

MARKET VALUE APPRAISAL

Forty Six (44) remote Matanuska-Susitna Borough parcels within the following subdivisions:

Alder View, ASLS 80-137
Alexander Creek West, ASLS 79-209
Canyon Lake, ASLS 80-139
Donkey Terraces, 2007-20
Hewitt-Whiskey Lakes, ASLS 80-134
Hiline Lakes Homestead, ASLS 91-257
Johnson Creek Homestead, ASLS 89-079
Johnson Creek RRCS, ASLS 2003-10
Lake Creek Homestead, ASLS 88-17
Yentna Uplands, ASLS 87-214

Nine Mile RRCS, ASLS 2003-43
Parker Lake, ASLS 82-126
Quartz Creek West RRCS, ASLS 2003-42
Skwentna Station, ASLS 80-129
Sunday Lakes, ASLS 2009-06
Susitna River Odd Lot,
Yenlo Hills Remote, ASLS 86-086
Yenlo Hills Remote, ASLS 85-71
Yentna Uplands, ASLS 87-214

APPRAISAL REPORT No.3969-0

**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
Tel (907) 269-8539
Fax (907) 269-8914

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

DATE: March 3, 2014

TO: Kevin Hindmarch
Review Appraiser

FROM Michael S. Dooley 
Appraiser I

SUBJECT: Appraisal of 44 remote parcels within the following subdivisions:

Alder View, ASLS 80-137
Alexander Creek West, ASLS 79-209
Canyon Lake, ASLS 80-139
Donkey Terraces, 2007-20
Hewitt-Whiskey Lakes, ASLS 80-134
Hiline Lakes Homestead, ASLS 91-257
Johnson Creek Homestead, ASLS 89-079
Johnson Creek RRCS, ASLS 2003-10
Yentna Uplands, ASLS 87-214
Lake Creek Homestead, ASLS 88-17

Nine Mile RRCS, ASLS 2003-43
Parker Lake, ASLS 82-126
Quartz Creek West RRCS, ASLS 2003-42
Skwentna Station, ASLS 80-129
Sunday Lakes, ASLS 2009-06
Susitna River Odd Lot,
Yenlo Hills Remote, ASLS 86-086
Yenlo Hills Remote, ASLS 85-71
Yentna Uplands, ASLS 87-222

As requested, I have completed an appraisal of the above referenced parcels, and understand that this appraisal will be used to determine a minimum purchase price for a sealed bid auction. I am submitting this report for your review and approval.

The appraisal was completed in accordance with the "Uniform Standards of Professional Appraisal Practice" of the Appraisal Foundation and in accordance with the Special Appraisal Instructions, DNR. This is an appraisal report based on the General Assumptions and Limiting Conditions stated in the report, as well as the facts, analyses, and reasoning leading to the opinions of value.

I have inspected all of the subject parcels and all of the comparable sales used in this report, via aerial inspection. Physical descriptions of the subject parcels were based on inspections, aerial photography, topographic maps, peer appraisal reports, interviews with realtors and various individuals familiar with the area. Based on these observations and analyses of all available data, I have formed an opinion of the market values as of the effective date of value.

TABLE OF CONTENTS

INTRODUCTION

Title Page	
Letter of Transmittal	ii

PREMISES OF THE APPRAISAL

Appraisal Summary	4
Type of Appraisal and Report	6
Purpose and Use of the Appraisal	6
User and Client Identity	6
Property Rights Appraised	6
Definition of Market Value	7
Effective Date of Value Estimate	7
Exposure Time	7
Property History	7
Scope of the Appraisal	7
Assumptions and Limiting Conditions	8

PRESENTATION OF DATA

Area Analysis	9
Parcel Descriptions	11

DATA ANALYSIS AND CONCLUSION

Highest and Best Use	49
Approaches to Value	49
Data Analyses and Conclusion	52
Certification of Value	68

ADDENDA

Subject Surveys	
Comparable Sale Forms	
Appraisal Instructions	
Appraiser Qualifications	

APPRAISAL SUMMARY

Location and Legal Description

SUMMARY OF VALUES

Subdivision	ADL	Lot	Block	Survey	Acres	Value	Date of Value
Alder View	214107	17 & 18	17	80-137	9.47	\$16,300	08-15-2013
Alder View	214108	19, 20, & 21	17	80-137	14.76	\$20,700	08-15-2013
Alder View	214140	17	16	80-137	4.84	\$5,100	08-15-2013
Alder View	214142	19	16	80-137	4.81	\$5,000	08-15-2013
Alder View Addition	216710	6	16	80-137	12.00	\$8,900	08-15-2013
Alexander Creek West	204967	10	6	79-209	4.99	\$4,700	08-15-2013
Alexander Creek West	204973	16	6	79-209	5.00	\$4,800	08-15-2013
Alexander Creek West	204886	10	2	79-209	4.79	\$4,600	08-15-2013
Canyon Lake	213714	5	2	80-139	4.76	\$4,500	08-15-2013
Donkey Terraces	230416	R	-	2007-20	15.00	\$21,000	08-15-2013
Donkey Terraces	230417	S	-	2007-20	15.56	\$21,600	08-15-2013
Donkey Terraces	230681	E	-	2007-20	15.65	\$21,700	08-15-2013
Donkey Terraces	230682	F	-	2007-20	14.40	\$20,200	08-15-2013
Donkey Terraces	230683	G	-	2007-20	14.94	\$20,900	08-15-2013
Donkey Terraces	230684	H	-	2007-20	14.66	\$20,500	08-15-2013
Donkey Terraces	230685	I	-	2007-20	15.44	\$21,600	08-15-2013
Donkey Terraces	230686	J	-	2007-20	15.43	\$21,600	08-15-2013
Donkey Terraces	230687	M	-	2007-20	18.03	\$22,100	08-15-2013
Donkey Terraces	230688	N	-	2007-20	13.88	\$17,900	08-15-2013
Donkey Terraces	230689	O	-	2007-20	13.78	\$18,700	08-15-2013
Donkey Terraces	230690	Q	-	2007-20	15.06	\$21,100	08-15-2013
Hewitt-Whiskey Lake	214232	39 and 40	10	80-134	9.93	\$16,000	08-15-2013
Hiline Lakes Odd Lots	224497	B	-	91-257	18.23	\$11,400	08-15-2013
Hiline Lakes Odd Lots	228809	D	-	91-191	40.06	\$17,500	08-15-2013
Johnson Creek Homestead	225018	-	-	80-079	11.7	\$8,800	08-15-2013
Johnson Creek RRCS	228391	E	-	2003-10	18.3	\$12,000	08-15-2013
Lake Creek Homestead	222786	A	-	88-17	28.14	\$15,500	09-19-2013

Nine Mile Lake RRCS	229065	B	-	2003-43	16.72	\$16,000	08-15-2013
Nine Mile Lake RRCS	229069	L	-	2003-43	10.99	\$15,500	08-15-2013
Parker Lake	219346	4	2	82-126	10.43	\$15,600	09-19-2013
Quartz Creek West RRCS	229077	I	-	2003-42	11.10	\$17,400	08-15-2013
Quartz Creek West RRCS	229079	G	-	2003-42	12.54	\$18,600	08-15-2013
Skwentna Station	206219	16 & 17	3	79-205	9.71	\$8,100	08-15-2013
Sunday Lakes RRCS	230661	A	-	2009-06	15.94	\$21,900	08-15-2013
Sunday Lakes RRCS	230662	D	-	2009-06	18.00	\$23,200	08-15-2013
Sunday Lakes RRCS	230663	C	-	2009-06	15.13	\$21,200	08-15-2013
Sunday Lakes RRCS	230664	B	-	2009-06	15.13	\$21,200	08-15-2013
Sunday Lakes RRCS	230665	G	-	2009-06	19.81	\$23,900	08-15-2013
Sunday Lakes RRCS	230666	I	-	2009-06	18.47	\$23,800	08-15-2013
Susitna River Odd Lot	228892	1	-	T25NR5W15	44.90	\$48,600	09-19-2013
Yenlo Hills II Remote	216461	Tract I	-	86-86	39.22	\$47,100	08-15-2013
Yenlo Hills II Remote	217099	Tract B	-	85-71	39.99	\$42,300	08-15-2013
Yentna Uplands	221613	-	-	87-214	39.95	\$36,400	08-15-2013
Yentna Uplands	222468	Tract B	-	87-222	39.99	\$18,200	08-19-2013

PREMISES OF THE APPRAISAL

Type of Appraisal and Report

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

Purpose of Appraisal

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

Intended Use of Appraisal

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

User and Client Identity

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

Property Rights Appraised

Rights appraised are fee simple estate less mineral rights reserved to the State of Alaska under **AS 38.05.125(a)**. Fee simple estate is defined as:

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

August 15, 2013 and September 19, 2013

Date of Report

March 3, 2014

¹ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.111

² Alaska Statutes Title 38, Public Land Article 5, <http://www.legis.state.ak.us/basis/folio.asp>, Accessed 1/24/2013

³ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.23

Exposure Time

Exposure time is defined as "...the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is different for various types of property and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort."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 over 100 available parcels within the immediate area. Considering the availability of parcels on the market a longer exposure time of up to three years is reasonable.

Scope of the Appraisal

Property and Comparable Sales Inspection

Because of the large geographical area of the subject parcels, two days were required to inspect the subject properties and all of the comparable sales. The inspection dates are August 15, 2013 and September 19, 2013; respectively. The inspection date for each subject property is indicated on the grid on page 11. Physical features and access were identified by use of aerial inspections, topographic maps, status plats, aerial photographs, DNR appraisal records, and interviews with people who are familiar with the area.

Research and Analysis Conducted

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

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

⁴ Uniform Standards of Professional Appraisal Practice 2014-2015, Appraisal Foundation, p. U-2

Assumptions and Limiting Conditions

1. The property is appraised as vacant land without structural or site improvements.
2. All engineering studies are assumed to be accurate. Plats and illustrative material included in the report are intended to help the reader visualize the properties.
3. Information furnished by others and included in the report is believed to be reliable but the appraiser does not warrant the accuracy of such information.
4. Unless otherwise noted in the report, the appraiser did not find any evidence that hazardous materials exist on these properties. The estimate of value is based on the assumption that there are no such materials on the property. The appraiser is not qualified to detect these substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge that is required to discover these substances.
5. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony, or be in attendance in court with reference to the property in question unless arrangements have been made in advance.
6. The data and conclusions in this report are a part of the whole valuation. Each part of this report is only part of the evidence upon which the final judgment is based. Therefore, no part should be used out of context and by itself alone.
7. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for any such conditions, or for arranging engineering studies to discover them.
8. The estimate of value in this report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
9. Some parcels may contain saw timber, but not necessarily in commercial quantities. The estimated market value does not include the value of commercial timber, if any.
10. Unless noted, the existence of personal property or improvements, if any, could not be confirmed. The properties are appraised "as vacant".
11. In this valuation, various mathematical calculations were used to formulate the opinion of value. These calculations are only aids for the formulation of the opinion of value by the appraiser. Therefore, in the application of these calculations, certain arithmetical figures are rounded to the nearest significant amount.
12. The appraiser assumes no responsibility for legal matters. The subject lots are assumed to be free and clear of encumbrances, except as otherwise noted, and title is assumed to be marketable.

PRESENTATION OF DATA

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

Market Area – The Matanuska Susitna Borough⁵

Location:

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

Local Government:

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

Demographics:

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

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

Economy:

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

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

Facilities:

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

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

Transportation:

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

Skwentna Neighborhood⁶

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

History, Culture and Demographics

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

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

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

Facilities, Utilities, Schools and Health Care

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

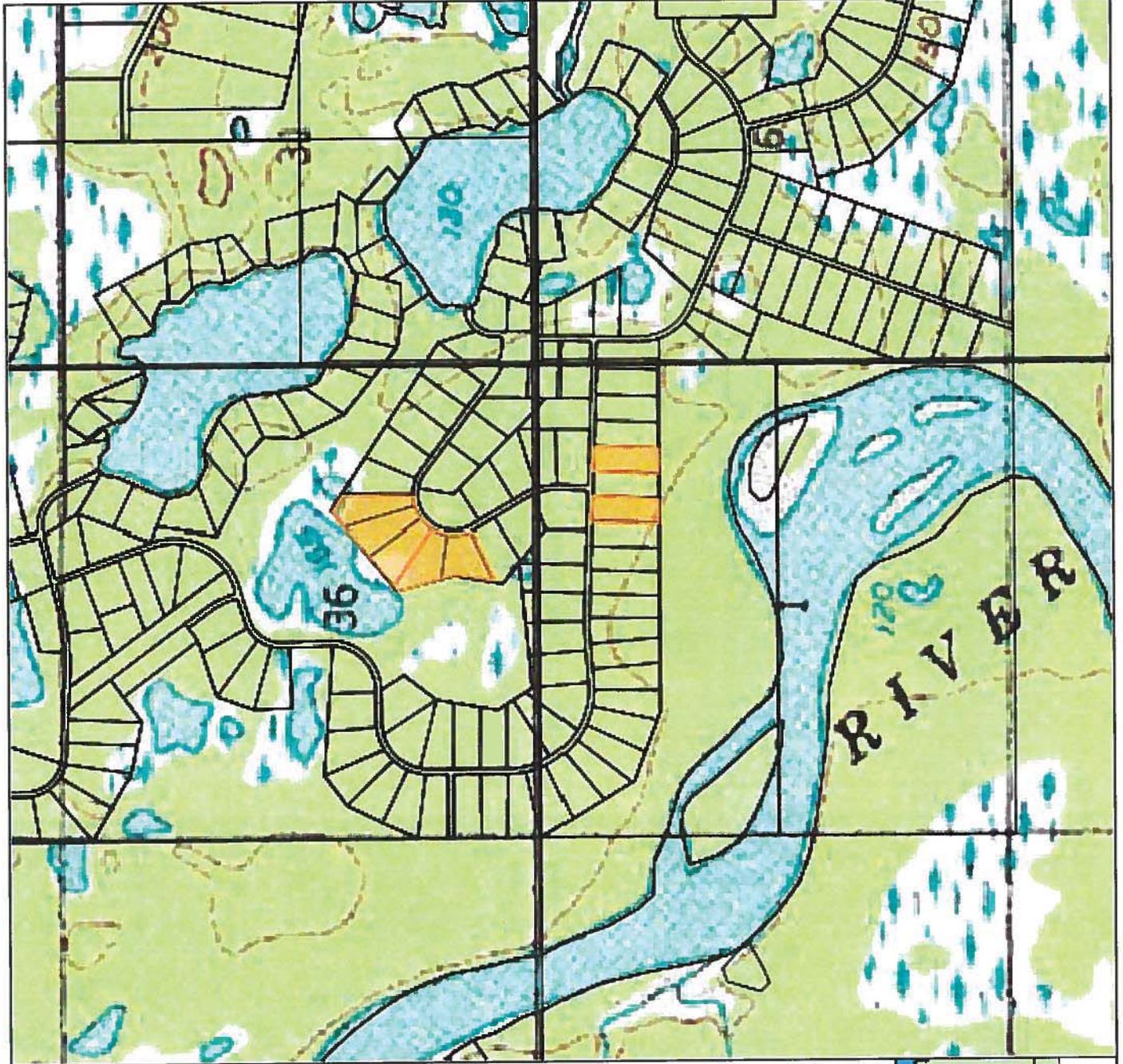
Economy and Transportation

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

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

Subject Parcel Descriptions

Subdivision Name	Survey #	# of Lots	Date Inspected
Alder View	80-137	5	08-15-2013
Alexander Creek	79-209	3	08-15-2013
Canyon Lake	80-139	1	08-15-2013
Donkey Terraces	2007-20	12	08-15-2013
Hewitt-Whiskey Lakes	80-134	1	08-15-2013
Hiline Lakes Homestead	91-257	2	08-15-2013
Johnson Creek Homestead	89-079	1	08-15-2013
Johnson Creek RRCS	2003-10	1	08-15-2013
Lake Creek Homestead	88-17	1	09-19-2013
Nine Mile RRCS	2003-43	2	08-15-2013
Parker Lake	82-126	1	09-19-2013
Quartz Creek West RRCS	2003-42	2	08-15-2013
Skwentna Station	80-129	1	08-15-2013
Sunday Lakes	2009-06	6	08-15-2013
Susitna River Odd Lot	BLM	1	09-19-2013
Yenlo Hills Remote	86-086	1	08-15-2013
Yenlo Hills Remote	85-71	1	08-15-2013
Yentna Uplands	87-214	1	08-15-2013
Yentna Uplands	87-222	1	08-15-2013



Alder View
 Alaska Mapper
 Spherical Mercator WGS 84 - EPSG:3857

2,000 ft

- Annotation - Polygon
- Survey Boundary
- Survey Boundary
- Survey Boundary

GRAPHIC ILLUSTRATION ONLY.
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Thursday, August 8, 2013
 Created By: msdooley

General Property Description for Alder View Subdivision

Legal Description

There are 4 subject parcels within the Alder View Subdivision ASLS 80-137, within Township 21 North, Range 10 West, Section 1 ; Township 22 North, Range 10 West, Sections 36.

Location

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

Access

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

Size & Shape

Lots range in size from 4.81 to 14.76 acres. The lots are irregular in shape.

Topography

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

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments⁷

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for all of the subject parcels within the Alder View Subdivision.

There was a contract to purchase ADL#214107 for \$7,700 which recorded on 09/29/2008. That contract was terminated on 04/20/2011.

There was a contract to purchase ADL#214108 for \$17,000 which recorded on 09/29/2008. That contract was terminated on 07/13/2012.

There were no transactions or deed transfers within the last three years for ADL#214140 or ADL#214142.

⁷ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



ADL#214108 Looking South
Red outline is the approximate location of parcel.



ADL#214107 Looking South
Red outline is the approximate location of parcel.



**ADL #214140 to the left and ADL #214142 to the right looking south.
Red outlines are the approximate locations each parcel.**



**ADL #216710 Looking Northwest.
Red arrow is the approximate location of parcel.**

General Property Description for Alexander Creek West Subdivision

Legal Description

There are 3 subject parcels within the Alexander creek West Subdivision ASLS 79-209, within Township 17 North, Range 8 West, Sections 10 and 14.

Location

Alexander Creek West Subdivision is located approximately 35 miles northwest of Anchorage, and approximately 6.5 miles west of the confluence of the Yentna and Susitna Rivers.

Access

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

Size & Shape

Lots range in size from 4.79 to 5.00 acres. The lots are generally rectangular in shape.

Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation. The entire subdivision lies approximately 250 to 350 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments⁸

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

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

There was a contract to purchase ADL#204967 by Valerie Zimbrich which was terminated effective 07-23-2012.

There was a contract to purchase ADL#204973 by Eric Minton which was terminated effective 05-30-2012.

⁸ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



Alexander Creek West

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Thursday, February 13, 2014
 Created By: msdotney

Personal Property

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



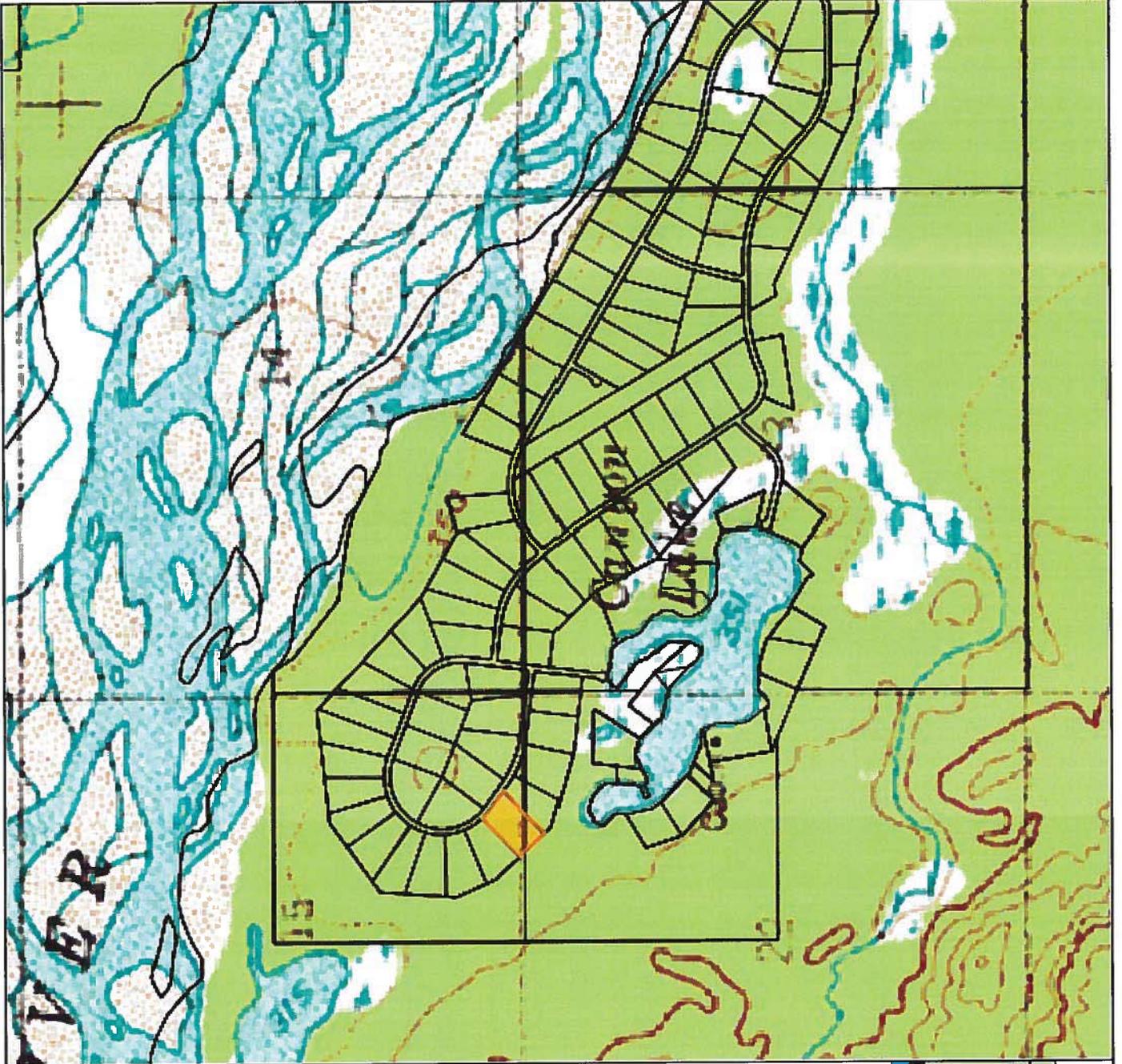
ADL#204967 Looking North
Red outline is the approximate location of parcel.



ADL#204973 Looking South
Red outline is the approximate location of parcel.



ADL#204886 Looking east
Red outline is the approximate location of parcel.



Canton Lake
 Alaska Mapper
 Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY.
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Sunday, March 2, 2014
 Created By: msdooley

General Property Description for Canyon Lake Subdivision

Legal Description

There is one subject parcel within the Canyon Lake Subdivision ASLS 80-139, within Township 21 North, Range 13 West, Sections 15 and 22.

Location

Canyon Lake Subdivision is located approximately 75 miles northwest of Anchorage, and approximately 15 southwest of Skwentna.

Access

Summer access to the subdivision is by float plane to Canyon Lake, then over land; or boat-in via the Skwentna River then over land. Winter access is via snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The lot size is 4.756 acres. The lot is rectangular in shape.

Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation.

Soils/Vegetation

Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. Soils are typical of the surrounding area.

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments⁹

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel within the Canyon Lake subdivision. There was a contract to purchase ADL#213714 for \$4,500 which recorded on 06/15/2009. This contract was terminated on 07/10-2012. The parcel is currently in potential reoffer status.

Personal Property

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

⁹ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



ADL# 213714 Looking South.
Red outline is the approximate location of parcel.

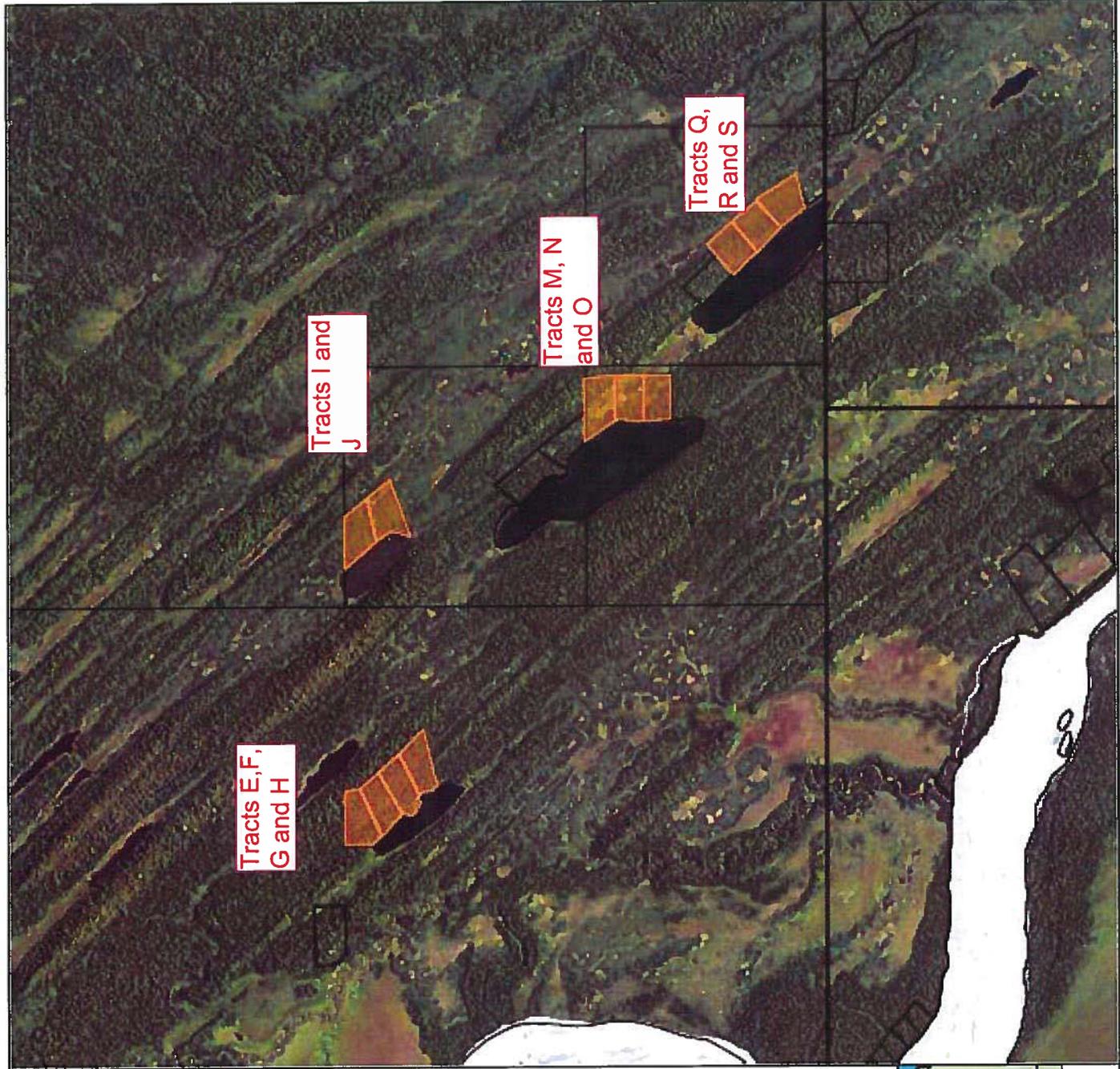
Donkey Terraces

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD
Date Created: Wednesday, July 31, 2013
Created By: msbooley

General Property Description for Donkey Terraces Subdivision

Legal Description

There are 12 subject parcels within the Donkey Terraces Remote Recreational Staking Area (RRCS), ASLS 2007-20, within Township 25N North, Range 12 West, Sections 30, 31 and 32; Township 25 North, Range 13W, Section 25.

Location

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

Access

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

Size & Shape

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

Topography

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

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹⁰

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

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

Personal Property

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

¹⁰ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



ADL#'s 230681, 230682, 230683, and 230684 looking east.
Parcels are on far side of lakefront. ADL's are in order from left to right.
Red arrows are the approximate location of parcels.



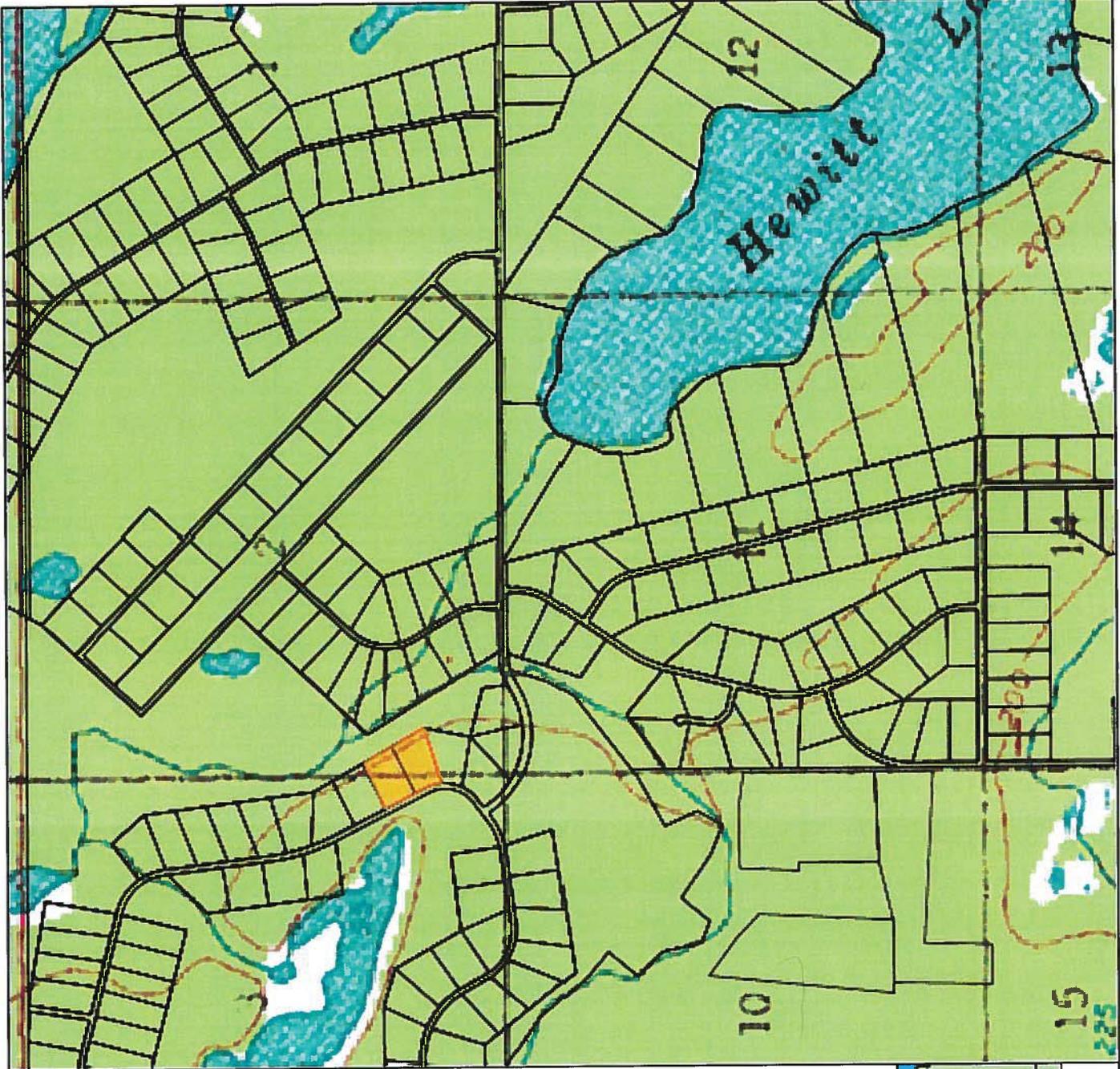
ADL # 230685 to the right and 230686 to the left looking west
Red arrows are the approximate location of the parcels.



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



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



Hewitt-Whiskey Lake

Alaska Mapper
Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Thursday, August 1, 2013
Created By: msdoleay

General Property Description for Hewitt-Whiskey Lakes

Legal Description

There is one subject parcel located within Hewitt-Whiskey Lakes Subdivision within Township 22 North, Range 12 West, Section 2 and 3.

ADL	Lot	Block	ASLS	Site Size
214232	39 & 40	10	80-134	9.930

Location

Hewitt-Whiskey Lakes Subdivision is located approximately 8 miles north of Skwentna, Alaska just southwest of the Yentna River.

Access

Summer access to the subdivision is by boat up river then overland to the parcel or by float plane to an area lake; then overland to parcel. Winter access is via snowmachine along rivers then overland to the subject subdivision.

Size & Shape

The lot size is 9.93 acres. The lot is rectangular in shape.

Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation. The subject parcels lay approximately 150 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. Parcels are subject to a 25' public access easement on each side of common lot lines, and structures may not be constructed within 25' of a right of way.

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹¹

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel within the Hewitt-Whiskey Lake subdivision. There was an application to purchase the subject parcel in 2012 but the application was terminated. The parcel is currently in Potential Reoffer Status.

Personal Property

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

¹¹ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

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



ADL#214232 looking north.
Red outline is the approximate location of the parcel

Hiline Lakes Odd Lots

Alaska Mapper

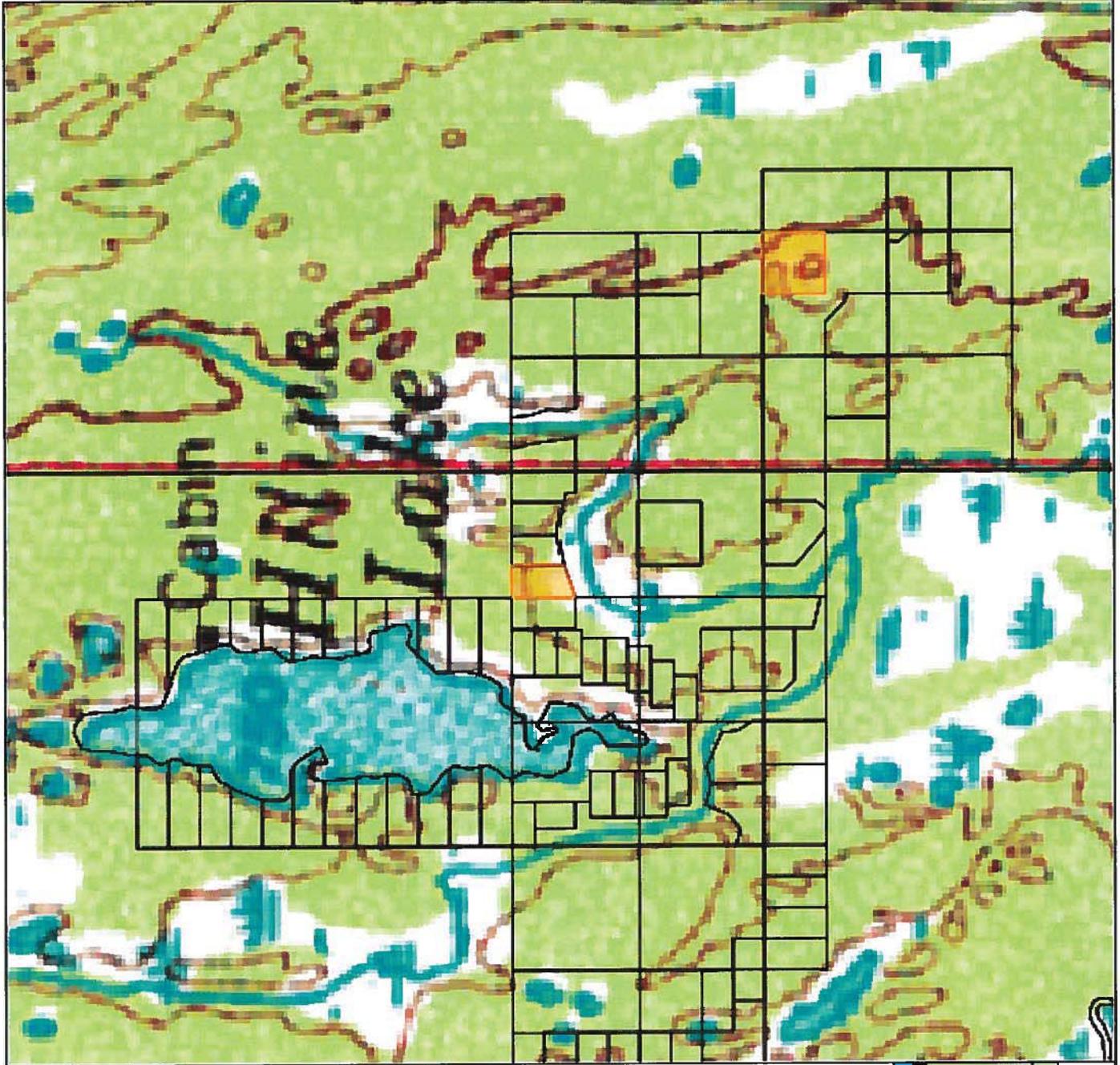
Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY.
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Sunday, March 2, 2014
Created By: msdooley



General Property Description for Hiline Lake Odd Lots Subdivision

Legal Description

There are 2 subject parcels within the Hiline Lakes Odd Lots ASLS 91-257 and ASLS 91-191, within Township 19 North, Range 12 West, Section 24; ASLS 91-191, within Township 19 North, Range 11 West, Section 30.

Location

Hiline Lakes Odd Lots is located approximately 60 miles northwest of Anchorage, and approximately 18 miles southwest of Skwentna.

Access

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

Size & Shape

Lots range in size from 18.23 to 40.06 acres. The lots are generally rectangular in shape.

Topography

The subject parcels are characterized by a generally level to rolling topography with minimal variation in elevation. The entire subdivision lies approximately 800 to 1000 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹²

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for both of the subject parcels within the Hiline Lakes Odd Lot subdivision.

There was a contract to purchase ADL # 224497 by Gary and Wendy Whiteman, recorded 04-17-2000 which was terminated effective 07-23-2012.

There was a contract to purchase ADL # 228809 by Glenn and Manusya Heinrichs, recorded 12/03/2009 which was terminated effective 09-17-2012.

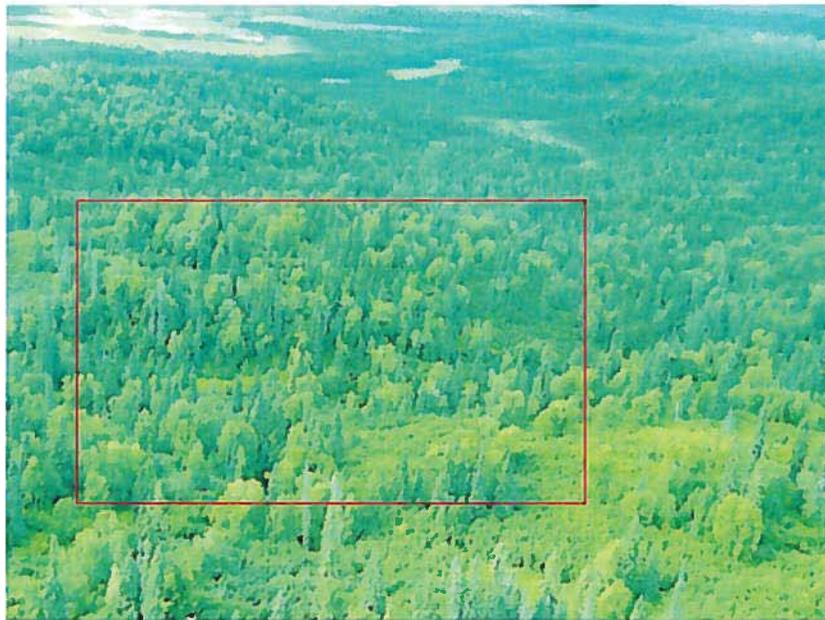
¹² <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

Personal Property

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



ADL#224497 looking west.
Red outline is the approximate location of the parcel



ADL#228809 looking northwest.
Red outline is approximate location of parcel.

Johnson Creek Homestead

Alaska Mapper

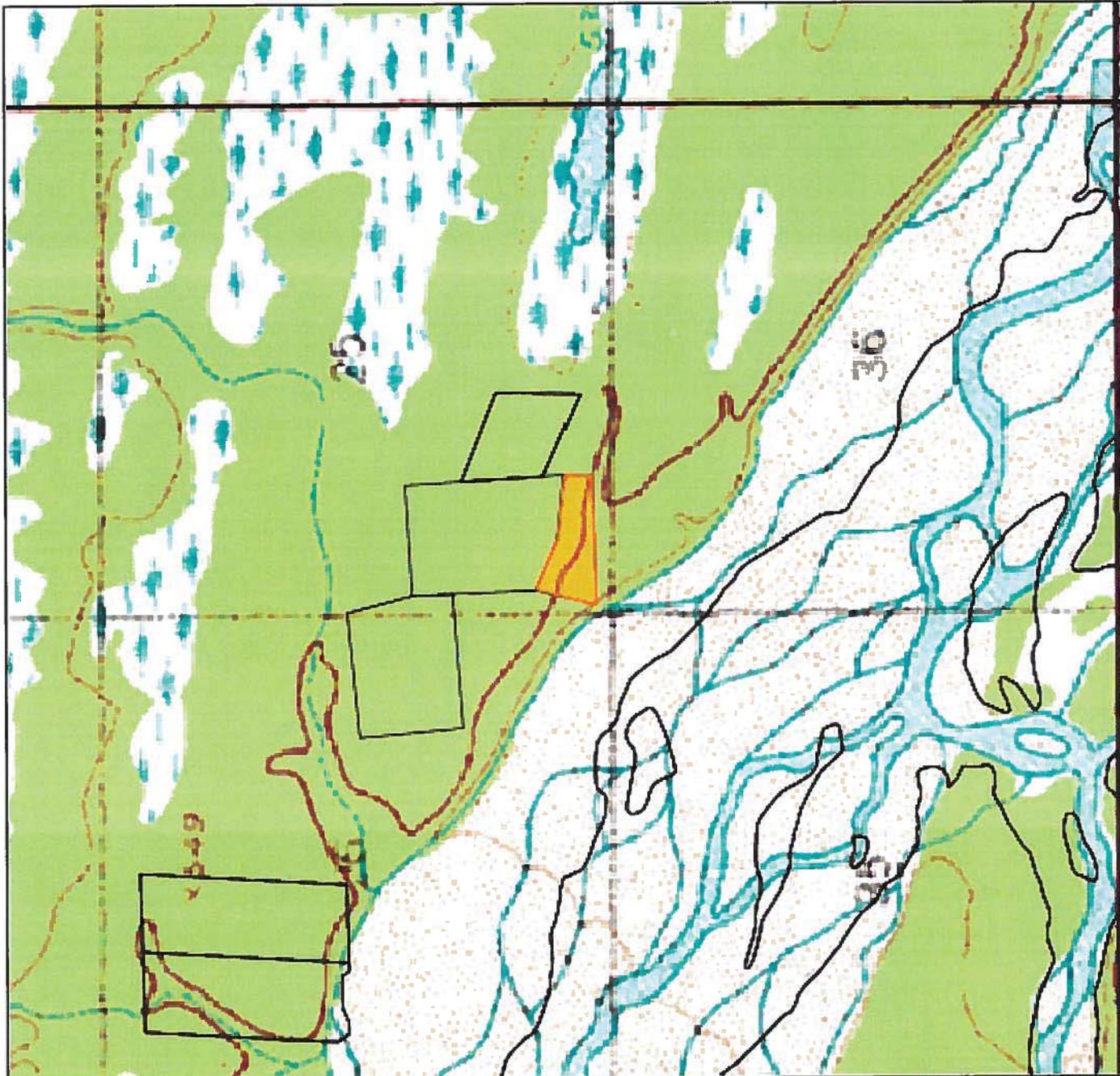
Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Saturday, February 15, 2014
Created By: msaboley



General Property Description for Johnson Creek Homestead

Legal Description

There is one subject parcel within the Johnson Creek Homestead ASLS 80-079, within Township 22 North, Range 14 West, Section 25.

Location

Johnson Creek Homestead is located approximately 75 miles northwest of Anchorage, and approximately 15 miles northwest of Skwentna.

Access

Primary access the parcel is by wheeled plane to gravel bars on the Skwentna River then over land to parcel. Winter access is via snowmachine along rivers and/or overland to the subject subdivision. Although the map to the left shows the parcel with Skwentna riverfront, the main stem of the Skwentna River is located approximately ½ to ¾ of a mile from parcel.

Size & Shape

Lot size is 11.7 acres. The lot is irregular in shape.

Topography

The subject is characterized by a generally level topography with minimal variation in elevation. The subject lies approximately 500 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹³

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

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

There was a contract to purchase the subject parcel by Mark Bill and Trisha Beech, dated 02/18/2005 which was terminated effective 06-26-2012

¹³ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



ADL#225018 looking north.
Red arrow is the approximate location of the parcel.

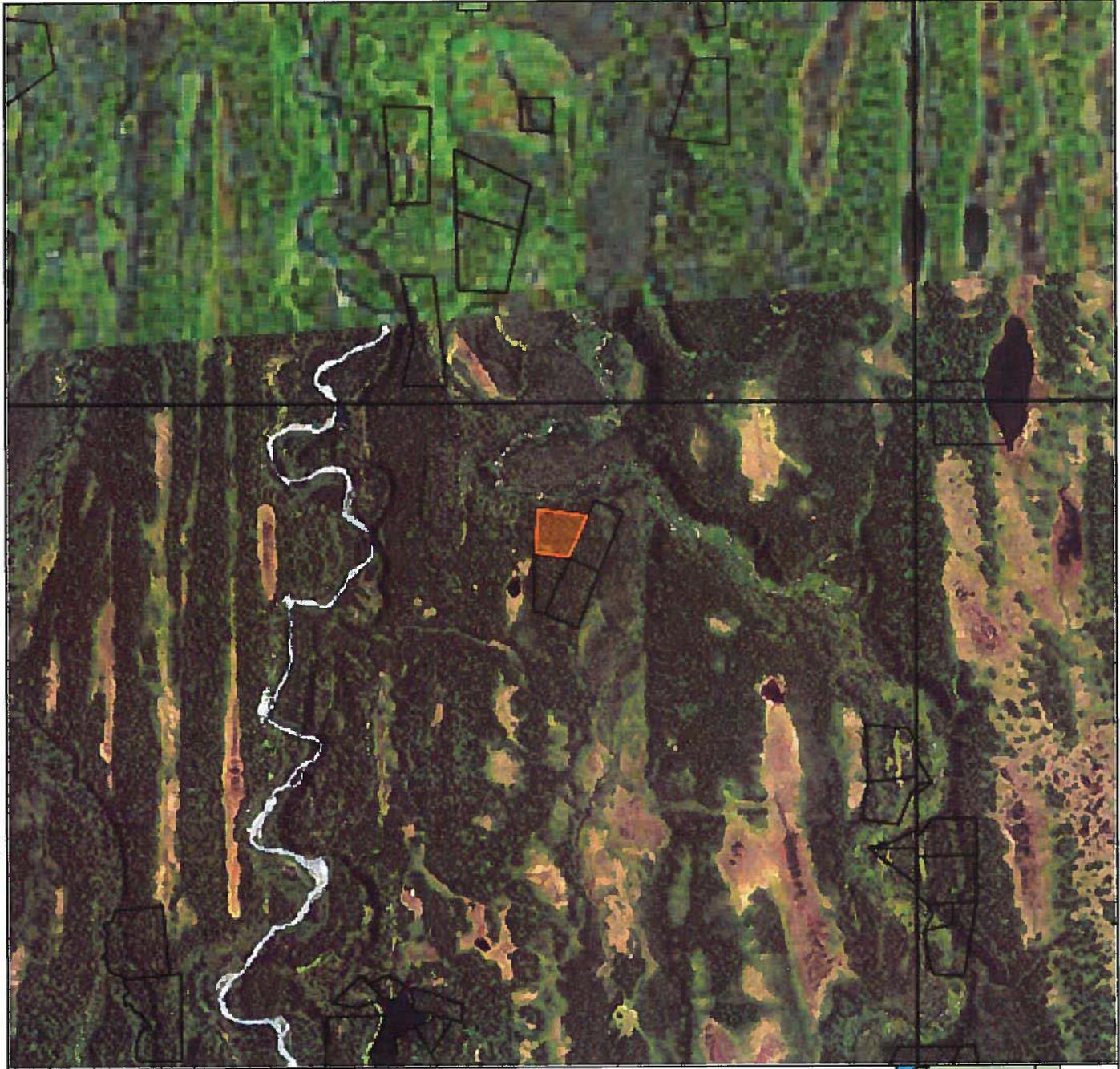
Johnson Creek RRCS

Alaska Mapper

Spherical Mercator - WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY.
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Saturday, February 15, 2014
Created By: msdooley

General Property Description for Johnson Remote Recreational Cabin Sites (RRCS)

Legal Description

There is one subject parcel within the Johnson Creek RRCS ASLS 2003-10, within Township 23 North, Range 14 West, Section 25.

Location

Johnson Creek RRCS is located approximately 83 miles northwest of Anchorage, and approximately 20 miles northwest of Skwentna.

Access

Summer access to the subdivision is by float plane to local lakes, then overland. It appears that the nearest float plane accessible lake is 1.85 miles west northwest of the subject parcel. Winter access is via snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

Lot size is 18.3 acres. The lot is irregular in shape.

Topography

The subject is characterized by a generally level topography with minimal variation in elevation. The subject lies approximately 500-600 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹⁴

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel. The subject is currently in Potential Reoffer Status. There was a contract to purchase the subject parcel by John Wilson. It recorded on 12-17-2012 and was terminated effective 07-18-2012.

¹⁴ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



ADL#228391 looking southwest.
Red outline is the approximate location of parcel.



Lake Creek Homestead

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY.
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Saturday, February 13, 2014
 Created By: msdotley

General Property Description for Lake Creek Homestead

Legal Description

There is one subject parcel located within the Lake Creek Homestead ASLS 88-17, within Township 23 North, Range 09 West, Section 10.

Location

Lake Creek Homestead is located on the approximately 71 miles northwest of Anchorage approximately 2 miles southwest of Shulin Lake on the west side of the Kahiltna River, and .50 miles south of Quiet Lake.

Access

Summer access to the subdivision is by float plane to a small lake approximately 550 north of the subject parcel. Winter access is via airplane, or snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The subject parcel size is 28.14 acres. The lot is irregular in shape.

Topography

The subject parcel is characterized by a generally level topography with minimal variation in elevation. The parcel lies approximately 800 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

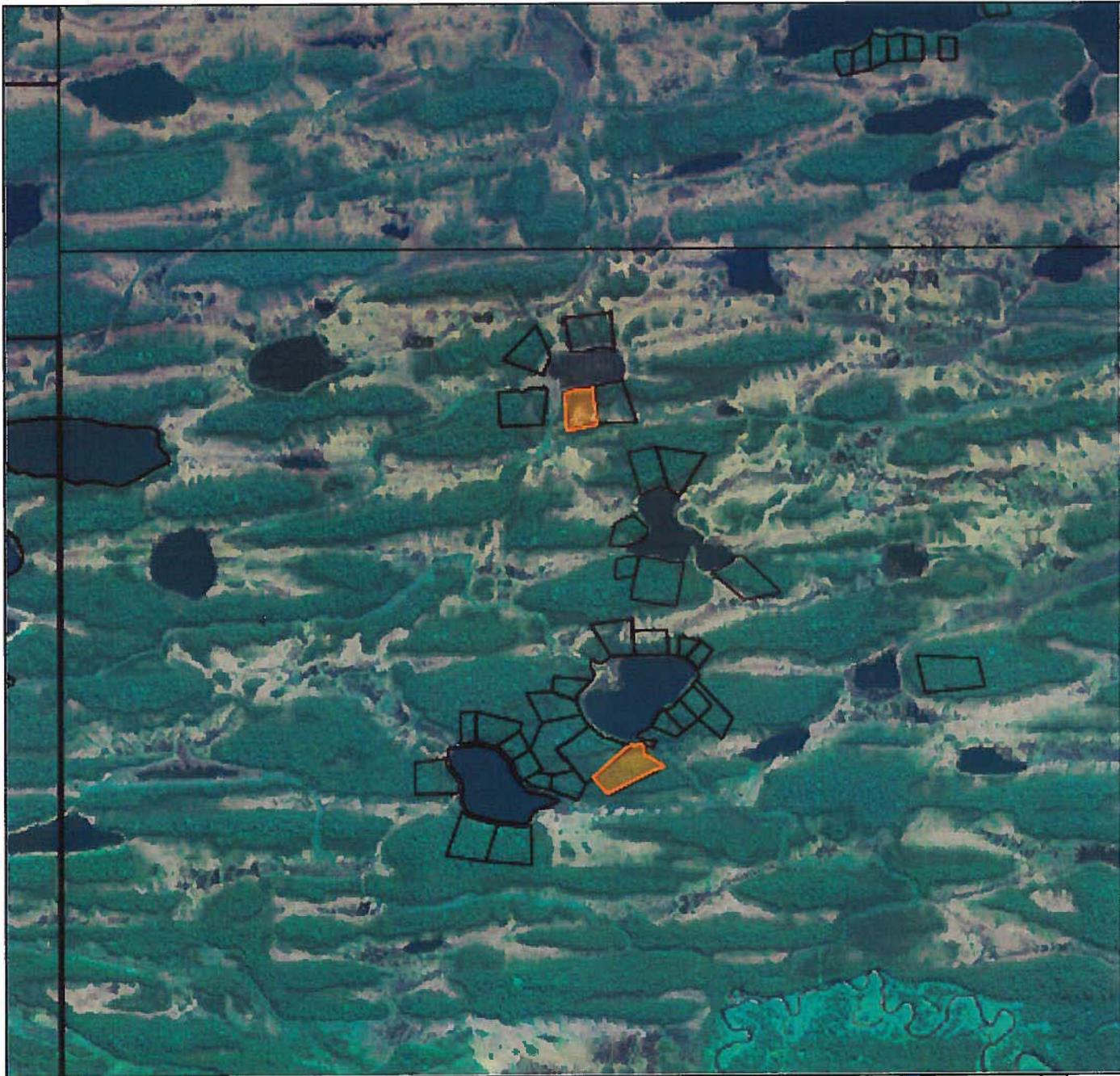
Tax Assessments¹⁵

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel. The subject parcel is currently in potential reoffer status. There was a contract to purchase subject parcel by Richard Bowman. The contract recorded 05-05-2011 and was terminated on 08-14-2012.

¹⁵ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



Nine Mile RRCS

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



- Annotation - Polygon
- Survey Boundary
- Survey Boundary
- Survey Boundary



GRAPHIC ILLUSTRATION ONLY
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Saturday, February 15, 2014
 Created By: msdoolley



ADL#222786 Looking north
Red arrow is the approximate location of the parcel.

General Property Description for Ninemile Remote Recreational Cabin Sites (RRCS)

Legal Description

There are two subject parcels within the Ninemile RRCS ASLS 2003-43, within Township 24 North, Range 06 West, Sections 13, 14, and 15.

Location

Ninemile RRCS is located approximately 65 miles northeast of Anchorage, and approximately 10 miles south of mile 3 of Petersville Road.

Access

Each of the subject parcels is located on separate small float plane sized lakes. Summer access to the subject parcels is via float plane. Winter access is via ski plane or snowmachine.

Size & Shape

The lot sizes are 16.72 acre and 10.99 acres. The lots are irregular in shape.

Topography

The subject is characterized by a generally level topography with minimal variation in elevation. The subject parcels lie approximately 300-400 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹⁶

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

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

There was a contract to purchase the subject parcel, ADL#229065 by Joe Charles Parnell. The contract recorded on 06/21/2010 and was terminated effective 07-10-2012.

¹⁶ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

Personal Property

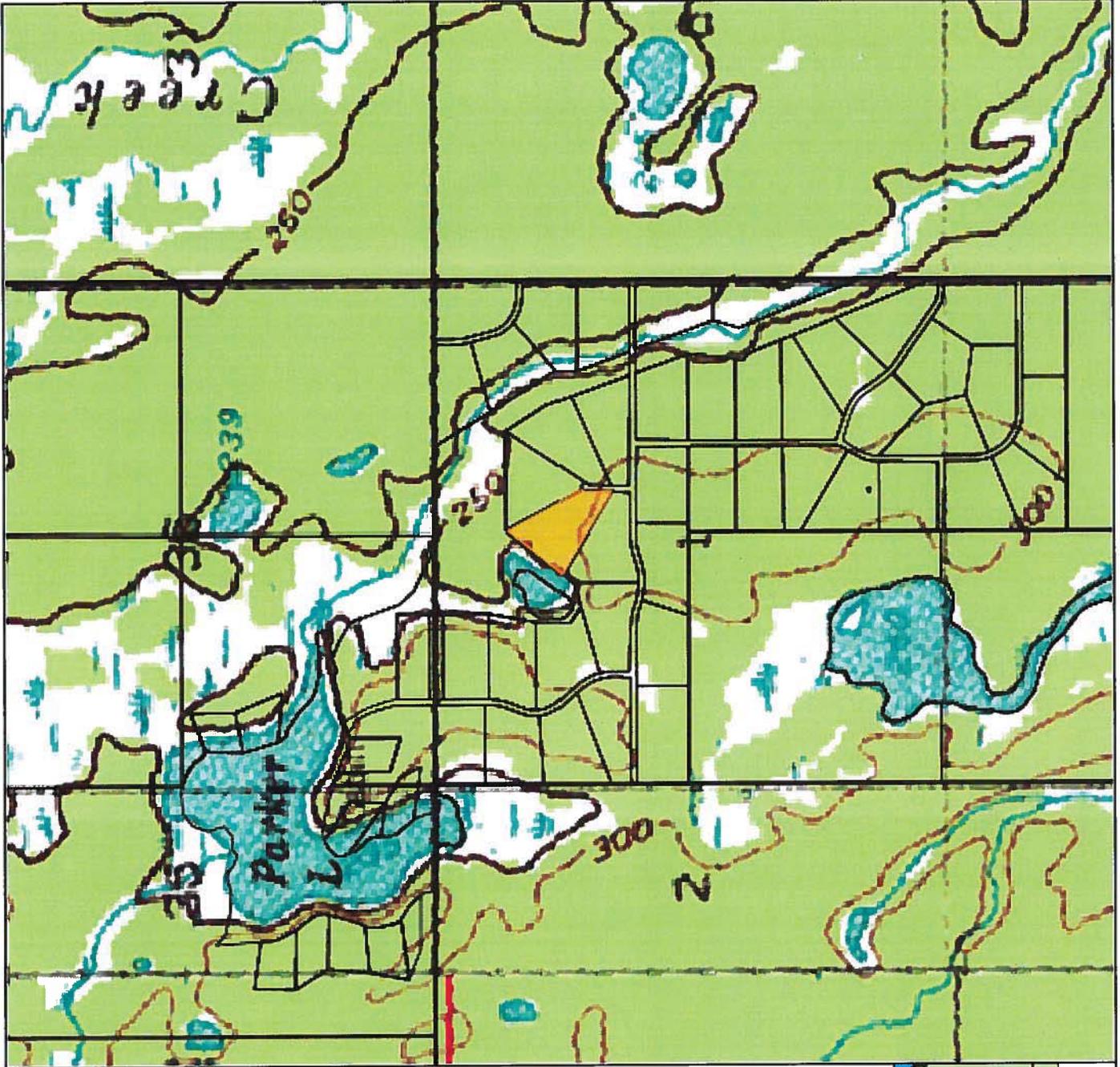
There is no personal property involved with the appraisal of this property.



ADL#229065 Looking South
Red arrow is the approximate location of parcel.



ADL# 229069 looking south.
Red outline is approximate location of parcel



Parker Lake

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Saturday, February 15, 2014
 Created By: msdoolley

General Property Description for Parker Lake

Legal Description

There is one subject parcel within the Parker Lake subdivision ASLS 82-126, within Township 22 North, Range 7 West, Section 1.

Location

Parker Lake subdivision is located approximately 60 miles northwest of Anchorage, and approximately 5 miles south of the end of Oilwell Road.

Access

Summer access to the subdivision is by float plane to local lakes, then overland. It appears that the nearest float plane accessible lake is approximately ½ mile northwest of the subject parcel. Winter access is via snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The lot size is 10.43. The lots are irregular in shape.

Topography

The subject is characterized by a generally level topography with minimal variation in elevation. The subject lies approximately 250-300 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹⁷

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

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

There was a contract to purchase the subject parcel by Walter Brantley in 2005. The contract was terminated effective 11-15-2012.

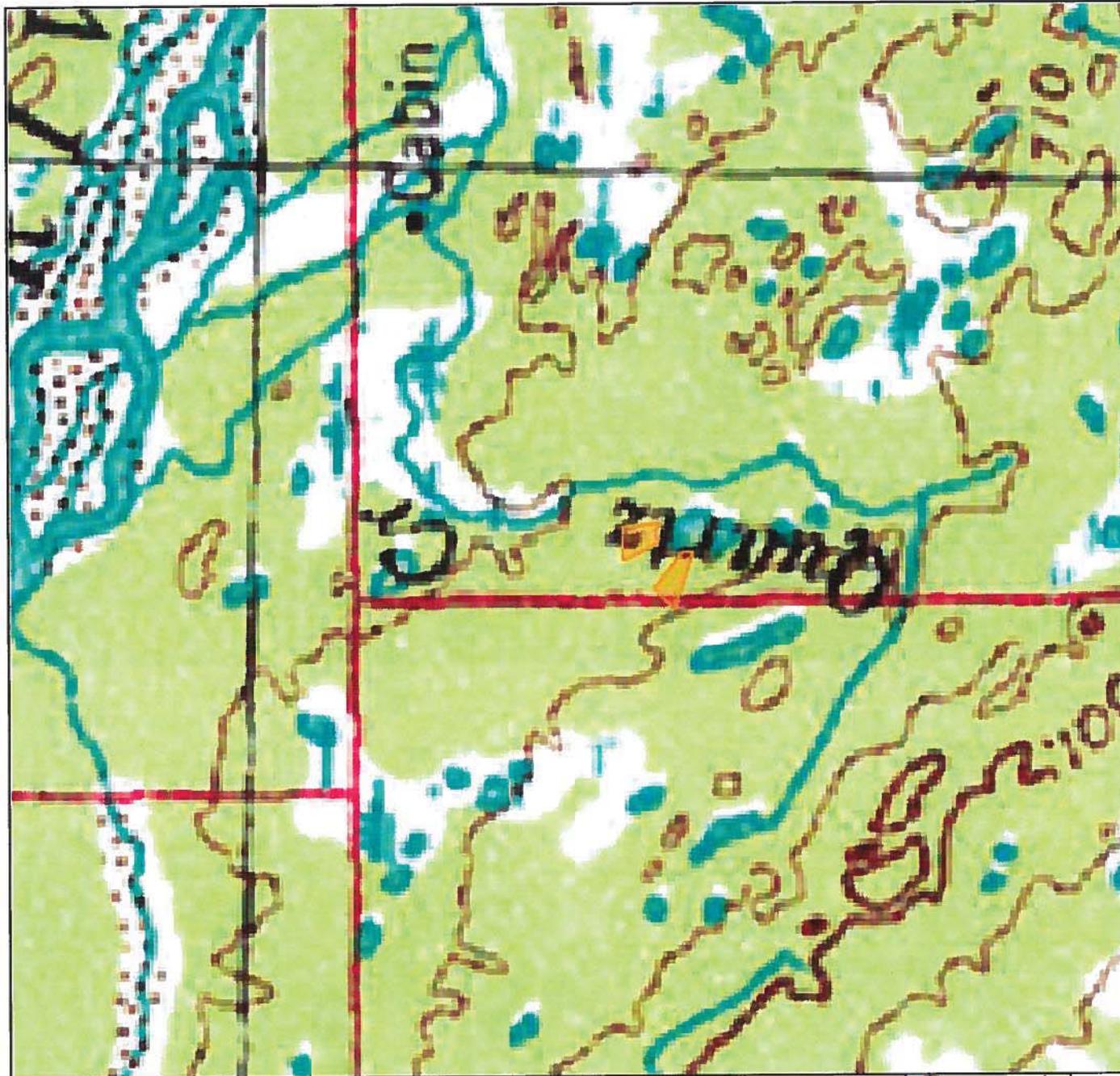
¹⁷ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

Personal Property

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



ADL#219346. Looking south with pond to the west.
Red outline is approximate location of parcel.



Quartz Creek RRCS topo

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



 Annotation - Polygon



GRAPHIC ILLUSTRATION ONLY.
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Friday, August 9, 2013
 Created By: msdoolley

General Property Description for Quartz Creek West Remote Recreational Cabin Sites (RRCS)

Legal Description

There are two subject parcels within the Quartz Creek RRCS ASLS 2003-42, within Township 20 North, Range 12 West, Section 7.

Location

Quartz Creek RRCS is located approximately 60 miles northwest of Anchorage, and approximately 10 miles southwest of Skwentna.

Access

The parcels are located on a small float plane sized lake. Summer access to the subject parcels is via float plane. Winter access is via ski plane to lake, and snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The lot sizes are 11.1 acre and 12.54 acres. The lots are irregular in shape.

Topography

The subject is characterized by a generally level topography with minimal variation in elevation. The subject lies approximately 500-600 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹⁸

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

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

There was a contract to purchase the subject parcel, ADL#229077 by Mike Willhite on 12-08-2009. That contract was terminated effective 08-14-2012.

There was an application to purchase ADL#229079 completed on 09-17-2012. The application was relinquished on 11-03-2012.

¹⁸ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

Personal Property

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



ADL# 229077 at top, ADL# 229079 at bottom.
Red arrows are the approximate location of parcels.



Skwentna Station

Alaska Mapper
Spherical Mercator WGS 84 - EPSG:3857



- Annotation - Polygon
- Survey Boundary
- Survey Boundary
- Survey Boundary



GRAPHIC ILLUSTRATION ONLY.
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Thursday, August 1, 2013
Created By: msdooley

General Property Description for Skwentna Station Subdivision

Legal Description

There is one subject parcels located within Skwentna Subdivision, ASLS 79-205, within Township 22 North, Range 11 West, Sections 23 and 24.

Location

Skwentna Station Subdivision is located approximately 70 miles northwest of Anchorage at the confluence of the Susitna River and the Yentna River.

Access

Summer access to the subdivision is either by wheeled airplane to the Skwentna airstrip, then overland, or by boat up the Yentna River, then overland. Winter access is via airplane, or snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The subject lot size is 9.711 acres. The lot is irregular in shape.

Topography

The subdivision is characterized by a generally level topography with minimal variation in elevation. The entire subdivision lies approximately 100 to 200 feet above sea level.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments¹⁹

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcels. The subject parcel is currently in potential reoffer status.

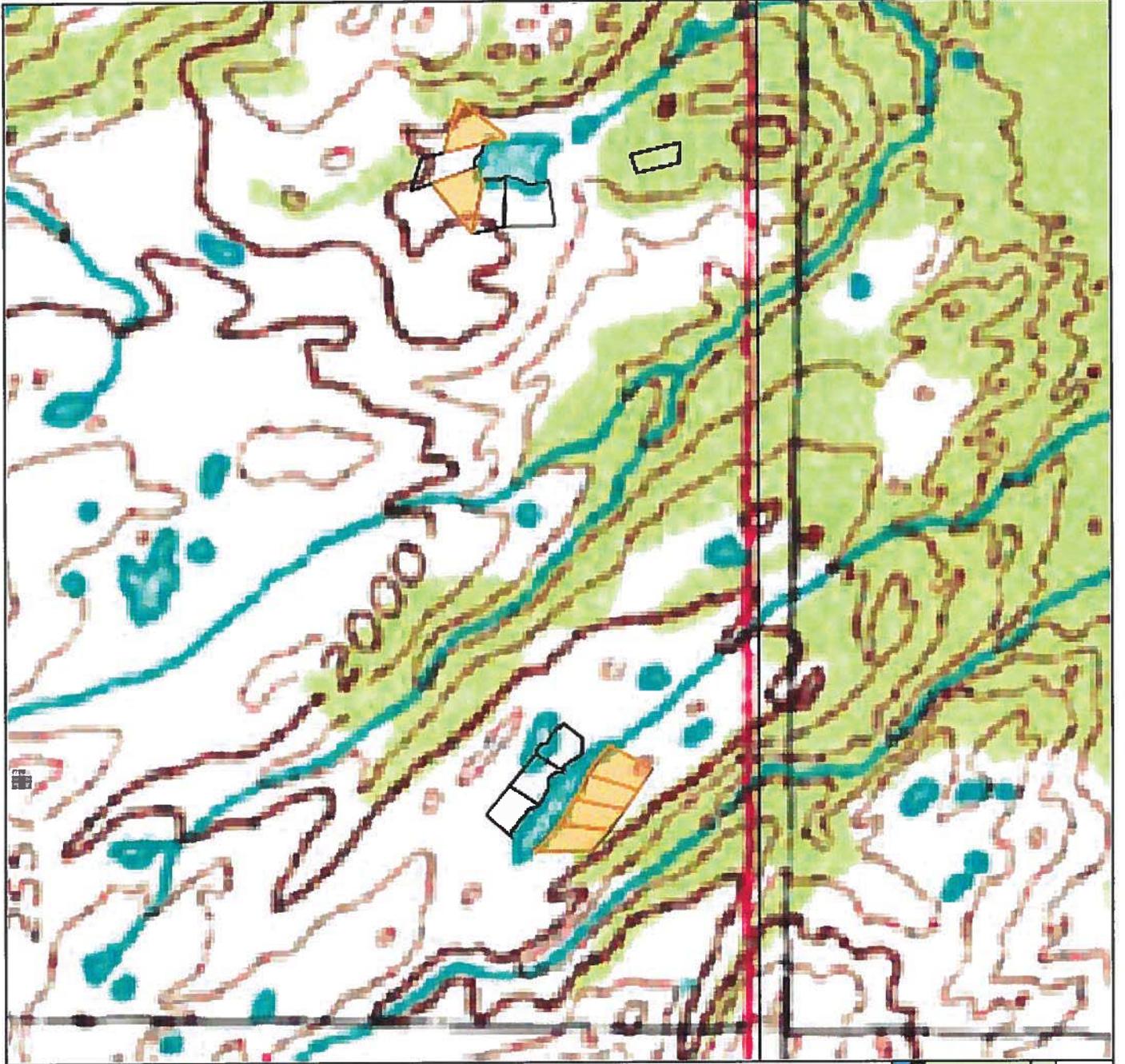
Personal Property

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

¹⁹ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



ADL#206219 looking northeast.
Red outline is approximate location of parcel.



Sunday Lakes

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY.
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Thursday, August 8, 2013
 Created By: msdooley

General Property Description for Sunday Lakes Remote Recreational Cabin Sites (RRCS)

Legal Description

There are 6 subject parcels within the Sunday Lakes RRCS ASLS 200-06, within Township 18 North, Range 13 West, Sections 25, 26, 33.

Location

Sunday Lakes RRCS is located approximately 60 miles northwest of Anchorage, and approximately 12 miles north of Beluga Lake.

Access

The parcels are located on a small float plane sized lakes. Summer access to the subject parcels is via float plane. Winter access is via ski plane to lakes.

Size & Shape

The lot sizes range from 15.13 acres to 19.81 acres. The lots are irregular in shape.

Topography

The subject parcels are characterized by a generally level topography with minimal variation in elevation. The subject parcels lie approximately 1900-2100 feet above sea level.

Soils/Vegetation

The subject contains primarily grasses and scattered bushy vegetation. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments²⁰

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcels. All of the subject parcels within the Sunday Lakes RRCS were originally surveyed as Administrative Parcels.

²⁰ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

Personal Property

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



ADL#230665 on left, ADL#230666 on right. Looking northwest.
Red outline is the approximate location of parcel.



ADL#s 230661, 230662, 230663, 230664 from right to left. Looking northwest.
Red outline is the approximate locations of parcels.

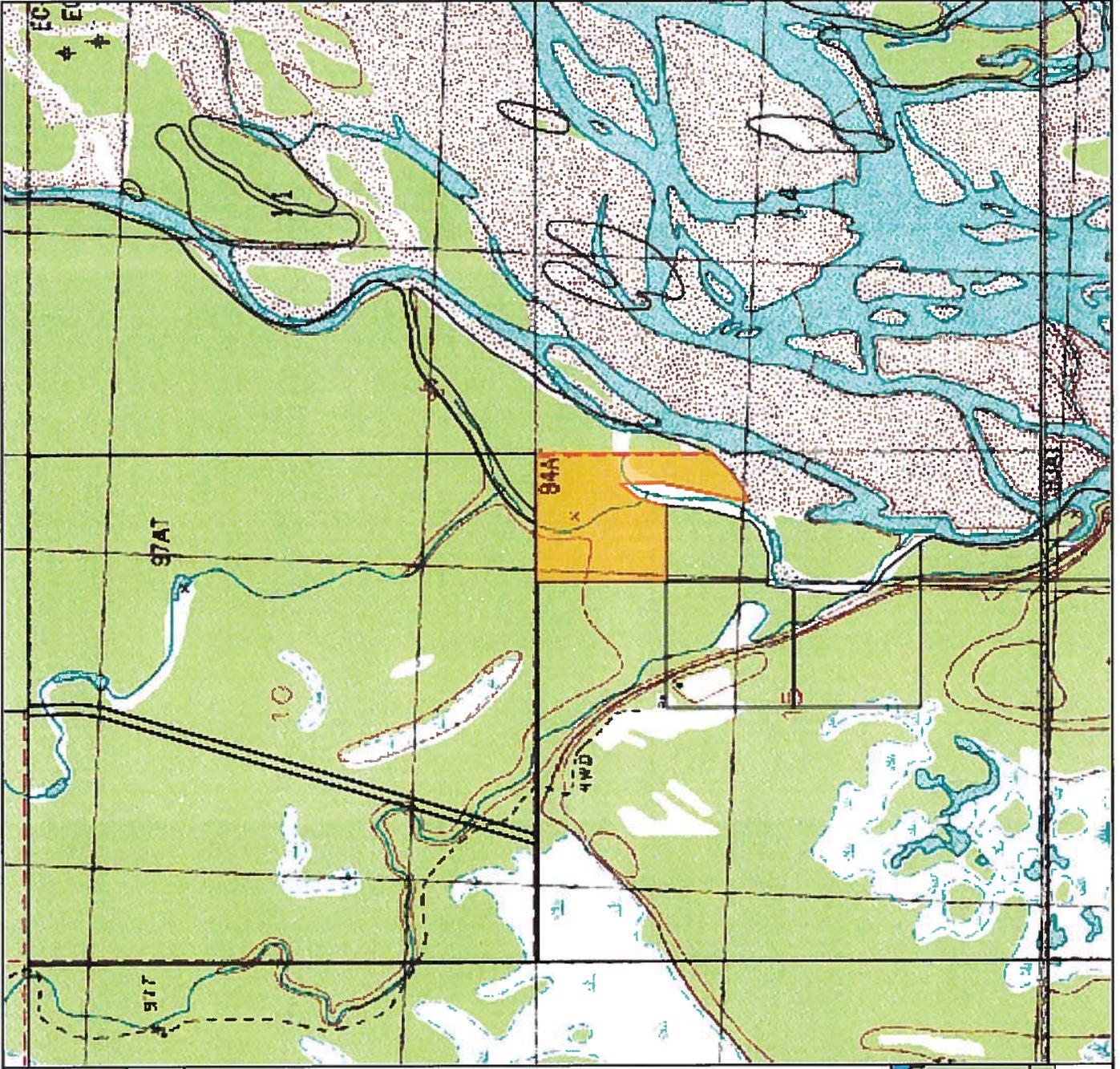
Susitna River Odd Lot

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY.
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Saturday, February 15, 2014
Created By: msbooley

General Property Description for Susitna River Odd Lot Subdivision

Legal Description

There is one subject parcels located within Susitna River Odd Lot Subdivision, USRS 1, within Township 25 North, Range 05 West, Section 15.

Location

Susitna River Odd Lots Subdivision is located on the right bank of the Susitna River approximately 5 miles south of Talkeetna, Alaska.

Access

Summer access to the subdivision is either by boat or float plane on the Susitna River. Winter access is via airplane, or snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The subject parcel size is 44.900 acres. The lot is irregular in shape.

Topography

The subdivision is characterized by a generally level to rolling topography with minimal variation in elevation. The entire parcel lies approximately 350 feet above sea level. The parcel is bisected by a braided stream.

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments²¹

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for the subject parcel. The subject parcel is currently in potential reoffer status. There was a contract to purchase the subject parcel by Deborah Moon Chung which recorded on 12-11-2006. That contract was terminated on 05-31-2012.

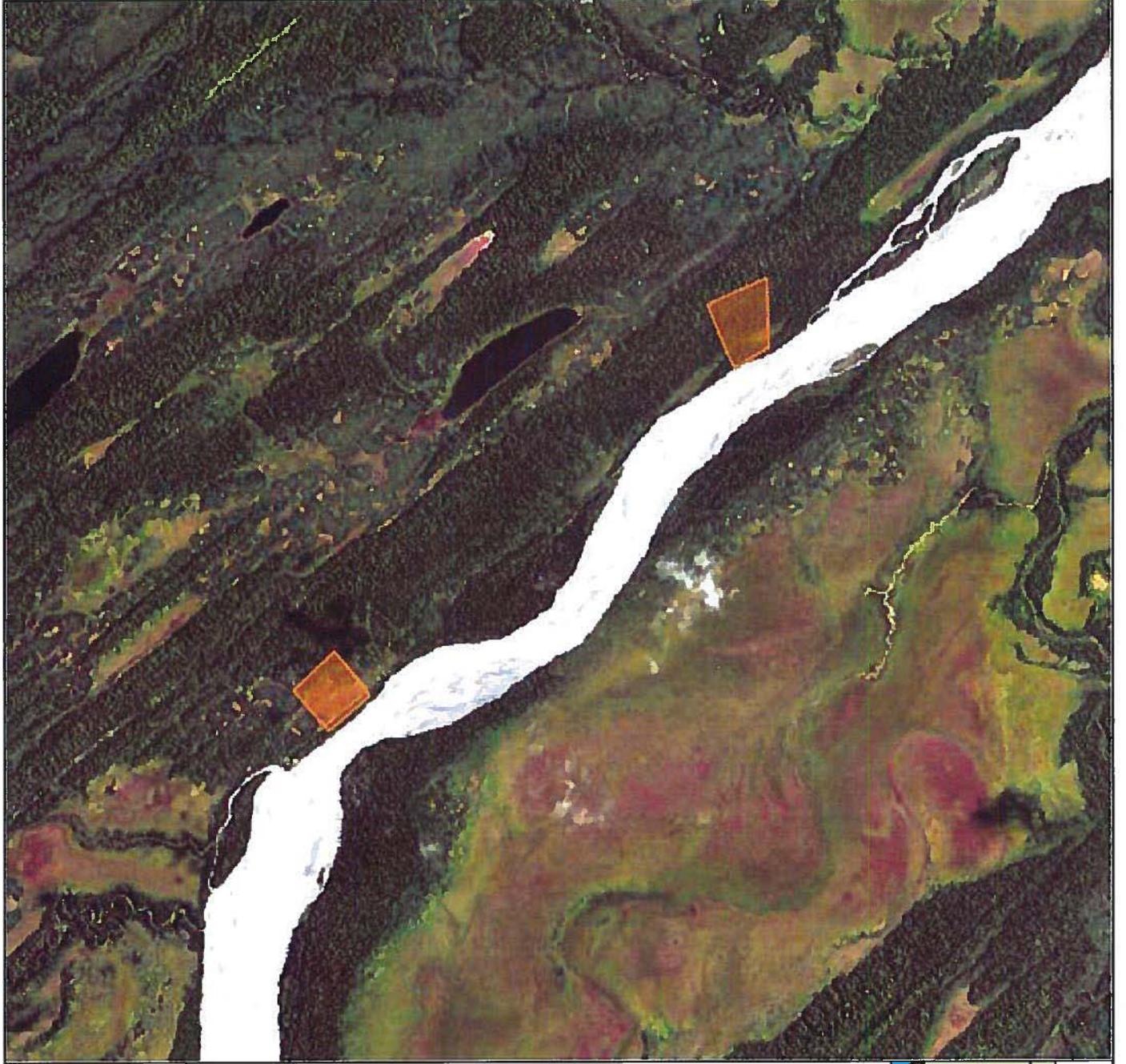
Personal Property

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

²¹ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014



ADL#228892 looking northwest.
Red outline is the approximate location of parcel.



Yewlo Hills II Remote

Alaska Mapper

Spherical Mercator WGS 84 - EPSG:3857



 Annotation - Polygon



GRAPHIC ILLUSTRATION ONLY
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Friday, August 9, 2013
Created By: msbooley

General Property Description for Yenlo Hills Remote Subdivision

Legal Description

There are two subject parcels located within Yenlo Hills Remote Subdivision ASLS 92-97, within Township 24 North, Range 012 West, Section 20.

Location

Yenlo Hills Remote Subdivision is located on the left bank of the Yentna River approximately 85 miles northwest of Anchorage, approximately 17 miles north of Skwentna.

Access

Summer access to the subdivision is either by boat or float plane on the Susitna River. Winter access is via airplane, or snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The subject parcel sizes are 39.22 and 39.99 acres; respectively. The lots are irregular in shape.

Topography

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

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments²²

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for each of the subject parcels. The subject parcels are currently in potential reoffer status.

There was a contract to purchase subject parcel, ADL#216461 by David Leslie Wilson which recorded on 1-22-2007. That contract was terminated on 06-07-2012.

There was a contract to purchase subject parcel, ADL#217099 by James and Mary Wilson which was recorded on 07-17-2007. That contract was terminated on 06-13-2012.

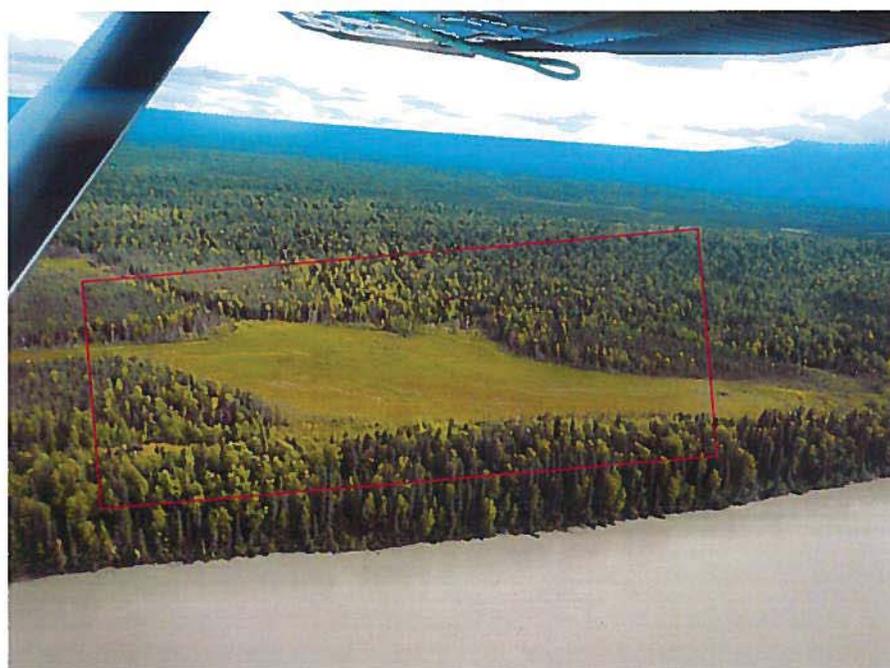
²² <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

Personal Property

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



ADL#216461 looking east.
Red outline is approximate location of parcel.



ADL#217099 looking east.
Red outline is approximate location of parcel.

Yentna Uplands ADL#221613

Alaska Mapper

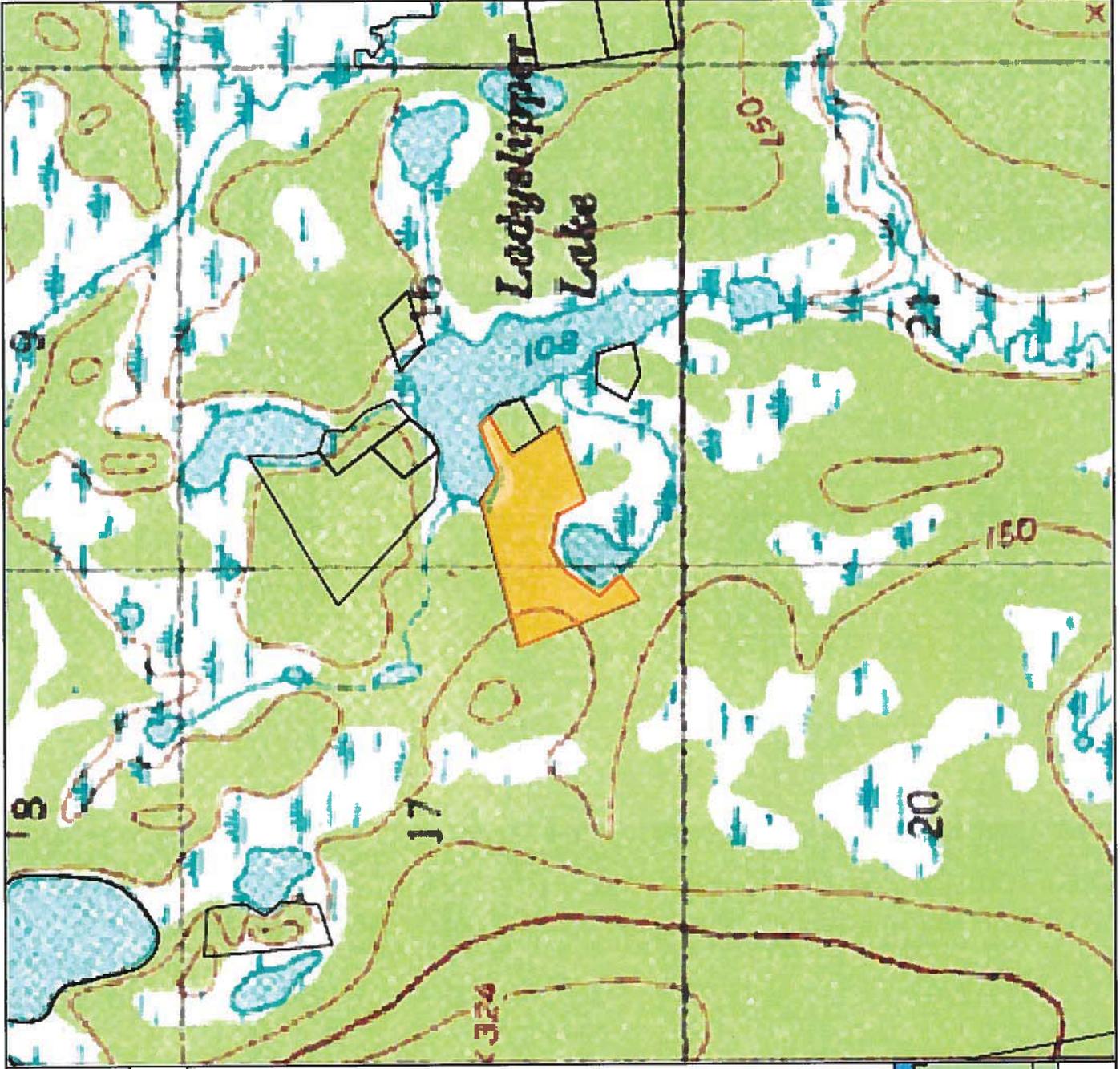
Spherical Mercator WGS 84 - EPSG:3857

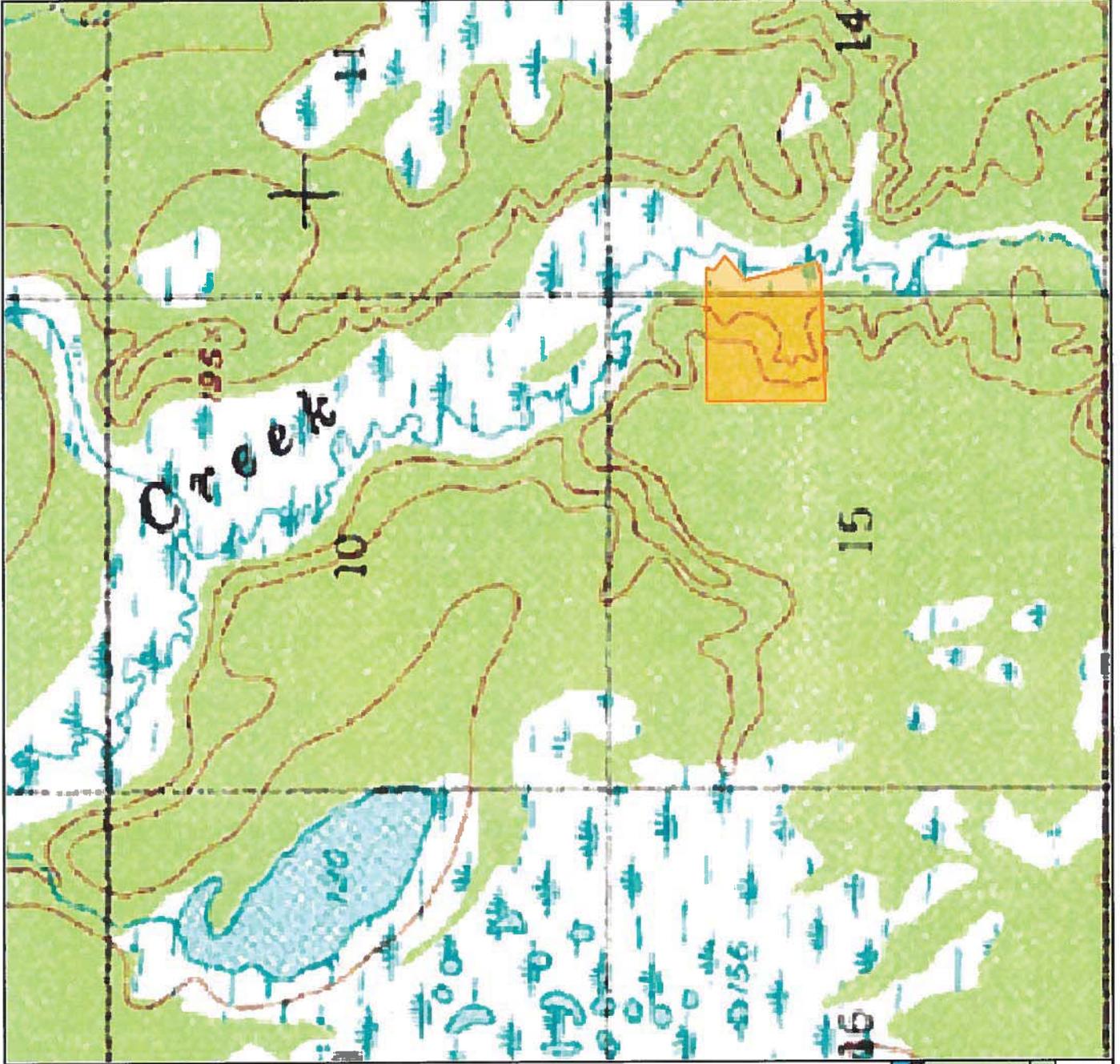


-  Annotation - Polygon
-  Survey Boundary
-  Survey Boundary
-  Survey Boundary



GRAPHIC ILLUSTRATION ONLY
SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
Date Created: Thursday, February 13, 2014
Created By: msdooney





Yentna Uplands ADL#222468
 Alaska Mapper
 Spherical Mercator WGS 84 - EPSG:3857



 **Annotation - Polygon**



GRAPHIC ILLUSTRATION ONLY.
 SOURCE DOCUMENT REMAINS THE OFFICIAL RECORD.
 Date Created: Thursday, February 13, 2014
 Created By: mscooley

General Property Description for Yentna Uplands Homestead

Legal Description

There are two subject parcels located within Yentna Uplands Homestead ASLS 87-214, within Township 19 North, Range 07 West, Sections 16 and 17; and Township 18 North, Range 07 West, 15;

Location

Yentna Uplands is located approximately 45 miles northwest of Anchorage, and approximately 2 miles east of the Big Bend on the Yentna River.

Access

Summer access to the subdivision is either by boat or float plane on the Susitna River. Winter access is via airplane, or snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape

The subject parcel sizes are 39.95 and 39.99 acres; respectively. The lots are irregular in shape.

Topography

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

Soils/Vegetation

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

Utilities, Water & Sewer

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

Easements & Zoning Regulations

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

Environmental Hazards, Hazardous Waste & Toxic Materials

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

Tax Assessments²³

The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2013 mill rate for the subject subdivision was 10.372.

Ownership History

The Department of Natural Resources is the current owner of record for each of the subject parcels. The subject parcels are currently in potential reoffer status.

There was a contract to purchase subject parcel, ADL#221613 by In Sook Manalo which was recorded on 03-06-2007. That contract was terminated on 06-04-2012.

There was a contract to purchase subject parcel, ADL#222468 by Odis Harold Welch which was approved on 05-19-2003. That contract was terminated on 06-07-2012.

²³ <http://www.matsugov.us/realpropertyquery/detail> accessed 1-07-2014

Personal Property

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



ADL#222468 Looking Southeast.
Red arrow is the approximate location of parcel.



ADL#221613 Looking Southeast
Red arrow is the approximate location of parcel.

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.