

APPRAISAL REPORT
OF



2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)
Skagway, AK 99840

PREPARED FOR

Municipality of Skagway
P.O. Box 415
Skagway, AK 99840

AS OF

07/30/2021

PREPARED BY

SOUTHEAST APPRAISAL SERVICES, LLC.
P.O. Box 32361
Juneau, AK 99803

LAND APPRAISAL REPORT

Appraisal Report

Case No.

IDENTIFICATION

Owner Municipality of Skagway Census Tract 0001.00 Map Reference Plat 2007-6
 Property Address 2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)
 City Skagway County Municipality of Skagway State AK Zip Code 99840
 Legal Description Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2, No Plat Number Recorded (See Attached Proposed Plat) Also Known As: Lot 11, Block A, Taiya Inlet Subdivision, Plat 2007-6
 Sale Price \$ _____ Date of Sale _____ Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 0 (yr) Loan Charges to be paid by seller \$ _____ Other Sales Concessions _____
 Client Municipality of Skagway Address P.O. Box 415, Skagway, AK 99840
 Occupant Vacant Appraiser James W. Canary Instructions to Appraiser Appraiser Lot for Possible Public Sale
 Intended User Municipality of Skagway Intended Use _____ Valuation for possible public sale of lot _____

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good Avg.	Fair	Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Employment Stability	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	48 % 1 Family	5 % 2-4 Family	2 % Apts	Convenience to Schools	<input type="checkbox"/>	<input type="checkbox"/>
	5 % Industrial	21 % Vacant	0 % Condo	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		2 % Mobile Homes	17 % Commercial	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Change In Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely(*)	<input type="checkbox"/> Taking Place (*)	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	(*) From Vacant To Improved			Property of Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Family Price Range	\$ 78,000 to \$ 600,000	Predominant Value \$ 385,000		Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Family Age	0 yrs to 120 yrs.	Predominant Age 40 yrs		General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Currently the residential housing market in Skagway is still increasing but much more slowly due to many of the local business shut down due to the lack of seasonal Cruise Ships which strongly support the local economy and employment. Covid 19 has also contributed to the slow down. Currently though the sales that have happened have been on the market for less than 60 days (typically much lower DOM) with a demand for adequate housing within the area. Construction is also slower this year due to the lack of workers available and cost of

SITE

Dimensions See Attached Proposed Plat = 2.43 Acres Corner Lot
 Zoning Classification Residential Conservation Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) From Vacant Unimproved to Single Family Improved site.
 Elec. Public Other (Describe) At the Road OFF SITE IMPROVEMENTS Topo Gentle slope from easement driveway to waterfront, moderate
 Gas Street Access Public Private Size Typical for the Area
 Water Surface Asphalt Shape Irregular
 San. Sewer Private Maintenance Public Private View Good Ocean, Mountains, Forest
 Underground Elect. & Tel. Storm Sewer Curb/Gutter Drainage Appears Adequate
 Sidewalk Street Lights **Is the property located in a HUD identified Special Flood Hazard Area?** No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): The Subject site is an ocean waterfront site with the potential for development close to the ocean tidal area. Currently there is a driveway easement going through the lot to access a neighboring property. Public electricity is available at the roadway but not into the site. The driveway is gravel and the property owners who use the driveway will probably need to share the maintenance cost...

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

For the Market Data Analysis See grid below See narrative attachment

	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
Address	7.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2) Skagway, AK 99840	Lot 9, Taiya Inlet Road Skagway, AK 99840	Lot 5, Nahku Road Skagway, AK 99840	Lot 7, Nahku Road Skagway, AK 99840
Proximity to Subject		Next Door S	5 Lots S	3 Lots S
Sales Price	\$	\$ 150,000	\$ 167,500	\$ 200,000
Price /	\$ 0	\$ 29,703	\$ 47,316	\$ 62,112
Data Source	Assessor, MLS	Assessor	Assessor	Assessor, Owner
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION Adjustment	DESCRIPTION Adjustment	DESCRIPTION Adjustment
		08/30/2019	02/20/2019	09/30/2019
Location	Rural WFT - Dyea	Rural WFT - Dyea	Rural Benched WFT - Dyea +10,000	Rural Benched WFT - Dyea +10,000
Site/View	2.43 Acres	5.05 Acres -26,100	3.54 Acres -11,100	3.22 Acres -7,900
View	Good Ocean	Good Ocean	Good Ocean	Good Ocean
Water frontage FF	710'	261.76' +17,900	332.63' +15,100	525' +7,400
Development	Driveway	Driveway	Driveway, Site Fill -20,000	Drive, Site, Septic, Well, MH -60,000
Utilizes Available	Electricity at Highway	Electricity at Highway	Electricity at Highway	Electricity to Site -5,000
Sales or Financing Concessions				
Net Adj.(Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -8,200	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -6,000	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -55,500
Indicated Value of Subject		Net=-5% Gross=29% \$ 141,800	Net=-4% Gross=34% \$ 161,500	Net=-28% Gross=45% \$ 144,500

Comments on Market Data A thorough search was made to find the most comparable properties to the subject which have sold recently. The sources of information utilized include: on-site inspections, Municipality of Skagway, Juneau MLS, local real estate agents, and the State Recorder's Office. Information on properties was compiled from these sources and all data was reconfirmed by the appraiser through these sources. Alaska is a non-disclosure state.

Last Deed Transfer 8/29/2006. See Attached Patent.

RECONCILIATION

Comments and Conditions of Appraisal: The Subject site is a proposed (Newly Subdivided not recorded at the time of the appraisal) subdivision of a suburban ocean waterfront site, with public access to a private driveway through the site which access the original owners site on USS 3308. There is a driveway easement platted on the proposed subdivision plat attached. The site has steep access from Dyea Road to the lower portion of the site which is a gently sloped lot with a couple of potential building site locations next to the ocean waterfront. Pubic electricity is available on Dyea Roadway. There is no public water or sewer available. See Site Comments for additional commentary. This appraisal assumes no adverse easements, environmental condition or other restrictions exist which could have a negative market effect to the property.

Final Reconciliation: The sales comparison approach is the most reliable value indicator for vacant land as it best simulates the reactions of buyers and sellers. The income approach was not considered as vacant land is normally purchased for development and not as rental investment. The cost approach does not apply for vacant land.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 07/30/2021 to be \$ 155,000

SOUTHEAST APPRAISAL SERVICES, LLC.
COMMENT ADDENDUM

File No. 22-21-017
Case No.

Borrower

Property Address	2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)						
City	Skagway	County	Municipality of Skagway	State	AK	Zip Code	99840
Lender/Client	Municipality of Skagway		Address P.O. Box 415, Skagway, AK 99840				

TAXES

Land: \$0
Building: \$0
Total: \$0
Taxes for 2021: \$0 (Municipality Owned Property which is not taxes)

SCOPE OF WORK

The scope of work for this appraisal is to determine a opinion of the fair market value of Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2, No Plat Number Recoded (See Attached Proposed Plat) Also Known As: Lot 11, Block A, Taiya Inlet Subdivision, Plat 2007-6, Skagway, Alaska 99840. Appraisal request was to perform a vacant land appraisal. Purpose of the Appraisal was disclosed as value for possible open market sale to the public. The intended user of this appraisal report is the client. (See Land Certification regarding definition of Market Value.)

The following steps were made in arriving at the final estimate of value included in the appraisal report of the subject property.

- 1) A preliminary search of all available resources was made to determine market trends, influences and other significant factors pertinent to the subject property. The property has been identified previously in this report.
- 2) A complete inspection of the property was preformed when possible.
Although due diligence was exercised while at the property, the appraisers are not experts in such matters as soils, structural engineering, hazardous waste, etc. and no warranty is given as to these elements. See CONDITION below for further comments.
- 3) Research and collection of data (cost, improved sales, escrow sales, listings and income) were preformed as present in the subject's market area and sufficient in quantity to express an opinion of value as defined herein. We examined data from the State Recorders Office, our sales database, local realtors and the city records. Pertinent data are contained in this report.
- 4) The direct sales comparison, cost and income approaches to value were considered within this appraisal assignment. The results of these approaches to value are discussed at the conclusion of this report.
- 5) Due to the lack of recent vacant land sales within the Subject's immediate area, additional searches were preformed back in time for 5 years. Findings are discussed in the RECONCILIATION.

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

EXPOSURE TIME

Exposure time is a estimated length of time that 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. The estimated exposure time for the subject property is three to six months.

SITE

The subject site is an interior waterfront lot which is typical in size for the area. The site slopes moderately downhill from Dyea Road, a gravel two lane roadway which is maintained by the Municipality of Skagway and the State of Alaska DOT. The lot is a access via Dyea Road to a private shared driveway with lots 11, 10, 9 and USS 3308 (which was the original developer's of the driveway for access to their property). Maintenance of the driveway is currently from the owners of USS 3308. It is assumed that if these properties are sold a shared driveway maintenance easement will be included with the current owner of 3308. The site is mostly undeveloped with just the driveway through the property. Electricity is available at the site from Dyea Road with an estimated cost provided from the AP&T manager of around \$5,000. This cost could be shared with lot 10A is both parties wished. Noted during the site inspection was the site slopes steeply downhill from Dyea Road to a gentle sloping site near the ocean. Development would most likely be very near the tidal ocean front area with a good ocean, mountain range and natural forest view. No public water or sewer is available for the area. Speaking with many of the neighbors they noted water will probably need to be collected from a cistern water system due to well water for the area is typically salt water and sewer is handled by a septic system.

SPECIAL NOTE: Per zoning minimum lot size for this site is 40,000 square feet. No subdivision value was applied within this report but a potential buyer could consider this within a bid value to the Municipality. This site could potentially be subdivided into at least 2 lots.

19.06.020 -Zoning: Residential Conservation

This zoning district is intended to provide an area of low-density residential development on adequate lot sizes no served by municipal water and sewer, to allow natural resource development and conservation, and to allow dispersed recreational activities including recreational cabins, lodges, and small seasonal recreational facilities. Uses permitted include: public parks and open spaces, watershed reserve, general agriculture and horticulture, single family residences and duplexes, public water, sewer, electricity and communication facilities. Accessory Uses and Conditional Uses are defined also in the zoning ordinance.

HIGHEST & BEST USE: The highest and best use of the property both vacant and/or developed is as zoned for low-density residential development.

ADVERSE ENVIRONMENTAL CONDITIONS PRESENT

The appraiser's routine inspection and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

SALES COMPARISON COMMENTS

A thorough search was made to find the most comparable properties to the subject which have sold recently. The sources of information include the local Juneau MLS, appraisers, real estate brokers, state recorders office, and the assessor's records. Attempts by the appraiser were made to find sales that bracketed the size of the subject. The sales used are the most recent and comparable available and result in the fewest overall adjustments for those in the subject's neighborhood.

All sales were either confirmed by a physical inspection by the appraiser or by other local appraisers, principals, or parties knowledgeable to the transaction. None of the available information for the sales were found to have unusual seller paid concessions.

SOUTHEAST APPRAISAL SERVICES, LLC.
COMMENT ADDENDUM

File No. 22-21-017
Case No.

Borrower

Property Address	2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)						
City	Skagway	County	Municipality of Skagway	State	AK	Zip Code	99840
Lender/Client	Municipality of Skagway			Address P.O. Box 415, Skagway, AK 99840			

ADJUSTMENTS

LOCATION: Adjustments were made based on the comparables location as compared to the subjects location. The Subject's site location is within the Taiya Inlet Subdivision similar to all comparable sales considered. An adjustment between actual close to the ocean waterfront site vs benched above the waterfront site locations were made at \$10,000.

SITE/VIEW: Adjustments within this column were made only for site size at \$10,000 per acre.

VIEW: Adjustments for view were made at \$10,000 per adjustment. No adjustment required as all comparables had good ocean views.

WATER FRONTAGE: Adjustments for waterfront were made at \$40/Front Foot as compared with the Subject.

DEVELOPMENT: Adjustments were made for development as of the time of sale. Comparable 2 had site fill added to the site before the sale and adjusted at \$20,000 for the additional fill. Comparable 3 was a fully developed with a driveway, site pad, Septic, Well (well has salt water and only used for non potable system)and a Park Model Manufactured home on the site and adjusted at \$60,000.

UTILITIES AVAILABLE: Electricity to the site was adjusted at \$5,000. Comparable 3 was the only comparable lot which had electricity to the site.

RECONCILIATION

The sales used are the most recent and comparable available and result in the fewest overall adjustments. The indicated value by the three appraisal approaches to value are:

- 1) Cost Approach = N/A
- 2) Sales Comparison = \$155,000
- 3) Income Approach = N/A

- The cost approach does not apply to vacant land.

- The sales comparison approach considered three closed sales to determine the market value for the subject property. The comparables used indicated a range of value from \$141,800 to \$161,500. All comparables were considered in the final analysis, due to the overall lack of similar more recent waterfront sales available for the Subject property.

Market Sales Search and Analysis:

The original sales search was made within the Skagway Assessor's Database, Juneau MLS and Southeast Appraisal Services in-house database systems. The original search was within five years from the date of the inspection for vacant ocean waterfront lot sales, Skagway area wide with 12 closed sales (7 sales in Subject's Subdivision) and no pending or active listings located. The sales used were the most recent for the area. The Subject's immediate area was considered first and then expanded to include other Market area sales. The sales used are similar to the subjects market area and are considered to be the most similar and competing neighborhoods and buyers would see all neighborhoods equally when making purchasing decisions.

Comparable Sales Discussion

Subject: The Subject property is an ocean waterfront interior site located out at approximately 2.75 Mile Dyea Road. There is a private driveway on site with a metal gate near the roadway. Location: Rural WFT-Dyea, Site: 2.43 Acres, View: Good Ocean, Water frontage FF: 710' (Front Feet), Development: Private Driveway, Utilities Available: Electricity at Highway.

Comparable 1: Is a neighboring waterfront site which is located 2 lots to the Subject's site. This sale was used to bracket the lower range of Sales Price and upper range of Site Size. This sale was similar in all aspects except for Site: 5.05 acres and Water frontage FF: 261.76' (Front Feet). Overall this sale required low net adjustments and moderate gross adjustments and supports the low end of market value derived.

Comparable 2: Is a neighboring waterfront site which is located 6 Lots to the South of the Subject's site. This sale was used to bracket the upper range of Sales Price for vacant land sales located. (Photo is from 7/28/2021 of an improved site) This sale was similar in all aspects except for Location: Rural Benched WFT - Dyea, Site: 3.54 acres, Water frontage FF: 332.63' (Front Feet) and Development: Site Fill at time of sale. Overall this sale required low net adjustments and moderate gross adjustments and supports the upper end of market value derived.

Comparable 3: Is a neighboring waterfront site which is located 4 Lots to the South of the Subject's site. This sale was used to bracket the upper range of Sales Price. This sale was similar in all aspects except for Location: Rural Benched WFT-Dyea, Site: 3.22 acres, Water frontage FF: 525' (Front Feet) and Development: Driveway, Site Development, Septic, Well, Park Model Manufactured Home on site and Electricity to site. Overall this sale required moderate net/gross adjustments and supports the low end of market value derived.

- The income approach was not considered as insufficient rental data was located for vacant land within the area because land is normally purchased for residential development and not for investment purposes.

In conclusion: The analysis above has considered all effects on market, including the three approaches to value with the most weighting applied to the sales comparison approach, as it best reflects the sales activity within the area that can be compared to the subject property.

It is my opinion that the AS-IS value for Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2, No Plat Number Recoded, on July 30, 2021 assuming reasonable marketing time to be:

\$155,000

***** ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS *****

Special Note: The Municipality of Skagway could see a higher offer price with favorable financing from the Municipality of Skagway to the public.

Borrower

Property Address 2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)

City Skagway County Municipality of Skagway State AK Zip Code 99840

Lender/Client Municipality of Skagway Address P.O. Box 415, Skagway, AK 99840

2006-000137-0

Recording Dist: 111 - Skagway
9/5/2006 10:57 AM Pages: 1 of 3

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State of Alaska



Patent No. 20091

ADL No. 105276

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 550 West 7th Avenue, Suite 1050A, Anchorage, Alaska 99501-3579, pursuant to AS 29.65.010-.140 and the regulations promulgated thereunder, and the Final Finding and Decision dated September 3, 1996, as subsequently amended, for good and valuable consideration, grants and conveys to the Grantee, the CITY OF SKAGWAY, whose mailing address of record is P.O. Box 415, Skagway, Alaska 99840, Grantee's successors and assigns, all that real property situated in the Skagway Recording District, State of Alaska, and described as follows:

TRACTS A AND B OF ALASKA STATE LAND SURVEY NO. 97-61, CONTAINING 932.9 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE SKAGWAY RECORDING DISTRICT ON FEBRUARY 3, 2006, AS PLAT 2006-3.

Subject to:

Valid existing rights, including reservations, easements, and exceptions in the U.S. Patent or other state or federal conveyance, and in acts authorizing the issue thereof; easements, rights-of-way, covenants, conditions, reservations, notes on the plat, and restrictions of record, if any.

A public easement, ADL 106209.

Borrower

Property Address 2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)

City Skagway

County

Municipality of Skagway

State AK

Zip Code

99840

Lender/Client Municipality of Skagway

Address P.O. Box 415, Skagway, AK 99840

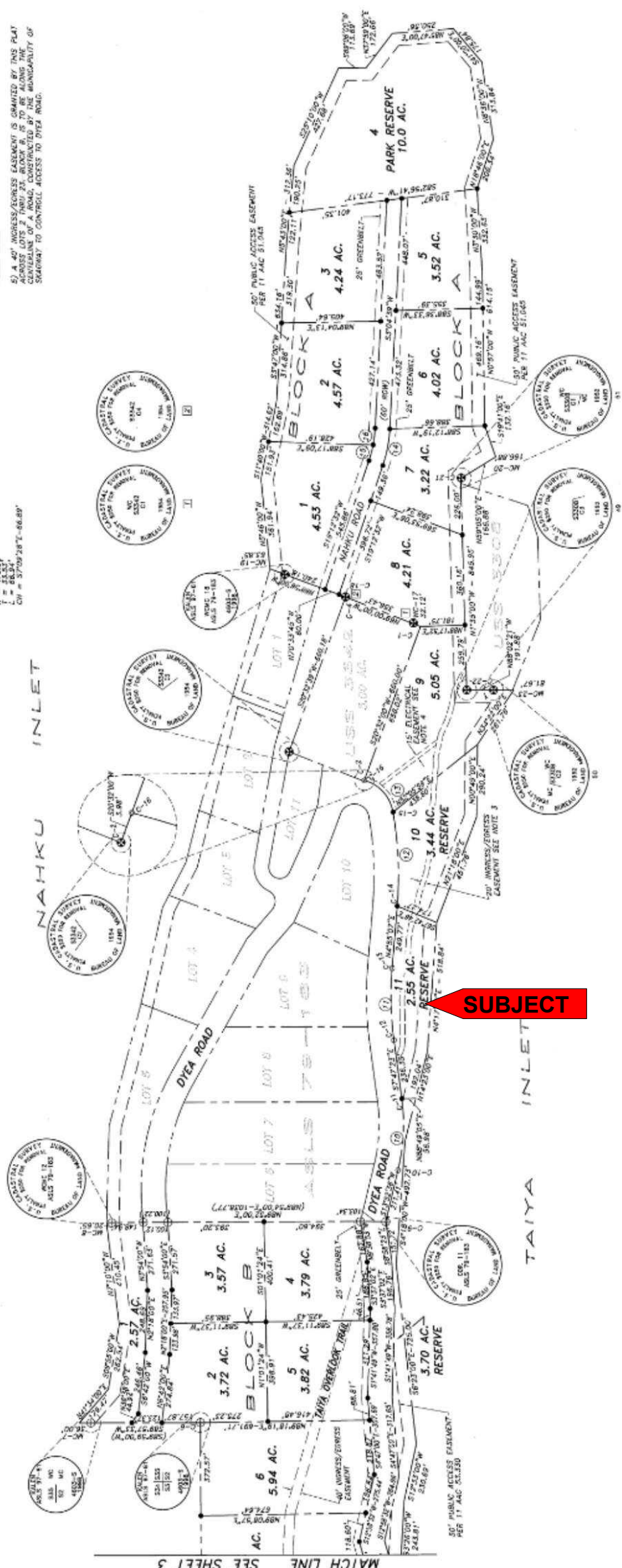
B. & M. ENGINEERING, INC.
Charleston, Alaska

NOTES:

- 1) SEE SHEET 1 OF 4 FOR GENERAL NOTES.
- 2) THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER AND NEAR HIGH WATER LINES FORM THE TRUE BOUNDS OF TAIYA INLET SUBDIVISION. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AND NEAR HIGH WATER LINES ARE SHOWN FOR INFORMATION ONLY. THE TRUE SUBDIVISION CORNERS BEING ON THE EXTENSION OF THE SUBLINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS. THE MEASUREMENTS WERE MADE BY THE SURVEYOR USING CONTROLLED AERIAL PHOTOGRAPHY TAKEN MAY 15, 1988.
- 3) A 20' ADDRESS/EGRESS EASEMENT IS GRANTED BY THIS PLAT CENTERLINE OF AN EXISTING UNIMPAVED PATH, IN FAVOR OF U.S.S. 3308.
- 4) A 15' ELECTRICAL EASEMENT IS CENTERED ON ALL EXISTING POWER LINES.
- 5) A 20' ADDRESS/EGRESS EASEMENT IS GRANTED BY THIS PLAT CENTERLINE OF A ROAD, CONSTRUCTED BY THE MUNICIPALITY OF SKAGWAY TO CONTROL ACCESS TO DYEA ROAD.

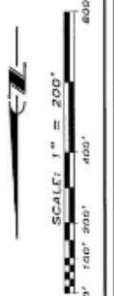
CURVE DATA

- 1) $\Delta = 154.230^\circ$
 $T = 148.75'$
 $C = 287.47'$
 $Ch = 37.20108^\circ E - 287.75'$
- 2) $\Delta = 140.200^\circ$
 $T = 180.00'$
 $C = 360.00'$
 $Ch = 54.27310^\circ E - 172.86'$
- 3) $\Delta = 109.750^\circ$
 $T = 50.000'$
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- 4) $\Delta = 97.000^\circ$
 $T = 25.000'$
 $C = 50.000'$
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- 5) $\Delta = 97.000^\circ$
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- 6) $\Delta = 97.000^\circ$
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- 7) $\Delta = 97.000^\circ$
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 $Ch = 25.91279^\circ E - 62.53'$
- 10) $\Delta = 97.000^\circ$
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 $Ch = 25.91279^\circ E - 62.53'$



TAIYA INLET SUBDIVISION
A SUBDIVISION OF TRACT B,
ALASKA STATE LAND SURVEY 97-61

WITHIN PROTRACTED SECTIONS 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



SUBJECT

Borrower

Property Address 2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)

City Skagway

County

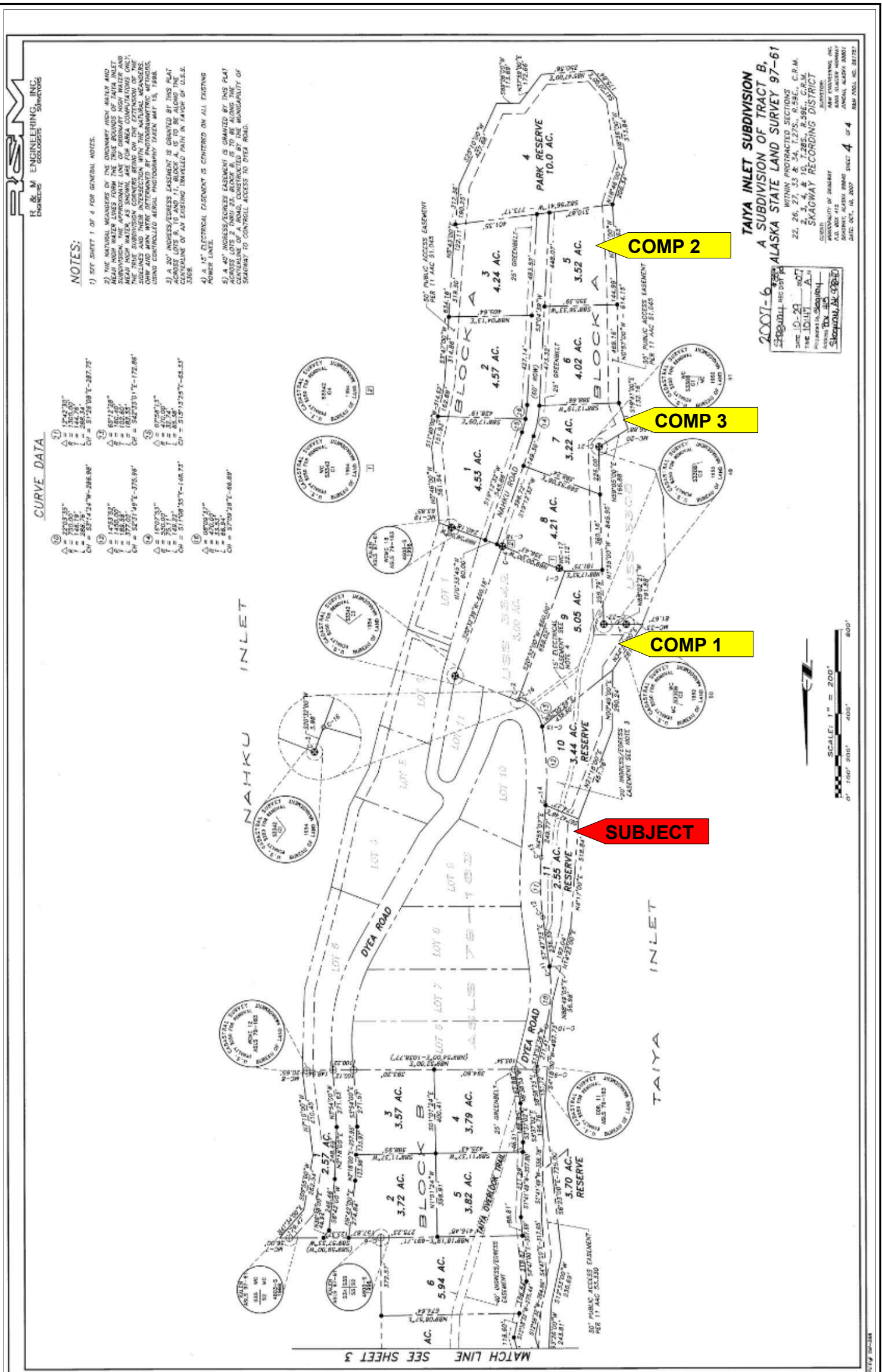
Municipality of Skagway

State AK

Zip Code 99840

Lender/Client Municipality of Skagway

Address P.O. Box 415, Skagway, AK 99840



TAYIA INLET SUBDIVISION
A SUBDIVISION OF TRACT B,
A SUBDIVISION OF ALASKA STATE LAND SURVEY 97-61

WITHIN PROTRACTED SECTIONS 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTES:

- 1) SEE SHEET 1 OF 4 FOR GENERAL NOTES.
- 2) THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER AND NEAR HIGH WATER LINES FORM THE TRUE BOUNDS OF TAIYA INLET SUBDIVISION. THE APPROXIMATE LINE OF ORDINARY HIGH WATER AND NEAR HIGH WATER LINES ARE SHOWN ON THIS PLAN. THE TRUE SUBDIVISION CORNERS BEING ON THE EXTENSION OF THE SUBLINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS. THE MEASUREMENTS WERE MADE BY THE SURVEYOR USING CONTROLLED AERIAL PHOTOGRAPHY TAKEN MAY 15, 1988.
- 3) A 20' ACCESS/EASEMENT IS GRANTED BY THIS PLAN CENTERLINE OF AN EXISTING UNPAVED ROAD, IN FAVOR OF U.S.S. 3308.
- 4) A 15' ELECTRICAL EASEMENT IS CENTERED ON ALL EXISTING POWER LINES.
- 5) A 20' ACCESS/EASEMENT IS GRANTED BY THIS PLAN CENTERLINE OF A ROAD, CONSTRUCTED BY THE MUNICIPALITY OF SKAGWAY TO CONTROL ACCESS TO DYEA ROAD.

CURVE DATA

- 1) $\Delta = 2743.25'$
 $T = 148.75'$
 $C = 27.21474''W - 306.98'$
 $Ch = 37.20108''E - 287.75'$
- 2) $\Delta = 1400.00'$
 $T = 180.00'$
 $C = 54.27310''E - 172.86'$
- 3) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 4) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 5) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 6) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 7) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 8) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 9) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 10) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 11) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 12) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 13) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 14) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 15) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 16) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 17) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 18) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 19) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$
- 20) $\Delta = 1000.00'$
 $T = 150.00'$
 $Ch = 51.70815''E - 168.75'$

SOUTHEAST APPRAISAL SERVICES, LLC.
SUBJECT PHOTO ADDENDUM

File No. 22-21-017
Case No.

Borrower

Property Address	2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)						
City	Skagway	County	Municipality of Skagway	State	AK	Zip Code	99840
Lender/Client	Municipality of Skagway	Address	P.O. Box 415, Skagway, AK 99840				



**FRONT OF
SUBJECT PROPERTY**

2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)
Skagway, AK 99840



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower

Property Address 2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)

City Skagway County Municipality of Skagway State AK Zip Code 99840

Lender/Client Municipality of Skagway Address P.O. Box 415, Skagway, AK 99840



South End of Lot 10A



Possible Waterfront Building Site Area 10A



North End of Lot 10A



South End of Lot 11A



Possible Building Site on Beach Side of Lot 11A



Possible Building Site on Beach Side of Lot 11A



North End of Lot 11A



Gate on Driveway to Lots 11A & 10A & 9 & USS 3308.

Borrower

Property Address	2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)						
City	Skagway	County	Municipality of Skagway	State	AK	Zip Code	99840
Lender/Client	Municipality of Skagway			Address	P.O. Box 415, Skagway, AK 99840		

COMPARABLE SALE # 1

Lot 9, Taiya Inlet Road
Skagway, AK 99840



COMPARABLE SALE # 2

Lot 5, Nahku Road
Skagway, AK 99840



COMPARABLE SALE # 3

Lot 7, Nahku Road
Skagway, AK 99840



This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature James W. Canary
 Name James W. Canary
 Company Name SOUTHEAST APPRAISAL SERVICES, LLC.
 Company Address P.O. Box 32361
Juneau, AK 99803
 Telephone Number 9077890871
 Email Address james.canary@gmail.com
 Date of Signature and Report 08/16/2021
 Effective Date of Appraisal 07/30/2021
 State Certification # 212
 or State License # _____
 or Other (describe) _____ State # _____
 State AK
 Expiration Date of Certification or License 06/30/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)
Skagway, AK 99840

APPRAISED VALUE OF SUBJECT PROPERTY \$ 155,000

CLIENT

Name _____
 Company Name Municipality of Skagway
 Company Address P.O. Box 415
Skagway, AK 99840
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

APPRAISAL COMPLIANCE

Case No.

Borrower/Client
Address 2.75 Dyea Road (AKA: Proposed Lot 11A, Block A, Taiya Inlet Subdivision #2)
City Skagway County Municipality of Skagway State AK Zip Code 99840
Lender/Client Municipality of Skagway

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- [X] Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
[] Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.
My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have NOT performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
[] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- [X] HAVE made a personal inspection of the property that is the subject of this report.
[] have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

Disclosure the appraiser of this report is also the Municipality of Skagway Assessor.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: A reasonable exposure time is approximately 90 days or less, in the subject's market area, for the property to sell at appraised value. Exposure time is defined by USPAP as the estimated length of time that 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.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is <90 day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is <90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature James W. Canary
Name James W. Canary
Date of Signature 08/16/2021
State Certification # 212
or State License #
State AK
Expiration Date of Certification or License 06/30/2023
Effective Date of Appraisal 07/30/2021

Signature
Name
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License
Supervisory Appraiser Inspection of Subject Property:
[] Did Not [] Exterior Only from street [] Interior and Exterior