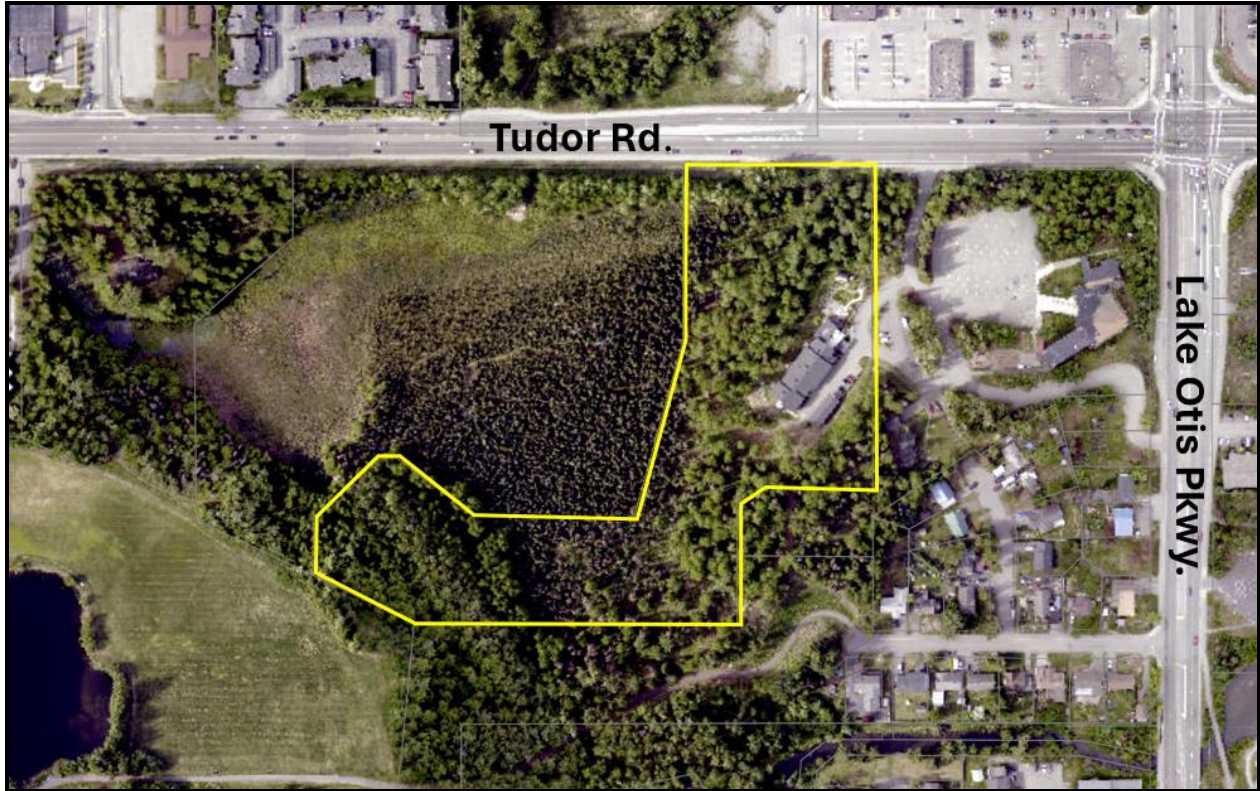


## APPRAISAL REPORT

**9.092 ACRES (as vacant) at 2190 E TUDOR ROAD, ANCHORAGE, AK**  
**Legal Description: Tract C, St Mary's Greatland Subdivision**



**FOR**  
SALT  
645 G Street, Ste. 301  
Anchorage, Alaska 99501

Attn.: Hannah Toomey,  
Strategic Engagement Project Manager  
htoomey@SALT-AK.com

**Date of Report**  
April 17, 2024

**Date of Valuation**  
March 27, 2024

**B-SBC FILE No.**  
24-032

**BY**  
Steve Carlson, MAI  
General Real Estate Appraiser (Cert. #231)

**BLACK-SMITH, BETHARD & CARLSON, LLC**  
1199 E. Dimond Blvd., Ste. 200  
Anchorage, Alaska 99515

Appraisers  
1199 E. Dimond, Ste. 200  
Anchorage, Alaska 99515  
Phone 907-274-4654  
Fax: 907-274-0889  
E-mail: bsr@ak.net

# BLACK-SMITH. BETHARD & CARLSON.

April 17, 2024

Client: SALT  
645 G Street, Ste. 301  
Anchorage, Alaska 99501

Attn: Hannah Toomey, Strategic Engagement Project Manager  
E-mail: htoomey@SALT-AK 99501

Re: 9.092 Acres (as vacant) at 2190 E. Tudor Rd. in Anchorage, Alaska  
Legal Description: Tract C, St. Mary's Greatland Subdivision  
MOA Parcel ID #: 009-181-20-000  
Current Landowner: St Mary's Episcopal Church

Ms. Toomey,

The attached *appraisal report* summarizes the development of our opinion of the *market value* of the fee simple (surface) interest at \$1,783,000 - subject to the authorized *hypothetical condition* that the parcel is vacant as of March 27, 2024, the date of inspection (date of value).

The value opinion is developed in terms of cash (or equivalent) and a market exposure period (looking backward) of one year.

The appraisal is qualified by certain definitions, assumptions, limiting conditions and certifications. The appraisal report is intended to conform to the requirements of the Uniform Standards of Professional Practice (USPAP).

Sincerely,  
**BLACK-SMITH, BETHARD AND CARLSON, LLC**



Steve Carlson, MAI  
General Real Estate Appraiser (Cert #231)

**TABLE OF CONTENTS**

CERTIFICATION.....4  
EXECUTIVE SUMMARY.....6  
SUMMARY OF THE APPRAISAL PROBLEM .....7  
Purpose of the Appraisal .....7  
SCOPE OF WORK.....8  
SCOPE OF WORK.....9  
LIMITING CONDITIONS .....11  
AREA OVERVIEW .....12  
NEIGHBORHOOD .....14  
SITE DESCRIPTION.....15  
HIGHEST AND BEST USE .....23  
LAND VALUATION .....24

**ADDENDA**

- Letter of Engagement
- Qualifications of Appraisers
- Underlying Assumptions and Limiting Conditions

## CERTIFICATION

We certify that, to the best of our knowledge and belief:

### 2022-2023 USPAP Standard Rule 2-3, Page 25-26

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 our personal, impartial, and unbiased professional analysis, opinions, and conclusions.
- We have no present or prospective interest in the properties that are the subject of this report and no personal interest with respect to the parties involved.
- We have performed no services, as an appraiser or in any other capacity regarding the properties that are the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the properties that are the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- We inspected the subject property on March 27, 2024.
- Tyler Victors provided significant real property appraisal assistance to the person(s) signing this certification. He conducted basic research, prepared exhibits, and organized the report contents.

**Appraisal Institute (July 21, 2015), Certification Standard Rules 1-1, 1-2, & 1-3**

- 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 and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Steven E. Carlson has completed the continuing education program for Designated Members of the Appraisal Institute.
- Steven E. Carlson, (#231) is a licensed General Real Estate Appraisers. As of the date of this report, he has completed the continuing education requirements for the State of Alaska.

Our professional opinion of the fair market value of the property interest appraised as of March 27, 2024, is \$1,783,000 - subject to the authorized *hypothetical condition* that the parcel is vacant as of March 27, 2024, the date of inspection (date of value).

Dated April 17, 2024



---

Steve Carlson, MAI  
General Real Estate Appraiser (Cert. # 231)

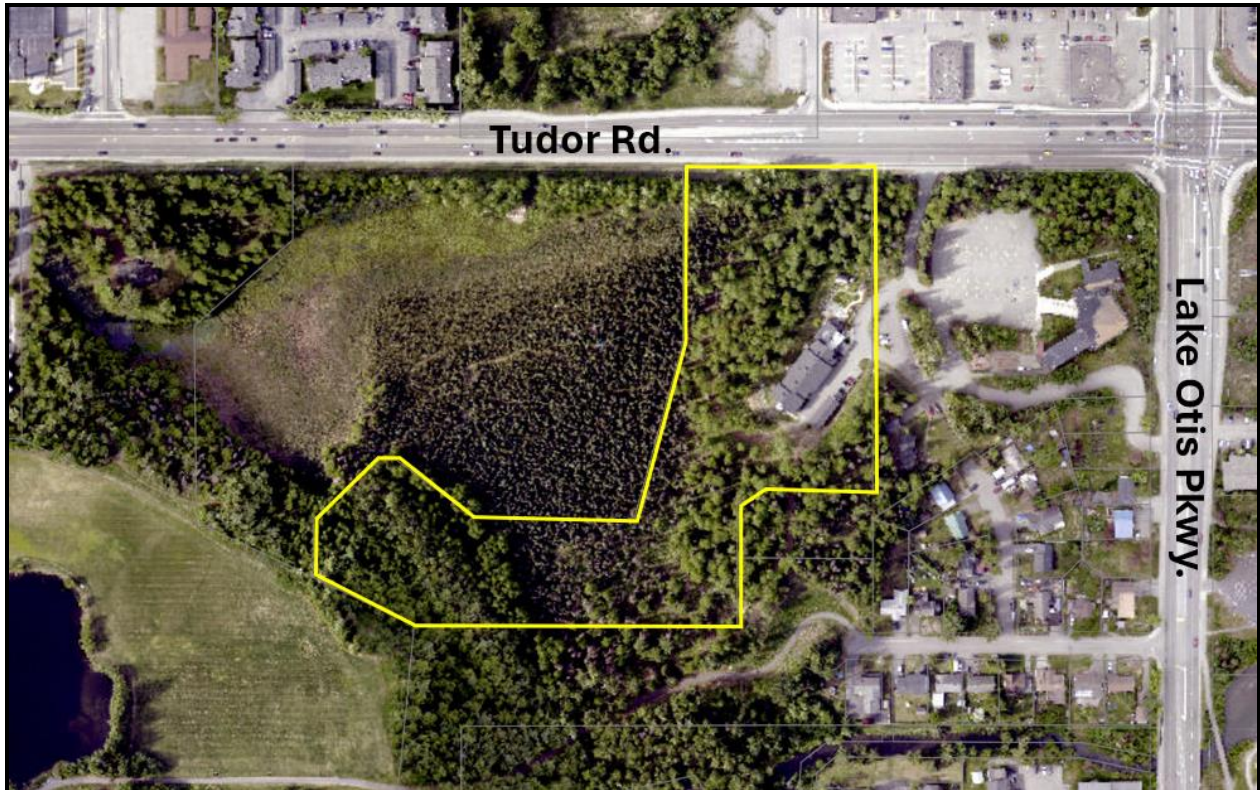


**EXECUTIVE SUMMARY**

**PROPERTY APPRAISED:** 9.092 acres near the SWC of E Tudor Road & Lake Otis Parkway on the periphery of the U-Med District in Anchorage, Alaska. The street address is 2190 E Tudor Rd.

**PROPERTY RIGHTS APPRAISED:** Fee-simple surface or equivalent

**OWNER OF RECORD:** ST MARY’S EPISCOPAL CHURCH (source: MOA)  
2190 E Tudor Rd  
Anchorage, AK 99507-1072



**PROPERTY IDENTIFICATION**

<u>Legal</u>	<u>MOA PARCEL #</u>	<u>ACRES</u>
Tract C, St Mary's Greatland Subdivision	009-181-20-000	9.092

**HIGHEST AND BEST USE** Mixed residential development.

**VALUE OPINION(S):** \$1,783,000

## SUMMARY OF THE APPRAISAL PROBLEM

Client: SALT  
645 G Street, Ste. 301  
Anchorage, Alaska 99501

Attn: Hannah Toomey, Strategic Engagement Project Manager  
E-mail: htoomey@SALT-AK 99501

### Property Identification

9.092 acres near the SWC of E Tudor Road & Lake Otis Parkway on the periphery of the U-Med District in Anchorage, Alaska. The street address is 2190 E Tudor Rd.

Legal	Parcel ID #	ACRES
Tract C, St. Mary's Greatland Subdivision	009-181-20-000	9.092

### Purpose of the Appraisal

The purpose of the appraisal is to estimate the *market value*<sup>1</sup> of the *fee simple (surface) interest*<sup>2</sup> in the property identified as of March 27, 2024, the date of inspection.

### Effective Date of Value

March 27, 2024, the date of inspection.

### Report Date

April 17, 2024

### Intended Use of the Appraisal

The intended use is to assist the client in internal asset evaluation and planning purposes.

### Intended Users

The client and the landowner are the intended users.

### Relevant Characteristics of the Subject Property

There is an acute shortage of residential land in the Anchorage Bowl and efforts to increase development densities are ongoing.

Absent the entitlements in place and the inputs necessary to evaluate alternatives (development concepts, engineering, permitting and contractor estimates, etc.), what is physically possible, legally permissible, and financially feasible are speculative unknowns. Nevertheless, despite less-than-optimal topographic conditions and the uncertainties related to access, utility service(s), and zoning. The location appears to be well-suited for the intended uses of the Anchorage 2040 Land Use Plan – mixed residential development.

<sup>1</sup> The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

*Appraisal Institute, The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition (2022).*

<sup>2</sup> 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.

*Appraisal Institute, The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition (2022).*

**Property Data**

The client identified the property and provided an August 2021 *Draft Due Diligence Report* prepared by DOWL. Plat/grid maps and zoning maps/regulations were obtained from the Municipality of Anchorage (MOA). We also relied on the available aerial imagery and GIS resources.

We inspected the property on March 27, 2024.

**AREA DATA**

To identify significant trends and indicators, we reviewed various publications, reports, and surveys including *Alaska Economic Trends* and the *Anchorage Daily News*.

**MARKET ANALYSIS**

The *Appraisal Institute* recognizes two categories of market analysis: inferred and fundamental. The lower level of analysis is appropriate for the property type; demand is inferred from general market conditions and the available data.

**MARKET DATA**

Alaska is a non-disclosure state. The primary data source is the Statewide FLEX Multiple Listing Service.

**Appraisal Development**

The property is improved but we developed the appraisal according to the authorized *hypothetical condition* that the parcel is vacant as of the date value. Given this condition, the *cost* and *income* approaches to value are not applicable. We developed our value opinion(s) by the *sales comparison approach*.

**Appraisal Reporting**

The report is intended to comply with the reporting requirements for an *appraisal report* as set forth under Standards Rule 2-2 of the USPAP. It presents summary discussions of the data, reasoning, and analysis that were used to develop our opinion(s) of value. The depth of discussion contained in this report is specific to the client's intended use. Supporting documentation is retained in our work files.



**SCOPE OF WORK**

We inspected and photography the property on March 27, 2024, from points both on-site and off (across E Tudor Road).



Facing SE from Tudor Rd.  
The subject is to the right.



Facing W down Tudor Road from near the NEC



Facing S from the driveway on E Tudor Road.  
The subject is to the right.



Facing W from driveway



Looking SW from along the driveway at surplus  
land west of the improved site.



Facing SW from the driveway toward the Thomas  
Center





Facing S from S patio of Thomas Center



Facing SW from SW patio of Thomas Center



Facing SW from across E. Tudor Rd.



Facing S from across E. Tudor Rd.

## LIMITING CONDITIONS

General limiting conditions and assumptions are summarized in the addenda.

*Extraordinary assumptions,<sup>3</sup> hypothetical conditions,<sup>4</sup> and limiting conditions specific to this appraisal are identified below. Note: Reliance on extraordinary assumptions and/or hypothetical conditions could affect the assignment results.*

The parcel is improved but we developed the appraisal according to the authorized *hypothetical condition* that the parcel is vacant as of the date value.

---

<sup>3</sup> "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions." *Uniform Standards of Professional Practice*

<sup>4</sup> "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 the purpose of analysis." *Uniform Standards of Professional Practice*

**ALASKA**

**Population<sup>5</sup>**

Alaska’s population grew by roughly 450 people between July 2021 and July 2022 and has a population of 736,556 according to estimates released by the state labor department. Most boroughs or census areas lost population over the year. Areas gaining population were led by the Matanuska-Susitna Borough, where the population grew by an estimated 2,666 people. The Kenai Peninsula Borough, Southeast Fairbanks Census Area and the Aleutians East Borough also saw growth.

The Fairbanks North Star Borough had the biggest loss in population, of 982, the report said. The Municipality of Anchorage had an estimated population of 289,810 in July 2022, down from 290,410 a year earlier, according to the report. The municipality is the largest in the state.

The department reported that 44,506 people moved to the state between July 1, 2021 and June 30, 2022. That is the highest level of in-migration since 2012-2013, when 51,069 people moved to Alaska. But 46,995 people left the state between July 1, 2021 and June 30, 2022.

**Economic Outlook – January 2024<sup>6</sup>**

This year’s forecasted growth of 1.7 percent, or 5,400 jobs, will be widespread as all industries either grow or hold steady, bringing Alaska’s total job count and many industries above their pre-pandemic levels. Industries that remain significantly below their 2019 levels have either faced big changes in recent years or were already on long-term declines.

Most post-pandemic recovery is behind us. Unlike the last few years’ growth, which came from parts of the economy normalizing after COVID disruptions, big projects will be this year’s major catalyst. Federal infrastructure projects will start to materialize in 2024, and mining and oil and gas also have big investments on the horizon.

The federal infrastructure bill and the Inflation Reduction Act will route billions of dollars to the state over the next decade. Funds for roads, bridges, ferries, water and sewer facilities, broadband, and other longstanding priorities will make lasting and sometimes overdue improvements. Many of these projects are still in the planning phase, so we might not see significant job growth this year, but they have begun.

The projects will create jobs, at least in the short term, and the results will lay the foundation for further economic growth. For example, port upgrades in Anchorage and the development of a far north deep-water facility in Nome will raise the state’s profile in the global shipping market.

Several large oil and gas projects are anticipated to move forward in 2024, although they won’t start producing oil for several more years, even under the most favorable circumstances, and the potential for setbacks will continue until the oil starts to flow.

A new gold mine in the interior is set to begin production this year, spurring new jobs in mining and transportation.

Tourism is an important economic driver for Alaska, and early indicators point to a repeat of last year’s record visitor season. Alaska’s draw is strong, especially for domestic travelers, and trip demand remains high. Cruise visitor numbers are expected to meet or slightly exceed 2023’s high water mark of 1.65 million.

---

<sup>5</sup> Estimates show tiny Alaska population gain last year, Anchorage Daily News, January 15, 2024.

<sup>6</sup> Karinne Weibold, *Alaska Economic Trends*, January 2024

## **ANCHORAGE and the MATANUSKA-SUSITNA BOROUGH**

More than half of Alaska's population resides in the adjoining south-central areas encompassed by the Municipality of Anchorage (MOA) and the Matanuska-Susitna Borough (MSB). Their population centers are physically separated by Joint Base Elmendorf Richardson (JBER) and the flats of the Matanuska & Knik Rivers.



### **Anchorage**

Anchorage is Alaska's largest city. It is a strategic hub for the state's transportation industry and the center of commerce. Oil and gas industries, finance and real estate, communications, and government agencies are also headquartered in Anchorage.

### **January 2024<sup>7</sup>**

Anchorage will continue last year's path of general pandemic recovery, juiced in 2024 by infrastructure projects and supported by strong visitor numbers, a recovering statewide economy, and increased oil activity...A handful of things are working against growth in Anchorage this year. The city has been losing population — in stark contrast to the neighboring Matanuska-Susitna Borough — since hitting a high of 302,127 in 2013...By several metrics (population, jobs, school enrollment, housing construction) Anchorage has been in decline (see the August 2023 issue) in recent years. While 2024 will bring growth, the city's long-term trajectory is unclear. One of the key questions is quality of life: Do people want to live there, raise families, invest in housing and the community, and make it their home?

### **Matanuska-Susitna Borough**

The southern-most portion of the MSB is often described as a bedroom community to Anchorage, commonly referred to as the "Valley". While they have their own identities, the sister cities of Wasilla and Palmer are only 45 miles from Anchorage on the Glenn Highway, a multi-lane, paved expressway with modern interchanges. Mat-Su has large tracts of undeveloped land, while urban Anchorage is mostly limited to infill sites that restrict growth and increase costs.<sup>8</sup> Most boroughs and census areas have sustained net migration losses in recent years, losing people to other places in the state as well as outside. Matanuska-Susitna Borough continues to draw movers as it has for years, especially from within the state.

The Matanuska-Susitna Borough gained the most people in the last decade, according to U.S. Census Data. The borough anchored by the communities of Wasilla and Palmer gained 18,086 residents between 2010 and 2020, a growth rate of just over 20%. Census figures show the 2022 population at 111,752.<sup>9</sup>

<sup>7</sup> Karinne Wiebold, Alaska Economic Trends, January 2023

<sup>8</sup> Alaska Economic Trends, April 2014; Alaska Department of Labor

<sup>9</sup> Department of Labor and Workforce Development.



**GENERAL NEIGHBORHOOD**

The subject is near the intersection of E Tudor Road and Lake Otis Parkway where the area generally referenced as Midtown (W of Lake Otis Pkwy) transitions to the U-Med District (E of Lake Otis Pkwy).



- Access:** Good access from a network of paved publicly maintained arterials and connectors.
- Infrastructure:** Electricity, natural gas, and public sewer & water are generally available.
- Land use:** Mixed-use district - commercial, professional office, medical, residential, and institutional
- % Developed:** ±90% where public land and/or wetlands do not preclude development. Infill characterizes the development pattern.
- Externalities:** Anchored by the expanding U-Med district. Recreation/open space amenities include, the Campbell Creek Greenbelt, Campbell Creek Trail, St. Mary’s Park, Waldron Park, Wickersham Park.
- Suitability:** Suitable for investors, developers, and users/owner-occupants.



## SITE DESCRIPTION

The subject is a 9.092-acre parcel on E Tudor Road ±1 block west of Lake Otis Parkway.



<b>Location</b>	E Tudor Road ±1 block west of Lake Otis Parkway. The street address is 2190 East Tudor Road.
<b>Legal Description:</b>	Tract C, St. Mary's Greatland Subdivision
<b>MOA Tax ID #:</b>	009-181-20-000
<b>Size</b>	9.092 AC or 396,048 SF
<b>Shape</b>	Irregular
<b>Access</b>	E Tudor is a two-way, two-lane east-west arterial that widens to include turn lanes at Lake Otis Parkway. This segment is divided by a raised median. Ingress/egress is limited to a right-in/right-out pattern. The existing driveway originates on the adjacent parcel to the east. Direct access would require a permit.  The August 2021 DOWL Draft Due Diligence Report that Plat 2004-45 Note 10 "states that direct vehicular access to Tudor Road requires DOT&PF approval and a current valid driveway permit."
<b>Highway Frontage</b>	349' on E Tudor Road
<b>Avg. Daily Traffic</b>	39,600 (2-way)
<b>Utilities</b>	A portion (improved site) is served by electricity, natural gas, and public water & sewer. The DOWL report noted "...that both the sewer and water service lines cross the St. Mary's Church to serve the adjacent parcel, which is typically not allowed by AWWU tariffs. Further coordination with AWWU will be required to determine how future development would be served on this site."





<b>Topography &amp; Vegetation</b>	<p>±10% is cleared and leveled for the existing improved use. The aerial imagery indicates the majority of the lot (±90%) is in its natural state. Vegetation includes underbrush, alders, spruce, and birch.</p> <p>The parcel slopes from downward toward the west. Elevations range from ±170' to ±133.</p>
------------------------------------	--



<b>Soils &amp; Wetlands:</b>	<p>“Prior to the development of the Thomas Center, the site soils consisted of fill materials within and adjacent to the existing parking lot and trail. In the undisturbed areas, a thin organic mat was present over native soils, which consisted of silts and sand. Lean clay was observed at the bottom of two of the test borings.”</p> <p>The DOWL report noted “The parcel contains approximately 8.35 acres of uplands and 0.67 acres of wetlands (Class B, Moderate Valuation) – see following page.</p>
<b>Flood Plain:</b>	<p>FEMA’s NFHL Viewer shows the subject to be outside existing flood zones.</p>

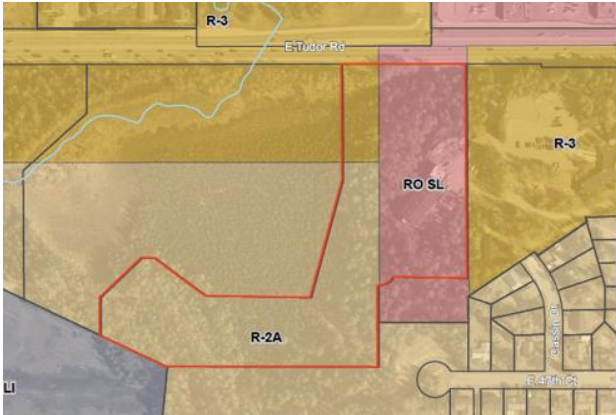


Weighing the wetland mapping with the elevation changes noted and our on-site inspection, we relied on the MOA GIS measuring tools to roughly allocate the parcel into three components:

Developed (improved) site	15%
Peripheral sloping uplands	55%
Lower elevations including wetlands ( $\pm 10\%$ )	30%

<b>Seismic:</b>	Most of south-central Alaska is classified in “seismic zone 4”. Permitting agencies typically recognize this zone in its application of the uniform building code.
<b>Easements</b>	Typical peripheral utility easements do not limit use, hinder marketability, or influence value. A N/S 20’ utility easement bisects the eastern portion (see plat). Given the size, shape, and topographic conditions, it can be incorporated into functional development plans without restricting the highest and best use.



<p><b>Zoning</b></p>	<p>The parcel is split-zoned.</p> <ul style="list-style-type: none"> <li>• RO-SL: Residential Office District (Special Limitations)</li> <li>• R-3: Mixed Residential District</li> <li>• R-2A: Two-Family Residential District (larger lot)</li> </ul> <p>All permit multi-family residential development – allowable densities vary.</p>  <p>The DOWL report noted that “split zoning is not allowed under the current municipal code. It can cause issues with development since the zoning of each portion of the parcel can have different allowed uses and permitting and entitlements requirements. We would recommend rezoning the parcel to a single zoning district in preparation for any future development.”</p> <p>The report notes: Per the Anchorage 2040 Land Use Plan (2040 LUP), the area including 2190 East Tudor Road is designated as Compact Mixed Residential (Medium). This designation provides for multi-unit apartment and townhouse living and a mix of compact single-family and attached housing. The 2040 LUP recommends primarily R-3 zoning, or R-2M (both Mixed Residential zoning districts). However, the report suggests that while rezoning to RO is not supported by the current 2040 LUP, it may be justified by the unique transitional location “if the master plan that includes housing elements with the need for support services.</p>
<p><b>Plat Notes</b></p>	<p>Plat #2004-45 notes do not atypically influence highest and best use.</p>
<p><b>Environmental</b></p>	<p>No environmental issues were reported.</p>
<p><b>Improvements</b></p>	<p>A portion of the parcel is improved with the Thomas Center, a 20,196 square foot two-story (w/ basement) senior housing facility with a carport and associated parking (DOWL report). Surplus land appears to be suitable for additional development. We developed our appraisal according to the authorized <i>hypothetical condition</i> that the parcel is vacant as of March 27, 2024, the date of inspection (date of value).</p>

**Beneficial/Detrimental Characteristics**

<u>Beneficial</u>	<u>Detrimental</u>
Frontage on E Tudor Road near Lake Otis Parkway.	Ingress/egress to/from E Tudor is restricted to a right-in/right-out pattern but there is no established driveway on the subject.  The existing access is via a driveway that originates on the adjacent property.
All public utilities on site.	The existing sewer and water service lines cross the St. Mary's Church site. How additional future development would be served is unknown.
More than 90% uplands (per DOWL report). Wetlands can be used to satisfy open space requirements.	The topographic conditions (slope & soils) and irregular shape/configuration present some challenges.
Location is well-suited for permissible uses: <ul style="list-style-type: none"> <li>• Close proximity to the U-Med District.</li> <li>• Adjacent to St. Mary's Park, Campbell Creek Greenbelt, Waldron Park.</li> <li>• Close proximity to the Campbell Creek Trail &amp; Wickersham Park.</li> </ul>	The parcel is split zoned. The DOWL report notes:  <i>“Depending on the use that is decided on as part of the Master Plan, there may be a need for additional entitlements. At a minimum, the property needs to be rezoned to a single zoning district before any future development occurs.”</i>  The process can take several months.

**Summary**

There is an acute shortage of residential land in the Anchorage Bowl and efforts to increase development densities are ongoing. Despite less-than-optimal topographic conditions and the uncertainties related to access, utility service(s), and re-zoning, the location appears to be well-suited for the intended uses of the Anchorage 2040 Land Use Plan - mixed residential development.



**SALES/MARKETING HISTORY**

There have been no sales of the subject within the three years immediately preceding the effective date of value.

**REAL ESTATE TAXES AND ASSESSMENTS**

**MOA Parcel Id #009-181-20-000**

A recent history of the assessed valuation is summarized in the following table, but ownership is exempt.

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	805	C	541,600	2,149,700	2,691,300
2023	RP	805	C	541,600	2,073,300	2,614,900
2022	RP	805	C	541,600	2,052,700	2,594,300
2021	RP	805	C	541,600	2,021,700	2,563,300
2020	RP	805	C	541,600	2,068,700	2,610,300
2019	RP	805	C	541,600	2,126,100	2,667,700
2018	RP	805	C	541,600	2,100,100	2,641,700
2017	RP	805	C	514,200	2,104,000	2,618,200

## MARKET OVERVIEW

The *Appraisal Institute* recognizes two categories of market analysis: inferred and fundamental. Because the subject is a conventional property type in a relatively stable market, demand is inferred from general market conditions and the available data.

### General Market Conditions

Market-area land sales trends reported by FLEX Multiple Listing Service (MLS) data for Anchorage (area 1A) is shown in the table.

Because the statistics do not distinguish between vacant land types, it is only indicative of general trends – market activity in terms of transaction volume and average market exposure times (days on the market [DOM]).

Generally, limited transaction volume (activity) and market exposure times that trend less than six months are indicative of a supply/demand imbalance.

Year	# Sold	Avg. DOM
2014	207	173
2015	191	205
2016	132	178
2017	160	211
2018	148	279
2019	140	214
2020	181	210
2021	214	226
2022	213	124
2023	150	177

**HIGHEST AND BEST USE “AS VACANT”**

The *highest and best use* is “the reasonably probable use that results in the highest value.”<sup>10</sup>

**Permissible Use**

Legal restrictions could include public restrictions (zoning), private restrictions (conditions, covenants, & restrictions [CCR’s]), plat notes, and easements.

Public Restrictions

The parcel is split-zoned.

- RO-SL: Residential Office District (Special Limitations)
- R-3: Mixed Residential District
- R-2A: Two-Family Residential District (larger lot)

All permit multi-family residential development – allowable densities vary. However, the DOWL report noted that “split zoning is not allowed under the current municipal code...At a minimum, the property needs to be rezoned to a single zoning district before any future development occurs.” The 2040 LUP recommends primarily R-3 zoning, or R-2M.

Private Restrictions

None reported.

Easements

Typical peripheral utility easements do not limit use, hinder marketability, or influence value. A N/S 20’ utility easement bisects the eastern portion (see plat). Given the size, shape, and topographic conditions, it can be incorporated into functional development plans without restricting the highest and best use.

Plat Notes

Typical

Other Restrictions and Reservations

N/A

**Possible Uses**

There is an acute shortage of residential land in the Anchorage Bowl and efforts to increase development densities are ongoing. Despite less-than-optimal topographic conditions and the uncertainties related to access, utility service(s), and re-zoning, the location appears to be well-suited for intended uses of the Anchorage 2040 Land Use Plan – mixed residential development.

**Feasible Use**

The market for vacant residential parcels in Anchorage is driven by developers. Feasibility is suggested by an active market as well as projects recently completed, underway, and proposed.

**Maximally Productive Use**

Absent the entitlements in place and the inputs necessary to evaluate alternatives (development concepts, engineering, permitting and contractor estimates, etc.), what is physically possible, legally permissible, and financially feasible are speculative unknowns. Given these conditions, the highest and best use is simply, *mixed residential development*.

<sup>10</sup> *The Dictionary of Real Estate Appraisal*, 7<sup>th</sup> Edition; Appraisal Institute 2022

## LAND VALUATION

*Sales comparison* is the most common technique for valuing land, and it is the preferred method when comparable sales are available. Elements of comparison include:<sup>11</sup>

- Property rights
- Financing terms
- Conditions of sale (motivation)
- Expenditures immediately after purchase
- Market conditions (sale date)
- Physical characteristics
  - Zoning
  - Utility availability
  - Access
  - Location
  - Soils and topography
  - Size
  - Shape

### SUMMARY OF COMPARABLE SALES

In terms of data availability, the subject is unique (large tract, split zoned, and inconsistent topographic/soils conditions). Because recent sales of truly similar properties are not available, it is necessary to rely on sales and listings of smaller multi-family residential parcels from ±2 to 3 acres (ordered in the following table by date).

\*DOM- Days on the Market

Comp #	Location	Date	Price (\$)	SF	\$/SF	DOM*
<b>Subject</b>	<b>2190 E. Tudor Road, Anchorage</b>		-----	<b>396,048</b>	-----	
3711	13600 Old Seward Highway, Anchorage	8-17	\$667,500	89,806	\$7.43	N/A
4406	NHN State Street, Anchorage	9-22	\$550,000	84,000	\$6.55	1022
22-14889	4010 Piper Street, Anchorage	11-22	*\$802,500	97,912	*\$8.20	4
22-7261	1020 Edwards Street, Anchorage	6-23	<sup>12</sup> \$565,000	124,164	\$4.55	394
23-10029	5032 E 20 <sup>th</sup> Avenue, Anchorage	3-24	*\$512,000	88,643	*\$5.78	124
23-13805	4220 Baxter Road, Anchorage	4-24	\$1,200,000	119,157	\$10.07	131
23-8685	3303 Discovery Bay, Anchorage	Active	\$279,000	134,993	\$2.07	>265

\*Acquired for future redevelopment. The interim contributory value of the existing improvements may offset demolition. The agent opined that the price was supported by the land value.

<sup>11</sup> The Appraisal of Real Estate, 13th Edition, Appraisal Institute.

<sup>12</sup> The property was listed 6/1/22 at \$625,000. The listing agent (Paul Schilling, 907-227-0738) reported that it was under contract fairly quickly at a price within 10% of ask but DFT'd due to suspected environmental issues.

**DESCRIPTION OF THE COMPARABLES**

The comparables are identified in the previous table and on following map. The property characteristics are summarized in the following comparison grid. Details are retained in the appraiser's files.



## **CORRELATION (EXPLANATION OF THE ADJUSTMENTS)**

All the comparables reflect arm's length sales/acquisitions of the fee simple interest or equivalent (except where noted). Atypical motivations, if any, are recognized in the reconciliation. The indicated unit values are already adjusted to a cash equivalent value (if required) and for expenditures immediately after purchase (e.g. demolition or the cost-to-cure known defects/deficiencies).

### **Quantitative Adjustments**

#### *Property Rights*

Where there are no known valuable subsurface resources and the potential for discovery is believed to be low, fee simple estates do not command a measurable premium over surface-only estates.

*Market Conditions*- The market does not support a reliable, universal, quantitative adjustment for the time period bracketed by the comparables and the date of valuation.

#### *Size*

The market does not support a measurable adjustment for the range of sizes represented by the comparables. We applied qualitative adjustments to acknowledge the general trend - unit price (\$/SF) generally decreases as parcel size increases.

### **Qualitative Adjustments**

A sufficient number of paired sales are not available from which to extract reliable adjustments for other inequalities. We correlated physical inequalities with qualitative adjustments (superior, inferior, approximately equal) based on the observations summarized in the comparison grid. Their relative weight is acknowledged in the reconciliation.

## **COMPARATIVE ANALYSIS**

We correlated the comparables in the following *relative comparison analysis* grid. An overall net adjustment (<, >, ±) is applied to develop value indicators on the bottom line.



**RELATIVE COMPARISON GRID**

COMPARABLE #	SUBJECT	3711	4406	22-14889	22-7261	23-10029	23-13805	23-8685
Location	2190 E. Tudor Rd.	13600 Old Seward	NHN State St.	4010 Piper St.	1020 Edwards St.	5032 E 20th Ave.	4220 Baxter Rd.	3303 Discovery Bay
Status	---	Sold	Sold	Sold	Expired listing	Pending sale	Pending sale	Active listing
Date	---	8-17	9-22	11-22	6-23	3-24	4-24	Active
Sale Price/SF	---	\$7.43	\$6.55	\$8.20	\$4.55	\$5.78	\$10.07	\$2.07
General Location • Neighborhood	Mid-town/U-Med	S Anchorage	NE Anchorage	U-Med across from Providence	NE Anchorage	East Anchorage U-Med periphery	East Anchorage	South Anchorage
		<i>slightly inferior</i>	<i>inferior</i>	<i>superior</i>	<i>inferior</i>	<i>slightly inferior</i>	<i>slightly inferior</i>	<i>slightly inferior</i>
Access	Access via adjacent property; direct access requires permit	1 driveway on Old Seward Hwy.	No established driveways but access available from 4 streets	1 driveway on Piper St., and improved access via Kimberly Ct.	1 driveway on Edwards St., another possible	1 driveway on E. 20 <sup>th</sup> Ave.	Access from both Baxter Rd and McLean Place	No established driveways access assured by plat
		<i>slightly superior</i>	<i>far superior</i>	<i>superior</i>	<i>slightly superior</i>	<i>slightly superior</i>	<i>superior</i>	<i>slightly superior</i>
Topography/Soils	Mostly wooded, level to sloping & lowlands. 10% wetlands. Elevation change ±35'	Mostly cleared & fairly level to slope; Some peat	Densely Wooded & fairly level to slight sloping; Appears adequate	Partially cleared & level; Appear adequate	Cleared & level; Appear adequate	Partially wooded & level; Partial wetlands	Mostly cleared & level; Appears adequate	Wooded or brushy; partially cleared & filled; fairly level but ±31% wetlands
		<i>slightly superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>slightly superior</i>	<i>superior</i>	<i>inferior</i>
Utility Availability	All available but existing service lines cross adjacent property	All available	All available but sewer line requires extension estimated at \$200,000	All available	All available	All available	All available	All available
		<i>approx. =</i>	<i>approx. =</i>	<i>approx. =</i>	<i>approx. =</i>	<i>approx. =</i>	<i>approx. =</i>	<i>approx. =</i>
Size	396,048 SF	89,806 SF	84,000 SF	97,912 SF	124,164 SF	88,643 SF	119,383 SF	134,993 SF
		<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>
Shape:	Very irregular	Irregular	12-lot square block	Square	Square	Square	Irregular	Irregular flag lots
• Corner/interior	Interior	Interior	4-corners	Corner	Interior	Interior	Interior	Interior
• Front to depth	Low	High	High	High	High	High	High	Low
		<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>superior</i>	<i>slightly inferior</i>
Zoning	R-2A, R-3, & RO-SL Consolidation TBD	R3-SL Mixed Residential Special Limitations	R-2M Mixed Residential	R-2M Mixed Residential	R-2M Mixed Residential	R-2M Mixed Residential	R-3 Multi-family Residential	PC Planned Community – restricted to SFD
		<i>approx. =</i>	<i>slightly inferior</i>	<i>slightly inferior</i>	<i>slightly inferior</i>	<i>slightly inferior</i>	<i>approx. =</i>	<i>inferior</i>
Other: Recreation Amenities	Adjacent to and near parks and trails	No significant immediate open space or recreation amenities	No significant immediate open space or recreation amenities	No significant immediate open space or recreation amenities	No significant immediate open space or recreation amenities	Across from Russian Jack Springs Park	No significant immediate open space or recreation amenities	Adjacent to Bayshore Park, across from Southport Park
		<i>inferior</i>	<i>inferior</i>	<i>inferior</i>	<i>inferior</i>	<i>approx. =</i>	<i>inferior</i>	<i>slightly inferior</i>
Indicated \$/SF	---	<\$7.43	<\$6.55	<\$8.20	<\$4.55	<\$5.78	<\$10.07	>\$2.07

\* Sale was pending but DFT'd due to environmental issues

## Reconciliation

The data generates an overall range of unit prices from \$2.07 to \$10.07/SF. The relative market position of the subject is isolated in the following table.

Comparable	Indicated \$/SF	Correlation
23-13805	▼\$10.07/SF	Pending sale at 100% of ask. Generally superior and price arguably influenced by sale conditions (deferred closing)
22-14889	▼\$8.20/SF	Located nearest the subject but distinct advantages.
3711	▼\$7.43/SF	Comparatively dated sale but generally superior
4406	▼\$6.55/SF	Offsetting inequalities but generally superior. Inferior characteristics are more than offset by access, topographic conditions, size, and shape.
23-13805	▼\$5.78/SF	Pending sale at 93% of ask. Inferior location and zoning are outweighed by advantages in access, topographic conditions, size, and shape.
22-7261	▼\$4.55/SF	Offsetting inequalities but generally superior. Inferior characteristics are more than offset by access, topographic conditions, size, and shape.
<i>Subject</i>	---	
23-8685	▲\$2.07/SF	Clearly inferior. The advantages are more than offset by use restrictions and topo/soils conditions.

The analysis develops a bracketing range from \$2.07 to \$4.55/SF.

The low-end is reflected by a dissimilar property in term of use (zoned PC but restricted to single-family residential). The upper-end better accounts for the shortage of developable multi-family residential land.

The reasonableness of a unit value at/near the upper end of the narrowed range is tested by weighted average calculations that recognize different components contributing to the value of the whole at different rates.

The developed site (allocated at 15%) is assigned a top-tier value (\$10/SF) while the data is consistent in supporting unit values <\$4.55/SF for the surplus. Allowing for the burden of the surplus components - given the combined uncertainties related to access, utility service(s), topographic challenges, and re-zoning - we applied low-end indicators in the following calculations:

<u>Type</u>	<u>Allocation</u>	<u>\$/SF</u>	<u>Factor</u>
Developed (improved) site	15%	\$10.00	\$1.50
Peripheral sloping uplands	55%	\$4.00	\$2.20
Lower elevations including wetlands	<u>30%</u>	<u>\$2.00</u>	<u>\$0.60</u>
Overall or blended unit value - weighted average	100%		\$4.30

<u>Type</u>	<u>Allocation</u>	<u>\$/SF</u>	<u>Factor</u>
Developed (improved) site	15%	\$10.00	\$1.50
Peripheral sloping uplands	55%	\$4.50	\$2.48
Lower elevations including wetlands	<u>30%</u>	<u>\$2.50</u>	<u>\$0.75</u>
Overall or blended unit value - weighted average	100%		\$4.73

The calculations generate a range from \$4.30 to \$4.73/SF - within the range of seller expectations evidenced by the following active listings.

<u>MLS #</u>	<u>Status</u>	<u>Price</u>	<u>AC</u>	<u>SF</u>	<u>\$/SF</u>	<u>Location</u>	<u>Zoning</u>	<u>DOM</u>
18-3321	Active	\$1,200,000	8.81	383,914	\$3.26	2800 E Dowling Rd	R2M	>2000
22-14379	Active	\$2,600,000	14.19	618,288	\$4.21	NSN E Dowling Rd	R2M	>440
24-2870	Active	\$2,284,032	8.49	369,824	\$6.18	5800 Boundary Ave	R3	>5

The listing agent for #23-13805 is reportedly nearing the completion of negotiations for a 6.25-acre south-Anchorage multi-family parcel at ±\$4.40/SF. The property was not recently listed for sale. Specifics are not available at this time.

In summary, subject to the authorized *hypothetical condition* that the parcel is vacant as of March 27, 2024, the date of inspection (date of value), the market value (land only) is fairly represented at \$4.50/SF or \$1,783,000.

\$1,783,000 (396,048 SF x \$4.50/SF, rounded).

## ADDENDA

March 20, 2024

Hannah Toomey  
SALT  
645 G Street, Ste. 301  
Anchorage, AK 99501  
[htoomey@SALT-AK.com](mailto:htoomey@SALT-AK.com)

Re: Land Appraisal Report  
Tract C, St. Mary's Greatland Subdivision  
Anchorage, Alaska

Ms. Toomey,

At your request, we can provide a market value appraisal for the property identified above. Our fee to complete the appraisal report is \$7,500, due at completion. The estimated delivery date of the appraisal is 6 to 7 weeks from engagement.

It is our understanding that this appraisal is to be used internally for asset evaluation and planning purposes. The market value of the land is to be appraised "as is" based on the current configuration and zoning.

The report will be completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Acknowledge your acceptance of the agreement by signing this letter and emailing a copy back to our office. Please call or email if you have any questions or need additional information.

Please call or email if you have any questions or need additional information.

Thank you for the opportunity to be of service.

Sincerely,

BLACK-SMITH BETHARD AND CARLSON, LLC.

ACCEPTANCE



Brian Z. Bethard, MAI

*Hannah B Toomey* 3/22/2024

Hannah Toomey / Date

**QUALIFICATIONS OF Steven E. Carlson – Alaska State Certification #231**

**Steven E. Carlson, MAI**  
**Alaska State Certification #231**

**General Education**

University of Alaska, Anchorage - BBA in Real Estate

- Real Estate Investment Analysis
- Real Estate Fundamentals
- Real Estate Law
- Real Estate Appraising
- Real Estate Management

**Appraisal Courses Taken**

19242	Business Practices and Ethics	Appraisal Inst.	Jun-23
18263	Excel Applications for Valuation	Appraisal Inst.	Jun-23
45126	Appraising Automobile Dealerships	Appraisal Inst.	Jun-23
19123	National USPAP 7 Hour Update	Appraisal Inst.	Jun-23
N/A	How Tenants Create or Destroy Value: Leasehold Valuation	Appraisal Inst.	May-19
400	National USPAP 7 Hour Update	Appraisal Inst.	May-19
N/A	UASFLA (Yellow Book): Practical Application	Appraisal Inst.	Apr-18
N/A	Eminent Domain and Condemnation	Appraisal Inst.	Jun-17
N/A	Residential and Commercial Valuation of Solar	Appraisal Inst.	May-17
400	National USPAP 7 Hour Update	Appraisal Inst.	Apr-17
N/A	Supervisory Appraiser/Trainee Appraiser Course	Appraisal Inst.	Apr-15
400	National USPAP 7 Hour Update	Appraisal Inst.	Apr-15
400	National USPAP 7 Hour Update	Appraisal Inst.	Feb-13
400	National USPAP 7 Hour Update	Appraisal Inst.	Feb-11
700GRE	Appraiser as an Expert Witness: Preparation & Testimony	Appraisal Inst.	Jun-09
400	National USPAP 7 Hour Update	Appraisal Inst.	Jun-09
400	National USPAP 7 Hour Update	Appraisal Inst.	Jun-07
SE 710	Condemnation Appraising: Basic Principles & Applications	Appraisal Inst.	Apr-07
SE 710	Condemnation Appraising: Advanced Topics & Applications	Appraisal Inst.	Apr-07
400	National USPAP 7 Hour Update	Appraisal Inst.	Jun-05
410	National USPAP 15 Hour	Appraisal Inst.	Jun-05
550	Advanced Applications	Appraisal Inst.	Oct-00
540	Report Writing and Valuation Analysis	Appraisal Inst.	May-00
430	Standards of Professional Practice, Part C	Appraisal Inst.	Jan-00
530	Advanced Sales Comparison and Cost Approaches	Appraisal Inst.	Aug-99
520	Highest and Best Use and Market Analysis	Appraisal Inst.	Aug-99
510	Advanced Income Capitalization	Appraisal Inst.	May-99
A15	Report Writing School, Am	ASFMRA	Jul-95
A18	Income Capitalization (Part I) Unleveraged,	ASFMRA	May-95
214	Skills of Expert Testimony	Int. RoW Assoc.	Apr-94
600	Environmental Awareness	Int. RoW Assoc.	Apr-94
401	The Appraisal of Partial Acquisitions	Int. RoW Assoc.	Apr-94
410	Standards of Professional Practice, Part A (USPAP)	Appraisal Inst.	Jan-93
420	Standards of Professional Practice, Part B	Appraisal Inst.	Jan-93



**Seminars Taken**

Online Comparative Analysis	Appraisal Inst.	Jun-15
Cool Tools: New Technology for Real Estate Appraisers	Appraisal Inst.	Jun-15
Business Practices and Ethics	Appraisal Inst.	Apr-15
Separating Real Property, Personal Property & Intangible Bus., Assets	Appraisal Inst.	Mar-13
Online Advanced Internet Strategies	Appraisal Inst.	Jun-13
Business Practices and Ethics	Appraisal Inst.	Dec-10
Yellow Book Seminar	Appraisal Inst.	Sep-10
Subdivision Valuation	Appraisal Inst.	Feb-08
Small Hotel/Motel Valuation	Appraisal Inst.	Jul-03
Yellow Book Seminar	Appraisal Inst.	Jun-03
Scope of Work	Appraisal Inst.	Apr-03
Intro to Statistics & Supporting Adjustments	Appraisal Inst.	2002
Comprehensive Appraisal Workshop	Appraisal Inst.	Feb-01
Understanding and Using DCF Software	Appraisal Inst.	Nov-97
Alaska Native Land Issues	Int. RoW Assoc.	Oct-96
"The High-Tech Appraisal Office"	Appraisal Inst.	Jun-96
"The Internet and Appraising"	Appraisal Inst.	Jun-96
Access Law and Issues Affecting Public and Private Lands in Alaska	Int. RoW Assoc.	Oct-96
Debate and Open Forum on "Public Interest Value"	ASFMR	Nov-94
Understanding Limited Appraisals & Appraisal Reporting Options	Appraisal Inst.	Jul-94
Navigable Waters and Wetlands	Int. RoW Assoc.	Apr-94

**Other related courses and seminars**

<u>National Association of Realtor's Courses</u>	<u>Real Estate Seminars</u>
Fundamentals of Real Estate, Investment & Taxation	Exchanging A to Z
Fundamentals of Location & Market Analysis	Taxation and Estate Planning
Advanced Real Estate Taxation & Marketing Tools for Real Estate	Creative Real Estate Paper
Impact of Human Behavior on Commercial Investment Decisions	

**Business Experience**

Black-Smith, Bethard and Carlson, LLC, Partner/Appraiser: 2005 - present  
 Black-Smith and Richards, Inc., Appraiser: 1990-2004  
 Erickson and Associates, Appraiser: 1990  
 Licensed as Associate Broker in 1978  
 Licensed Real Estate Sales Associate in 1976  
 Development of residential lots and housing

**Appraisal Experience**

Steven E. Carlson is a life-long Alaskan whose primary career is in real estate. He has a BBA degree in Real Estate from the University of Alaska, Anchorage, plus more than 35 years of real estate experience as a broker and appraiser. Typical assignments include the appraisals of commercial retail and office properties, industrial properties, medical and professional buildings, and lodging facilities. In addition, he has completed numerous appraisals of remote properties. Clients include First National Bank Alaska, Northrim Bank, Key Bank, Wells Fargo, the Bureau of Indian Affairs, Bureau of Land Management, U.S. Fish and Wildlife Service, National Park Service, and the U.S. Department of Agriculture - Forest Service, Internal Revenue Service, the State of Alaska Department of Natural Resources, and the State of Alaska Department of Transportation.

**License - General Real Estate Appraiser**

License #: APRG231  
Effective: 6/27/2023  
Expires: 06/30/2025

# State of Alaska

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing

## Board of Certified Real Estate Appraisers

Licensee: **STEVEN E. CARLSON**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**



Commissioner: Julie Sande

### Relationships

No relationships found.

### Designations

No designations found.

### Wallet Card

STEVEN E. CARLSON  
1199 E DIMOND BLVD  
SUITE 200  
ANCHORAGE, AK 99515-2030

<b>State of Alaska</b> Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing <b>Board of Certified Real Estate Appraisers</b>		
STEVEN E. CARLSON As Certified General Real Estate Appraiser		
License APRG231	Effective 6/27/2023	Expires 06/30/2025

## LIMITING CONDITIONS AND ASSUMPTIONS

### **This appraisal report has been made with the following general assumptions:**

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies (if any) are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated 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 such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

**This appraisal report has been made with the following general limiting conditions:**

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

**Additional Assumptions and Limiting Conditions:**

1. Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
2. The client agency provided the area estimates for the larger parcel, area of the acquisition, and the remainder. Design changes, if any, that result in changes to those area estimates will require a modification of the appraisal.
3. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
4. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance surveyor analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.