

MARKET VALUE APPRAISAL
Of
Freshwater Bay Subdivision
Parcels
For 2013 Auction

Appraisal Report No. 3635



STATE OF ALASKA

Department of Natural Resources
Division of Mining, Land and Water
550 West 7th Avenue, Suite 650
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MEMORANDUM

State of Alaska

Department of Natural Resources

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550 West 7th Avenue, Suite 650
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DATE: January 8, 2013

TO: Kevin Hindmarch
Review Appraiser

FROM: Brandon Simpson *BS*

SUBJECT: Appraisal of 39 parcels of land located on Chichagof Island. The parcels are being appraised to establish minimum bid price for sale at auction.

As requested, I have completed an appraisal of the referenced parcels. I understand that this appraisal will be used to determine the minimum purchase price for the above referenced parcels. I am submitting this report for your review and approval.

The appraisal was completed in accordance with the "Uniform Standards of Professional Appraisal Practice" of the Appraisal foundation and in accordance with the Special Appraisal Instructions (DNR Land Disposal), DNR. This is a Summary Appraisal Report based on the General Assumptions and Limiting Conditions, Hypothetical Condition and Extraordinary Assumption (see Page 7) stated in the report, as well as the facts, analyses, and reasoning leading to the opinions of value.

I have inspected the subject area and most of the comparable sales used in this report. Physical descriptions of the subject parcels are based on physical inspections, soil maps, aerial photography and topographic maps. Based on my observations and analysis of all available data, I have formed an opinion of market value as of the effective date of value.

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APPRAISAL SUMMARY

Location

Subdivision Name	Location	Lot Size
Freshwater Bay Subdivision	Located adjacent to Freshwater Bay on Chichagof Island, Southeast Alaska	3.48 to 5.51 acres



Value Summary

Subdivision	ADL	Survey	Lot	Block	Size (acres)	Value (RND)
Freshwater Bay	108171	2010-44	1	1	4.55	\$48,800
Freshwater Bay	108193	2010-44	2	1	3.73	\$44,800
Freshwater Bay	108194	2010-44	1	2	4.52	\$51,000
Freshwater Bay	108195	2010-44	2	2	5.14	\$54,900
Freshwater Bay	108196	2010-44	3	2	4.9	\$53,500
Freshwater Bay	108197	2010-44	4	2	3.76	\$45,100
Freshwater Bay	108198	2010-44	5	2	4.17	\$50,400
Freshwater Bay	108199	2010-44	6	2	3.83	\$48,300
Freshwater Bay	108200	2010-44	7	2	5.37	\$59,500
Freshwater Bay	108201	2010-44	8	2	3.84	\$45,600
Freshwater Bay	108202	2010-44	1	3	5.19	\$55,400
Freshwater Bay	108173	2010-44	1	4	3.5	\$43,300
Freshwater Bay	108174	2010-44	2	4	3.5	\$43,300
Freshwater Bay	108175	2010-44	3	4	3.5	\$43,300
Freshwater Bay	108176	2010-44	4	4	3.7	\$50,800
Freshwater Bay	108177	2010-44	5	4	3.54	\$49,600
Freshwater Bay	108178	2010-44	6	4	3.48	\$51,200
Freshwater Bay	108203	2010-44	1	5	4.94	\$50,400
Freshwater Bay	108204	2010-44	2	5	4.48	\$47,800
Freshwater Bay	108205	2010-44	3	5	4.61	\$48,900
Freshwater Bay	108206	2010-44	4	5	4.5	\$50,800
Freshwater Bay	108207	2010-44	1	6	5.37	\$70,500
Freshwater Bay	108210	2010-44	1	7	4.38	\$56,400
Freshwater Bay	108209	2010-44	2	7	4.15	\$54,600
Freshwater Bay	108208	2010-44	3	7	4.44	\$56,600
Freshwater Bay	108179	2010-44	1	8	4.84	\$57,300
Freshwater Bay	108189	2010-44	2	8	5.36	\$61,300
Freshwater Bay	108190	2010-44	3	8	5.36	\$61,300
Freshwater Bay	108180	2010-44	4	8	3.9	\$52,400
Freshwater Bay	108181	2010-44	5	8	3.49	\$48,900
Freshwater Bay	108191	2010-44	6	8	3.99	\$53,100
Freshwater Bay	108192	2010-44	7	8	4.17	\$54,900
Freshwater Bay	108182	2010-44	8	8	4.73	\$59,600
Freshwater Bay	108183	2010-44	1	9	5.51	\$68,800
Freshwater Bay	108184	2010-44	2	9	5.45	\$64,900
Freshwater Bay	108185	2010-44	3	9	5.35	\$64,400
Freshwater Bay	108186	2010-44	4	9	5.44	\$68,000
Freshwater Bay	108187	2010-44	5	9	5.43	\$64,600

Freshwater Bay	108188	2010-44	6	9	4.63	\$58,300
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PREMISES OF THE APPRAISAL

Type of Appraisal and Report

This appraisal is a Summary Appraisal Report prepared in accordance with Standards Rule 1 and 2 of the current edition of **Uniform Standards of Professional Appraisal Practice** (USPAP), and in accordance with DNR's Special Appraisal Instructions – DNR Land Disposal.

Purpose of Appraisal

The purpose of this appraisal is to estimate current market value.

User and Client Identity

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

Intended Use of Appraisal

The appraisal will 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.

Property Rights Appraised

Rights appraised are fee simple estate less mineral rights reserved to the State of Alaska under **AS 38.05.125(a)**.

Fee simple estate is defined as¹:

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

AS 38.05.125(a) states²:

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

Definition of Market Value³

"The most probable price, as of a specified date, in cash, or 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."

¹ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.112

² Alaska Statutes Title 38, Public Land Article 5, accessed 16 November 2012.

<Codes.lp.findlaw.com/akstatutes/38/38.05./05./38.05.125>

³ The Appraisal of Real Estate, Thirteenth Edition, Appraisal Institute, 2008, p.23

Effective Date of Value

The subject properties were inspected June 18th and 19th, 2012. Many of the comparable sales were inspected June 18, 2012. The effective date of value is June 19, 2012

Date of Report

January 8, 2013

Exposure Time

Exposure time is defined as⁴:

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

Freshwater Bay Subdivision Parcels

The Freshwater Bay Subdivision parcels are recreational properties located on Chichagof Island. The most recent time DNR offered recreational parcels on Chichagof Island was in 2010 and 2011. A total of nine parcels were offered at auction. All of these parcels sold at auction or in the initial over-the-counter offering. An exposure time of up to one year is reasonable.

Sale History

Freshwater Bay Subdivision is a new offering.

Prior Appraisal History

I have not previously appraised the subject parcels.

⁴ Uniform Standards of Professional Appraisal Practice 2012-2013, Appraisal Foundation, accessed November 16, 2012
<www.uspap.org/24/>

SCOPE OF WORK

Property and Comparable Sales Inspection

I inspected the Freshwater Bay parcels by air on June 18, 2012. The road accessible Freshwater Bay parcels were inspected on June 19, 2012. The comparable sales that were practical to inspect were inspected by air on June 19, 2012.

Research and Analysis Conducted

Interviews were conducted with local real estate agents, appraisers, and other individuals familiar with the area who provided information about trends in values, supply and demand. DNR records were searched for recent comparable sales and information about parcels currently available. Current listings were also searched. The recorder's office was searched to identify any recent sales. Sellers and buyers or other knowledgeable market participants were contacted to verify recent sale prices and other transaction details. Alaska shorezone imagery provided by NOAA was utilized to see the physical characteristics of the oceanfront parcels. In addition, parcel descriptions and photographs provided by the surveyor were utilized.

After analysis of all available data, appropriate comparable sales were selected. The market value estimate was derived from this process and is based on the following assumptions and limiting conditions.

Assumptions and Limiting Conditions

1. The property is appraised as vacant land without structural or site improvements.
2. The appraiser assumes no responsibility for legal matters. The subject lots are assumed to be free and clear of encumbrances, except as otherwise noted, and title is assumed to be marketable.
3. All engineering studies are assumed to be accurate. Plats and illustrative material included in the report are intended to help the reader in visualizing the properties.
4. Information furnished by others and included in the report is believed to be reliable but the appraiser does not warrant the accuracy of such information.
5. Unless otherwise noted in the report, the appraiser did not find any evidence that hazardous materials exist on these properties. The estimate of value is based on the assumption that there are no such materials on the property. The appraiser is not qualified to detect these substances. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge that is required to discover these substances.
6. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony, or be in attendance in court with reference to the property in question unless arrangements have been made in advance.
7. The data and conclusions in this report are a part of the whole valuation. Each part of this report is only part of the evidence upon which the final judgment is based. Therefore, no part should be used out of context and by itself alone.
8. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for any such conditions, or for arranging engineering studies to discover them.
9. The estimate of value in this report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
10. Some parcels may contain saw timber, but not necessarily in commercial quantities. The estimated market value does not include that value of commercial timber, if any.
11. Some of the appraised parcels were inspected from the air. Due to the lack of on-site inspections (aerial only) some physical features are assumed based on conversations with those knowledgeable about the area, photographs and parcel descriptions provided by the surveyors and interpretation of existing maps and aerials. The appraiser reserves the right to modify the value conclusions if an on-site inspection reveals a variation in site features from those assumed in this report.

PRESENTATION OF DATA

Property Identification

Subdivision	ADL	Survey	Lot	Block	Size (acres)
Freshwater Bay	108171	2010-44	1	1	4.55
Freshwater Bay	108193	2010-44	2	1	3.73
Freshwater Bay	108194	2010-44	1	2	4.52
Freshwater Bay	108195	2010-44	2	2	5.14
Freshwater Bay	108196	2010-44	3	2	4.9
Freshwater Bay	108197	2010-44	4	2	3.76
Freshwater Bay	108198	2010-44	5	2	4.17
Freshwater Bay	108199	2010-44	6	2	3.83
Freshwater Bay	108200	2010-44	7	2	5.37
Freshwater Bay	108201	2010-44	8	2	3.84
Freshwater Bay	108202	2010-44	1	3	5.19
Freshwater Bay	108173	2010-44	1	4	3.5
Freshwater Bay	108174	2010-44	2	4	3.5
Freshwater Bay	108175	2010-44	3	4	3.5
Freshwater Bay	108176	2010-44	4	4	3.7
Freshwater Bay	108177	2010-44	5	4	3.54
Freshwater Bay	108178	2010-44	6	4	3.48
Freshwater Bay	108203	2010-44	1	5	4.94
Freshwater Bay	108204	2010-44	2	5	4.48
Freshwater Bay	108205	2010-44	3	5	4.61
Freshwater Bay	108206	2010-44	4	5	4.5
Freshwater Bay	108207	2010-44	1	6	5.37
Freshwater Bay	108210	2010-44	1	7	4.38
Freshwater Bay	108209	2010-44	2	7	4.15
Freshwater Bay	108208	2010-44	3	7	4.44
Freshwater Bay	108179	2010-44	1	8	4.84
Freshwater Bay	108189	2010-44	2	8	5.36
Freshwater Bay	108190	2010-44	3	8	5.36
Freshwater Bay	108180	2010-44	4	8	3.9
Freshwater Bay	108181	2010-44	5	8	3.49
Freshwater Bay	108191	2010-44	6	8	3.99
Freshwater Bay	108192	2010-44	7	8	4.17
Freshwater Bay	108182	2010-44	8	8	4.73
Freshwater Bay	108183	2010-44	1	9	5.51

Freshwater Bay	108184	2010-44	2	9	5.45
Freshwater Bay	108185	2010-44	3	9	5.35
Freshwater Bay	108186	2010-44	4	9	5.44
Freshwater Bay	108187	2010-44	5	9	5.43
Freshwater Bay	108188	2010-44	6	9	4.63

Personal Property

There is no personal property involved with the appraisal of these properties.

MARKET AREA

Freshwater Bay Subdivision

Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau. The subdivision features oceanfront lots with frontage on Freshwater Bay and interior lots with frontage on a gravel Forest Service Road. The oceanfront lots are accessible by floatplane or skiff. The gravel road was in good condition at the time of inspection. The road allows seasonal access from Hoonah. In the winter snowmachine access is possible.

Juneau

Current Population:	32,290 (2011 DCCED certified estimate)
Incorporation Type:	Unified Home Rule Borough
Borough Located In:	City and Borough of Juneau
School District:	Juneau School District
Regional Native Corporation:	Sealaska Corporation

Located on the mainland of Southeast Alaska, opposite Douglas Island, Juneau was built at the heart of the Inside Passage along the Gastineau Channel. It lies 900 air miles northwest of Seattle and 577 air miles southeast of Anchorage. It lies at approximately 58.301940 North Latitude and -134.419720 West Longitude. (Sec. 23, T041S, R067E, Copper River Meridian.) Juneau is located in the Juneau Recording District. The area encompasses 2,716.7 sq. miles of land and 538.3 sq. miles of water.

State, local, and federal agencies provide most of the local jobs. Juneau is home to state legislators and their staff during the legislative session between January and April. In 2011, 259 Coast Guard personnel were stationed in Juneau. Tourism is a significant contributor to the private sector economy during the summer months. Most cruise ship make it a port of call. The Mendenhall Glacier, Juneau Icefield air tours, Tracy Arm Fjord Glacier, state museum, and Mount Roberts Tramway are local attractions. Support services for fish processing contribute to the Juneau economy. In 2011, 357 residents held commercial fishing permits. DIPAC, a private non-profit organization, operates a fish hatchery that increases the local salmon population. The close-by Kennecott Green's Creek Mine produces gold, silver, lead, and zinc and is the largest silver mine in North America.

The municipal water supply is obtained from the Last Chance Basin well field on Gold Creek and the Salmon Creek Reservoir and is treated and piped to over 90% of Juneau households. Juneau's water demand is 5 million gallons per day. The borough's piped sewage system serves almost 80% of residents and receives secondary treatment. Sludge is incinerated. Refuse collection and the landfill are owned and operated by private firms. Juneau has a sludge site and hazardous waste collection facility, and local organizations also provide recycling programs. Alaska Electric Light & Power Company receives the majority of its power from the state-owned Snettisham Hydroelectric Facility south of town. AEL&P owns the Annex Creek, Upper Salmon Creek, and Lower Salmon Creek Hydro Plants and the Gold Creek, Lemon Creek, and Auke Bay diesel back-up systems.

Juneau is accessible only by air and sea. Scheduled jet flights and air taxis are available at the municipally-owned Juneau International Airport. The airport has a paved 8,457' long by 150' wide runway and a seaplane landing area. Marine facilities include a seaplane landing area at Juneau Harbor, two deep draft docks, five small boat harbors, and a state ferry terminal. The Alaska Marine Highway System and cargo barges provide year-round services.

Hoonah

Current Population:	753 (2011 DCCED certified estimate)
Incorporation Type:	1 st Class City
Borough Located In:	Hoonah-Angoon Census Area
School District:	Hoonah City School District
Regional Native Corporation:	Sealaska Corporation

Hoonah is a Tlingit community located on the northeast shore of Chichagof Island, 40 air miles west of Juneau. It lies at approximately 58.110000 North Latitude and -135.443610 West Longitude. (Sec. 28, T043S, R061E, Copper River Meridian.) Hoonah is located in the Sitka Recording District. The area encompasses 6.6 sq. miles of land and 2.1 sq. miles of water.

Fishing and local government are mainstays of the economy. In 2011, 70 residents held commercial fishing permits. The city and school district are the main public sector employers. Tourism, as a private sector economic stimulant, has developed into a major industry. Subsistence activities remain important components of the lifestyle. Salmon, halibut, shellfish, deer, waterfowl, and berries are harvested.

The 2006-2010 American Community Survey (ACS) estimated 330¹ residents as employed. The public sector employed 32.1%¹ of all workers. The local unemployment rate was 8.1%¹. The percentage of workers not in labor force was 37.7%¹. The ACS surveys established that average median household income (in 2010 inflation-adjusted dollars) was \$50,511 (MOE +/- \$14,015)¹. The per capita income (in 2010 inflation-adjusted dollars) was \$24,426 (MOE +/- \$4,057)¹. About 12.2%¹ of all residents had incomes below the poverty level.

Water is derived from Gartina Creek, treated, and piped to all homes and facilities. A water treatment facility was completed in October 1998. Piped sewage is processed in a sewage treatment plant. Ninety-eight percent of homes are fully plumbed. The city provides garbage collection services once a week. Inside Passage Electrical Company operates three diesel-fueled generators in Hoonah.

Hoonah is dependent on air and water transportation for movement of small freight and passengers. The state owns and operates an airport with a 2,997' long by 75' wide asphalt runway and a seaplane base that are both served by scheduled small aircraft from Juneau. A state ferry terminal and harbor/dock area are available. Freight arrives by barge or plane. There is a widespread logging road system on northwest Chichagof Island.

Hoonah's maritime climate is characterized by cool summers and mild winters. The airport is closed 20 to 30 days a year due to poor weather, usually during foggy periods in the spring and fall. Summer temperatures average 52 to 63 °F; winter temperatures average 26 to 39 °F. Temperature extremes have been recorded from -25 to 87 °F. Precipitation averages 100 inches annually, with 71 inches of snowfall.⁵

⁵ Alaska DCCED 'Community Database Online', accessed 13 December 2012.
http://www.commerce.state.ak.us/dca/CF_BLOCK.htm

DATA ANALYSIS AND CONCLUSION

Valuation Analysis

Three approaches are considered to determine the market value estimate.

Income Approach

The income approach for valuation is used primarily for income producing properties. It utilizes the capitalization process to discount future anticipated net income to a present value. It is not common to lease vacant land for a residential or recreational use; therefore, data that supports this approach is not available.

Cost Approach

The cost approach is based on the assumption that an informed buyer would pay no more than the cost of producing a substitute property with the same utility as the subject property. This approach will separate the value of the land from the value of the improvements to determine the cost of reproducing the improvements. The cost approach is most effective for appraising properties that have newer improvements. The appraised parcels lack any improvements therefore; the cost approach will not be used.

Sales Comparison Approach

The sales comparison approach considers actual sales or prices asked for properties that have similar characteristics of the subject properties. Adjustments are made to the comparison properties so as to determine a price at which they would have sold if they had identical characteristics as the subject properties. This derived price then indicates a value for the subject properties. Some of the characteristics considered include general market conditions, sales terms, location, highest and best use and physical features. Only the sales comparison approach is applicable for valuation of the subject parcels.

Key Parcel Method

In appraising more than one similar parcel, it is an accepted practice to appraise a key parcel that is most representative of the other parcels being appraised. The key parcel may be a hypothetical parcel or an actual parcel. The value of the remaining parcels is then based on a comparison to the key parcel. This methodology replicates typical developer thinking.

Explanation of Adjustments

DNR appraisal instructions state that the appraiser may develop and use quantitative or qualitative adjustments. Ideally, the value differences for any price adjustment is measured by comparing prices of paired sales that are very similar except for the feature of comparison to be measured. When market sales do not support quantifiable adjustments for differences in the comparable sales, the appraiser must use personal knowledge of overall trends, opinion surveys, and/or judgment in making adjustments. These qualitative adjustments indicate if the feature being adjusted for is superior, or inferior to the *Key Lot*. The conventional sequence of adjustments is property rights conveyed, financing terms, conditions of sale, time, location, and physical features.

For quantitative adjustments, an adjustment of less than 1.00 means the sale feature is superior to that appraised property and requires a downward adjustment to indicate the value of the key parcel. An adjustment greater than 1.00 means that the sale feature is inferior to the subject, requiring an upward adjustment to indicate the value of the key parcel. An adjustment of 1.00 means the sale feature is similar to the key parcel, and no adjustment is necessary. The adjustments are multiplied to obtain a total adjustment, which is then multiplied by the sale price to indicate the value of a key parcel.

The same adjustments and procedures are applied to the key parcel value to indicate the market value of a parcel being appraised, except the direction of adjustment is reversed when comparing appraised parcels to the key parcel. Superior features require a positive adjustment compared with the appraised parcel; inferior features require a negative adjustment. Detailed information about the comparable sales is contained in this report and Addenda. The parcels to be appraised will be grouped as follows:

Interior Lots
Oceanfront Lots

INTERIOR LOTS

There are eighteen interior parcels within the Freshwater Bay Subdivision. These lots have frontage on Forest Service Road 8508 that provides access to the area from Hoonah. At the time of the inspection, the gravel access road was in good shape. The road provides vehicle access in the summer and snowmachine access in the winter. The area has rolling topography with some steep areas present on most lots. Most lots are forested with thick growth typical of Southeast Alaska. Some of the lots have previously been logged. The new trees in the previously logged areas were around twenty feet tall at time of inspection. Sporadic old growth trees can be found on some lots. A reserved tract within the subdivision, Tract F, provides access to Freshwater Bay. The access is unimproved and covered with natural vegetation.

The Interior Key Lot is ADL 108197, Lot 4, Block 2, ASLS 2010-44, a 3.76-acre parcel.

Key Lot	Legal Description	Size (acres)
ADL 108197	Lot 4, Block 2, ASLS 2010-44, Plat 2012-13	3.76

The remaining interior parcels included in this analysis are summarized below:

ADL	ASLS	Lot	Block	Size (acres)	Access	Frontage	Note
108171	2010-44	1	1	4.55	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Front 200' of lot is gently sloping and wooded. Rear 400' has been previously logged. Regrowth is about 20'. About 40% of lot is considered steep.
108193	2010-44	2	1	3.73	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Gently to moderately sloped parcel. The rear 1/2 of lot has been logged and is re-growing. Trees are aprox 20'. About 10% of lot is considered steep.
108194	2010-44	1	2	4.52	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Small area of forested wetlands at NW corner of lot. Gentle/moderate slope at front of lot, steeper toward rear. About 30% of lot is considered steep.
108195	2010-44	2	2	5.14	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Gently sloping to moderately sloping wooded lot. About 10% of lot is considered steep.
108196	2010-44	3	2	4.9	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Mostly level at front of property and moderately sloping in the rear. Wooded lot. About 15% of lot is considered steep.
108197 Key Lot	2010-44	4	2	3.76	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Mostly level at front of property and moderately sloping in the rear. Wooded lot. About 10% of lot is considered steep.
108198	2010-44	5	2	4.17	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Mostly level at front of property and moderately sloping in the rear. Small creek runs through NW corner. Wooded lot. About 10% of lot is considered steep.
108199	2010-44	6	2	3.83	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Front 2/3 of lot is gently sloping with a small creek running through it, rear 1/3 is moderately sloped. Wooded lot. About 10% of lot is considered steep.

108200	2010-44	7	2	5.37	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Wooded mostly level lot. Small area of wetlands at NW corner. Small creek at SW corner of lot. Less than 10% of lot is considered steep.
108201	2010-44	8	2	3.84	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Wooded and mostly level lot. Small area of wetlands at the SE corner of lot. Less than 5% of lot is considered steep.
108202	2010-44	1	3	5.19	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Areas of wetlands in NE & SW corner of lot, remaining wooded. Borders National Forest on the south. Less than 5% of lot is considered steep.
108173	2010-44	1	4	3.5	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Gently to moderately sloping and wooded. Adjacent to public access easement to the beach. About 10% of lot is considered steep.
108174	2010-44	2	4	3.5	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Moderately sloping and wooded. About 10% of lot is considered steep.
108175	2010-44	3	4	3.5	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Adjacent to public access easement to the beach. Moderately sloping and wooded. Borders National Forest to the south. About 20% of lot is considered steep.
108203	2010-44	1	5	4.94	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Front 1/3 of lot is level with small creek drainage, rear 2/3 of lot is steeply sloping & forested. About 60% of lot is considered steep.
108204	2010-44	2	5	4.48	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Front 1/3 of lot is level with small creek drainage, rear 2/3 of lot is steeply sloping & forested. About 70% of lot is considered steep.
108205	2010-44	3	5	4.61	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. Front of lot contains wetlands and forested drainage, rear of lot is forested and steep. About 50% of lot is considered steep.
108206	2010-44	4	5	4.5	Gravel	FS Road 8508	Road access from Hoonah May to Nov, snowmachine in winter. SW corner of lot contains wetlands. Remaining lot wooded and gently sloping. Less than 10% of lot is considered steep.

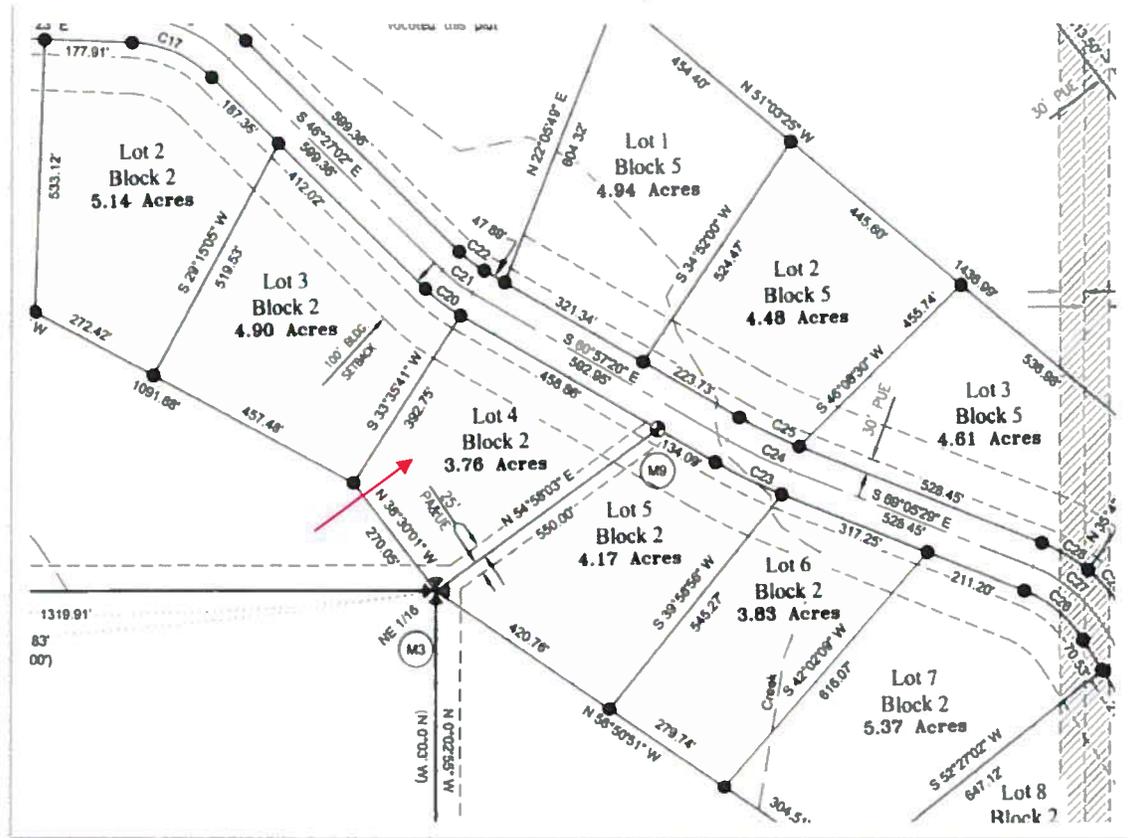
Interior Key Lot

(Lot 4, Block 2, ASLS 2010-44)

Location	Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
Access	Forest service road provides seasonal vehicle access and snowmachine access in the winter.
Size & Shape	3.76-acres, irregular shaped parcel
Topography	Mostly level at front of property and moderately sloping towards the rear
Soils	Adequate drainage
Vegetation	Wooded
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	Mostly undeveloped
Amenities	Interior lot

Survey of Interior Key Lot

(Lot 4, Block 2, ASLS 2010-44)



Satellite imagery of Interior Key Lot

(Lot 4, Block 2, ASLS 2010-44)



Photograph of Interior Key Lot

(Lot 4, Block 2, ASLS 2010-44)



Photograph taken June 19, 2012

Photograph of Forest Service access road



Photograph taken June 19, 2012

Photograph of typical vegetation in Freshwater Bay Subdivision



Photograph taken June 19, 2012

OCEANFRONT LOTS

There are twenty-one oceanfront parcels within the Freshwater Bay Subdivision. All of the lots are accessible by floatplane or skiff, but the ease of access varies from lot to lot. The ability to access individual lots is impacted by the condition of the beaches and tidal fluctuations. The lots are moderately to steeply sloping and wooded.

The *Oceanfront Key Lot* is ADL 108177, Lot 5, Block 4, ASLS 2010-44, a 3.54-acre parcel.

Key Lot	Legal Description	Size (acres)
ADL 108177	Lot 5, Block 4, ASLS 2010-44, Plat 2012-13	3.54

The remaining oceanfront parcels included in this analysis are summarized below:

ADL	ASLS	Lot	Block	Size (acres)	Access	Frontage	Note
108176	2010-44	4	4	3.7	Skiff	Freshwater Bay 214'	Gently sloped beach with pebbles. Beach has partial protection from south winds. Lot is moderately to steeply sloped and wooded. Borders National Forest on one of lot lines. About 50% of lot is considered steep.
108177 <i>Key Lot</i>	2010-44	5	4	3.54	Skiff	Freshwater Bay 409'	Gently sloping beach with medium sized rocks and sporadic boulders. Steeply sloped with large trees at beach edge. About 50% of lot is considered steep.
108178	2010-44	6	4	3.48	Skiff	Freshwater Bay 314'	Good landing on gently sloping pebbled beach. Lot is moderately sloping. Some large Sitka Spruce along beach, alders behind those before lot steepens. About 30% of lot is considered steep. Platted but undeveloped access runs from northern boundary of parcel to Forest Service Road.
108207	2010-44	1	6	5.37	Skiff	Freshwater Bay 915'	Rocky point/peninsula on lot. Landing one east and north of lot. North is more protected from weather. Mostly level with large timber near beach. Steeper at rear of lot. About 40% of lot is considered steep. Platted but undeveloped access runs from southern boundary of parcel to Forest Service Road.
108210	2010-44	1	7	4.38	Skiff	Freshwater Bay 368'	Smooth gravel beach with easy access at mid to high tide. Cove is dry at low tide. 10 to 20' cliffs above beach with multiple access points. Lot is steep at rear. Wooded lot. About 65% of lot is considered steep.
108209	2010-44	2	7	4.15	Skiff	Freshwater Bay 209'	Small gravel beach for easy landing at low and mid tide. Beach becomes rocky at high tide. 50' bluff above beach and steep above bluff. Wooded lot. About 65% of lot is considered steep.
108208	2010-44	3	7	4.44	Skiff	Freshwater Bay 278'	Difficult access. Very rocky beach that is submerged at high tide. 50' cliff above beach. Moderately steep area above beach and steeper near rear of lot. Wooded lot. About 65% of lot is considered steep.
108179	2010-44	1	8	4.84	Skiff	Freshwater Bay 275'	Landing on gravel/small rocks beach. Tall rocky bluff above beach that is accessible by gully on east side of lot. Remainder of lot is steep and forested except small wetland portion at back of lot. About 80% of lot is considered steep.
108189	2010-44	2	8	5.36	Skiff	Freshwater Bay 542'	Good landing on gravel/small rock beach. 50 to 75' bluff with tough but doable access. Most of lot is steep and forested. Back of lot has some wetland area. About 75% of lot is considered steep.

108190	2010-44	3	8	5.36	Skiff	Freshwater Bay 522'	Small rocky beach for landing. About 75' bluff that is difficult but possible to access. Remainder of lot is steep and forested. About 80% of lot is considered steep.
108180	2010-44	4	8	3.9	Skiff	Freshwater Bay 399'	Nice beach landing with small rocks. Access to upland is on east side, cliffs on remainder of lot. Moderately sloping at NE corner, steep elsewhere. About 65% of lot is considered steep.
108181	2010-44	5	8	3.49	Skiff	Freshwater Bay 263'	Good beach landing on gentle small rock beach. Somewhat sheltered landing near west property line (protected from east winds). Uplands on north side are flat to gently sloping and steep at the rear. Good timber on lot. About 30% of lot is considered steep.
108191	2010-44	6	8	3.99	Skiff	Freshwater Bay 529'	Landing on beach with small to medium sized rocks. 30 to 50' cliffs above beach. Gully access near east property line provides access to upland. Wooded parcel. About 40% of lot considered steep.
108192	2010-44	7	8	4.17	Skiff	Freshwater Bay 266'	North side of lot has good beach access but poor upland access due to cliffs. South side has shallow smooth beach in a small cove that goes dry at low tide, and good upland access. About 65% of lot is considered steep.
108182	2010-44	8	8	4.73	Skiff	Freshwater Bay 596'	Beach access on north and south side of lots. Smoother beach and better upland access on south side but cove goes dry at low tides. About 50% of lot is considered steep.
108183	2010-44	1	9	5.51	Skiff	Freshwater Bay 379'	Possible tidal flat at low tide. Good beach landing on gravel beach. Big trees, level to gently sloping at frontage. Wooded, moderately sloping middle of lot and gently sloping wetlands at rear of lot. About 20% of lot is considered steep.
108184	2010-44	2	9	5.45	Skiff	Freshwater Bay 513'	Possible tidal flat at low tide. Good beach landing on gravel beach. Big trees, level to gently sloping at frontage. Wooded, moderately sloping middle of lot and gently sloping wetlands at rear of lot. About 30% of lot is considered steep.
108185	2010-44	3	9	5.35	Skiff	Freshwater Bay 447'	Landing on rocky beach. Point on lot with about 20' rocky bluff. Level area above that. Easy upland access both sides of point. Treed and moderately sloping to rear of lot. Small wetland at rear of lot. About 30% of lot is considered steep.
108186	2010-44	4	9	5.44	Skiff	Freshwater Bay 412'	Landing on rocky beach. Bluff at center of lot with access from both sides. Gently to moderately sloped behind bluff with a small area of wetlands at rear. Treed except wetland area. About 20% of lot is considered steep.
108187	2010-44	5	9	5.43	Skiff	Freshwater Bay 419'	Landing on gravel/small rock beach. 30 to 60' bluff above beach with access up various gullies. Middle of lot is gently/moderately sloping and forested. Some wetlands at rear of lot. About 30% of lot is considered steep.
108188	2010-44	6	9	4.63	Skiff	Freshwater Bay 266'	Landing on gravel/small rock beach. 50 to 100' bluff at front of lot with access up various gullies. Remainder of lot is moderately steep and forested except an area of gently sloping wetlands at the back of the lot. About 50% of lot is considered steep.

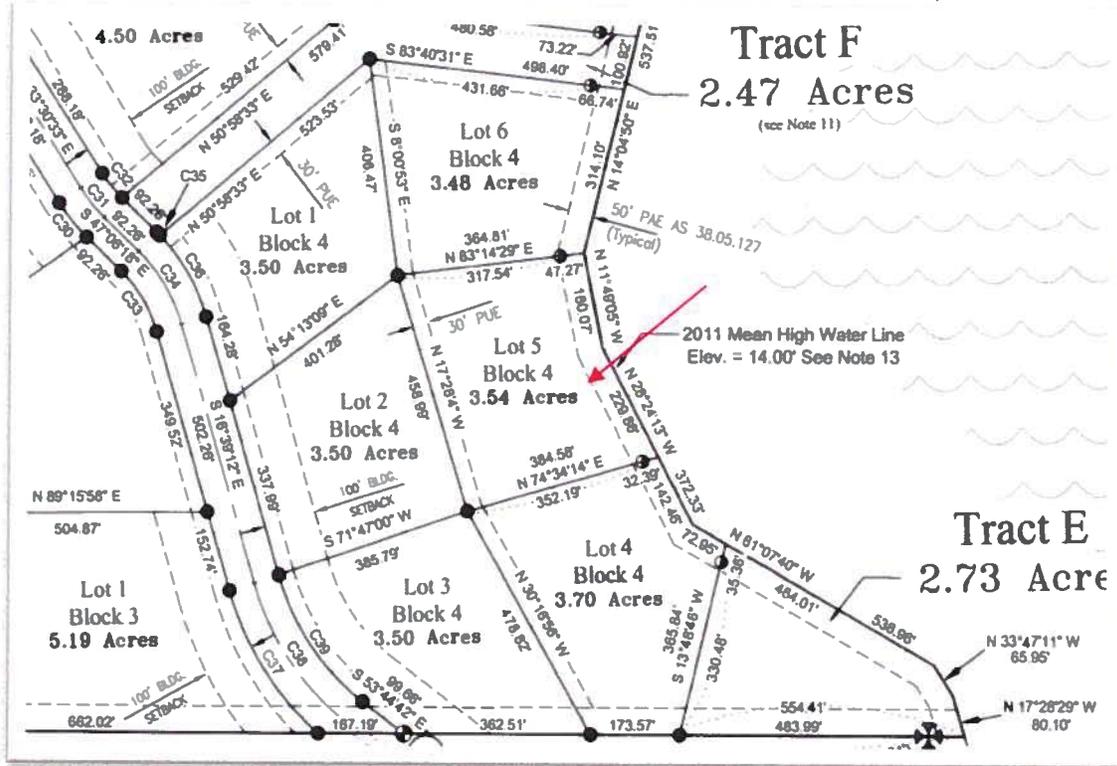
Oceanfront Key Lot

(Lot 5, Block 4, ASLS 2010-44)

Location	Freshwater Bay Subdivision is located on Chichagof Island, about 17 miles southeast of Hoonah and 35 miles west of Juneau.
Access	Floatplane or skiff
Size & Shape	3.54-acres, irregular shaped parcel with 409 feet of frontage on Freshwater Bay
Topography	About 50% of parcel is considered steep
Soils	Adequate drainage
Vegetation	Wooded
Utilities	None
Water & Sewer	None
Easements	Typical
Environmental Hazards	None noted
Zoning	None
Regulations	
Tax Assessments	None
Ownership History	State of Alaska
Adjacent Land Use	Mostly undeveloped
Amenities	Oceanfront lot

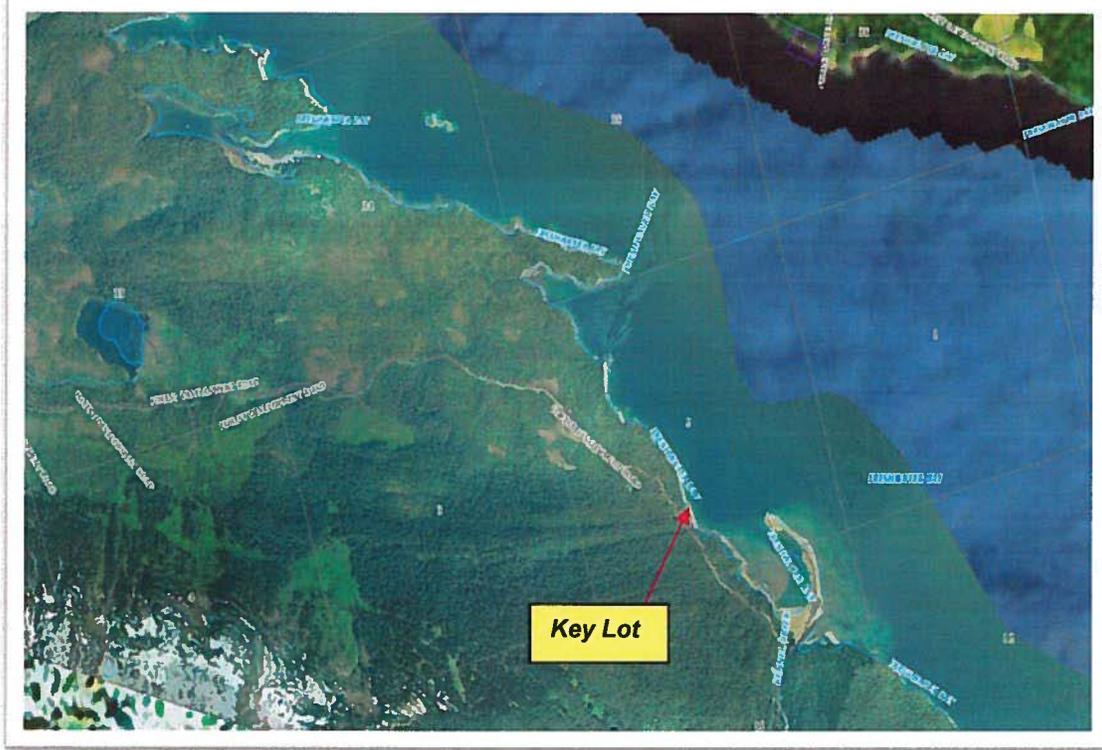
Survey of Oceanfront Key Lot

(Lot 5, Block 4, ASLS 2010-44)



Satellite imagery of Oceanfront Key Lot

(Lot 5, Block 4, ASLS 2010-44)



Photograph of Oceanfront Key Lot

(Lot 5, Block 4, ASLS 2010-44)



Photograph taken November 3, 2011 (Photograph provided by surveyor)

Photograph of oceanfront lots typical vegetation



Photograph of Block 8 (Photograph provided by NOAA Alaska Shorezone Coastal Mapping and Imagery)

Aerial photograph of Freshwater Bay Subdivision



Photograph taken June 19, 2012 (Tract B shown on right, Block 7, 6 and 4 also pictured)