Acres: 4.431
Square Feet: 235659.6
Frontage Feet: 0.0
Frontage: Ocean NO, Lake NO, Pond NO, River NO, Creek NO, Highway NO
Soil: ADEQUATE
Shore:
Slope: Level
Vegetagion: MIXED BIRCH AND SPRUCE
Unusual Features
Utilities: Electricity NO, Telephone NO, Water NO, Sewer NO, Natural Gas NO
Access: ATV/Snowmachine

Parcel Type: Upland
Title Interest: Fee (Fee Simple)
Highest & Best Use: Residential/Recreational
Zoning: NONE
Originating Agency: DNR
Originating Agency Comp ID:
Easement Restriction: TYPICAL
Market Exposure: 8 MONTHS
Buy/Sell Motivation: Supply/Deman

Property Analysis: PARCEL OFFERED THROUGH THE 2013 DNR SUBDIVISION AUCTION WITH A MINIMUM BID OF $9,400. THE PARCEL RECEIVED NO BIDS. THE APPLICANT PURCHASED THE PARCEL SPRING OF 2014 AND ENTERED INTO LAND SALE CONTRACT.

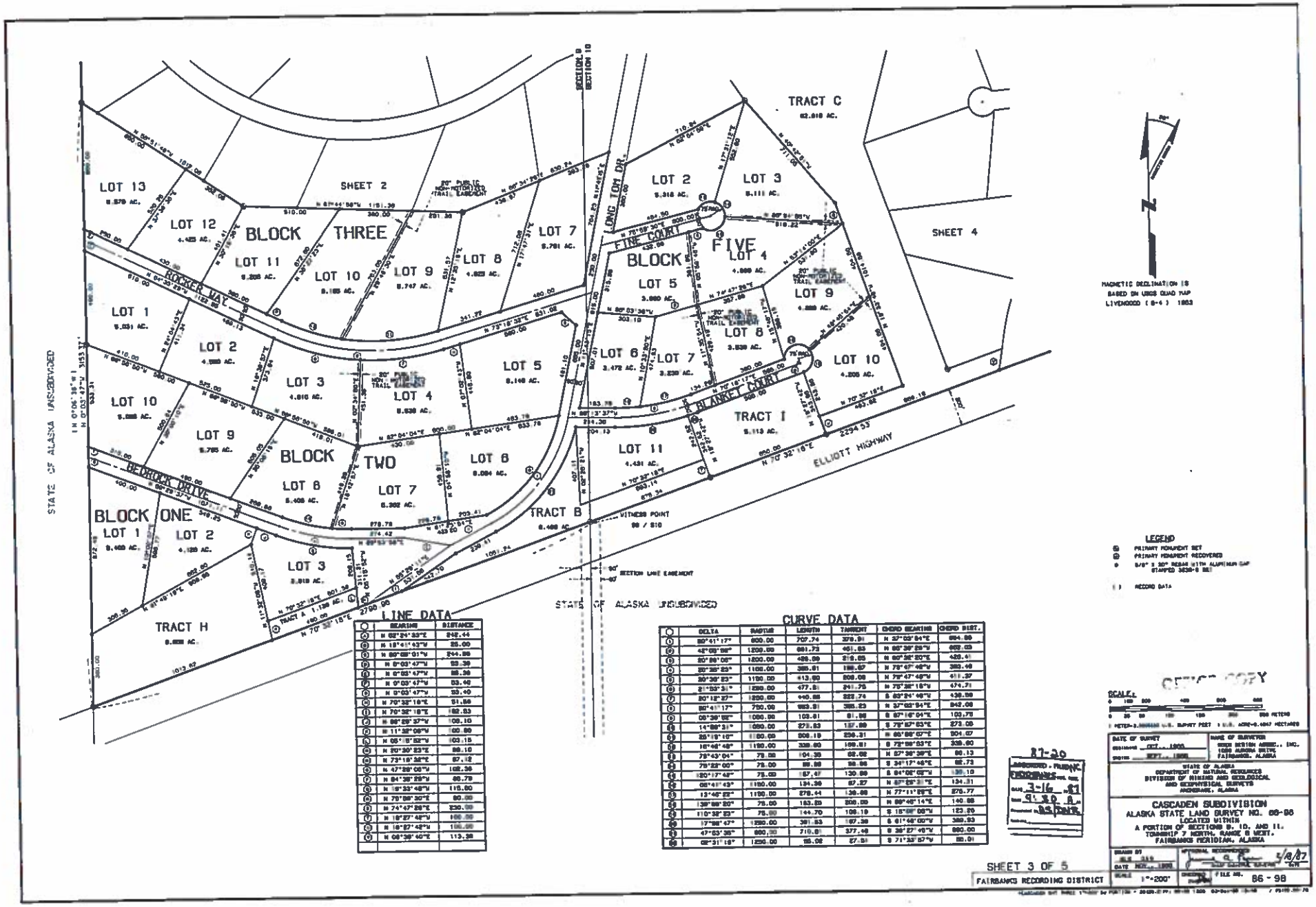
Improvement Type:

Improvements:

Improvement Value: $0

Land Value: $9,400

Number of Sites: 1	Acres: 4.431	Square Feet: 235659.6	Frontage Feet: 0.0
Price Per Site: $9,400.00	Price Per Acre: $2,121.42	Price Per Square Foot: $0.04	Price Per Frontage Foot:



LINE DATA

	BEARING	DISTANCE
	N 62°24'33"E	242.44
	N 18°41'43"W	25.00
	N 60°08'01"W	244.88
	N 0°03'47"W	53.39
	N 0°03'47"W	88.38
	N 0°03'47"W	53.40
	N 0°03'47"W	33.40
	N 70°32'18"E	91.86
	N 70°32'18"E	182.53
	N 66°09'37"W	108.10
	N 11°38'08"W	100.00
	N 05°15'52"W	103.15
	N 20°30'23"E	89.10
	N 73°18'32"E	87.12
	N 47°29'08"W	102.36
	N 84°38'28"W	86.79
	N 19°33'48"W	115.00
	N 79°58'30"E	80.00
	N 74°47'28"E	230.00
	N 18°27'42"W	100.00
	N 18°27'42"W	100.00
	N 08°38'40"E	113.38

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
	80°41'17"	600.00	707.74	379.91	N 37°03'54"E	654.86
	42°03'06"	1200.00	881.73	461.83	N 60°38'25"E	862.03
	20°09'06"	1200.00	422.09	213.05	N 60°36'20"E	420.41
	30°38'23"	1100.00	385.81	198.67	N 79°47'48"W	383.48
	30°38'23"	1150.00	403.90	208.00	N 79°47'48"W	411.37
	21°53'31"	1250.00	477.81	241.75	N 75°36'15"W	474.71
	20°12'27"	1200.00	440.88	222.74	S 65°34'48"W	438.58
	80°41'17"	700.00	883.91	385.23	N 37°03'54"E	842.08
	08°38'08"	1000.00	103.81	51.98	S 07°16'04"W	103.76
	14°08'31"	1000.00	273.83	137.88	S 79°57'53"W	273.05
	28°19'10"	1100.00	508.19	258.31	N 65°08'07"W	504.07
	16°46'48"	1150.00	338.60	169.81	S 73°08'53"W	335.80
	78°43'04"	75.00	104.30	62.02	N 57°38'38"E	96.13
	75°22'00"	75.00	98.66	58.06	S 34°17'48"E	92.73
	120°17'42"	75.00	157.47	130.88	S 84°08'08"W	130.19
	06°41'43"	1150.00	134.38	67.27	N 87°03'31"E	134.31
	13°46'22"	1150.00	276.44	138.88	N 77°11'58"E	275.77
	139°08'20"	75.00	163.20	200.00	N 88°46'14"E	140.88
	110°38'23"	75.00	144.70	108.19	S 15°08'08"W	123.25
	17°08'47"	1250.00	381.53	192.38	S 61°48'00"W	380.03
	47°53'38"	800.00	710.81	377.48	S 38°27'48"W	690.00
	02°31'18"	1250.00	55.02	27.51	S 71°33'57"W	55.01

COMPARABLE: T-2

Comp ID: 30714	Photo ID: 4751

Region: Northern
Area: Alaska Range-North Interior
Neighborhood: LIVENGOOD
Frontage Name:
Location: SOUTHWEST OF LIVENGOOD OFF THE ELLIOT HIGHWAY
Subdivision: CASCADEN
Legal Description: LOT 1 BLOCK 2 OF ASLS 86-98, CASCADEN SUBDIV, ADL 419811
Tax ID:
Quad: B-4
Map Name: LIVENGOOD
Latitude: 65.44787
Longitude: -148.79448
MTRS: F007N006W09
Grantee/Lesee: WILLIAM WATTS
Grantor/Lessor: STATE OF ALASKA, DNR
Date Sold/Leased: 07-17-2013
Sale/Lease Price: $12,444
Rental Rate: 0.0
Terms: Terms
Conditions: 5% DOWN. BALANCE AT 6.25%.
Instrument: Real Estate Contract
Book/Page/Serial #: 2013-019857-0
Recording District: 401 - Fairbanks

Photographer: JW
Photo Direction:
Photo Date: 09-18-2014
Latitude: 65.44787
Photo Description: COMP PHOTO
Longitude: -148.79448
MTRS: F007N006W09

Acres: 5.031
Square Feet: 235659.6
Frontage Feet: 0.0
Frontage: Ocean NO, Lake NO, Pond NO, River NO, Creek NO, Highway NO
Soil: ADEQUATE
Shore:
Slope: Level
Vegetagion: MIXED BIRCH AND SPRUCE
Unusual Features
Utilities: Electricity NO, Telephone NO, Water NO, Sewer NO, Natural Gas NO
Access: ATV/Snowmachine

Parcel Type: Upland
Title Interest: Fee (Fee Simple)
Highest & Best Use: Residential/Recreational
Zoning: NONE
Originating Agency: DNR
Originating Agency Comp ID:
Easement Restriction: TYPICAL
Market Exposure: 45 DOM
Buy/Sell Motivation: Supply/Deman

Property Analysis: PARCEL OFFERED THROUGH THE 2013 DNR SUBDIVISION AUCTION WITH A MINIMUM BID OF $8,600. PARCEL RECEIVED A HIGH BID OF $12,444. BIDDER ENTERED INTO A LAND SALE CONTRACT.

Improvement Type:

Improvements:

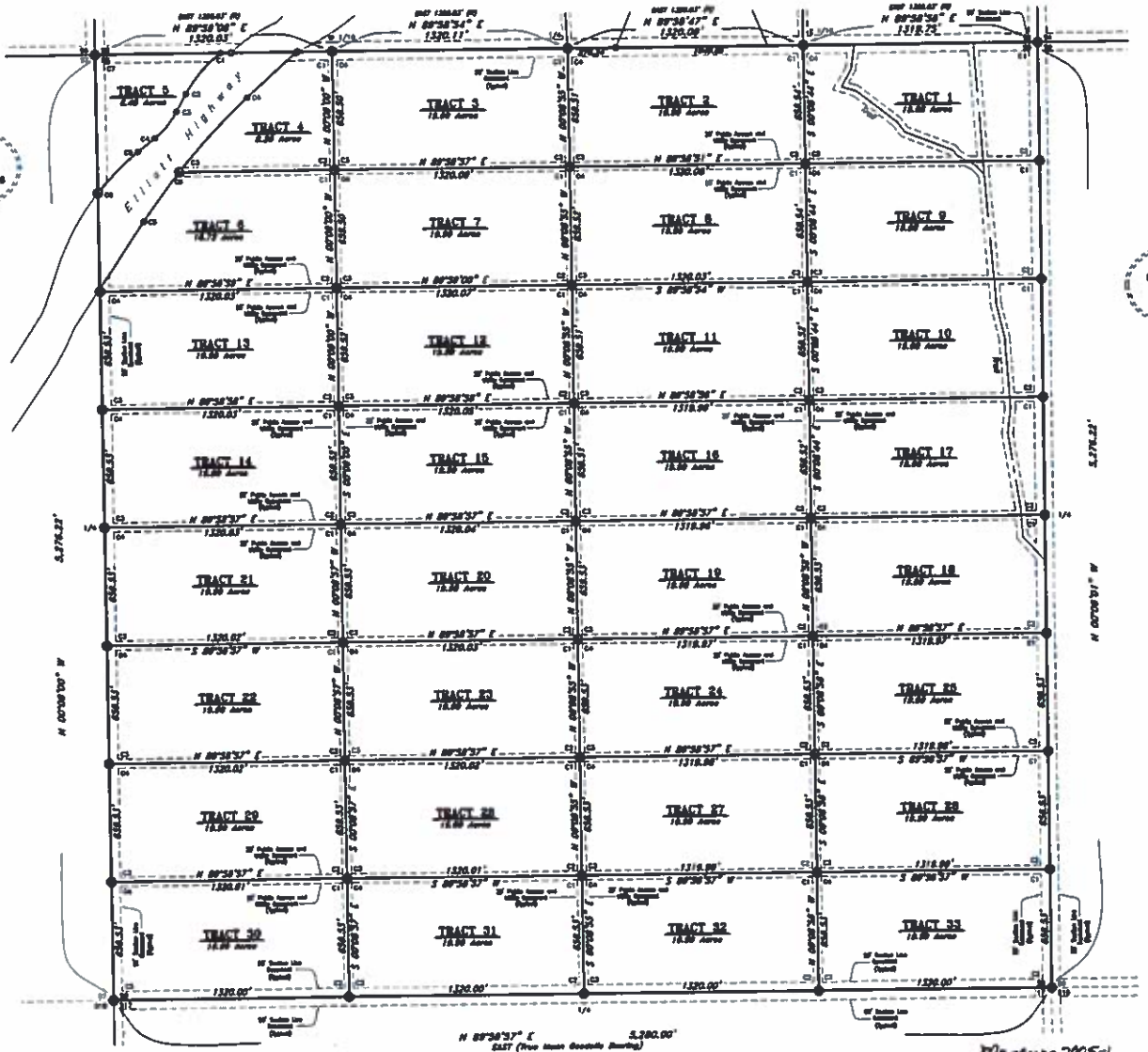
Improvement Value: $0

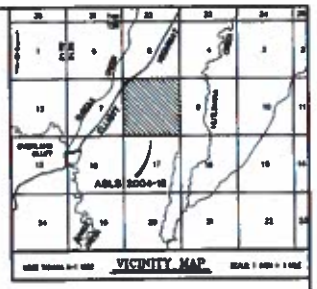
Land Value: $12,444

Number of Sites: 1	Acres: 5.031	Square Feet: 235659.6	Frontage Feet: 0.0
Price Per Site: $12,444.00	Price Per Acre: $2,473.46	Price Per Square Foot: $0.05	Price Per Frontage Foot:

KENTUCKY CREEK II SUBDIVISION

ALASKA STATE LAND SURVEY No. 2004-15





LEGEND

- 2 1/2" DIAM. BRASS CAP ON 2 1/2" DIAM. BY 27" LONG STAINLESS STEEL POST PRIMARY MONUMENT, RECOVERED THIS SURVEY
- 3 1/4" DIAM. ALUMINUM CAP ON 2 1/2" DIAM. BY 30" LONG ALUMINUM POST PRIMARY MONUMENT, 5032-S, SET THIS SURVEY
- 3 1/4" DIAM. ALUMINUM CAP ON 2 1/2" DIAM. BY 30" LONG ALUMINUM POST OR 5/8" DIAM. ALUMINUM DRIVEN ROD PRIMARY MONUMENT, RECOVERED THIS SURVEY
- 2" DIAM. ALUMINUM CAP ON 36" No. 5 REBAR, 5032-S, SET THIS SURVEY
- 2" DIAM. ALUMINUM CAP ON No. 5 REBAR, RECOVERED THIS SURVEY
- SURVEYED LINE
- UNSURVEYED LINE AND EASEMENT LINE
- (R) RECORD DIMENSION PER PLAT AS REFERENCED
- (M) MEASURED DIMENSION
- (C) COMPUTED DIMENSION

SCALE

1 INCH = 300 FEET

0 150 300 600 900 1200 FEET

0 100 200 METERS

1 METER = 3.28083989 US SURVEY FEET, 1 US ACRE = 0.4047 HECTARES

DATE OF SURVEY
Beginning Mar 17, 2004
Ending August 8, 2004

SURVEYOR
Mark A. Swanson, Inc.
P.O. Box 80
Fairbanks, Alaska 99708
(907) 452-5001

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

ALASKA STATE LAND SURVEY No. 2004-15

KENTUCKY CREEK II SUBDIVISION

CREATING TRACTS 1-33
Located within
Section 6, Township 3 North, Range 13 West,
Fairbanks Meridian, Alaska
MANLEY HOT SPRINGS RECORDING DISTRICT

DATE OF SURVEY
Beginning Mar 17, 2004
Ending August 8, 2004

SURVEYOR
Mark A. Swanson, Inc.
P.O. Box 80
Fairbanks, Alaska 99708
(907) 452-5001

SCALE 1" = 600'

DATE 2005

FIELD BOOK NO.

Manley - 2005-1

Sheet No. 2 of 4

COMPARABLE: T-3

Comp ID: 30711	Photo ID: 4752

Region: Northern
Area: Alaska Range-North Interior
Neighborhood: MANLEY HOT SPRINGS
Frontage Name:
Location: NORTHEAST OF MANLEY HOT SPRINGS, EAST OF THE ELLIOTT
Subdivision: KENTUCKY CREEK II
Legal Description: TRACT 16 OF KENTUCKY CREEK II, ASLS 2004-15, ADL 417544
Tax ID:
Quad: A-1
Map Name: TANANA
Latitude: 65.10223
Longitude: -150.22627
MTRS: F003N013W08
Grantee/Lesee: MICHAEL CROSS
Grantor/Lessor: STATE OF ALASKA, DNR
Date Sold/Leased: 10-10-2012
Sale/Lease Price: $17,100
Rental Rate: 0.0
Terms: Terms
Conditions: 5% DOWN, BALANCE AT 6.25% FOR 15 YRS.
Instrument: Real Estate Contract
Book/Page/Serial #: 2013-000004-0
Recording District: 412 - Manley Hot Springs

Photographer: JW
Photo Date: 09-18-2014
Photo Description: COMP PHOTO
MTRS: F003N013W08
Photo Direction: North
Latitude: 65.10223
Longitude: -150.22627

Acres: 19.99
Square Feet: 870328.8
Frontage Feet: 0.0
Frontage: Ocean NO, Lake NO, Pond NO, River NO, Creek NO, Highway NO
Soil: SOME AREAS OF POORLY DRAINED SOIL
Shore:
Slope: Level
Vegetagion: PRIMARILY BLACK SPRUCE
Unusual Features
Utilities: Electricity NO, Telephone NO, Water NO, Sewer NO, Natural Gas NO
Access: ATV/Snowmachine

Parcel Type: Upland
Title Interest: Fee (Fee Simple)
Highest & Best Use: Recreational
Zoning: NONE
Originating Agency: DNR
Originating Agency Comp ID:
Easement Restriction: TYPICAL
Market Exposure: 7 MONTHS
Buy/Sell Motivation: Supply/Deman

Property Analysis: PARCEL OFFERED THROUGH THE 2012 DNR SUBDIVISION AUCTION. THE PARCEL DID NOT RECEIVE A BID AND SOLD THROUGH THE OTC PROGRAM IN OCTOBER OF THAT YEAR.

Improvement Type:

Improvements:

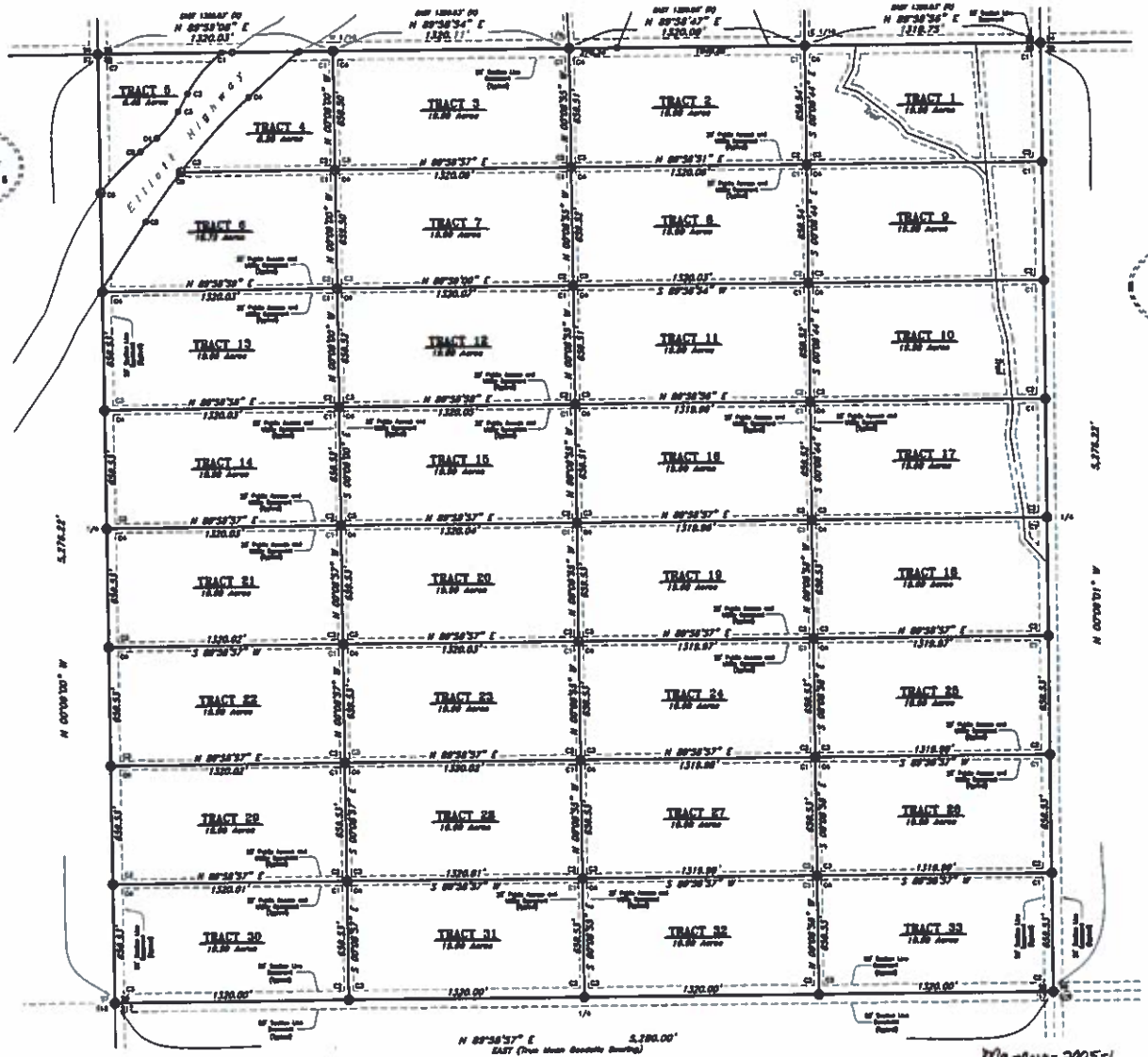
Improvement Value: $0

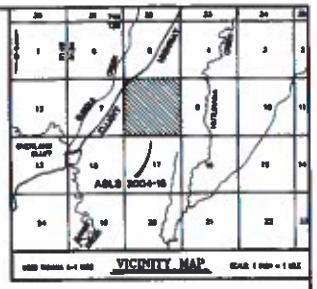
Land Value: $17,100

Number of Sites: 1	Acres: 19.99	Square Feet: 870328.8	Frontage Feet: 0.0
Price Per Site: $17,100.00	Price Per Acre: $855.43	Price Per Square Foot: $0.02	Price Per Frontage Foot:

KENTUCKY CREEK II SUBDIVISION

ALASKA STATE LAND SURVEY No. 2004-15





True Magnetic Declination 27°30' E. USGS Topomap A-1 1952

LEGEND

- 2 1/2" DIAM. BRASS CAP ON 2 1/2" DIAM. BY 27" LONG STAINLESS STEEL POST PRIMARY MONUMENT, RECOVERED THIS SURVEY
- 3 1/4" DIAM. ALUMINUM CAP ON 2 1/2" DIAM. BY 30" LONG ALUMINUM POST PRIMARY MONUMENT, 5032-S, SET THIS SURVEY
- 3 1/4" DIAM. ALUMINUM CAP ON 2 1/2" DIAM. BY 30" LONG ALUMINUM POST OR 5/8" DIAM. ALUMINUM DRIVEN ROD PRIMARY MONUMENT, RECOVERED THIS SURVEY
- 2" DIAM. ALUMINUM CAP ON 36" No. 5 REBAR, 5032-S, SET THIS SURVEY
- 2" DIAM. ALUMINUM CAP ON No. 5 REBAR, RECOVERED THIS SURVEY
- SURVEYED LINE
- UNSURVEYED LINE AND EASEMENT LINE
- (R) RECORD DIMENSION PER PLAT AS REFERENCED
- (M) MEASURED DIMENSION
- (C) COMPUTED DIMENSION

SCALE

1 INCH = 300 FEET

0 150 300 600 900 1200 FEET

0 50 100 200 METERS

1 METER = 3.28083 US SURVEY FEET, 1 US FOOT = 0.3048 METERS

Date of Survey: Beginning Mar 17, 2005 Ending August 5, 2005	Name of Surveyor: Thomas Engineering, Inc. P.O. Box 82 Nenana, Alaska 99760 (907) 832-5880

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

ALASKA STATE LAND SURVEY No. 2004-15

KENTUCKY CREEK II SUBDIVISION

CREATING TRACTS 1-33
Located within
Section 6, Township 3 North, Range 13 West,
Fairbanks Meridian, Alaska
NORTH POLE RECORDING DISTRICT

DRAWN BY: CTK Date: Sept. 6, 2005	Surveyor: Date:	
SCALE: 1" = 300'	DATE: 2005	FILE No.: ASLS 2004-15

Manley-2005-1

Sheet No. 2 of 4

COMPARABLE: T-4

Comp ID: 30712	Photo ID: 4753

Region: Northern
Area: Alaska Range-North Interior
Neighborhood: MANLEY HOT SPRINGS
Frontage Name:
Location: NORTHEAST OF MANLEY HOT SPRINGS, EAST OF THE ELLIOTT
Subdivision: KENTUCKY CREEK II
Legal Description: TRACT 11 OF KENTUCKY CREEK II, ASLS 2004-15, ADL 417539
Tax ID:
Quad: A-1
Map Name: TANANA
Latitude: 65.10432
Longitude: -150.23647
MTRS: F003N013W08
Grantee/Lesee: ANDREW TJAHYADI
Grantor/Lessor: STATE OF ALASKA, DNR
Date Sold/Leased: 12-18-2012
Sale/Lease Price: $17,100
Rental Rate: 0.0
Terms: Terms
Conditions: 5% DOWN. BALANCE AT 6.25%
Instrument: Real Estate Contract
Book/Page/Serial #: 2013-000015-0
Recording District: 412 - Manley Hot Springs

Photographer: JW
Photo Date: 09-18-2014
Photo Description: COMP PHOTO
MTRS: F003N013W08
Photo Direction: North
Latitude: 65.10432
Longitude: -150.23647

Acres: 19.99
Square Feet: 870328.8
Frontage Feet: 0.0

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

Soil: SOME AREAS OF POORLY DRAINED SOIL
Shore:
Slope: Level
Vegetagion: PRIMARILY BLACK SPRUCE
Unusual Features

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

Access: ATV/Snowmachine

Parcel Type: Upland
Title Interest: Fee (Fee Simple)
Highest & Best Use: Recreational
Zoning: NONE
Originating Agency: DNR
Originating Agency Comp ID:
Easement Restriction: TYPICAL
Market Exposure: 9 MONTHS
Buy/Sell Motivation: Supply/Deman

Property Analysis: PARCEL WAS OFFERED THROUGH THE 2012 SUBDIVISION AUCTION, RECEIVED NO BIDS, SOLD LATER THAT YEAR THROUGH THE OVER-THE-COUNTER OFFERING TO A OUT OF STATE PARTY.

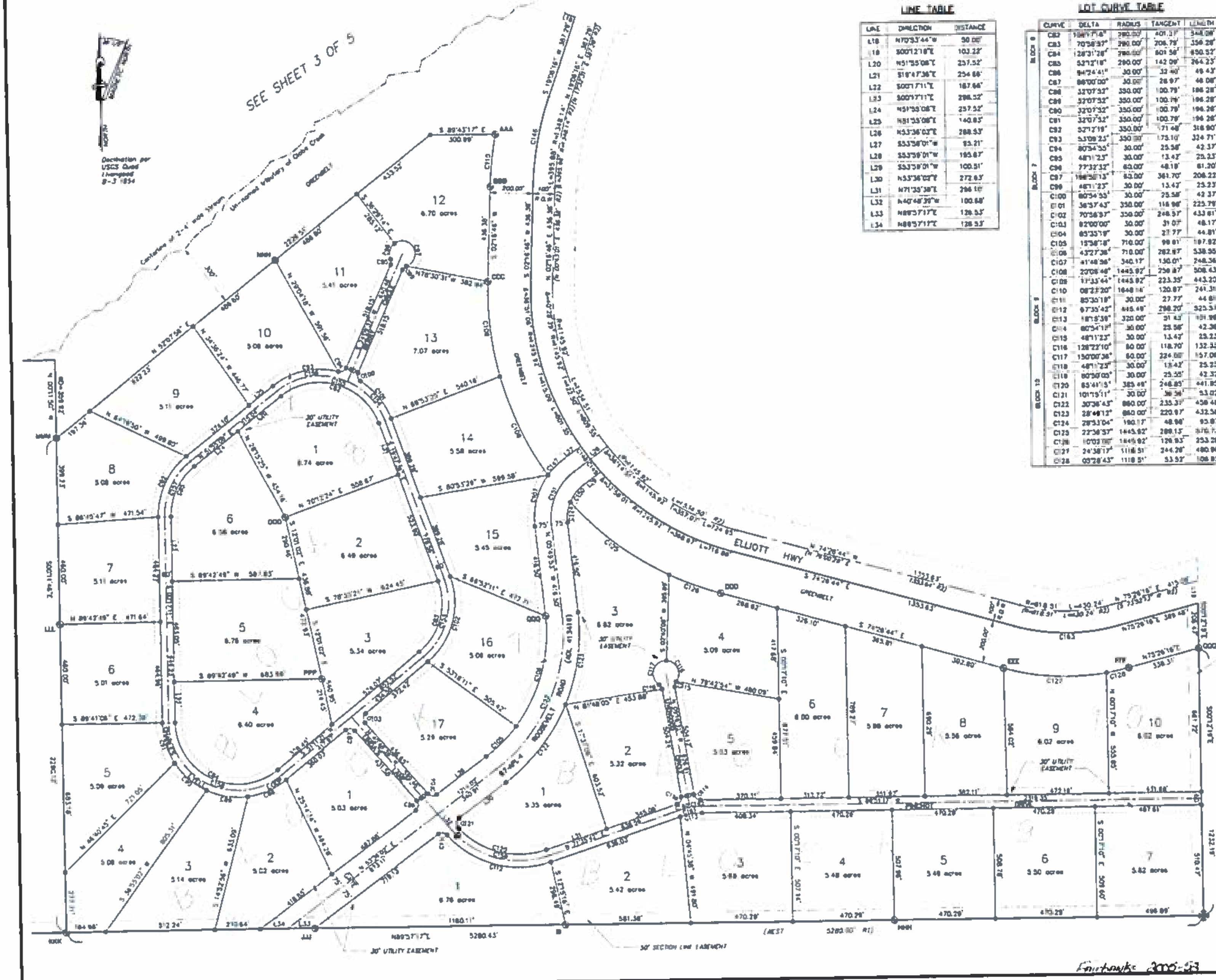
Improvement Type:

Improvements:

Improvement Value: $0

Land Value: $17,100

Number of Sites: 1	Acres: 19.99	Square Feet: 870328.8	Frontage Feet: 0.0
Price Per Site: $17,100.00	Price Per Acre: $855.43	Price Per Square Foot: $0.02	Price Per Frontage Foot:



LINE TABLE

LINE	DIRECTION	DISTANCE
L18	N70°53'44"W	50.00'
L19	S00°12'18"E	103.22'
L20	N51°55'08"E	257.52'
L21	S18°47'36"E	254.66'
L22	S00°17'11"E	187.66'
L23	S00°17'11"E	298.52'
L24	N51°55'08"E	257.52'
L25	N51°55'08"E	140.85'
L26	N53°36'03"E	288.53'
L27	S53°58'01"W	95.21'
L28	S53°58'01"W	195.87'
L29	S53°58'01"W	100.51'
L30	N53°36'03"E	272.63'
L31	N71°35'38"E	296.10'
L32	N40°48'39"W	100.68'
L33	N88°57'17"E	128.53'
L34	N88°57'17"E	128.53'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C82	108°17'16"	290.00'	401.37'	548.08'
C83	70°38'37"	290.00'	206.79'	350.28'
C84	128°31'28"	290.00'	601.56'	630.57'
C85	52°12'18"	290.00'	142.09'	264.23'
C86	94°24'41"	30.00'	32.40'	49.43'
C87	86°00'00"	30.00'	28.97'	46.08'
C88	32°07'32"	350.00'	100.79'	196.26'
C89	32°07'32"	350.00'	100.79'	196.26'
C90	32°07'32"	350.00'	100.79'	196.26'
C91	32°07'32"	350.00'	100.79'	196.26'
C92	52°12'18"	350.00'	171.48'	318.90'
C93	53°09'23"	350.00'	175.10'	324.71'
C94	80°54'55"	30.00'	25.58'	42.37'
C95	48°11'23"	30.00'	13.42'	25.23'
C96	77°32'32"	60.00'	48.18'	81.20'
C97	198°50'13"	60.00'	361.70'	208.22'
C98	48°11'23"	30.00'	13.42'	25.23'
C100	80°54'55"	30.00'	25.58'	42.37'
C101	36°57'43"	350.00'	116.96'	225.79'
C102	70°58'37"	350.00'	248.57'	433.61'
C103	92°00'00"	30.00'	31.07'	48.17'
C104	85°33'18"	30.00'	27.77'	44.81'
C105	15°58'18"	710.00'	99.61'	197.92'
C106	43°27'38"	710.00'	282.87'	538.35'
C107	41°48'36"	340.17'	130.01'	248.36'
C108	20°05'48"	1445.92'	256.87'	508.43'
C109	17°33'44"	1445.92'	223.35'	443.20'
C110	08°23'20"	1648.56'	120.87'	241.38'
C111	85°30'18"	30.00'	27.77'	44.81'
C112	67°35'42"	445.49'	298.20'	525.51'
C113	18°18'38"	320.00'	51.43'	101.98'
C114	80°54'18"	30.00'	25.56'	42.36'
C115	48°11'23"	30.00'	13.42'	25.23'
C116	126°22'10"	60.00'	118.70'	132.33'
C117	150°00'36"	60.00'	224.08'	157.08'
C118	48°11'23"	30.00'	13.42'	25.23'
C119	80°50'05"	30.00'	25.55'	42.37'
C120	65°41'15"	385.49'	248.85'	441.85'
C121	101°19'11"	30.00'	36.56'	53.02'
C122	30°36'43"	880.00'	235.37'	456.48'
C123	28°46'12"	880.00'	220.97'	432.58'
C124	28°53'04"	190.17'	48.98'	95.87'
C125	22°36'37"	1445.92'	289.13'	570.78'
C126	10°03'[illegible]	1445.92'	126.93'	253.20'
C127	24°38'17"	1118.51'	244.26'	480.98'
C128	05°28'43"	1118.51'	53.53'	106.85'

ROW CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C146	16°48'36"	1446.14'	214.37'	423.23'
C147	17°58'30"	342.17'	53.87'	106.65'
C148	3°26'36"	1245.92'	37.52'	75.01'
C149	3°27'25"	1245.92'	37.60'	75.17'
C150	30°56'41"	190.17'	52.64'	102.71'
C151	50°49'44"	285.17'	132.57'	276.69'
C152	59°25'55"	785.00'	448.05'	814.27'
C153	70°38'37"	320.00'	228.16'	396.44'
C154	46°02'46"	320.00'	135.99'	257.17'
C155	108°17'16"	320.00'	442.78'	604.79'
C156	62°14'28"	320.00'	193.19'	347.62'
C157	52°12'18"	320.00'	156.78'	291.57'
C158	128°31'28"	320.00'	663.78'	717.82'
C159	67°35'42"	415.46'	278.12'	490.18'
C160	8°42'41"	350.00'	26.66'	53.21'
C161	17°25'20"	350.00'	53.63'	106.43'
C162	8°42'40"	350.00'	26.66'	53.21'
C163	30°[illegible]	818.51'	247.12'	482.80'

LEGEND

- O.D. – BLM MONUMENT RECOVERED 3-1/4" ALUMINUM CAP ON 3/4" STEEL ROD
- PRIMARY MONUMENT SET THIS SURVEY 3-1/4" ALUMINUM CAP ON 2-1/2" x 30" ALUMINUM POST
- SECONDARY MONUMENT SET THIS SURVEY 3/8" DIA. x 36" REBAR WITH 2" ALUMINUM CAP
- SURVEYED
- UNSURVEYED
- (R1) BLM PLAT T6N, R3W FAIRBANKS MERIDIAN FILED JANUARY 4, 1966.
- (R2) STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP PROJECT S-0680 (15) SHEETS 9-14.
- JJ SEE SHEET 5 OF 5 FOR MONUMENT MARKINGS
- PROTRACTED SECTION LINE AND SECTION LINE EASEMENT VACATED THIS PLAT

GRAPHIC SCALE

1 INCH = 200 FEET

(IN FEET)

(IN METERS)

1 METER = 3.2808333 US FEET; 1 US ACRE = 0.4047 HECTARE

DATE OF SURVEY BEGINNING: 08/20/04 ENDING: 09/30/04	ALASKAN CONSULTING SURVEYORS, INC. 601 West 41st Avenue, Suite 101 Anchorage, Alaska 99503 (907) 562-7850

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

ALASKA STATE LAND SURVEY No. 2003-14

TATALINA SUBDIVISION

Creating Lots 1-18 & Tract A, Bk 1; Lots 1-8, Bk 2; Lots 1-9, Bk 3; Lots 1&2, Bk 4; Lots 1-14, Bk 5; Lots 1-15, Bk 6; Lots 1-17, Bk 7; Lots 1-6, Bk 8; Lots 1-7, Bk 9; Lots 1-10, Bk 10. And Vacation of Portions of the Protracted Section Lines and Section Line Easements

Located within Unsurveyed Sections 29, 30, 31 and 32, T. 6 N., R. 3 W., Fairbanks Meridian, Alaska
FAIRBANKS RECORDING DISTRICT

DRAWN BY:	APPROVAL RECOMMENDED:
DATE: 7/21/05	[signature] 25 Aug 2005 Statewide Platting Supervisor Date
CHECKED:	SCALE: 1" = 200'
SHEET 4 OF 5	FILE No: ASLS 20030014/EV-2-974

COMPARABLE: T-5

Comp ID: 29955	Photo ID: 4543

Region: Northern
Area: Alaska Range-North Interior
Neighborhood: TATALINA
Frontage Name:
Location: 50 ROAD MILES NW OF FAIRBANKS, OFF ELLIOT HIGHWAY
Subdivision: TATALINA
Legal Description: LOT 3, BLOCK 10 TATALINA SUB, ASLS 2003-14, PLAT 2005-52,ADL 417303
Tax ID:
Quad: B-3
Map Name: LIVENGOOD
Latitude: 65.30045
Longitude: -148.21115
MTRS: F006N003W32
Grantee/Lesee: CHRIS AND BARBARA TOLLIVER
Grantor/Lessor: RICHARD BICKLEY JR.
Date Sold/Leased: 01-03-2013
Sale/Lease Price: $16,000
Rental Rate: 0.0
Terms: Cash
Conditions:
Instrument:
Book/Page/Serial #: 2013-000408-0
Recording District: 401 - Fairbanks

Photographer: JW
Photo Direction:
Photo Date:
Latitude: 65.30045
Photo Description:
Longitude: -148.21115
MTRS: F006N003W32

Acres: 6.82
Square Feet: 225205.2
Frontage Feet: 0.0

Parcel Type: Upland
Title Interest: Fee (Fee Simple)
Highest & Best Use: Residential/Recreational

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

Zoning: NONE

Soil: ADEQUATE, WELL DRAINED
Shore:
Slope: Level
Vegetagion: BIRCH, SPRUCE, ASPEN, ALDER
Unusual Features

Originating Agency:
Originating Agency Comp ID:
Easement Restriction: TYPICAL

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

Market Exposure: 23 DOM

Access: ATV/Snowmachine

Buy/Sell Motivation: Supply/Deman

Property Analysis: PARCEL ORIGINALLY SOLD THROUGH THE 2005 SUBDIVISION AUCTION WITH A BID OF $20,000. THE PURCHASER APPLIED HIS VET DISCOUNT, PAID THE PARCEL OFF IN 2010, AND SOLD IT IN 2013 TO AN INDIVIDUAL WITHIN THE SUBDIVISION.

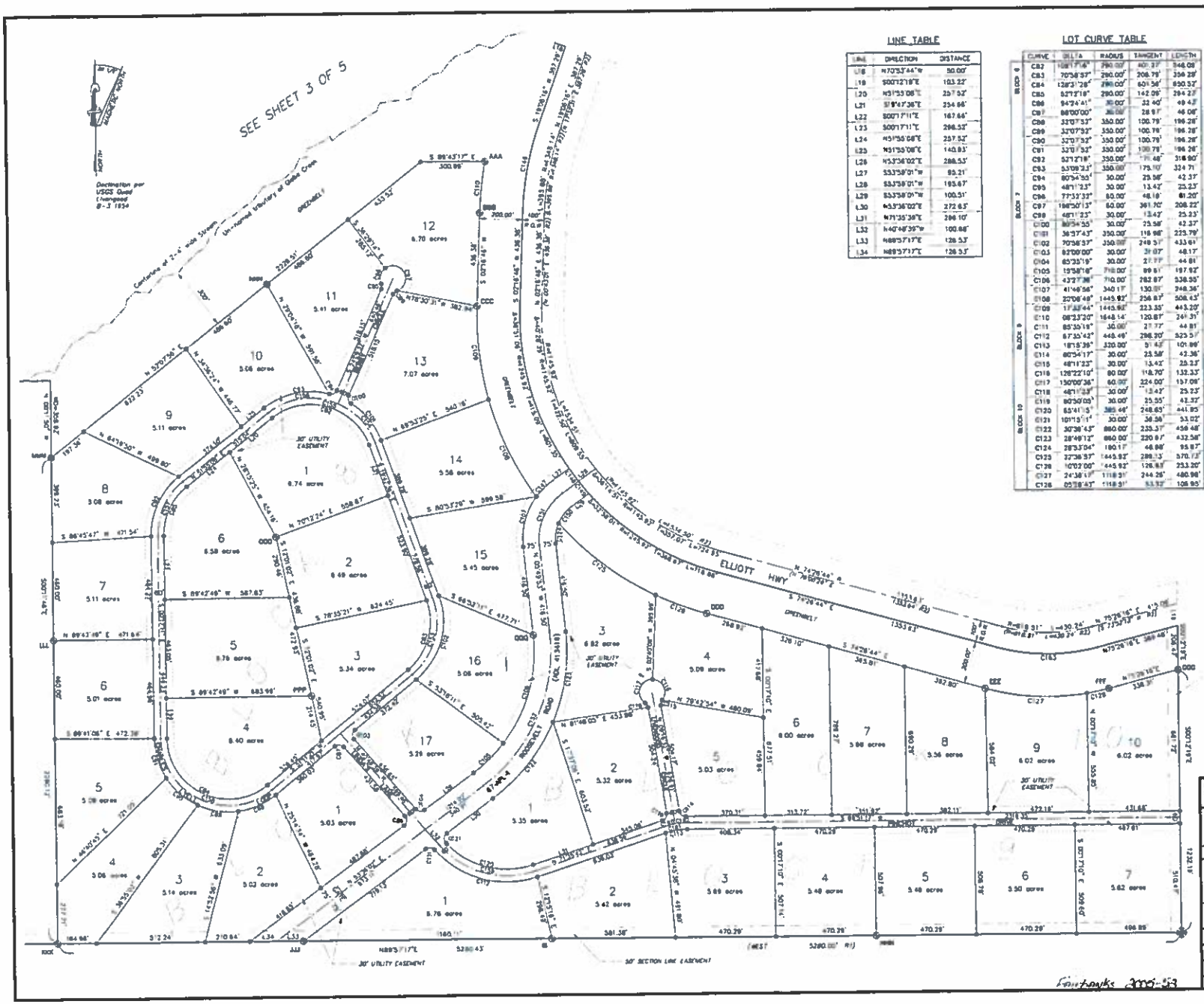
Improvement Type:

Improvements:

Improvement Value: $0

Land Value: $16,000

Number of Sites: 1	Acres: 6.82	Square Feet: 225205.2	Frontage Feet: 0.0
Price Per Site: $16,000.00	Price Per Acre: $2,346.04	Price Per Square Foot: $0.07	Price Per Frontage Foot:



LINE TABLE

LINE	DIRECTION	DISTANCE
L18	N70°53'44"W	50.00'
L19	S00°12'18"E	103.22'
L20	N51°53'08"E	257.52'
L21	S19°47'38"E	234.66'
L22	S00°17'11"E	147.66'
L23	S00°17'11"E	298.52'
L24	N51°53'08"E	257.52'
L25	N51°53'08"E	140.83'
L26	N53°36'02"E	288.53'
L27	S53°58'01"W	95.21'
L28	S53°58'01"W	195.67'
L29	S53°58'01"W	100.51'
L30	N53°36'02"E	272.63'
L31	N71°35'38"E	296.10'
L32	N40°48'39"W	100.88'
L33	N89°57'17"E	128.53'
L34	N89°57'17"E	128.53'

LOT CURVE TABLE

	CURVE	DELTA	RADIUS	TANGENT	LENGTH
BLOCK 6	C82	108°17'14"	290.00'	401.37'	548.08'
	C83	70°38'37"	290.00'	208.79'	356.28'
	C84	128°31'28"	290.00'	501.56'	650.57'
	C85	52°12'18"	290.00'	142.09'	264.23'
	C86	94°24'41"	30.00'	32.40'	49.43'
	C87	88°00'00"	30.00'	28.97'	46.08'
BLOCK 7	C88	32°07'32"	350.00'	100.79'	196.28'
	C89	32°07'32"	350.00'	100.79'	196.28'
	C90	32°07'32"	350.00'	100.79'	196.28'
	C91	32°07'32"	350.00'	100.79'	196.28'
	C92	52°12'18"	350.00'	170.48'	318.90'
	C93	53°08'23"	350.00'	179.10'	324.71'
	C94	80°54'55"	30.00'	25.58'	42.37'
	C95	48°11'23"	30.00'	13.42'	25.23'
	C96	77°33'32"	50.00'	48.19'	81.20'
	C97	198°50'13"	60.00'	361.70'	208.22'
	C98	48°11'23"	30.00'	13.42'	25.23'
	C99	80°54'55"	30.00'	25.58'	42.37'
BLOCK 9	C101	36°37'43"	350.00'	116.98'	223.79'
	C102	70°38'37"	350.00'	248.51'	433.61'
	C103	82°00'00"	30.00'	39.07'	48.17'
	C104	85°35'19"	30.00'	27.77'	44.81'
	C105	15°58'16"	710.00'	99.81'	197.92'
	C106	43°27'38"	710.00'	282.97'	538.55'
	C107	41°46'56"	340.11'	130.01'	248.36'
	C108	27°08'48"	1445.93'	236.87'	508.43'
	C109	17°33'44"	1445.93'	223.35'	443.20'
	C110	08°23'20"	1648.14'	120.87'	241.31'
	C111	85°35'19"	30.00'	27.77'	44.81'
	C112	87°35'42"	448.49'	298.20'	523.51'
	C113	18°18'39"	320.00'	51.43'	101.96'
	C114	80°54'17"	30.00'	25.58'	42.36'
	C115	48°11'23"	30.00'	13.42'	25.23'
BLOCK 10	C116	126°22'10"	60.00'	118.70'	132.33'
	C117	150°00'36"	60.00'	224.00'	157.08'
	C118	48°11'23"	30.00'	13.42'	25.23'
	C119	80°30'05"	30.00'	25.55'	42.37'
	C120	85°41'35"	385.46'	248.65'	441.95'
	C121	101°15'11"	30.00'	36.36'	53.02'
	C122	30°38'43"	880.00'	233.37'	458.48'
	C123	28°49'12"	880.00'	220.87'	432.58'
	C124	28°33'04"	180.17'	46.08'	93.87'
	C125	37°36'37"	1445.93'	298.13'	570.73'
	C126	10°03'00"	445.93'	126.83'	253.20'
	C127	24°38'11"	1118.51'	244.26'	480.98'
	C128	05°38'43"	1118.51'	53.32'	106.93'

ROW CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C146	16°48'30"	1448.14'	214.17'	425.23'
C147	17°56'30"	340.17'	53.87'	106.65'
C148	126°36'08"	1245.93'	37.53'	75.01'
C149	127°25'	1245.93'	37.80'	75.17'
C150	30°56'41"	180.17'	32.64'	102.71'
C151	36°46'44"	265.17'	153.37'	278.89'
C152	59°25'55"	785.00'	448.05'	814.27'
C153	70°58'57"	320.00'	228.18'	396.44'
C154	46°02'46"	320.00'	135.99'	257.17'
C155	108°17'16"	320.00'	442.78'	604.78'
C156	62°14'28"	320.00'	193.18'	347.62'
C157	52°12'18"	320.00'	156.78'	291.57'
C158	128°31'28"	320.00'	663.79'	717.82'
C159	87°35'42"	415.49'	278.13'	490.18'
C160	8°42'41"	350.00'	26.96'	53.21'
C161	17°25'20"	350.00'	53.87'	106.43'
C162	8°42'40"	350.00'	26.96'	53.21'
C163	30°07'00"	818.51'	247.13'	482.60'

LEGEND

- ● OLO = BLM MONUMENT RECOVERED 3-1/4" ALUMINUM CAP ON 3/4" STEEL ROD
- ● PRIMARY MONUMENT SET THIS SURVEY 3-1/4" ALUMINUM CAP ON 2-1/2" x 30" ALUMINUM POST
- ● SECONDARY MONUMENT SET THIS SURVEY 5/8" DIA. x 36" REBAR WITH 2" ALUMINUM CAP
- SURVEYED
- UNSURVEYED
- (R1) BLM PLAT T6N, R3W FAIRBANKS MERIDIAN FILED JANUARY 4, 1988.
- (R2) STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP PROJECT S-0880 (15) SHEETS 9-14
- (J) SEE SHEET 3 OF 5 FOR MONUMENT MARKING
- PROTRACTED SECTION LINE AND SECTION LINE EASEMENT VACATED THIS PLAT

DATE OF SURVEY BEGINNING: 06/30/04 ENDING: 08/30/04	ALASKAN CONSULTING SURVEYORS, INC. 801 West 41st Avenue, Suite 101 Anchorage, Alaska 99503 (907) 562-7950

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

ALASKA STATE LAND SURVEY No. 2003-14

TATALINA SUBDIVISION

Creating Lots 1-10 & Tract A, Blk 1; Lots 1-8, Blk 2; Lots 1-9, Blk 3; Lots 1&2, Blk 4; Lots 1-14, Blk 5; Lots 1-15, Blk 6; Lots 1-17, Blk 7; Lots 1-8, Blk 8; Lots 1-7, Blk 9; Lots 1-10, Blk 10. And Vacation of Portions of the Protracted Section Lines and Section Line Easements

Located within Unsurveyed Sections 29, 30, 31 and 32, T. 6 N., R. 3 W., Fairbanks Meridian, Alaska
FAIRBANKS RECORDING DISTRICT

DRAWN BY:	APPROVAL RECOMMENDED:	
DATE: 7/21/05	Stephanie Hollis, Surveyor	22 Nov 2005 Date
CHECKED: LGR	SCALE: 1"=200'	FILE NO: ASLS 20030014/EV-2-974
SHEET 4 OF 5		

Fairbanks 2005-53

COMPARABLE: T-6

Comp ID: 29935	Photo ID: 4503

Region: Northern
Area: Alaska Range-North Interior
Neighborhood: TATALINA
Frontage Name:
Location: 50 ROAD MILES NW OF FAIRBANKS, OFF ELLIOT HIGHWAY
Subdivision: TATALINA
Legal Description: LOT 3, BLOCK 8 TATALINA SUB, ASLS 2003-14, PLAT 2005-52,ADL 417290
Tax ID:
Quad: B-3
Map Name: LIVENGOOD
Latitude: 65.3002
Longitude: -148.21871
MTRS: F006N003W32
Grantee/Lesee: CHRIS AND BARBARA TOLLIVER
Grantor/Lessor: STEVEN ROGERS
Date Sold/Leased: 01-21-2013
Sale/Lease Price: $10,500
Rental Rate: 0.0
Terms: Cash
Conditions:
Instrument:
Book/Page/Serial #: 2013-001538-0
Recording District: 401 - Fairbanks

Photographer: JW
Photo Date: 07-16-2013
Photo Description: COMP PHOTO
MTRS: F006N003W32
Photo Direction: North
Latitude: 65.3002
Longitude: -148.21871

Acres: 5.34
Square Feet: 225205.2
Frontage Feet: 0.0
Frontage: Ocean NO, Lake NO, Pond NO, River NO, Creek NO, Highway NO
Soil: ADEQUATE, WELL DRAINED
Shore:
Slope: Level
Vegetagion: BIRCH, SPRUCE, ASPEN, ALDER
Unusual Features
Utilities: Electricity NO, Telephone NO, Water NO, Sewer NO, Natural Gas NO
Access: ATV/Snowmachine

Parcel Type: Upland
Title Interest: Fee (Fee Simple)
Highest & Best Use: Residential/Recreational
Zoning: NONE
Originating Agency:
Originating Agency Comp ID:
Easement Restriction: TYPICAL
Market Exposure: 52 DOM
Buy/Sell Motivation: Supply/Deman

Property Analysis: PARCEL WAS ORIGINALLY OFFERED IN THE 2005 SUBDIVISION AUCTION. SOLD OTC THE SAME YEAR. PARCEL HAD BRUSHED TRAIL ACCESS AT TIME OF SALE. FEW RECREATION CABINS IN AREA.

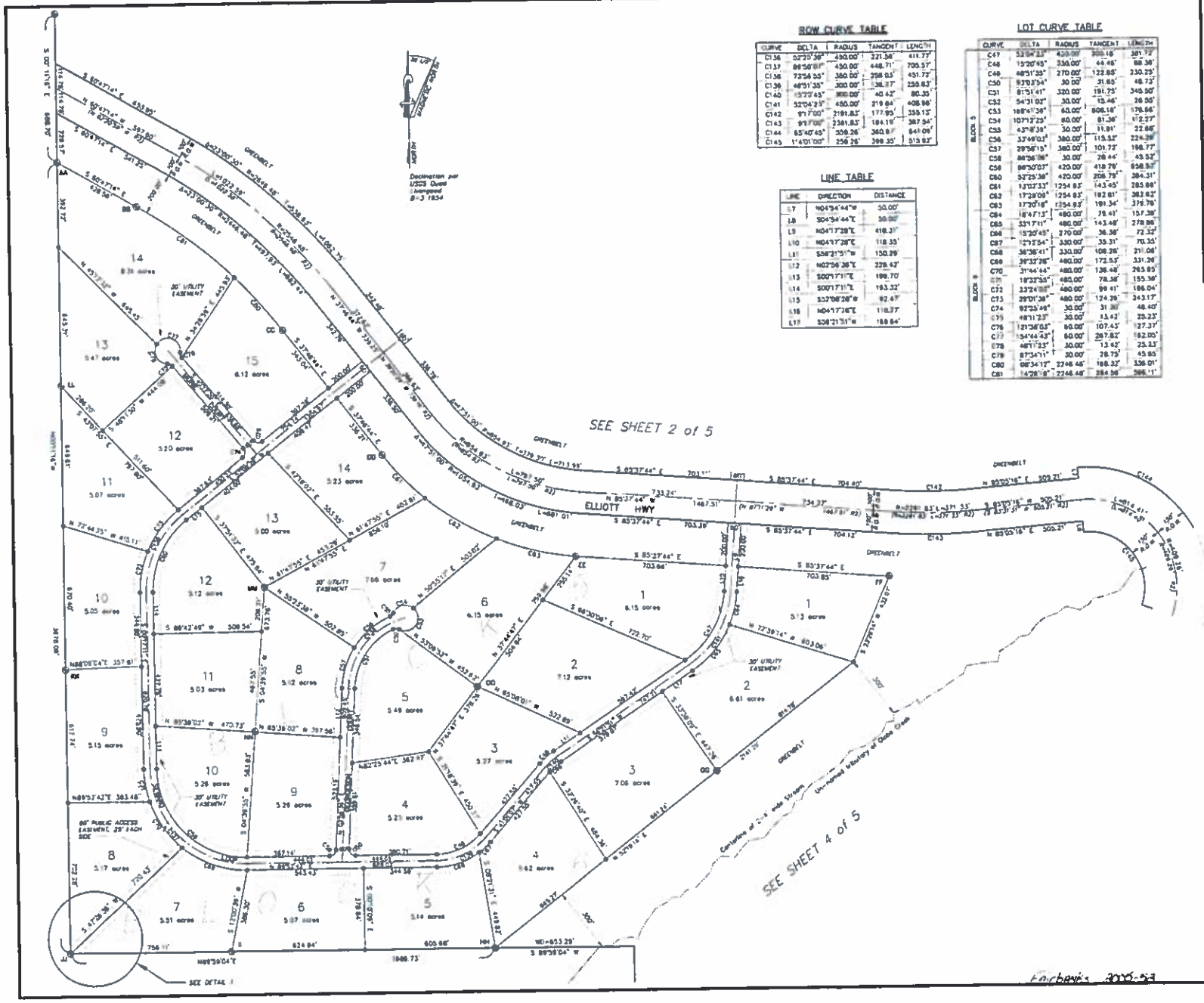
Improvement Type:

Improvements:

Improvement Value: $0

Land Value: $10,500

Number of Sites: 1	Acres: 5.34	Square Feet: 225205.2	Frontage Feet: 0.0
Price Per Site: $10,500.00	Price Per Acre: $1,966.29	Price Per Square Foot: $0.05	Price Per Frontage Foot:



ROW CURVE TABLE

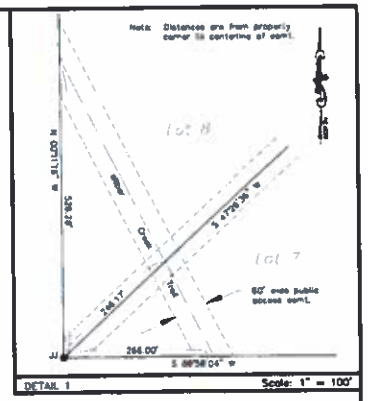
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C136	52°20'39"	450.00'	221.38'	411.73'
C137	88°50'01"	450.00'	448.71'	700.57'
C138	73°54'55"	380.00'	258.03'	451.73'
C139	46°51'35"	300.00'	136.87'	255.63'
C140	15°22'45"	300.00'	40.42'	80.35'
C141	32°04'23"	480.00'	219.84'	408.98'
C142	9°17'00"	2191.83'	177.95'	355.13'
C143	9°17'00"	2391.83'	194.19'	387.54'
C144	83°40'45"	250.26'	360.97'	641.09'
C145	114°01'00"	256.26'	399.35'	513.93'

LINE TABLE

LINE	DIRECTION	DISTANCE
L7	N04°54'44"W	50.00'
L8	S04°54'44"E	50.00'
L9	N04°17'28"E	410.31'
L10	N04°17'28"E	118.35'
L11	S58°21'51"W	150.29'
L12	N02°56'38"E	229.43'
L13	S00°17'11"E	198.70'
L14	S00°17'11"E	193.32'
L15	S37°08'28"W	92.47'
L16	N04°17'28"E	110.37'
L17	S58°21'51"W	150.64'

LOT CURVE TABLE

	CURVE	DELTA	RADIUS	TANGENT	LENGTH
BLOCK 5	C47	53°04'23"	420.00'	209.16	381.73'
	C48	15°20'45"	330.00'	44.46'	88.38'
	C49	46°51'35"	270.00'	122.85'	220.73'
	C50	93°03'54"	30.00'	31.65'	48.73'
	C51	61°51'41"	320.00'	191.75'	345.50'
	C52	54°31'02"	30.00'	15.46'	28.50'
	C53	168°41'36"	60.00'	808.18'	176.66'
	C54	107°17'25"	60.00'	81.36'	112.27'
	C55	43°48'36"	30.00'	11.81'	22.86'
	C56	32°46'03"	380.00'	115.32'	224.39'
	C57	29°56'15"	380.00'	101.72'	198.77'
	C58	86°36'38"	30.00'	26.44'	45.32'
	C59	86°30'07"	420.00'	418.79'	636.53'
	C60	57°25'38"	420.00'	206.79'	384.31'
	C61	13°03'33"	1254.83'	143.45'	285.88'
	C62	17°28'09"	1254.83'	192.81'	382.62'
	C63	17°20'18"	1254.83'	191.34'	379.76'
BLOCK 6	C64	18°47'13"	480.00'	79.41'	157.39'
	C65	33°17'11"	480.00'	143.48'	278.86
	C66	15°20'45"	270.00'	36.38'	72.32'
	C67	12°17'54"	330.00'	35.31'	70.35'
	C68	36°36'41"	330.00'	108.28'	211.08'
	C69	39°37'28"	480.00'	172.53'	331.96'
	C70	31°44'44"	480.00'	136.48'	265.85'
	C71	18°37'53"	480.00'	78.36'	155.38'
	C72	23°24'08"	480.00'	99.41'	196.04'
	C73	29°01'38"	480.00'	124.39'	243.17'
	C74	92°23'49"	30.00'	31.30'	48.40'
	C75	48°11'23"	30.00'	13.43'	25.23'
	C76	121°36'03"	60.00'	107.43'	127.37'
	C77	154°44'43"	60.00'	267.82'	162.05'
	C78	48°11'23"	30.00'	13.43'	25.23'
	C79	87°54'11"	30.00'	28.75'	45.85
	C80	98°34'17"	2246.46'	198.32'	386.01'
	C81	14°28'18"	2246.46'	284.56'	566.11'



LEGEND

- CLO - BLM MONUMENT RECOVERED 3-1/4" ALUMINUM CAP ON 3/4" STEEL ROD
- PRIMARY MONUMENT SET THIS SURVEY 3-1/4" ALUMINUM CAP ON 2-1/2" x 36" ALUMINUM POST
- SECONDARY MONUMENT SET THIS SURVEY 5/8" DIA. x 36" REBAR WITH 2" ALUMINUM CAP
- SURVEYED
- UNSURVEYED
- (R1) BLM PLAT T8N, R3W FAIRBANKS MERIDIAN FILED JANUARY 4, 1988.
- (R2) STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP PROJECT S-0880 (15) SHEETS 9-14.
- JJ SEE SHEET 5 OF 5 FOR MONUMENT MARKINGS
- PROTRACTED SECTION LINE AND SECTION LINE EASEMENT VACATED THIS PLAT

GRAPHIC SCALE

1 INCH = 200 FEET

(IN FEET) 200 0 100 200 400 600 800

(IN METERS) 60 0 30 60 120 180 240

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

DATE OF SURVEY BEGINNING: 06/30/04 ENDING: 09/30/04	ALASKAN CONSULTING SURVEYORS, INC. 801 West 41st Avenue, Suite 101 Anchorage, Alaska 99503 (907) 562-7930

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

ALASKA STATE LAND SURVEY No. 2003-14

TATALINA SUBDIVISION

Creating Lots 1-18 & Tract A, Blk 1; Lots 1-8, Blk 2; Lots 1-8, Blk 3; Lots 1&2, Blk 4; Lots 1-14, Blk 5; Lots 1-13, Blk 6; Lots 1-17, Blk 7; Lots 1-6, Blk 8; Lots 1-7, Blk 9; Lots 1-10, Blk 10; And Vacation of Portions of the Protracted Section Lines and Section Line Easements

Located within Unsurveyed
Sections 29, 30, 31 and 32, T. 6 N., R. 3 W., Fairbanks Meridian, Alaska
FAIRBANKS RECORDING DISTRICT

DRAWN BY: MBS	APPROVAL RECOMMENDED:		
DATE: 7/21/05	Stephen Martin	Supervisor	22 Jul 2005 Date
CHECKED: LCB	SCALE: 1"=200'	FILE No. ASLS 20030014/EV-2-974	
SHEET 3 OF 5			

Fairbanks 2005-53

COMPARABLE: T-7

Comp ID: 29915 | Photo ID: 4483

Region: Northern
Area: Alaska Range-North Interior
Neighborhood: TATALINA
Frontage Name:
Location: 50 ROAD MILES NW OF FAIRBANKS, OFF ELLIOT HIGHWAY
Subdivision: TATALINA
Legal Description: LOT 7, BLOCK 6 TATALINA SUB, ASLS 2003-14, PLAT 2005-52,
Tax ID:
Quad: B-3
Map Name: LIVENGOOD
Latitude: 65.303566
Longitude: -148.240499
MTRS: F006N003W32
Grantee/Lesee: LINDA CARTER & DERRIK RENSINK
Grantor/Lessor: ALAN KELLEY
Date Sold/Leased: 04-15-2013
Sale/Lease Price: $11,800
Rental Rate: 0.0
Terms: Cash
Conditions:
Instrument: Warranty Deed
Book/Page/Serial #: 2013-007014-0
Recording District: 401 - Fairbanks

Photographer: JW
Photo Date: 07-16-2013
Photo Description: COMP PHOTO
MTRS:
Photo Direction:
Latitude: 65.303566
Longitude: -148.240499
F006N003W32

Acres: 5.51
Square Feet: 225205.2
Frontage Feet: 0.0

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

Soil: AVERAGE
Shore:
Slope: Level
Vegetagion: BIRCH, SPRUCE, ASPEN, ALDER
Unusual Features

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

Access: ATV/Snowmachine

Parcel Type: Upland
Title Interest: Fee (Fee Simple)
Highest & Best Use: Residential/Recreational

Zoning: NONE

Originating Agency:
Originating Agency Comp ID:
Easement Restriction: TYPICAL

Market Exposure: 30 DOM

Buy/Sell Motivation:
Supply/Deman

Property Analysis: PARCEL ORIGINALLY PURCHASED THROUGH THE DNR 2011 SUBDIVISION AUCTION FOR $11,800. GRANTOR SOLD PARCEL TO GRANTEE FOR ORIGINAL PRICE IN 2013. GOOD TRAIL ACCESS AND VEGETATION THROUGHOUT SUBDIVISION.

Improvement Type:

Improvements:

Improvement Value: $0

Land Value: $11,800

Number of Sites: 1	Acres: 5.51	Square Feet: 225205.2	Frontage Feet: 0.0
Price Per Site: $11,800.00	Price Per Acre: $2,141.56	Price Per Square Foot: $0.05	Price Per Frontage Foot:

SPECIAL APPRAISAL INSTRUCTIONS
DNR LAND DISPOSAL

1. **Appraisal Standards:** A **summary** appraisal is required and must be prepared in accordance with these instructions and with Standards Rules 1 and 2 of the *Uniform Standards of Professional Appraisal Practice* (USPAP).

2. **Purpose of the Appraisal**: The purpose of the appraisal is to estimate current market value.

3. **Intended Use:** The appraisal will be used by DNR to establish the minimum price for a sealed bid auction and will be used by the general public for guidance in determining actual bid prices.

4. **Definition of Market Value:** Appraisals must use the following definition of market value. Appraisals using other definitions will be returned for correction.

   The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.[1]

5. **Terms of Sale:** Market value must be estimated in terms of seller financing typical for the market. DNR will not accept appraisals that apply a downward adjustment to comparable prices with typical seller financing in order to indicate a cash value. Per AS 38.05.065 DNR is required to offer seller financing and does not discount for cash. This is the reason for the market value definition used above, to provide a value based on "precisely revealed terms."

6. **Conditions of Sale:** To the extent possible, the appraiser shall use only private transactions for comparables. However, a history of DNR sales in the subject subdivision shall also be reported and considered. DNR comparable sales from 1990 to present will be available at no cost on a CD or through other electronic media. Contact Johnthomas Williamson @ 269-8539 for a copy. The comparable sales database will include all terms of the sale, including veteran's discount. A sale involving a veteran's discount may not be used. To verify DNR sales which are not in the comparable sales database, and to check for a veteran's discount, contact the regional DNR Public Information Center in Anchorage, Fairbanks, or Juneau. See item #14 for names and phone numbers. Ask them to print you a copy of Revenue and Billing screen NR 30 for each ADL number you want to verify. This screen will include the bid price, any discount, the financing terms, and the effective date of the contract. For DNR sales not on Revenue and Billing, contact Johnthomas Williamson at 269-8539. Do not assume that the bid price on DNR's web site is the actual sale price.

7. **Property Rights Appraised:** Appraise the fee simple estate less mineral rights reserved under AS 38.05.125(a). Appraisals that do not cite this definition will be returned for correction.

8. **Date of Valuation:** Use a current date of valuation.

9. **Inspection and Determination of Site Quality:** The appraiser must make an onsite inspection of the appraised property. Comparable sales located within reasonable proximity to the appraised property must also be inspected. Fly-over inspections are acceptable for properties that do not have road access. DNR may allow exceptions to these inspection requirements, if special conditions warrant. Any exceptions must be authorized in writing by the DNR review appraiser before work begins. In order to determine site characteristics and access, the appraiser should also use as many of the following sources of information as are available: recent aerial photos from commercial sources, previous DNR appraisals, topographic maps, field inspection reports in DNR case files, aerial mosaics in DNR subdivision design files, and previous field experience in the area.

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[1] The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, page 23

10. **Improvements:** There may be structures and site improvements on some of the parcels. The appraisal report must state the contributory value of the land and the contributory value of the improvements. The appraisal report must include photographs of the improvements, see item #12.

11. **Case File Information:** To inspect case file information, please contact Land Sales and Contract Administration section at (907) 269-8594

12. **Photographs:** Representative photographs of the subject parcels and comparables are required. The report must contain photographs of the property, and any improvements, sufficient to allow the reader to determine their general character and condition.

13. **Plat or Survey Maps:** Some type of map is required that depicts the locations of improved roads, trails, utilities, or other pertinent information. This map could be a plat map or a map published by a local government agency such as the Assessor's office or planning department. These maps may be modified by the appraiser to reflect the necessary information. Plat maps for DNR subdivisions (ASLS) are available on the DNR web site. The appraiser is expected to review surveys, plats, plat notes, and land status maps for easements and other restrictions that could affect value and to summarize such easements and restrictions in the appraisal report.

14. **Title Information:** DNR will not provide title reports. Survey plats and land status maps are available on the internet at http://dnr.alaska.gov/Landrecords/[2] The appraiser may also make 1 hard copy set of these items free of charge at the Fairbanks (Rich Ackerman 451-2712) and Anchorage (Kathy Johnson 269-8415) Public Information Offices. DNR staff will show appraisers how to research and print what they need but will not prepare the copies. Appraisers who are working on projects in Southeast can contact the Southeast PIC at 465-3400.

15. **Data Analysis and Key Parcel:** When appraising similar parcels within the same subdivision or neighborhood, a typical or *Key Parcel* valuation method must be used. For each key parcel appraised, the report must include a valuation grid. The grid must describe the pertinent features of the key parcel and each of the comparable sales. The grid must also show adjustments (qualitative or quantitative) made in relating the pertinent features of the comparable transactions to the pertinent features of the key parcel. An example appraisal will be provided upon request.

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

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

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

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

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

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

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

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

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

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

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

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

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

Appraiser Qualifications

Johnthomas Williamson
Appraiser II, Department of Natural Resources
550 West 7th Avenue, Suite 650
Anchorage, Alaska 99501-3576
(907) 269-8539
johnthomas.williamson@alaska.gov

Education
Illinois State University: BS in History, 2000; MS in 2002.

Appraisal Courses
Basic Appraisal Principles, Appraisal Institute, April 2006.
Basic Appraisal Procedures, Appraisal Institute, April 2006.
Uniform Standards of Professional Appraisal Practice (USPAP-15hr), Appraisal Institute, April 2006.
Residential Site Valuation and Cost Approach, Appraisal Institute, October 2006.
Residential Market Analysis and Highest & Best Use, Appraisal Institute, October 2006.
Income Approach to Valuation, International Association of Assessing Officers, August 2007.
Eminent Domain Law Basics for Right of Way Professional, IRWA, December 2010.
Real Estate Finance, Statistics, and Valuation Modeling, Appraisal Institute, May, 2011.
Principles of Real Estate Law, IRWA 800, December 2012.

Additional Courses
Land Titles 801, International Right of Way Association, November 2005.
Geographic Information Systems, University of Alaska, 2004

Work Experience
Alaska Department of Natural Resources, Appraiser, June 2006 to present.
Alaska DNR, Natural Resource Tech/Specialist, March 2003 to June 2006.

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.