

**APPRAISAL REPORT
OF VARIOUS PARCELS OWNED BY ALASKA DEPARTMENT OF
NATURAL RESOURCES WITHIN COFFMAN COVE,
SOUTH THORNE BAY, AND HARRIS RIVER SD
ON PRINCE OF WALES ISLAND**



PREPARED FOR: Kevin Hindmarch, Chief Appraiser, DNR, DMLW
Division of Mining, Land and Water
550 W. 7th Avenue, Suite 650
Anchorage, AK 99501-3576

PREPARED BY: William G. Ferguson, Real Estate Appraiser
Horan and Company, LLC
403 Lincoln Street, Suite 210
Sitka, AK 99835

INSPECTION DATES: October 28th & 29th, 2019

REPORT DATE: December 27, 2019

OUR FILE NO.: 19-103

DNR Contract No. CT 10 200000217-2

A. SUMMARY OF APPRAISAL NO. 4516-0

1. ADL NO(S): See table below
2. SIZE: Various, as noted in table
3. APPLICANT: N/A
4. LOCATION: Various lots on Prince of Wales Island, Southeast Alaska
5. LEGAL DESCRIPTION(S): See table below
6. INTEREST APPRAISED: Fee Simple Title less Mineral Rights
7. PURPOSE OF THE APPRAISAL: Estimate Market Value
8. APPRAISED BY: William Ferguson
9. DATE of REPORT: December 27, 2019
10. DATE of VALUE(S): October 22, 2019
11. APPRAISED VALUE(S)

ADL #	Subdivision	Survey #	Lot	Block	Acres	Indicated Value
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	1	1	2.1	\$ 60,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	2	1	2.6	\$ 65,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	3	1	2.81	\$ 28,300
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	4	1	2.43	\$ 27,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	5	1	1.91	\$ 25,300
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	6	1	1.42	\$ 23,700
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	7	1	1.53	\$ 24,100
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	8	1	2.31	\$ 26,600
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	9	1	2.02	\$ 25,700
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	10	1	1.95	\$ 25,500
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	11	1	1.02	\$ 22,400
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	12	1	1	\$ 22,400
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	13	1	1.04	\$ 23,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	14	1	1	\$ 22,400
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	1	2	1.1	\$ 53,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	2	2	1.08	\$ 53,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	3	2	1.7	\$ 24,700
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	4	2	1.77	\$ 24,900
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	5	2	1.84	\$ 25,100
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	6	2	1.96	\$ 25,500
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	7	2	2.59	\$ 27,500
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	8	2	3.27	\$ 29,800
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	9	2	2.27	\$ 26,600
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	10	2	2.36	\$ 26,800
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	11	2	2.12	\$ 26,000



Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	12	2	1.81	\$	25,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	13	2	1.41	\$	23,700
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	14	2	1.41	\$	55,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	1	3	3.81	\$	72,600
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	2	3	3.63	\$	70,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	3	3	4.53	\$	76,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	4	3	2.95	\$	30,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	5	3	1.91	\$	60,700
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	6	3	2.12	\$	60,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	7	3	2	\$	25,600
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	8	3	2.69	\$	27,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	9	3	3.27	\$	28,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	10	3	3.72	\$	31,200
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	1	4	1.19	\$	24,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	2	4	1.26	\$	23,200
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	3	4	1.82	\$	25,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	4	4	1.36	\$	23,600
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	5	4	1.62	\$	24,400
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	6	4	1.36	\$	23,600
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	7	4	2.03	\$	25,700
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	8	4	2.24	\$	60,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	9	4	3.36	\$	30,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	10	4	2.44	\$	63,000
Not Assigned	Coffman Loop Phase 2	ASLS 2018-01	11	4	1.69	\$	56,000
108473	Old Skid Road	ASLS 2014-62	9	1	4.9	\$	53,900
108479	Old Skid Road	ASLS 2014-62	1	2	3.53	\$	27,900
107487	Harris River West	ASLS 2004-29	9	2	2.5	\$	75,000

B. SUMMARY OF REVIEW

- DATE of REVIEW: February 3, 2020
- 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 No7. 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. 4516-0

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.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Reviewed by Kevin Hindmarch
Kevin Hindmarch, Review AppraiserDate 2/3/2020

cc: Hannah Uher-Koch

HORAN & COMPANY

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN MAI / WILLIAM G. FERGUSON,

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commercial@horanappraisals.com

December 27, 2019

Kevin Hindmarch, Chief Appraiser, DNR, DMLW
Division of Mining, Land and Water
550 W. 7th Avenue, Suite 650
Anchorage, AK 99501-3576

Re: Appraisal of 52 Lots located in Coffman Cove, South Thorne Bay and Harris River areas on Prince of Wales Island; Our File 19-103

Dear Mr. Hindmarch:

At your request and per Contract No. CT 10 200000217-2, I have completed an appraisal report valuing 25 parcels. The purpose of this appraisal report is to estimate the current market value for a sealed bid auction to be conducted for the subject properties in the future. The value estimate is to be used as guidance to establish a minimum bid value. It should be noted the subject properties are appraised in their fee simple estate less mineral rights.

This appraisal report complies with the rules and regulations as set forth by the State of Alaska, Uniform Standards of Professional Appraisal Practice (USPAP), and the Alaska Department of Natural Resources. I inspected all of the parcels. There are no building improvements on any of the subject properties.

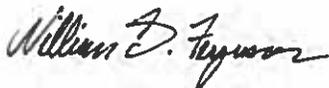
I valued the subject properties based on comparable sales used in this appraisal report. The inspection dates were October 28 and 29, 2019. Based upon the inspections and analysis for the subject properties, and the methodologies contained within this report, it is my opinion the subject properties have market values as defined based on the effective date of October 29, 2019 as follows:

ADL	Subdivision	Survey	Lot	Block	Acres	Value Indicated
108473	Old Skid Road	ASLS 2014-62	9	1	4.90	\$53,900
108479	Old Skid Road	ASLS 2014-62	1	2	3.53	\$27,900
107487	Harris River West	ASLS 2004-29	9	2	2.50	\$75,000
TBD	Coffman Loop Phase II	ASLS 2018-1	1	1	2.10	\$60,000
TBD	Coffman Loop Phase II	ASLS 2018-1	2	1	2.60	\$65,000
TBD	Coffman Loop Phase II	ASLS 2018-1	3	1	2.81	\$28,300
TBD	Coffman Loop Phase II	ASLS 2018-1	4	1	2.43	\$27,000
TBD	Coffman Loop Phase II	ASLS 2018-1	5	1	1.91	\$25,300
TBD	Coffman Loop Phase II	ASLS 2018-1	6	1	1.42	\$23,700
TBD	Coffman Loop Phase II	ASLS 2018-1	7	1	1.53	\$24,100
TBD	Coffman Loop Phase II	ASLS 2018-1	8	1	2.31	\$26,600
TBD	Coffman Loop Phase II	ASLS 2018-1	9	1	2.02	\$25,700
TBD	Coffman Loop Phase II	ASLS 2018-1	10	1	1.95	\$25,500
TBD	Coffman Loop Phase II	ASLS 2018-1	11	1	1.02	\$22,400
TBD	Coffman Loop Phase II	ASLS 2018-1	12	1	1.00	\$22,400
TBD	Coffman Loop Phase II	ASLS 2018-1	13	1	1.04	\$23,000
TBD	Coffman Loop Phase II	ASLS 2018-1	14	1	1.00	\$22,400
TBD	Coffman Loop Phase II	ASLS 2018-1	1	2	1.10	\$53,000
TBD	Coffman Loop Phase II	ASLS 2018-1	2	2	1.08	\$53,000
TBD	Coffman Loop Phase II	ASLS 2018-1	3	2	1.70	\$24,700
TBD	Coffman Loop Phase II	ASLS 2018-1	4	2	1.77	\$24,900
TBD	Coffman Loop Phase II	ASLS 2018-1	5	2	1.84	\$25,100
TBD	Coffman Loop Phase II	ASLS 2018-1	6	2	1.96	\$25,500
TBD	Coffman Loop Phase II	ASLS 2018-1	7	2	2.59	\$27,500
TBD	Coffman Loop Phase II	ASLS 2018-1	8	2	3.27	\$29,800
TBD	Coffman Loop Phase II	ASLS 2018-1	9	2	2.27	\$26,600
TBD	Coffman Loop Phase II	ASLS 2018-1	10	2	2.36	\$26,800
TBD	Coffman Loop Phase II	ASLS 2018-1	11	2	2.12	\$26,000
TBD	Coffman Loop Phase II	ASLS 2018-1	12	2	1.81	\$25,000
TBD	Coffman Loop Phase II	ASLS 2018-1	13	2	1.41	\$23,700
TBD	Coffman Loop Phase II	ASLS 2018-1	14	2	1.41	\$55,000
TBD	Coffman Loop Phase II	ASLS 2018-1	1	3	3.81	\$72,600
TBD	Coffman Loop Phase II	ASLS 2018-1	2	3	3.63	\$70,000
TBD	Coffman Loop Phase II	ASLS 2018-1	3	3	4.53	\$76,000

TBD	Coffman Loop Phase II	ASLS 2018-1	4	3	2.95	\$30,000
TBD	Coffman Loop Phase II	ASLS 2018-1	5	3	1.91	\$60,700
TBD	Coffman Loop Phase II	ASLS 2018-1	6	3	2.12	\$60,000
TBD	Coffman Loop Phase II	ASLS 2018-1	7	3	2.00	\$25,600
TBD	Coffman Loop Phase II	ASLS 2018-1	8	3	2.69	\$27,000
TBD	Coffman Loop Phase II	ASLS 2018-1	9	3	3.27	\$28,000
TBD	Coffman Loop Phase II	ASLS 2018-1	10	3	3.72	\$31,200
TBD	Coffman Loop Phase II	ASLS 2018-1	1	4	1.19	\$24,000
TBD	Coffman Loop Phase II	ASLS 2018-1	2	4	1.26	\$23,200
TBD	Coffman Loop Phase II	ASLS 2018-1	3	4	1.82	\$25,000
TBD	Coffman Loop Phase II	ASLS 2018-1	4	4	1.36	\$23,600
TBD	Coffman Loop Phase II	ASLS 2018-1	5	4	1.62	\$24,400
TBD	Coffman Loop Phase II	ASLS 2018-1	6	4	1.36	\$23,600
TBD	Coffman Loop Phase II	ASLS 2018-1	7	4	2.03	\$25,700
TBD	Coffman Loop Phase II	ASLS 2018-1	8	4	2.24	\$60,000
TBD	Coffman Loop Phase II	ASLS 2018-1	9	4	3.36	\$30,000
TBD	Coffman Loop Phase II	ASLS 2018-1	10	4	2.44	\$63,000
TBD	Coffman Loop Phase II	ASLS 2018-1	11	4	1.69	\$56,000

Your attention is invited to the attached report which sets forth the identification of the subject properties and most pertinent data considered, along with the analysis used in arriving at the final conclusions of market value. Thank you for this opportunity to be of service. If you have any questions or comments please feel free to contact us at your convenience.

Respectfully Submitted,



HORAN & COMPANY, LLC
William G. Ferguson
APRG 618

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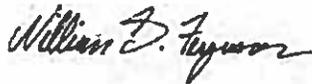
Addenda

- Comp Map – Coffman Cove
- Comp Map – South Thorne Bay
- Portion of ASLS No. 2018-01
- Comp Write Ups
- Qualifications

CERTIFICATION OF APPRAISAL

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 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.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Slater Ferguson, Certified Appraiser assisted in the inspection and analysis of the properties. No one else provided significant real property appraisal assistance to the person signing this certification.
- I have not performed any services regarding the subject property, as an appraiser or in any other capacity, within the three year period immediately preceding acceptance of this assignment.



William G. Ferguson, RE Appraiser
APRG 618

October 29, 2019

Effective Date of Appraisal

December 27, 2019

Date of Report

1 SCOPE OF APPRAISAL (INTRODUCTION)

1.1 IDENTIFICATION OF SUBJECT PROPERTY

TABLE 1.1 – SUBJECT PROPERTIES

ADL	Subdivision	Survey	Lot	Block	Acres	Recording District
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	1	1	2.10	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	2	1	2.60	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	3	1	2.81	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	4	1	2.43	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	5	1	1.91	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	6	1	1.42	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	7	1	1.53	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	8	1	2.31	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	9	1	2.02	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	10	1	1.95	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	11	1	1.02	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	12	1	1.00	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	13	1	1.04	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	14	1	1.00	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	1	2	1.10	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	2	2	1.08	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	3	2	1.70	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	4	2	1.77	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	5	2	1.84	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	6	2	1.96	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	7	2	2.59	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	8	2	3.27	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	9	2	2.27	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	10	2	2.36	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	11	2	2.12	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	12	2	1.81	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	13	2	1.41	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	14	2	1.41	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	1	3	3.81	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	2	3	3.63	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	3	3	4.53	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	4	3	2.95	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	5	3	1.91	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	6	3	2.12	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	7	3	2.00	Ketchikan

Not Assigned	Coffman Loop Phase II	ASLS 2018-01	8	3	2.69	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	9	3	3.27	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	10	3	3.72	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	1	4	1.19	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	2	4	1.26	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	3	4	1.82	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	4	4	1.36	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	5	4	1.62	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	6	4	1.36	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	7	4	2.03	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	8	4	2.24	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	9	4	3.36	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	10	4	2.44	Ketchikan
Not Assigned	Coffman Loop Phase II	ASLS 2018-01	11	4	1.69	Ketchikan
108473	Old Skid Road	ASLS 2014-62	9	1	4.90	Ketchikan
108479	Old Skid Road	ASLS 2014-62	1	2	3.53	Ketchikan
107487	Harris River West	ASLS 2004-29	9	2	2.50	Ketchikan

1.2 OSTENSIBLE OWNER

Client and Ostensible Owner: State of Alaska, Department of Natural Resources.

1.3 INTENDED USE AND INTENDED USER

The purpose of this appraisal is to estimate the current market value as of the effective date of the report, October 22, 2019.

Intended Use This valuation is to be used by DNR to establish the minimum price for a sealed bid auction and will be used by the general public for guidance in determining actual bid prices.

Intended Users are the State of Alaska Department of Natural Resources, and the general public as potential bidders.

1.4 PROPERTY RIGHTS APPRAISED

The properties are appraised in fee simple interest less mineral rights reserved under AS 38.05.125(a). This is typical for properties sold by the State of Alaska, including DNR, the University of Alaska and the Mental Health Trust Lands Office. No special consideration was given to any of the mineral rights, nor is there any proven mineral value on any of the subject properties nor in the comparables used in this report.

1.5 APPRAISAL METHODS AND EXTENT OF RESEARCH

The most direct way to estimate market value of vacant land is by the Direct Comparison Approach. In this approach, the sales of relatively similar properties are considered on a lump sum or price per unit value. We have considered what other sites

of similar utility are selling for. A Key Parcel Valuation method is used in several instances where applicable, analyzing the value of the key parcel and comparing that to other lots in the subdivision.

We identify comparable information through interviews with knowledgeable participants in the real estate markets such as local appraisers, realtors, MLS, buyers and sellers, Alaska DNR information, and others who are familiar with the real estate market in Southeast Alaska. A search was performed of properties with similar characteristics located remotely throughout Southeast Alaska. Information was collected from reliable sources as available.

Our office maintains market data information on sales and transfers and rents. These are organized on a geographic location basis. Within each of these areas, the data is further segmented into commercial and residential properties. Within these divisions of separation are divisions for zoning and whether the properties are waterfront or upland parcels. Horan & Company, LLC, maintains and continually updates this library of sale transactions throughout the Southeast Alaska region and has done so for over 30 years.

1.6 ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and valuation contained herein are expressly subject to the following assumptions and/or conditions:

Hypothetical Condition

1. It is a hypothetical condition of this report that the parcels within the Coffman Loop Subdivision are legal lots of record as of the date of inspection and the lots will be as depicted in the preliminary plat which has not yet been recorded.

General Assumptions and Limiting Conditions

1. It is assumed the data, maps and descriptive data furnished by the client or his representative are accurate and correct. Photos, sketches, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The valuation is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property.
4. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the property under the appraiser's estimate of the highest and best use.
5. It is assumed the title to the property is marketable. No investigation to this fact has been made by the appraiser.

6. No responsibility is assumed for matters of law or legal interpretation.
7. It is assumed no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the property. No engineering report was made by or provided to the appraiser.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
9. The value estimate is made subject to the purpose, date and definition of value.
10. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.
11. Any distribution of the valuation in the report between land, improvements, and personal property applies only under the existing program of utilization. The separate valuations for land, building, and chattel must not be used in conjunction with any other appraisal and is invalid if so used.
12. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

1.7 TERMINOLOGY

Market Value-

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.

The Appraisal of Real Estate, 13th Edition, Appraisal Institute, 2008, page 23.

Hypothetical Condition-

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for purpose of analysis. (USPAP, 2016-2017 ed.)

The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Page 113

2.1 PRINCE OF WALES ISLAND

Prince of Wales Island is located in the southern part of Southeast Alaska and is the largest island in the region. There are subject properties located near the communities of Thorne Bay, Hollis and Coffman Cove on the eastern side of the island.

Fishing has remained as the longest sustained stable industry and continues to provide many jobs in the largest island communities. Halibut, herring and salmon are the primary commercial fish species. The main season generally runs from early spring to early fall.

The island has been a focal point for mineral exploration since the mid nineteenth century. Copper, gold, silver, platinum, zinc, lead, and uranium have all been mined during various periods. The southern portion of the island is reported to be a mineralized area of high potential. With high prices for natural resources, exploration continues to expand. In August 2008, a Canadian mining firm announced the exploration of a mine in Cholmondeley Sound area, further enhancing prospects for rejuvenation of this resource development.

Logging became a major industry in 1951 with the signing of a contract between the Forest Service and the Ketchikan Pulp Company. This 50 year agreement has provided for a harvest of 192 million board feet of timber per year. Since ANCSA, major logging has been conducted by the various village corporations on Prince of Wales and neighboring islands. The logging has been severely curtailed over the past 15 plus years due to the low prices and the closure of several regional mills, especially the pulp mills in Sitka and Ketchikan. Political pressure has also added to reduce harvesting on the Tongass National Forest.

The Inter Island Ferry System and roads generally serve the roaded portion of the island. The Inter Island Ferry is run separately by the Inter Island Ferry Authority and not experiencing the operational problems found currently with the State run Alaska Marine Highway. There are daily runs to and from Ketchikan. Prince of Wales Island has become a popular recreation and tourist destination.

The paved road system connects major communities including Craig and Klawock on the central western coast of the island. Paved road also connects those communities to Thorne Bay and Coffman Cove further to the north and east. Other communities connected include the organized village of Kasaan and to the south, Hydaburg. Gravel roads tying into the Prince of Wales road system come to within one or two miles of the Point Baker area at the northern tip of the island. The two communities in this northern area are generally communities of subsistence users and some lodges in Point Baker and Port Protection. Several communities, such as Coffman Cove and Thorne Bay, have

resulted from logging camps. Whale Pass has emerged with recreation sites and at least one lodge. There are many lakes and streams accessible by logging roads.

Employment in these areas is cyclical and seasonal. The demand for housing seems to be more for rental than for purchase. There is some resistance to invest large amounts of money in housing as compared to other Southeast Alaska communities. The overall island economy has generally leveled out, after a substantial drop in activity in the late 1990s and early 2000s. Population has also declined, but has leveled out over the past several years between 6,100 and 6,500.

2.2 THORNE BAY ANALYSIS

Thorne Bay is located on the east side of Prince of Wales Island approximately 45 air miles northwest of Ketchikan. This community is connected to the road system on Prince of Wales Island which allows paved access to the larger community of Craig and the Inter Island Ferry terminal at Hollis. It has a public harbor with over 100 slips and a state-owned seaplane facility. The community began in 1962 as a logging camp for Ketchikan Pulp Corporation (KPC) based in Ketchikan, Alaska. In the 1970s, it began to be identified as a residential community. In August 1982, Louisiana Pacific Corporation (successor of KPC) divested itself of this land and the municipality of Thorne Bay was incorporated. Prior to this, in 1981, the State of Alaska created the South Thorne Bay

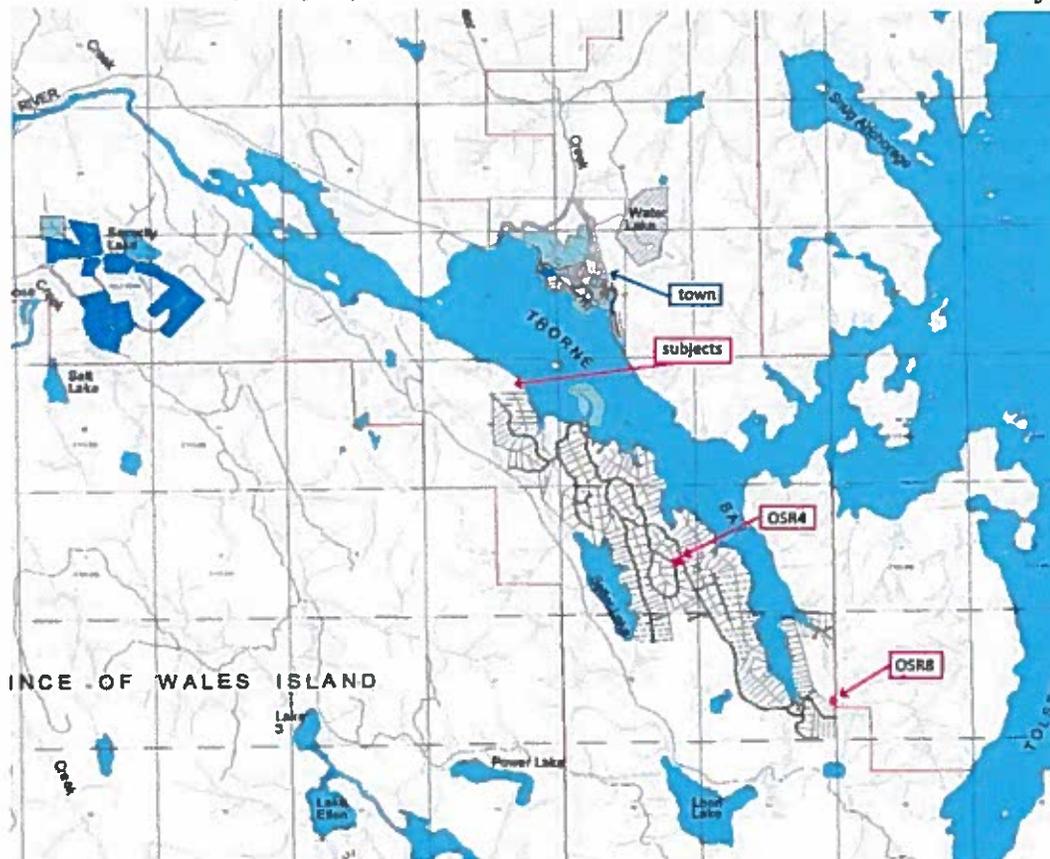


FIGURE 2.1 –Thorne Bay City and surrounding area map showing subject location.

Subdivision across the bay from the town site of Thorne Bay. This subdivision was annexed into the city upon its incorporation one year later. This creates two distinct areas of the city; the town site of Thorne Bay and the South Thorne Bay Subdivision. The town site has city services such as sewer, refuse collection, water, electricity and telephone. South Thorne Bay, where the subjects are located has access to electricity and telephone.

The population in Thorne Bay was estimated at 582 in 1990, dropping to 550 in the 2000 census and continuing to decline to 474 in 2010. This population has gone up slightly to the most recent estimate of 483 for 2018, changing little in the last several years and averaging around 500. The economy had been tied to the timber production in the Prince of Wales Island area which has slowed. The economy has been slowly shifting to more tourism, which peaked in 2007-2008 when the national economic recession caused a downturn in disposable income and a shrinkage in tourism expenditures in the area. For instance, typically, lodge revenues in 2008 were at an all-time high, but declined in 2009 through 2012. There has been slow growth since 2013 and many facilities report earnings increases in recent years. The general market is defined as stable, although typical prices are lower than many other Southeast Alaska communities due to remoteness and small scale economy.

3 OLD SKID ROAD SUBDIVISION PROPERTIES

3.1 OLD SKID ROAD SUBDIVISION AREA

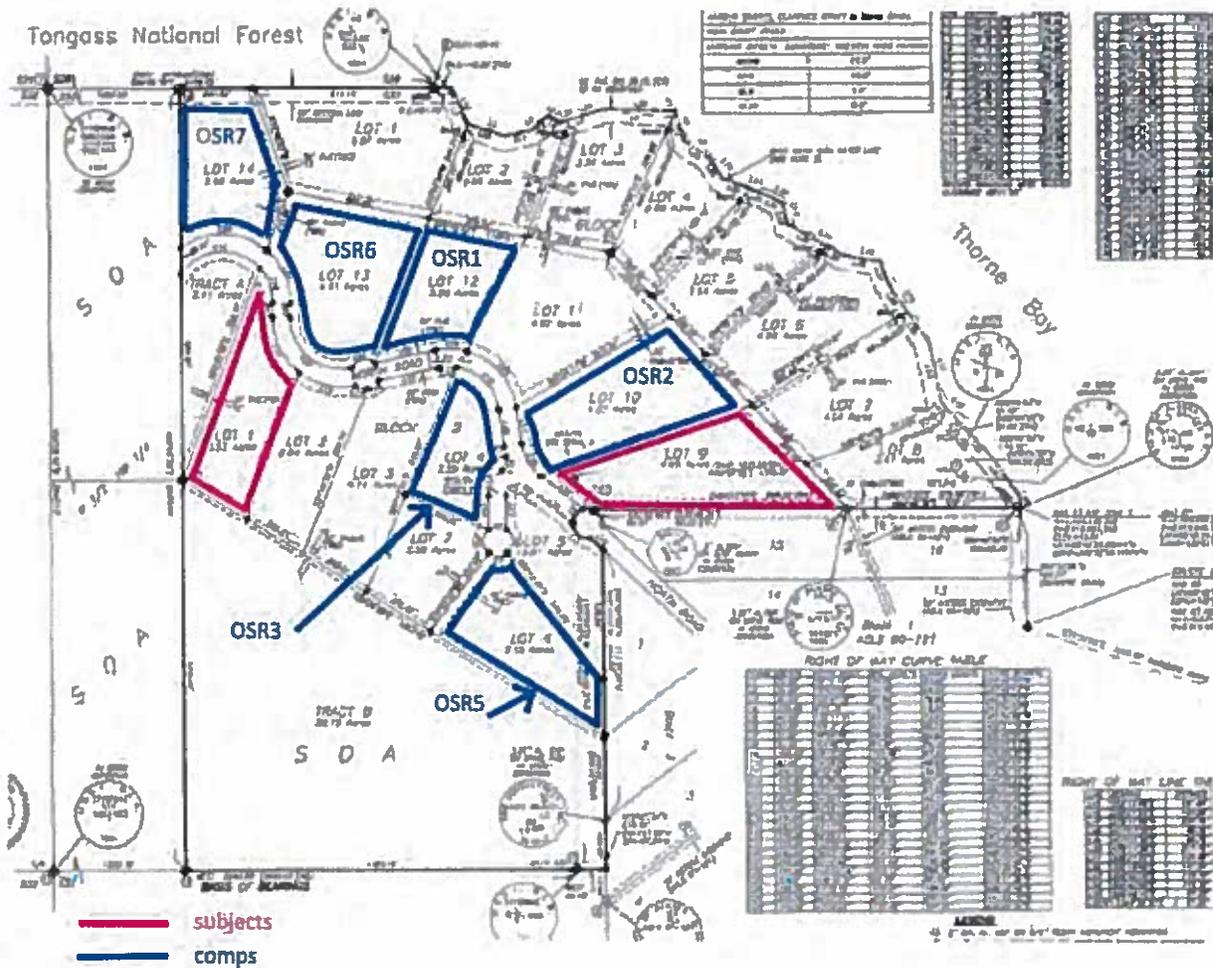


FIGURE 3.1 –Old Skid Road Subdivision. Alaska Land Survey No. 2014-62

3.2 OLD SKID ROAD PROPERTY DESCRIPTIONS

There are two subject properties in the Old Skid Road Subdivision (Plat 2016-7 – Ketchikan Recording District)(ASLS 2014-62). Both of these are upland (non-waterfront) properties. One is on the developed gravel/dirt road and one is not. The subdivision is located at the physical end of North Road in South Thorne Bay and is directly across Thorne Bay from the community of Thorne Bay. This subdivision is approximately 18 miles from Thorne Bay Including 6 miles paved and 12 miles unpaved. The unpaved road is relatively wide, but fairly heavily used. North Road is sloping and less used. Although South Thorne Bay has a fair amount of development, the immediate subject subdivision is just starting to be developed with some grading, road continuation and some building. It is noted that South Thorne Bay has a small boat harbor to allow

for water access to the subdivision with an approximate 1 mile boat ride from the community. The subject subdivision is generally at the top of a topographic knob and slopes down to the water. All of the properties in this area are zoned Residential/Commercial III. The purpose of this zone is to be as open and unrestrictive as possible by allowing many different, compatible uses. No utilities are available in the immediate area. Electric service is available on North Road but has not been extended to the Old Skid Road Subdivision. Sewer and water would need to be developed on-site in accordance with ADEC requirements.

North Road is more developed and has some rock and gravel surfacing up to the corner of Lots 10 and 11, Block 1. From there to Lot 13, it is less developed and has some grasses, etc. growing back on the old logging road. It is, however graded. All are fully wooded with organic soils. Vegetation is typical Prince of Wales vegetation with a combination of Cedar, Hemlock, some Spruce and some Alder.

Lot 9, Block 1, Old Skid Road SD (ADL 108473) is located along North Road as it enters the Old Skid Road Subdivision. The road is an accessible rough gravel road with turnouts. The subject has relatively minimal road frontage of 216.10 LF and widens to 475.02' at the rear of the lot. It is 4.90 AC in size with relatively gradual topography near the road and dropping off at the rear of the lot. It is mostly wooded, but there has been a partial grading and clearing with a narrow drive into the center of the lot. This is partially overgrown. The rest of the lot is wooded with generally second growth. The lot is described as sloping with benches near the front of the lot and rear of the lot and some steeper topo in between. There is minimal understory. There is a 30' access easement along the south property line. This is new inventory for the state and has not sold or been on the market as yet.



Panoramic – Subject behind truck (truck in pioneered drive on lot.) (103019_4237)



Cleared area looking approximately south (103019_4242)



Drive into site looking NW (103019_4244)



Interior of site looking down sloping portion (103019_4245)

Lot 1, Block 2, Old Skid Road SD (ADL 108479) is a 3.53 AC lot located on the platted ROW, but lacking any physical road access at this time. This lot slopes relatively gradually down from East to West. There is a 15' portion of a public utility easement along the western property line as well as the southern property line. The west property line borders Tract A which is proposed to remain undeveloped. The subject is entirely wooded with second growth Cedar, Spruce and Hemlock with minimal undergrowth. It is approximately 254' wide. This lot, in its current condition is one of the more difficult to access of the Old Skid Road Subdivision lots. This lot had a Contract for Sale for the price of \$30,100 (8,526.91/AC) effective on November 10, 2017. It had been appraised at \$25,800 (\$7,308.78/AC) on January 25, 2016. It was terminated in May, 2019 and turned back to the state.



Subject photo left; trail near proposed ROW location (103019_4254)



Interior of subject property. (103019_4259)



Interior of lot near west side. (103019_4264)

5.1 COFFMAN COVE AREA

Coffman Cove is located on the northeast side of Prince of Wales Island. It is one of several logging communities which emerged since logging began on the island in the late 1950s. The population has been stable in recent years with populations of 182 in 2005, 179 in 2010 and 180 in 2016. It is currently estimated around 200. Major businesses include a small grocery/general store, a liquor store, service station, bunk house and several lodges and small cottage businesses. There is a K-12 grade school. Coffman Cove is a second class city. It is accessible by paved road all the way from the ferry terminal in Hollis and the airport in Klawock as well as floatplanes. There is a ferry terminal built in Coffman Cove to serve the Inner Island Ferries from Petersburg-Wrangell to Prince of Wales but this has not proven economically viable as of yet. Charter and commercial fishing as well as oyster farming are prime businesses in the area. There is still some logging support businesses, however most employment is now tourism based.

The City of Coffman Cove, established in 1989, has become active in acquiring land through their state grants, subdividing, and selling it. Roads and water have been gradually extended. The local market is perceived as stable for a small remote market with 10 land sales confirmed over the last three years and 13 current land listings according to the statewide MLS service. Several of these were higher demand waterfront properties. Most of these lots are within one or two miles of “town” similar to the subject lots.

6 COFFMAN LOOP SUBDIVISION PROPERTIES

6.1 COFFMAN LOOP SUBDIVISION AREA

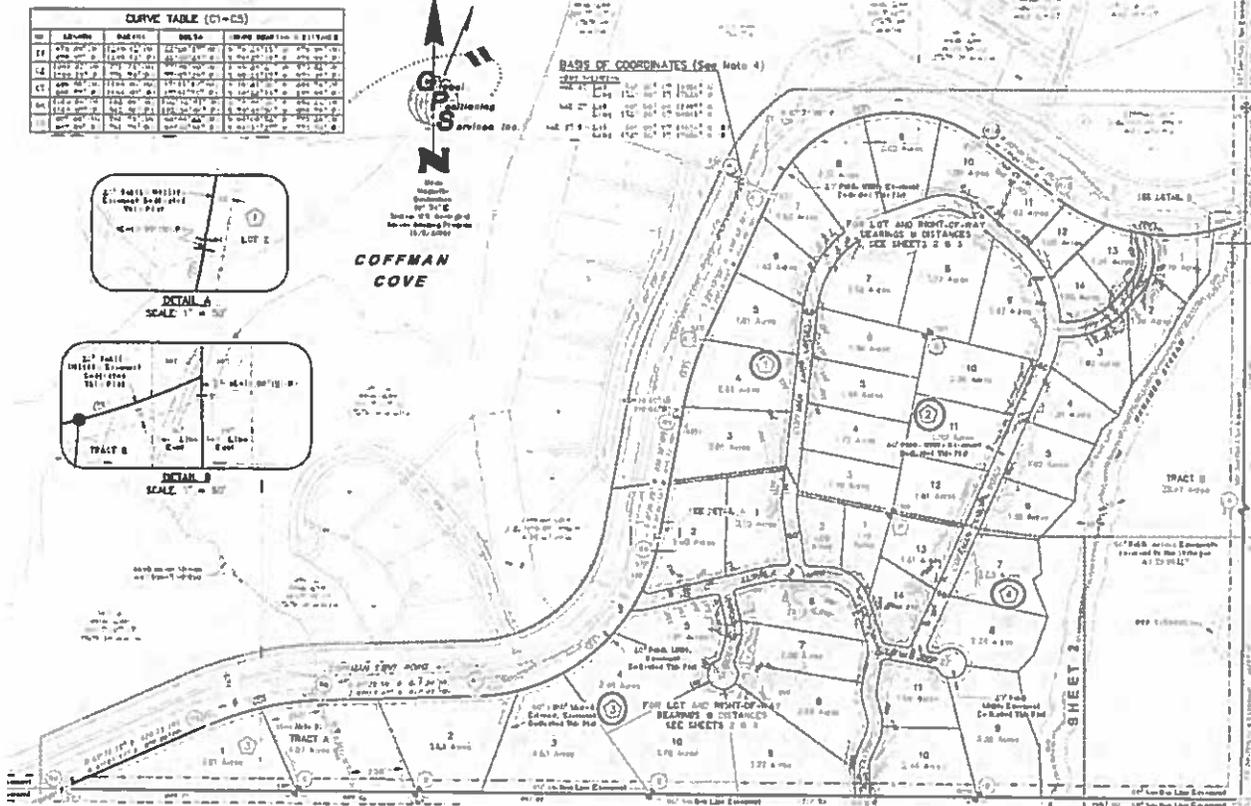


FIGURE 6.1 - Coffman Loop Subdivision Phase 2 Map

There are a total of 49 subject properties in the Coffman Loop Subdivision Phase II (ASLS 2018-01, Ketchikan & Petersburg Recording District). Phase II of the subdivision is spread out between the Unnamed Stream to the East, Coffman Cove Road to the North and West, and a section line to the South. These lots will be grouped and valued based on similarities in site characteristics such as topography, road access, vegetation and size. The 13 lots in Blocks 1, 2, 3 & 4 with existing road access are valued together. The remaining 36 lots without existing physical access are valued in a separate group. The Coffman Loop Subdivision Phase 2 is located approximately 1.5 miles south of the community center of Coffman Cove off Coffman Cove Road (FDR 3030) across the road from Phase 1 of the subdivision. The subdivision is in the beginning stages of development. Coffman Cove Road is the main paved access corridor to and from the community of Coffman Cove; it provides linkage to the rest of the Prince of Wales Island road system. There is currently no zoning in the City of Coffman Cove. Power is available along Coffman Cove Road but will need to be extended to the subject properties. There is currently no sewer/water extended to the area.

6.2 COFFMAN LOOP SD PHASE II W/ EXISTING ACCESS

Property Descriptions

As noted, there are 13 lots with existing road access in the Coffman Loop Subdivision, Phase II. All of these lots either have access via the partially developed Lupin Way, Coffman Loop Road, Coffman Loop Ct, or Coffman Cove Road directly. Lupin Way and Coffman Loop Ct, in their current conditions are only wide enough for one way traffic but there are several turn around areas along these roads. All of the accessible subject properties are either fully wooded or partially wooded and partially clear-cut with leftover slash. Existing vegetation is typical Prince of Wales second growth vegetation with a combination of Cedar, Hemlock, some Spruce and some Alder, as well as a berry brush understory.

The following plat map highlights the subject properties with access in blue, and the properties without access in red.

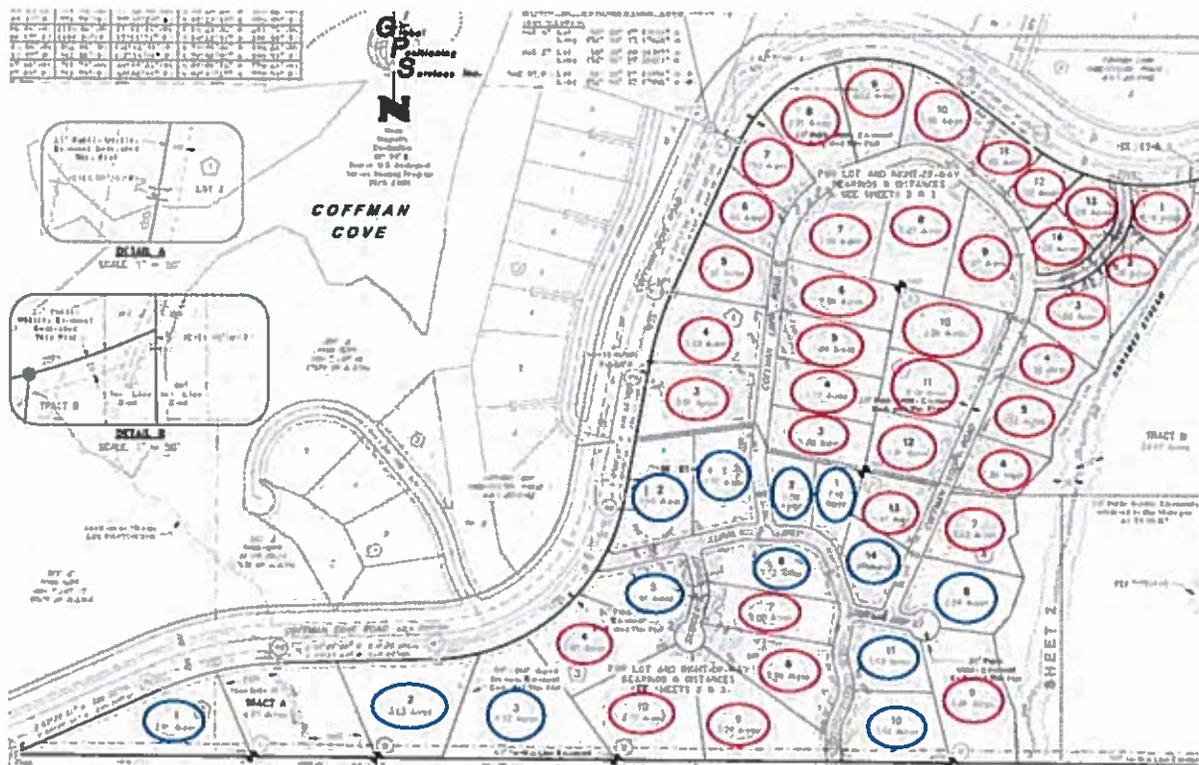


FIGURE 6.2 – Coffman Loop Subdivision Phase 2 Map. (Subjects with access highlighted in blue, subjects without access highlighted in red.)

ROAD ACCESSIBLE PROPERTY DESCRIPTIONS

Lot 1, Block 1, Coffman Loop SD, Phase 2 is located at the corner of Lupin Way and the partially developed Coffman Loop Road. It has 278.20' of frontage along Lupin Way, and 365.19' of frontage along the partially developed Coffman Loop Road. It is 2.10 AC in size with a gradual topography that slopes gently to the northern portion of the lot. The southern property line is vegetated with a swath of 2nd growth trees and underbrush. The majority of the site (to the north) has been clear-cut with significant timber slash leftover. There is a 20' wide public utility easement that stretches along the properties frontage of both roads.



Lupin Way photo right, Photo looking NE from SW corner of the subject lot. (103019_4482)



Southeastern corner of the subject lot. Note band of vegetation and clear cut area with leftover slash. (103019_4479)



Clear Cut portion of the subject lot. (103019_4477)

Lot 2, Block 1, Coffman Loop SD, Phase 2 is located at the corner of Lupin Way and Coffman Cove Road. It has 312.56' of frontage along Lupin Way, and 415' of frontage along the paved Coffman Cove Road. It is 2.60 AC in size with a gradual topography that slopes slightly towards the center of the lot, however, topographically the lot appears to be buildable throughout. This lot is vegetated with a mix of both old growth and 2nd growth as well as an understory of berry brush. This lot was not clear-cut. There is a 20' wide public utility easement that stretches along the properties frontage of both roads.



Subject Lot 2, Block 1 (Photo right) from the SE corner of the lot looking West along Lupin Way. (103019_4485)



Interior of subject lot (103019_4487)



Subject Lot 2, Block 2 from Coffman Cove Road (103019_4495)

Lot 1, Block 2, Coffman Loop SD, Phase 2 is located at the curve in Lupin Way. It has 166.59' of frontage along Lupin Way. It is 1.10 AC in size with a gradual topography that slopes gently to the northern portion of the lot. Approximately half the lot (southern portion) is vegetated with typical 2nd growth trees and underbrush. The northern portion fo the lot has been clear-cut with significant timber slash leftover. There is a 20' wide public utility easement that stretches along the properties frontage of Lupin Way.



Subject Lot 1, Block 2 from SW corner of lot. Lupin Way in foreground. (103019_4711)



Subject Lot 1, Block 2 from SE corner of lot. Lupin Way in the foreground. (103019_4712)



Looking across Lot 2, Block 2, with Subject Lot 1, Block 2 in the background (103019_4694)

Lot 2, Block 2 Coffman Loop SD, Phase 2 is located at the corner of Lupin Way and the partially developed Coffman Loop Road. It has 157.70' of frontage along Lupin Way and 273.97' of frontage on Coffman Loop Road. It is 1.08 AC in size with a gradual topography that slopes slightly to the northern portion of the lot. Approximately half the lot (southern portion) is vegetated with typical 2nd growth trees and underbrush. The northern portion of the lot has been clear-cut with significant timber slash leftover. There is a 20' wide public utility easement that stretches along the properties frontage of both right-of-ways.



Photo taken from NW corner of subject lot across clearcut/slash. Note Lupin Way in background photo right. (103019_4695)



Photo taken from SW corner of subject lot. Corner of Lupin Way & Coffman Loop Road. (103019_4703)



Photo looking East along Lupin Way. Subject photo left.

Lot 14, Block 2, Coffman Loop SD, Phase 2 is located at the corner of the existing Lupin Way and the partially developed Coffman Loop Court. It also has frontage on an undeveloped portion of Coffman Loop Road to the East of the subject. It has 180.32' of existing frontage along Lupin Way and 129.83' of frontage on Coffman Loop Court. It is 1.41 AC in size. Access off Lupin Way is unlikely due to their being a significant dip in topography towards the western corner of the site. There is also a knob along the southern lot line. The majority of the lot (southern portion) is vegetated with typical 2nd growth/old growth trees and berry brush. The southeast corner of the lot has been partially clear-cut with significant timber slash leftover. There is a 20' wide public utility easement that stretches along the properties frontage of all right-of-ways.



Photo looking SW along the developed Lupin Way. Subject lot photo left. (103019_4714)



Photo looking north towards the SW corner of the subject lot across Lupin Way. (103019_4576)



Photo looking south through the clear cut portion of the subject lot from the NE corner of the lot. (103019_4582)

Lot 1, Block 3, Coffman Loop SD, Phase 2 is a triangular shaped lot located along Coffman Cove Road. This lot is in the SW corner of the subdivision. It has 846.72' of existing frontage along the paved Coffman Cove Road. It is 3.81 AC in size with minimal sloping topography. The lot is vegetated with a mix of typical 2nd growth and old growth trees and underbrush. There is a 20' wide public utility easement that stretches along the properties road frontage as well as a 50' wide section line easement along the properties southern property line.



Photo looking NE towards subject lot 1, block 3 from SW corner of lot. Coffman Cove Road photo left. (103019_4495)



Photo looking SE towards subject lot from across Coffman Cove Road. (103019_4500)



Lot interior. Photo looking East. (103019_4499)

Lot 2, Block 3, Coffman Loop SD, Phase 2 is a trapezoid lot located along Coffman Cove Road. This lot is separated from Lot 1, Block 3 by Tract A which is not a subject of this appraisal. Tract A has an anadromous stream running through it. Subject Lot 2, Block 3 has 569.44' of existing frontage along the paved Coffman Cove Road, however, much of this frontage is steep in nature leaving only a small portion of viable access near the NE corner of the lot. It is 3.63 AC in size and slopes gradually to the south. The lot is vegetated with a mix of typical 2nd growth and old growth trees and underbrush. There is a 20' wide public utility easement that stretches along the properties road frontage as well as a 50' wide section line easement along the properties southern property line. A shared 60' x 150' shared driveway easement exists at the NE corner of the lot which provides access to both subjects Lot 2 & Lot 3 of Block 3.



Interior of Lot 2, Block 3. (103019_4510)



Photo looking East along Coffman Cove Road. Subject photo right. (103019_4511)



Photo looking East along platted shared driveway easement from Coffman Cove Road (103019_4514)

Lot 3, Block 3, Coffman Loop SD, Phase 2 is located along and has access from Coffman Cove Road. Subject Lot 3, Block 3 has only 194.05' of existing frontage along the road, however, a 60' x 150' shared driveway easement exists at the NW corner of the lot which provides access to both subjects Lot 2 & Lot 3 of Block 3. This lot is 4.53 AC in size and slopes upwards gradually to the south. A relatively small drainage stream runs from south to north through this lot. The lot is vegetated with a mix of typical 2nd growth and old growth trees with a berry bush understory. In addition to the shared driveway easement, there is a 20' wide public utility easement that stretches along the properties road frontage as well as a 50' wide section line easement along the properties southern property line.



Interior scene of subject property including drainage stream. (103019_4519)



Photo looking SW along property line. Coffman Cove Road photo right. (103019_4521)

Lot 5, Block 3, Coffman Loop SD, Phase 2 is located at the corner of Coffman Cove Road and Lupin Way. The lot also has frontage along Skidder Court, an undeveloped cul-de-sac. It has 351.47' of existing frontage along Lupin Way, and 102.02' of frontage along Coffman Cove Road. This lot is 1.91 AC in size and slopes downwards gradually to the south. The lot is vegetated with mostly 2nd growth trees with a berry bush understory. There is a 20' wide public utility easement that stretches along the properties road frontage.



Subject Lot Interior Photo. (103019_4290)



Photo looking SW into subject lot across Lupin Way from NE corner of lot. (103019_4288)



Photo looking East from the NW corner of the subject lot. (103019_4283)

Lot 6, Block 3, Coffman Loop SD, Phase 2 is located at the curve in Lupin Way across from the entrance to the partially developed Coffman Loop Road. The lot also has frontage along Skidder Court, an undeveloped cul-de-sac. It has 677.50' of existing frontage along Lupin Way. This lot is 2.12 AC in size and slopes downwards gradually to the southwest. The lot is vegetated with mostly 2nd growth trees with a berry bush understory. There is a 20' wide public utility easement that stretches along the properties road frontage.



Subject Lot interior. (103019_4329)



Photo from the NW corner of the subject lot (103019_4331)



Photo looking SW across Lupin way towards the NE corner of the subject lot. (103019_4706)

Lot 8, Block 4, Coffman Loop SD, Phase 2 is located at the end of the partially developed Coffman Loop Ct. The lot also has frontage along Coffman Loop Road, an undeveloped road that loops through Phase 2 of the subdivision. This lot has 225.51' of existing frontage along Coffman Loop Court. This lot is 2.24 AC in size and slopes downwards minimally to the northwest. The lot is almost entirely clearcut with a significant amount of leftover timber slash. There is a 20' wide public utility easement that stretches along the properties road frontage.



Photo looking SE across subject Lot 8, Block 4. (103019_4345)



Photo looking NW across Subject Lot 8, Block 4, partially developed Coffman Loop Court in the background. (103019_4352)

Lot 10, Block 4, Coffman Loop SD, Phase 2 is located along Lupin Way at the southern boundary of the subdivision. This lot has 289.06' of existing frontage along Lupin Way. This lot is 2.44 AC in size and slopes downwards gradually to the west. The lot is vegetated with a mix of 2nd growth and old growth timber as well as a berry brush understory. There is a 20' wide public utility easement that stretches along the properties road frontage, as well as a 50' section line easement that stretches along the southern property line.



Photo looking SE across Lupin Way towards Subject Lot 10, Block 4 (103019_4367)



Photo looking N from SW corner of subject lot. Lupin Way photo left. (103019_4369)

Lot 11, Block 4, Coffman Loop SD, Phase 2 is located at the corner of Lupin Way and the partially developed Coffman Loop Court. This lot has 262.49' of existing frontage along Lupin Way and 257.16' of frontage along Coffman Loop Ct. This lot is 1.69 AC in size and slopes downwards gradually to the southwest. The lot is partially vegetated with a mix of 2nd growth and old growth timber as well as a berry brush understory. The eastern portion of the lot has been clearcut with some leftover timber slash. There is a 20' wide public utility easement that stretches along the properties road frontage.



**Photo looking SE across Lupin Way.
Subject Lot photo center. (103019_4359)**



**Photo looking SW across subject lot.
(103019_4335)**

6.6 COFFMAN LOOP UNROADED PROPERTIES

Property Descriptions Unroaded Lots

Lot 3, Block 1, Coffman Loop SD, Phase 2 is located along the Coffman Loop Road which is currently only partially developed. It has 274.57' of frontage along Coffman Loop. It also has approximately 319 feet of frontage along the Coffman Cove Highway. It is estimated to be about 85% clear cut with slash still covering most of the lot. It is 2.81 AC in size with a relatively gradual sloping topography. Frontage along the highway has a 10' – 15' rock bluff and the lot would generally be expected to be accessed from the Coffman Loop Road. There is a narrow swath of trees kept along the highway which would provide some screening. This lot is located 100' – 150' from the short section of road currently developed. There is a 20' wide public utility easement that stretches along the properties frontage of both roads.



Looking west into lot from platted Coffman Loop Road vicinity (103019_4466)



Interior of subject lot (103019_4468)



Frontage along the highway for Lot 3, Blk. 1. (103019_4548)

Lot 4, Block 1, Coffman Loop SD, Phase 2 is located 300' to 350' from the end of the current physical road. This also has frontage on both the highway and Coffman Loop Road. There are steep bluffs along the highway and this lot again would be expected to be accessed from Coffman Loop Road. This lot is estimated to be approximately 10% to 12% clear cut, but is largely vegetated with typical second growth and very brushy undergrowth. Topography is generally gradual sloping up from the Loop Road. It is 2.43 AC in size and has 185.84' of frontage along Coffman Loop Road. There is the typical 20' wide public utility easement that stretches along the properties frontage of both roads.



Looking approximately west into lot from near loop road ROW. (103019_4461)



Interior of lot (103019_4462)



Lot 4, Blk. 1 frontage along highway (103019_4550)

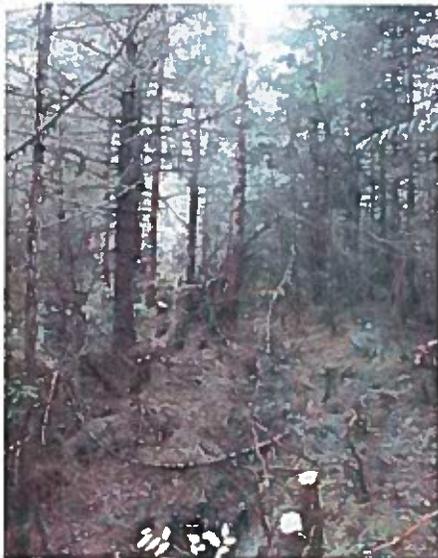
Lot 5, Block 1, Coffman Loop SD, Phase 2 is located along the Coffman Loop Road. This lot again has frontage on both the highway and Coffman Loop Road. There are steep bluffs along the highway and this lot again would be expected to be accessed from Coffman Loop Road. This lot is fully wooded with second growth and thick, brushy undergrowth. Topography is sloping up from the Loop Road. It is 1.91 AC in size and has 185.83' of frontage along Coffman Loop Road. There is the typical 20' wide public utility easement that stretches along the properties frontage of both roads.



Subject lot looking west near Coffman Loop ROW. (103019_4451)



Interior of subject lot. (103019_4452)

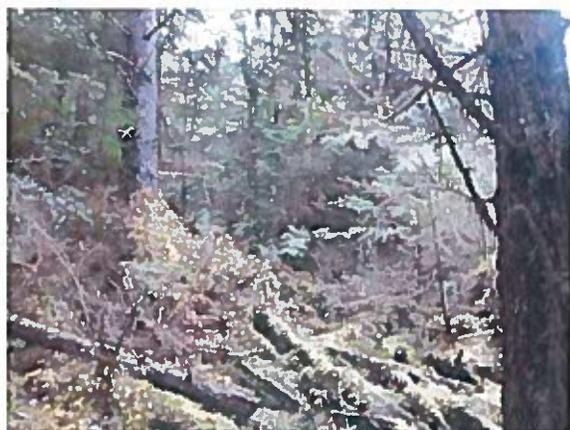


Surveyed ROW as it currently exists at subject lot. (103019_4457)



Frontage of Lot 5, Blk. 1 along highway. (103019_4544)

Lot 6, Block 1, Coffman Loop SD, Phase 2 is located along the Coffman Loop Road towards the back of the loop. This lot again has frontage on both the highway and Coffman Loop Road. This is one of the smaller lots at 1.42 AC in size. There is a cross slope going up from the NE corner of the lot towards the SE corner. Slopes are more gradual in this section along the highway, however it is again expected that this lot would be accessed from Coffman Loop. This lot is wooded with second growth and thick, brushy undergrowth. The lot has 182.91' of frontage along Coffman Loop Road. There is the typical 20' wide public utility easement that stretches along the frontage of both roads.



Looking into Lot 6, Blk. 1, Coffman Loop SD. (103019_4447)



Looking approximately north along the Loop Road ROW (photo right) subject photo left. (103019_4448)



Highway frontage of Lot 6, Blk. 1. (103019_4542)

Lot 7, Block 1, Coffman Loop SD, Phase 2 is located at the beginning of the curve for both the highway and the loop road. It has frontage on both the highway and Coffman Loop Road. This lot is 1.53 AC in size. There is a drainage stream that runs through the middle of the lot towards the highway and crosses under the highway in a culvert. The lot slopes into the drainage from either side. It is again wooded and brushy with typical growth of hemlock, spruce and cedar. The lot has 168.23' of frontage along Coffman Loop Road. There is the typical 20' wide public utility easement along both roads.



Small stream cutting through Lot 7, Blk. 1 (103019_4444)



Southern portion of Lot 7, Blk. 1. (103019_4445)



Interior of Lot 7, Blk. 1. (103019_4440)



Highway frontage of Lot 7, Blk. 1, Coffman Loop SD (103019_4540)

Lot 8, Block 1, Coffman Loop SD, Phase 2 is located near the middle of the curve on both the highway and the loop road. It is 2.31 AC in size and has frontage of 181.94' on Coffman Cove Loop Road. It has a much longer frontage of 346.94' along the highway. This lot is wooded with older second growth. It is relatively gradual topography near the Loop Road, but drops off with a bluff on the highway side. There is the typical 20' wide public utility easement along both roads.



Interior of Lot 8, Blk. 1, looking approximately NW. (103019_4438)



Interior of Lot 8 near SW corner. (103019_4440)



Highway frontage of Lot 8, Blk. 1. (103019_4537)

Lot 9, Block 1, Coffman Loop SD, Phase 2 is a 2.02 AC parcel located again right at the curve on the highway. It is fully wooded with second growth and thick undergrowth. There is a gradual undulating slope trending downward from the Loop Road towards the highway. Again, this lot has frontage on both the highway and Loop Road, but access would be from the Loop Road. Frontage along the Coffman Loop Road is 173.90'. The typical 20' wide public utility easement is found along both roads.



Looking approximately north into Lot 9, Blk. 1 (103019_4432)



Interior of Lot 9, Blk. 1. (103019_4431)



Highway frontage of Lot 9, Blk. 1. (103019_4431)

Lot 10, Block 1, Coffman Loop SD, Phase 2 is a 1.95 AC lot with 318.25' of frontage along the Coffman Loop Road. Again this lot fronts on both the highway and Loop Road and goes between 228' and 324' in depth. There is the typical 20' public utility easement along both roads and a 10' portion of a utility easement located along the eastern property line. The lot is fully wooded primarily with second growth and has relatively thick undergrowth. The topography slopes up steeply from the Coffman Loop ROW and over a small ridge and has a relatively steep drop off to the highway with some more gradual topography in the interior of the lot.



Looking approximately NW into Lot 10, Blk. 1, Coffman Loop from near SE. (103019_4425)



Middle of lot near Coffman Loop ROW (ROW photo left). (103019_4426)



Highway frontage of Lot 11, Blk. 1. (103019_4532)

Lot 11, Block 1, Coffman Loop SD, Phase 2 is a 1.02 AC lot that slopes up from the platted Coffman Loop Road ROW. The lot fronts on both the Loop Road and the highway. Lot elevations are some 25' – 30' above the highway grade on that side of the lot with a relatively steep gradient. It has 160.47' of frontage along the platted Coffman Loop Road. There is the typical 20' public utility easement along both roads and a 10' portion of a utility easement located along the western property line. The lot is fully wooded primarily with second growth and thick undergrowth.



Interior of Lot 11, looking approximately NE. (103019_4421)



Topography near SW corner of Lot 11. (103019_4423)



Highway frontage of Lot 11, Blk. 1. (103019_4530)

Lot 12, Block 1, Coffman Loop SD, Phase 2 is another one of the smaller lots in the subdivision at 1.00 AC. It has only 161.10' of frontage along Coffman Loop Road and similar frontage along the highway. Vegetation is relatively small second growth of hemlock, cedar and spruce. It is relatively thick at ground level. There are 20' public utility easements bordering each road. Topography is generally gradual near the Coffman Loop Road and the lot has a relatively gradual slope down to the highway.



Surveyed Coffman Loop ROW at Lot 12, Blk. 1 looking NW. (103019_4416)



Interior of Lot 12 near western property line. (103019_4418)



Highway frontage of Lot 12, Blk. 1, looking in a southeasterly direction. (103019_4528)

Lot 13, Block 1, Coffman Loop SD, Phase 2 is located at the intersection of the highway and the short spur road at the northeast corner of the subdivision which will connect the highway to the proposed Coffman Loop Road. It slopes up in a southwesterly direction from the northeast corner. It is wooded with dense undergrowth. There is a 20' public utility easement along both the highway and the spur road. This lot is 1.04 Acres in size and would be accessed from the spur road. There is 298.29' of frontage along the spur road.



Lot 13, Blk 1 photo left- proposed road ROW in area of trail photo right. (103019_4627)



Interior of Lot 13, Blk. 1. (103019_4632)



Highway of frontage of Lot 13, Blk. 1. (103019_4633)

Lot 14, Block 1, Coffman Loop SD, Phase 2 is located at the platted intersection of the short spur road in the NE corner of the subdivision and Coffman Loop Road. This lot has 245.75' of frontage along the spur road and 178.81' of frontage along the Loop Road. There is a 20' public utility easement along both roads. It is one of the smaller lots at 1.00 AC. It is relatively gradual topography near the Loop Road and then slopes down near the north end of the lot. It is wooded with relatively mature second growth and thick understory.



Interior of Lot 14 near proposed Coffman Loop Road. (103019_4619)



Subject Lot 14, Blk. 1 photo left and connector road ROW blue tape photo right. (103019_4621)



Interior of Lot 14, Blk. 1 near northern property line. (103019_4622)

Lot 3, Block 2, Coffman Loop SD, Phase 2 is estimated to be approximately 55% - 65% clear cut with timber slash remaining over it. The northernmost portion has some thick second growth edging the property near Lot 4. It is relatively gradual topography throughout. The SW corner of the lot is within 100' of the pioneered spur road off of Lupin Way. This lot is 1.7 AC in size and has 186.51' of frontage along the platted Coffman Loop Road. There is a 20' wide public utility easement that stretches along the road frontage.



Lot 3, Blk. 2, looking in a southeasterly direction. (103019_4685)



Looking approximately SW across Lot 3 (Lupin Way in background). (103019_4687)



Looking approximately NW across Lot 3, Blk. 2. (103019_4689)

Lot 4, Block 2, Coffman Loop SD, Phase 2 is mostly wooded. It is 1.77 AC in size and is approximately rectangular. It has 186.51' of frontage along the platted Coffman Loop Road. This lot is generally gradual in topography. The vegetation is second growth cedar, spruce, and hemlock and relatively dense understory. The SW corner of the lot is approximately 300' from the pioneered spur road off of Lupin Way. There is a 20' wide public utility easement that stretches along the platted road frontage.



Interior Lot 4, Blk. 2. (103019_4679)



Lot 4, Blk. 2 along surveyed road ROW (photo left). (103019_4680)

Lot 5, Block 2, Coffman Loop SD, Phase 2 is a 1.84 AC lot in the middle of the “loop”. It is fully wooded with second growth and thick understory of the typical forest type. There is some stumpage and deadfall. It is generally gradual in topography particularly near the platted road ROW, but the slope gradually declines from the southwest corner towards the center of the lot. This lot has 186.51’ of frontage along the platted Coffman Loop Road and there is a 20’ wide public utility easement that stretches along the road frontage.



Looking SE into Lot 5, Blk. 2, from near NW corner. (103019_4673)



Interior of Lot 5, Blk. 2. (103019_4675)

Lot 6, Block 2, Coffman Loop SD, Phase 2 is mostly wooded. It is 1.96 AC in size and four sided. There is a gradual undulating cross slope trending downward from the southwest corner of the lot towards the northeast and drainage near the rear of the lot. It has 202.02' of frontage along the platted Coffman Loop Road. The vegetation is dense second growth cedar, spruce, and hemlock. There is a 20' wide public utility easement that stretches along the platted road frontage.



**Lot 6, Blk. 2, photo left of pink ribbons.
(103019_4667)**



Interior of Lot 6, Blk 2. (103019_4670)

Lot 7, Block 2, Coffman Loop SD, Phase 2 is a larger lot located at the curve of the platted Loop Road. It has a substantial amount of frontage at 611.20' with the typical 20' wide public utility easement along it. There is a small stream that cuts through the SW corner of the lot. The lot generally rises gradually from that stream in the SW corner to the east. The lot is wooded again with the typical spruce, hemlock, cedar second growth and thick understory. It is 2.59 AC in size. It has curved frontage narrowing to an apex at the northern corner.



Looking into Lot 7, Blk 2, in a SW direction from near NE corner of lot. (103019_4657)



Interior of Lot 7, Blk. 2. (103019_4659)

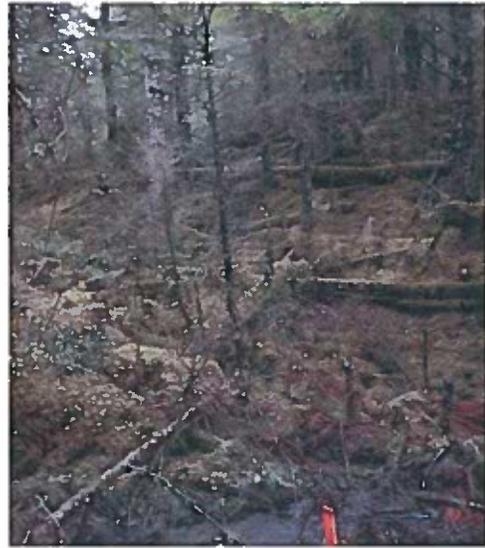


Lot 7, Blk. 2, showing small drainage on lot photo right. (103019_4662)

Lot 8, Block 2, Coffman Loop SD, Phase 2 is also one of the larger lots in the subdivision at 3.27 AC. This is located at the curve of the loop and has 317.13' of frontage. The topography slopes generally upward toward a higher topographic knob in the southern portion of the lot. Slopes are relatively gradual. There is intermittent drainage near the northeast corner of the lot. The lot is wooded with typical second growth and dense understory. The typical 20 public utility easement runs along the platted road ROW.



**Lot 8, Blk. 2, near NE corner.
(103019_4647)**



**Interior of Lot 8, Blk. 2.
(103019_4650)**



**Lot 8, Blk. 2, close to NW corner.
(103019_4654)**

Lot 9, Block 2, Coffman Loop SD, Phase 2 is a 2.27 AC lot located at the northeast corner of the inside loop. It is across from the intersection of the short spur road connecting the loop back to the highway. This lot again has a considerable amount of frontage at 577.54'. The lot is relatively gradual in topography particularly near the platted road, but the trend is a downward slope as you go from south to north and up from the road grade. The lot is densely wooded with typical second growth and dense understory. The typical 20' public utility easement runs along the platted road ROW.



**Lot 9, Blk. 2 near SE corner.
(103019_4636)**



Interior of Lot 9, Blk. 2. (103019_4639)



**Lot 9, Blk. 2 near western side.
(103019_4642)**

Lot 10, Block 2, Coffman Loop SD, Phase 2 is a 2.36 AC lot on the east side of the loop center. It is on the platted Coffman Loop Road. It has 239.62' of frontage along that ROW. It is wooded with second growth of hemlock, cedar, and spruce with very dense understory. The topography generally slopes up from the road. There is a 20' wide public utility easement that stretches along the road frontage.



**Near SE corner of Lot 10, Blk. 2.
(103019_4605)**



**Interior of Lot 10, Blk. 2, near northern
property line looking SW. (103019_4608)**

Lot 11, Block 2, Coffman Loop SD, Phase 2 is fully wooded. It is 2.12 AC in size. It has 248.28' of frontage along the platted Coffman Loop Road. The topography is gradually sloping down from south to north with some wet spots towards the northern end. The vegetation is second growth cedar, spruce and hemlock with relatively dense understory. There is a 20' wide public utility easement that stretches along the platted road frontage. This property is located well into the center of the loop.



**Interior of Lot 11, Blk. 2, near SE corner.
(103019_4599)**



**Interior of Lot 11, Blk. 2, near middle.
(103019_4600)**



**Lot 11, Blk.2, near northern property line.
(103019_4602)**

Lot 12, Block 2, Coffman Loop SD, Phase 2 is a wooded lot with the typical second growth. The lot has generally gradual topography with some low spots. There is some downed timber and timber slash particularly near the southern end. It is relatively gradual topography throughout. The SE corner of this lot is over 500' from the pioneered Coffman Loop Court spur road. This lot is 1.81 AC in size and has 249.80' of frontage along the platted Coffman Loop Road. There is a 20' wide public utility easement that stretches along the road frontage.



Lot 12, Blk. 2, near southern property line. (103019_4592)



Interior of Lot 12, platted road ROW blue tape photo right. (103019_4595)



Lot 12 near northern property line. (103019_4596)

Lot 13, Block 2, Coffman Loop SD, Phase 2 is estimated to be a mostly clear cut lot with stumps and timber slash on the ground. There is minimal second growth vegetation on the edges of the lot. The topography is relatively gradual. The SE corner of the lot is approximately 250' from the pioneered Coffman Loop Court which is the closest drive-in access. This lot is 1.41 AC in size and has 273.59' of frontage along the platted Coffman Loop Road. There is a 20' wide public utility easement that stretches along that road frontage.



Looking NW across Lot 13, Blk. 2, from SE corner. (103019_4585)



Interior of Lot 13 looking north. (103019_4586)



Looking SE across Lot 13 towards Coffman Loop Court where blue truck is parked. (103019_4587)



Lot 13 near northern property line. (103019_4589)

Lot 4, Block 3, Coffman Loop SD, Phase 2 is a densely wooded 2.95 AC lot located off the end of the Skidder Court cul-de-sac. It is designed to have access from Skidder Court. It is relatively gradual in topography, but slopes generally downward from the cul-de-sac to the west. It has frontage of 50.27' on the cul-de-sac. This lot also has 264.51' of frontage along the highway and is generally at a similar grade to the highway. This lot widens as it goes from the cul-de-sac to the west towards the highway. There is a typical 20' wide public utility easement that stretches along the road frontage at the cul-de-sac as well as the frontage along the highway.



**Lot 4, Blk. 3, near cul-de-sac
(103019_4295)**



Lot 4, Blk. 3 interior. (103019_4297)



**Highway frontage road of Lot 4, Blk. 3.
(103019_4525)**

Lot 7, Block 3, Coffman Loop SD, Phase 2 is a 2.0 AC lot off of the platted Skidder Court. It has 168.86' of frontage on Skidder Court and 170.62' of frontage along Lupin Way (forming the eastern property line). It is designed to be accessed from Skidder Court. The lot configuration is long and narrow. It is densely wooded with typical second growth and thick understory with a small percentage more recently cut and covered with slash. It is relatively gradual in topography. There are typical 20' wide public utility easements that stretch along the road frontage of both roads.



Lot 7, Blk. 3, near platted Skidder Court ROW. (103019_4322)



Interior of Lot 7, Blk. 3. (103019_4323)



Lot 7, Blk. 3, along Lupin Way. (103019_4721)

Lot 8, Block 3, Coffman Loop SD, Phase 2 is a 2.69 AC lot off located off the end of the platted Skidder Court cul-de-sac. It has 74.30' of frontage on the cul-de-sac. It also has 361.56' of frontage along the eastern property line bordering the Lupin Way ROW. It is designed to be accessed from Skidder Court. This lot is estimated to be about 40% clear cut with timber slash spread on the lot. The remainder near each road is densely wooded with hemlock, spruce, and cedar second growth. The lot widens as you go east from the cul-de-sac. It slopes uphill from the cul-de-sac to the east then becomes more gradual in the interior of the lot. There are typical 20' wide public utility easements that stretch along the road frontage of both roads.



Looking approximately east into Lot 8, Blk. 3, from near cul-de-sac ROW. (103019_4312)



Clear cut area on Lot 8, Blk. 3. (103019_4313)



Existing condition of Skidder Court ROW near Lot 8, Blk. 3. (103019_4316)

Lot 9, Block 3, Coffman Loop SD, Phase 2 is a 3.27 AC lot again located off the end of the platted Skidder Court cul-de-sac. It is estimated at about 40% clear cut with slash remains. It has 49.48' of frontage on the cul-de-sac. It also has a minimal frontage of 108.51' of frontage along the eastern property line bordering the Lupin Way ROW. It is designed to be accessed from Skidder Court. Remaining vegetation is dense hemlock, spruce, and cedar second growth. The lot widens as you go southeast from the cul-de-sac. It slopes uphill from the cul-de-sac and becomes more gradual in the interior of the lot. There are typical 20' wide public utility easements that stretch along the road frontage of both roads. There is a 50' section line easement along the southern property line.



Looking approximately SE from an area of proposed cul-de-sac into Lot 9, Blk. 3. (103019_4304)



Looking NW across Lot 9, Blk. 3. (103019_4306)



Clear cut area on Lot 9, Blk. 3. (103019_4307)

Lot 10, Block 3, Coffman Loop SD, Phase 2 is a densely wooded lot located off the end of the Skidder Court cul-de-sac. It is relatively gradual in topography, but slopes generally uphill from the cul-de-sac to the south. The understory is relatively thick. This lot has 73.28' of frontage on the cul-de-sac and widens as it goes from the cul-de-sac southwest. It is 3.72 AC in size. There is a typical 20' wide public utility easement that stretches along the road frontage at the cul-de-sac. There is also a 50' section line easement along the southern property line.



**Lot 10, Blk. 3, near the cul-de-sac.
(103019_4299)**



Interior of Lot 10, Blk. 3. (103019_4300)

Lot 1, Block 4, Coffman Loop SD, Phase 2 is located at the northeast corner of the subdivision at the intersection of the proposed connector road from the highway to the Coffman Loop Road. It is 1.19 AC in size. It has 254.20' of frontage on the highway and 158.79' of frontage along the proposed connector road. It backs on an unnamed stream. It generally slopes up from the highway grade and the proposed connector road is located in a swale between Blocks 1 and 4. There is some intermittent drainage in the area of the proposed ROW. It is wooded with some understory. There is 20' wide public utility easements that stretch along both road ROW's.



Condition of platted road ROW in front of Lot 1, Blk. 4, looking north. (103019_4410)



Interior of Lot 1, Blk. 4. (103019_4408)



Lot 1, Blk. 4, looking approximately east. (103019_4409)

Lot 2, Block 4, Coffman Loop SD, Phase 2 is located along the short proposed connector street between the highway and Coffman Loop Road. It is 1.26 AC in size. It has 173.54' of frontage on the proposed connector road. It also backs on an unnamed stream. It generally slopes up and over a small ridge from the connector road grade with some steep gradient. As noted, the proposed connector road is located in somewhat of a swale between Blocks 1 and 4. There is some intermittent drainage in the area of the proposed ROW. The lot is wooded with some understory. There is a 20' wide public utility easement along the proposed road ROW.



Looking approximately south into Lot 2, Blk. 4. (103019_4400)



Stream within proposed road ROW in front of Lot 2, Blk. 4, looking north. (103019_4402)



Looking east into Lot 2, Blk. 4. (103019_4403)

Lot 3, Block 4, Coffman Loop SD, Phase 2 is located at the SE corner of the platted intersection of the short connector street and Coffman Loop Road. It is 1.82 AC in size. It has 300.36' of frontage on the proposed connector road and 127.13' of frontage along the Loop Road. It also backs on an unnamed stream and there is a small portion of a 50' public access easement along that property line. This lot is relatively level near the intersection but it slopes downward from the SW corner towards the NE and towards the stream. The lot is wooded with dense second growth of the typical hemlock, spruce, and cedar forest. There are 20' wide public utility easements along the proposed road ROW's.



**Lot 3, Blk. 4, near intersection.
(103019_4392)**



Interior of Lot 3, Blk. 4. (103019_4395)



**Lot 3, Blk. 4, as it slopes downhill on the
north side of lot near platted road.
(103019_4396)**

Lot 4, Block 4, Coffman Loop SD, Phase 2 is a 1.36 AC lot on the east side of the subdivision between the platted Coffman Loop Road and the unnamed stream. It has 239.62' of frontage along the platted Loop Road. It is wooded with second growth of hemlock, cedar, and spruce with very dense understory. The topography is relatively gradual near the road ROW and drops off towards the stream. There is a very small portion of the public access easement along the stream located in the NE corner of the lot. There is a typical 20' wide public utility easement that stretches along the road frontage.



Interior of Lot 4, Blk. 4. (103019_4387)



Platted road ROW in front of Lot 4, Blk. 4. (103019_4389)

Lot 5, Block 4, Coffman Loop SD, Phase 2 is fully wooded with substantial deadfall. It is 1.62 AC in size and relatively gradual in topography near the road and gradually dropping off towards the unnamed stream. The lot backs on the unnamed stream. It has 248.28' of frontage along the platted Coffman Loop Road. The vegetation is second growth cedar, spruce, and hemlock with relatively dense understory. There is a 20' wide public utility easement that stretches along the platted road frontage. The SW corner of this lot is located approximately 750' from the pioneered Coffman Loop Court.



**Interior of Lot 5, Blk. 4, near SW corner.
(103019_4382)**



**Interior of Lot 5, Blk. 4, near northern end
of lot. (103019_4384)**

Lot 6, Block 4, Coffman Loop SD, Phase 2 is a 1.36 AC lot on the east side of the subdivision between the platted Coffman Loop Road and the unnamed stream. It has 249.80' of frontage along the platted Loop Road. It is wooded with second growth of hemlock, cedar, and spruce with dense understory and some deadfall. The topography goes up gradually from the NW corner towards the south and drops off towards the stream at the rear of the lot. There is a typical 20' wide public utility easement that stretches along the road frontage.



**Lot 6, Blk. 4, near SW corner.
(103019_4378)**



Interior of Lot 6, Blk. 4. (103019_4380)

Lot 7, Block 4, Coffman Loop SD, Phase 2 is estimated to be a 60% - 75% clear cut lot with stumps and timber slash on the ground. There is some second growth vegetation in the NE corner of the lot. The topography is relatively gradual near the road then steps up on a knob near the rear of the lot and drops off to the stream. The SE corner of the lot is approximately 220' from the pioneered Coffman Loop Court which is the closest "drive-in" access. This lot is 2.03 AC in size and has 273.59' of frontage along the platted Coffman Loop Road. There is a 20' wide public utility easement that stretches along that road frontage.



Looking NE into Lot 7, Blk. 4, from SW corner. (103019_4371)



Lot 7, Blk. 4, photo right platted road ROW in vicinity of blue coat and blue tape (103019_4373)



Looking SE across Lot 7, Blk. 4. (103019_4374)

Lot 9, Block 4, Coffman Loop SD, Phase 2 is located at the end of the pioneered Coffman Loop Court. The property itself is within 30' to 40' of the road as it exists. The lot is estimated to be approximately 50% clear cut with stumps and timber slash spread on the lot. The wooded area on the southern portion of the lot is larger second growth with less undergrowth. The topography is relatively gradual near the road then goes up gradually at the rear of the lot. There is a 50' section line easement at the southern property line. The eastern property line borders the unnamed stream and the topography drops off to stream elevations. This lot is relatively large at 3.36 AC in size but has only 101.90' of frontage along the Coffman Loop Court Cul-De-Sac. There is a 20' wide public utility easement that stretches along that road frontage.



Looking SE across Lot 9, Blk. 4, from vicinity of Coffman Loop Court cul-de-sac. (103019_4342)



Looking south into Lot 9, Blk. 4. (103019_4343)



Looking NW across Lot 9, Blk. 4, towards cul-de-sac as it exists (blue truck). (103019_4352)

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:

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(in the Atwood Building)
550 W. 7th Ave. Suite 1360, Anchorage AK, 99501
Phone: (907) 269-8400
Fax: (907) 269-8901
TTY: 711 or 800-770-8973
e-mail: dnr.pic@alaska.gov
Business hours: 10:00 am to 5:00 pm M-F.

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