

**A Restricted Appraisal
Of
Two Parcels in North Pole, Alaska
For a Proposed Land Exchange**



Our File: 017-0120

*Chris Quinn, MAI, SRA
600 University Ave. Suite 100
Fairbanks, AK. 99709
Ph: 907 479-7603
E-mail: chrisquinn@ak.net*

Effective Date of Appraisal: Feb. 10, 2017

Client: SCA, Inc



Chris Guinn Appraisals

600 University Ave, Suite 100
Fairbanks, Alaska 99709

Phone: 907.479.7603

Fax: 907.479.8237

chrisguinn@ak.net

Feb. 16, 2017

Merle Jantz
Jantz Associates, Inc.
1077 Vincent Court
North Pole, AK. 99705

Re: A Restricted Appraisal of Two Parcels in North Pole, Alaska for a Proposed Land Exchange. (Our File # C17-0120)

Dear Mr. Jantz:

I have completed the investigation and analyses necessary to estimate the Market Value of two parcels in the North Pole area that are the subject of a land swap between the SCH, Inc. and the Fairbanks North Star Borough (FNSB).

I inspected the subject property on Feb. 10, 2017, which is the effective date of this report. Pertinent property information was provided by yourself, the public record, a representative of the Fairbanks North Star Borough, RCH Surveys, and by my inspection of the improvements.

The properties to be swapped are identified as a 4.06 acre parcel within Lots 1C & 1G, Santa's Village, and a 2.82 acre parcel within Tract A of the North Pole Elementary School Tract.

The accompanying report is a Restricted Appraisal intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice for this type of appraisal report. As such, it presents only the conclusions of our opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. My experience, background, and education as an appraiser includes the type of property being appraised. A copy of my CV is attached to this report.

The report sets forth the most pertinent data gathered, the techniques used and the reasoning leading to value. The Certification is an integral part of both this letter and the appraisal report that follows. No site contamination is known to exist. This analysis assumes the property is free of any adverse environmental conditions.

The purpose of this report is to provide an estimate of market value of the two properties to be exchanged.

The Appraisal Methodology:

The portions of the subject parcels to be exchanged are depicted in the hatched marked areas on the proposed plat on the following page. They are portions which are included in larger parcels owned by the FNSB (15.95 acres) and SCG, Inc. (Lots 1, Lot 2, 4, 6, 7, & 8 24.7 acres). For further purposes of identification the FNSB says the larger parcels are Lot 1C & 1G Santa's Village (24.193 acres) and Tract A North Pole Elementary Tract (15.98 acres). My appraisal estimates the value of the parcels to be exchanged as those portions within their larger parcels; I have used the proposed plat to estimate the larger parcels (15.95 and 24.7 acres). The differences in size between the proposed plat and the Borough are so slight it makes no difference in value between the parcels to be exchanged. **The estimated unit value of the larger parcel is applied to the portion to be exchanged, which is the estimated value of the parcel to be exchanged.**

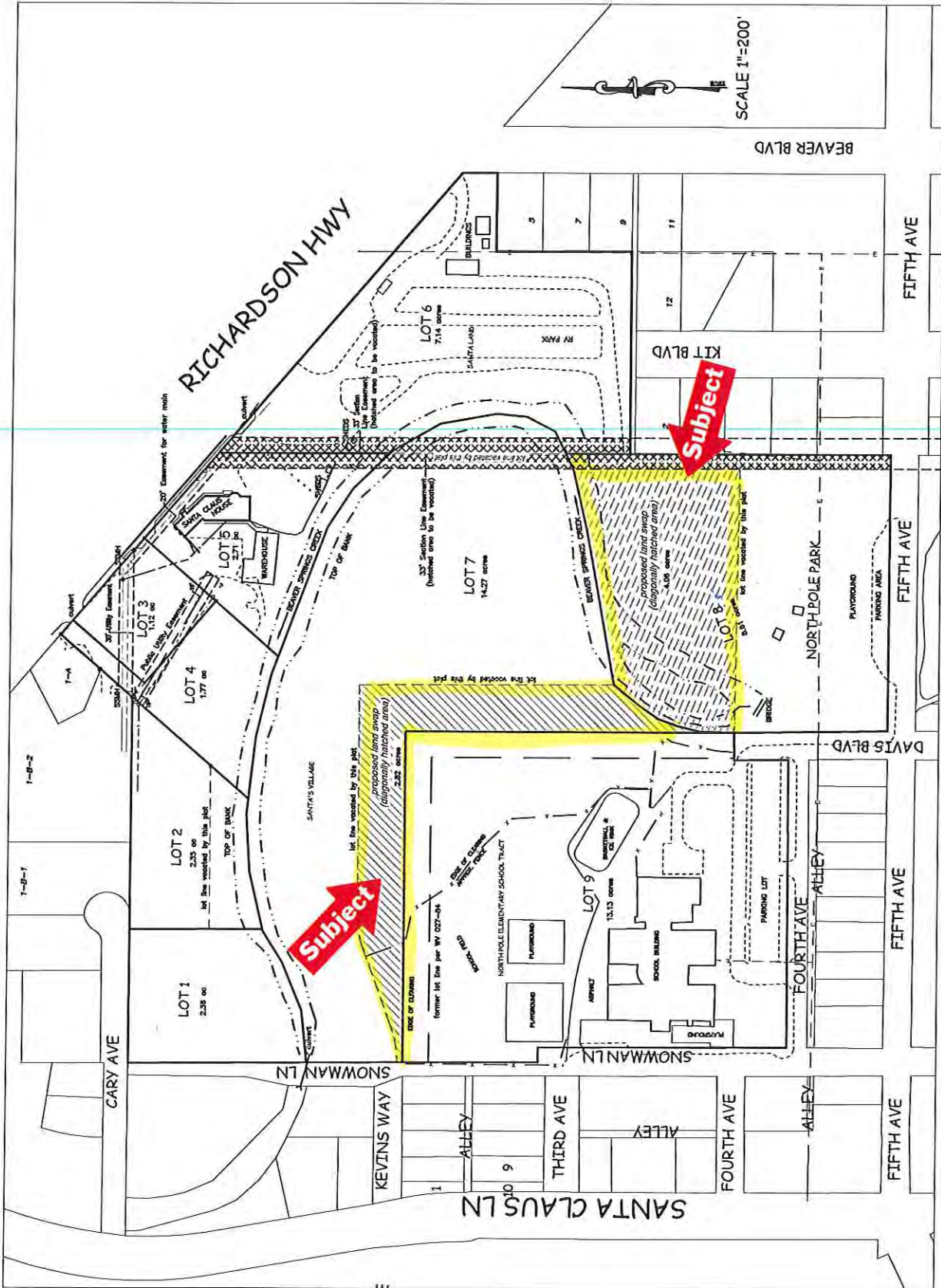
Location:

The parcels are approximately located east of Santa Claus Lane and north of 5th Avenue, which is near the Central Business District (CBD) of the City of North Pole, where there is little vacant land available for developed.

Comparable Land Sales

Any vacant properties located on the community water and sewer system in the North Pole area tend to be utilized by an adjacent use and are typically needed for that use to continue. As a result there are very few sales of vacant properties.

I researched vacant properties that sold or were listed between 2001 and 2013 (I didn't find any comparable sales after 2013). Some were dropped from further analysis because they had a highest and best or much smaller size use that did not compare well with the subject parcels. The nationwide financial crises occurred in late 2008 and was felt in interior Alaska. There was a more active land market before 2009 than after. Sales that occurred before 2009 were adjusted downward for their better market conditions.



SCALE 1"=200'



Subject

Subject

SANTA CLAUS LN

BEAVER BLVD

FIFTH AVE

RICHARDSON HWY

KIT BLVD

FIFTH AVE

NORTH POLE PARK

DAVIS BLVD

FIFTH AVE

FOURTH AVE ALLEY

SNOWMAN LN

CARY AVE

KEVIN'S WAY

ALLEY

THIRD AVE

ALLEY

FOURTH AVE

ALLEY

FIFTH AVE

LOT 1
2.28 ac

LOT 2
2.35 ac

LOT 3
1.12 ac

LOT 4
1.77 ac

LOT 6
7.14 ac

LOT 7
14.27 ac

LOT 9
13.13 ac

1

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

207' Easement for water main

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

33' Sewer (Use Easement)

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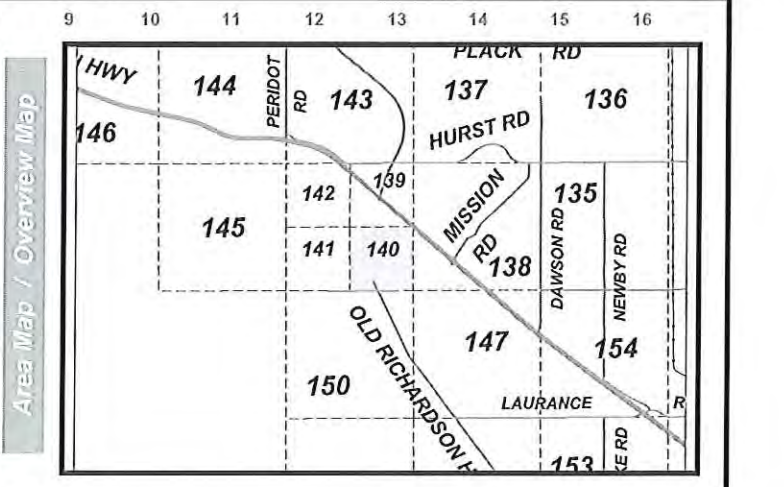
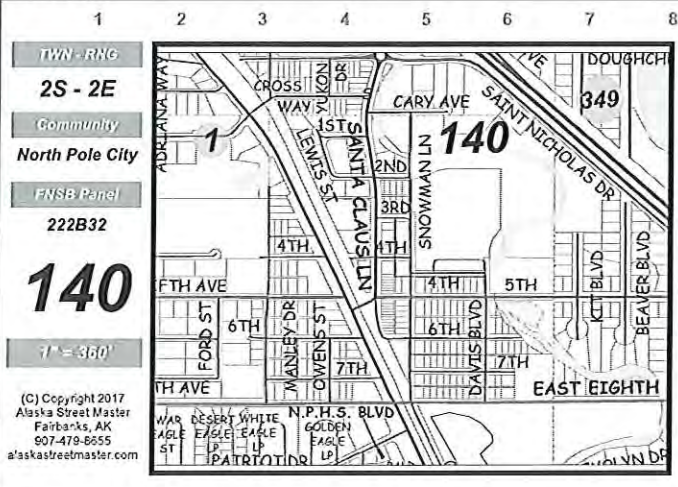
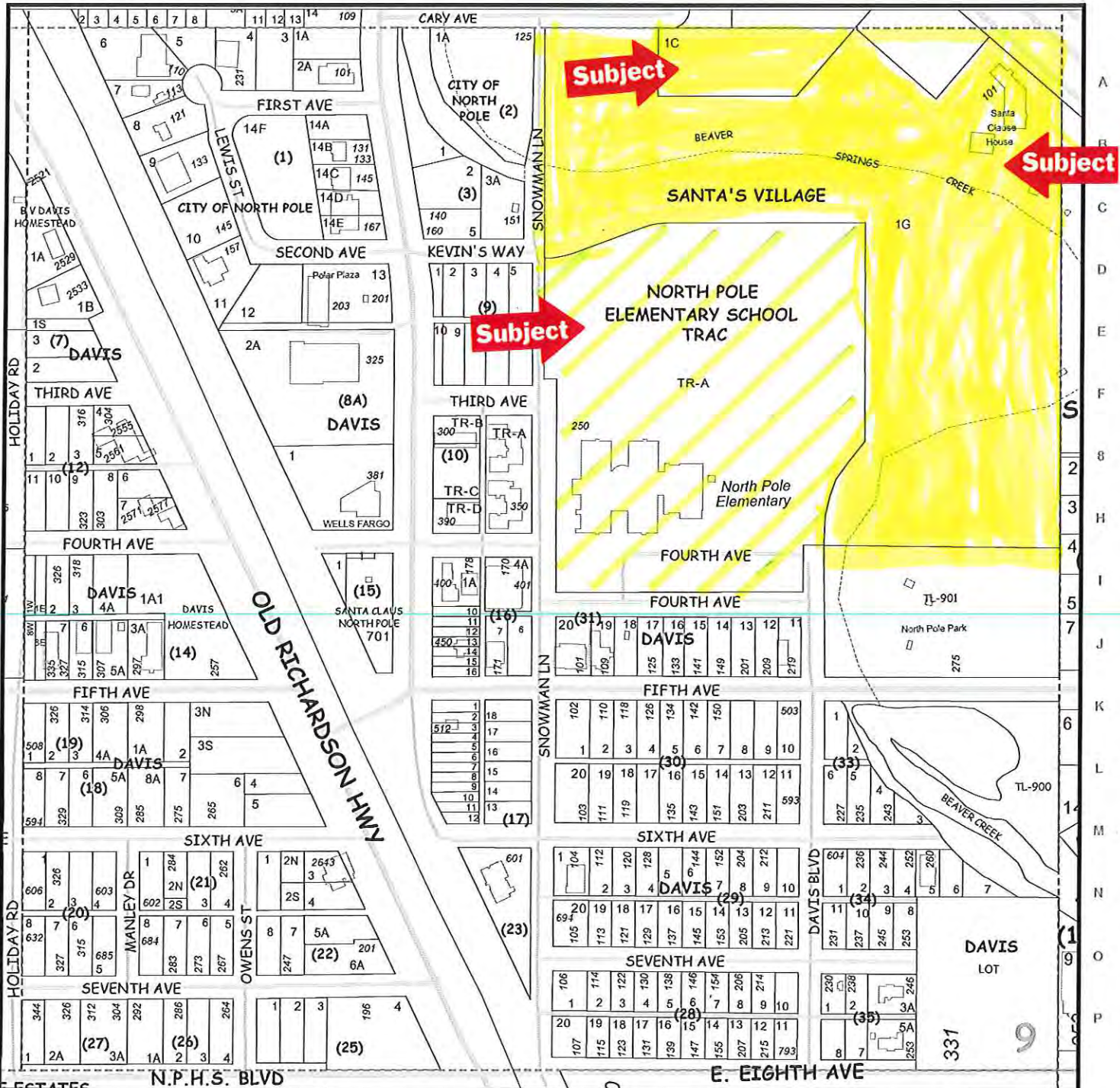
33' Sewer (Use Easement)

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33' Sewer (Use Easement)



Borrower

Property Address Snowman Lane & Fourth Ave.

City North Pole County FNSB State Ak Zip Code 99705

Lender/Client SCH, Inc. Address 101 St. Nicholas Drive, North Pole, Ak 99705



Looking N Along Bike Path at end of School Parcel



Subject SCH Parcel -Beaver Springs Creek Standing on Snowman Lane



End of Davis Road Looking at SCH Parcel to be Exchanged



Looking N at South End of FNSB Parcel to be Exchanged



School Site Looking E Standing on Snowman Lane



School Parking Lot Looking at N Boundary of School Parcel



Comments on the North Pole Land Market

The local economic conditions have caused a trend of fewer sales of vacant sites in the North Pole area since 2009. I discussed this with local Realtors, and developers. There were differing opinions but most centered on a slowing demand that may be related to a slowing economy. The North Pole real estate market is small and imperfect and sites located on/near water/sewer services is even smaller. I think the best opinions have said the activity of the North Pole market has slowed since 2009.

The question most investors/entrepreneurs are asking themselves is what factors will affect economic development over the next 2-3 years? Certainly at the top of the list is what budget decisions the State of Alaska will make, and not necessarily spending cuts, but decisions that might encourage some sectors of the economy to grow. Another stimulus on the horizon is the jobs and economic benefits of the F-35's that will soon be stationed at Eielson AFB. Although still 2-3 years away the support infrastructure at the base needs to be built ahead of time. No one knows the total effect the construction and new military members will have on our economy, but many people have big expectations.

As of the writing of this report the 2016 national election has taken place; for the first time in many years the Congress and Executive branch of government will be controlled by one party. On the surface it would seem there will be less controversy over capital infrastructure projects and federal spending is a big part of the Fairbanks economy.

Overall, I do not expect the North Pole vacant land market to change over the next 12 months (it will still remain slow). I believe that within the next 12 months we will have a clearer picture of our economy in 2018/2019.

Description of the Larger Parcels (As vacant Parcels)

Tract A, North Pole Elementary Tract

Owner: Fairbanks North Star Borough

Size of the Parcel: 15.95 acres.

Location: Located west of Snowman Lane and North of Fourth Ave. The site is well located in regard to commercial and public services

Access: Snowman Lane & Fourth Ave. both are paved two-lane publicly maintained (City of North Pole) streets.

Utilities: Sewer, water, electric, telephone and gas serve the site.

Easements: Typical utility. After examination it is my opinion the easements do not limit the lots from attaining their highest and best use and do not affect market value.

Soils/Topography/Vegetation: Except for the portion being exchanged, the site has been filled. Soils are assumed to be adequate for a convention foundation.

Zoning: General Use - 1

Improvements: The subject has been improved with a public school and ancillary uses, and are not included in this appraisal.

Highest and Best Use

The parcel is roughly rectangular. It is located near the City offices and commercial district. In my opinion as a stand-alone vacant parcel its highest and best use is for a public use site (i.e. a school site) or as a high density residential subdivision.

Estimated Market Value: I estimate the market value of the subject site at \$870,000[®] or \$54,450 per acre. I estimate the market value of the 2.82 acre parcel to be exchanged at \$153,500[®].

Lots 1C & 1G, Santas Village

Owner: SCH, Inc.

Size of the Parcel: 24.7 acres

Location: . Located west of Snowman Lane, south of the New Richardson Highway, and north of the North Pole Park. The site is close to commercial and public services.

Access: Snowman Lane, a paved two lane publicly maintained (City of North Pole) street. The northern end of the site can be accessed from the Richardson Highway frontage road

Utilities: Sewer, water, electric, telephone and gas serve the northern portion of the site, and is near the southeast portion of the site.

Easements: Typical utility. After examination it is my opinion the easements do not limit the lots from attaining their highest and best use and do not affect market value.

Soils/Topography/Vegetation: The site is level and in a natural vegetation state. Soils are assumed to be adequate for a convention foundation. Beaver Springs Creek meanders through the site. When the creek reaches the southern end of the site a bridge/large culvert would be required to develop the remainder of the site. In my opinion developing the site will be more costly because of the meander of the creek through the entire site.

Zoning: General Use - 1

Improvements: The parcel is improved with the Santa Claus House located north of Beaver Springs Creek. The building improvements are not in the evaluation of the subject parcel.

Highest and Best Use

The parcel is irregular. It is located near the City offices and commercial district. In my opinion as a stand-alone vacant parcel its highest and best use is for a high density residential subdivision.

Estimated Market Value: I estimate the market value of the subject site at \$882,000[®] or \$39,204 per acre. I estimate the market value of the 4.06 acre parcel to be exchanged at \$159,000[®].

The following Assumptions and Limiting Conditions and my Certification is an integral part of my report. Thank you for the opportunity to be of service. Please call me if you want to discuss any portion of this report.



Chris Guinn, MAI, SRA, SR/WA
General Certification AK-40

7/16/2017

Date

ADDENDA

- Engagement Letter
- Assumptions and Limiting Conditions
- Certification
- Community Profile
- Appraiser's License And Qualifications

Chris Guinn

From: Merle Jantz <merle@jantz.net>
Sent: Monday, February 06, 2017 3:07 PM
To: 'Chris Guinn'
Subject: RE: SCG Exchange

Hi Chris,

Paul Brown, SCH has approved your proposal. This is your notice to proceed. Based this NTP of today, please advise me of your expected completion date.

Thanks.

Merle Jantz

Jantz Associates, Inc
1077 Vincent Court
North Pole, Alaska 99705
907-490-2657
Cell 907-388-1896

From: Chris Guinn [mailto:chrisguinn@ak.net]
Sent: Monday, February 06, 2017 1:19 PM
To: Merle Jantz
Subject: SCG Exchange

Merle,

Let me know if you want me to proceed on the SCH exchange. I'll need about 10 days to complete it.

Chris Guinn

Street, Guinn Appraisers
Ph:(907) 479-7603
chrisguinn@ak.net

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following conditions:

- 1) That the date of value to which the opinions expressed in this report apply is set forth in the appraisal. The appraiser assumes no responsibility for economic or physical factors which occur at a later date and which may affect the estimate of value.
- 2) No opinion as to title is rendered. Ownership data and the legal description were from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions except those specifically identified and discussed in this report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
- 3) No opinion is intended to be expressed for legal matters or that would require a specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
- 4) No survey has been made by this appraiser. The description of the larger parcels and the parcels to be exchanged was provided by the client. I physically inspected the subject properties. No encroachment of real property improvements are assumed to exist, and no adverse easements are known to affect the subject property.
- 5) All maps, plot plans, plats, and exhibits included in this report are for illustration only, and as an aid in visualizing matters discussed in this report.
- 6) That no opinion is expressed as to the value of subsurface oil, gas or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as stated herein.
- 7) The testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made at a reasonable time in advance.
- 8) No detailed soils studies covering the subject property were available to this appraiser. Discussions as to the soil qualities in this report are not conclusive but have been considered consistent with information available to the appraiser.
- 9) No wetlands determination has been made for this property, to my knowledge. This report assumes that if a wetlands permit is required for the remaining property it could be obtained from the U.S. Corps of Engineers, without delay.

10) Acceptance and use of this report implies that the client has read and agrees with the facts, conditions, and conclusions contained herein. In the event of litigation concerning this property, the client agrees to compensate the appraiser for court preparation and testimony by subpoena by another party. The client further agrees that Street, Guinn Real Estate Appraises and the individual appraiser's liability is limited to the amount of the appraisal fee.

11) Use of any portion of this report out of context is not permitted.

12) The appraisal has been prepared for the use of the client to whom it is addressed in negotiations with the FNSB. It is not intended for another third party use.

13) The appraisal is made in accordance with the Uniform Standards of Professional Practice and of the Appraisal Institute to which I subscribe.

14) Hazardous and Toxic Materials: I do not claim any expertise in assessing the existence of or risk associated with hazardous or toxic materials.

15) Limiting conditions disclaimer relating to the ADA: The Americans with Disabilities ACT (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

16) Restriction Upon Disclosure and Use: Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which he is connected, or any reference to the Appraisal Institute, or the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales, media, or any other public means of communication without prior written consent and approval of the undersigned. No part of this report or any of the conclusions may be included in any offering statement, memorandum, prospectus, or registration without the prior written consent of the appraiser.

CERTIFICATION OF THE APPRAISER

CERTIFICATION: The Appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct to the best of my knowledge.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. My compensation for completing this assignment is not contingent on the analysis, opinions or conclusions reached or reported.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. I have made a personal inspection of the property that is appraised.
8. No one provided significant professional assistance to me. The professional qualifications of Chris Guinn are provided in the addenda of this report. I researched sales, community and economic data and trends, interviewed buyers and sellers, and provided analysis and evaluation of the comparables.
9. As of the date of this report, I (Chris Guinn) have completed the requirements of the continuing education program of the Appraisal Institute.
10. The appraisal was made and the appraisal report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
11. The appraisal was made and the appraisal report was prepared in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

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



Chris Guinn, MAI, SRA,
State of Alaska Certification Number: 40

2/14/2017

Date



North Pole, Alaska



Flag of North Pole, Alaska

Motto: "Where the Spirit of Christmas Lives Year Round!"

Current Population:	2,117 (2010 DCCED Certified Population)
Incorporation Type:	Home Rule City
Borough Located In:	Fairbanks North Star Borough
Taxes:	Sales: 4%, Property: 3.0 mills (City); 15.403 mills (Borough), Special: 8% Accommodations Tax (Borough); 5% Alcohol Tax (4% City/1% Borough)
Coordinates:	64°45'04"N 147°21'07"W

Geography and Climate

North Pole is located 14 miles southeast of Fairbanks on the Richardson Highway. It lies 386 miles north of Anchorage and 2,347 miles north of Seattle. The city is about 1,700 mi (2,700 km) south of Earth's geographic North Pole. The community lies at approximately 64.751110° North Latitude and -147.349440° (West) Longitude. (Sec. 09, T002S, R002E, Fairbanks Meridian.) North Pole is located in the Fairbanks Recording District. According to the United States Census Bureau, the city has a total area of 4.2 square miles (11 km²), of which, 4.2 square miles (11 km²) of it is land and 0.04 square miles (0.10 km²) of it (0.47%) is water. The city is located to the north and east of the Tanana River, though access to the river is not easily made due to the extensive system of levees. Beaver Springs Slough meanders through the heart of the city, emptying into Chena Slough.

Interior Alaska experiences seasonal temperature extremes. Average January temperatures range from -19 to -2; average July temperatures range from 49 to 71 and on occasion, even 80s. Annual precipitation is 11.5 inches, with 67.8 inches of snowfall.

Due to being landlocked and protected by mountain ranges from marine influences, North Pole, much like the rest of the Alaskan Interior, sees little seasonal lag and much greater seasonal temperature swings than areas along the coast such as Anchorage, with winters that can dip to many tens of degrees below zero F with average lows remaining below 0 from November 5 to March 18. North Pole's Santa Claus House is actually closed during the week in January and February due to extreme cold in those months.

History, Culture and Demographics

In 1944, Bon Davis homesteaded this area. Dahl and Gaske Development Company later bought the Davis homestead, subdivided it, and named it North Pole, hoping to attract a toy manufacturer who would advertise products as being made in North Pole. The Santa Claus House was subsequently developed by Con Miller and his family. North Pole is renowned as the "home of Santa Claus." Letters from children all over the world are mailed to North Pole at Christmas each year. The Santa Claus House is a year-round attraction. The City was incorporated in 1953. Growth from Fairbanks and the nearby Eielson Air Force Base have increased development over the years.

As of the 2000 United States Census,[15] there were 1,570 people, 605 households, and 381 families residing in the city. The population density was 373.6 people per square mile (144.3/km²). There were 653 housing units at an average density of 155.4 per square mile (60.0/km²). The racial makeup of the city was 80.96% White, 5.67% Black or African American, 3.57% Native American, 2.61% Asian, 0.45% Pacific Islander, 1.15% from other races, and 5.61% from two or more races. Hispanic or Latino of any race were 3.76% of the population.

There were 605 households out of which 38.5% had children under the age of 18 living with them, 47.9% were married couples living together, 11.4% had a female householder with no husband present, and 26.9% were non-families. 26.9% of all households were made up of individuals and 4.6% had someone living alone who was 65 years of age or older. The average household size was 2.58 and the average family size was 3.19.

In the city, the population was spread out with 29.8% under the age of 18, 13.2% from 18 to 24, 33.3% from 25 to 44, 18.5% from 45 to 64, and 5.2% who were 65 years of age or older. The median age was 29 years. For every 100 females there were 110.7 males. For every 100 females age 18 and over, there were 115.2 males.

The median income for a household in the city was \$44,583, and the median income for a family was \$54,583. Males had a median income of \$32,917 versus \$27,240 for females. The per capita income for the city was \$21,426. About 6.2% of families and 8.7% of the population were below the poverty line, including 9.0% of those under age 18 and 22.6% of those age 65 or over.

During the 2000 U.S. Census, total housing units numbered 653, and vacant housing units numbered 48. Vacant housing units used only seasonally numbered 1. U.S. Census data for Year 2000 showed 796 residents as employed. The unemployment rate at that time was 12.1 percent, although 33.72 percent of all adults were not in the work force.

Facilities and Utilities, Schools and Health Care

Wells supply the community's needs, and water receives secondary treatment before piped distribution. Piped sewage collection is disposed of in an aerated lagoon. Nearly all homes are fully plumbed. Refuse is collected in a transfer station for disposal in the Borough landfill in Fairbanks. Funds have been requested to extend the piped systems to Baker and North Star subdivisions, in the southern area of the City, now using individual wells and leach fields, to Highway Park subdivision, and to the Hurst/Badger Road commercial area. Electricity is provided by Golden Valley Electric Association.

Schools and Health Care

The city is located in the Fairbanks North Star Borough School District. North Pole Elementary School, North Pole Middle School and North Pole High School are located in city limits. The middle and high schools also share an attendance area with students from Badger Road Elementary, Ticasuk Brown Elementary and Two Rivers Elementary. There are 6 schools located in the community, attended by 2,867 students. Local hospitals or health clinics include Fairbanks hospitals and numerous private health clinics. North Pole is classified as a highway town/Sub-Regional Center, it is found in EMS Region 1C in the Interior Region. Emergency Services have highway, airport, and floatplane access, and are within 30 minutes of a higher-level satellite health care facility. Emergency service is provided by 911 Telephone Service, volunteers and paid EMS Service. Auxiliary health care is provided by North Pole Fire Dept./Ambulance (488-0444/2232); North Star Volunteer Fire Dept. (488-3400/6902); Moose Creek Volunteer Fire Dept./Ambulance (488-0444/2232); Fairbanks hospitals.

Economy and Transportation

Employment in the Fairbanks area is extremely diverse, including government, military, retail, medical, and other services. A Williams Alaska oil refinery produces jet fuel, heating oil, gasoline and diesel from North Slope crude oil. Fuel trains deliver 90% of the jet fuel produced at the plant to Ted Stevens International Airport. Petro Star also operates a small distillery. Nine residents hold commercial fishing permits. Every Christmas season, Santa's helpers are hired to respond to the thousands of letters mailed to the North Pole.

The Alaska Railroad was built through the city center. It is accessible to the Interior road system, Anchorage, Canada, and the lower 48 states. Bradley Sky Ranch offers public access to its 3,400' long by 80' wide treated gravel runway. There are four additional privately-owned airstrips in North Pole. Fairbanks International Airport is also nearby.

Organizations with Local Offices

Chamber of Commerce - North Pole Chamber of Commerce

P.O. Box 55071

North Pole, AK 99705

Phone 907-488-2242

Fax 907-488-4791

E-mail npccc@alaska.com

Web <http://www.fairnet.org/npcc/index.html>

City - City of North Pole

125 Snowman Lane

North Pole, AK 99705

Phone 907-488-2281

Fax 907-488-3002

E-mail kathy@northpolealaska.com
Web <http://www.northpolealaska.com>

Regional Organizations

Borough - Fairbanks North Star Borough

P.O. Box 71267
Fairbanks, AK 99707
Phone Borough Clerk 459-1401
Fax Borough Clerk 459-1224
E-mail clerks@co.fairbanks.ak.us; jwhitaker@co.fairbanks.ak.us
Web <http://www.co.fairbanks.ak.us>

Regional Native Health Corporation - Tanana Chiefs Conference

122 First Avenue, Suite 600
Fairbanks, AK 99701-4897
Phone 907-452-8251
Fax 907-459-3850
E-mail hbrown@tananachiefs.org
Web <http://www.tananachiefs.org>

Regional Development - FNSB Economic Dev. Div.

P.O. Box 71267
Fairbanks, AK 99707-1267
Phone 907-459-1309
Fax 907-459-1102
E-mail kdodge@co.fairbanks.ak.us
Web <http://www.co.fairbanks.ak.us/MayorsOffice/EconomicDevelopment/default.htm>

No. 40

Effective: 05/27/2015

Expires: 06/30/2017

STATE OF ALASKA
 DEPARTMENT OF COMMERCE, COMMUNITY, & ECONOMIC DEVELOPMENT
 Division of Corporations, Business and Professional Licensing
 P.O. Box 110806, Juneau, Alaska 99811-0806

BOARD OF CERTIFIED REAL ESTATE APPRAISERS

Certifies that

HOWARD CHRISTOPHER GUINN

Is a Certified

GENERAL REAL ESTATE APPRAISER

Commissioner: Chris Hladick

Wallet Card

No. 40		
State Of Alaska		
Department of Commerce, Community, and Economic Development		
Division of Corporations, Business and Professional Licensing		
This Certifies that		
HOWARD CHRISTOPHER GUINN		
Is a Certified		
GENERAL REAL ESTATE APPRAISER		
Effective 05/27/2015	Expiration 06/30/2017	Date of Birth 08/15/1944
Signature <i>Howard Christopher Guinn</i>		

YOU MUST NOTIFY THIS DIVISION IN WRITING OF ANY CHANGE OF ADDRESS.

TO VERIFY YOUR LICENSE TO ANOTHER AGENCY, SUBMIT \$20.00 MADE PAYABLE TO THE STATE OF ALASKA.

DIVISION WEBSITE: www.commerce.state.ak.us/occ

HOWARD CHRISTOPHER GUINN
 600 University Ave Ste 100
 Fairbanks AK 99709

APR

CURRICULUM VITAE

HOWARD CHRISTOPHER GUINN, MAI, SRA, SRWA

600 University Ave Suite 100, Fairbanks, AK.
99709 | chrisguinn@ak.net | 907-479-7603

DESIGNATIONS | MAI (Member Appraisal Institute)
SRA (Senior Residential Appraiser)
SR/WA (Senior Right of Way Professional)

EXPERIENCE | **OWNER, STREET GUINN REAL ESTATE APPRAISERS**
FROM 1986 – CURRENT. **COMMERCIAL & RESIDENTIAL APPRAISER**
MANAGER/ADMINISTRATOR, STATE OF ALASKA, DEPT OF NATURAL
RESOURCES, CHIEF OF LANDS, CHIEF LEASING OFFICER AND CHIEF OF
PERMITTING, DIVISION OF LAND AND WATER, NORTHERN REGION
FROM 1975 - 1986
CHIEF OF CURRENT PLANNING, FNSB PLANNING DEPARTMENT
FROM 1971 - 1975
Court Appointed Master and Appraiser of record in several Hearings

PROFESSIONAL | **FORMER MEMBER, STATE OF ALASKA, BOARD OF CERTIFIED REAL ESTATE**
ACTIVITIES | **APPRAISERS**
FORMER MEMBER, FAIRBANKS NORTH STAR BOROUGH BOARD OF EQUALIZATION
FORMER INSTRUCTOR, UNIVERSITY OF ALASKA, FAIRBANKS
PART-TIME
MEMBER, FAIRBANKS BOARD OF REALTORS
MEMBER, APPRAISAL INSTITUTE
FORMER PRESIDENT, IRWA CHAPTER 71
FORMER PRESIDENT, INTERIOR APPRAISERS ASSOCIATION
PRESIDENT, ALASKA CHAPTER, APPRAISAL INSTITUTE
1998
FORMER NATIONAL CHAIRMAN, IRWA VALUATION COMMITTEE
CHAIRMAN, FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION
2016-2017
MEMBER, STATE OF ALASKA MENTAL HEALTH LAND SETTLEMENT PANEL

**EDUCATION | UNIVERSITY OF ALASKA, FAIRBANKS, FAIRBANKS ALASKA
M.B.A. (1977)
WESTERN MICHIGAN UNIVERSITY, MICHIGAN
B.B.A (1967)**

APPRAISAL INSTITUTE, COURSE NAMES AVAILABLE ON REQUEST

INTERNATIONAL RIGHT OF WAY, COURSE NAMES AVAILABLE ON REQUEST

**ARBITRATION &
MASTERS
HEARINGS**

I have participated in numerous arbitration issues, not only as the appraiser of record, but also as a Chairman of a panel charged with the resolution of the valuation issues.

With the exception of a Master's appointment to settle a private eminent domain case, all of my Master's appointments have been by the State of Alaska and Municipalities. I have conducted several masters' hearings, and have been the appraiser of record in other cases. As an exercise, I was the Master in the International Right of Way Association's mock trial of an actual case.

PARTIAL LIST OF CLIENTS |

INDUSTRY:

- Aramark, Inc.
- Tanana Chiefs Conference
- Alaska Northwest Properties
- James B. Gottstein, Mental Health Project
- Golden Valley Electric Association
- Frontier Foods, Inc
- Silverado, Inc
- Sterling International
- Alaska Village Initiative
- Alaska Gold Co.
- Northern Testing Lab
- Land Field Services
- Various Relocation Groups
- H & H Contractors
- North Star Development
- GHEMM Company
- Doyon, LTD.
- Placid Oil

**FINANCIAL
INSTITUTIONS:**

- First National Bank of Anchorage
- Alaska USA Mortgage Co.
- Mt. McKinley Mutual Savings Bank
- Bank of America
- Residential Mortgage Co.
- Northrim Bank
- Wells Fargo Bank
- Denali State Bank
- NationsBank
- Key Bank of Alaska
- Chase Bank
- NorWest Mortgage

GOVERNMENT:

- FAA
- GSA
- U.S. Attorney's Office
- U.S. Air Force
- U.S. Army Corps of Engineers
- Bureau of Indian Affairs
- Fairbanks North Star Borough
- City of Fairbanks
- Veterans Administration/H.U.D.
- North Slope Borough
- Bureau of Land Mgt.

STATE OF ALASKA

- Dept. of Natural Resources
- Dept. of Transportation & Public Facilities
- Dept. of Law
- Dept. of Environmental Conservation
- Mental Health Land Office