

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
CENTRAL REGION**

**DIVISION OF STATEWIDE DESIGN
AND ENGINEERING SERVICES
RIGHT OF WAY BRANCH**

PROPERTY MANAGEMENT SECTION

CONTRACT FOR BID

ROW (BID) NO:

R133.004

PROJECT INFORMATION:

Z545990000 / 0001(457)

**JOHNS ROAD / KLATT
INTERSECTION IMPROVEMENTS**

PARCEL X-4

AS ADVERTISED: SEPTEMBER 12, 2018

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION**

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**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION
INVITATION FOR BIDS**

Sealed bids, in single copy, for purchasing the real property and improvements located on Lot 6, Nix Subdivision, as shown on Plat No. 77-191, dated September 1, 1977, located within the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING therefrom that portion retained as right-of-way for State / Federal Project No. Z545990000 / 0001(457) and shown on recorded Plat No. 2018-41, dated June 20, 2018, with the physical site address of 11601 Nix Court, Anchorage, AK 99515, will be received no later than 2:00 PM, local time, Tuesday, October 16, 2018, in the Contracts Section, 4111 Aviation Avenue, Anchorage, Alaska 99519.

The purchase will consist of real property containing approximately .20 acres (8,605 SF) land, and improvements consisting of a multiple family (duplex) residence with approximately 2,592 square feet of living area.

Bids may be mailed to, Sharon L. Smith, P.E., Chief of Contracts, Contracts Section, State of Alaska, Department of Transportation & Public Facilities (DOT&PF), P.O. Box 196900, Anchorage, Alaska 99519. Bids will be opened publicly at 2:00 P.M., local time, in the main conference room, 4111 Aviation Avenue, Anchorage, Alaska 99502 on October 16, 2018.

All bids, amendments, or withdrawals must be received prior to bid opening. Bids, amendments, or withdrawals transmitted by mail must be received in the above specified post office box no later than 7:00AM prior to the scheduled time of bid opening. Faxed bid amendments must be addressed to Sharon L. Smith, P.E., Chief of Contracts. Fax number: (907) 269-0425. Bids shall be submitted on the forms furnished and must be in a sealed envelope marked as follows:

<u>Sealed Bids Will Be Received Until:</u> Tuesday, October 15, 2018 at 7:00 AM (If mailed) Tuesday, October 15, 2018 before 2:00 PM (If hand-delivered or faxed) <u>Opening of Sealed Bid is Scheduled for:</u> Tuesday, October 16, 2018 at 2:00 PM Main Conference Room <u>ROW (Bid) No:</u> R133.004 <u>Address for Bid:</u> 11601 Nix Court, Anchorage, AK 99515	<u>Deliver Bids to:</u> State of Alaska Department of Transportation & Public Facilities ATTENTION: CONTRACTS 4111 Aviation Avenue (physical address) P.O. Box 196900 (mailing address) Anchorage, AK 99519-6900
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No responsibility will be attached to any officer or employee of the DOT&PF for the premature opening of, or failure to open, a bid improperly addressed or identified.

The property is sold "as-is, where-is". The DOT&PF reserves the right to reject any and all bids. The DOT&PF reserves the right to waive any technicality in bids received when such waiver is in the interest of the State.

Closing shall be completed on or before thirty (30) days after written notification to the successful winning bidder of the State's intent to award the contract; terms shall be cash at closing. Buyer shall pay all closing costs, if any.

BASED ON THE CURRENT APPRAISAL, THE MINIMUM BID IS \$345,000.

Bids shall be accompanied by performance security as described in the bidding documents.

Inspection of the property will be on Wednesday, September 19, 2018, 10:00 AM until 2:00 PM.

Specifications & other bidding documents may be obtained at no charge by downloading the documents on-line at

<https://aws.state.ak.us/OnlinePublicNotices/Notices/View.aspx?id=191342> or by obtaining a hard copy, which is available upon request at the Right of Way counter 4111 Aviation Avenue, Anchorage, Alaska, by all who have a bona fide need for them for bidding purposes. If you have any questions about this bid package, please call ROW Agent, Fred Thoerner at (907) 269-0679 or at our toll free telephone number 1(800) 770-5263 ext. 0679, between 8:00 a.m. and 4:00 p.m., Monday through Friday.

The DOT&PF hereby notifies and affirmatively assures all bidders that no one will be discriminated against on the grounds of race, color, national origin, or gender in consideration for an award pursuant to this invitation.

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION**

INFORMATION TO BIDDERS

Examination of Contract Requirements: Bidders are expected to examine carefully the "Specifications for Purchase of Real Property and Improvements" (D-1) and all other documents incorporated in the Contract to determine the requirements thereof before preparing bids.

Any explanation requested by bidders regarding the meaning or interpretation of the specifications must be requested in writing and with sufficient time allowed for a reply to reach all bidders before the submission of their bids. Oral explanations or instructions given before the award of the Contract will not be binding. Any explanation made will be in the form of an addendum to the specifications and will be furnished to all bidders and its receipt by the bidder shall be acknowledged.

Conditions at Property: Bidders are expected to visit the property during an open inspection or after contacting the Right of Way (ROW) Agent to ascertain pertinent local conditions such as the location, accessibility, and character of the site, the character and extent of the existing facilities, or lack thereof, within or adjacent thereto, and any other matters including the suitability of the property for the bidder's use.

The structure will be shown by ROW personnel or authorized designee. They will assist in answering any questions that may arise in reference to the structure. Bidders shall coordinate their inspection by attending the open house to be held on Wednesday, September 19, 2018, from 10:00 AM until 2:00 PM, or by making an appointment at a time of mutual convenience (at least 24 hours in advance) with the ROW Agent during weekdays, Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m.

Please call ROW Agent, Fred Thoerner, at (907) 269-0679 or our toll free telephone number (800) 770-5263 x 0679 for more information.

Bidder Qualifications: Bidder shall:

- 1) Pay all costs of the sale.
- 2) Submit all documents as listed on the bidding document titled "Required Document" (C-1).
- 3) Provide a statement that they are able to close within the required time frame.

Basis of Award: The highest bid amount offered to the DOT&PF for the purchase of the real property and its improvements shall be the successful bidder, subject to approval by the DOT&PF, and financial capability of the successful bidder. If financial capability is not approved by the DOT&PF, the next highest bidder or lowest cost to the DOT&PF shall be named the winning bidder.

BASED ON THE CURRENT APPRAISAL, THE MINIMUM BID IS \$345,000.

Preparation of Bids: Bids shall be submitted on the forms furnished, and must be manually signed in ink. If erasures or other changes appear on the forms, the person signing the proposal must initial each such erasure or change.

Within fifteen (15) working days of the DOT&PF's notice of intent to award and approval of the financial capability, the DOT&PF will prepare and the apparent high bidder must execute, with notary signature where required, the "Memorandum of Agreement" (F-1), the "Commissioner's Quit Claim Deed" (G-1), the "Utility Easement" (H-1), and the "Bill of Sale" (I-1) for recording in the Anchorage Recording District.

Failure to comply with the instructions below for the preparation of bids may result in the bidder being declared non-responsive.

Bid Schedule Must Have:

- a. Bid amount.
- b. Individual acknowledgements, with the addenda number and date, of all the addenda received for **R133.004**. If the bidder receives no addenda, the word "NONE" should be entered in the spaces provided. (All addenda must be acknowledged prior to the scheduled time of bid opening)

Bidder Specifications for Purchase of Real Property and Improvements: The bidding document "Specifications for Purchase of Real Property and Improvements" (D-1) must be initialed to indicate the bidder's review and agreement and attached to the signed "Bid Schedule" (E-1).

Performance Security: A bid shall be accompanied by a performance security in the amount of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) which amount shall apply to the purchase. It may **only** be in the form of a U. S. Postal Money Order, or Cashier's Check, made payable to the State of Alaska. **Cash, certificate of deposit, bond, or property collateral is not acceptable.**

If the bidder fails to furnish an acceptable performance security, the bid may be rejected as non-responsive. The unsuccessful bidders' performance security will be returned as soon as is practicable. The DOT&PF will hold the performance deposits of the two highest bidders for the property until award of the Contract has been completed or 60 days after award of the Contract, whichever comes first, after which the performance security will be returned to the remaining unsuccessful bidder. These funds will not accrue interest. The successful bidder's performance security will be held until completion of the Contract and applied to the purchase price. If all bids are rejected, all performance securities will be returned as soon as is practicable.

Submission of Bids: All bids must be submitted in a sealed envelope as outlined in the bidding document titled "Invitation for Bids" (A-1).

Withdrawal of Bids: A bidder may withdraw a bid after it has been submitted to the DOT&PF, provided that the request for such withdrawal is received by the designated office, in writing, or by fax (907-269-0425) before the time set for opening of bids.

Unless it is timely withdrawn, a bid remains a firm bid for 60 calendar days after bid opening. In the event of non-performance or other default on the part of the highest bidder, the DOT&PF may terminate the award to that bidder and award the Contract to

the second highest responsible and responsive bidder. In that case, the DOT&PF may agree to contract modifications reasonably necessary to account for the delayed award.

Bidders Present: At the time scheduled for bid opening, bids will be publicly opened and read for the information of bidders and other interested parties, who may be present either in person or by representative. The amount of the bid and the name of the bidder shall be compiled and distributed as soon as possible after bid opening. Bids are not open for public inspection until after the notice of intent to award is issued.

Rejection of Bids: The DOT&PF reserves the right to reject any and all bids when such rejection is in the best interest of the State; to reject the bid of a bidder who has previously failed to perform properly, or complete on time, contracts of a similar nature; to reject the bid of a bidder who is not, in the opinion of the Contracting Officer (Dave Kemp, P.E.,PMP, Regional Director), in a position to perform the contract; and to reject a bid as non-responsive where the bidder fails to furnish the required documents, fails to complete required documents in the manner directed, fails to submit the required performance security, or makes unauthorized alterations to the bid documents.

The State of Alaska reserves the right to withdraw the parcel from the invitation for bid and to reject any and all bids.

Award of Contract: The successful bidder will be notified of the DOT&PF's intent to award the Contract and shall be required to execute certain documents as specified in the "Required Documents" Section (C-1) of the bidding documents.

In accordance with AS 36.30.560 and AS 36.30.565, interested parties may protest the proposed award of the Contract. Protests must be filed within 10 calendar days after the DOT&PF issues a notice of intent to award the Contract.

The Contract will be awarded to the successful bidder following the receipt by the DOT&PF of all required documents, properly executed, and final approval. Failure to submit the required documents by the due date shall result in the bidder being non-responsive and may result in the performance security being forfeited. Failure to enter into a Contract within the specified time shall be grounds for forfeiture of the performance security.

Sale and Closing: Closing shall occur upon:

- (a) The receipt and execution by the DOT&PF and Buyer of all required documents and receipt of the purchase price.

The successful bidder shall not take possession of the property until the DOT&PF issues a letter of award and all documents are fully executed and recorded.

Contact: Should you have any questions regarding this bid, please contact Fred Thoerner, by email at fred.thoerner@alaska.gov, direct by telephone 907-269-0679, or at the toll free number 1-800-770-5263 x 0679.

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION**

REQUIRED DOCUMENTS

REQUIRED FOR BID: Bids will not be considered if the following documents are not completely filled out and submitted at the time of bidding:

1. Bid Schedule and Non-Collusion Affidavit
2. Specifications for Purchase of Real Property and Improvements (Initialed as read and approved)
3. Bid Security
4. Any bid revision must be submitted by the bidder prior to bid opening on a new Bid Schedule and Non-Collusion Affidavit clearly marked "REVISION".

THE DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES HAS APPROXIMATELY 15 WORKING DAYS AFTER SUBMISSION OF THE "REQUIRED FOR BID" DOCUMENTS FOR APPROVAL OF FINANCIAL CAPABILITY.

REQUIRED FOR AWARD: In order to be awarded the contract, the DOT&PF will prepare item numbers 1 - 4 and the successful bidder must execute, with notary where applicable, and submit item numbers 5 - 6 within the time specified in the intent to award letter.

1. Memorandum of Agreement
2. Commissioner's Quit Claim Deed
- 3. Utility Easement (required as part of the sale)**
4. Bill of Sale
5. Proof of funds to close
6. Certificate of Home Owners Insurance

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION**

**SPECIFICATIONS FOR PURCHASE OF
REAL PROPERTY AND IMPROVEMENTS**

In accordance with that advertisement and the specifications set forth below, both of which are incorporated as a part of this Contract, the undersigned offers and agrees to purchase the real property and improvements that are the subject of this Contract.

Specifications:

1. The right to reject any and all bids is reserved to the State of Alaska, Department of Transportation and Public Facilities (DOT&PF).
2. The successful bidder will be required to sign all closing documents, and provide proof of funds to close as listed on the Contract document within fifteen (15) working days of receipt of the DOT&PF's intent to award letter. It is the successful bidder's responsibility to meet this deadline. If this date is not met, at the DOT&PF's discretion, the bidder may forfeit all rights hereunder, including the performance security (\$2,000.00), and thereupon, title to the improvements shall remain with the DOT&PF to dispose of as it sees fit, without recourse by bidder.
3. The successful bidder shall indemnify, hold harmless and defend the DOT&PF from and against any claim, action or demand arising in whole or part from any negligent error or omission of the bidder under this Contract for bid and award; however, the bidder shall not be required to indemnify the DOT&PF for claims or action caused by the negligence of the DOT&PF.
4. The DOT&PF makes no guarantee regarding the condition of the structure. The successful bidder assumes all risk and responsibility in the rehabilitation or use of the structure for the bidder's purposes.
5. The bidder shall secure, at its own cost, all necessary inspections or reports deemed necessary in connection with the evaluation of the condition of the structure or the appropriateness of the property for the bidder's use.
6. The successful bidder may not assign or transfer the Contract without prior written consent of the DOT&PF.
7. After the award of this bid proposal, all such bid securities shall be returned as soon as practicable to the unsuccessful bidders. The bid securities of the two highest bidders will be held by the DOT&PF until the Contract has been completed or 60 days after award of the Contract, whichever comes first. In the event of nonperformance or other default by the highest bidder, the DOT&PF may, within 60 days of the initial award, award the Contract to the second highest bidder, which shall then be bound by all of the Contract requirements.

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
CENTRAL REGION**

**BID SCHEDULE AND NON-COLLUSION AFFIDAVIT
FOR SALE OF REAL PROPERTY & IMPROVEMENTS**

In compliance with the Invitation for Bid, the Information to Bidders, the Required Documents, the Specifications for Purchase, and the Bid Schedule and Non-Collusion Affidavit, the undersigned proposes to purchase the real property and improvements listed below.

Address for Bid:**11601 Nix Court, Anchorage, AK 99515****ROW (Bid) Number:****R133.004****Basis of Award:****Basic Bid – Minimum bid price is \$345,000**

Item No.	Location and Description	Basic Bid Amount
R133.004	Lot 6, Nix Subdivision, as shown on Plat No. 77-191, dated September 1, 1977, located within the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING therefrom that portion retained as right-of-way for State / Federal Project No. Z545990000 / 0001(457) and shown on recorded Plat No. 2018-41, dated June 20, 2018.	\$ _____

The undersigned acknowledges receipt of the following addenda (give number and date of each).

Document	Date Issued	Addenda No.	Document	Addenda No.	Date Issued
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

BID SUBMITTED BY: _____

NON-COLLUSION AFFIDAVIT

The undersigned declares, under penalty of perjury under laws of the United States, that neither she/he nor the firm, association or corporation of which she/he is a member, as a bidder on this project has, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this bid.

The undersigned has read the foregoing attached and hereby agrees to the conditions stated therein by affixing her / his signature below:

Signature

Bidder's Name (Please Print)

Title

() _____
Telephone Number

Company Name

() _____
Fax Number

Mailing Address



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

MEMORANDUM OF AGREEMENT

FOR RIGHT OF WAY DISPOSAL

**PROJECT NAME: JOHNS ROAD AND KLATT ROAD
INTERSECTION IMPROVEMENTS**

STATE PROJECT #: Z545990000

FEDERAL-AID PROJECT #: 0001(457)

PARCEL #: X-4 & E-4 ROW (BID) No.: R133.004

AGREEMENT has been reached this _____ day of _____, 2018, between _____ (hereinafter **BUYER**) and the **DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES** (hereinafter **SELLER**), for the purchase of the fee simple interest in and all improvements located on the parcel described above. The amount of the purchase, and other considerations to be given in full satisfaction of this Agreement, are as follows:

Right-of-Way Disposal:

Fixtures & improvements	\$	TBD
Closing Costs	+	\$ TBD
Proration of 2018 taxes (Buyer)	+	\$ TBD
Performance Security	-	\$ 2,000.00
Total Purchase	\$	TBD

Personal Property

\$ Bill of Sale

Land purchased: 8,605 (SF) .20 (acres)

Utility Easement 633 (SF)

Damages are a considerations: ☐ yes ☒ no Amount of Damages \$ 0 deducted from total purchase price.

Other Conditions: NONE

Closing shall be at a place, date, and time to be determined by the parties but not later than five (5) working days after the DOT&PF issues its Award Letter. If the transaction is not closed by said date, this Memorandum of Agreement shall expire, unless extended in writing by the DOT&PF. Possession shall be given upon recording.

The full balance due shall be paid at closing. Taxes and Special Assessments, if any, shall be prorated between the parties as of the day of closing. The Seller shall convey its interest by a Commissioner's Quit Claim Deed and Bill of Sale, which the Buyer has read and approved.

Buyer shall pay all closing expenses, if any.

All property improvements are sold "as-is, where-is" with no expressed or implied warranty being conveyed.

This Memorandum of Agreement embodies the whole Agreement between the parties hereto, as to the purchase of said real property and all improvements, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.

THIS AGREEMENT shall be deemed a CONTRACT, extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Regional Director or his designee on behalf of the DOT&PF.

Of the total purchase price hereinabove agreed upon, the sum of \$ TBD shall be paid upon execution and delivery of a good and sufficient: ☒ Commissioners Quit Claim Deed, ☒ Utility Easement, ☐ Temporary Const. Permit, ☒ Bill of Sale and/or ☐ Other, and the balance of the purchase price, shall be paid upon compliance by the seller with the terms hereof.

Receipt of funds will be received in the following manner:

From Buyer: TBD

Amount of Purchase: TBD

The Seller certifies that there are no known hazardous materials on the property.

The terms of this Contract are understood and assented to by the parties and purchase shall be made in accordance with the above.

BUYER

DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

REGIONAL PRE-CONSTRUCTION ENGINEER Date

Note: Regional Pre-Construction Engineer or Designee must sign when construction consideration is involved

Date

Date

APPROVED FOR PURCHASE AS ABOVE

Regional Director: Dave Kemp, P.E., PMP Date
Region: Central

RIGHT-OF-WAY AGENT Date



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

**COMMISSIONER'S
QUITCLAIM DEED**
FOR RIGHT OF WAY DISPOSAL

**PROJECT NAME: JOHNS ROAD AND KLATT ROAD
INTERSECTION IMPROVEMENTS**

STATE PROJECT No: Z545990000

FEDERAL-AID PROJECT No.: 0001(457)

PARCEL: X-4 Row (BID) No. R133.004

The **GRANTOR, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**, whose mailing address is P.O. Box 196900, Anchorage, AK 99519-6900, acting by and through its Commissioner, under the authority of AS 19.05.070 (b) (2), for and in consideration of Ten Dollars, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby convey and quitclaim unto the **GRANTEE**, _____

_____, whose mailing address is _____, the Grantee's successors and assigns forever, all right, title and interest, if any, not herein reserved unto the State, in and to that real property situated in the Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lot 6, Nix Subdivision, as shown on Plat No. 77-191, dated September 1, 1977, located within the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING therefrom that portion retained as right-of-way for State / Federal Project No. Z545990000 / 0001(457) and shown on recorded Plat No. 2018-41, dated June 20, 2018.

Delineated as to said tract of land on the plat attached hereto and made a part hereof as page 4 of this instrument and designated as Parcel No. X-4; said parcel contains 8,605 square feet, more or less, is conveyed to the Grantee.

Subject to: (a) all rights reserved by the State of Alaska, pursuant to Art. 8, Section 9, of the Alaska State Constitution, AS 38.05.125, and AS 38.05.130;
(b) Restrictions, easements, reservations, or rights noted on Plat Nos. 77-191 and 2018-41;
(c) All existing legal or equitable rights, easements, reservations, or restrictions of third parties, including other state agencies, recorded or unrecorded.

In consideration of this conveyance, the Grantee agrees as follows: The Grantee represents that it has inspected the above-described property and has had sufficient opportunity to perform an environmental assessment of that property for the purpose of determining whether any hazardous material contaminates the property. For purposes of this agreement, a "hazardous material" is any chemical,

Filed for Record and Return to:
ROW Engineering,
State of Alaska,
Dept. of Transportation & Public Facilities
P.O. Box 196900
Anchorage, Alaska 99519-6900
State Business - No Charge

G-1

designated as "hazardous" by the U.S. Environmental Protection Agency and that is regulated by any government agency in any quantity as a contaminant, hazardous material, or threat to health or safety. The Grantee, by accepting this conveyance, recognizes that Grantor makes no representations concerning the presence or absence of any hazardous material on the property. Grantee further acknowledges that in accepting this conveyance it assumes all risk, cost, and responsibility should any hazardous material contamination of the property be found to exist subsequent to the transfer of title under this deed.

The Grantee's signature on the Certificate of Acceptance below constitutes acceptance of the above-described real property as well as the terms and conditions of this conveyance.

Dated this _____ day of _____, 2018.

**STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES**

BY: _____
Dave Kemp P.E. PMP, Regional Director for Central Region

STATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : SS
THIRD JUDICIAL DISTRICT)

ON THIS _____ day of _____, 2018, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared Dave Kemp, P.E. PMP, Regional Director of Central Region of the Department of Transportation & Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that _____, Grantee herein, hereby accepts the real property or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2018.

Grantee

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GRANTEE ACKNOWLEDGMENT

STATE OF ALASKA)
 : SS
THIRD JUDICIAL DISTRICT)

ON THIS _____ day of _____, 2018, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared _____, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that _____, Grantee herein, hereby accepts the real property or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2018.

Grantee

GRANTEE ACKNOWLEDGMENT

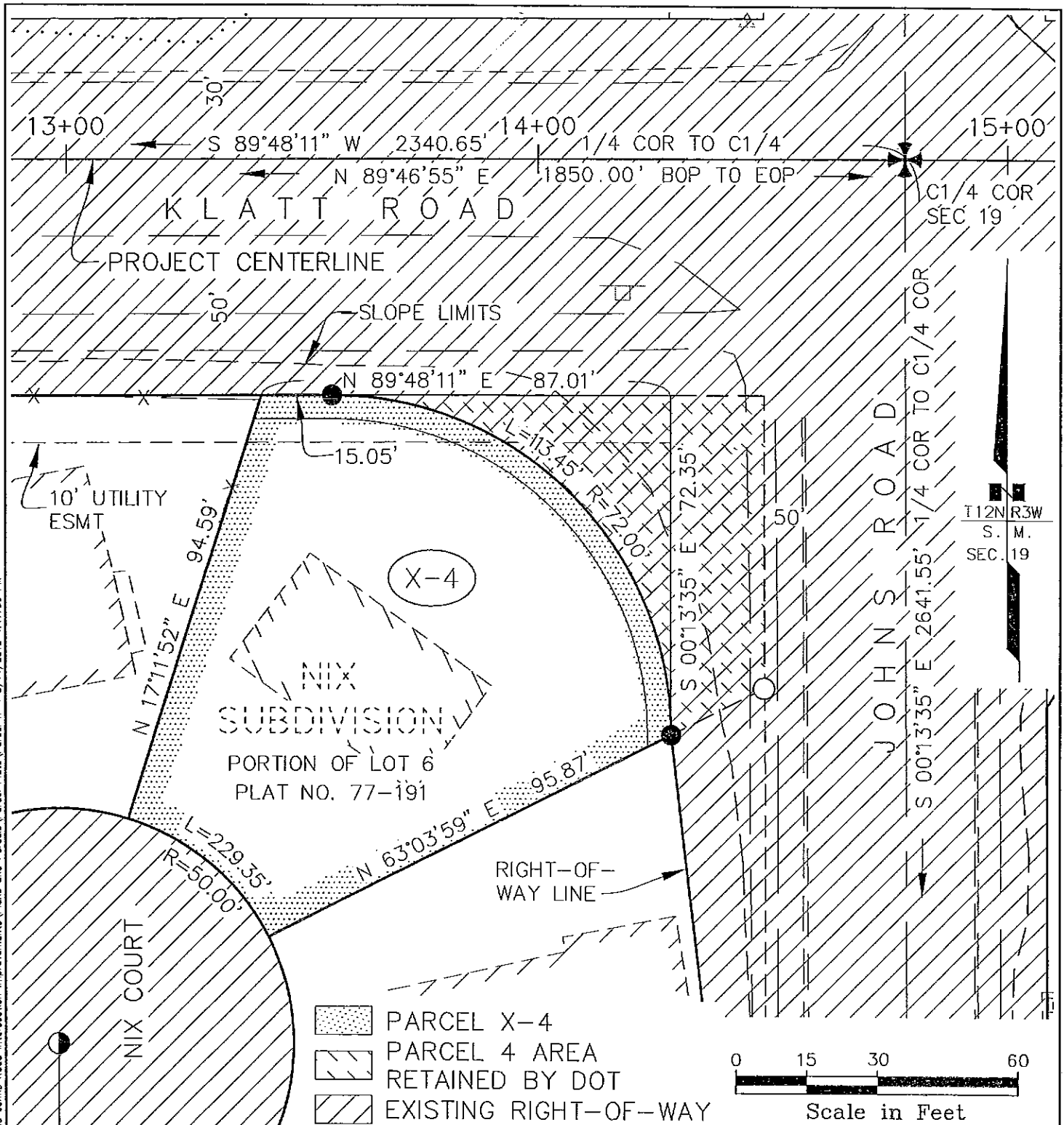
STATE OF ALASKA)
 : SS
THIRD JUDICIAL DISTRICT)

ON THIS _____ day of _____, 2018, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared _____, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

W:\Projects\Highways\ANCHORAGE\54599 HSP Klatt Road Johns Road Intersection Improvements\Plans and Parcels\Parcel Plots\Parcel X-4 8/14/2018 4:17:30 PM



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

JOHNS ROAD AND
KLATT ROAD INTERSECTION
HHE-001(457)/545990000

OWNER'S INITIAL _____
ATTACHED TO Commissioners QCD
PAGE 4 OF 4 DATED 9.11.18

PARCEL X-4 AREA 8,605 S.F.

DRAWN BY JF/RQ/AFF

DATE Aug 2018

PARCEL NO. X-4



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

UTILITY EASEMENT

PROJECT NAME: JOHNS ROAD AND KLATT ROAD
INTERSECTION IMPROVEMENTS

STATE PROJECT NO: Z545990000

FEDERAL-AID PROJECT NO.: 0001(457)

PARCEL: E-4 Row (BID) No. R133.004

THE GRANTOR(s), _____, whose mailing address is _____, Anchorage, Alaska, _____, for and in consideration of TEN AND NO/100 (\$10.00.) DOLLARS, in hand paid, grants unto the **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**, whose mailing address is P.O. Box 196900, Anchorage, Alaska 99519-6900, its successors or assignees, a perpetual easement, over, under, and across, the following described tract of land located in the State of Alaska to wit:

All that part of the following described tract of land:

A portion of Lot 6, Nix Subdivision, according to the official plat thereof, filed under Plat No. 77-191, located within the Anchorage Recording District, Third Judicial District, State of Alaska, and shown as Parcel E-4 on the parcel plat attached hereto; and shown on recorded Plat No. 2018-41, dated June 20, 2018.

said parcel contains approximately 633 square feet, more or less, as an addition to existing right of way, is hereby granted to the State of Alaska for the purpose of a general utility easement for the relocation, installation, and maintenance of underground, aboveground, and overhead utilities and associated uses of all kinds.

The Grantor hereby covenants with the State of Alaska that the Grantor has good title to the afore-described tract of land and covenants that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to maintain said facilities.

Filed for Record and Return to:
ROW Engineering,
State of Alaska,
Dept. of Transportation & Public Facilities
P.O. Box 196900
Anchorage, Alaska 99519-6900
State Business - No Charge

H-1

Dated this _____ day of _____, 2018.

Grantor

Grantor

ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA)
 : SS.
THIRD JUDICIAL DISTRICT)

ON THIS _____ day of _____, 2018, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared _____ the Regional Director of the Central Region of the Department of Transportation & Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA)
 : SS.
THIRD JUDICIAL DISTRICT)

ON THIS _____ day of _____, 2018, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared _____ the Regional Director of the Central Region of the Department of Transportation & Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

H-2

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof:

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2018.

DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES

By: _____
For the Commissioner

STATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : SS.
THIRD JUDICIAL DISTRICT)

ON THIS _____ day of _____, 2018, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared Dave Kemp P.E. PMP, _____ the Regional Director of the Central Region of the Department of Transportation & Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Alaska
My Commission Expires: _____

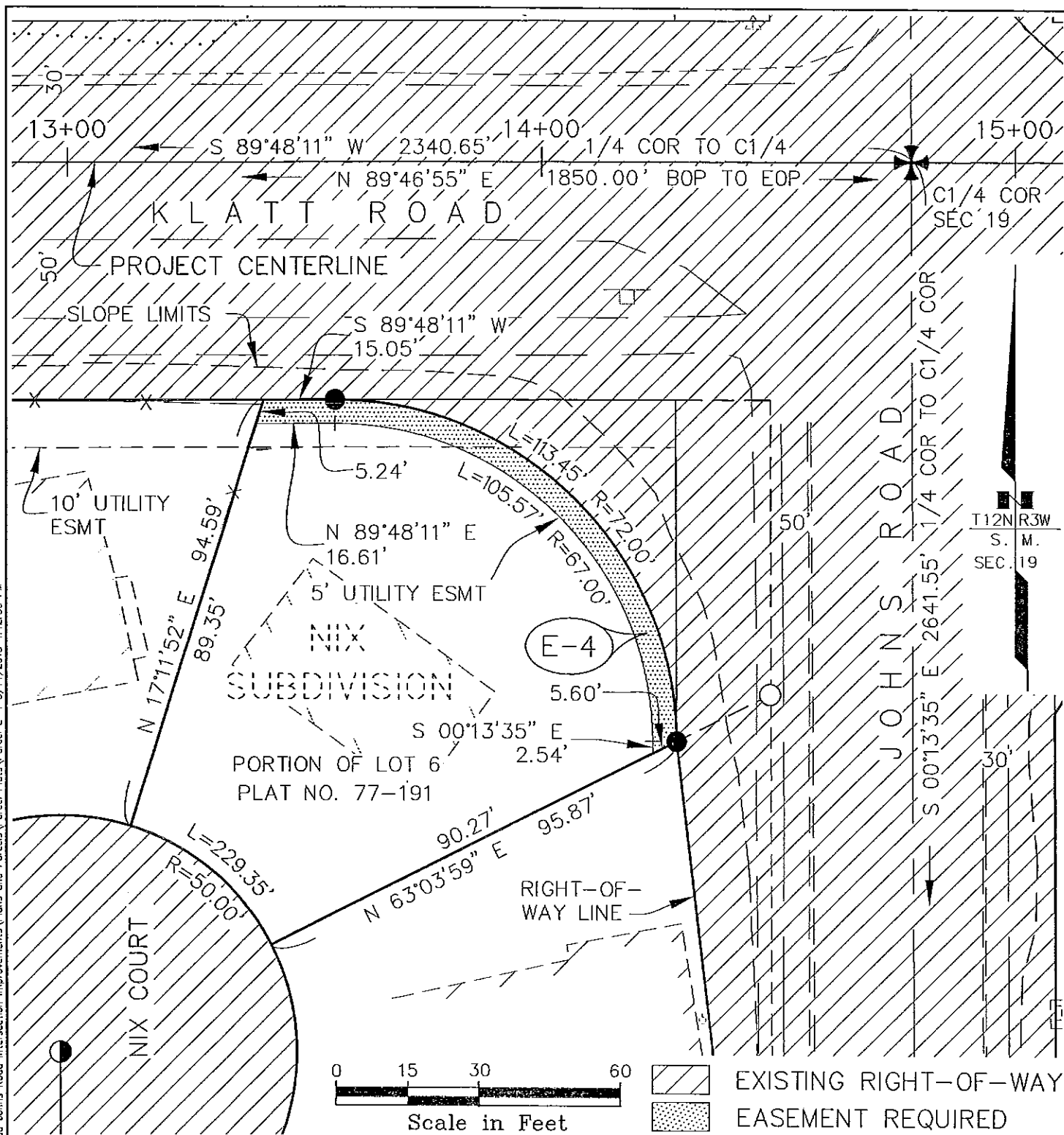
H-3

R133.004

REGION: Central

PARCEL: E-4
Page 3 of 4

w:\Projects\Highways\4559 HSP Klatt Road Johns Road Intersection Improvements\Plans and Parcels\Parcel Plots\Parcel E-4 8/14/2018 4:12:50 PM



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

UTILITY EASEMENT REQUIRED FOR
JOHNS ROAD AND
KLATT ROAD INTERSECTION
HHE-001(457)/545990000

OWNER'S INITIAL _____
ATTACHED TO Utility Easement
PAGE 4 OF 4 DATED 9.11.18

EASEMENT AREA 633 S.F.

DRAWN BY JF/RQ/AFF

DATE Aug 2018

PARCEL NO. E-4



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

BILL OF SALE
FOR RIGHT OF WAY DISPOSAL

**PROJECT NAME: JOHNS ROAD AND KLATT
ROAD INTERSECTION IMPROVEMENTS**

STATE PROJECT #: Z545990000

FEDERAL-AID PROJECT #: 0001(457)

PARCEL No.: X-4 Row (Bid) No.: R133.004

THIS AGREEMENT is made this _____ day of _____, 2018, by and between the **STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES**, whose address is P.O. Box 196900, Anchorage, AK 99519-6900, hereinafter referred to as "the **SELLER**" and _____, whose address is _____ hereinafter referred to as "the **BUYER**".

In consideration of Ten Dollars and other good and other valuable consideration, in hand paid, the **SELLER** does hereby agree to sell, convey, and transfer to the **BUYER**, the following personal property located at 11601 Nix Court, Anchorage, Alaska 99515:

1. Refrigerator x 2
2. Oven/Range x 2
3. Dishwasher x 2
4. Washer and Dryer Unit B only

BUYER acknowledges receipt of the described property herein by execution of this agreement.

SELLER warrant that he/she is the lawful owner in every respect of all the described property herein. Described property is sold "as is, where is".

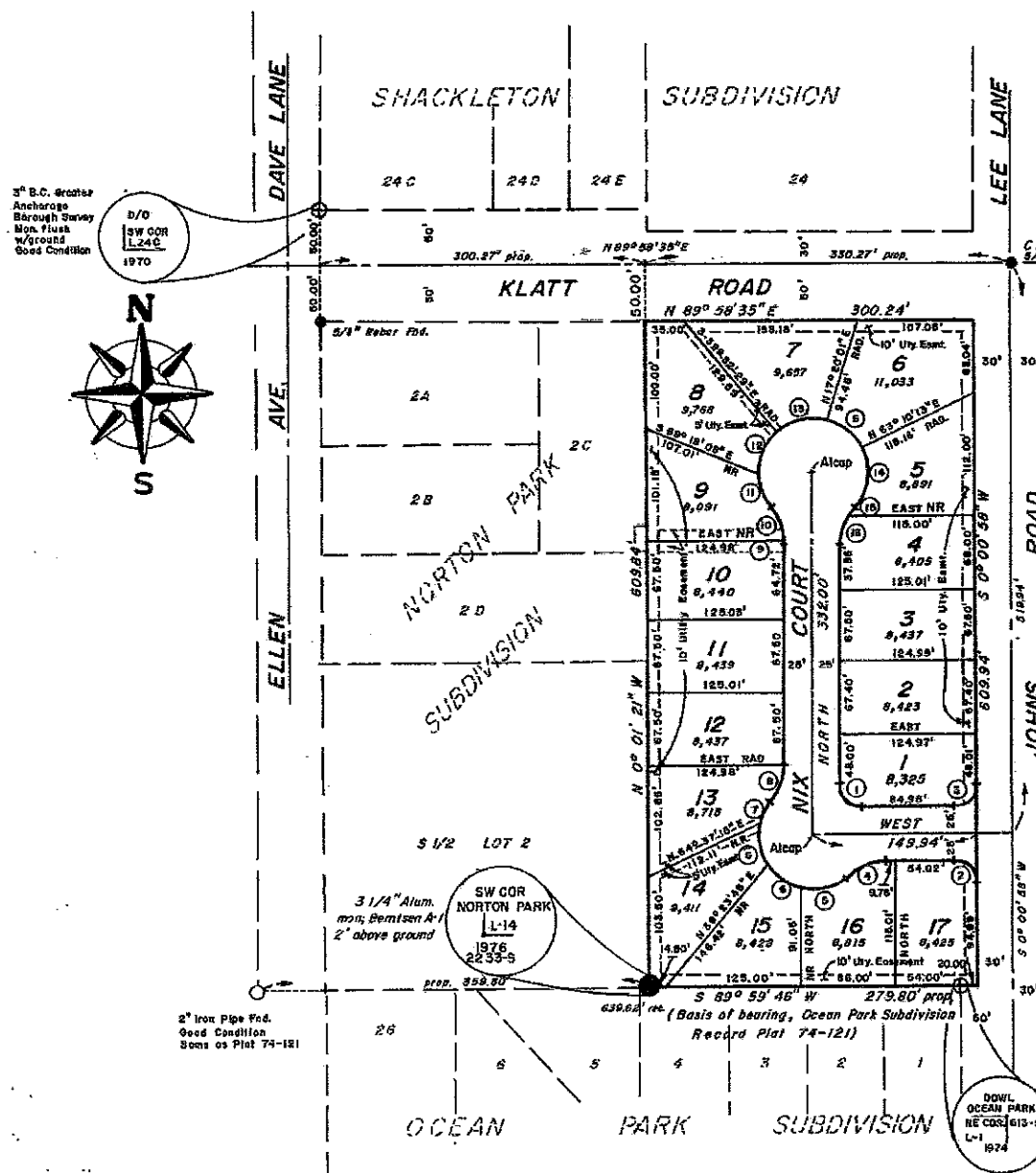
WHEREFORE, the aforesaid parties, being in accord, do bind themselves to the terms and conditions contained herein by their signatures hereunder.

This Bill of Sale shall be in effective in the transfer of all personal property listed herein as of the above date.

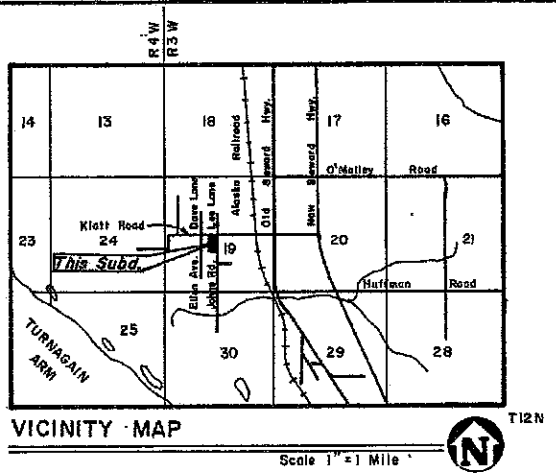
THE STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

Buyer

By: _____
Dave Kemp, P.E. PMP, Regional Director, Central Region



CURVE DATA				
No.	Delta	Radius	Tangent	Length
1	90° 00' 00"	20.00'	20.00'	31.42'
2	90° 00' 58"	20.00'	20.01'	31.42'
3	89° 59' 02"	20.00'	19.99'	31.41'
4	41° 24' 24"	50.00'	18.90'	36.13'
5	53° 03' 38"	50.00'	24.96'	46.30'
6	45° 50' 12"	50.00'	21.14'	40.00'
7	28° 04' 57"	50.00'	12.50'	24.51'
8	41° 24' 36"	50.00'	18.90'	36.14'
9	3° 11' 14"	50.00'	1.39'	2.78'
10	38° 13' 21"	50.00'	17.32'	33.36'
11	41° 24' 36"	50.00'	18.90'	36.14'
12	50° 07' 31"	50.00'	23.38'	43.74'
13	67° 12' 30"	50.00'	27.27'	49.92'
14	68° 14' 22"	50.00'	33.88'	59.55'
15	4° 28' 57"	50.00'	1.96'	3.91'
16	36° 55' 38"	50.00'	16.69'	32.23'



CERTIFICATE OF OWNERSHIP & DEDICATION

We, hereby certify that we, the owners, of the property described hereon, do hereby dedicate to the public all easements for public utilities, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated rights-of-way shown hereon, a slope reservation sufficient to contain cut and fill slopes of 1-1/2 feet horizontally for each foot vertically (1-1/2 to 1) of cut or fill, for the purpose of providing and maintaining lateral support of the constructed street and there is reserved to the grantors, their heirs, successors and assigns, the right to remove said slopes at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality.

19__

Donald O. Saur
Donald O. Saur
SRA Box 119
Anchorage, AK 99507

Darlene Nix
Darlene Nix
SRA Box 119
Anchorage, AK 99507

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 11th day of February, 1977

Robert Schaff
Notary for Alaska

My commission expires 10-30-1977

PLAT APPROVAL

Plat approved by the Municipal Platting Authority this 21st day of May, 1976

W. Wade Jr.
Authorized Official

Approved in accordance with Chapter 21, Article 10, Code of Ordinances.

Survey to W.B. Cole 8-10-77

Theresa E. Hooper
PUBLIC WORKS DEPARTMENT
Municipality of Anchorage

ACCEPTANCE OF DEDICATION BY M.O.A.

The M.O.A. hereby accepts for public uses and for public purposes the real property dedicated on this plat including but not limited to the easements, rights-of-ways, alleys, roadways, thoroughfares, and parks shown hereon.

Dated at Anchorage, Alaska, this 21st day of August, 1977.

Attest:

Phyllis Ellen Beach
Municipal Clerk

D. H. Weirford
Municipal Mayor

- LEGEND**
- Set 5/8" x 30" Rebar w/ 1.6" dia. Alcap flush w/ pavement
 - B.C. Mon. set previous survey.
 - Alum. Mon. set this survey.
 - 2" Iron Pipe
 - Exist. 5/8" Rebar.
- Unless otherwise noted all other corners will be 5/8" x 30" rebar set upon completion of street construction.
- Above monumentations to be set before March 24, 1979

NOTES:

- Direct access to and from Johns Road and Klatt Road is prohibited from all lots in this subdivision.
- State has not vacated its interest in Johns Rd.



77-191

FILED 3.00

Anchorage

Sept. 1, 77

12:37 P.M.

Municipality of Anchorage

SURVEYORS CERTIFICATE

I, Donald O. Saur, professional land surveyor, do hereby certify that the plat of Nix Subdivision is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent exterior monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.

Donald O. Saur
Signature of Land Surveyor

FB 76-14

NIX SUBDIVISION (Lots 1-17)

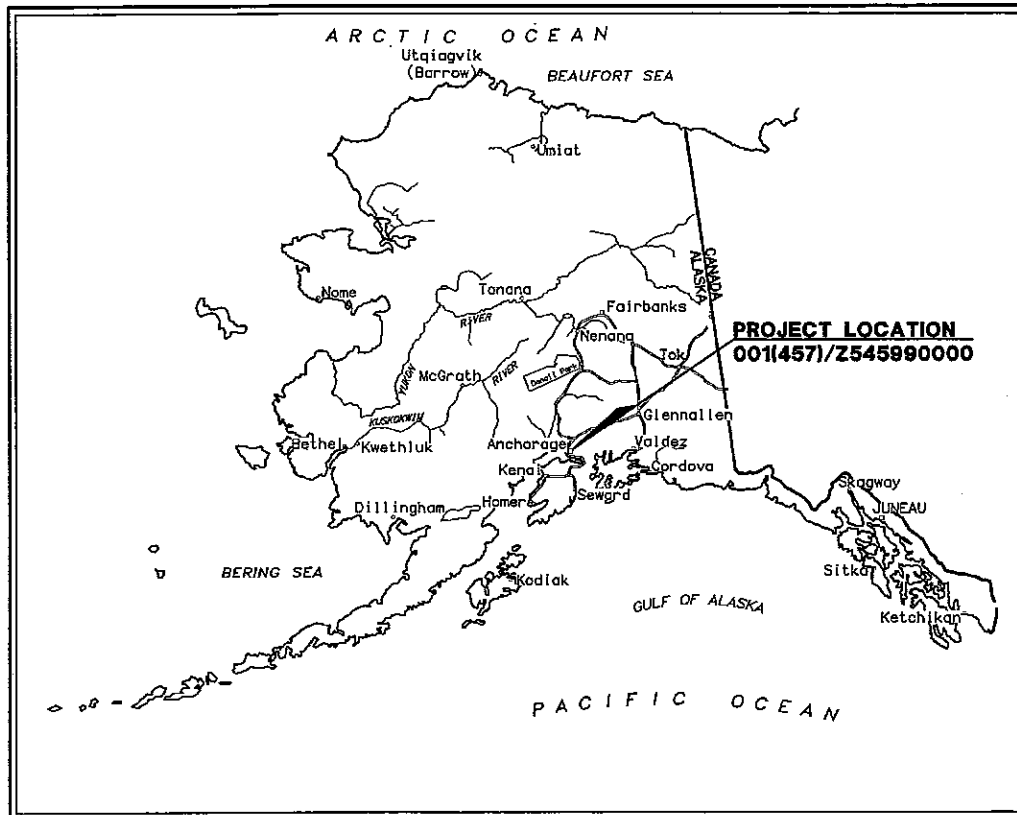
A Subdivision of Lot 1 Norton Park Subdivision (P 210) located in SW 1/4 Section 19, T12N, R3W, S.M. Containing 4.200 Acres

CONTRACTING ENGINEERS & ASSOC.

212 E. International Airport Rd. Anchorage, Alaska 99502

DRAWN: BJS & DC SCALE: 1" = 100' GRID: 2730

CHECKED: DOS. DATE: July, 1976 DWG. NO. 76-14



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY ACQUISITION MAP ALASKA PROJECT

HSIP: JOHNS ROAD & KLATT ROAD INTERSECTION IMPROVEMENTS PROJECT NO. 001(457)/Z545990000

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	0001(457)/Z545990000	2016	R1	R6

PLATTING AUTHORITY APPROVAL
THIS RIGHT OF WAY MAP IS APPROVED BY THE
MUNICIPALITY OF ANCHORAGE PLATTING OFFICER
THIS 26th DAY OF June, 2018

David R. Whitfield
DAVID R. WHITFIELD, PLATTING OFFICER

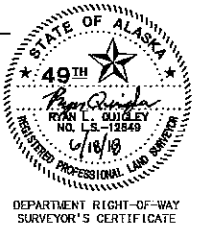
MUNICIPAL SURVEYOR APPROVAL:
THIS RIGHT OF WAY MAP IS APPROVED BY THE
MUNICIPALITY OF ANCHORAGE MUNICIPAL SURVEYOR
THIS 26th DAY OF June, 2018

Steven G. Schmitt
STEVEN G. SCHMITT, MUNICIPAL SURVEYOR

DEPARTMENT RIGHT-OF-WAY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
REGISTERED IN THE STATE OF ALASKA AND THAT THIS PLAT WAS
MADE BY ME OR UNDER MY SUPERVISION. THIS PLAT WAS BASED
UPON THE MONUMENTS RECOVERED AND SHOWN ON PLAT # 2013-65.

6/18/18 LS 12649
DATE REGISTRATION NUMBER

Ryan L. Quigley
RYAN L. QUIGLEY
AKDOT & PF
4111 AVIATION AVENUE
ANCHORAGE, AK 99502
PHONE (907) 269-0700



DEPARTMENT LOCATIONS SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
REGISTERED IN THE STATE OF ALASKA AND THAT ALL RIGHT-OF-
WAY CENTERLINE AND RIGHT-OF-WAY PARCEL MONUMENT LOCATIONS
HAVE BEEN ESTABLISHED AS INDICATED ON THE RIGHT-OF-WAY
PLANS. ALL EXISTING FOUND SUBDIVISION MONUMENTS, PROPERTY
CORNERS AND SECTION LINE MONUMENTATION AS INDICATED ON THE
RIGHT-OF-WAY PLANS HAVE BEEN REFERENCED TO PROJECT SURVEY
CONTROLS BY ME OR UNDER MY SUPERVISION.

6/11/18 LS-11547
DATE REGISTRATION NUMBER

Robert M. Keiner
ROBERT M. KEINER
AKDOT & PF
4111 AVIATION AVENUE
ANCHORAGE, AK 99502
PHONE (907) 269-0700



DEPARTMENT OF
TRANSPORTATION & PUBLIC FACILITIES

APPROVED June 20, 2018
Date

Michael J. Smith
REGIONAL CHIEF R/W AGENT

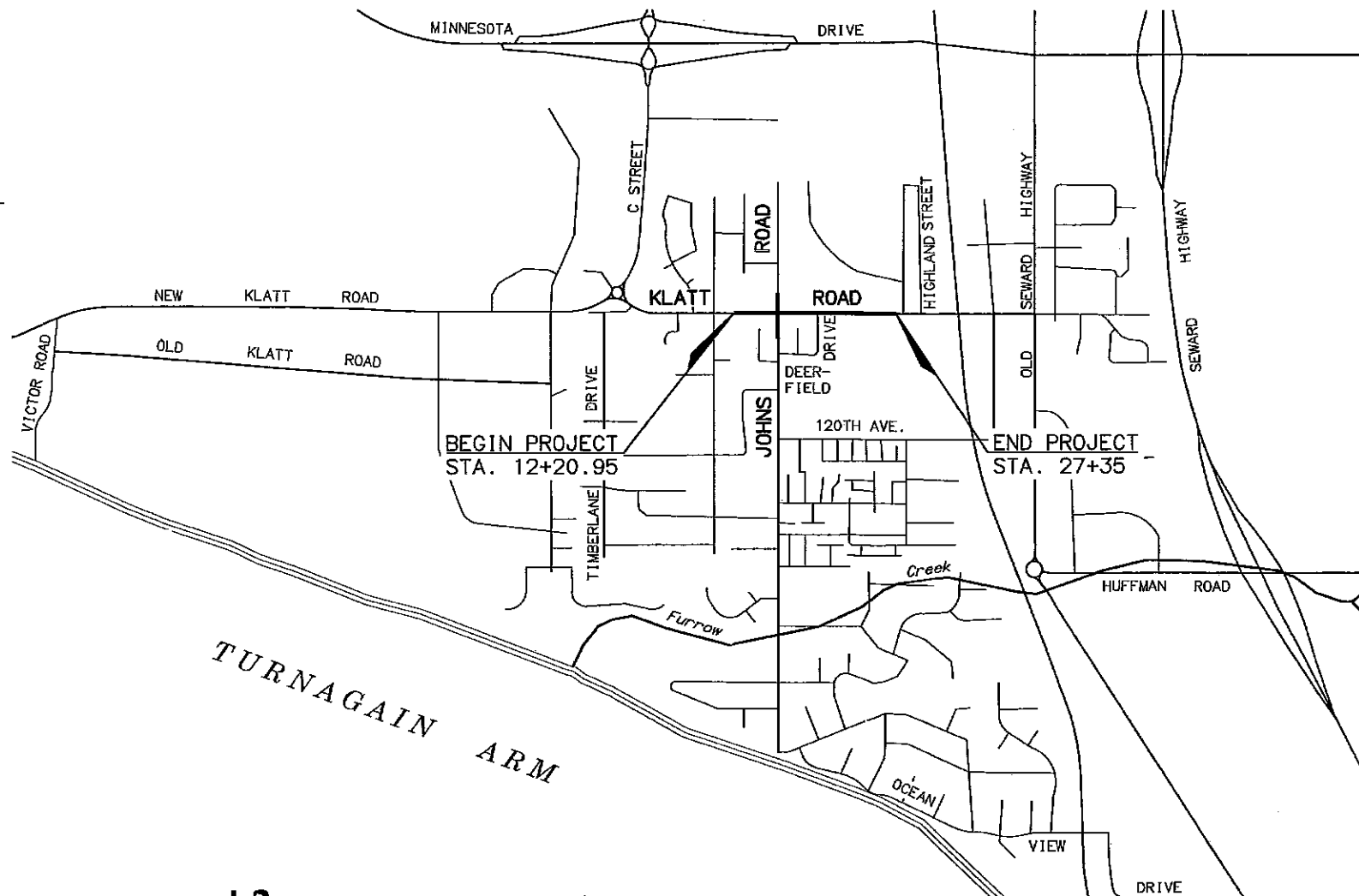
LOCATED WITHIN SECTION 19, TOWNSHIP 12 NORTH,
RANGE 3 WEST, SEWARD MERIDIAN, ALASKA.

ANCHORAGE RECORDING DISTRICT
STATE BUSINESS-NO FEE

SPECIAL GENERAL NOTE

SUBDIVISION NAMES, PLAT NUMBERS AND DEPICTIONS OF
PROPERTIES ADJACENT TO THE RIGHT OF WAY SHOWN HERE ON
WERE GENERATED AT THE TIME OF INITIAL PLAN
DEVELOPMENT. THIS PLAN SET DOES NOT NECESSARILY
REFLECT THE CURRENT STATUS AT THE TIME OF THE
RECORDING OF THIS DOCUMENT.

T12N R3W
S. M.
SEC. 19



PROJECT LENGTH: 1514 FT

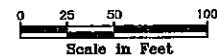
5/17/18	UPDATE SURVEYOR'S CERTIFICATES	RVK
3/21/18	UPDATE PROJECT NUMBERS, ADD PLACE NAMES	PL
DATE	REVISIONS	BY

J-2

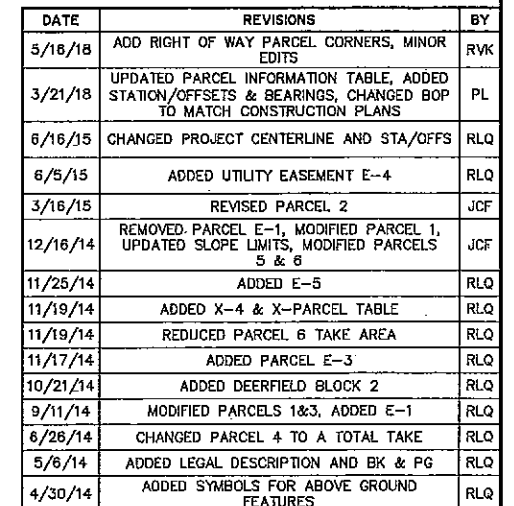
133.004

Anchorage Recording District PL 2018-41

Page 1 of 6

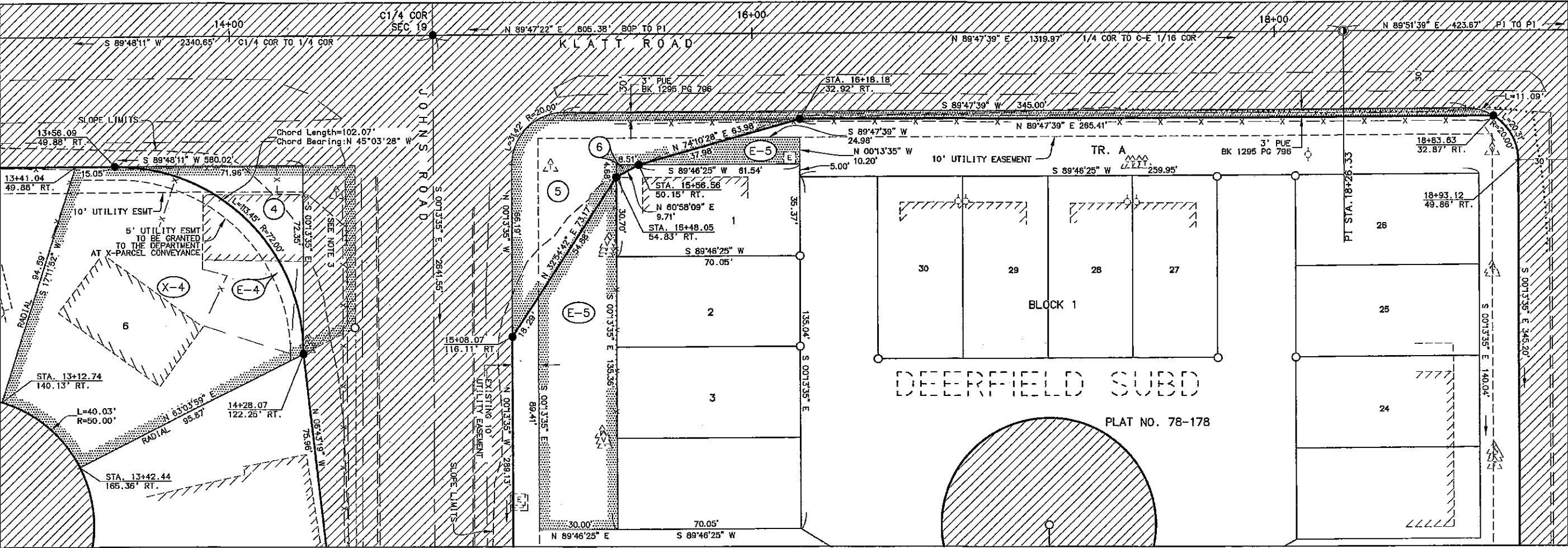


PARCEL INFORMATION				
PARCEL NO.	INTEREST TO BE CONVEYED	OWNER	AREA TO BE CONVEYED	RECORDED DOCUMENT NUMBER
X-4	FEE	STATE OF ALASKA DOT&P (TO BE CONVEYED)	8,605 S.F.	TO BE RECORDED



DRAWN	JCF/DHF/RLQ	DATE	Apr 2014	SCALE	1" = 50'
CHECKED	RLQ	DATE	Apr 2014	SHEET	3 OF 6

STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	0001(457)/Z545990000	2016	R5	R6



DETAIL A

RIGHT OF WAY NOTES:

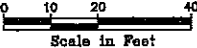
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
2. THESE PLANS MAY BE USED FOR THE ESTABLISHMENT OF RIGHT OF WAY LIMITS ONLY. THESE DRAWINGS SHOULD NOT BE USED AS A BASIS FOR ESTABLISHING ADJOINING PROPERTY LINES AND CORNERS. ALL OF THE FIELD SURVEY DATA FOR THIS PROJECT WAS ACQUIRED BY ADOT&PF.
3. NIX SUBDIVISION
THE STATE OF ALASKA DOT&PF (THE DEPARTMENT) IS HOLDING THE PLATTED 50 FOOT DEDICATION FOR JOHNS ROAD PER NORTON PARK SUBDIVISION, PLAT P-210 AND ASSERTS THAT THE MUNICIPAL VACATION NOTED ON NIX SUBDIVISION, PLAT 77-191, DID NOT SERVE TO VACATE THE STATE'S INTEREST IN THE RIGHT OF WAY. ALTHOUGH THERE IS NO ACCEPTANCE OF THE DEDICATED ROAD ON THE FACE OF THE NORTON PARK PLAT, THE ALASKA ROAD COMMISSION BUILT JOHNS ROAD THEREBY ACCEPTING THE STANDING OFFER OF A RIGHT OF WAY DEDICATION LONG BEFORE THE NIX VACATION AND SUBSEQUENTLY TRANSFERRED IT'S INTEREST TO THE STATE OF ALASKA BY OMNIBUS DEED RECORDED AT BOOK 391 PAGE 12 (ARD). NOTE 2 ON THE NIX SUBDIVISION PLAT STATES, "STATE HAS NOT VACATED ITS INTEREST IN JOHNS ROAD." PRIOR SEARCHES BY THE MUNICIPAL SURVEYOR'S OFFICE FOR THE NIX SUBDIVISION CASEFILE DID NOT TURN UP ANY FILES; HOWEVER THE FILES WERE LATER LOCATED AND AN OBJECTION BY THE DEPARTMENT OF HIGHWAYS AND DISCUSSION BY THE ANCHORAGE ASSEMBLY (A.O. 77-116) IS NOTED WITHIN SAID FILES. THE DEPARTMENT RECORDED ITS JOHNS ROAD RIGHT OF WAY MAP, PLAT 77-197, EIGHT DAYS AFTER NIX SUBD, PLAT 77-191. A MODIFIED COPY OF THE RECORDED JOHNS ROAD RIGHT OF WAY MAP IS ON FILE AT THE DEPARTMENT SHOWING THE 50' OF RIGHT OF WAY OVER THE TOP OF NIX SUBDIVISION. THIS IS WHAT IS BEING HELD BY THE DEPARTMENT TODAY.

FURTHERMORE, MUNICIPAL PROJECT 84-TE-19/85-E-012 JOHNS ROAD WALKWAY PEDESTRIAN WALKWAYS 1985 SHOWS A "20' STATE ROW EASEMENT" IN ADDITION TO THE 30' PLATTED ROADWAY ON PAGES 5 AND 6.

THIS NOTE IS MODIFIED FROM IT'S ORIGINAL WORDING SHOWN ON RECORD OF SURVEY (RIGHT OF WAY MAP) JOHNS ROAD IMPROVEMENTS, KLATT TO HIGH VIEW (GF) 52783, PLAT 2013-85.



NOTE: STATIONS AND OFFSETS ON THIS SHEET ARE TO COMPUTED POSITIONS.



DATE	REVISIONS	BY
5/16/18	ADD RIGHT OF WAY PARCEL CORNERS, MINOR EDITS	RVK
6/16/15	CHANGED PROJECT CENTERLINE AND STA/OFFS	RLQ
6/5/15	ADDED UTILITY EASEMENT TO BE RESERVED ON X-4	RLQ
2/9/15	UPDATED SHEET NUMBER	JCF
12/16/14	UPDATED SLOPE LIMITS, MODIFIED PARCELS 5 & 6	JCF
11/25/14	ADDED E-5	RLQ
11/19/14	ADDED X-4	RLQ
11/19/14	REDUCED PARCEL 6 TAKE AREA	RLQ
6/26/14	MODIFIED NOTE 3	RLQ
6/26/14	CHANGED PARCEL 4 TO A TOTAL TAKE	RLQ
4/30/14	ADDED SYMBOLS FOR ABOVE GROUND FEATURES	RLQ

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES
RIGHT OF WAY ACQUISITION MAP
ALASKA PROJECT
PROJECT NO. 001(457)/Z545990000
HSIP: JOHNS ROAD AND
KLATT ROAD INTERSECTION
IMPROVEMENTS

DRAWN JCF/DHF/RLQ	DATE Apr 2014	SCALE 1"=20'
CHECKED RLQ	DATE Apr 2014	SHEET 5 OF 6

APPRAISAL OF



LOCATED AT:

11601 Nix Court
Anchorage, AK 99515

CLIENT:

State of Alaska DOT & PF
P.O. Box 196900
Anchorage, AK, 99519

AS OF:

April 6, 2018

BY:

Sarah Waldrop

Affiliated Appraisers of Alaska
Small Residential Income Property Appraisal Report

FHA #111-1584432
File No. SBW 18-214

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User **State of Alaska DOT & PF** E-mail **fred.thoerner@alaska.gov**

Client Address **P.O. Box 196900** City **Anchorage** State **AK** Zip **99519**

Additional Intended User(s) **State of Alaska DOT & PF**

Intended Use **Fair Market Value Appraisal**

SUBJECT

Property Address **11601 Nix Court** City **Anchorage** State **AK** Zip **99515**

Owner of Public Record **State of Alaska Department of Transportation & Public Facilities** County **Anchorage**

Legal Description **Lot 6, Nix**

Assessor's Parcel # **016-151-68-000** Tax Year **2018** R.E. Taxes \$ **0**

Neighborhood Name **Oceanview Area** Map Reference **Grid SW 2730** Census Tract **0027.12**

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☐ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date **04/06/2015** Price **unknown** Source(s) **recorder's office**

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **The owner purchased the property on April 6, 2015 for an undisclosed amount. None of the Comparable Sales other than noted have had any sales activity within the last year.**

Offerings, options and contracts as of the effective date of the appraisal **NA**

NEIGHBORHOOD

Neighborhood Characteristics	2-4 Unit Housing Trends	2-4 Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 75 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 10 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	300 Low 0	Multi-Family 5 %
Neighborhood Boundaries Dimond Boulevard on the north, The New Seward Highway on the east, The Turnagain Arm on the south and west.		550 High 60	Commercial 5 %
Neighborhood Description The neighborhood is located 4-6 miles south of the midtown business district. It is located just west of the New Seward Highway, which provides good access to employment, shopping and schools. There is no adverse factors which should affect the subject's marketability. The subject conforms to the surrounding neighborhood. Public bus service is available.		400 Pred. 25	Other vacant 5 %

Market Conditions (including support for the above conclusions) **See Attached Addendum**

SITE

Dimensions **irregular - see attached plat map** Area **11033** Shape **irregular** View **N;Res;**

Specific Zoning Classification **R2A** Zoning Description **Two-Family Residential District**

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley none	<input type="checkbox"/>	<input type="checkbox"/>

Site Comments **An as-built survey was not supplied to the appraiser. At the time of inspection the site was covered with snow. There were no adverse easements or encroachments noted.**

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	materials	INTERIOR	materials					
Units <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	concrete/avg	Floors	cpt,vin/avg					
<input type="checkbox"/> Accessory Unit (describe below)	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	T111/avg	Walls	SR/avg					
# of Stories 2 # of bldgs. 1	Basement Area 0 sq. ft.	Roof Surface	cdr shk/avg	Trim/Finish	wd,pnt,stn/avg					
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Aft. <input type="checkbox"/> S-Det./End Unit	Basement Finish 0 %	Gutters & Downspouts	none/na	Bath Floor	vinyl/avg					
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	vinyl csmt/avg	Bath Wainscot	plastic,tile/avg					
Design (Style) two story	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	none/na	Car Storage						
Year Built 1981	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	yes/avg	<input type="checkbox"/> None						
Effective Age (Yrs) 22	Heating/Cooling		Amenities	<input checked="" type="checkbox"/> Driveway	# of Cars 5					
Attic <input type="checkbox"/> None	<input type="checkbox"/> FWA <input checked="" type="checkbox"/> HW <input type="checkbox"/> Radiant	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	asphalt					
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel gas	<input checked="" type="checkbox"/> Patio/Deck wood	<input checked="" type="checkbox"/> Fence wood	<input type="checkbox"/> Garage	# of Cars 0					
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool none	<input checked="" type="checkbox"/> Porch 2c/e	<input type="checkbox"/> Carport	# of Cars 0					
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other none	<input type="checkbox"/> Other none		<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in					
# of Appliances	Refrigerator 2	Range/Oven 2	Dishwasher 2	Disposal 2	Microwave	Washer/Dryer 2	Other (describe)			
Unit # 1 contains:	6 Rooms	3 Bedroom(s)	2.1 Bath(s)	1,512 Square feet of Gross Living Area						
Unit # 2 contains:	5 Rooms	2 Bedroom(s)	1.1 Bath(s)	1,080 Square feet of Gross Living Area						
Unit # 3 contains:	Rooms	Bedroom(s)	Bath(s)	Square feet of Gross Living Area						
Unit # 4 contains:	Rooms	Bedroom(s)	Bath(s)	Square feet of Gross Living Area						
Additional features	Large covered front deck, wood fenced separate back yards, fireplace with rock surround, open beam ceilings, Unit 1 has 2 ceiling fans, Unit 2 has a walk-in closet and a ceiling fan, both units have own washer and dryer, range, dishwasher and garbage disposals.									
Comments on the Improvements	C4; A Home Inspection Report was not supplied. The subject was kept in average condition for its age. Noted that the hand rails on the stairs in Unit 2 are 8" apart, which do not meet current building code. At the time of inspection all the utilities were turned on and functioning. All windows have been replaced with vinyl casement windows. Some minor deferred maintenance items noted as some areas of damaged sheetrock, some areas of heavily soiled carpets or damaged carpet due to wear and tear. Deferred maintenance items are estimated at \$5000 and adjusted under "Condition" in the Sales Comparison Approach.									

Affiliated Appraisers of Alaska
Small Residential Income Property Appraisal Report

FHA #111-1584432
File No. SBW 18-214

SALES COMPARISON APPROACH

INCOME

RECONCILIATION

FEATURE		SUBJECT		COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3						
11601 Nix Court				2731 W. 69th Avenue			6941 Stanley Drive			8410 Owen Circle						
Address Anchorage, AK 99515				Anchorage, AK 99502			Anchorage, AK 99518			Anchorage, AK 99502						
Proximity to Subject				3.52 miles NW			2.94 miles NW			2.87 miles NW						
Sale Price		\$ 307,711				\$ 363,000			\$ 407,000			\$ 359,000				
Sale Price/Gross Bldg. Area		\$ 118.72 sq. ft		\$ 167.59 sq. ft			\$ 144.43 sq. ft				\$ 133.56 sq. ft					
Gross Monthly Rent		\$ 1,375		\$ 3,500			\$ 3,350				\$ 3,075					
Gross Rent Multiplier		223.79		103.71			121.49				116.75					
Price Per Unit		\$ 153,856		\$ 181,500			\$ 203,500				\$ 179,500					
Price Per Room		\$ 27,974		\$ 30,250			\$ 33,917				\$ 35,900					
Price Per Bedroom		\$ 61,542		\$ 60,500			\$ 58,143				\$ 59,833					
Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Data Source(s)				AMDS/MLS #176599			AMDS/MLS #1717590			AMDS/MLS #1711579						
Verification Source(s)				Municipality of Anchorage			Municipality of Anchorage			Municipality of Anchorage						
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) Adjustment	DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment			
Sale or Financing				FHA			FHA				conventional					
Concessions				\$0			\$9000 cc		0		\$0					
Date of Sale/Time		06/27/2014		02/27/2018			01/25/2018				12/18/2017					
Location		N;Res;		N;Res;			N;Res;				N;Res;					
Leasehold/Fee Simple		fee simple		fee simple			fee simple				fee simple					
Site		11033 sf		7000 sf		0	7935 sf		0		11779 sf		0			
View		N;Res;		N;Res;			N;Res;				N;Res;					
Design (Style)		two story, sxs		two story, sxs			multi-level		0		split entry, sxs		0			
Quality of Construction		Q4		Q4			Q4				Q4					
Actual Age		33		35		0	43		0		36		0			
Condition		C4		C3/C4		-10,000	C3		-15,000		C4		-5,000			
Gross Building Area35		2592 sf		2166 sf		14,910	2818 sf		-7,910		2688 sf		-3,360			
Unit Breakdown		Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths			
Unit # 1 1512 sf		6	3	2.1	6	3	1.1	+4,000	7	5	2.1	-10,000	5	3	1.1	+4,000
Unit # 2 1080 sf		5	2	1.1	6	3	1.1	-5,000	5	2	1.0		5	3	1.1	-5,000
Unit # 3																
Unit # 4																
Basement Description		0sf		0sf			incl abv		0		incl abv		0			
Basement Finished Rooms							incl abv		0		incl abv		0			
Functional Utility		average		average			average				average					
Heating/Cooling		GHWBB		GHWBB			GFA		0		GHWBB					
Energy Efficient Items		none		none			none				none					
Parking On/Off Site		5 Car Driveway		2gbi		-20,000	2ga		-20,000		2 cpt		-4,000			
Porch/Patio/Deck		2c/e,c/dk,fp,fnc		2c/e,dks,2fp,fnc		0	c/e,dks,2fp,fnc		0		2c/e,dk,2fp,fnc		0			
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 16,090	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 52,910		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 13,360			
Adjusted Sale Price				Net Adj. -4.4% %			Net Adj. -13.0% %				Net Adj. -3.7% %					
of Comparables				Gross Adj. 14.9% %		\$ 346,910	Gross Adj. 13.0% %		\$ 354,090		Gross Adj. 5.9% %		\$ 345,640			
Adj. Price Per Unit (Adj. SP Comp / # of Comp Units)				\$ 173,455			\$ 177,045				\$ 172,820					
Adj. Price Per Room (Adj. SP Comp / # of Comp Rooms)				\$ 28,909			\$ 29,508				\$ 34,564					
Adj. Price Per Bdrm. (Adj. SP Comp / # of Comp Bedrooms)				\$ 57,818			\$ 50,584				\$ 57,607					

Summary of Sales Comparison Approach See Attached Addendum.

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$	2,950.00 X Gross Rent Multiplier 117 = \$ 345,150 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The indicated GRM's range from 104 to 121. The subject's GRM is estimated in the upper mid portion of the range at 117 giving most weight to Comparable No. 3.	

Indicated Value by: Sales Comparison Approach \$345,000 Cost Approach (if developed) \$ 115,000 Income Approach (if developed) \$ 345,150
Most weight is given to the more reliable Sales Comparison Approach as there is adequate data. It indicates a value that is reasonably supported by the Income Approach. The Cost Approach is not required.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☐ subject to the following:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 345,000 as of 04/06/2018 , which is the effective date of this appraisal.

FHA #111-1584432
File No. SBW 18-214

COMPARABLE RENTAL DATA

COMPARABLE RENTAL DATA

COMPARABLE RENTAL DATA

COMPARABLE RENTAL DATA

FHA #111-1584432
File No. SBW 18-214

SALES COMPARISON APPROACH

ADDENDUM

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515

If the subject were offered for sale the estimated exposure time would be between 3 and 6 months. This information is estimated using the attached 1004 MC addendum that was completed on the subject's market area.

Market Conditions

There is a variety of available financing including FHA, VA and conventional. Minor seller concessions (1-3%) are common. Market conditions are stable and marketing times are generally less than 6 months for residential properties that are reasonably priced. There is new construction occurring throughout the Anchorage area. However, the amount of new construction is forecast to decrease over the next year due to a developing shortage of building lots.

Analysis of Rental Data

Rental #1 - These units have three bedrooms and 1.1 baths each. They have similar condition to the subject and slightly superior parking amenities.

Rental #2 - The two bedroom unit is slightly superior to the subject's 2 bedroom unit in size. Inferior bathroom count and slightly superior condition.

Rental #3: This unit brackets the subject's smaller unit. It has similar bedroom count with slightly inferior bathroom count. Superior condition and superior parking amenities. It is located on the same street as the subject.

Rental #4: This unit is closer in size to the subject's larger unit with similar 3 bedrooms and slightly inferior bathroom count. The condition is superior to the subject. This unit has far superior parking amenities with a 2-car garage.

Overall, the subjects monthly rents are estimated at: Unit NO. 1: \$1550 and Unit NO. 2: \$1400.

Comments on Sales Comparison

The market area was extensively searched for comparables similar in size and condition as the subject and few were found in the subject's area. Due to the lack of more closely located Comparables the search area was expanded to included Comparables over 1 mile away. The subject is located in the extreme southwest section of the Anchorage townsite where very few comparables of duplexes exist. The Comparables used are all duplexes, located within 4 miles of the subject, and all closed within the last year and are felt to adequately reflect the current market value of the subject property. The "Condition" adjustments consider the subject's condition rating is inferior to Comparables 1, 2, 4 and 5 due to recent renovations and/or upgrades. This adjustment also includes the \$5000 of deferred maintenance items listed under "Condition of Property". The "Gross Building Area" adjustments are based on \$35 per square foot of living area differences. The "Room Count" adjustments are based on \$2,000 per 1/2 bathroom, \$4,000 per full bathroom and \$5,000 per bedroom differences. The "Garage" adjustments are based on \$10,000 per car stall of garage parking and \$2,000 per car stall of carport parking differences. Most weight is given to Comparable No. 3 as it required the least amount of gross adjustments and is bracketed by the remaining sales.

Conditions of Appraisal

The appraised value does not include any non-realty items, such as the washer, dryer or refrigerator. The appraised value assumes a marketing period of three months or less, which is typical for this price range in the market. The "Intended User" of this appraisal report is the Lender/Client. The "Intended Use" is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the state Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. This appraisal conforms to USPAP and FIRREA requirements. The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. A professional inspection is always recommended. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Extra Comments

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

As of the date of this report, I Sarah Waldrop, have completed the Standards of Ethics Education Requirements for Candidates for Designation of the Appraisal Institute.

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (*for new properties the applicant's projected income and expenses must be provided*). This Operating Income Statement and previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (*e.g., Applicant/Appraiser 288/300*). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (*Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item.*) Income should be based on current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Total Operating Expenses	\$ 8,468	\$ 0
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Replacement Reserve Schedule

Adequate replacement reserves must be calculate regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year-such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc.-should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 600.00 ea. ÷	10 Yrs. x	2 Units = \$	120.00 \$
Refrigerators	@ \$ 800.00 ea. ÷	10 Yrs. x	2 Units = \$	160.00 \$
Dishwashers	@ \$ 500.00 ea. ÷	10 Yrs. x	2 Units = \$	100.00 \$
A/C Units	@ \$ ea. ÷	Yrs. x	Units = \$	\$
C. Washer/Dryers	@ \$ 1,000.00 ea. ÷	10 Yrs. x	2 Units = \$	200.00 \$
HW Heaters	@ \$ 1,000.00 ea. ÷	15 Yrs. x	1 Units = \$	66.67 \$
Furnace(s)	@ \$ 4,000.00 ea. ÷	20 Yrs. x	1 Units = \$	200.00 \$
(Other)	@ \$ ea. ÷	Yrs. x	Units = \$	\$
Roof	@ \$ 6,000 ÷	15 Yrs. x One Bldg. =	\$ 400.00	\$
Carpeting (Wall to Wall)				
		Remaining Life		
(Units)	288 Total Sq. Yds. @ \$ 15.00 Per Sq. Yd. ÷	7 Yrs. =	\$ 617.14	\$
(Public Areas)	Total Sq. Yds. @ \$ Per Sq. Yd. ÷	Yrs. =	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)			\$ 1,863.81	\$

Operating Income Reconciliation

\$ 33,630.00	- \$ 8,468.00	= \$ 25,162.00 ÷ 12 =	\$ 2,096.83
Effective gross Income	Total Operating Expenses	Operating Income	Monthly Operating Income
\$ 2,096.83	- \$	= \$ 2,096.83	
Monthly Operating Income	Monthly Housing Expenses	Net Cash Flow	

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the **subject property** to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's **primary residence** to the borrower's stable monthly income.

Appraiser's Comments (including sources for data and rationale for the projections)

The utility costs are based on monthly averages over the last year from individual utility companies. This 216 is completed assuming the both units are tenant occupied and using the opinion of market rents. It also assumes that the tenants pay all utilities except water and sewer.

Sarah Waldrop
Appraiser Name


Appraiser Signature

04/11/2018
Date

Underwriter's Comments and Rationale for Adjustments

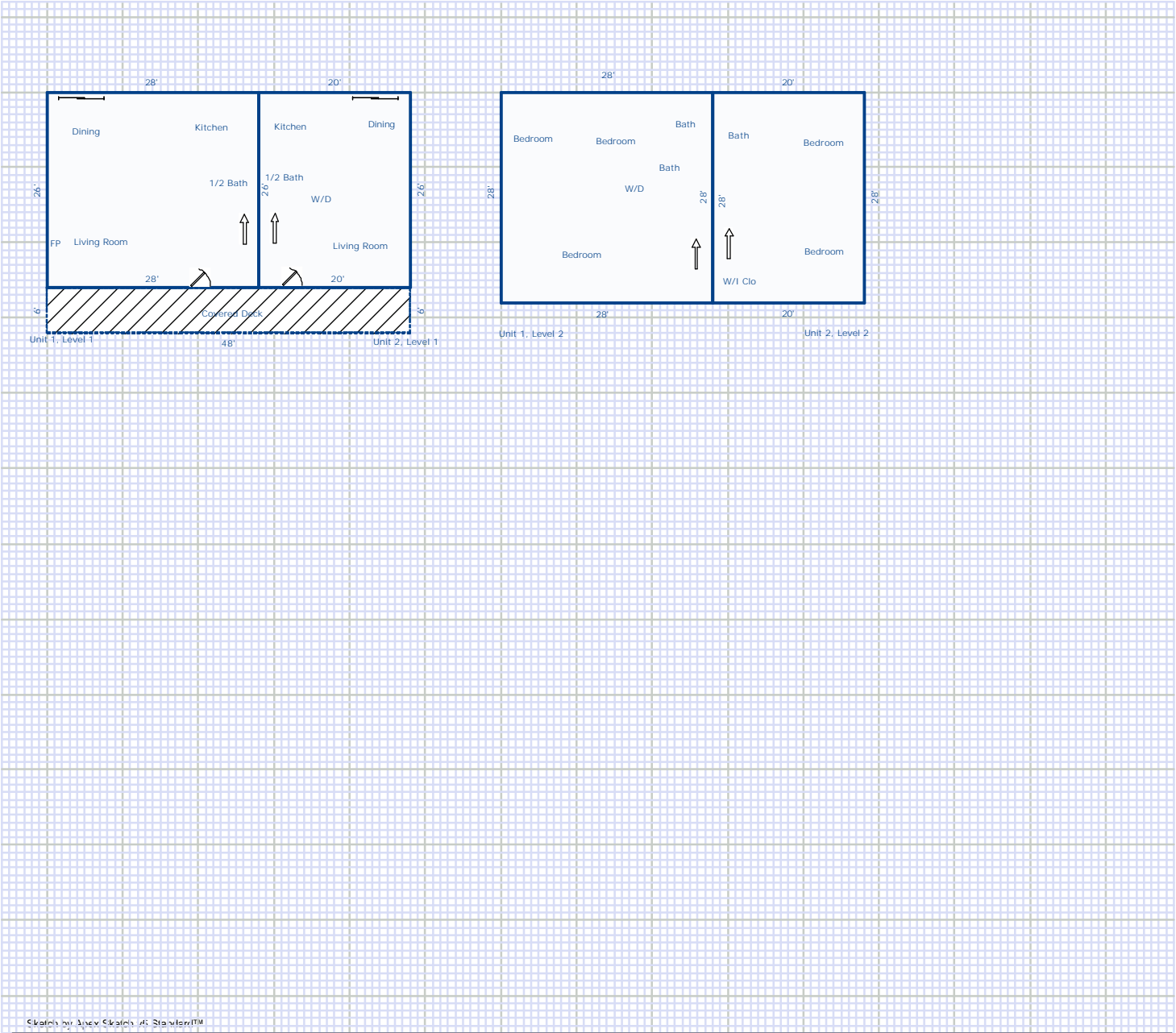
Underwriter Name

Underwriter Signature

Date

FLOORPLAN SKETCH

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



Sketch by Apex Sketch, LLC, Standard™

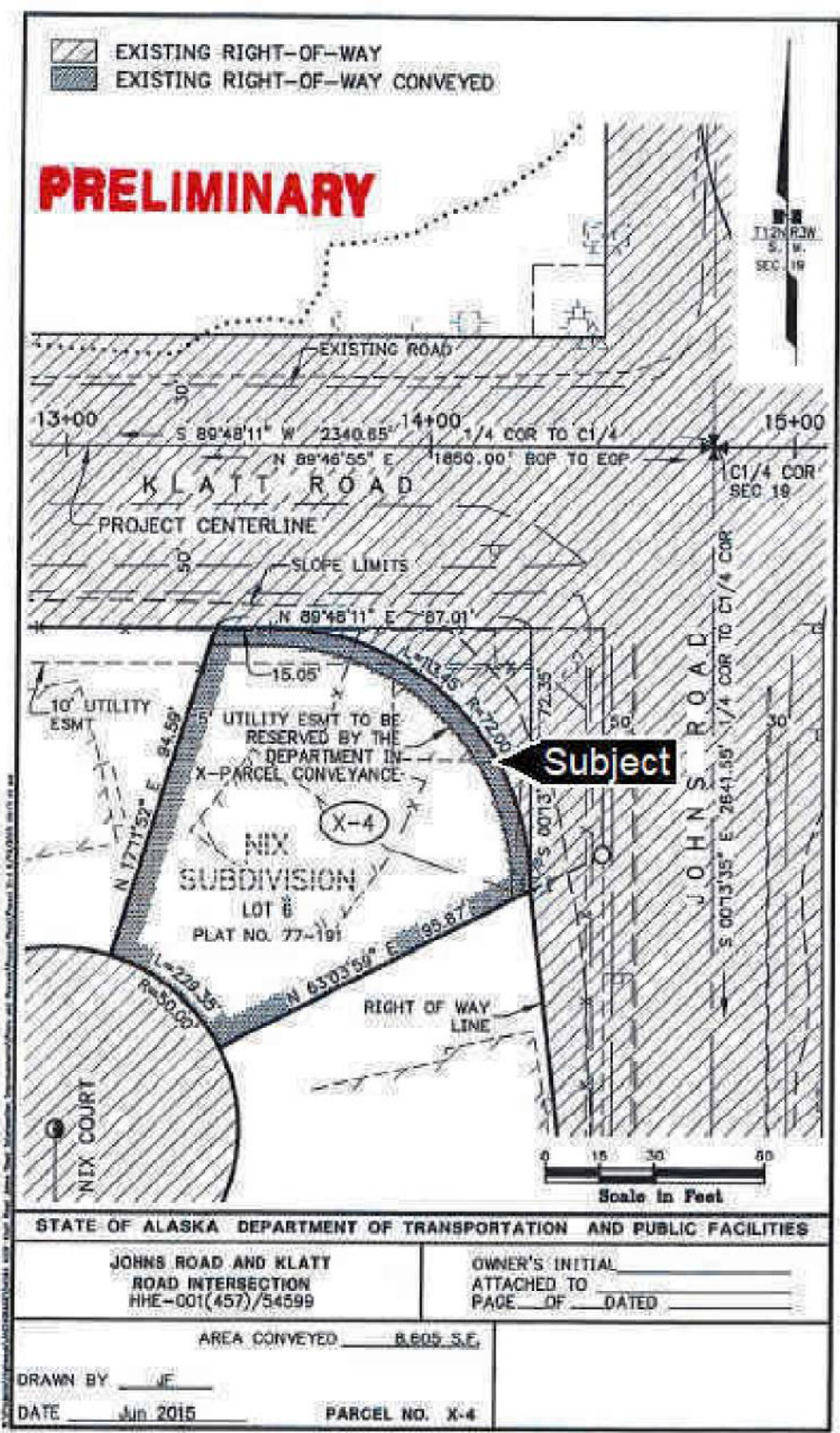
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Level Unit 1	728.00	
	First Level Unit 2	520.00	
	Second Level Unit 1	784.00	
	Second Level Unit 2	560.00	2592.00
	Covered Deck	288.00	288.00
P/P			
Net BUILDING Area		(rounded)	2592

BUILDING AREA BREAKDOWN		
Breakdown		Subtotals
First Level Unit 1		
26.0	x 28.0	728.00
First Level Unit 2		
20.0	x 26.0	520.00
Second Level Unit 1		
28.0	x 28.0	784.00
Second Level Unit 2		
20.0	x 28.0	560.00
4 Items		(rounded) 2592

PLAT MAP

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515





SUBJECT PROPERTY PHOTO ADDENDUM

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 6, 2018
Appraised Value: \$ 345,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



Kitchen

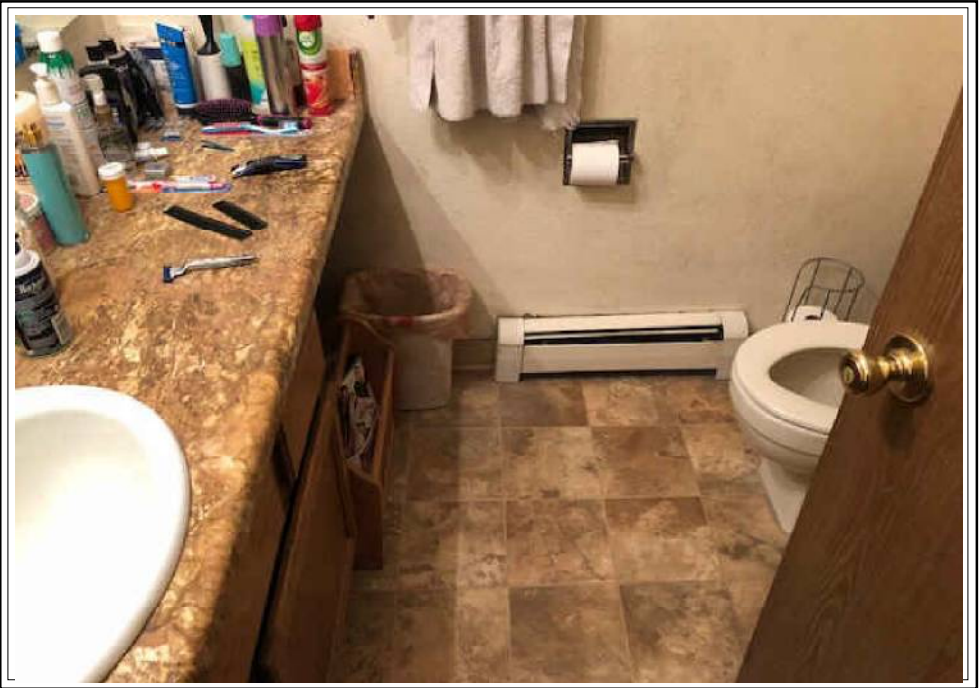
Comment:
View of the kitchen in Unit 1.



Living Area

Description:

Comment:
View of the living area in Unit 1.



Bathroom

Description:

Comment:
View of the half bathroom in Unit 1.

INTERIOR PHOTOS

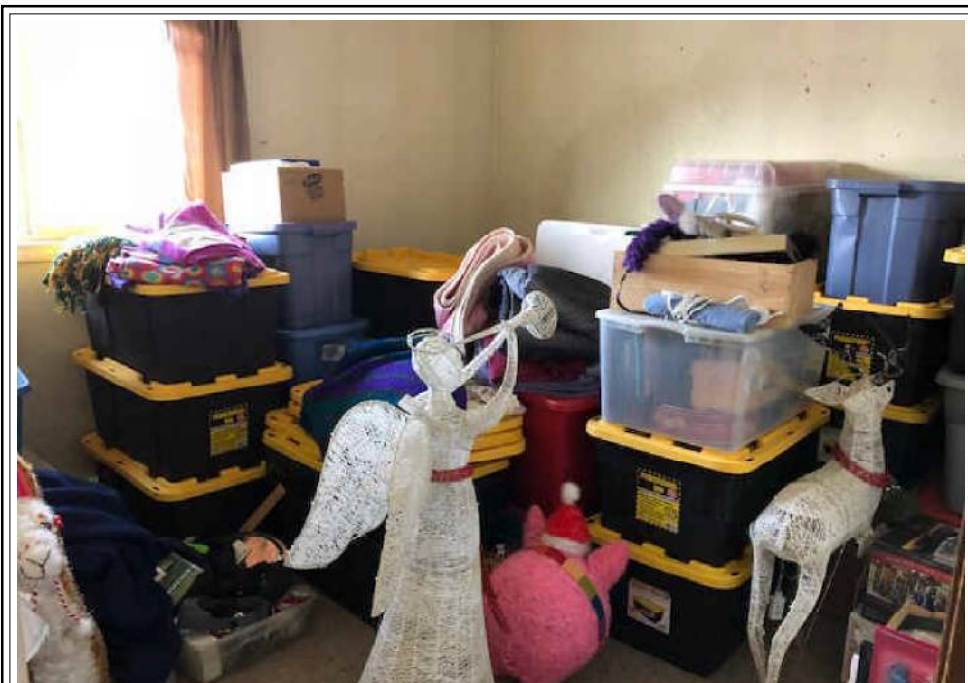
Client: State of Alaska DOT & PF
Property Address: 11601 Nix Court
City: Anchorage

File No.: SBW 18-214
Case No.: FHA #111-1584432
Zip: 99515

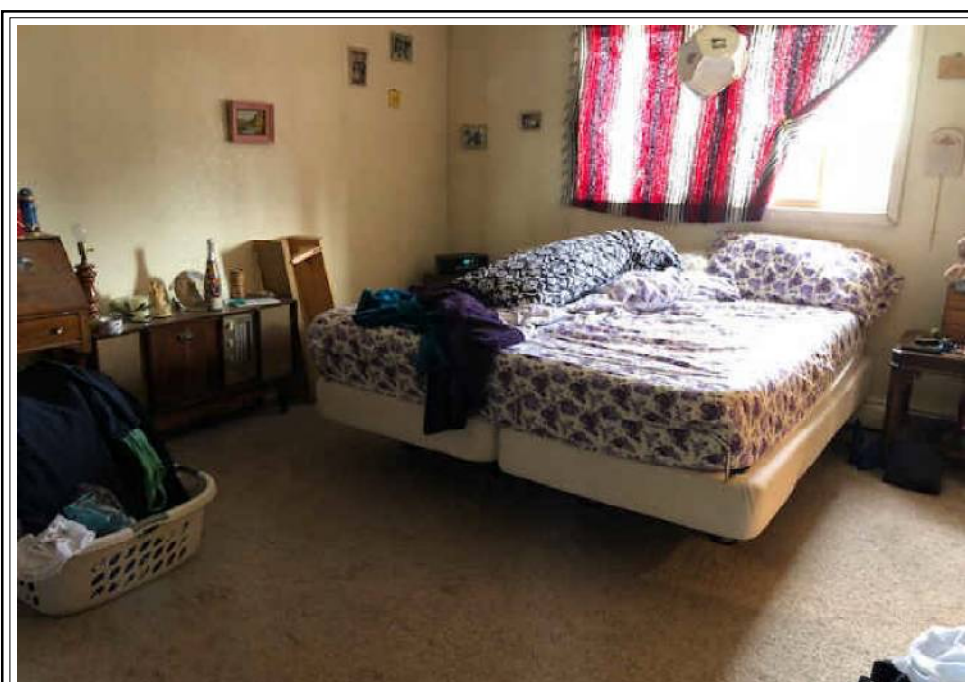
State: AK



Comment:
View of a bedroom in Unit 1.



Comment:
View of a bedroom in Unit 1.



Comment:
View of a bedroom in Unit 1.

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



View of a full bathroom in Unit 1.



View of a full bathroom in Unit 1.



View of the dining area in Unit 1.

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



View of the kitchen in Unit 2.



View of the living area in Unit 2.



View of the half bathroom in Unit 2.

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



View of the full bathroom in Unit 2.



View of the dining area in Unit 2.



View of a bedroom in Unit 2.

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



View of a bedroom in Unit 2.



Some deferred maintenance as flooring is nearing the end of useful life with wear and tear damage.



View of stair railings that do not meet current code for health or safety.

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



Some areas of damaged sheetrock.



Additional view of the front.



Additional area of damaged sheetrock.

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



COMPARABLE SALE #1

2731 W. 69th Avenue
Anchorage, AK 99502
Sale Date: 02/27/2018
Sale Price: \$ 363,000



COMPARABLE SALE #2

6941 Stanley Drive
Anchorage, AK 99518
Sale Date: 01/25/2018
Sale Price: \$ 407,000



COMPARABLE SALE #3

8410 Owen Circle
Anchorage, AK 99502
Sale Date: 12/18/2017
Sale Price: \$ 359,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



COMPARABLE SALE #4

9045 Washburn Street
Anchorage, AK 99502
Sale Date: 09/27/2017
Sale Price: \$ 308,400



COMPARABLE SALE #5

8901 Jewel Terrace Street
Anchorage, AK 99502
Sale Date: 07/14/2017
Sale Price: \$ 364,000

COMPARABLE RENTALS PHOTO ADDENDUM

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



COMPARABLE RENTAL #1

8410 Owen Circle
Anchorage



COMPARABLE RENTAL #2

6941 Stanley Drive
Anchorage



COMPARABLE RENTAL #3

11710 Nix Court #A
Anchorage

Market Conditions Addendum to the Appraisal Report

File No. SBW 18-214

MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 11601 Nix Court City Anchorage State AK Zip Code 99515
Borrower Roderick Van Buren

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	9	4	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.50	1.33	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	4	3	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.67	2.26	4.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	440,000	382,500	380,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	32	4	101	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	377,450	385,000	404,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	153	113	37	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	95.00%	99.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
Typical sellers concessions range from 1 to 3 percent of the sales price. Interest rate buydowns are not typical in this segment of the market place. This is due to the historical low interest rates at this time (under 5% for a 30 year loan).

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
The state of Alaska has one of the lowest foreclosure rates in the United States.

Cite data sources for above information. Multiple Listing Service

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
The above information indicates that the Anchorage market is relatively stable at this time. As noted, Alaska has one of the lowest foreclosure rates in the nation. Some of the information above may be misleading due to the limited number of sales in the MLS, but is generally accurate except for certain spikes in various categories. The appraiser cannot verify all information in the MLS, but it is assumed to be the most reliable information available. Also to be noted, the appraiser cannot guarantee the future market conditions in the Alaska area.

CONDO/CO-OP PROJECTS

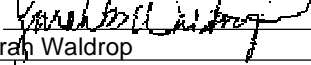
If the subject is a unit in a condominium or cooperative project , complete the following:				Project Name:		
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

APPRAISER

Signature 
Name Sarah Waldrop
Company Name Affiliated Appraisers of Alaska
Company Address 501 W. Northern Lights Blvd, Suite 201
Anchorage, AK 99503
State License/Certification # 783 State AK
Email Address sarah_brianne@msn.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

Client: State of Alaska DOT & PF	File No.: SBW 18-214
Property Address: 11601 Nix Court	Case No.: FHA #111-1584432
City: Anchorage	State: AK Zip: 99515



Client: State of Alaska DOT & PF	File No.: SBW 18-214
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LIA
LIA Administrators & Insurance Services
APPRAISAL AND VALUATION
PROFESSIONAL LIABILITY INSURANCE POLICY
DECLARATIONS



ASPEN SPECIALTY INSURANCE COMPANY
(A stock insurance company herein called the "Company")
175 Capitol Blvd, Suite 100
Rock Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
08/10/2017	ASI001763-03	ASI001763-02

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

Item

1. Customer ID: 164814 Named Insured: WALDROP, SARAH BRIANNE 501 W Northern Lights Blvd, Ste 201 Anchorage, AK 99503	ALASKA SURPLUS LINES NOTICE THIS IS EVIDENCE OF INSURANCE PROCURED AND DEVELOPED UNDER THE ALASKA SURPLUS LINES LAW, AS 21.34. IT IS NOT COVERED BY THE ALASKA INSURANCE GUARANTY ASSOCIATION ACT, AS 21.80.
2. Policy Period: From: 08/23/2017 To: 08/23/2018 12:01 A.M. Standard Time at the address stated in 1 above.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 09/15/2007	
5. Inception Date: 08/23/2015	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652	
8. Annual Premium: \$975.00 + \$26.33 Surplus Lines Tax + \$9.75 Filing Fee	
9. Forms attached at issue: LIA002S (12/14) ASPCO002 0715 END AK (7/08) LIA012 (12/14) LIA120 (10/14) LIA122 (10/14)	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

08/10/2017
Date
LIA-001S (12/14)

By 
Authorized Signature
Aspen Specialty Insurance Company

Client: State of Alaska DOT & PF

File No.: SBW 18-214

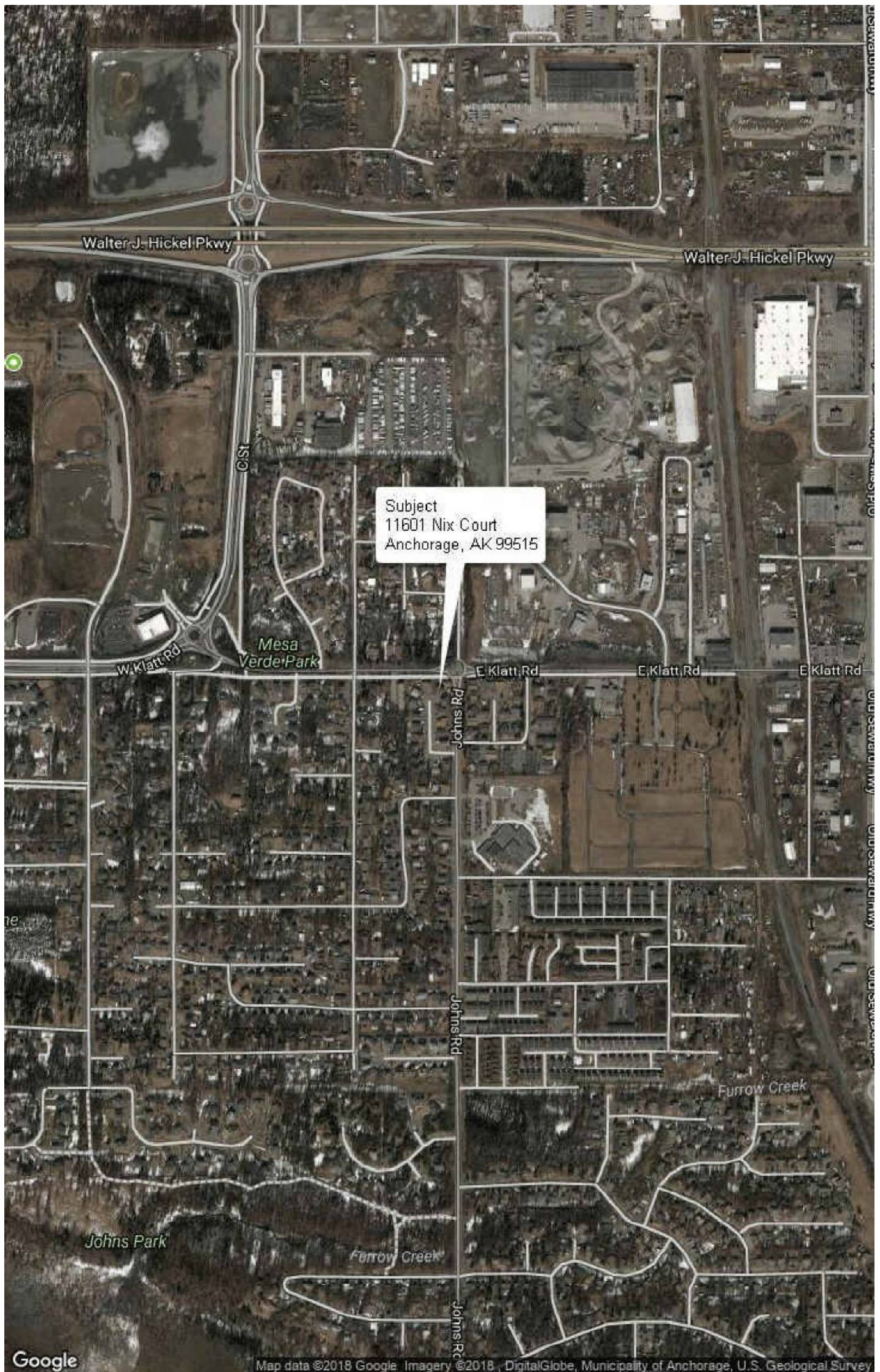
Property Address: 11601 Nix Court

Case No.: FHA #111-1584432

City: Anchorage

State: AK

Zip: 99515



PROPERTY SUMMARY

The subject property consists of a .20 acres (8,605 S.F.) lot improved with a 2,592 S.F. wood framed multiple family (duplex) residence. The home was built in 1981 and consists of 6 bedrooms, 3 bathrooms, and a fenced back yard.

Location:

11601 Nix Court, Anchorage, Alaska 99515

Legal Description:

Lot 6, Nix Subdivision, as shown on Plat No. 77-191, dated September 1, 1977, located within the Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING therefrom that portion retained as right-of-way for State / Federal Project No. Z545990000 / 0001(457) and shown on recorded Plat No. 2018-41, dated June 20, 2018.

Municipality of Anchorage Tax Identification Number:

016-151-68-000

Ownership:

Land and Improvements:

State of Alaska, Department of Transportation and Public Facilities

Zoning:

R2A (Residential/Multi)

Highest and Best Use

Multiple Family Residence (Duplex)



MUNICIPALITY OF ANCHORAGE

Home Residents Businesses Government Visitors Departments Public Safety

Departments > Finance > Property Appraisal > New Search > results

Back

Taxes

Comparable Sales

Find Parcel Number

-

-

000

Submit Search

Public Inquiry Parcel Details

[Show Parcel on Map](#)

Parcel: 016-151-68-000

Residential 2-Family

08/13/18

STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION & PUBLIC
FACILITIES
PO Box 196900
Anchorage AK 99519 Site 11601 Nix Ct

NIX
LT 6

Lot Size: 11,033 ---Date Changed--- ---Deed Changed--- GRW: PIWR
Zone : R2A Owner : 04/27/15 Stateid: 2015 / 0013553
Tax Dist: 003 Address: 04/27/15 Date : 04/06/15
Grid : SW2730 Hra # : Plat : 77-0191
REF #:

ASSESSMENT HISTORY

	---Land---	--Building--	---Total---	
Appraised Val 2016:	106,500	262,200	368,700	
Appraised Val 2017:	106,500	259,300	365,800	--Exemption---
Appraised Val 2018:	0	0	0	-----Type-----
Exempt Value 2018:	0	0	0	State
State Exempt 2018:			0	
Resid Exempt 2018:			0	
Taxable Value 2018:			0	

Liv Units: 002 Common Area: Leasehold: Insp Dt: 06/09 Land Only
07/14 Ext Ownr/Oc
10/15 Partial Ins

IMPROVEMENT DATA

Style : Two Story	Story Ht : 2.0	Exterior Walls: Wood
Year Built : 1981	Remodeled:	Effective Year: 1981
Total Rooms: 10	Bedrooms : 06	Recreation Rms: 0
Full Baths : 3	Half Bths: 1	Add't Fixtures: 2
Heat Type : Central	Fuel Type: Natural Gas	Sys Heat Type : Hot Water
Fp: Stacks :	Openings :	Free Stand :
Extra Value:	Extra Val:	E-Z Set Firepl: 1
Condo Style:	Condo Flr:	Condo Com Prop:
Grade : Average	Cst/Desgn:	Condition : Average

IMPROVEMENT AREA

Basement : 0	FIN/BSMT :	Basement Gar:	Car	Living
1st Floor : 1,248	2nd Floor : 1,344	3rd Floor :	0	Area:
Half Floor: 0	Attic Area: 0	FIN DEEP BSM:		2592

ADDITIONAL FEATURES

Basement:	1st Floor:	2nd Floor:	3rd Floor:	Area:
	Cov'rd Open Porch			240

Feedback E-mail: wwfipa@muni.org