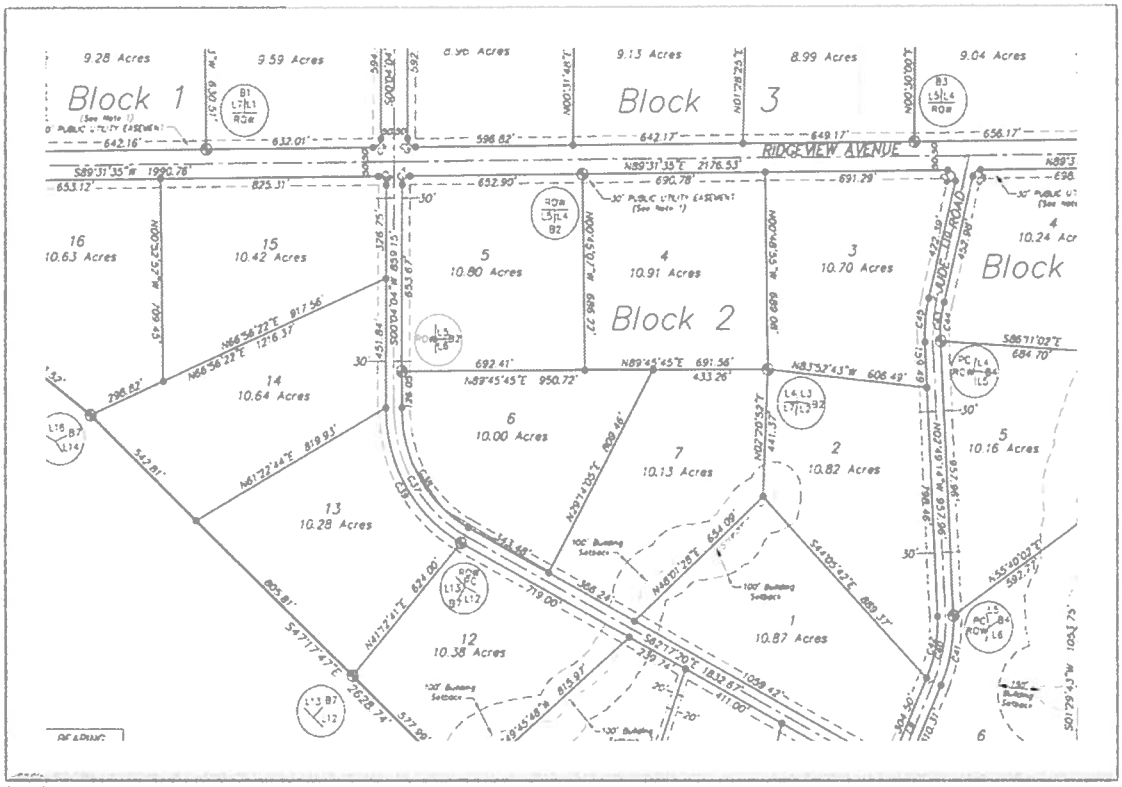
Interior Key Lot (ADL 229957, Lot 6, Block 2, ASLS 2005-16)

Location	Ridgeview Addition I. Between Lake Louise Road and Tolsona Lake, on the north side of the Glenn Highway.
Access	The right-of-ways are cleared in the subdivision. ATV, snowmachine and walk-in are the primary access means.
Size & Shape	10.00-acres, irregular shaped parcel
Topography	Mostly level (10% steep)
Soils	Adequate drainage (10% wet)
Vegetation	Treed primarily with spruce
Utilities	None
Water & Sewer	None
Easements	50' utility and public access easement along east parcel boundary
Environmental Hazards	None noted
Zoning Regulations	None
Tax Assessments	None
Ownership History	State of Alaska
Adjacent Land Use	Sporadic cabins, mostly undeveloped
Amenities	Frontage on small creek, limited view potential

Survey of *Interior Key Lot* (ADL 229957, Lot 6, Block 2, ASLS 2005-16)



ASLS 2005-16, Sheet 2

Note: Available satellite imagery of *Key Lot* is poor quality.

Photograph of *Interior Key Lot* (ADL 229957, Lot 6, Block 2, ASLS 2005-16)

Photograph taken June 13, 2011 (parcel found to right of right-of-way)

ROBE LAKE

One of the subject parcels is located about five miles east of Valdez in the Robe Lake Subdivision. Access is provided by a good quality gravel road that is steep at times. The subject parcel has electric and telephone service available. The site has great views of the surrounding mountains. There are numerous houses of average to good quality located within the subdivision.

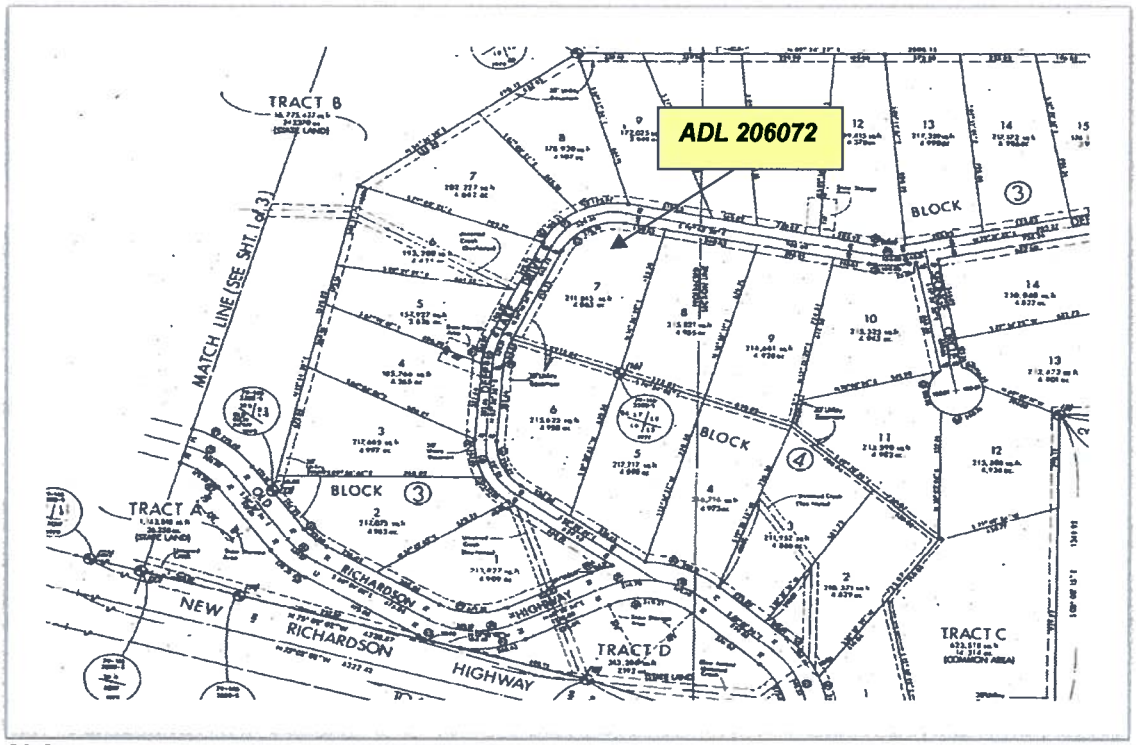
The *Robe Lake Lot* is ADL 206072, a 4.863-acre parcel.

Subdivision	ADL	Lot	Block	Survey	Size (acres)
Robe Lake	206072	7	4	79-146	4.863

Robe Lake (ADL 206072, Lot 7, Block 4, ASLS 79-146)

Location	North side of Richardson Highway, about five miles east of Valdez.
Access	Deep Lake Road – a gravel road
Size & Shape	4.863-acres, irregular shaped parcel
Topography	Gently to moderately sloping
Soils	Majority of parcel appears to have adequate drainage
Vegetation	Alder, underbrush with sporadic trees
Utilities	Electric and phone
Water & Sewer	None
Easements	Typical
Environmental Hazards	None noted
Zoning Regulations	RR – rural residential
Tax Assessments	The City of Valdez is the taxing authority. Parcels owned by the State of Alaska are tax exempt. Once ownership is transferred from the State of Alaska property taxes become the responsibility of the purchaser. **Tax Assessment History** Parcel ID # 71250040070 Tax Year – 2011 Assessed Value - $38,900
Ownership History	In 1980, 1989, 1998, 2003 and 2009 an application to purchase the parcel was received. In two cases, the applicant failed to construct a dwelling on the site and the permit was revoked. The remaining contracts were either relinquished or terminated. The State of Alaska is the current owner.
Adjacent Land Use	Some of the lots in the subdivision are undeveloped. The remaining lots are improved with average to good quality houses.
Amenities	Excellent views of the surrounding mountains.

Survey of *Robe Lake Lot* (ADL 206072, Lot 7, Block 4, ASLS 79-146)



ASLS 79-146, Sheet 3

Photograph of *Robe Lake* (ADL 206072, Lot 7, Block 4, ASLS 79-146)

Photograph taken June 14, 2011

SVEN ALASKA SUBDIVISION

Two of the subject parcels are located in the Sven Alaska Subdivision. The subdivision is located on the west side of the Richardson highway at Milepost 114, about one mile south of the intersection with the Glenn Highway. Arne Drive is a gravel road that provides access to the subdivision. Electric service has been extended about 600 feet along Arne Drive from the Richardson Highway, but not to the subject parcels. One of the subject parcels has frontage on Arne Drive. The remaining parcel is accessed via brushed, but not improved platted right-of-ways within the subdivision. A couple of cabins have been constructed within the subdivision. In addition, there are several houses located across Arne Drive that existed before the Sven Alaska Subdivision was established. Both lots are mostly level and treed with spruce.

The *Sven Alaska Subdivision Key Lot* is ADL 230127, a 2.02-acre parcel.

Subdivision	ADL	Lot & Block	Survey	Size (acres)
Sven Alaska	230127	L3 B1	2004-43	2.02

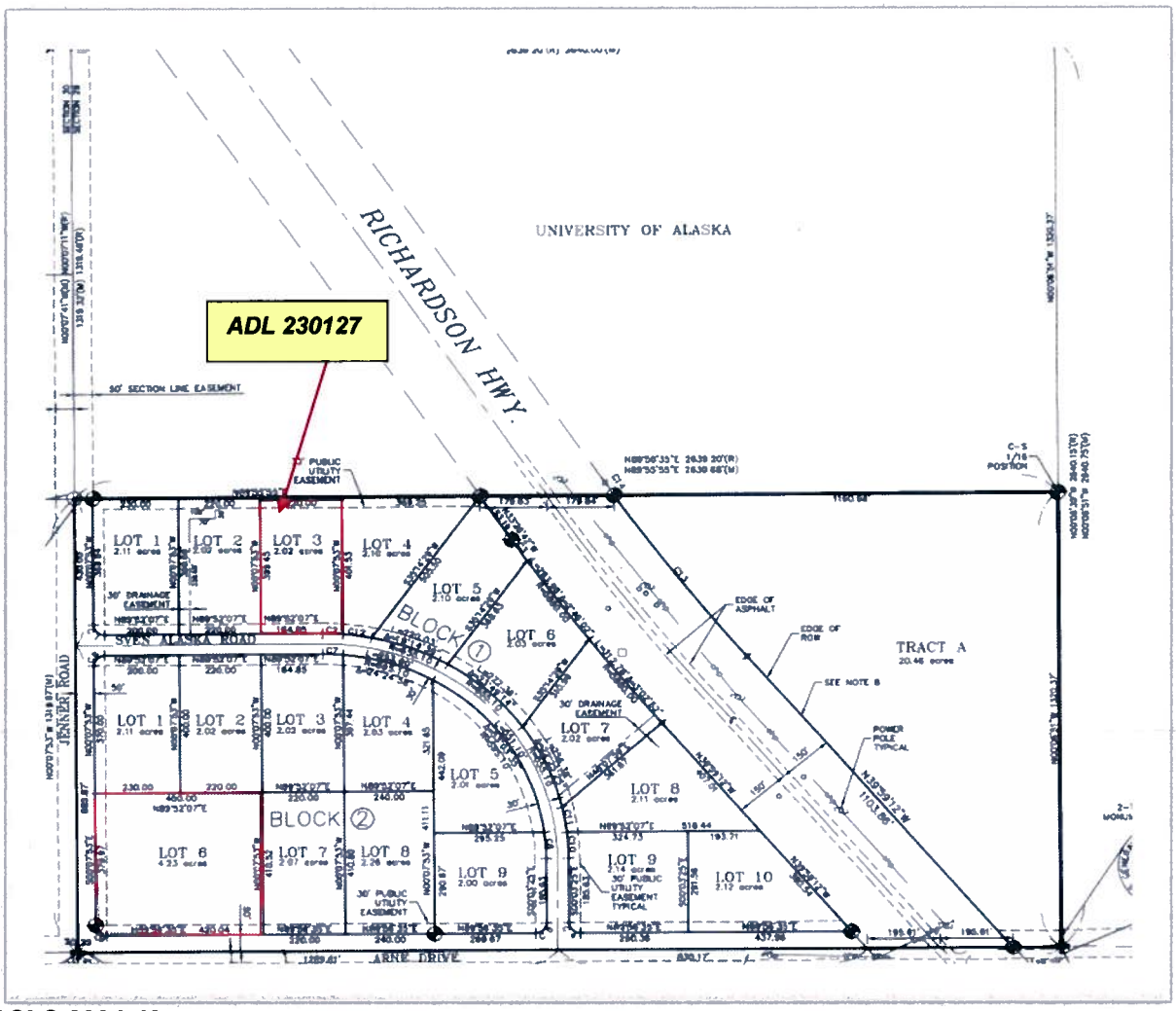
The remaining subject parcel included in this analysis is summarized below:

Subdivision	ADL	Lot & Block	Survey	Size (acres)
Sven Alaska	230140	L6 B2	2004-43	4.23

Sven Alaska Key Lot (ADL 230127, L3 B1, ASLS 2004-43)

Location	West side of Richardson Highway at Milepost 114, between Copper Center and Glennallen.
Access	Platted right-of-ways within the subdivision
Size & Shape	2.02-acres rectangular shaped parcel
Topography	Mostly level
Soils	Appears adequate
Vegetation	Mostly spruce
Utilities	None
Water & Sewer	None
Easements	Typical
Environmental Hazards	None noted
Zoning Regulations	None
Tax Assessments	None
Ownership History	State of Alaska
Adjacent Land Use	Undeveloped. Sporadic houses and cabins in the area.
Amenities	Interior lot with limited view potential

Sven Alaska Key Lot (ADL 230127, L3 B1, ASLS 2004-43)



ASLS 2004-43

Satellite Imagery of *Sven Alaska Key Lot* (ADL 230127, L3 B1, ASLS 2004-43)

Photograph of *Sven Alaska Key Lot* (ADL 230127, L3 B1, ASLS 2004-43)

Photograph taken June 14, 2011

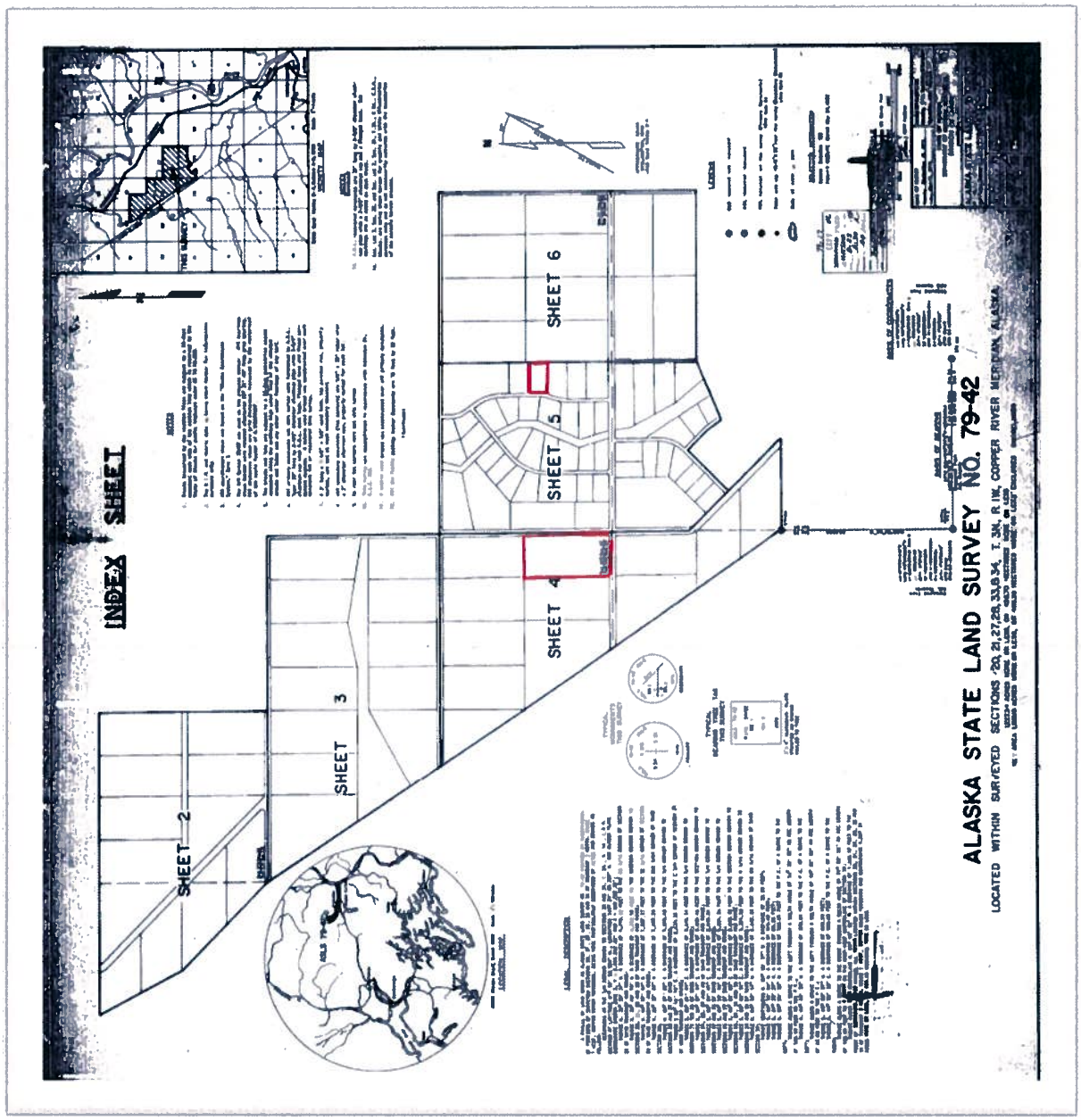
Highest and Best Use

Analysis of highest and best use for the subject property is necessary to accurately estimate the value of the land. Highest and best use analysis ensures that the value estimate is derived with the use in mind that maximizes the utility for a given property. The appropriate highest and best use for a given property is determined by the conditions of the market. Highest and best use can be defined as[9]:

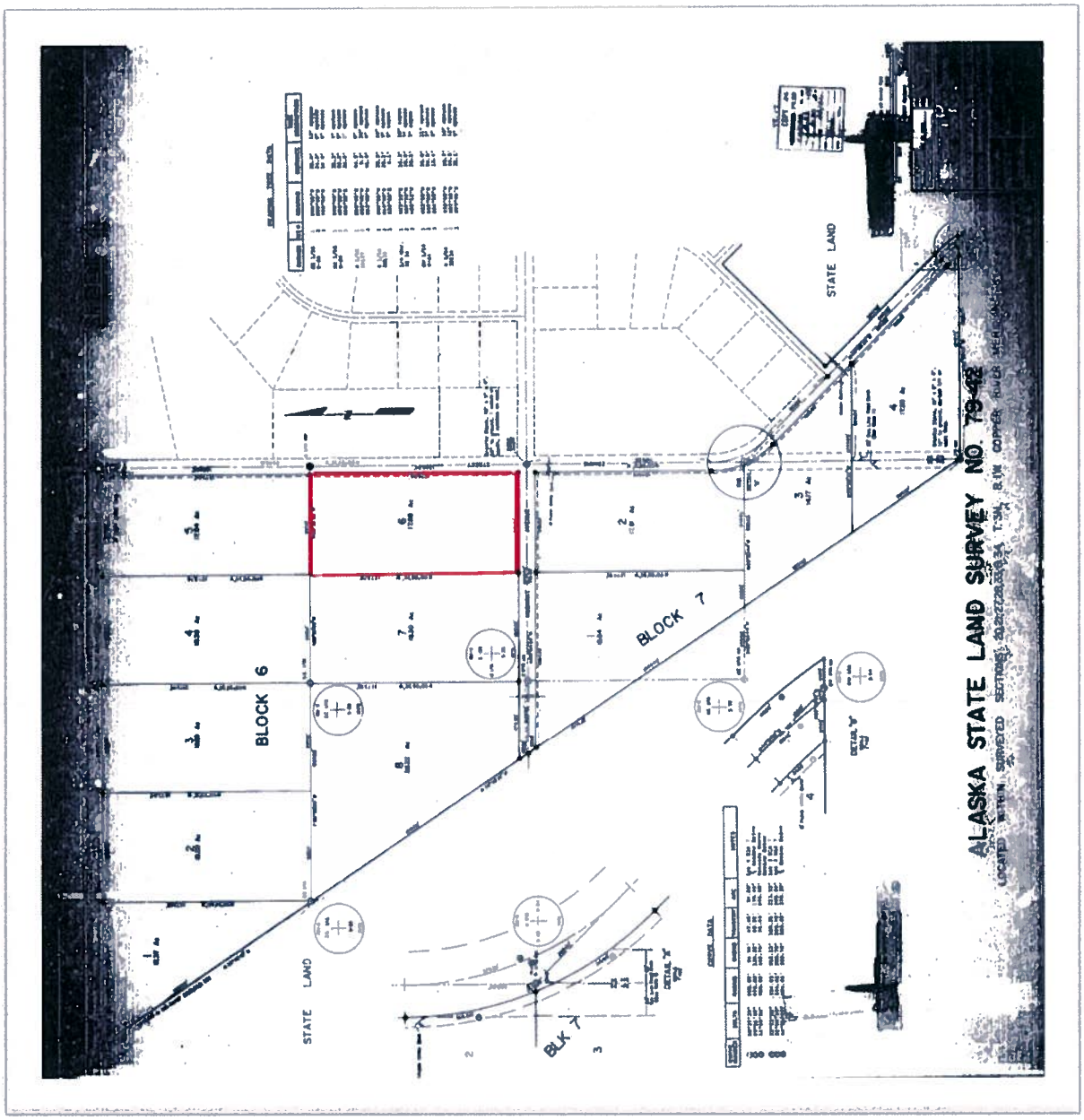
"The reasonably probable and legal use of vacant land or an improved property, that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value."

[9] The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.278

Interior Parcels

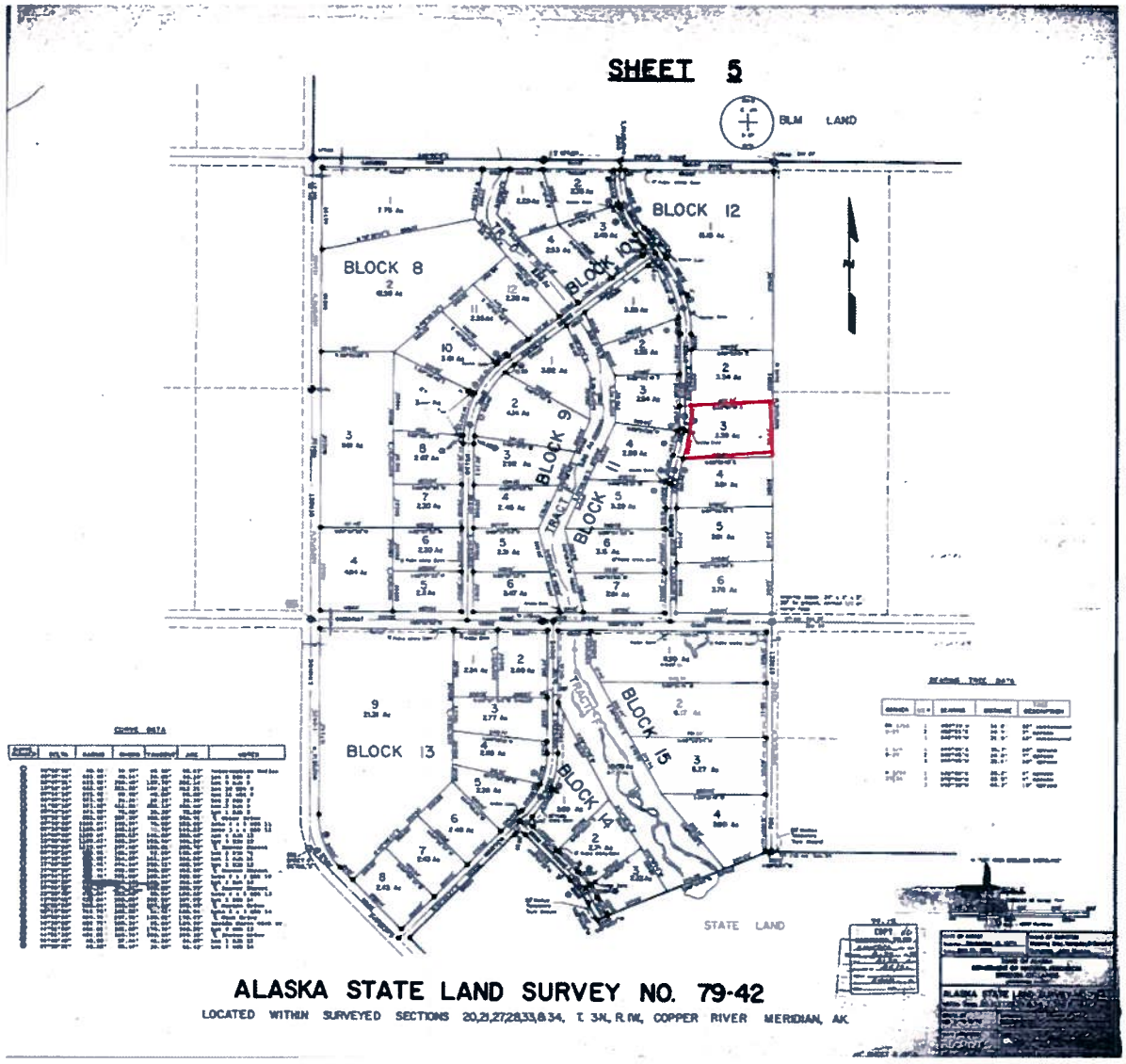


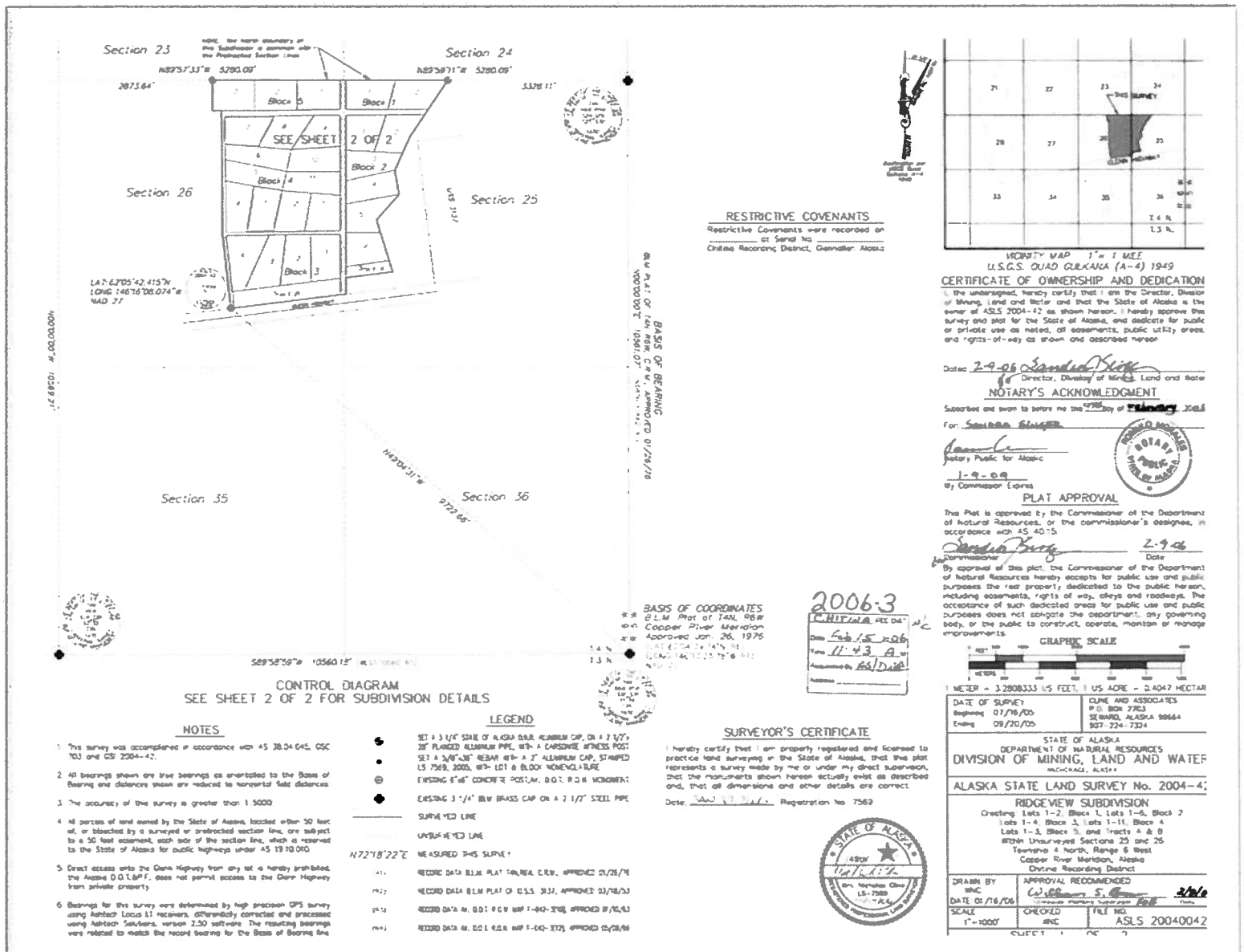
Copper Center OTE - ASLS 79-42, Sheet 1



Copper Center OTE, ASLS 79-42, Sheet 4

Copper Center OTE – ASLS 79-42, Sheet 5





CONTROL DIAGRAM
SEE SHEET 2 OF 2 FOR SUBDIVISION DETAILS

NOTES

1. This survey was accomplished in accordance with AS 38.04.045, GSC 703 and GS 2004-42.
2. All bearings shown are true bearings as orientated to the Basis of Bearing and distances shown are reduced to horizontal field distances.
3. The accuracy of this survey is greater than 1:5000
4. All portions of land owned by the State of Alaska, located within 50 feet of, or bisected by a surveyed or protracted section line, are subject to a 50 foot easement, each side of the section line, which is reserved to the State of Alaska for public highways under AS 19.10.010.
5. Direct access onto the Glenn Highway from any lot is hereby prohibited, the Alaska D.O.T.&P.F. does not permit access to the Glenn Highway from private property.
6. Bearings for this survey were determined by high precision GPS survey using Ashtech Locus L1 receivers, differentially corrected and processed using Ashtech Solutions, version 2.50 software. The resulting bearings were related to match the record bearing for the Basis of Bearing line.

LEGEND

- ● SET A 3 1/2" STATE OF ALASKA BLM ALUMINUM CAP, ON A 2 1/2" x 28" FLANGED ALUMINUM PIPE, WITH A CARSONITE WITNESS POST
- • SET A 3/8"x36" REBAR WITH A 3" ALUMINUM CAP, STAMPED LS 7569, 2005, WITH LOT & BLOCK NOMENCLATURE
- ⊕ EXISTING 6"x6" CONCRETE POST, U.S.M., B.O.T., R.O.W. MONUMENT
- ◆ EXISTING 3 1/4" BLM BRASS CAP ON A 2 1/2" STEEL PIPE
- SURVEYED LINE
- UNSURVEYED LINE
- N72°18'22"E MEASURED THIS SURVEY
- (41) RECORD DATA BLM PLAT 74N,R6W, C.R.M., APPROVED 01/26/76
- (42) RECORD DATA BLM PLAT OF U.S.S. 3831, APPROVED 03/18/53
- (43) RECORD DATA MS, B.O.T. R.O.W. MAP T-040-3(18), APPROVED 07/20/83
- (44) RECORD DATA MS, B.O.T. R.O.W. MAP T-040-3(12), APPROVED 05/28/86

RESTRICTIVE COVENANTS

Restrictive Covenants were recorded on _____ at Serial No. _____ Chitina Recording District, Copper River Alaska

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described and, that all dimensions and other details are correct.

Date: JAN 17 2006 Registration No. 7569

STATE OF ALASKA
49TH
Nicholas Olmi
LS-7569
REGISTERED PROFESSIONAL LAND SURVEYOR

2006-3
CHITINA REC DIST
Date 2-15-06
Time 11:43 A M
Recorded By DJ
Address

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS 2004-42 as shown hereon. I hereby approve the survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easements, public utility areas, and rights-of-way as shown and described hereon.

Dated 2-9-06 Director, Division of Mining, Land and Water

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn to before me this 9TH day of February 2006

For: Sandra Stuller

Notary Public for Alaska

1-9-09
My Commission Expires

PLAT APPROVAL

This Plat is approved by the Commissioner of the Department of Natural Resources, or the commissioner's designee, in accordance with AS 40.15.

2-9-06
Commissioner Date

By approval of this plat, the Commissioner of the Department of Natural Resources hereby accepts for public use and public purposes the real property dedicated to the public hereon, including easements, rights of way, alleys and roadways. The acceptance of such dedicated areas for public use and public purposes does not obligate the department, any governing body, or the public to construct, operate, maintain or manage improvements.

GRAPHIC SCALE

1 METER = 3.2808333 US FEET, 1 US ACRE = 0.4047 HECTAR

DATE OF SURVEY	CUNE AND ASSOCIATES
Beginning 07/16/05	P.O. BOX 2763
Ending 09/20/05	SEWARD, ALASKA 99664
	907-224-7324

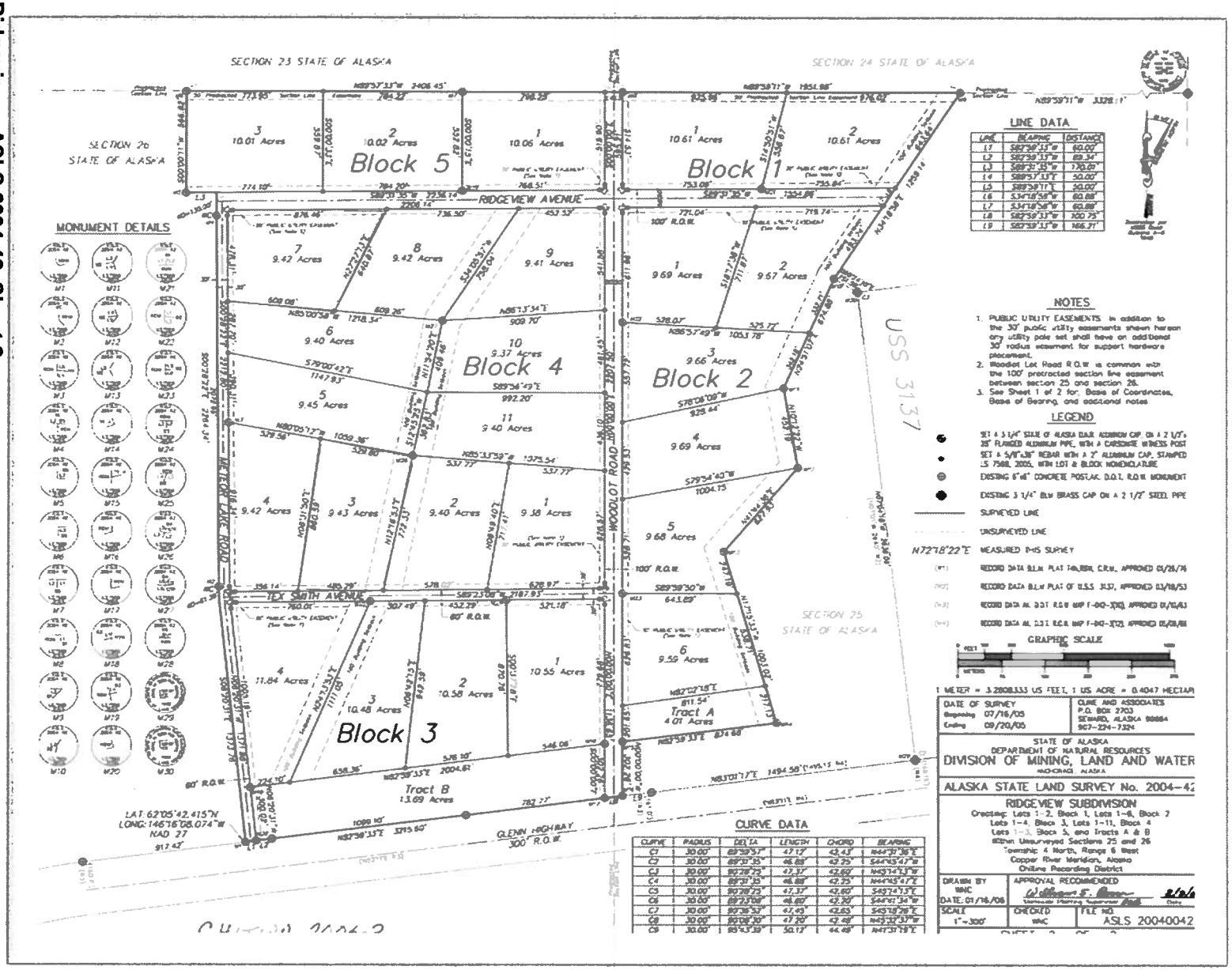
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

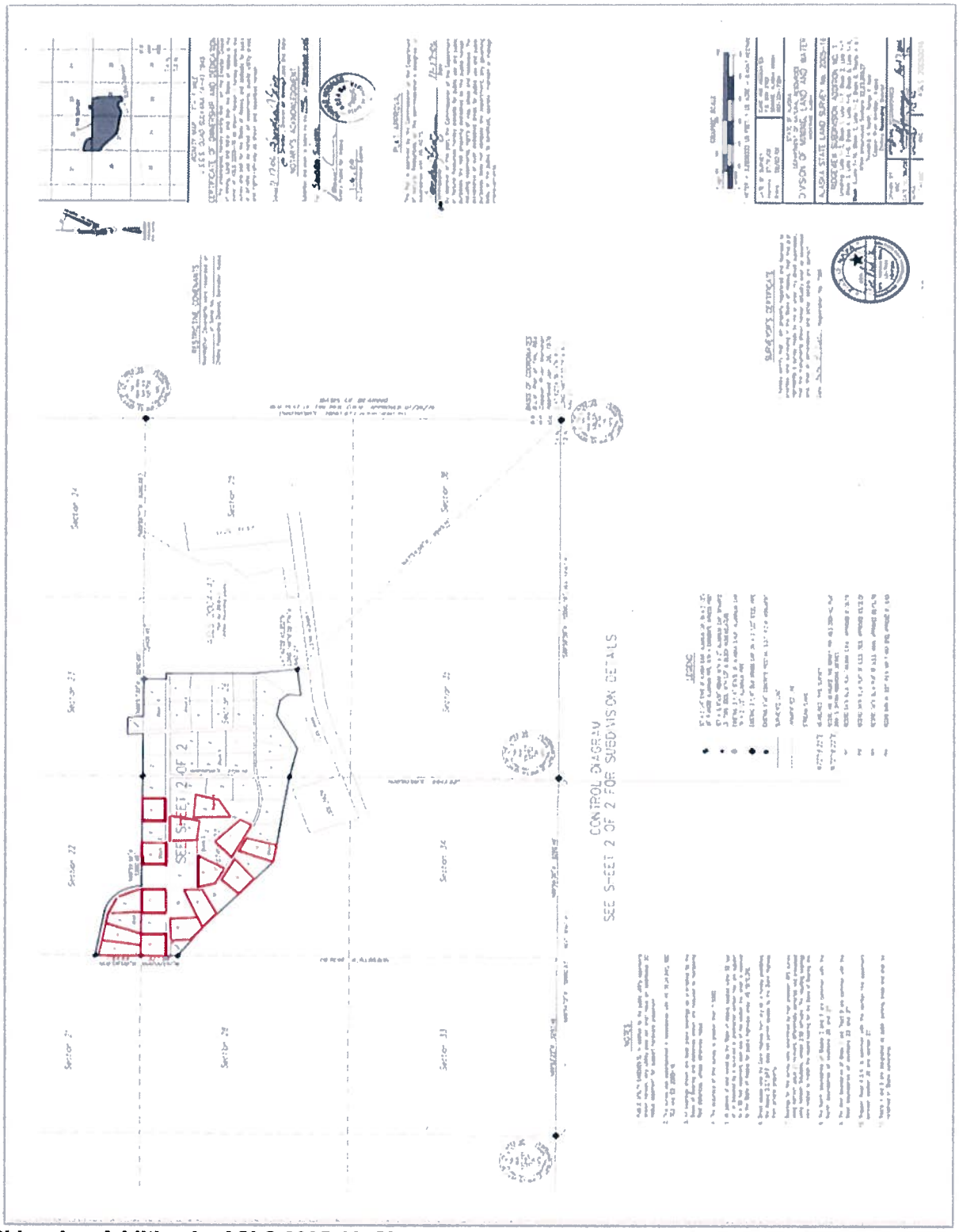
ALASKA STATE LAND SURVEY No. 2004-42

RIDGEVIEW SUBDIVISION
Creating Lots 1-2, Block 1, Lots 1-6, Block 2
Lots 1-4, Block 3, Lots 1-11, Block 4
Lots 1-3, Block 5, and Tracts A & B
Within Unsurveyed Sections 23 and 26
Township 4 North, Range 6 West
Copper River Meridian, Alaska
Chitina Recording District

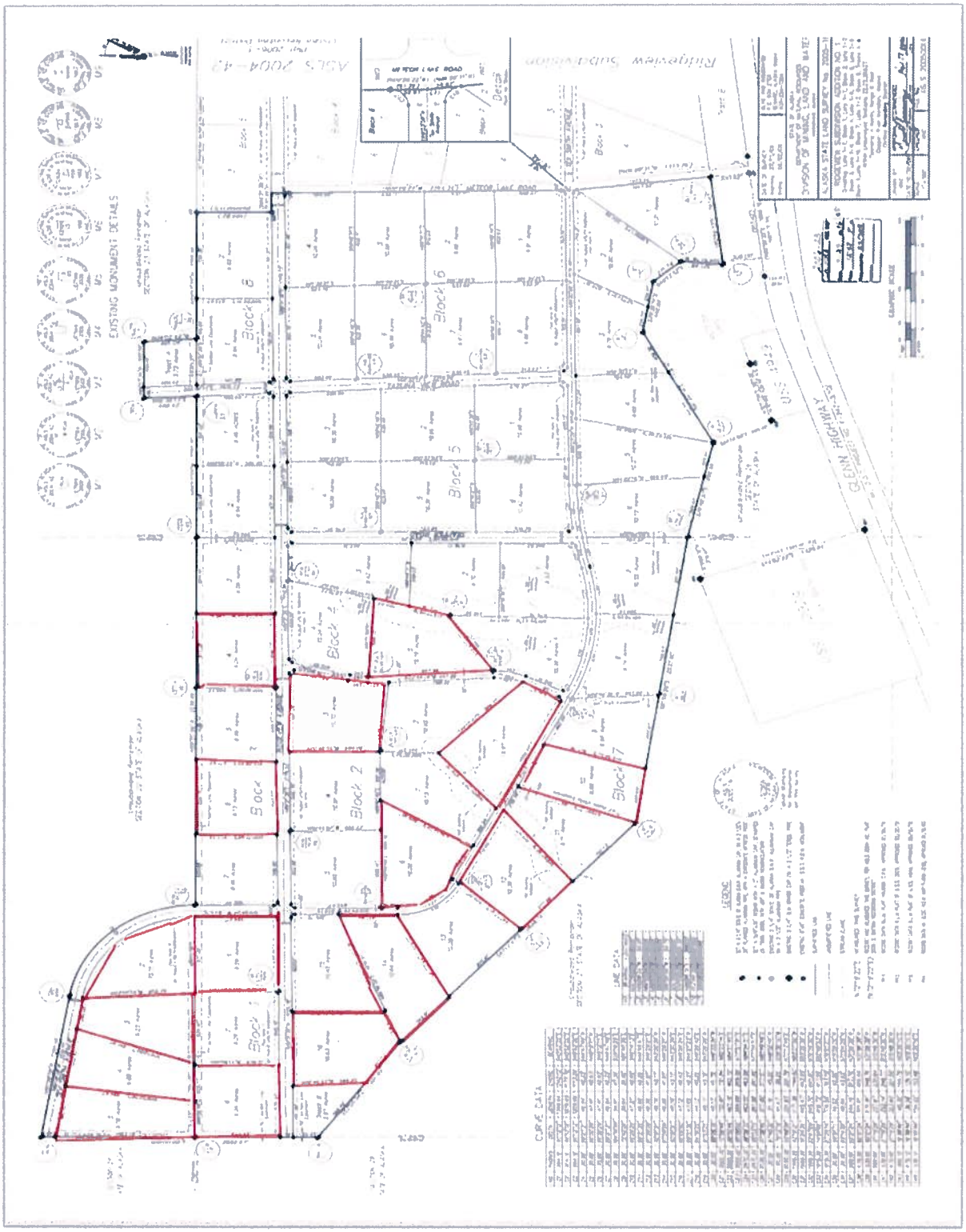
DRAWN BY MNC	APPROVAL RECOMMENDED William S. Ellis Jr. Interagency Land Management Supervisor	2/9/06 Date
DATE 01/16/06		
SCALE 1"=1000'	CHECKED MNC	FILE NO. ASLS 20040042
		SHEET 1 OF 2

Ridgeview – ASLS 2004-42, Sheet 2

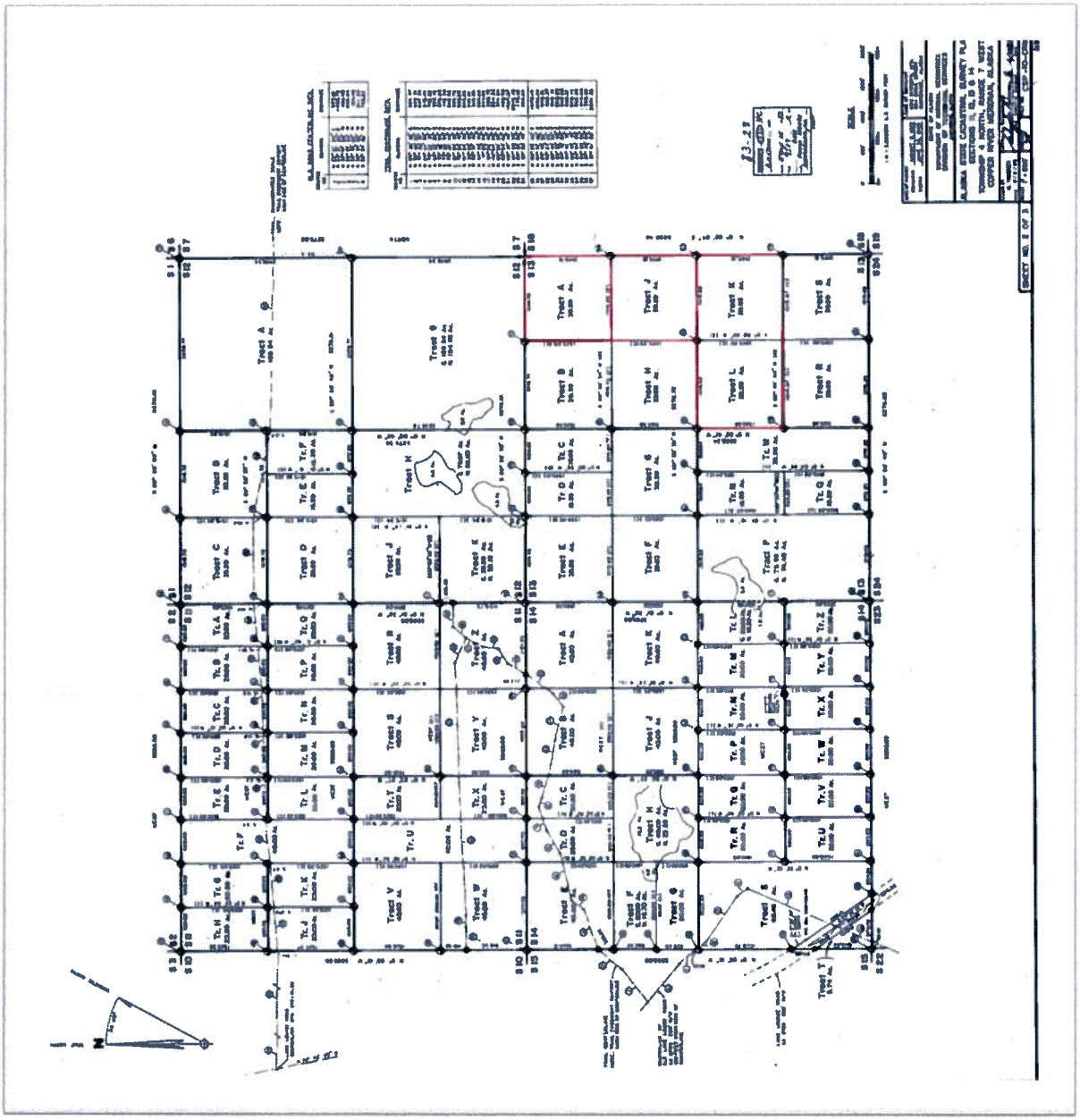




Ridgeview Addition I – ASLS 2005-16, Sheet 1

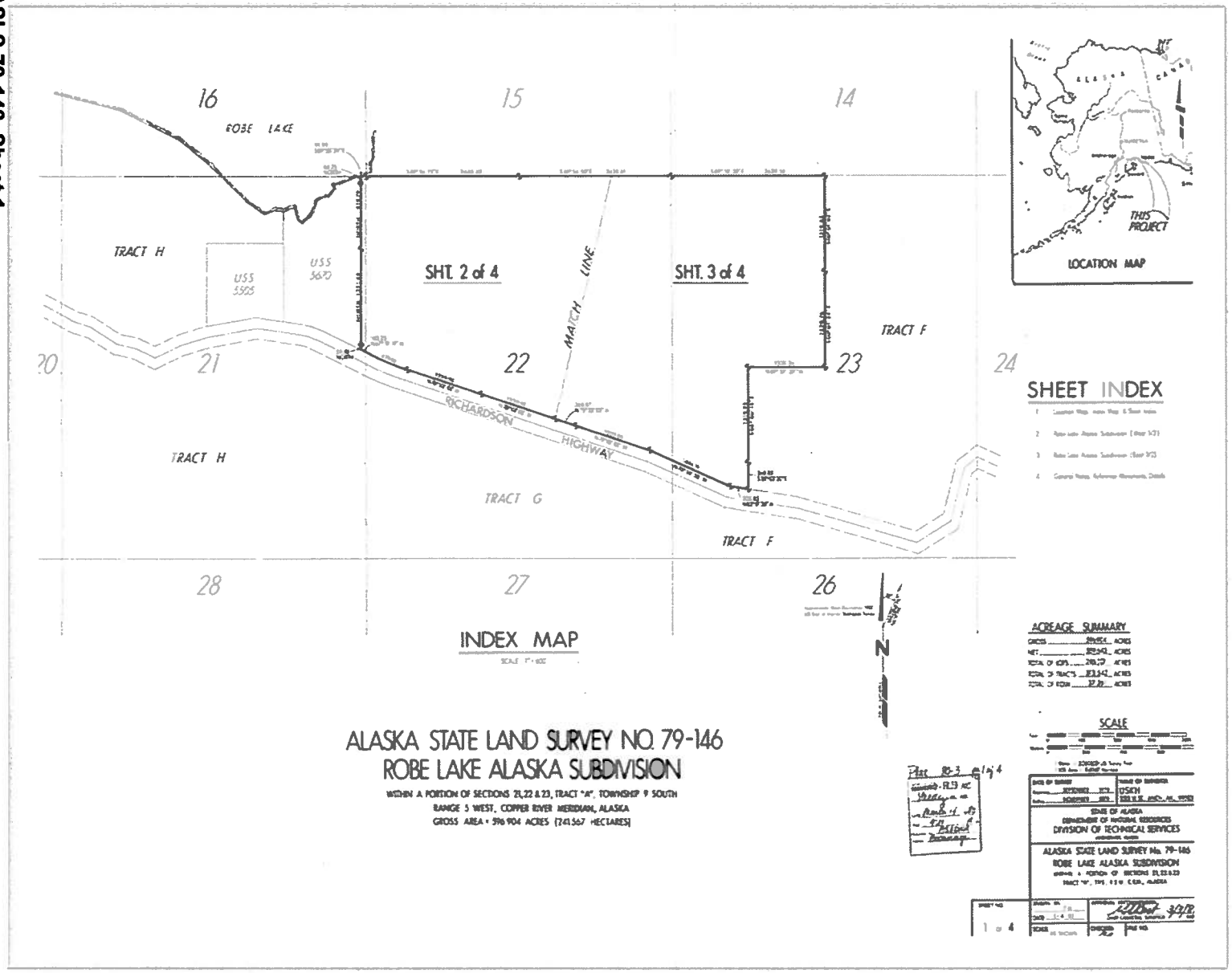


Ridgeview Addition I – ASLS 2005-16, Sheet 2

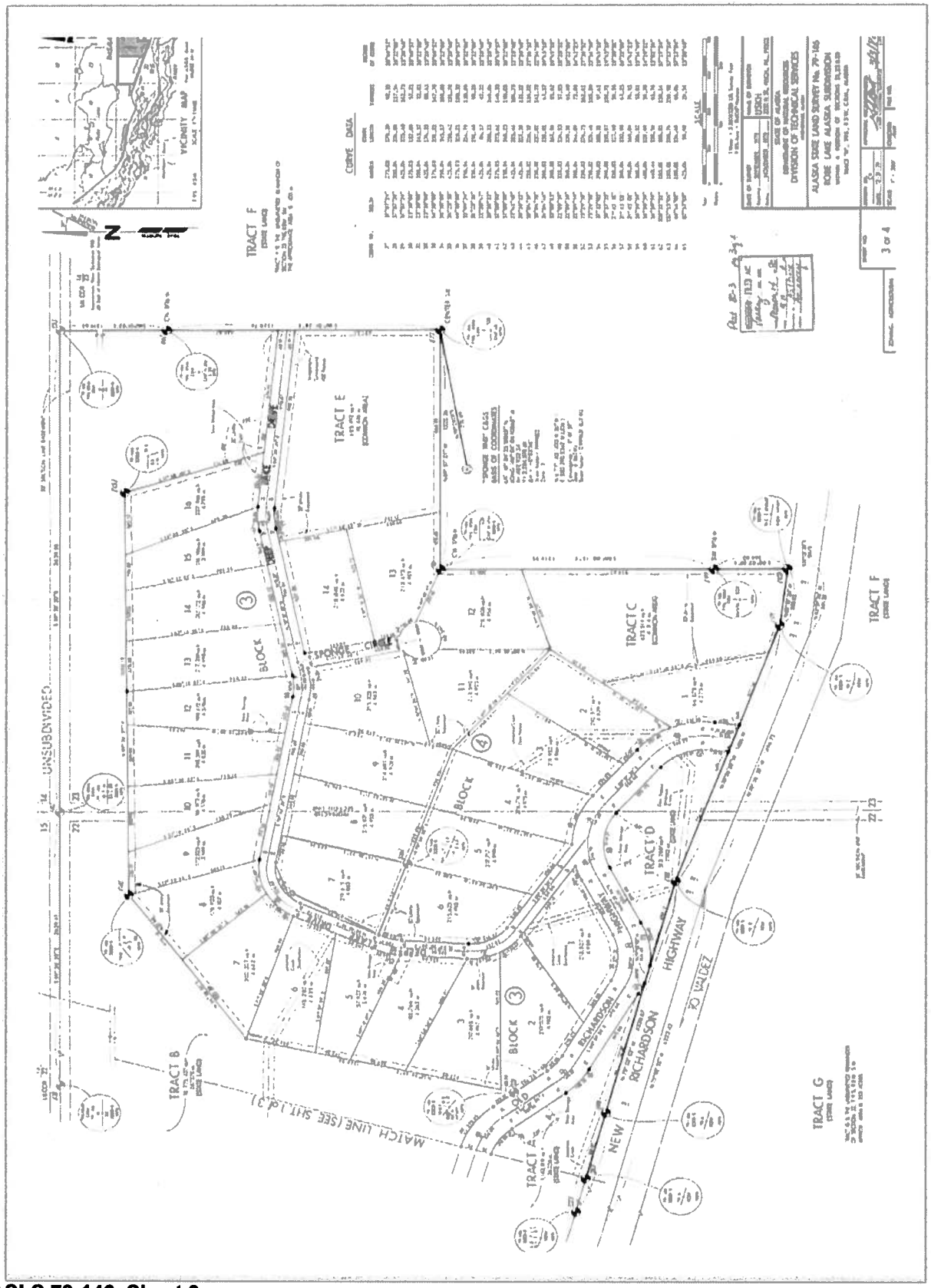


Small Lakes – Plat 83-23

ASLS 79-146, Sheet 1

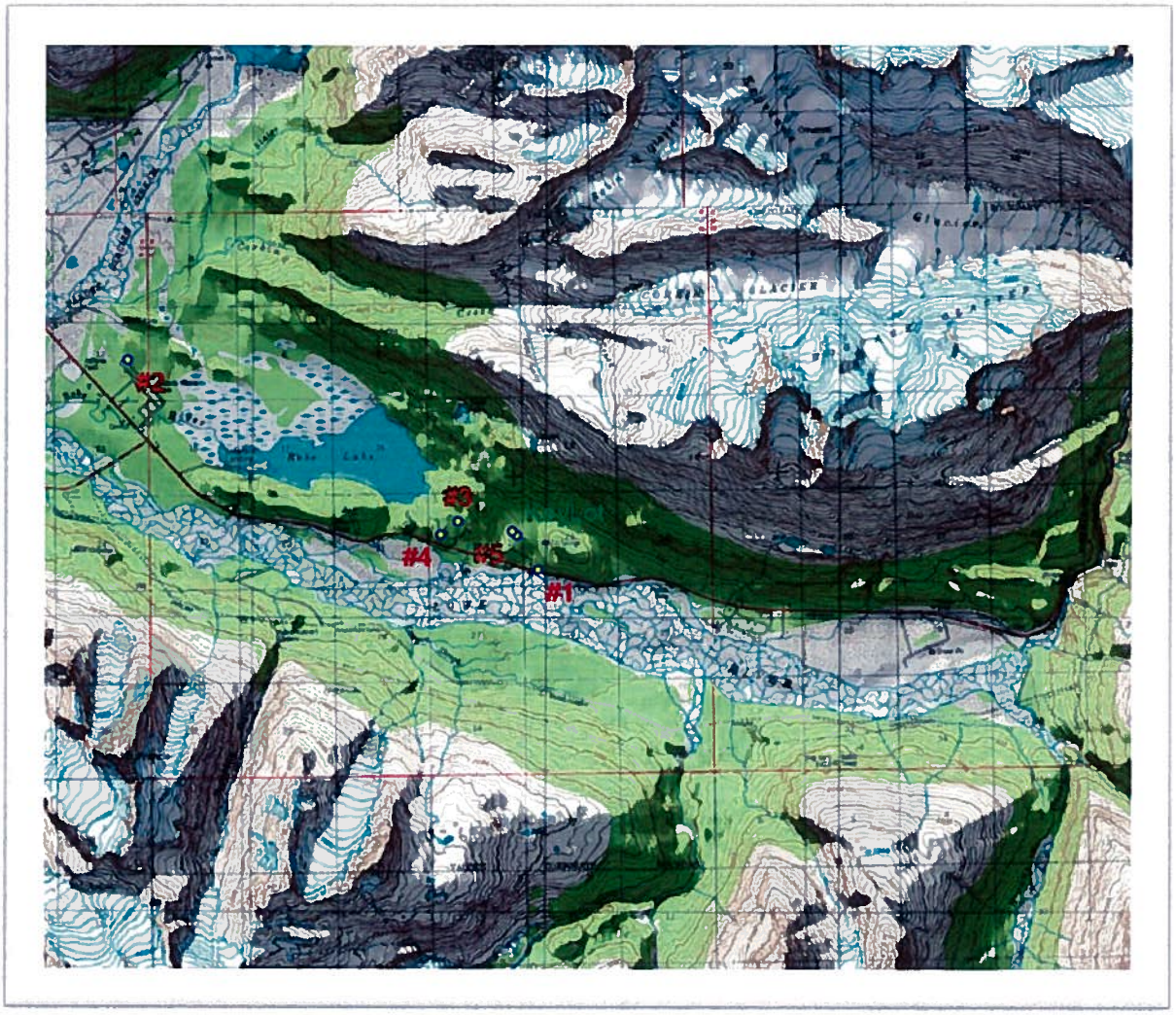
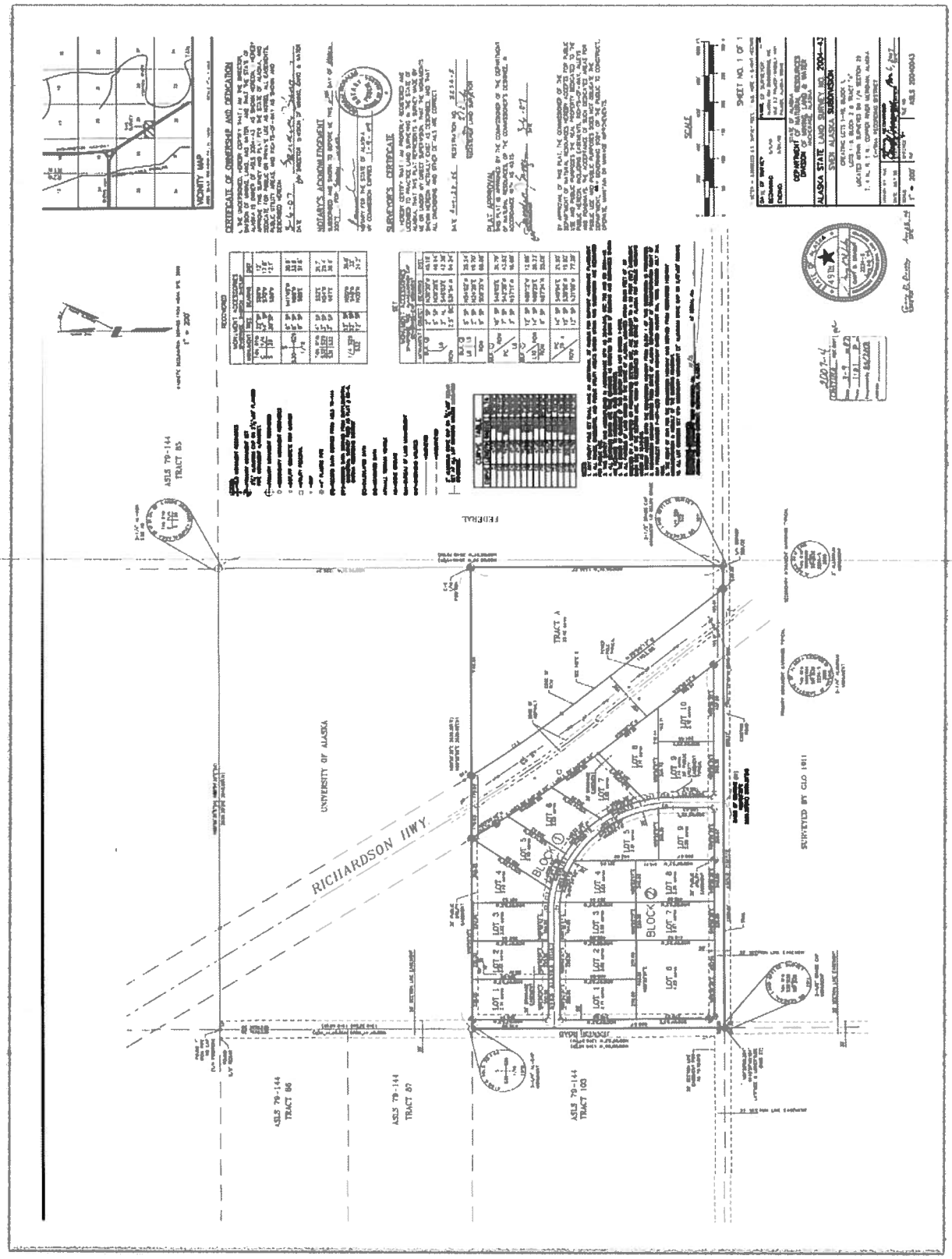


Robe Lake Parcel



ASLS 79-146. Sheet 3

Robe Lake Market Data Map



Sven Parcels