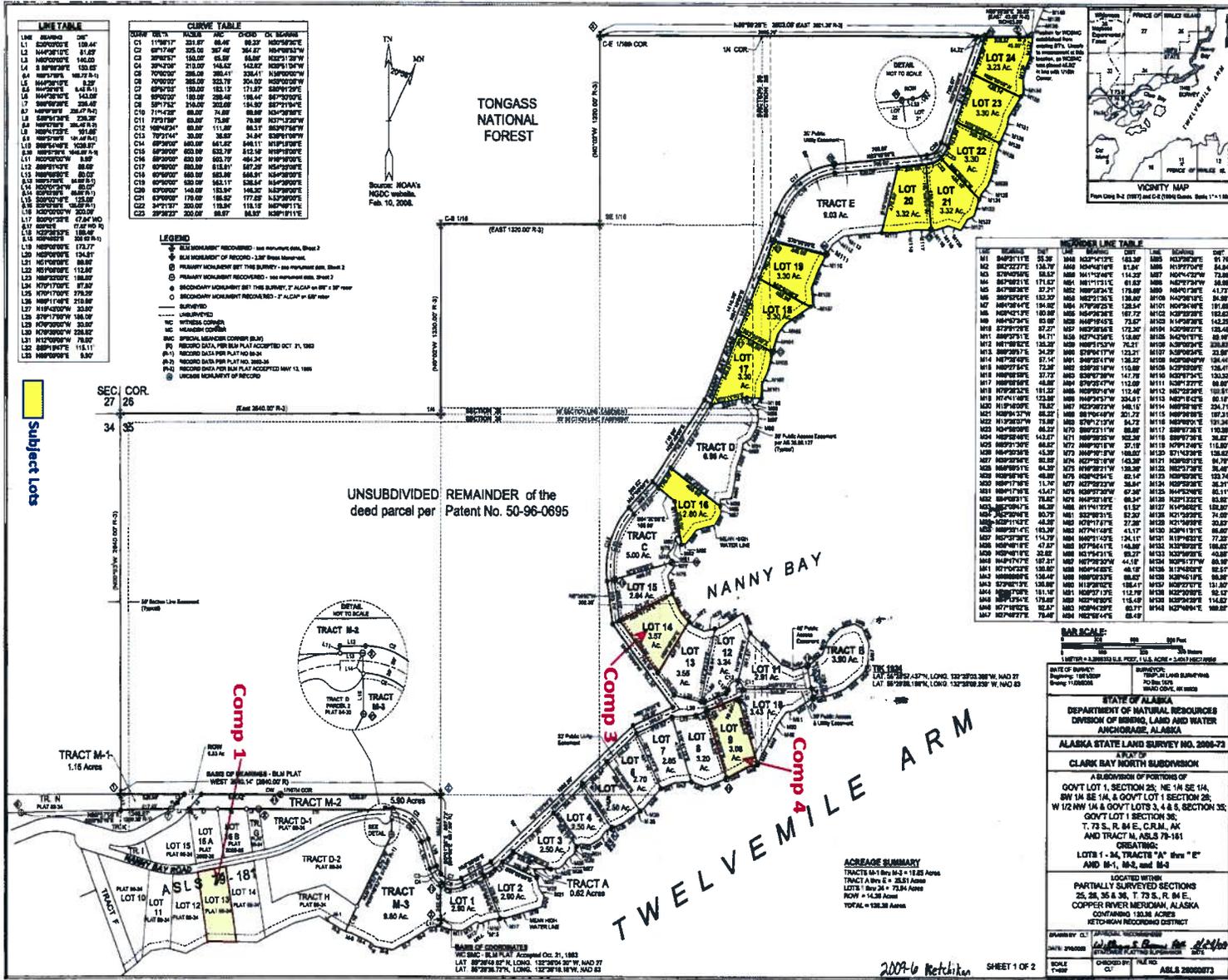


CLARK BAY SUBJECT AND COMPARABLE SALES LOCATION MAP



**2.2 CLARK BAY NORTH PROPERTY DESCRIPTIONS**

The Clark Bay North Subdivision properties are all located approximately about two miles north of the road system along Twelvemile Arm outside of the small community of Hollis. These parcels are all waterfront parcels with no utilities. Vegetation is typical southeast vegetation with a combination of cedar, hemlock, spruce and alder. Although a road is platted to these lots, current access is via boat or floatplane. There is the typical 50' Public Access Easement along the beach from the mean high water line on all of the properties. A section line easement, which had originally gone through Lots 17, 18 and a corner of 19, has been vacated per Plat 2010-18, Ketchikan Recording District. None of the subject lots have been sold previously or offered on the market as yet. Please see the addenda for a listing of other sales in the subdivision.



Lot 16 090511\_2889

**Lot 16, Clark Bay North** is located in a more protected portion of Nanny Bay with long tidal runout. It has very gradual topography and a rocky beach. It has historically been cut over but has a combination of larger trees and some scrub growth. It is between two larger tracts with drainage streams which are currently state ownership.

**Lot 17, Clark Bay North** is also adjacent to a larger state tract with drainage. This lot has relatively gradual topography and a rocky beach. It was logged in the last 20-30 years and has dense vegetation, second growth and a considerable amount of alder near the beach.



Lot 17 090511\_2879



Lot 18 090511\_2879

**Lot 18, Clark Bay North** had also been previously logged and has relatively dense second growth. It is gradually sloping in topography. It has a gradual rocky beach.

**Lot 19, Clark Bay North** has also been logged in the relatively recent past. It has dense second growth and gradual topography. It includes a relatively gradual, rocky beach.



Lot 19 090511\_2905



Lot 20 090511\_2865

**Lot 20, Clark Bay North** is just west of Forty Pound Point. This parcel is gradual in topography and enjoys a gradual sandy/gravel beach. There is some large fringe growth of hemlock and spruce along the beach. The remainder of the parcel is wooded with some dense undergrowth near the beach.

**Lot 21, Clark Bay North** is the parcel located at Forty Pound Point. It has a gradual, rocky beach with larger boulders near the northeastern corner. It is relatively gradual topography with thick second growth.



Lot 21 090511\_2863



Lot 22 090511\_2852

**Lot 22, Clark Bay North** is inhabited by small, second growth. It is relatively gradual in topography and has a rocky, rubble beach. Portions of the parcel have minimal undergrowth and are more open.

**Lot 23, Clark Bay North** has a relatively steep, rocky beach. Portions of the beach are essentially small rock bluffs. The parcel is also steep and wooded.



Lot 23 090511\_2844



Lot 24 090511\_2834

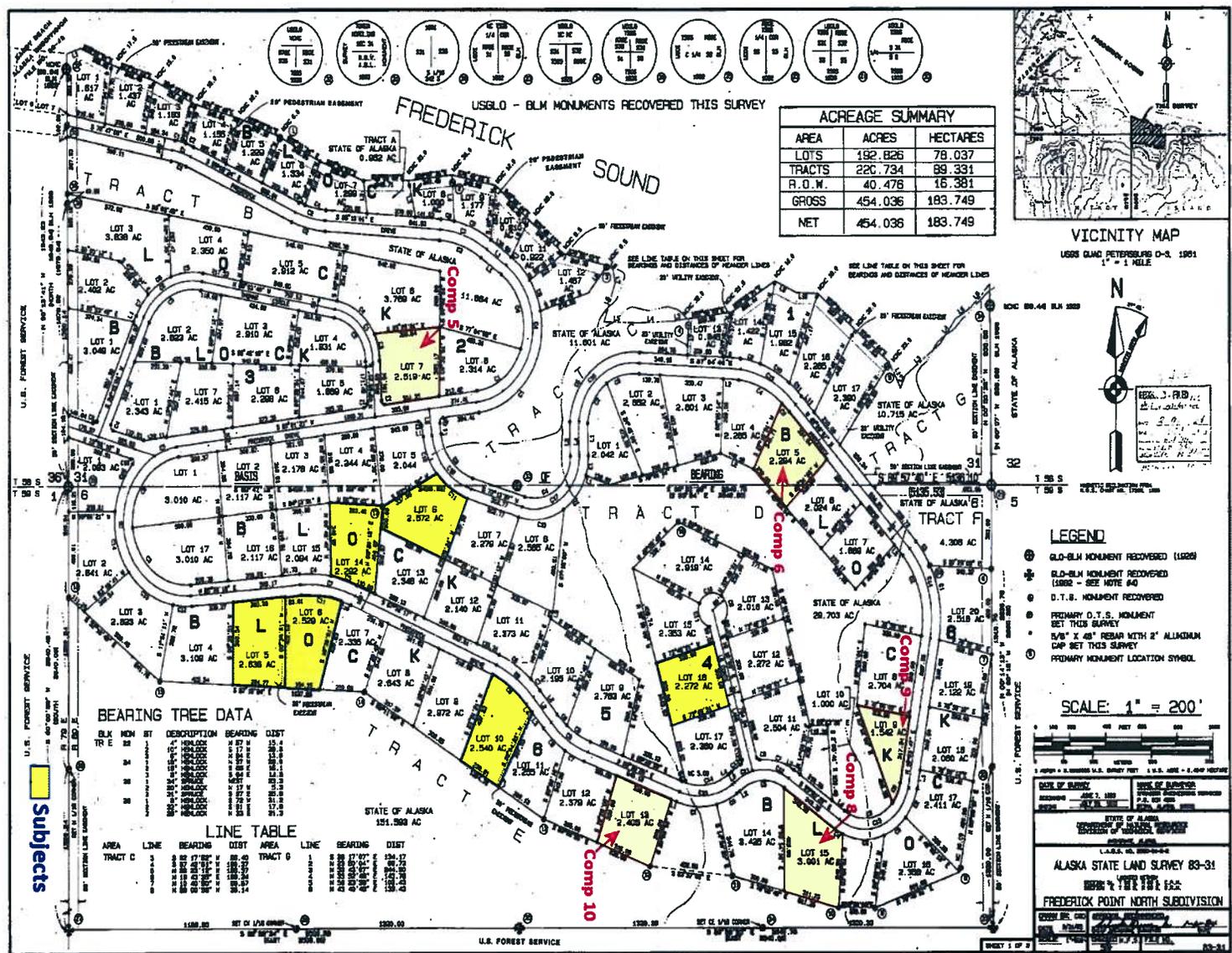
**Lot 24, Clark Bay North** is the northernmost property in the subdivision and borders Forest Service Land. It is steep and wooded. It has a steep, rocky beach.

### 2.3 HIGHEST AND BEST USE - CLARK BAY PROPERTIES

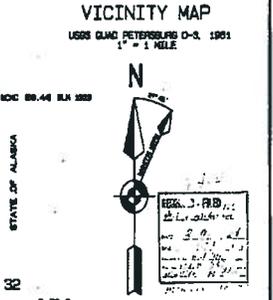
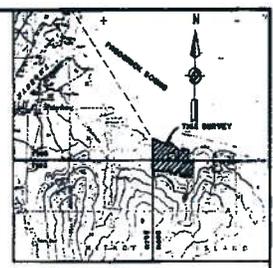
The highest and best use of these sites is to be developed with small, recreational, remote cabins or for future speculation. The immediate area is currently undeveloped but the nearby subdivision

11-068 / Various DNR Parcels in SE Alaska

FREDERICK POINT NORTH SUBJECT AND COMPARABLE SALES LOCATION MAP



ACREAGE SUMMARY		
AREA	ACRES	HECTARES
LOTS	192.626	78.037
TRACTS	226.734	89.331
R.O.M.	40.478	16.381
GROSS	454.036	183.749
NET	454.036	183.749



SCALE: 1" = 200'

U.S. FOREST SERVICE

ALASKA STATE LAND SURVEY 83-31

FREDERICK POINT NORTH SUBDIVISION

DATE OF SURVEY: JUNE 7, 1983

BY: [Name]

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

ALASKA DIVISION OF LAND SURVEY

ALASKA, 03, 883-00-0

DATE OF SURVEY: JUNE 7, 1983

BY: [Name]

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

ALASKA DIVISION OF LAND SURVEY

ALASKA, 03, 883-00-0

PTESB 84-4



Lot 16, Block 4 082511\_2532

**Lot 16, Block 4, Frederick Point North** is located in the upper elevations of the subdivision. It is located on a platted, but undeveloped cul-de-sac. It is largely muskeg soils and vegetation. There is the potential for some long distance marine views due to elevation. It is generally gradual in topography. There is no development as yet in the immediate area of the cul-de-sac. This lot backs on a wooded drainage, which is retained as a greenbelt. This lot had an application received in 2005, but was terminated in 2008.

**Lot 6, Block 5, Frederick Point North** is the only Frederick Point subject lot that is along the currently developed Frederick Drive. There is power and water in the road. The lot is slightly above the road grade. It is mostly muskeg conditions with a scattering of brushy, wooded areas. The neighboring property to the north is developed.



Lot 6, Block 5 082511\_2507



Lot 14, Block 5 082511\_2514

**Lot 14, Block 5, Frederick Point North** is located on a currently platted but undeveloped roadway. This lot is generally muskeg with generally gradual topography. There are currently no utilities to this property. This lot had a contract for \$9,900 in 2005, which was terminated in 2011.

**Lot 5, Block 6, Frederick Point North** is a higher elevation muskeg lot. It is currently accessed on foot, but has a platted only road. It is generally gradual in topography and overlooks other muskeg lots due to its higher elevation. It is backed by a wooded area as the topography starts to steepen. Soils and vegetation are generally muskeg. There is a very temporary tent platform on the site, which is damaged, structurally marginal and given no value. This lot had a contract for \$10,300 in 2006, but was terminated in 2011.



Lot 5, Block 6 082511\_2519



Lot 6, Block 6 082511\_2517

**Lot 6, Block 6, Frederick Point North** is adjacent to and relatively similar to Lot 5. It is slightly higher in elevation and has more wooded areas but is largely muskeg conditions. It is sloping and is backed by a wooded area as the topography starts up high to the south. Again, this lot is currently only accessed by foot and there is a platted only road. This lot had a contract for \$9,900 in 2005, but was terminated in 2011.

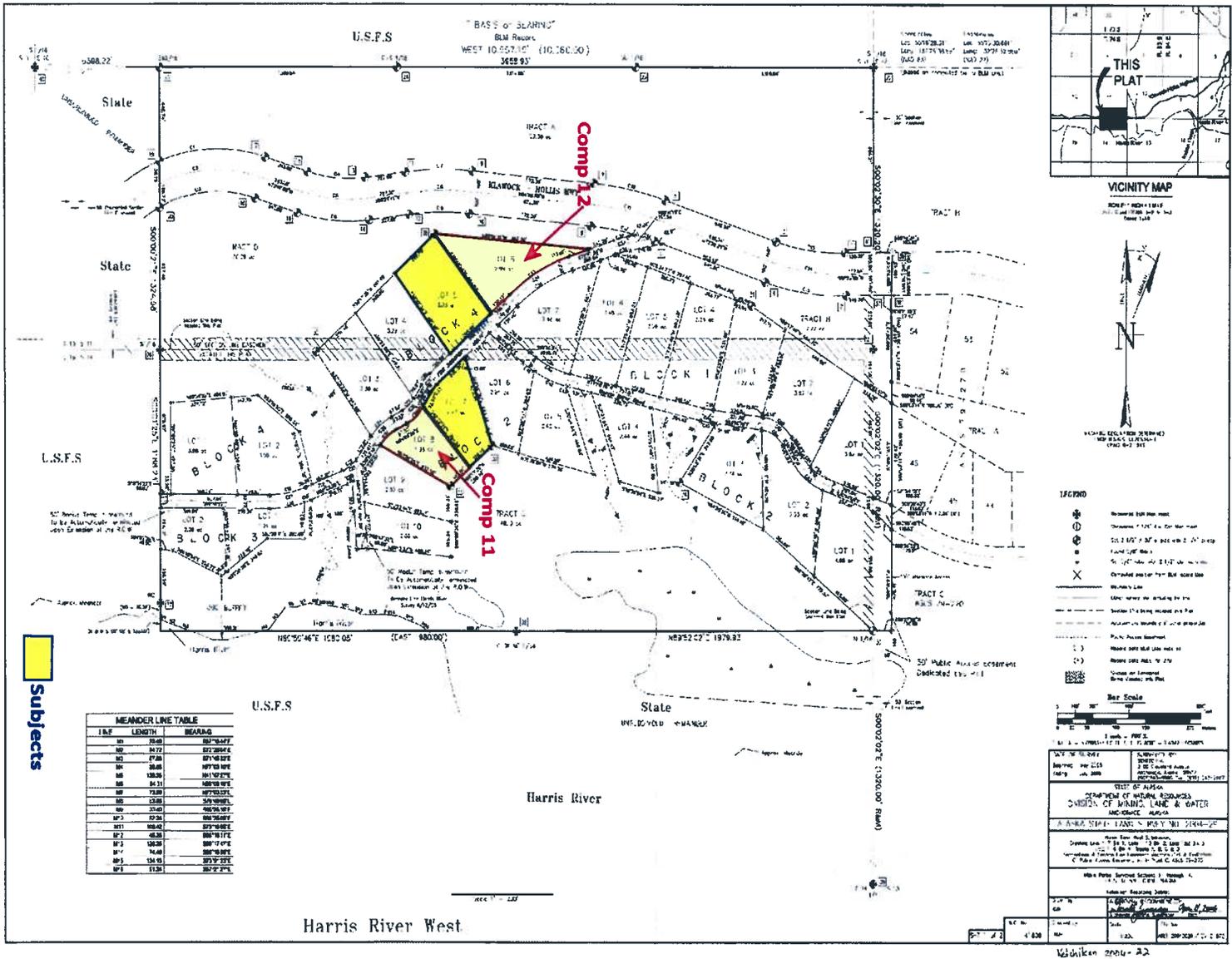


Lot 10, Block 6      082511\_2526

**Lot 10, Block 6, Frederick Point North** is another parcel with mostly muskeg conditions. It is currently accessed by foot only through adjacent parcels and is on a platted only road. It is relatively gradual and again, backs on the wooded lands as the slope starts to get steeper to the south. This lot had a contract for \$9,900 in 2006, but was terminated in 2011.

### **3.3 HIGHEST AND BEST USE - FREDERICK POINT NORTH PROPERTIES**

The highest and best use of these sites is to be developed with recreational or residential remote cabins or for future speculation. The immediate area has been developed slowly with development substantially completed along the waterfront and the preponderance of additional development along the currently improved Frederick Drive. There are currently minimal improvements on the lots away from Frederick Drive although there are several properties with trail access and small cabins, some of which are being used year-round. As the platted road is developed in the future, the subject area will become more appealing for year-round homes.

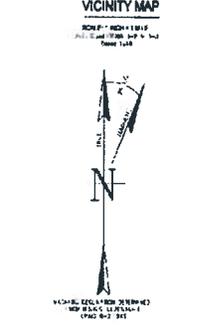
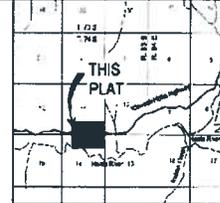


11-068 / Various DNR Parcels in SE Alaska

HARRIS RIVER WEST SUBJECTS AND COMPARABLE SALES LOCATION MAP

MEANDER LINE TABLE		
LINE	LENGTH	BEARING
M1	10.00	S87°55'47" W
M2	10.72	S72°28'04" E
M3	17.00	S71°45'12" E
M4	10.00	N77°02'00" W
M5	100.00	N10°00'00" E
M6	10.00	N89°59'59" W
M7	10.00	N89°59'59" W
M8	10.00	S89°59'59" E
M9	10.00	S89°59'59" E
M10	10.00	S89°59'59" E
M11	10.00	S89°59'59" E
M12	10.00	S89°59'59" E
M13	10.00	S89°59'59" E
M14	10.00	S89°59'59" E
M15	10.00	S89°59'59" E
M16	10.00	S89°59'59" E
M17	10.00	S89°59'59" E
M18	10.00	S89°59'59" E
M19	10.00	S89°59'59" E
M20	10.00	S89°59'59" E

Subjects



**STATE OF ALASKA**  
**DEPARTMENT OF NATURAL RESOURCES**  
**DIVISION OF MINING, LAND & WATER**  
**LANDS DIVISION**

Map No. 11-068  
 Date: 11/15/2011  
 Scale: 1" = 1000'

Map No. 11-068  
 Date: 11/15/2011  
 Scale: 1" = 1000'

Map No. 11-068  
 Date: 11/15/2011  
 Scale: 1" = 1000'

**5 NAUKATI BAY WEST PROPERTY**

**5.1 NAUKATI BAY WEST NEIGHBORHOOD**

There is only one subject property in Naukati. Naukati Bay West Subdivision is located in the community of Naukati, which is approximately 30 miles north of Craig and 20 miles southwest of Coffman Cove.

The community of Naukati has been developed over the past 40 years from its original logging camp status to an independent community. Naukati is between two and three miles from the main collector highway on Prince of Wales Island and the intersection is about 15 miles from the current paved highway, which goes to Coffman Cove, Thorne Bay and Craig/Klawock. According to the 2010 Census figures, the population of Naukati is around 113. Most of the residents are involved in the timber industry as far as employment.

There is a small school in Naukati along with a small general store. Most of the shopping and business retail centers are located in Craig or Klawock, which is about a 1.5 - 2 hour drive south via the mostly paved roads.

Public utilities are minimal in Naukati. Power is provided by Alaska Power. Water and sewer development is generally on-site and must be made in accordance with the State of Alaska Department of Environmental Conservation.

**5.2 NAUKATI BAY WEST PROPERTY DESCRIPTION**

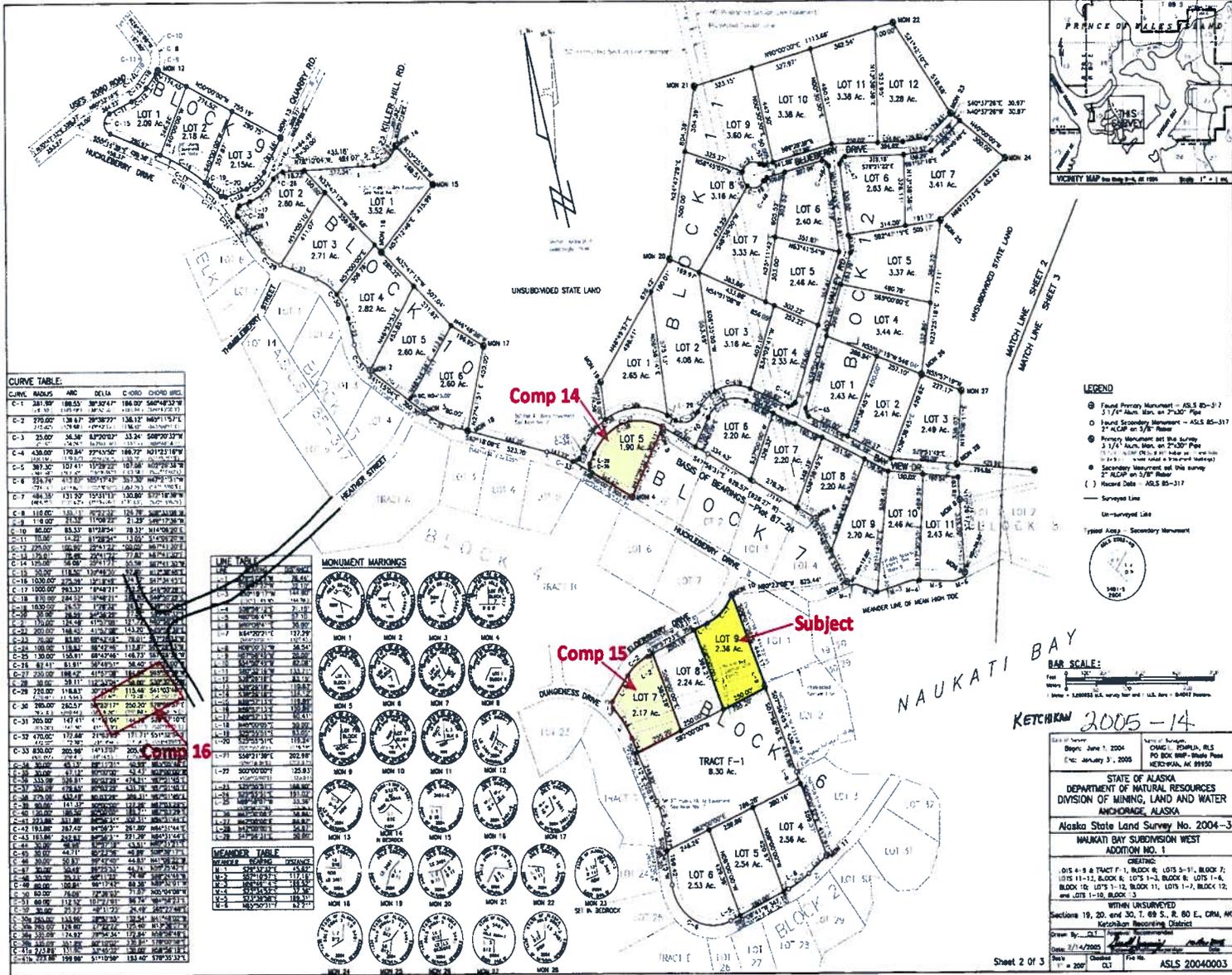


Lot 9, Blk 6 090511\_3087

**Lot 9, Block 6, Naukati Bay Subdivision West Addition 1** is a 2.36 AC upland lot located on the gravel and dirt road system in Naukati. It slopes relatively steeply uphill from Elderberry Drive. It is wooded with relatively mature spruce-hemlock forest. There appears to be a 100' section line easement at the rear of the lot towards the upper reaches of the lot elevations. View potential is average. This had a contract for sale in 2008 for \$90,100 but it was relinquished in July 2009. This price appeared to be a very strong price on an acre basis compared to other sales prices in the area at the time.

11-068 / Various DNR Parcels in SE Alaska

NAUKATI BAY WEST SUBJECT AND COMPARABLE SALES LOCATION MAP



CURVE TABLE			
CHORD	ARC	DELTA	CHORD BEHIND
C-1 341.00	188.55	80°24'47"	186.00
C-2 276.00	138.47	59°26'27"	136.18
C-3 23.00	34.38	83°20'07"	33.24
C-4 438.00	178.84	27°45'50"	186.77
C-5 387.30	157.41	19°29'22"	157.38
C-6 324.74	133.87	14°34'43"	133.36
C-7 284.37	113.97	10°11'11"	113.86
C-8 110.00	43.11	22°12'11"	42.98
C-9 18.00	35.33	81°28'54"	35.21
C-10 82.00	85.33	81°28'54"	78.31
C-11 78.00	72.00	90°00'00"	72.00
C-12 200.00	100.00	90°00'00"	100.00
C-13 174.00	87.00	90°00'00"	87.00
C-14 158.00	80.00	90°00'00"	80.00
C-15 152.00	77.00	90°00'00"	77.00
C-16 150.00	75.00	90°00'00"	75.00
C-17 150.00	75.00	90°00'00"	75.00
C-18 150.00	75.00	90°00'00"	75.00
C-19 150.00	75.00	90°00'00"	75.00
C-20 150.00	75.00	90°00'00"	75.00
C-21 150.00	75.00	90°00'00"	75.00
C-22 150.00	75.00	90°00'00"	75.00
C-23 150.00	75.00	90°00'00"	75.00
C-24 150.00	75.00	90°00'00"	75.00
C-25 150.00	75.00	90°00'00"	75.00
C-26 150.00	75.00	90°00'00"	75.00
C-27 150.00	75.00	90°00'00"	75.00
C-28 150.00	75.00	90°00'00"	75.00
C-29 150.00	75.00	90°00'00"	75.00
C-30 150.00	75.00	90°00'00"	75.00
C-31 150.00	75.00	90°00'00"	75.00
C-32 150.00	75.00	90°00'00"	75.00
C-33 150.00	75.00	90°00'00"	75.00
C-34 150.00	75.00	90°00'00"	75.00
C-35 150.00	75.00	90°00'00"	75.00
C-36 150.00	75.00	90°00'00"	75.00
C-37 150.00	75.00	90°00'00"	75.00
C-38 150.00	75.00	90°00'00"	75.00
C-39 150.00	75.00	90°00'00"	75.00
C-40 150.00	75.00	90°00'00"	75.00
C-41 150.00	75.00	90°00'00"	75.00
C-42 150.00	75.00	90°00'00"	75.00
C-43 150.00	75.00	90°00'00"	75.00
C-44 150.00	75.00	90°00'00"	75.00
C-45 150.00	75.00	90°00'00"	75.00
C-46 150.00	75.00	90°00'00"	75.00
C-47 150.00	75.00	90°00'00"	75.00
C-48 150.00	75.00	90°00'00"	75.00
C-49 150.00	75.00	90°00'00"	75.00
C-50 150.00	75.00	90°00'00"	75.00
C-51 150.00	75.00	90°00'00"	75.00
C-52 150.00	75.00	90°00'00"	75.00
C-53 150.00	75.00	90°00'00"	75.00
C-54 150.00	75.00	90°00'00"	75.00
C-55 150.00	75.00	90°00'00"	75.00
C-56 150.00	75.00	90°00'00"	75.00
C-57 150.00	75.00	90°00'00"	75.00
C-58 150.00	75.00	90°00'00"	75.00
C-59 150.00	75.00	90°00'00"	75.00
C-60 150.00	75.00	90°00'00"	75.00

MONUMENT MARKINGS	
MON 1	MON 2
MON 3	MON 4
MON 5	MON 6
MON 7	MON 8
MON 9	MON 10
MON 11	MON 12
MON 13	MON 14
MON 15	MON 16
MON 17	MON 18
MON 19	MON 20
MON 21	MON 22
MON 23	MON 24
MON 25	MON 26
MON 27	MON 28
MON 29	MON 30

MEANDER TABLE	
M-1	117.10
M-2	117.10
M-3	117.10
M-4	117.10
M-5	117.10
M-6	117.10
M-7	117.10
M-8	117.10
M-9	117.10
M-10	117.10
M-11	117.10
M-12	117.10
M-13	117.10
M-14	117.10
M-15	117.10
M-16	117.10
M-17	117.10
M-18	117.10
M-19	117.10
M-20	117.10
M-21	117.10
M-22	117.10
M-23	117.10
M-24	117.10
M-25	117.10
M-26	117.10
M-27	117.10
M-28	117.10
M-29	117.10
M-30	117.10

STATE OF ALASKA  
 DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF MINING, LAND AND WATER  
 ANCHORAGE, ALASKA  
 Alaska State Land Survey No. 2004-3  
 NAUKATI BAY SUBDIVISION WEST  
 ADDITION NO. 1  
 CREATING  
 LOTS 1-12, BLOCK 6, LOTS 1-12, BLOCK 7;  
 LOTS 1-12, BLOCK 8, LOTS 1-12, BLOCK 9, LOTS 1-12,  
 BLOCK 10, LOTS 1-12, BLOCK 11, LOTS 1-12, BLOCK 12,  
 and LOTS 1-12, BLOCK 13  
 WITHIN UNSURVEYED  
 Sections 19, 20, and 30, T. 69 S., R. 80 E., CRN, MC  
 Ketchikan Recording District  
 Drawn By: [Signature]  
 Date: 3/14/2005  
 Scale: 1" = 200'  
 ASLS 20040003

**5 NAUKATI BAY WEST PROPERTY**

**5.1 NAUKATI BAY WEST NEIGHBORHOOD**

There is only one subject property in Naukati. Naukati Bay West Subdivision is located in the community of Naukati, which is approximately 30 miles north of Craig and 20 miles southwest of Coffman Cove.

The community of Naukati has been developed over the past 40 years from its original logging camp status to an independent community. Naukati is between two and three miles from the main collector highway on Prince of Wales Island and the intersection is about 15 miles from the current paved highway, which goes to Coffman Cove, Thorne Bay and Craig/Klawock. According to the 2010 Census figures, the population of Naukati is around 113. Most of the residents are involved in the timber industry as far as employment.

There is a small school in Naukati along with a small general store. Most of the shopping and business retail centers are located in Craig or Klawock, which is about a 1.5 - 2 hour drive south via the mostly paved roads.

Public utilities are minimal in Naukati. Power is provided by Alaska Power. Water and sewer development is generally on-site and must be made in accordance with the State of Alaska Department of Environmental Conservation.

**5.2 NAUKATI BAY WEST PROPERTY DESCRIPTION**



Lot 9, Blk 6 090511\_3087

**Lot 9, Block 6, Naukati Bay Subdivision West Addition 1** is a 2.36 AC upland lot located on the gravel and dirt road system in Naukati. It slopes relatively steeply uphill from Elderberry Drive. It is wooded with relatively mature spruce-hemlock forest. There appears to be a 100' section line easement at the rear of the lot towards the upper reaches of the lot elevations. View potential is average. This had a contract for sale in 2008 for \$90,100 but it was relinquished in July 2009. This price appeared to be a very strong price on an acre basis compared to other sales prices in the area at the time.

**5.3 VALUATION OF LOT 9, BLOCK 6, NAUKATI BAY SUBDIVISION WEST ADDITION 1**

The subject lot in Naukati is an average sized wooded, sloping lot. The appraiser has considered three comparables from Naukati and one from nearby Sarkar.

The major differences for the Naukati West property and the comparables considered are as follows. The unadjusted overall sale prices range is from \$26,000 to \$49,999.



## 6 WHALE PASS PROPERTIES

### 6.1 WHALE PASS NEIGHBORHOOD

Whale Pass is a small community of approximately 31 people that is an unincorporated area located in Southeast Alaska on the east shore of Prince of Wales Island. It is located north of Coffman Cove and about 64 road miles north of Klawock. It is located within the Petersburg Recording District and encompasses about 35.6 miles of land and 1.8 square miles of water. The area is dominated by a cool maritime climate with summer temperatures ranging from 50 to 70 degrees and winter temperatures from about 15 to 40 degrees. It is on a relatively protected bay and passage.

The area began its life as a logging camp in 1964. The last logging camp moved out in the 1980s and the area was permanently settled as a result of the State Land Disposal Sales. Logging and private roads were developed and extended as well as electrical power. This small community has a minimal economy and many of the inhabitants are self-employed, retired, or live a subsistence lifestyle. In recent years there has been an increased building of lodge-type facilities and second homes due to an enhanced fish run.

The majority of the subject parcels are located on the west side of the bay in the area of the old log transfer facility, which is just beginning to see residential development. One of the parcels is on the more developed east side of the bay. Marketability for upland parcels on both sides of the bay is relatively similar.

### 6.2 WHALE PASS PROPERTY DESCRIPTIONS

There are eight subject properties in the Whale Pass area. Seven of the properties are located in the Whale Passage Addition 1 subdivision, which generally have no utilities. Most of the lots in the subdivision have access along a developed gravel road, but some of the larger ones are on platted roads only, which are not yet developed. The additional property (Lot 2, Block 14, Whale Passage Addition 5) is on the eastern side of the bay and has gravel road access and electric and telephone in the road ROW. All of the subjects are upland parcels as opposed to waterfront. Please see the Addenda for a listing of other sales in the subdivision.



Lot 2, Block 190511\_3045

**Lot 2, Block 11, Whale Passage Addition 1** is a larger Whale Pass parcel at 6.87 acres. It is on USFS Road 25, which is the main road connecting back to the paved highway and the larger communities of Thorne Bay, Klawock and Craig. The lot is largely wooded with typical Spruce-Hemlock-Cedar forests. There are some areas of more open muskeg. Topography is generally relatively gradual along the road and starts to slope up a knob at the rear of the lot. The lot is long and deep and located near the intersection of the road (USFS 30) into the main part of the Whale Pass community.



Lot 3, Block 11 090511\_3033

**Lot 3, Block 11, Whale Passage Addition 1** is one of the smaller Whale Pass subject lots at 1.5 acres. It is wooded and has a relatively steep embankment just off the road, then gets more gradual with some open areas. It is adjacent to Tract A, which has been used as a rock pit. There are no utilities in the road. Soils are typical organic.

**Lot 5, Block 11, Whale Passage Addition 1** is one of the larger Whale Pass parcels at 3.91 acres. It is located on a currently platted but undeveloped roadway. This lot is a combination of muskeg and sloping, open woodlands. Soils are organic and muskeg. There are currently no utilities to this property and access is walk-in only.



Lot 5, Block 11 090511\_3054



Lot 6, Block 11 090511\_3055

**Lot 6, Block 11, Whale Passage Addition 1** is also one of the larger Whale Pass parcels at 5.15 acres. This is also on a platted but undeveloped roadway. It is generally sloping with a combination of muskeg and open woods. It is at higher elevations for the subdivision.

**Lot 1, Block 12, Whale Passage Addition 1** is one of the smaller Whale Pass parcels at 1.5 acres. It is located on the developed gravel road. It is relatively gradual in topography and sets slightly above road level. It is partially wooded with immature second growth, but largely muskeg. It has some view potential due to elevation.



Lot 1, Block 12 090511\_3057



Lot 2, Block 12 090511\_3062

**Lot 2, Block 12, Whale Passage Addition 1** is another parcel with mostly muskeg and immature second growth conditions. It is on the gravel road and set above road grade. Again, the topography is relatively gradual and there is some view potential due to elevation.





Lot 4, Block 12 090511\_3071

**Lot 4, Block 12, Whale Passage Addition 1** is the largest Whale Pass subject parcel at 7.28 acres. Its northeast corner touches on the existing gravel road. There are no utilities. It is generally wooded and sloping in the area of the road with some muskeg areas in the upper reaches. This lot has some view potential from the upper elevations. It overlooks the location of the old log transfer facility on Whale Passage.

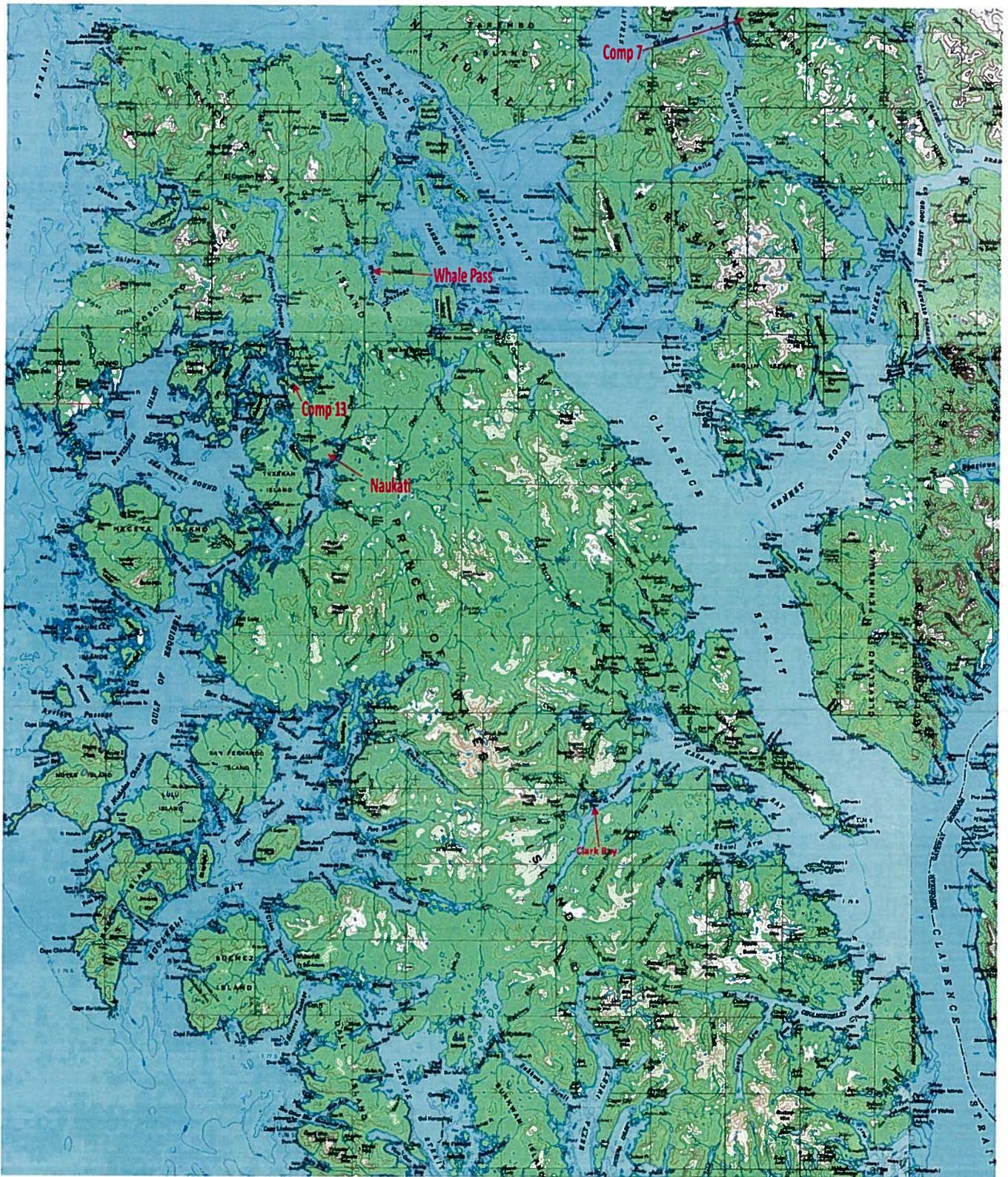


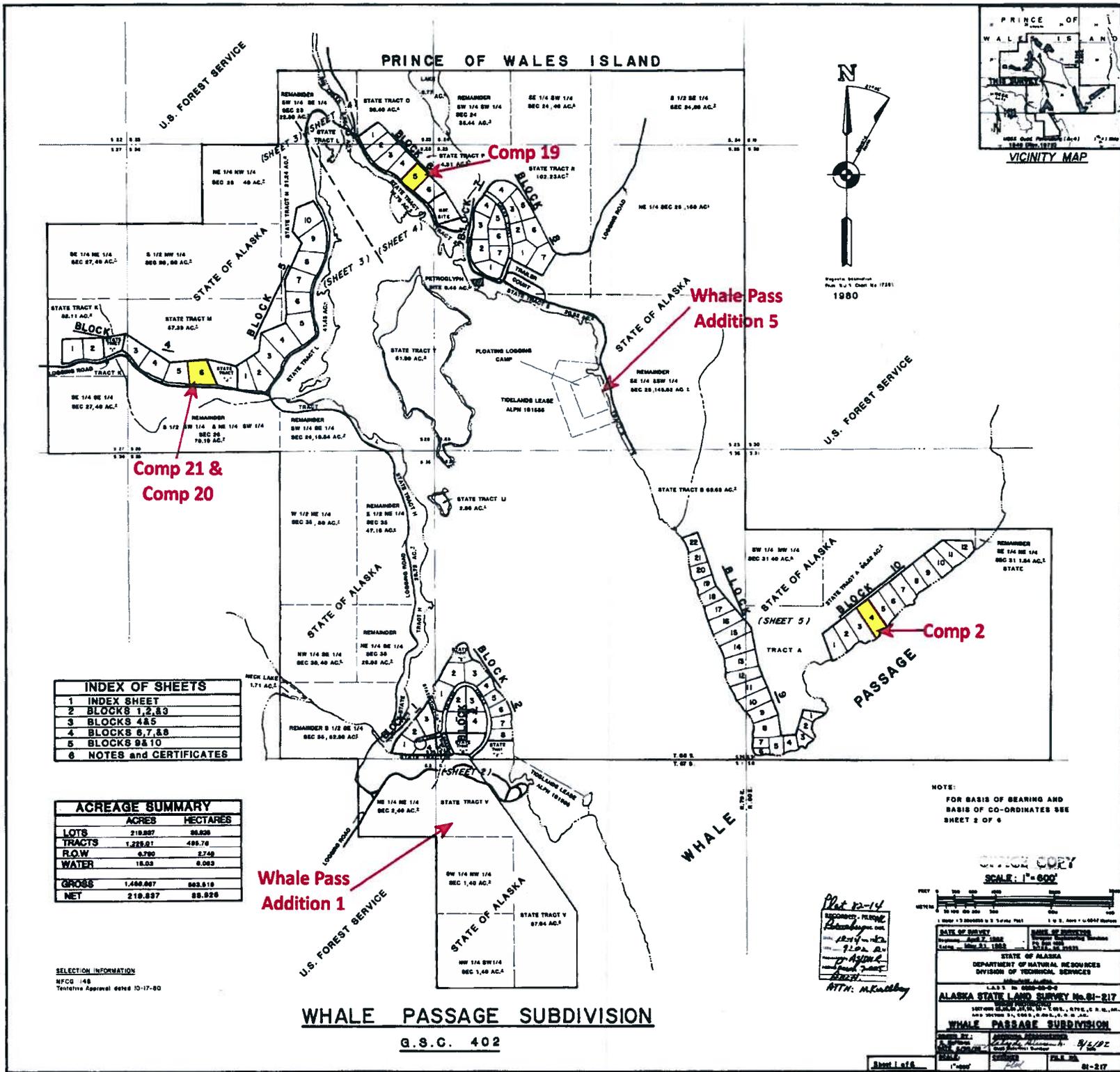
Lot 2, Block 14 090511\_2992

**Lot 2, Block 14, Whale Passage Addition 5** is a small 1.18 acre parcel on the east side of the bay in an area of more existing development than around Addition 1. This lot is wooded and sloping. There is a small drainage stream on the site. It is adjacent to a property currently housing a small public maintenance warehouse-shop facility. This lot has good view potential directly across the road into Whale Passage.

### 6.3 HIGHEST AND BEST USE - WHALE PASS PROPERTIES

The highest and best use of these sites is to be developed with residential uses or for future speculation. The immediate areas are slowly being developed with residential uses. The area of Whale Passage Addition 1 has no improvements as yet; however, the older subdivision to the north has several homes and housing structures as well as at least one lodge. The eastern side of the bay is slightly more developed with residential structures on relatively large lots. As development expands, the subject areas will become more appealing for year-round homes.





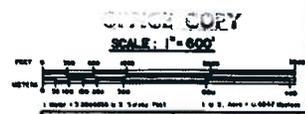
Project Identifier  
Plan No. 1, Sheet No. 17261  
1980

INDEX OF SHEETS	
1	INDEX SHEET
2	BLOCKS 1, 2, & 3
3	BLOCKS 4 & 5
4	BLOCKS 6, 7, & 8
5	BLOCKS 9 & 10
6	NOTES and CERTIFICATES

ACREAGE SUMMARY		
	ACRES	HECTARES
LOTS	219.897	88.828
TRACTS	1,228.81	495.76
R.O.W.	6.780	2.749
WATER	18.03	6.983
GROSS	1,486.897	583.519
NET	219.897	88.926

SELECTION INFORMATION  
SFCB 143  
Telephone Approval dated 10-17-80

NOTE:  
FOR BASIS OF BEARING AND  
BASIS OF CO-ORDINATES SEE  
SHEET 2 OF 6



OFFICE COPY  
SCALE: 1" = 600'

DATE OF SURVEY August 7, 1980	NAME OF SURVEYOR John W. H. ...
PROJECT NO. 17261	SECTION NUMBER 17261-1
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF TECHNICAL SERVICES	
ALASKA STATE LAND SURVEY No. 81-217	
WHALE PASSAGE SUBDIVISION	
DATE OF THIS SURVEY August 7, 1980	FILE NO. 81-217

Plot 12-14  
SUPPORTING PLANS  
Reference to  
12-14-12  
7-2-80  
...  
ATTN: M. K. ...

**WHALE PASSAGE SUBDIVISION**  
G.S.C. 402