

## **MARKET VALUE APPRAISAL**

Of 39 Parcels located on Prince of Wales & Chichigof Islands



**View of Lisianski Inlet looking north from Lot 9 Lisianski View S/D.**

**YEAR 2010 -**

**APPRAISAL REPORT No. 3505-01**

**STATE of ALASKA**

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

**DEPARTMENT OF NATURAL RESOURCES**

**STATE OF ALASKA**



**APPRAISAL REVIEW  
STATEMENT**

**A. SUMMARY OF APPRAISAL NO. 3505 - 01**

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Recreational parcels on Prince of Wales and Chichigof Islands
5. LEGAL DESCRIPTION(S): Various, as noted in table
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: Michael R. Ward
9. DATE of REPORT: February 1, 2010
10. DATE of VALUE(S): October 28-29, 2009
11. APPRAISED VALUE(S):

ADL#	LOCATION	SURVEY TYPE	LOT	BLOCK	PLAT	ACRES	VALUE
107764	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	4	1	2009-6	2.50	\$55,000
107765	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	5	1	2009-6	2.50	\$55,000
107769	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	9	1	2009-6	3.08	\$55,000
107770	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	10	1	2009-6	3.43	\$55,000
107771	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	11	1	2009-6	2.91	\$55,000
107773	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	13	1	2009-6	3.55	\$55,000
107774	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	14	1	2009-6	3.57	\$55,000
107775	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	15	1	2009-6	2.64	\$55,000
107776	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	16	1	2009-6	2.80	\$55,000
107777	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	17	1	2009-6	3.30	\$55,000
107778	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	18	1	2009-6	3.30	\$55,000
107770	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	19	1	2009-6	3.30	\$55,000
107780	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	20	1	2009-6	3.32	\$55,000
107781	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	21	1	2009-6	3.32	\$55,000
107782	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	22	1	2009-6	3.30	\$55,000
107783	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	23	1	2009-6	3.30	\$55,000
107784	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	24	1	2009-6	3.23	\$55,000
106762	WHALE PASSAGE, AK	ASLS 2000-22	1	11	2000-18	8.30	\$33,800
106763	WHALE PASSAGE, AK	ASLS 2000-22	2	11	2000-18	6.87	\$29,300
106764	WHALE PASSAGE, AK	ASLS 2000-22	3	11	2000-18	1.50	\$22,500
106765	WHALE PASSAGE, AK	ASLS 2000-22	4	11	2000-18	1.50	\$22,500
106766	WHALE PASSAGE, AK	ASLS 2000-22	5	11	2000-18	3.91	\$15,500
106767	WHALE PASSAGE, AK	ASLS 2000-22	6	11	2000-18	5.15	\$15,800
106768	WHALE PASSAGE, AK	ASLS 2000-22	7	11	2000-18	6.82	\$15,800
106769	WHALE PASSAGE, AK	ASLS 2000-22	1	12	2000-18	1.50	\$22,500
106770	WHALE PASSAGE, AK	ASLS 2000-22	2	12	2000-18	1.51	\$22,500
106771	WHALE PASSAGE, AK	ASLS 2000-22	3	12	2000-18	1.52	\$22,500
106772	WHALE PASSAGE, AK	ASLS 2000-22	4	12	2000-18	7.28	\$18,200
107457	WHALE PASSAGE, AK	ASLS 2000-23	1	14	2000-16	1.10	\$24,800



ADL#	LOCATION	SURVEY TYPE	LOT	BLOCK	PLAT	ACRES	VALUE
107458	WHALE PASSAGE, AK	ASLS 2000-23	2	14	2000-16	1.18	\$27,200
107947	LISIANSKI INLET, AK	ASLS 2007-18	1		2009-n/a	2.20	\$39,400
107948	LISIANSKI INLET, AK	ASLS 2007-18	2		2009-n/a	2.16	\$35,600
107949	LISIANSKI INLET, AK	ASLS 2007-18	3		2009-n/a	3.97	\$41,300
107950	LISIANSKI INLET, AK	ASLS 2007-18	4		2009-n/a	3.09	\$37,500
107951	LISIANSKI INLET, AK	ASLS 2007-18	5		2009-n/a	2.70	\$37,500
107952	LISIANSKI INLET, AK	ASLS 2007-18	6		2009-n/a	2.71	\$37,500
107953	LISIANSKI INLET, AK	ASLS 2007-18	7		2009-n/a	2.05	\$32,300
107954	LISIANSKI INLET, AK	ASLS 2007-18	8		2009-n/a	3.01	\$33,800
107955	LISIANSKI INLET, AK	ASLS 2007-18	9		2009-n/a	2.81	\$41,300

**B. SUMMARY OF REVIEW**

- DATE of REVIEW: February 23, 2010
- REVIEWER'S CLIENT:  DNR  Other: \_\_\_\_\_
- INTENDED USERS of the REVIEW:  DNR  General Public  Other: \_\_\_\_\_
- INTENDED USE of the REVIEW: Establish minimum bid price for sealed bid auction
- PURPOSE of REVIEW:  Evaluate for Technical Compliance with DNR Instructions & USPAP  
 Evaluate for Technical Compliance with UASFLA  Develop Independent Estimate of Value  
Other: \_\_\_\_\_
- SCOPE OF REVIEW: I Inspected the Subject on \_\_\_\_\_ I Did Not Inspect the Subject   
I Inspected the Comparable Sales on \_\_\_\_\_ I Did Not Inspect the Comparable Sales   
I Independently Verified the Comparable Sales in the Report  Yes  No  
Data and Information Considered in Addition to that Contained in the Report:  None  See Sections C thru F  
Extraordinary Assumptions, Hypothetical Conditions, & Other Limiting Conditions for this review:  
 None  See Section G Related appraisals reviewed: \_\_\_\_\_  
Proofread DNR data entry:  Yes  No
- RESULTS OF REVIEW:  Not Approved  Approved Approved Value: As noted in previous table

**C. COMPLETENESS OF APPRAISAL MATERIAL WITHIN SCOPE OF WORK APPLICABLE TO THE ASSIGNMENT/CONFORMANCE with APPRAISAL INSTRUCTIONS:** Adequate.

**D. ADEQUACY and RELEVANCE of APPRAISAL DATA and PROPRIETY OF ADJUSTMENTS:** Adequate

**E. APPROPRIATENESS OF APPRAISAL METHODS and TECHNIQUES:** Adequate.

**F. ANALYSES, OPINIONS, and CONCLUSIONS ARE APPROPRIATE and REASONABLE, except:**



**G. REVIEWER'S ASSUMPTIONS AND LIMITING CONDITIONS**

1. This review is based on data and information contained in the appraisal report as well as any additional data from other sources that is identified in this review.
2. The reviewer assumes that the data and information in the appraisal are factual and accurate.
3. The reviewer reserves the right to consider any additional data or information that may subsequently become available, and to revise an opinion or conclusion, if such data and information warrant a revision.
4. All assumptions and limiting conditions contained in the appraisal report are part of this review unless otherwise stated.
5. A title report has not been provided to the appraiser and the reviewer. Unless specifically noted in the report or this review, it is assumed that the only easements and restrictions that affect the property are those shown on the preliminary plat.
6. The value of commercial timber, if any, is specifically excluded from the final conclusion of value.

**REVIEW APPRAISER'S CERTIFICATION APPRAISAL NO. 3505**

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

- The facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or use of, this review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did  did not  personally inspect the subject property of the report under review.
- No one provided significant professional assistance to the person signing this review report.

Reviewed by Kevin Hindmarch  
Kevin Hindmarch, Review Appraiser

Date 2/23/10

cc: Tony Wagner

**MEMORANDUM****State of Alaska**

**Department of Natural Resources**  
Tel (907) 269-8514  
Fax (907) 269-8914  
Michael.Ward1@alaska.gov

**Division of Mining, Land and Water**  
550 West 7<sup>th</sup> Avenue, Suite 650  
Anchorage AK 99501-3576

DATE: February 1, 2010

TO: Kevin Hindmarch  
Review Appraiser

FROM: Michael R. Ward, Appraiser II



SUBJECT: Appraisal of Thirty Nine (39) Parcels of vacant land  
Located on Prince of Wales and Chichagof Islands  
Southeast, Alaska

As requested, I have completed an appraisal of the above referenced real properties according to your request. I understand that this appraisal will be used to determine the estimated market value for the above referenced parcels. I am submitting this report for your review and approval.

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

I have inspected the subject parcels (land and water) and the comparable sales (aerial) used in this report. Physical descriptions of the properties are based on physical inspections, soil maps, aerial photography and topographic maps. The appraiser viewed all parcels from the water and a small number of parcels were inspected on the ground. We also had access to surveyor notes and pictures, which provided detailed information on each parcel.

The final plat for Lisianski View S/D is substantially complete and awaiting final approval from the State platting authority. It is a hypothetical condition that the plat be recorded as depicted within. We reserve the right to amend this report should the final plat for Lisianski View S/D differs with the information provided thus far and utilized within.

A blanket easement for log storage for the US Forest Service within ASLS 2000-22 is in the process of being vacated. It is a hypothetical condition that the easement will be removed and the lots could be sold free and clear. We reserve the right to amend this report should this easement not be vacated.

A section line easement impacts three lots with the Clark Bay North S/D, within ASLS 2006-73 is in the process of being vacated. It is a hypothetical condition that the easement will be removed and the lots could be sold free and clear. We reserve the right to amend this report should this easement not be vacated.

Based on my observations and analyses of all available data, I have formed an opinion of the market value as of the effective date of value.

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### ADDENDA

Appraisal Instructions	
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### CERTIFICATION OF VALUE

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

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

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<b>106764</b>	WHALE PASSAGE, AK	ASLS 2000-22	3	11	2000-18	1.50	<b>\$22,500</b>
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<b>106767</b>	WHALE PASSAGE, AK	ASLS 2000-22	6	11	2000-18	5.15	<b>\$15,800</b>
<b>106768</b>	WHALE PASSAGE, AK	ASLS 2000-22	7	11	2000-18	6.82	<b>\$15,800</b>
<b>106769</b>	WHALE PASSAGE, AK	ASLS 2000-22	1	12	2000-18	1.50	<b>\$22,500</b>
<b>106770</b>	WHALE PASSAGE, AK	ASLS 2000-22	2	12	2000-18	1.51	<b>\$22,500</b>
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<b>107948</b>	LISIANSKI INLET, AK	ASLS 2007-18	2		2009-n/a	2.16	<b>\$35,600</b>
<b>107949</b>	LISIANSKI INLET, AK	ASLS 2007-18	3		2009-n/a	3.97	<b>\$41,300</b>
<b>107950</b>	LISIANSKI INLET, AK	ASLS 2007-18	4		2009-n/a	3.09	<b>\$37,500</b>
<b>107951</b>	LISIANSKI INLET, AK	ASLS 2007-18	5		2009-n/a	2.70	<b>\$37,500</b>
<b>107952</b>	LISIANSKI INLET, AK	ASLS 2007-18	6		2009-n/a	2.71	<b>\$37,500</b>
<b>107953</b>	LISIANSKI INLET, AK	ASLS 2007-18	7		2009-n/a	2.05	<b>\$32,300</b>
<b>107954</b>	LISIANSKI INLET, AK	ASLS 2007-18	8		2009-n/a	3.01	<b>\$33,800</b>
<b>107955</b>	LISIANSKI INLET, AK	ASLS 2007-18	9		2009-n/a	2.81	<b>\$41,300</b>



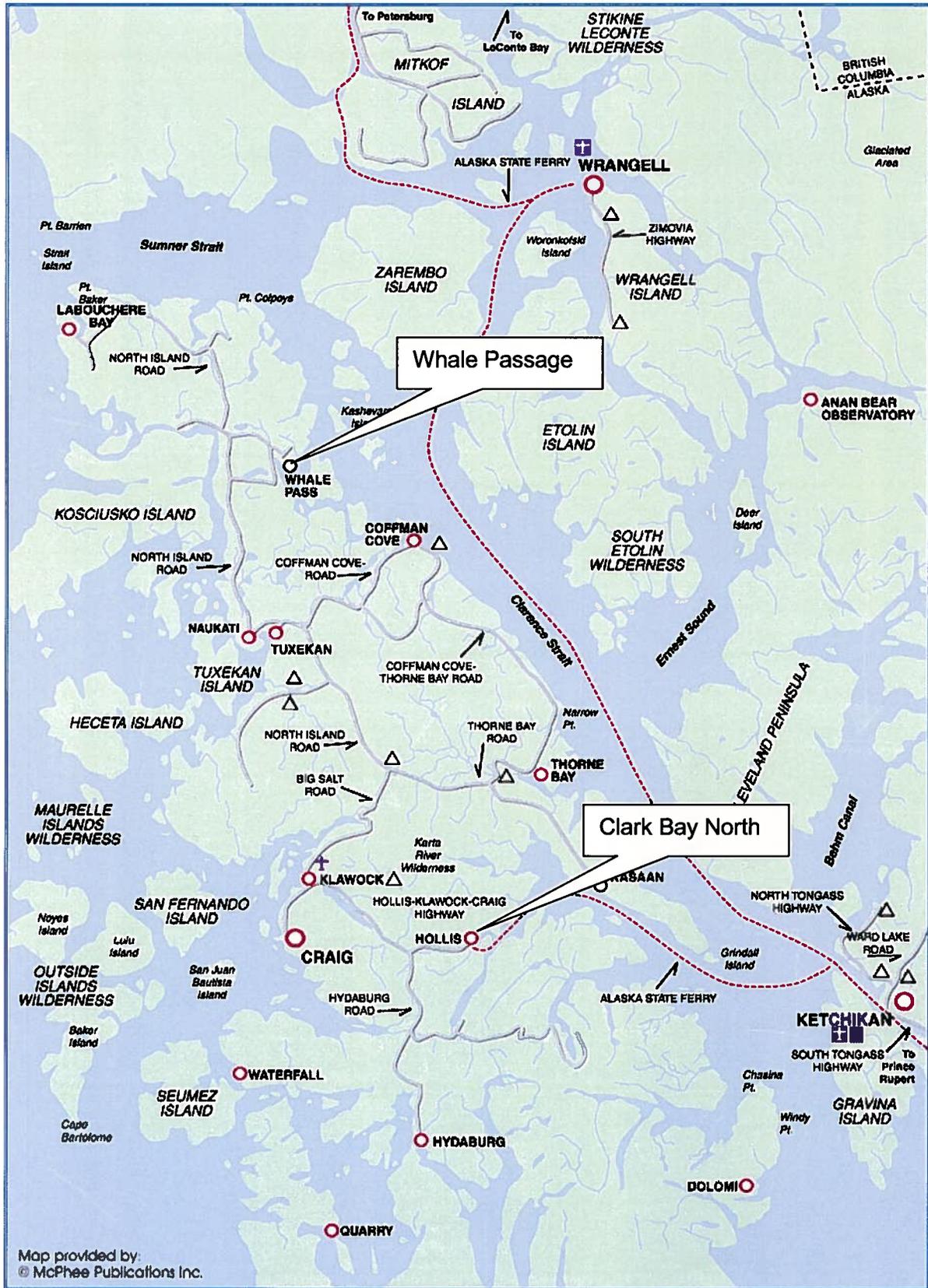
2-1-2010  
Date

\_\_\_\_\_  
Appraiser

**REPORT SUMMARY**

Purpose	To estimate current market value
Function	Establish minimum bid for sealed bid auction
Authority	AS 38.05.055
Location	Prince of Wales and Chichagof Islands, Southeast Alaska
Type of Parcels	26 Oceanfront parcels 13 Non waterfront parcels
Size	1.10 to 8.30 acres
Legal Descriptions	See page 6
Current Use	All vacant, no improvements
Highest and Best Use	Residential or recreational
Date of Report	February 1, 2010
Estimated Market Value	See pages 3 - 4

### LOCATION MAP



**PROPERTY IDENTIFICATION and LEGAL DESCRIPTION** The parcels listed in the table below are located in Hollis Anchorage and Whale Passage on Prince of Wales Island, Southeast Alaska. Lisianski Inlet is located on the northwest shore of Chichigof Island.

ADL#	LOCATION	SURVEY TYPE	LOT	BLOCK	PLAT	ACRES
107764	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	4	1	ASLS 2009-6	2.50
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107769	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	9	1	ASLS 2009-6	3.08
107770	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	10	1	ASLS 2009-6	3.43
107771	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	11	1	ASLS 2009-6	2.91
107773	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	13	1	ASLS 2009-6	3.55
107774	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	14	1	ASLS 2009-6	3.57
107775	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	15	1	ASLS 2009-6	2.64
107776	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	16	1	ASLS 2009-6	2.80
107777	CLARK BAY NORTH, HOLLIS, AK	ASLS 2006-73	17	1	ASLS 2009-6	3.30
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<b>107949</b>	LISIANSKI INLET, PELICAN, AK	ASLS 2007-18	3		2009-n/a	3.97
<b>107950</b>	LISIANSKI INLET, PELICAN, AK	ASLS 2007-18	4		2009-n/a	3.09
<b>107951</b>	LISIANSKI INLET, PELICAN, AK	ASLS 2007-18	5		2009-n/a	2.70
<b>107952</b>	LISIANSKI INLET, PELICAN, AK	ASLS 2007-18	6		2009-n/a	2.71
<b>107953</b>	LISIANSKI INLET, PELICAN, AK	ASLS 2007-18	7		2009-n/a	2.05
<b>107954</b>	LISIANSKI INLET, PELICAN, AK	ASLS 2007-18	8		2009-n/a	3.01
<b>107955</b>	LISIANSKI INLET, PELICAN, AK	ASLS 2007-18	9		2009-n/a	2.81

## PREMISES OF THE APPRAISAL

### TYPE OF APPRAISAL AND REPORT

This is a complete, summary appraisal prepared in accordance with Standard Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, and in accordance with Special Appraisal Instructions, DNR – Land Disposals, a copy of which is included in the Addenda.

### PURPOSE AND FUNCTION OF THE APPRAISAL

The purpose of this appraisal is to estimate the current market values of the properties described in this report. The function of this appraisal is to establish minimum prices for a sealed bid auction pursuant to Alaska Statute AS 38.05.055.

### INTENDED USE OF THE APPRAISAL

This appraisal will be used to determine the minimum purchase price for the parcels to be made available in a sealed bid auction.

### CLIENT AND USER IDENTITY

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

### PROPERTY RIGHTS APPRAISED

The rights appraised are the fee simple estate less the mineral rights reserved to the State of Alaska under AS 38.05.125(a). Fee simple estate is defined<sup>1</sup> as:

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

AS 38.05.125(a) states<sup>2</sup>:

*Reservation. (a) Each contract for the sale, lease or grant of state land... is subject to the following reservations: "[sic] the party of the first part, Alaska, hereby expressly saves, excepts and reserves...unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said land...[and the right] to occupy as much of said land as may be necessary or convenient... to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.*

### DEFINITION OF MARKET VALUE<sup>3</sup>

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

In accordance with instructions from the State of Alaska, market value for the appraised property is estimated in terms of seller financing typical for the property type as of the date of appraisal.

### HYPOTHETICAL CONDITION

A hypothetical condition is defined as "that which is contrary to what exists but is supposed for the purpose of analysis."

The final plat for Lisianski View S/D is substantially complete and awaiting final approval from the State platting authority. It is a hypothetical condition that the plat be recorded as depicted within.

<sup>1</sup> The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.111

<sup>2</sup> Alaska Statutes Title 38, Public Land Article 5, State of Alaska, 2008, pp. 624-625

<sup>3</sup> The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, p.23

We reserve the right to amend this report should the final plat for Lisianski View S/D differs with the information provided thus far and utilized within.

A blanket easement for log storage for the US Forest Service within ASLS 2000-22 is in the process of being vacated. It is a hypothetical condition that the easement will be removed and the lots could be sold free and clear. We reserve the right to amend this report should this easement not be vacated.

A section line easement impacts five lots with the Clark Bay North S/D, within ASLS 2006-73 is in the process of being vacated. It is a hypothetical condition that the easement will be removed and the lots could be sold free and clear. We reserve the right to amend this report should this easement not be vacated.

#### **EFFECTIVE DATE OF VALUE ESTIMATE**

The subject properties were inspected on October 28-29, 2009. Most of the comparable sales were inspected on October 28-29, 2009. The effective date of the value estimate is October 29, 2009.

#### **PROPERTY HISTORY**

The properties are owned by the State of Alaska DNR. Lots 4, 5 and 9 of Clark Bay North were in the 2009 sealed bid auction, with minimum bid prices of \$50,000 and not purchased. The lots at Lisianski Inlet are newly subdivided and no sales have occurred. None of the lots in Blocks 11 & 12, Whale Passage have been listed for sale. The two lots in Block 14, Whale Passage have not been offered for sale in the last ten years.

#### **EXPOSURE TIME**

Exposure time is "...the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal..."<sup>4</sup>

Exposure time varies with the type of property and changes with market conditions. The market for residential/recreational properties in Southeast Alaska has been stable for the last five to ten years. The market has been driven down by contraction within the logging and fishing industries, but this has been somewhat offset by buyers from the Pacific northwest whom have been active in the market in recent years.

Compared with competing parcels in the overall market for recreation parcels, the market appeal for the subject properties is average. Considering exposure times for similar properties, the appraised value for the subject properties are based on an exposure time of one to two years.

#### **SCOPE OF THE APPRAISAL**

Physical features and access were identified by the use of topographic maps, status plats, aerial photographs, physical inspections, DNR appraisal records and interviews with people who are familiar with the area. The Clark Bay North subdivision was inspected from the water and waterfront in September 2008.

Additionally, the appraiser has access to ground pictures and summary sheets from the contract surveyor as well as from the State surveyor certifying the contracted work. The appraiser has acquired sufficient information to competently complete this assignment. It is a hypothetical condition of this report that in the months following the initial inspection in September 2008, that no changes have occurred to the subject lots. We reserve the right to amend this report should more facts become available.

The Lisianski Inlet subdivision was inspected from the ground and the air. We also had access to the contracted surveyors field notes and photographs. The parcels at Whale Passage were inspected from the ground.

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<sup>4</sup> Uniform Standards of Professional Appraisal Practice (USPAP) 2008, p. U-87.

Interviews were conducted with real estate agents, appraisers, and other individuals who provided data about trends in values, supply and demand. Sellers and buyers were contacted to verify sale prices and other transaction details. Also, DNR appraisal records were searched for recent sales of similar parcels.

After analysis of all available data, appropriate sales were selected for comparison with a key parcel of the subject properties being appraised. The market value estimate is based on the following assumptions and conditions.

**ASSUMPTIONS AND LIMITING CONDITIONS**

1. The properties are appraised "as vacant" at the time of inspection. There are no other structural or site improvements of value which have been considered in the market value estimates.
2. Some parcels may contain saw timber but not necessarily in commercial quantities. The estimated market value does not include the value of commercial timber, if any.
3. The data and conclusions embodied in this report are a part of the whole valuation. Each part of this appraisal is only part of the evidence upon which final judgment is based. Therefore, no part should be used out of context and by itself alone.
4. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless prior arrangement has been made and adequate time is provided to review the appraisal.
5. The estimate of value in this report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties near the property appraised.
6. In this valuation various mathematical calculations were used to formulate the opinion of value. These calculations are only aids for the formulation of the opinion of value by the appraiser. Therefore, in the application of these calculations, certain arithmetical figures are rounded to the nearest significant amount.
7. The information furnished by others is believed to be reliable but it is not warranted for its accuracy. Plats of lease areas in this report are included for illustration only and may not be to scale.
8. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions, or for arranging engineering studies to discover them.
9. Unless otherwise stated in this report, the appraiser does not know about the existence of hazardous materials or toxic substances, which may or may not be present on the property. The appraiser is not qualified to detect such substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them.
10. The appraiser assumes no responsibility for legal matters. The subject lots are assumed to be free and clear of encumbrances, except as otherwise noted, and title is assumed to be marketable.
11. The Lisianski View and Clark Bay North subdivisions were inspected from the air and ground in October 2009. The appraiser has access to pictures and summary sheets from the contract surveyor as well as from the State surveyor certifying the contracted work. We reserve the right to amend this report should more accurate facts become available.
12. There are section lines easements impacting a number of lots (10, 11, 16, 17 & 18) within the Clark Bay North Subdivision. These easements are in the process of being vacated by the State platting authority. It is a hypothetical condition that the easements are vacated and there is no adverse impact to these lots. We reserve the right to amend this report should facts prove otherwise.
13. The parcels located in Whale Passage are under an easement granted to the US Forest Service to use a majority of all the lots in Whale Passage as a log storage site. DNR & the USFS are currently close to completion of an agreement to vacate the easement. It is a

hypothetical condition of this report that the easement is removed and the lots can be offered for sale as unencumbered.

14. The final plat for Lisianski View S/D is substantially complete and awaiting final approval from the State platting authority. It is a hypothetical condition that the plat be recorded as depicted within. We reserve the right to amend this report should the final plat for Lisianski View S/D differs with the information provided thus far and utilized within

## SOUTHEAST REGIONAL OVERVIEW

Southeast Alaska, also known as the Panhandle, extends 560 miles from Dixon Entrance near Ketchikan to Icy Bay northwest of Yakutat. It is the third most populated region in the State. The economy is based on timber, fisheries, mining, tourism and government services. Juneau is the largest city and the state capital.

The coast is deeply fjorded and very mountainous. Between the rocky and forested islands along this fjorded coast runs the Inside Passage. It stretches from Puget Sound and terminates over 1,000 miles to the north at Haines and Skagway. Each year, hundreds of thousands of tourists pass through the area on private boats, Alaska State Ferries and cruise ships. Glacier Bay National Park and Preserve near Gustavus, Misty Fjords National Monument and Admiralty Island are only a few of the major attractions of Southeast Alaska. Humpback, orca and minke whales use Glacier Bay and other areas for their summer feeding range. The world's largest population of brown bears and bald eagles are found here.

Warmed by ocean currents the Southeast has relatively mild climates with warm temperatures averaging around 60 degrees F in the summer. Winters are cool with alternate snow, rain and sunshine. January temperatures range between 20 and 40 degrees F. Subzero winter temperatures are uncommon. Annual rainfall ranges from a low of 26 inches per year at Skagway to a high of 270 inches at Port Alexander.

Heavy rainfall encourages a dense rain forest growth of western hemlock and Sitka spruce, interspersed with red cedar and Alaskan yellow cedar. Ground cover is a luxurious growth of devil's club, blueberries and shrubs up to 3,000 feet in elevation. Above this elevation the ground is mostly arctic tundra, barren ground or glacial ice fields.

Principal population centers include Juneau, (the State Capital), Ketchikan, and Sitka. Other settlements are Craig, Kake, Hoonah, Haines, Petersburg, Skagway, Wrangell, and Yakutat. Smaller communities of Angoon, Hydaburg, Klawock, and Metlakatla have their economies supplemented primarily by subsistence activities.

Most of Southeast Alaska is accessible only by boat or plane. The Alaska Marine Highway is a system of regularly scheduled modern ferries, which carry vehicles and passengers to most communities. Daily passenger service between principal southeast communities and to locations within the state and out-of-state is available by jet aircraft. Most all communities are served by charter or scheduled commuter air service. Transportation of freight is either by cargo planes or barges. Haines, Skagway and Hyder connect to the Canadian Highway system either through British Columbia or the Yukon.

The Southeast region is rich in natural resources, which have played important role in its economic development. Commercial fisheries, timber, mining, tourism, and government are the principal economic contributors to the regional economy.

### Hollis Community Overview

<b>Current Population:</b>	172 (2008 Estimated Population (not Certified))
<b>Incorporation Type:</b>	Unincorporated
<b>Borough Located In:</b>	Unorganized
<b>Taxes:</b>	No taxing authority

### Location and Climate

Hollis is located on the east side of Prince of Wales Island, on Twelvemile Arm, 19 miles east of Craig by road, and 35 miles west of Ketchikan by water. The community lies at approximately 55.483890° North Latitude and -132.667500° (West) Longitude. (Sec. 04, T074S, R084E, Copper River Meridian.) Hollis is located in the Ketchikan Recording District. The area encompasses 63.2 sq. miles of land and 1.4 sq. miles of water. Prince of Wales Island is dominated by a cool, moist, maritime climate. Average summer temperatures range from 49 to 63; winter temperatures vary from 29 to 39. Average annual precipitation is 145 inches.

### History, Culture and Demographics

Hollis was a mining town with a population of over 1,000 around 1900. Gold and silver were mined until about 1915. In 1953, it became a logging camp when a long-term timber contract was enacted with Ketchikan Pulp Co. It served as the base for timber operations on Prince of Wales Island until 1962, when the camp was moved 45 miles north to Thorne Bay. The area was permanently settled in recent years through a State land disposal sale. Dock facilities at Hollis provide support for logging operations and state ferry services.

The population of the community consists of 9.4% Alaska Native or part Native. Hollis is a non-Native community that provides logging operations support and State ferry services. During the 2000 U.S. Census, total housing units numbered 95, and vacant housing units numbered 40. Vacant housing units used only seasonally numbered 13. U.S. Census data for Year 2000 showed 63 residents as employed. The unemployment rate at that time was 3.08 percent, although 34.38 percent of all adults were not in the work force. The median household income was \$43,750, per capita income was \$17,278, and 9.29 percent of residents were living below the poverty level.

### Facilities, Utilities, Schools and Health Care

There are no central community facilities. Residents use rain catchment or surface water, and only 10% of occupied homes are fully plumbed. The school has its own well and septic system. Individual outhouses are the primary method of sewage disposal; a few individual septic systems are in use. Refuse is hauled to the Klawock landfill. Electricity is provided by Alaska Power Company. There is one school located in the community, attended by 10 students. Local hospitals or health clinics include Craig Family Medical Clinic or Seaview Medical Center in Craig (826-3257); Alcia Roberts Medical Center in Klawock (755-4800). Hollis is classified as an isolated village, it is found in EMS Region 3A in the Southeast Region. Emergency Services have limited highway, marine, floatplane, and helicopter access, and are within 30 minutes of a higher-level satellite health care facility. Emergency service is provided by 911 Telephone Service and volunteers. Auxiliary health care is provided by Hollis Community Council Fire/EMS (826-2367); Prince of Wales Island Area EMS (826-2367/3330); Craig Family Medical Clinic or Klawock Clinic.

## Economy and Transportation

Logging is prevalent on the Island, though it does not occur directly in Hollis. Support services for the logging industry, the U.S. Forest Service, and work for the Alaska Marine Highway provides most employment.

Hollis is the location of the State Ferry landing for Prince of Wales Island. A State-owned seaplane base, harbor, dock and boat ramp are available on Clark Bay. An airstrip is located at nearby Klawock. The Island has a system of logging roads which provide access to surrounding communities.

### Whale Pass Community Overview

<b>Current Population:</b>	48 (2008 DCCED Certified Population)
<b>Incorporation Type:</b>	Unincorporated
<b>Borough Located In:</b>	Unorganized
<b>Taxes:</b>	Sales: 4%, Property: 6.0 mills, Special: 10% Bed Tax
<b>Coastal Management District:</b>	Pelican

## Location and Climate

Whale Pass lies on the northeast coast of Prince of Wales Island. It is north of Coffman Cove on Forest Development Road (FDR) 25, about 64 road miles north of Klawock. The community lies at approximately 56.115280° North Latitude and -133.120830° West Longitude. (Sec. 25, T066S, R079E, Copper River Meridian.) Whale Pass is located in the Ketchikan Recording District. The area is dominated by a cool maritime climate. Summer temperatures range from 46 to 70; winter temperatures range from 15 to 42.

## History, Culture and Demographics

The area has been the site of logging camps continuously since 1964. In the early 1980s, the last camp moved out, and the area was permanently settled as the result of a State land disposal sale. The logging road was completed in 1981, and private phones were installed in 1992.

The population of the community consists of 3.4% Alaska Native or part Native. Many Whale Pass residents are homesteaders and enjoy a subsistence lifestyle. Due to declining enrollment, the school was closed for the 98/99 school year. Students are home-schooled. During the 2000 U.S. Census, total housing units numbered 51, and vacant housing units numbered 29. Vacant housing units used only seasonally numbered 6. U.S. Census data for Year 2000 showed 14 residents as employed. The unemployment rate at that time was 0 percent, although 62.16 percent of all adults were not in the work force. The median household income was \$62,083, per capita income was \$24,041, and 0 percent of residents were living below the poverty level.

## Facilities, Utilities, Schools and Health Care

Most homes draw untreated water from a creek and have individual water tanks. Privies and septic tanks are used for sewage disposal. Almost all houses have complete plumbing. One-third of the homes are used only seasonally. The community's landfill is no longer in operation. Electricity is provided by Alaska Power Company. There is one school located in the community, attended by 10 students. Local hospitals or health clinics include Seaview Medical Center in Craig (826-3257) or Ketchikan General Hospital (225-5171). Whale Pass is classified as an isolated village, it is found in EMS Region 3A in the Southeast Region. Emergency Services have coastal and helicopter access. Emergency service is provided by volunteers Auxiliary health care is provided by Whale Pass Volunteer EMS (846-5315); Prince of Wales Island Area EMS (826-2367/3330), Craig Clinic or air transport to Ketchikan General Hospital.

## Economy and Transportation

Logging operations, related services, and the school provide the only steady employment. Subsistence activities and public assistance payments supplement income.

The community has access to the Island road system. The State Ferry is accessible from Hollis. Float planes and boats are also prevalent means of transportation. The Whale Pass Homeowner's Assoc. operates the State-owned seaplane base, dock, boat slips and launch ramp.

### Pelican Community Overview

<b>Current Population:</b>	113 (2008 DCCED Certified Population)
<b>Incorporation Type:</b>	1st Class City
<b>Borough Located In:</b>	Unorganized
<b>Taxes:</b>	Sales: 4%, Property: 6.0 mills, Special: 10% Bed Tax
<b>Coastal Management District:</b>	Pelican

## Location and Climate

Pelican is located on the northwest coast of Chichagof Island on Lisianski Inlet. It lies 80 miles north of Sitka and 70 miles west of Juneau. Most of the community is built on pilings over the tidelands. The community lies at approximately 57.960830° North Latitude and -136.227500° West Longitude. (Sec. 19, T045S, R057E, Copper River Meridian.) Pelican is located in the Sitka Recording District. The area encompasses 0.6 sq. miles of land and 0.1 sq. miles of water. Pelican has a maritime climate characterized by cool summers and mild winters. Summer temperatures range from 51 to 62; winter temperatures range 21 to 39. Temperature extremes have been recorded from -3 to 84. Annual precipitation is 127 inches, including 120 inches of snow. During winter months, fog, winds and high seas can limit access.

## History, Culture and Demographics

A cold storage plant was the first development at this site in 1938. Kalle (Charley) Raataikainen bought fish in this area, which he transported to Sitka. He chose this protected inlet as an ideal cold storage site, and named the place after his fish-packing vessel "The Pelican." Two of his fish-buying scows were used as a cookhouse, mess hall, bunkhouse and warehouse, and the community of Pelican grew around this operation. A store, office, sawmill, post office and sauna had been erected by 1939. A school and cannery were developed in the 1940s, and a City was formed in 1943. A boardwalk serves as the town's main thoroughfare, due to the lack of flat land. The population of the community consists of 25.8% Alaska Native or part Native. Pelican is a fishing community. There is a seasonal population influx of commercial fishermen and cold storage plant workers. During the 2000 U.S. Census, total housing units numbered 94, and vacant housing units numbered 24. Vacant housing units used only seasonally numbered 9. U.S. Census data for Year 2000 showed 83 residents as employed. The unemployment rate at that time was 7.95 percent, although 34.65 percent of all adults were not in the work force. The median household income was \$48,750, per capita income was \$29,347, and 4.73 percent of residents were living below the poverty level.

## Facilities, Utilities, Schools and Health Care

A subsidiary of Pelican Seafoods, owned by Kake Tribal Corporation, operates the piped water system. Water is derived from a dam and reservoir on Pelican Creek, and is treated. 58 of 75 residences are connected to the piped system. Four 10,000-gal. septic tanks are used in Pelican; the City hires a disposal truck from Juneau to pump sludge about four times a year. The City provides garbage collection services, recycling, and incinerates the refuse at the landfill. Electricity is provided by Pelican Utility Company. There is one school located in the community, attended by 15 students. Local hospitals or health clinics include Pelican Health Center (907-735-2250). The clinic is a qualified Emergency Care Center. Pelican is classified as an isolated town/Sub-regional Center, it is found in EMS Region 3A in the Southeast Region. Emergency Services have marine, floatplane and helicopter access. Emergency service is provided by volunteers. Auxiliary health care is provided by Pelican Volunteer Fire & EMS (907-735-2245).

### **Economy and Transportation**

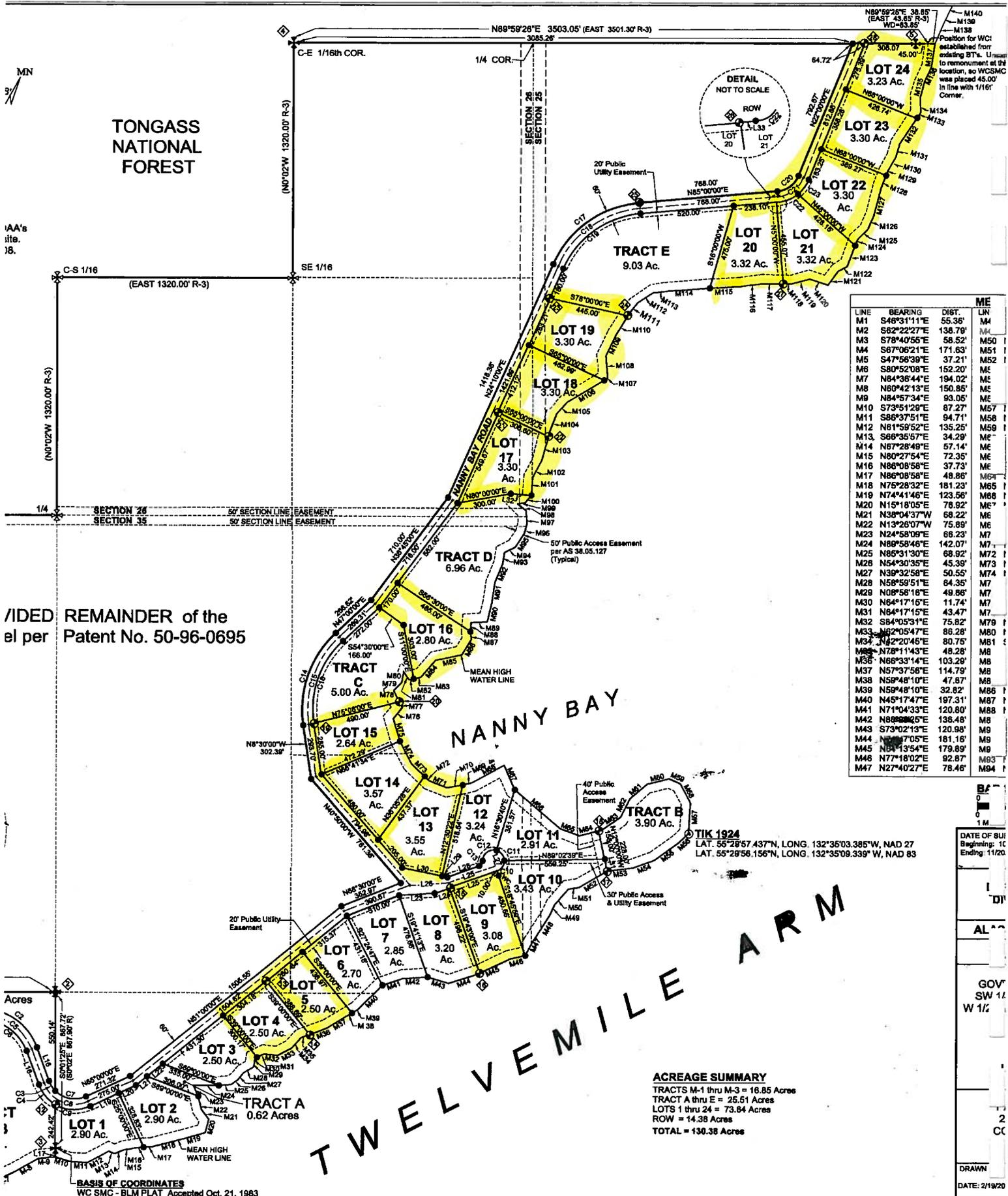
Commercial fishing and seafood processing are the mainstays of Pelican's economy. 40 residents hold commercial fishing permits. Most employment occurs at Pelican Seafoods, which also owns the electric utility, a fuel company and store. The plant processes black cod, halibut, ling cod, rockfish, and salmon. The City and school provide some employment.

Pelican is dependent on float planes and the State Ferry for travel. Daily scheduled air taxi services are available from Juneau and Sitka. Facilities include a State-owned seaplane base, a small boat harbor, dock, and State ferry terminal. The ferry provides two monthly departures during summer months, and one monthly departure during winter. Cargo barges deliver goods on a similar schedule

**TONGASS NATIONAL FOREST**



IAA's site, 18.



LINE	BEARING	DIST.	ME
M1	S46°31'11"E	55.35'	M4
M2	S62°22'27"E	136.79'	M4
M3	S78°40'56"E	58.52'	M50
M4	S67°06'21"E	171.63'	M51
M5	S47°56'39"E	37.21'	M52
M6	S80°52'08"E	152.20'	ME
M7	N84°38'44"E	194.02'	ME
M8	N80°42'13"E	150.85'	ME
M9	N84°57'34"E	93.05'	ME
M10	S73°51'29"E	87.27'	M57
M11	S89°37'51"E	94.71'	M58
M12	N61°59'52"E	135.25'	M59
M13	S66°35'57"E	34.29'	ME
M14	N67°28'49"E	57.14'	ME
M15	N80°27'54"E	72.35'	ME
M16	N66°08'58"E	37.73'	ME
M17	N66°08'58"E	48.86'	M64
M18	N75°28'32"E	181.23'	M65
M19	N74°41'46"E	123.56'	M66
M20	N15°18'05"E	78.92'	ME
M21	N38°04'37"W	68.22'	M6
M22	N13°26'07"W	75.89'	M6
M23	N24°58'09"E	66.23'	M7
M24	N69°58'46"E	142.07'	M7
M25	N85°31'30"E	68.92'	M72
M26	N54°30'35"E	45.39'	M73
M27	N39°25'59"E	50.55'	M74
M28	N58°59'51"E	64.35'	M7
M29	N08°56'18"E	49.86'	M7
M30	N64°17'15"E	11.74'	M7
M31	N64°17'15"E	43.47'	M7
M32	S54°05'31"E	75.82'	M79
M33	N62°05'47"E	86.28'	M80
M34	N42°20'45"E	80.75'	M81
M35	N78°11'43"E	48.28'	M8
M36	N68°33'14"E	103.29'	M8
M37	N57°37'56"E	114.79'	M8
M38	N59°48'10"E	47.87'	M8
M39	N59°48'10"E	32.82'	M8
M40	N45°17'47"E	197.31'	M87
M41	N71°04'33"E	120.80'	M88
M42	N86°02'25"E	138.48'	M8
M43	S73°02'13"E	120.98'	M9
M44	N89°07'05"E	181.16'	M9
M45	N54°13'54"E	179.89'	M9
M46	N77°18'02"E	92.87'	M63
M47	N27°40'27"E	78.46'	M84

**ACREAGE SUMMARY**  
 TRACTS M-1 thru M-3 = 18.85 Acres  
 TRACT A thru E = 25.61 Acres  
 LOTS 1 thru 24 = 73.84 Acres  
 ROW = 14.38 Acres  
**TOTAL = 130.38 Acres**

DATE OF BUI  
 Beginning: 10  
 Ending: 11/20

GOV  
 SW 1/  
 W 1/2

DRAWN  
 DATE: 2/19/20

REMAINDER of the  
 Patent No. 50-96-0695

BASIS OF COORDINATES  
 WC SMC - BLM PLAT Accepted Oct. 21, 1983

**GENERAL SITE DESCRIPTION ASLS 2006-73 Clark Bay North S/D****Location**

The subject lots are located approximately 40 miles northwest of Ketchikan and 18 miles east of Klawock, in central Prince of Wales Island.

**Size and Shape**

The subject lots are basically regular in shape and contain from 2.50 to 3.57 acres and are identified below:

ADL	SURVEY	LOT	BLOCK	TOPOGRAPHY	FRONTAGE	ACRES	OTHER
107764	ASLS 2006-73	4	1	Moderate Slope upward	334'	2.50	None
107765	ASLS 2006-73	5	1	Moderate Slope upward	266''	2.50	None
107769	ASLS 2006-73	9	1	Moderate Slope upward	273'	3.08	None
107770	ASLS 2006-73	10	1	Moderate Slope upward	679'	3.43	None
107771	ASLS 2006-73	11	1	Moderate Slope upward	559'	2.91	Sm. creek
107773	ASLS 2006-73	13	1	Moderate Slope upward	229'	3.55	Sm. creek
107774	ASLS 2006-73	14	1	Moderate Slope upward	243'	3.57	None
107775	ASLS 2006-73	15	1	Moderate Slope upward	248'	2.64	None
107776	ASLS 2006-73	16	1	Moderate Slope upward	457'	2.80	None
107777	ASLS 2006-73	17	1	Moderate Slope upward	347'	3.30	None
107778	ASLS 2006-73	18	1	Moderate Slope upward	457'	3.30	None
107770	ASLS 2006-73	19	1	Moderate Slope upward	405'	3.30	None
107780	ASLS 2006-73	20	1	Moderate Slope upward	409'	3.32	None
107781	ASLS 2006-73	21	1	Moderate Slope upward	532'	3.32	None
107782	ASLS 2006-73	22	1	Steep Slope upward	433'	3.30	None
107783	ASLS 2006-73	23	1	Steep Slope upward	364'	3.30	None
107784	ASLS 2006-73	24	1	Steep Slope upward	436'	3.23	None

**Access**

Hollis is accessible by floatplane, boat and auto. The subject lots are located two to three miles north of the end of the road system in Hollis, Alaska. Direct access to the sites would be by boat, floatplane or over land on foot along a brushed right of way.

**Topography**

All lots are gently to moderately steeply sloped upward from the waterfront, with at least one adequate building site located on each lot.

**Soils**

The subject soils are unknown, but appear to be good given the slope and quality of vegetation.

**Utilities**

Electric and telephone service are not available to the subject lots. Because there is no public water or sewer, on-site water wells and septic systems are needed for development.

**Beach Front Quality**

The quality of waterfrontage is average, with a shallow run out at low tide. The subject lots generally face east and consist mostly of rocks at low tide. Overall, the waterfront quality is average.



Lots 20-24 waterfronts looking east



Lot 12 waterfront looking west



Lots 17-19 looking west.



Lots 14-16 looking west.

**Vegetation**

Ground cover on site is mostly blueberry and huckleberry bushes, devil's club and ferns. The site is treed with medium sized Sitka spruce, western hemlock cedar and lodgepole pine.

**Environmental Hazards**

None were observed.

**Hazardous Waste and Toxic Materials**

None were observed.

**Zoning Regulations**

This parcel is located outside the boundaries of an organized borough. There are no zoning restrictions, which would prevent development of the site to its highest and best use.



Lots 7-10 looking north.



Waterfrontage Lots 13-15



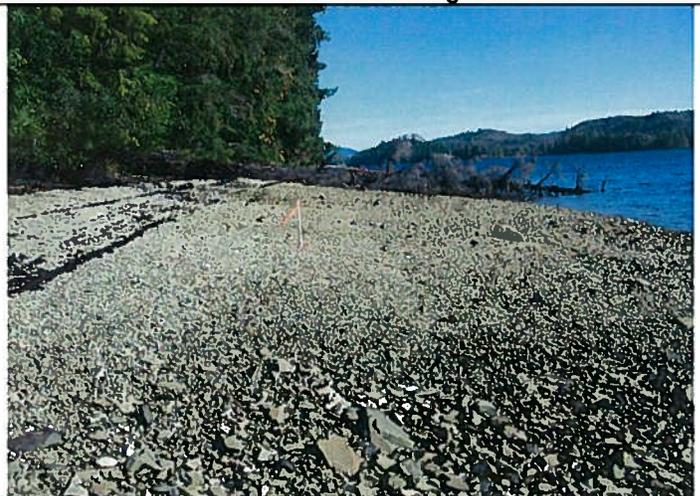
Beach front Lots 4- 5 looking east



Beach front Lot 5 looking north.



View east from rear of lots.



Beach front Lots 20 & 21 looking north.

**Easements**

A title report was available to the appraiser and according to preliminary designs; the lots have a 50 foot public access easement from the mean high water mark (MHW). A 30' utility and access easement runs along the back line of all lots, as well along one of the side borders. These are peripheral easements that do not adversely impact Highest and Best Use. There is however, a 100' section line easement that runs through Lots 10, 11, 17, 18 and 19. This easement is in the

process of being vacated and should be completed by April 30, 2010. It is a hypothetical condition that the easement is vacated and we reserve the right to amend this report should facts prove otherwise.

**Tax Assessments**

All parcels owned by the State of Alaska are tax exempt. Once ownership is transferred from the State of Alaska, property taxes, if applicable are the responsibility of the buyer/grantee.

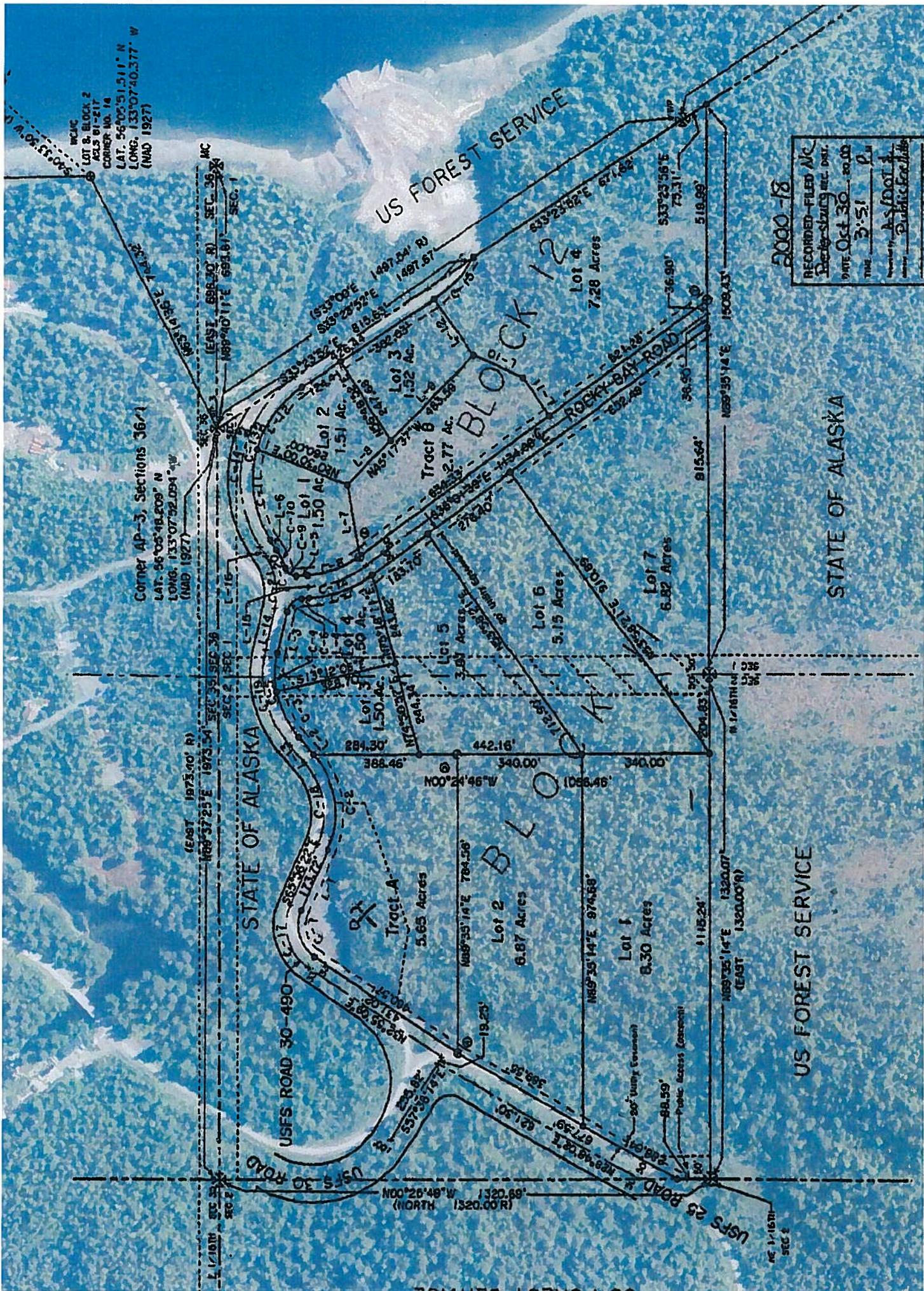
**Ownership History**

The property is owned by the State of Alaska DNR. Clark Bay North is a newly created subdivision, with Lots 4, 5 and 9 offered in a previous sealed bid auction for \$50,000 each. No bids were received on these lots. There have been no options, listings, or sales of the other subject lots.

**Highest and Best Use**

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

The primary development in the area is residential/recreational and therefore it is the appraiser's conclusion that residential/recreational use is the Highest and Best Use for these properties.



MCIC  
 LOT 8, BLOCK 2  
 ACRES 61-2117  
 CORNER NO. 14  
 LAT. 56°00'51.511" N  
 LONG. 133°07'40.377" W  
 (NAD 1927)

Corner AP-3, Sections 36/1  
 LAT. 58°05'48.609" N  
 LONG. 133°07'52.094" W  
 (NAD 1927)

(EAST 1973.10' R)  
 168°37'25" E 1973.54' SEC 34  
 SEC 2 SEC 1

US FOREST SERVICE

2000-18  
 RECORDED-FILED MC  
 REGISTERED REC. DIST.  
 DATE Oct 30 2000  
 TIME 3:51 P.M.  
 Prepared by AS/DOT &  
 Public Facilities

STATE OF ALASKA

US FOREST SERVICE

BLOCK 12

BLOCK 11

STATE OF ALASKA

USFS ROAD 30-490

USFS ROAD 30

ROCKY BAY ROAD

Lot 6  
 5.15 Acres

Lot 7  
 6.82 Acres

Lot 1  
 8.30 Acres

Lot 2  
 6.87 Acres

Lot 3  
 5.51 Acres

Lot 4  
 7.28 Acres

Lot 5  
 3.91 Acres

Lot 6  
 5.15 Acres

Lot 7  
 6.82 Acres

Tract A  
 5.65 Acres

Tract B  
 2.77 Acres

Tract C  
 1.52 Acres

90° Utility Elevation

Public Access (Concrete)

USFS ROAD 25

USFS ROAD 25

USFS ROAD 25

1/16TH

**GENERAL SITE DESCRIPTION ASLS 2000-22 Whale Passage S/D****Location**

The subject is located on the northeast coast of Prince of Wales Island, in Southeast Alaska, approximately 75 miles northwest of Ketchikan, Alaska.

**Access**

Primary access to the Whale Passage area is by boat, float plane or via the U. S. Forest Service logging road system connecting Thorne Bay, Craig, Klawock and the Alaska Marine Highway terminal at Hollis.

**Size and Shape**

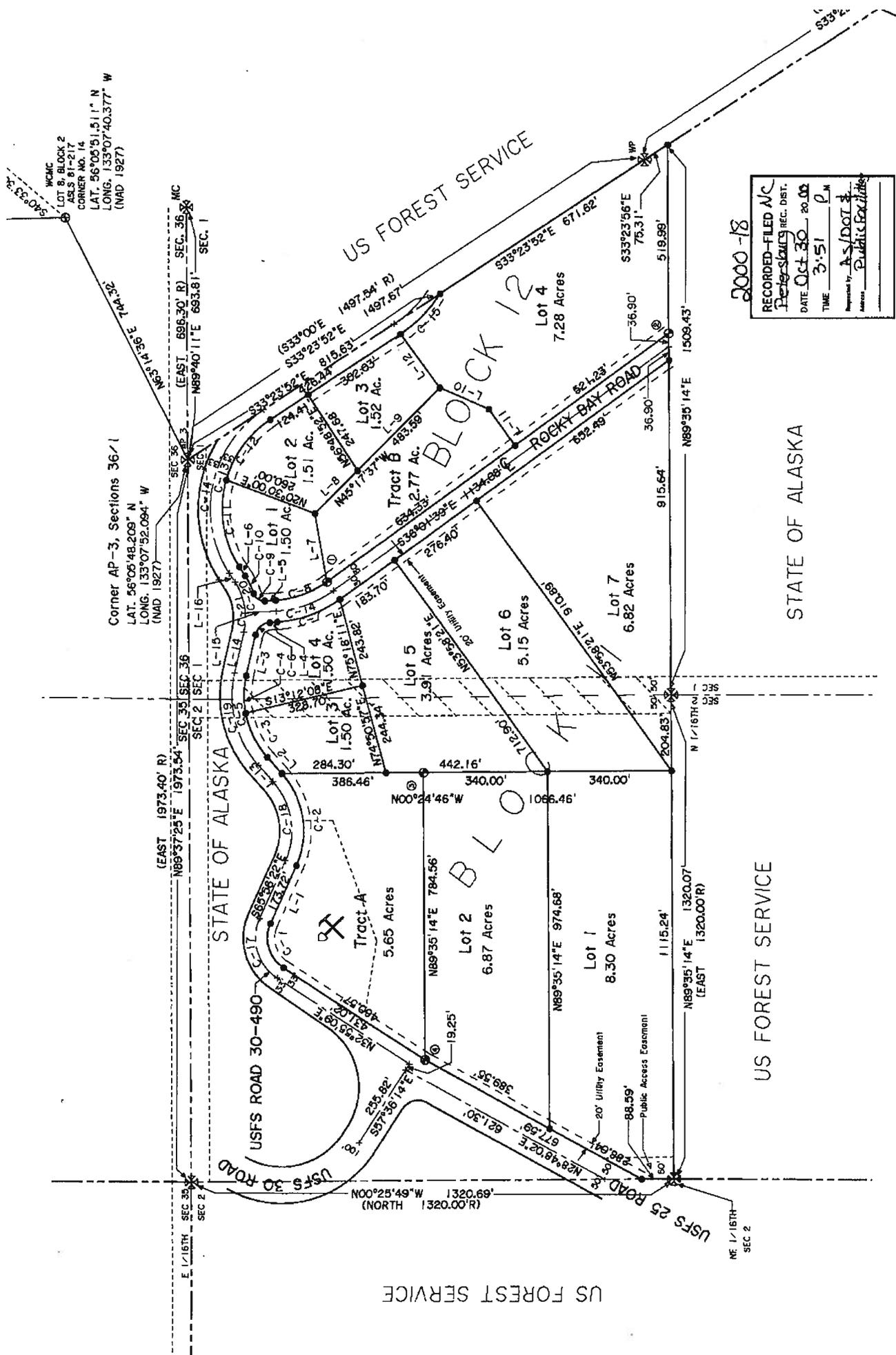
ADL	Survey	Lot	Block	Acres	Shape	Access	Topo
106762	ASLS 2000-22	1	11	8.30	Irregular	Gravel	Moderate
106763	ASLS 2000-22	2	11	6.87	Irregular	Gravel	Moderate
106764	ASLS 2000-22	3	11	1.50	Regular	Gravel	Moderate
106765	ASLS 2000-22	4	11	1.50	Regular	Gravel	Moderate
106766	ASLS 2000-22	5	11	3.91	Irregular	Platted, undeveloped	Steep
106767	ASLS 2000-22	6	11	5.15	Irregular	Platted, undeveloped	Steep
106768	ASLS 2000-22	7	11	6.82	Triangular	Platted, undeveloped	Steep
106769	ASLS 2000-22	1	12	1.50	Regular	Gravel	Moderate
106770	ASLS 2000-22	2	12	1.51	Regular	Gravel	Moderate
106771	ASLS 2000-22	3	12	1.52	Regular	Gravel	Moderate
106772	ASLS 2000-22	4	12	7.28	Irregular	Gravel	Moderate

**Size, Shape Topography**

Gentle to moderate slopes with elevations from 40 to 275 feet above sea level.

**Soils**

The subject soils are unknown, but appear to be good given the slope and quality of vegetation. There is a small amount of organic muskeg over a few areas of rock outcroppings. The site is heavily treed with a mix of old and second growth cedar, spruce and hemlock.



WCMC  
 LOT 8, BLOCK 2  
 ASLS 81-217  
 CORNER NO. 14  
 LAT. 56°05'51.511" N  
 LONG. 133°07'40.377" W  
 (NAD 1927)

Corner AP-3, Sections 36/1  
 LAT. 56°05'48.209" N  
 LONG. 133°07'52.094" W  
 (NAD 1927)

US FOREST SERVICE

US FOREST SERVICE

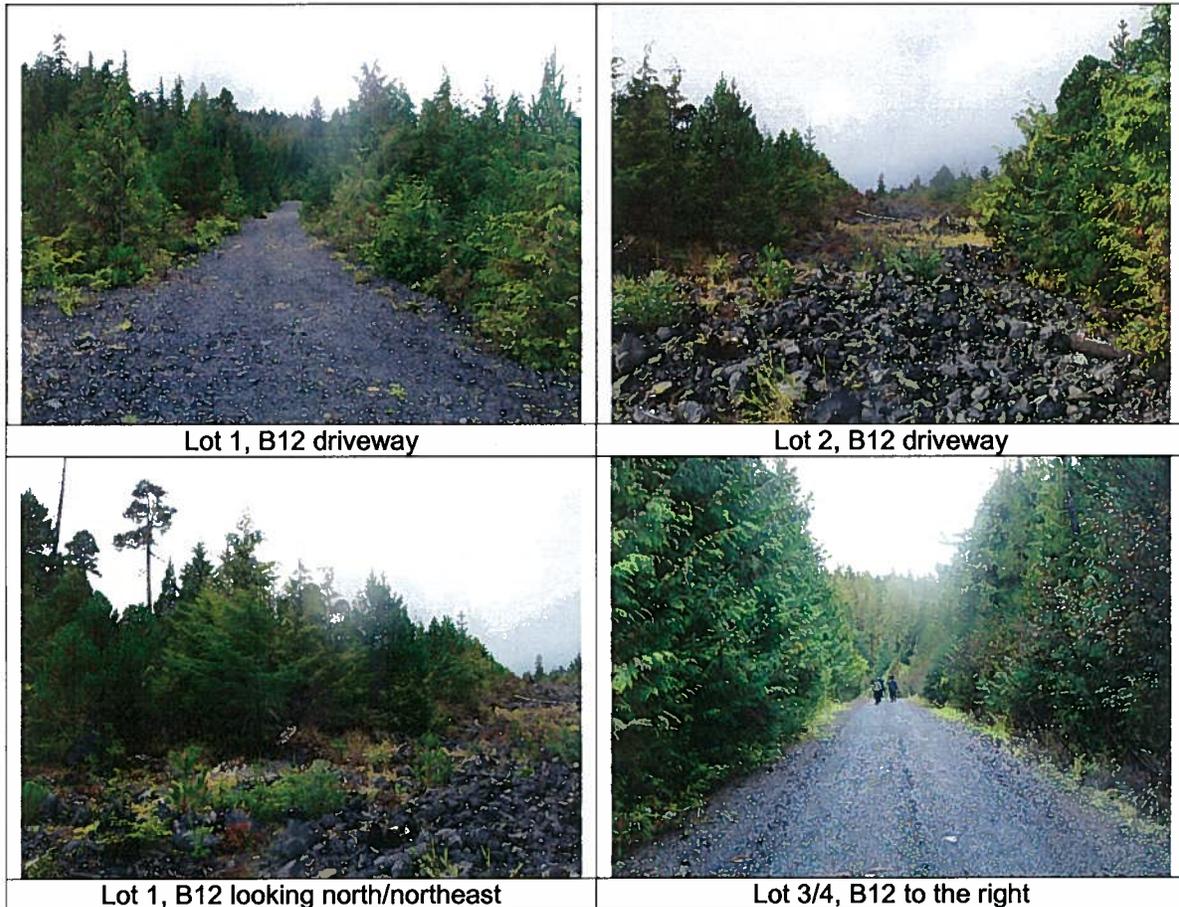
STATE OF ALASKA

US FOREST SERVICE

2000-18

RECORDED-FILED MC  
 Petersburg REC. DIST.  
 DATE Oct 30 20 00  
 TIME 3:51 P M  
 Registered by AS/DOT  
 Address Public Utilities

3.8'
6'
1.9'
3'
5.7'
3.2'
1.1'
5.8'
2.4'
1.3'
1.5'
3.5'

**Utilities**

Electric and telephone services are not available in the area. Because there is no public water or sewer, on-site water wells and septic systems are needed for development.

**Easements**

A title report was available to the appraiser and according to recorded documents; a 20 foot utility easement runs along the road frontage of all lots. These peripheral easements do not adversely impact development of the parcels to their highest and best use. The section line easement shown along sections 1 & 2 was vacated with the submission and recordation of this plat. There is a blanket easement to the US Forest Service to use a majority of the site covered by these lots as a log storage area. DNR and the USFS are currently working to remove the easement. It is a hypothetical condition in the valuation of these parcels that the removal of the easement will take place. We reserve the right to amend this report should the easement not be vacated.

**Environmental Hazards**

None were observed.

**Hazardous Waste and Toxic Materials**

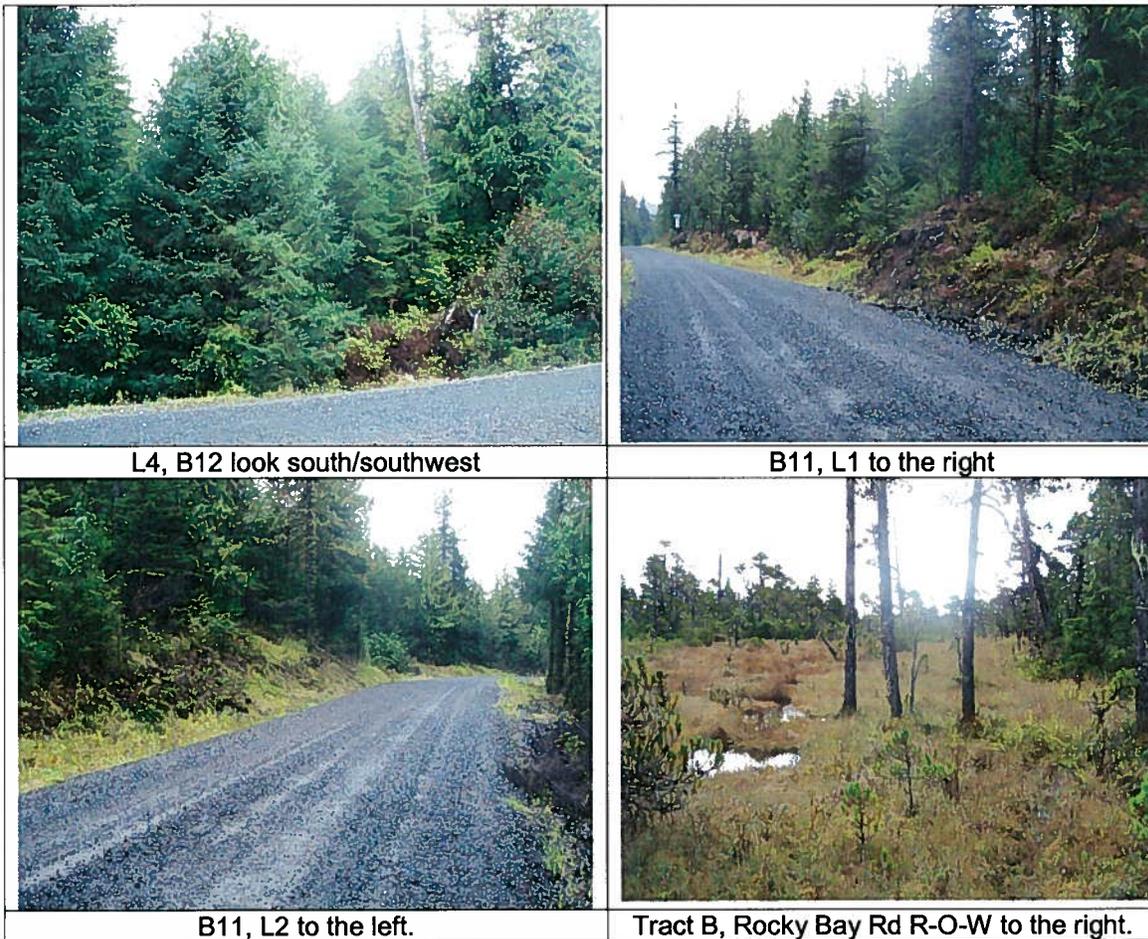
None were observed.

**Zoning Regulations**

The subject is located outside the boundaries of an incorporated city.

**Tax Assessments**

All parcels owned by the State of Alaska are tax exempt. Once ownership is transferred from the State of Alaska, property taxes, if applicable are the responsibility of the buyer/grantee.

**Ownership History**

The property is owned by the State of Alaska DNR. It is a newly available subdivision and there have been no options, listings, or sales of the subject lots in the last three years.

**Highest and Best Use**

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

The primary development in the area is residential/recreational; therefore, it is the appraiser's conclusion that residential/recreational use is the Highest and Best Use for the key lot and all other parcels.

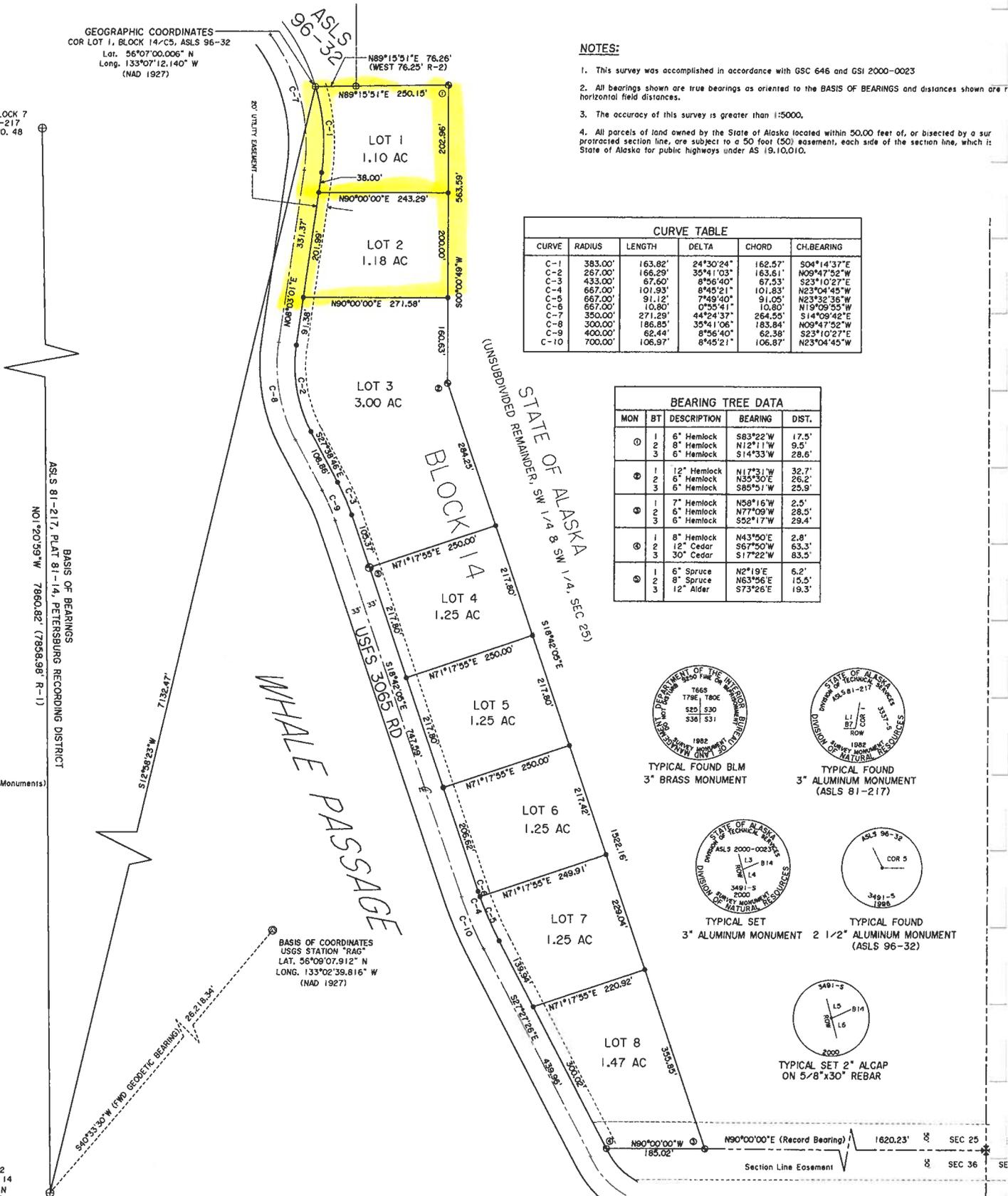
A number of lots in the subdivision, (B 11, L 1, 2, 5-7 and B 12, L 4) are much larger in size (3.91 to 8.30 acres) and subdivision of these tracts must be considered. A majority of the lots are long and narrow or have very irregular shapes. The topography is steep on a number of the lots and it would definitely impact the development of any of the larger lots. The development costs to build a gravel road would most likely be more than the proceeds from the sale of the lots. Given the above noted factors, any subdivision of the larger lots is not justified in the current market.

GEOGRAPHIC COORDINATES  
 COR LOT 1, BLOCK 14/C5, ASLS 96-32  
 Lat. 56°07'00.006" N  
 Long. 133°07'12.140" W  
 (NAD 1927)

**NOTES:**

1. This survey was accomplished in accordance with GSC 646 and GSI 2000-0023
2. All bearings shown are true bearings as oriented to the BASIS OF BEARINGS and distances shown are horizontal field distances.
3. The accuracy of this survey is greater than 1:5000.
4. All parcels of land owned by the State of Alaska located within 50.00 feet of, or bisected by a surveyed section line, are subject to a 50 foot (50') easement, each side of the section line, which is State of Alaska for public highways under AS 19.10.010.

LOT 1, BLOCK 7  
 ASLS 81-217  
 CORNER NO. 48



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	383.00'	163.82'	24°30'24"	162.57'	S04°14'37"E
C-2	267.00'	166.29'	35°41'03"	163.61'	N09°47'52"W
C-3	433.00'	87.60'	8°56'40"	87.53'	S23°10'27"E
C-4	667.00'	101.93'	8°45'21"	101.83'	N23°04'45"W
C-5	667.00'	91.12'	7°49'40"	91.05'	N23°32'36"W
C-6	667.00'	10.80'	0°55'41"	10.80'	N19°09'55"W
C-7	350.00'	271.29'	44°24'37"	264.55'	S14°09'42"E
C-8	300.00'	186.85'	35°1'06"	183.84'	N09°47'52"W
C-9	400.00'	62.44'	8°56'40"	62.38'	S23°10'27"E
C-10	700.00'	106.97'	8°45'21"	106.87'	N23°04'45"W

BEARING TREE DATA				
MON	BT	DESCRIPTION	BEARING	DIST.
①	1	6" Hemlock	S83°22'W	17.5'
	2	8" Hemlock	N12°11'W	9.5'
	3	6" Hemlock	S14°33'W	28.6'
②	1	12" Hemlock	N17°31'W	32.7'
	2	6" Hemlock	N35°30'E	26.2'
	3	6" Hemlock	S85°51'W	25.9'
③	1	7" Hemlock	N58°16'W	2.5'
	2	6" Hemlock	N77°09'W	28.5'
	3	6" Hemlock	S52°17'W	29.4'
④	1	8" Hemlock	N43°50'E	2.8'
	2	12" Cedar	S67°50'W	63.3'
	3	30" Cedar	S17°22'W	83.5'
⑤	1	6" Spruce	N2°19'E	6.2'
	2	8" Spruce	N63°56'E	15.5'
	3	12" Alder	S73°26'E	19.3'

† (See Typical Found Monuments)  
 † monument

3" Rebar  
 30" Alum Pipe  
 217)  
 32)

WCMC Lot 8, Block 2  
 ASLS 81-217, Corner 14  
 Lat. 56°05'51.511" N  
 Long. 133°07'40.377" W



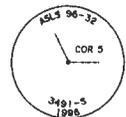
TYPICAL FOUND BLM  
 3" BRASS MONUMENT



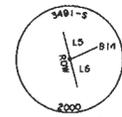
TYPICAL FOUND  
 3" ALUMINUM MONUMENT  
 (ASLS 81-217)



TYPICAL SET  
 3" ALUMINUM MONUMENT



TYPICAL FOUND  
 2 1/2" ALUMINUM MONUMENT  
 (ASLS 96-32)



TYPICAL SET 2" ALCAP  
 ON 5/8" X 30" REBAR

**GENERAL SITE DESCRIPTION ASLS 2000-23 Whale Passage S/D**



Lots 1 & 2 on the right looking north.

Lots 1 & 2 on the left looking south.

**Location**

The subject is located on the northeast coast of Prince of Wales Island, in Southeast Alaska, approximately 75 miles northwest of Ketchikan, Alaska.

**Access**

Primary access to the Whale Passage area is by boat, float plane or via the U. S. Forest Service logging road system connecting Thorne Bay, Craig, Klawock and the Alaska Marine Highway terminal at Hollis.

**Size, Shape Topography**

ADL	Survey	Lot	Block		Shape	Access	Topo
107457	ASLS 2000-23	1	14	1.10	Regular	Gravel	Moderate
107458	ASLS 2000-23	2	14	1.18	Regular	Gravel	Moderate

**Soils**

The subject soils are unknown, but appear to be good given the slope and quality of vegetation. There are areas of forested wetlands that have been identified, as well as suitable building sites on each lot. The lots are heavily treed with a mix of old and second growth cedar, spruce and hemlock. Lot 1 is improved with a gravel driveway and building pad.

**Utilities**

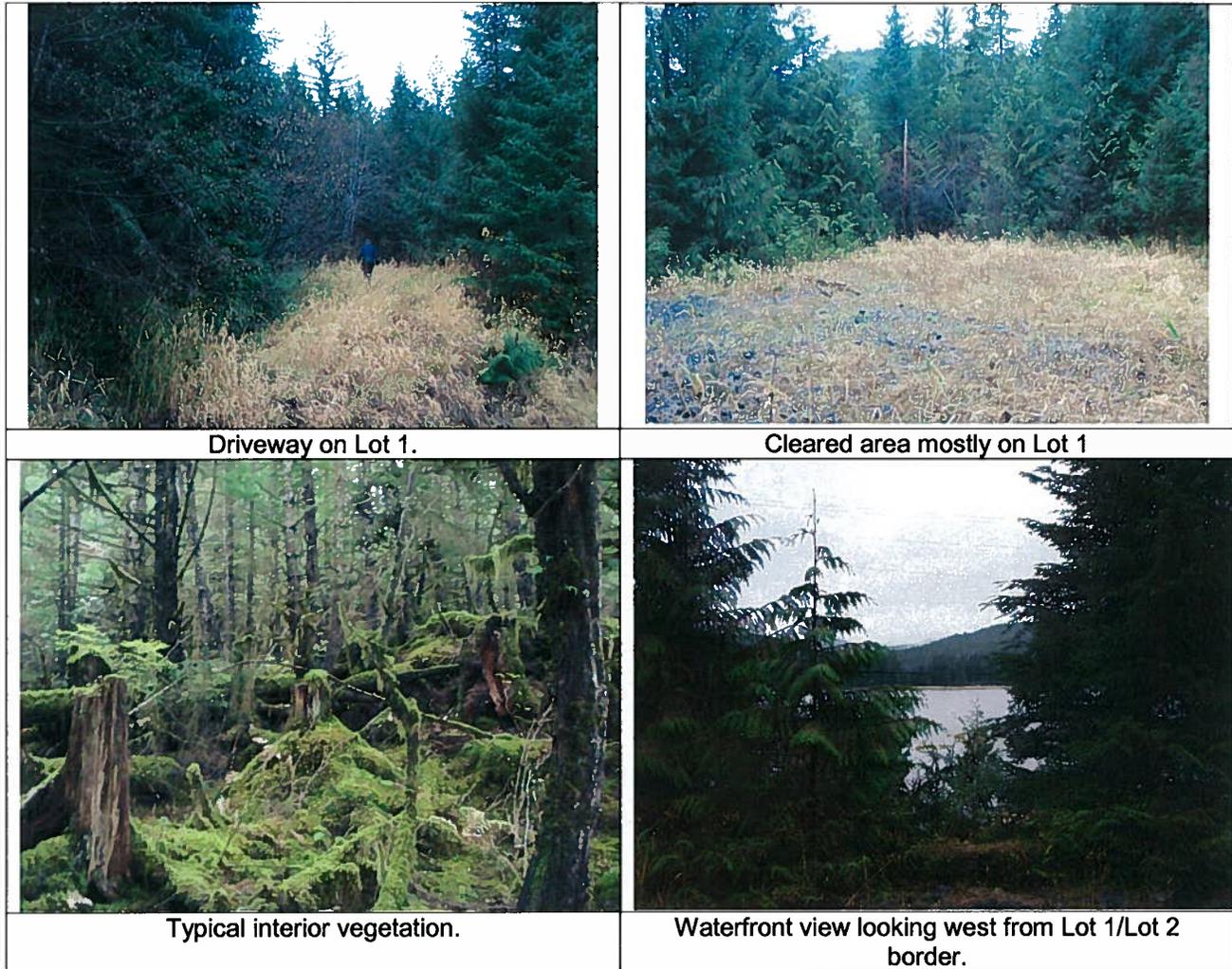
Electric service is available in the area and runs along the subject lot's western border. Because there is no public water or sewer, on-site water wells and septic systems are needed for development.

**Easements**

A title report was available to the appraiser and according to recorded documents; a 20 foot wide utility easement runs along the front, or west side of both lots. This is a peripheral easement that does not adversely impact development of the parcels to their highest and best use.

**Environmental Hazards**

None were observed.



**Hazardous Waste and Toxic Materials**

None were observed.

**Zoning Regulations**

The subject is located outside the boundaries of an incorporated city.

**Tax Assessments**

All parcels owned by the State of Alaska are tax exempt. Once ownership is transferred from the State of Alaska, property taxes, if applicable are the responsibility of the buyer/grantee.

**Ownership History**

The property is owned by the State of Alaska DNR. There have been no options, listings, or sales of the subject lots in the last three years.

**Highest and Best Use**

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

The primary development in the area is residential/recreational and therefore it is the appraiser's conclusion that residential/recreational use is the Highest and Best Use for these properties.

accordance with AS  
1.

are true bearings as oriented  
shown are reduced to

ter than 1:5000.

rate of Alaska, located within  
and or protracted section line,  
it, on each side of the  
State of Alaska for public

bearing for this plat was  
urvey, using Topcon/Javad  
entally corrected and  
6.11 software. A local grid  
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ong. 136°12'45.04"W.

used were constrained to  
n (NSRS) using CORS  
nded to the corner locations  
ted from NAD 83 to NAD 27

if mean high water (MHW)  
e approximate line of MHW,  
nly, with the true corners  
s and their intersection with

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extrapolated from the NOAA  
and low waters for 2009 at  
a, Baranof Island, Sitka

ce with State Platting  
nuary 16, 2009, EV-3-092

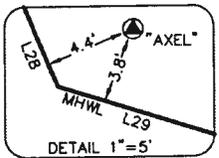
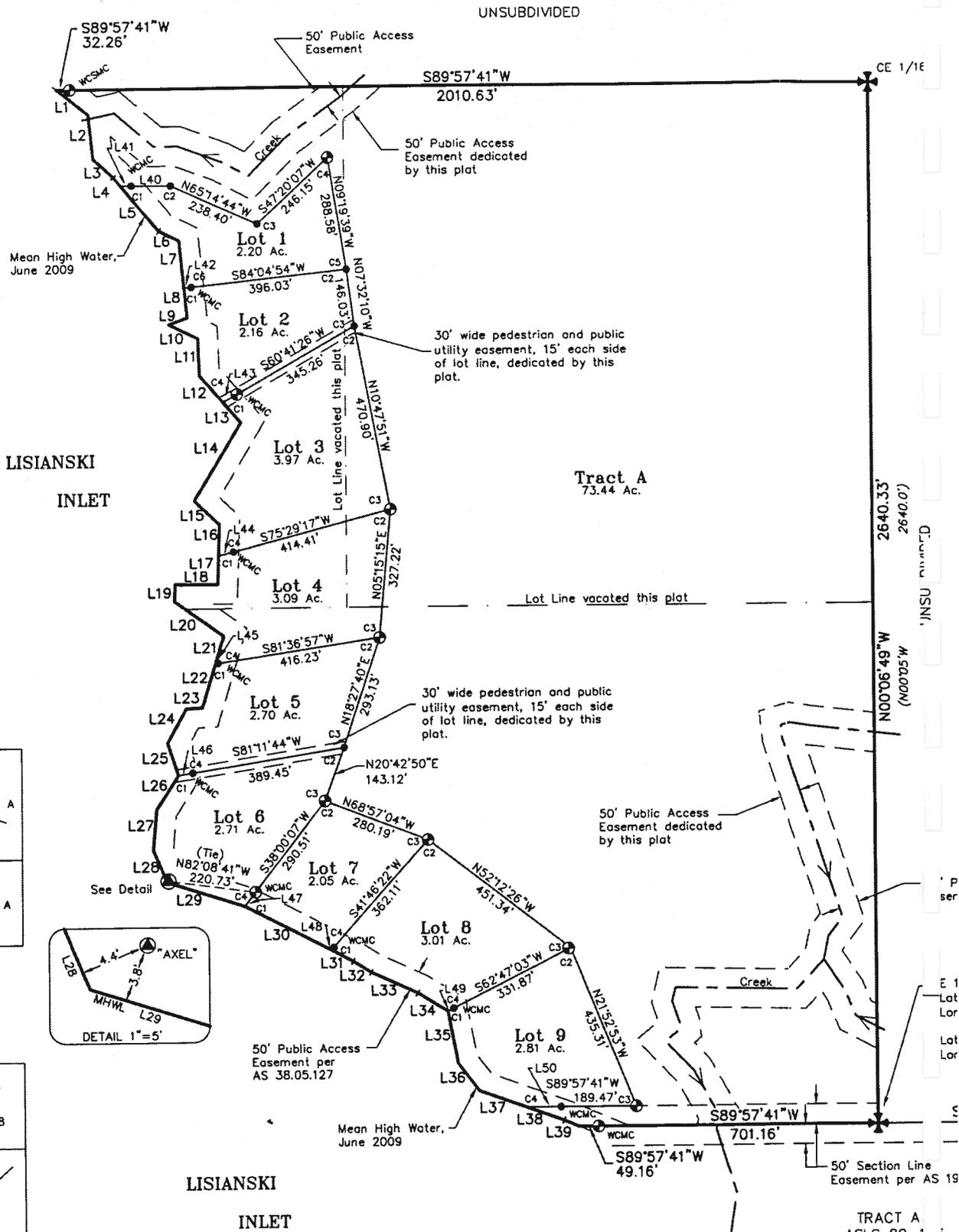
**SURVEY**

WC S28 S33	TR A L7 C3 C2 L8	L6 C3 TR A C2 L7
A L8 C3 C2 L9	TR A L4 C3 C2 L5	TR A L3 C3 C2 L4

**THIS SURVEY**

WC L4 C4 C1 L5	WC L5 C4 C1 L6	WC L7 C4 C1 L8
A L2 C3 C2 L3	TR A L1 C5 C2 L2	TR A C3 L1

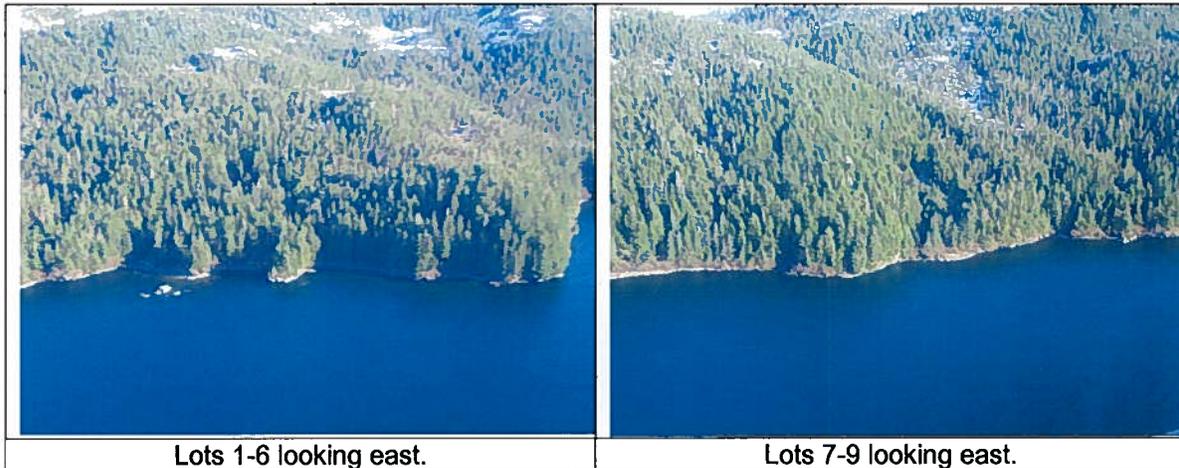
drilled and cemented into boulder or bedrock



TYPICAL SECONDARY MONUMENT  
SET THIS SURVEY

MONUMENTS RECOVERED THIS SURVEY



**GENERAL SITE DESCRIPTION ASLS 2007-18 Lisianski View S/D**

Lots 1-6 looking east.

Lots 7-9 looking east.

**Location**

The subject is located on the eastside of Lisianski Inlet, on northwest coast of Chichagof Island, in Southeast Alaska, approximately 75 miles west of Juneau, Alaska.

**Access**

Primary access to the Pelican area is by boat, float plane or via the Alaska Marine Highway.

**Size, Shape Topography**

Moderate to steep slopes with elevations from 0 to 250 feet above sea level.

ADL	Survey	Lot	Acres	Shape	Access	Topo	Water front
107947	ASLS 2007-18	1	2.20	Irregular	Boat, float plane	Moderate to steep	218'
107948	ASLS 2007-18	2	2.16	Regular	Boat, float plane	Moderate to steep	380'
107949	ASLS 2007-18	3	3.97	Regular	Boat, float plane	Moderate to steep	438'
107950	ASLS 2007-18	4	3.09	Regular	Boat, float plane	Moderate to steep	476'
107951	ASLS 2007-18	5	2.70	Regular	Boat, float plane	Moderate to steep	353'
107952	ASLS 2007-18	6	2.71	Regular	Boat, float plane	Moderate to steep	490'
107953	ASLS 2007-18	7	2.05	Regular	Boat, float plane	Very Steep	250'
107954	ASLS 2007-18	8	3.01	Regular	Boat, float plane	Very Steep	336'
107955	ASLS 2007-18	9	2.81	Regular	Boat, float plane	Moderate to steep	347'

**Soils**

The subject soils are unknown, but appear to be good given the slope and quality of vegetation. There are areas of forested wetlands that have been identified, as well as suitable building sites on each lot. The lots are heavily treed with a mix of old and second growth cedar, spruce and hemlock.

**Utilities**

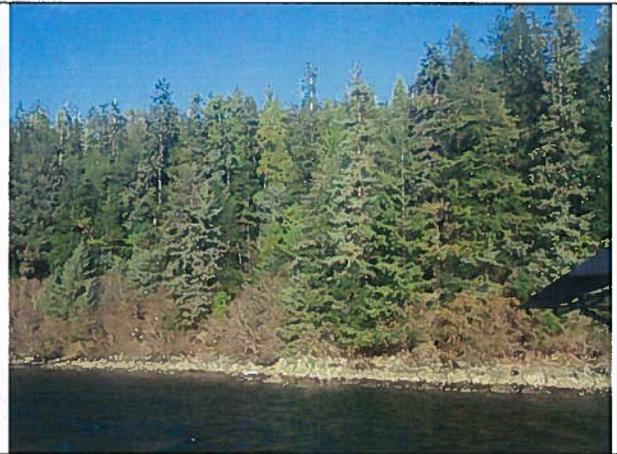
Electric and telephone services are not available in the area. Because there is no public water or sewer, on-site water wells and septic systems are needed for development.

**Easements**

A title report was available to the appraiser and according to recorded documents; a 50 foot public access easement runs along the water front of all lots. There is also two 15' wide pedestrian and public utility easements between L2 & 3 and 6 & 7. These peripheral easements do not adversely impact development of the parcels to their highest and best use.



Waterfront view looking east at Lots 3 & 4.



Waterfront view looking east at Lot 5.



Interior view looking south on Lot 9.



View looking west from Lot 8.

**Environmental Hazards**

None were observed.

**Hazardous Waste and Toxic Materials**

None were observed.

**Zoning Regulations**

The subject is located outside the boundaries of an incorporated city.

**Tax Assessments**

All parcels owned by the State of Alaska are tax exempt. Once ownership is transferred from the State of Alaska, property taxes, if applicable are the responsibility of the buyer/grantee.

**Ownership History**

The property is owned by the State of Alaska DNR. It is a newly created subdivision and there have been no options, listings, or sales of the subject lots in the last three years.

**Highest and Best Use**

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

The primary development in the area is residential recreational and therefore it is the appraiser's conclusion that residential/recreational use is the Highest and Best Use for these properties.

Due to the confidentiality of sales information in the State of Alaska, the valuation section of the report is unavailable online. The entire report can be reviewed at the DNR Public Information Center:

**In Anchorage**

(in the Atwood Building)  
550 W. 7<sup>th</sup> Ave. Suite 1200, Anchorage AK, 99501  
Phone (907) 269-8400  
Fax (907) 269-8901  
TDD for hearing impaired (907) 269-8411  
e-mail: [dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Fairbanks**

(Corner of University & Airport Way)  
3700 Airport Way, Fairbanks, AK 99709  
Phone (907) 451-2705  
Fax (907) 451-2706  
TDD for hearing impaired (907) 451-2770  
e-mail: [fbx-pic@alaska.gov](mailto:fbx-pic@alaska.gov)  
Business hours 10:00 am to 5:00 pm M-F.

**In Juneau**

(Southeast Div. of Land)  
400 Willoughby Ave., 4<sup>th</sup> Floor, Juneau AK 99801  
Phone (907) 465-3400  
Fax (907) 586-2954  
e-mail: [southeast\\_land@dnr.state.ak.us](mailto:southeast_land@dnr.state.ak.us)  
Business hours 10:00 am to 5:00 pm M-F.