

AGENDA

1 of 54

PARKS & RECREATION ADVISORY COMMITTEE

Tuesday, May 1st, 2018

CBJ Assembly Chambers – 6:00 p.m.

Agenda Item	Presenter	Action Requested
1. Call to Order	Chair, C. Mertl	
2. Agenda Changes		
3. Public Participation of Non-Agenda Items		
4. Approval of Meeting Minutes from April 3, 2018		Motion to approve
5. New Business - Switzer Marriott Fund Transfer - Land Trade on Southern Mendenhall Peninsula - CIP Trails Update	A. Pierce	
6. Unfinished Business		
7. Directors Report - Project Playground Update - Board Vacancies - Director Transition	A. Pierce K. Duncan	
8. Committee, Liaison, and Board Member Reports - Chair Report - Liaison to the Assembly Report - Liaisons: a) YAB b) Aquatic Facilities c) Jensen-Olson d) Lands e) 1% for art f) Treadwell - Other Partners: a) JNU Urban Forestry b) Eaglecrest c) TrailMix d) Park Foundation - Other Member Business	C. Mertl N. Gregory T. Rutecki T. Rutecki T. Gilmour C. Mertl J. Anderson VACANT C. Mertl E. Palmer K. Shelton C. Mertl	
9. Adjournment	Chair, C. Mertl	

AGENDA SYNOPSIS

PARKS & RECREATION ADVISORY COMMITTEE

Tuesday, May 1, 2018
CBJ Assembly Chambers – 6:00 p.m.

New Business—

- A. Switzer Marriott Fund Transfer:** We are working with the 4 Rotary clubs and the Juneau Community Foundation to improve the Switzer/Marriott Trail next summer. This project has been identified in the Lemon Creek Area Plan as a high priority for the neighborhood and the trail serves as an access corridor between the Lemon Creek neighborhood and Dzantik'i Heeni Middle School, helping students avoid busy streets. The trail is currently in disrepair with rotting boardwalks and large section of trail is underwater for much of the year. Rotary is contributing \$35,000 in raised and grant funding, the Juneau Community Foundation is contributing \$10,000, and Parks & Rec has committed \$10,000 to the project to match funds for the Rotary grant. We are hoping to move the \$10,000 from the Treadwell Ditch CIP, which currently has a fund balance of \$76,489 with works substantially completed. We also applied for a Disney Meet me in the Parks Grant for \$30,000, which would fund an additional portion of the trail if successful.
- B. Land Trade on Southern Mendenhall Peninsula:** The Lands & Resources Division was approached by Alan Rogers with a proposal for a land trade with Parkland on the Southern Mendenhall Peninsula. [Page 6-9 & 12-54] ***ADDED PRESENTATION & APPRAISAL****
- C. CIP Trails Update:** General trail CIP update. [Page 10-11]

Unfinished Business— None

Directors Report—

- A. Project Playground Update:** Project Playground contractor awarded.
- B. Board Vacancies:** Discussion on current board vacancies.
- C. Director Transition Update:** Kirk and George will give an update on the Director Transition.

DRAFT MINUTES PARKS & RECREATION ADVISORY COMMITTEE

Tuesday, April 3rd, 2018
City Hall Chambers– 6 p.m.

I. Call to Order at 6:01 p.m. – C. Mertl, Chair

Present: J. Anderson, E. Carrillo, T. Gilmour, C. Mertl, E. Palmer, C. Prussing, T. Rutecki, K. Shelton

Absent: G. Schaaf

Staff Present: Kirk Duncan, Director; Lauren Verrelli, Staff Liaison; Alix Pierce, Project Manager

II. Agenda Changes – None.

III. Public Participation of Non-Agenda Items – None.

IV. Approval of Meeting Minutes from March 6, 2018 – T. Gilmour moves to approve the minutes, no objection. *Minutes adopted.*

V. New Business –

A. Airport Parkland

C. Mertl: This is an FYI for the department that the Airport has put in a grant to make improvements to Parkland across the street from the Airport.

B. PRAC Elections

Chair: T. Rutecki nominates **Chris Mertl**; *all in favor.*

Vice Chair: T. Gilmour nominates **Josh Anderson**; *all in favor.*

2nd Vice Chair: C. Prussing nominates **Tom Rutecki**; *all in favor.*

VI. Unfinished Business –

A. OHV (Off-Highway Vehicle) Update

J. Anderson: I am currently the President of the Juneau Motocross Association and I'm here to give an update to the public and PRAC about OHV. Currently, there are no new proposals in place but we did create a website called the JuneauATVForum.com for all information related to OHV recreation and to promote responsible and safe OHV in Juneau. The website includes a survey, other local related club website links, a forum, information and updates to the public. I do not want CBJ to lose interest in the OHV community; this is still a big deal to the user group.

E. Carrillo: What is your end goal?

J. Anderson: Ultimately, find a riding spot for people to recreate using OHV, dirt bikes, ATVs, etc. that won't bother the community.

B. Dog-Free CBJ Trail

T. Rutecki: This proposal is in its infancy and I would like to have a work session tonight. Animal Control is here now; we can speak with them on how they can enforce this. The previous task force did see the need for a dog-free trail and they did designate one at the time but that is no longer the case. Currently, there is no dog-free trail.

George Utermohle (1970 Glacier Ave.): I am here on behalf of Grateful Dogs of Juneau. In the original Dog Task Force, which I participated in, the Auke Lake Trail was originally designated as dog-free but when they received funding to upgrade the trail it allowed dogs again. The Police Pond

trail, Fish Creek West Spur trail were both designated as dog-free as well.

Marina Lindsey (3431 Greenwood Ave): I want to encourage the committee to respond to requests from the community and not just respond to a request from someone on the PRAC who is interested in limiting access to trails. There are multiple users of the trails, from runners, dog-walkers, pedestrians and bikers and we have all worked together to make things friendly in our community. Before we get to limiting something in our community I would like to know the problem we are addressing.

Vicky McLaughlin (116 Wood St.): I am a member of Grateful Dogs of Juneau and I wanted to know the motivation behind this. I'm looking at possibly not limiting dogs on trails but more dog parks being created. I would like to see more of an effort of protocol of what is expected of dog owners on the trails. If there is a problem that is generating this, we could look into education and proper protocol on the trails.

T. Rutecki: Twin Lakes would be a great option, have a dog park at the north end of the lakes and no-dog trail on the paved path. I would say education is not working per a recent study.

C. Merti: The issue is that there are adults and children who are truly afraid of dogs. I personally think that with all the trails that Parks & Rec manages, there can be one trail that is dog-free. At our last PRAC meeting, I was hoping Mr. Rutecki would have brought forward some trail recommendations to put forward to the PRAC; we need a starting point for the PRAC and public to discuss.

T. Gilmour: I'm not inclined to select a trail; we need to educate people on how to handle dogs who do not want to be touched.

E. Carrillo: I believe Tom should have a list of trails for the Board to discuss to move forward. I personally would like to see the main issue, which I'm not seeing.

E. Palmer: I'm a dog owner and one of the scariest moments was with my daughter who was bit by a dog. I do think it is reasonable that there is one trail in Juneau that is dog-free. The trail that is selected should be near other trails that can be used by dog owners not to cut off access to them.

Karen Wood: I am the Director of Animal Control (AC) at Gastineau Humane Society. The selected trail needs to be centrally located for the public and for AC so we can get there quickly. It would be nice to have a trail that has openings at both ends like Twin Lakes or Auke Lake Trail so we can approach from both ends if we need to. I do think there will be some complications, the same complications we have now enforcing the current ordinances but we will do whatever the City decides. We have 3 full time officers for the entire city; a four our stint on a trail is not possible, we're also dealing with animals in traffic, cruelty and neglect cases, injured animals, licensing, and all kinds of things. If there was publicity around a new dog-free trail we will try to be there and accessible as we could. Things do come up and we have to take off on other calls.

E. Carrillo: Do you have any statistics on the amount of calls AC receives?

Karen Wood: We had 112 cases this past month, 465 phone calls and issued 53 verbal warnings and 3 citations. Not observing the leash law is one of our lowest priority situations. It is preferable to pick a trail that is already a leash law trail since there is already some law set up.

Marina Lindsey (3431 Greenwood Ave): The trail I would recommend is Brotherhood Bridge since there are parallel trails; dogs could be on the dirt and bikers & pedestrians on the path. Also, I would like to encourage the board to consider the wintertime and how little light we have and how Twin Lakes is one trail that gets the most light.

C. Member Projects/Priorities

C. Merti: For the new board members, I encourage board members to pick a pet project that would be good for the community and is recreation related.

VII. Director's Report – K. Duncan –

A. Aquatics Board Update

K. Duncan: The Aquatics Board presented to the Assembly Finance Committee back on March 14th about the four options for the future of the board; from becoming an empowered board to contracting the pools out. The Aquatics Board and the Treadwell Advisory Board has been very effective over the

past four years and that being said, the Department needs to take a stance on where we think the Aquatics Board should go. The Aquatics Board had a clear mission to assist the Department in turning the pools around and that has now been accomplished; the finances are strong, customer and guest relations are strong as well.

B. PRAC Development Plan

K. Duncan: I believe after 3 ½ years as the Director, the PRAC could be an incredibly effective board and is often an effective board. I would like to see it be more encompassing and taking on the task of the Treadwell Advisory Board and Aquatics Board. This should be a singular board that works with the public and the department on recreational issues rather than splitting the tasks within multiple boards within the Department and diminishing the impact the PRAC has. The PRAC should take a look at this and think about it in the future.

C. Director Transition Plan

K. Duncan: George will be starting on April 30th and I will be leaving on May 11th, so we will have a two week overlap.

D. P&R Master Plan Process & Special Committee Update

A. Pierce: The Special Committee is working through chapter 7 of 10 with George being the Chair of the committee; the group has been incredibly effective and useful with their input. They have really strengthened the process and the product we currently have. Given that George is soon to be the new Director, the PRAC has two options: (1) replace George with a new PRAC member as the chair or (2) delegate oversight of the committee to George as the Parks & Rec Director. The staff recommendation is option two for the consistency in the process that is already 70% complete.

C. Mertl: Since we are 70% through the project, George should continue as the Chair of the special committee as the Parks & Rec Director. **PRAC approves.**

VIII. Committee, Liaison, and Board Member Reports

A. Chair Report— Welcome Emily Palmer & Kirsten Shelton to the PRAC.

B. Liaison to the Assembly Report— Rutecki's term on the YAB has expired and it's up to the PRAC to reelect or choose another member to serve on the YAB.

Josh makes motion to reelect Tom to YAB; motion passes.

C. Liaison Reports—

YAAB – T. Rutecki: Working on grant scoring.

Aquatics – T. Rutecki: None.

Jensen-Olson Arboretum—T. Gilmour: None.

Lands – C. Mertl: Talked about cellphone towers. PRAC and Lands will have a joint meeting in the coming months.

1% for Art— J. Anderson: None.

Treadwell Arena Board – VACANT

JNU Urban Forestry – C. Mertl: Arbor Day coming up.

Eaglecrest – *Emily Palmer will be new liaison.*

TrailMix— *Kirsten Shelton will be new liaison.*

Park Foundation— C. Mertl: Met with Mr. Jones; the \$50,000 still has not been appropriated.

Other Member Business –

Adjournment – 7:37 p.m. Having no other business before the board.

Respectfully submitted by Lauren Verrelli, P&R Administrative Assistant II, 4/19/2018

DRAFT MEMORANDUM**CITY AND BOROUGH OF JUNEAU**

Lands and Resources Division Office
155 S. Seward St., Juneau, Alaska 99801
Rachel.Friedlander@juneau.org
(907) 586-0617

TO: Assembly Lands Committee
FROM: Rachel Friedlander, CBJ Lands and Resources Specialist
SUBJECT: Alan and Ellen Rogers Land Trade Proposal
DATE: March 12, 2018

Introduction

In the fall of 2017, Alan and Ellen Rogers of 812 Fritz Cove Rd (Smuggler's Cove Rd) contacted the Lands and Resources Division with a proposal to exchange a strip along the Northwest boundary of their property (including waterfront) for a portion of upland CBJ parkland. They would pay all survey and subdivision costs.

Currently the Rogers reside in a 500 square foot cabin at the water's edge, which requires a steep 160 foot descent to access their dwelling. Wishing to "age in place", the Rogers' proposal would allow them to build a structure on level surface near the driveway used to access the property.

On December 29th, 2017, Lands staff conducted an initial site visit to the Rogers' property and ground-truthed property corners.

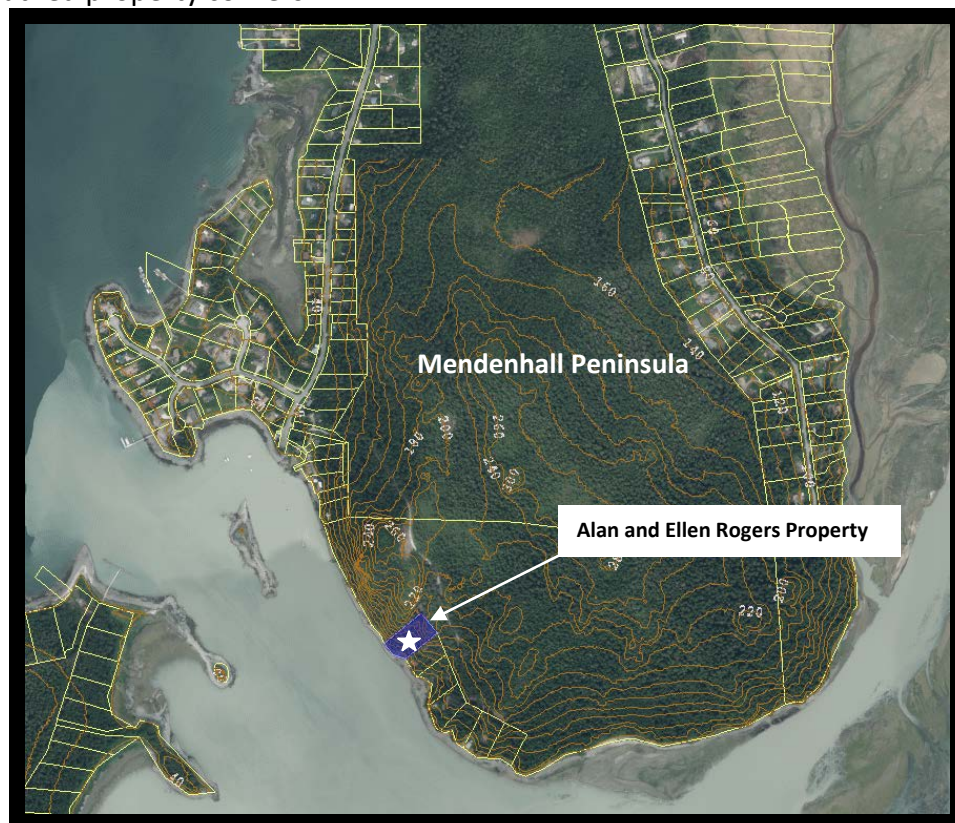


Image 1. Regional View



History of Area

In 2005, the City and Borough of Juneau approved the construction of a perpetual driveway and utility easement to the Smugglers Cove Pioneers Association within CBJ parklands (CSP2005-00008 –**Attachment A**) at the end of the Mendenhall Peninsula. Before the easement was granted, property owners accessed their landlocked parcels either on foot or by boat. According to a July 11th, 2005 memo from former Lands Manager Steve Gilbertson:

“The subject properties were subdivided in 1954 by the federal government with no land access. At the time, there were no such requirements for providing formal access. A number of these situations were created around the community and gradually there has been a movement of the property owners to obtain easements and develop driveways.”

Staff Analysis

The 2016 Land Management Plan lists the Mendenhall Peninsula LND-0520 property as *retain/dispose*.

Initially Mr. Rogers proposed a land trade with CBJ that would be equivalent in area and submitted a proposed sketch (**Attachment B**).

After an initial review, it was clear that the Rogers’ waterfront property was significantly more valuable than the CBJ uplands. In order to establish equal monetary values for the two parcels Mr. Rogers hired Charles Horan and Associates to derive an equal value trade so that the value of the two parcels to be traded between the Rogers’ and CBJ would be equivalent; a sketch proposed by Mr. Rogers was provided as a guideline (**Attachment B**). The Lands

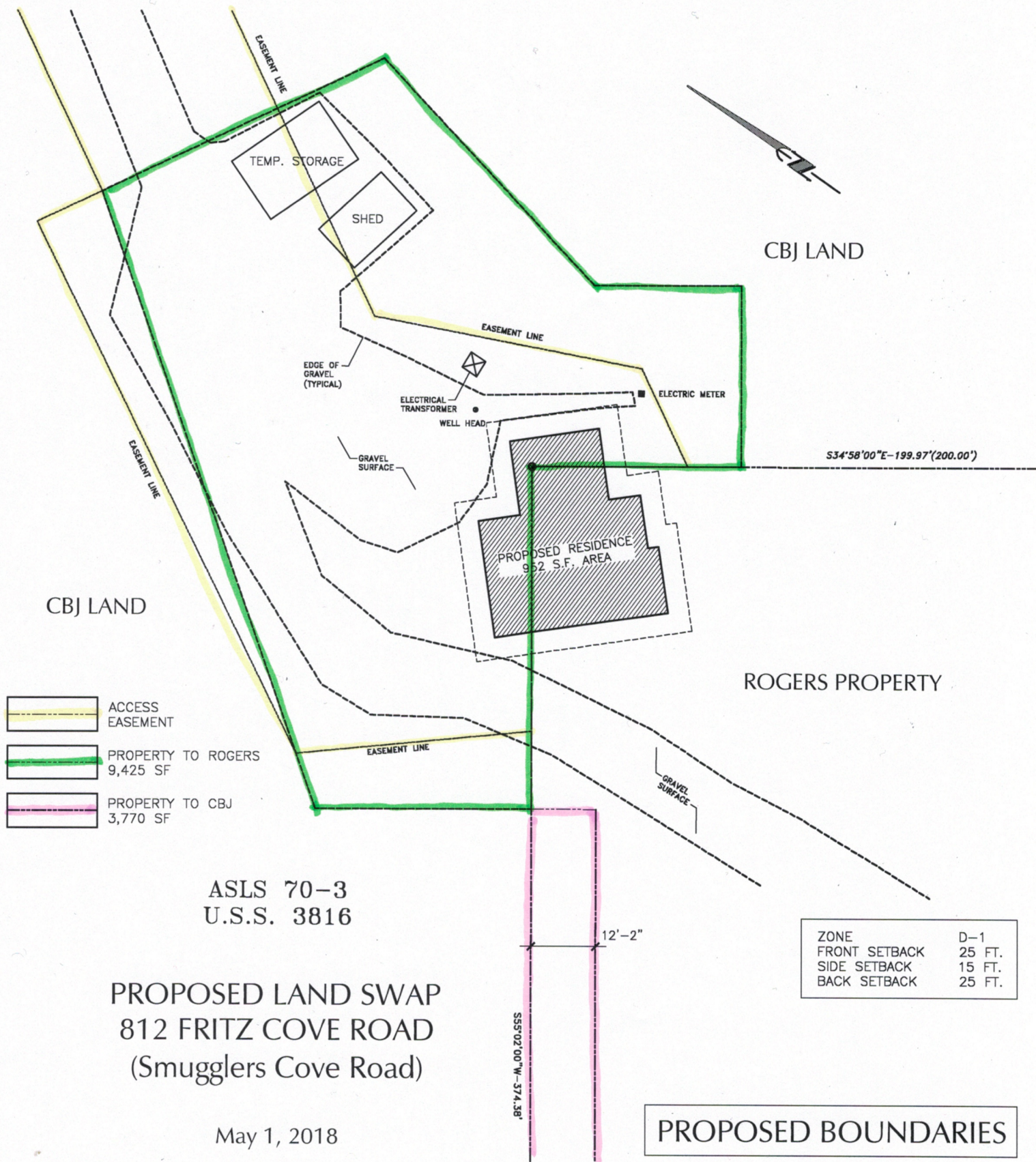
Manager determined that Horan and Associates would be an acceptable firm to carry out the appraisal.

The appraiser determined that 1 square foot of Mr. Rogers waterfront property was worth 2.5 square feet of upland property in this region (**Attachment C**). Since the majority of the land proposed to be acquired from CBJ is already a developed driveway and the beach offered in exchange has relatively high recreational value, it appears that this proposal would be in the best interest of the City.

Since this CBJ property is managed by Parks, a discussion and determination by the Parks and Recreation Advisory Committee should follow a preliminary discussion of the proposal by the Lands Committee.

Staff Recommendations the Lands Committee adopt the following motion:

The Lands Committee finds the proposed equal value land trade proposed by Alan and Ellen Rogers to be generally acceptable and forwards the proposal to the Parks and Recreation Advisory Committee for further consideration and recommendations.





Date: May 1, 2018

To: Parks & Recreation Advisory Committee

Cc: Kirk Duncan, George Schaaf

From: Alexandra Pierce

Subject: Trails Capital Improvement Project Summary

There are a number of trail CIP projects that require balance transfers. The Treadwell Ditch Repairs project for the Paris Creek bridge (P46-104) is complete with \$40,999.35 remaining in the budget, and the Outer Point Trail (P41-088) requires additional funds to complete the works and to mitigate beaver damage.

Parks & Rec has committed \$10,000 in matching funds for a joint project with the four local Rotaries and the Juneau Community Foundation to resurface the Switzer Marriott trail. Parks & Rec proposes to transfer \$10,000 to the Switzer Marriott Trail project and the \$30,999.35 balance of P46-104 to the Outer Point Trail project.

In the future, it may be more efficient to combine trail CIP funds into one bulk trail repairs CIP. This would make it easier to transfer funds between projects if works are completed or projects are deemed not feasible.

P41-088 Outer Point Trail

Budget: \$145,000; Commitments: \$15,102; Actuals: \$127,341; Funds Available: \$2,556

Trail Mix has gravel piled on the trail and will complete spreading and close out the PO. Additional funds are required to cover helicopter time and to mitigate beaver damage.

P41-091 Horse Tram Trail Repairs

Budget: \$125,000; Commitments: \$50,000; Actuals: \$0; Funds Available: \$75,000

Work has not yet started. Preliminary design, permitting, and layout are in the 2018 work plan.

P46-091 Under Thunder Trail

Budget: 100,000; Commitments: \$0; Actuals: \$0; Funds Available: \$100,000

There are private land issues that need to be negotiated to connect the trail to Egan Drive, there is no buildable route around the private parcel, and attempts to negotiate with the landowner have been unsuccessful. The cost of building this connection would far exceed the \$100,000 available. \$15,000 in repairs to the existing trail are included in the 2018 work plan and the balance should be transferred to a general trail maintenance fund.

P46-094 Bridget Cove Trail

Budget: \$80,000; Commitments: \$0; Actuals: \$69,686.69; Funds Available: \$10,313.31

Work on Bridget Cove is complete subject to inspection by Parks & Rec staff. Once the final invoice is received from Trail Mix, funds can be moved to another trails project.

P46-102 Trail Improvements

Budget: \$200,000; Commitments: 20,000; Actuals: \$0; Funds Available: \$180,000

This funds Montana Creek Repairs and the Treadwell Ditch project. For Treadwell Ditch, \$100K was allocated as a match to a National Forest Foundation Grant being administered Juneau Community Foundation. Trail Mix applied for and received the grant. The Montana Creek/UAS connection is in process, with UAS working with the UA lands office to get permission. The trail is in the UA/CBJ Master Plan but lands office in Anchorage still needs to give permission. Lands and Resources is looking into purchasing the land, but all other avenues for facilitating the land transfer should be pursued before committing to this purchase. Preliminary design and layout of the Auke Lake to Montana Creek connector are included in the 2018 work plan.

P26-103 Kax Trail Bridge Repair / Bank Stabilization

Budget: \$400,000; Commitments: \$0; Actuals: \$514; Funds Available: \$399,485

Parks & Rec and Engineering need to complete an assessment of the trail and necessary repairs. Staff did an initial assessment and identified areas that needed paving or asphalt repairs. They determined that the meadow trail needs to be replaced and about 1/3 mile of short sections need to be removed and replaced. Park Maintenance cold patched some of the really bad areas. The tentative plan is to create a new connection from the Front Loop parking lot through the meadow, then replace sections as needed throughout the rest of the trail. Re-grading the "dike" is high priority because it is one of the worst spots on the trail. The bridge is not in immediate danger of collapse and efforts to revegetate eroding bank seem to be working. It may eventually be necessary to replace the bridge if it becomes compromised by erosion, and Engineering will determine whether funds need to be reserved for this work. Staff need to wait for warmer weather to complete the assessment and prepare a cost estimate. We believe there are sufficient funds available.

P46-104 Treadwell Ditch Trail Repairs

Budget: \$150,000; Commitments: \$0; Actuals; \$109,000.65; Funds Available: \$40,999.35

Funds were committed for the new Paris Creek Bridge, which has been completed. The balance should be moved to other projects.

Alan and Ellen Rogers Land Trade Proposal



Parks and Recreation Advisory Committee

May 1st, 2018



History of the area

- The Smugglers Cove neighborhood was subdivided by the Feds in 1954 and provided no land access
- The 7 homeowners of the Smugglers Cove Pioneers Neighborhood Association (including the Rogers family) were granted Planning Commission approval to construct a perpetual driveway and utility easement 4,000 ft. in length, varying 30-75 ft. in width

History of the area

1996 Parks and Rec. Comp Plan, Chap. 8 Revised Dec. 2007:

Smugglers Cove Road was built to provide property owners vehicular site access, pedestrian use, and also to provide access to the old trail around the tip of the Mendenhall peninsula.

Reserve trail corridor on Mendenhall Peninsula

Pg. 8-8

Reserve a trail corridor along the ridge of the Mendenhall Peninsula, taking into consideration compatibility with adjacent neighborhoods. A trail from Smuggler's Cove to Glacier Highway could be the first segment of interconnecting trails that could lead to Auke Lake and the West Mendenhall Valley Greenbelt; continuing to upper Montana Creek, Dredge Lake and Mendenhall Visitors Center. The corridor would pass through CBJ land and provide a buffer for wildlife to access the waterfront.

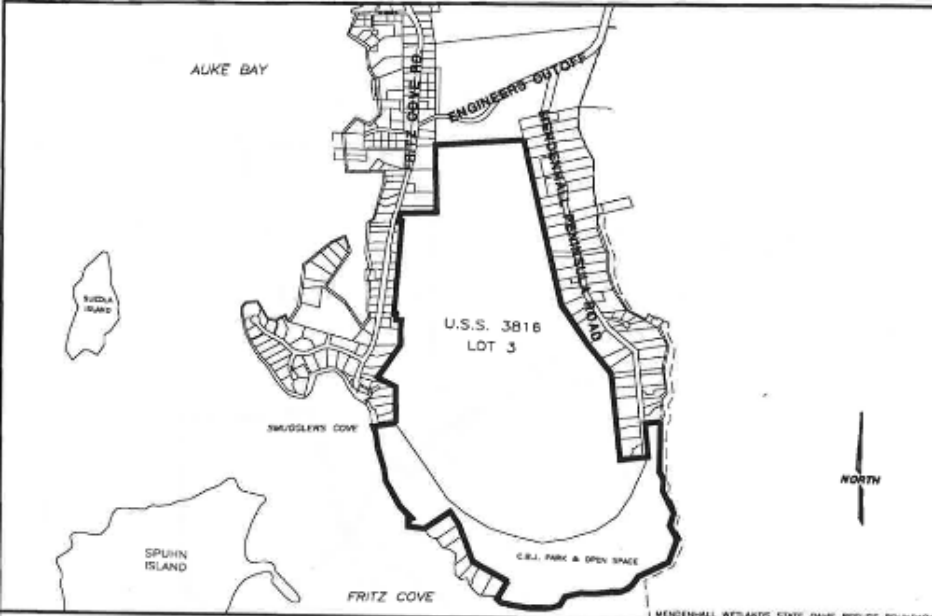
Define and improve trail from the end of the private driveway at Smugglers Cove to the end of Engineer's Cutoff, creating a trail around the end of the Mendenhall Peninsula.

A road has been constructed allowing private property owners at the tip of Mendenhall Peninsula vehicular access to their property. The road can be used for public pedestrian traffic thus providing access to the old trail around the tip of Mendenhall Peninsula.

History of the area

1999 Land Management Plan:

Recommended the **northern portion be developed** for future residential development while the **southern portion remain park/open space**



Map showing the location of U.S.S. 3816 Lot 3, surrounded by Auke Bay, Engineers Outfall, Smugglers Cove, Fritz Cove, and various islands (Sudu Island, Spruyn Island). The map also indicates the Mendenhall Wetlands State Game Refuge Boundary and a North arrow.

PARCEL NUMBER: 0520 **1997 ASSESSED VALUE:** \$2,596,100

ASSESSOR NUMBER: 4-B19-0-107-001-0

PARCEL DESCRIPTION: Fraction Lot 3, U.S.S. 3816

PARCEL AREA: 259.6 acres **PARCEL ZONING:** RR

DEVELOPMENT CONSTRAINTS	
NATURAL CONDITIONS:	INFRASTRUCTURE:
Wetland ☐	Water Service ☐
Flood Plain ☐	Sewer Service ☒
Hazard Potential ☐	Access ☐
Slope ☐	

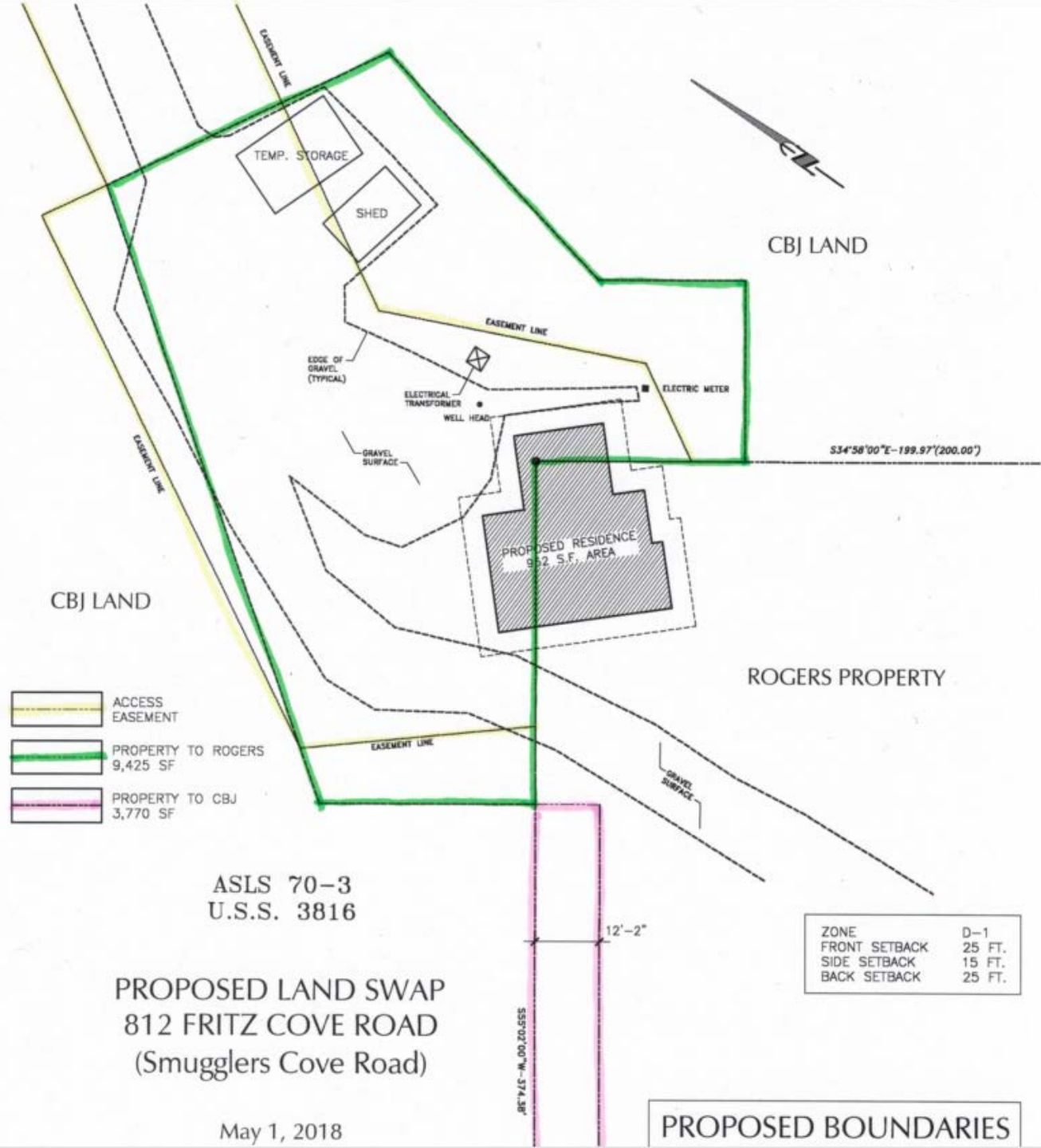
COMMENTS: Public sewer is needed before this parcel can be developed. A greenbelt will be retained along the shoreline of Fritz Cove. Airport noise impacts need to be considered in the subdivision design. A preliminary plot for a 331 lot subdivision was approved by the Planning Commission in 1979.

DISPOSAL RECOMMENDATION: Develop the northern portion for future residential development. Southern portion is to be retained for park/open space.

Horan and Company Appraisal

Uplands SF Value to Waterfront SF Value Ratio:
2.5 to 1





ASLS 70-3
U.S.S. 3816

PROPOSED LAND SWAP
812 FRITZ COVE ROAD
(Smugglers Cove Road)

May 1, 2018

PROPOSED BOUNDARIES

Staff recommends the Parks and Rec. Advisory Committee adopt the following recommendation:

The Parks and Rec. Advisory Committee finds the proposed equal value land trade proposed by Alan and Ellen Rogers to be generally acceptable and forwards the proposal to the Lands Committee for further consideration and recommendations.

**APPRAISAL REPORT TO DETERMINE AN
UPLAND TO WATERFRONT VALUE RATIO
FOR A PROPOSED LAND SWAP ON
THE MENDENHALL PENINSULA**



**AERIAL PHOTO OF PROPOSED LAND EXCHANGE BETWEEN ALAN ROGERS
& THE CITY AND BOROUGH OF JUNEAU**

PREPARED FOR: Alan & Ellen Rogers
P.O. Box 34401
Juneau, Alaska 99803

PREPARED BY: Charles E. Horan, MAI
Slater M. Ferguson
Horan & Company, LLC
403 Lincoln Street, Suite 210
Sitka, Alaska 99835

EFFECTIVE DATE: February 15, 2018

REPORT DATE: March 7, 2018

OUR FILE No.: 18-009

HORAN & COMPANY

23 of 54

REAL ESTATE APPRAISERS/CONSULTANTS

CHARLES E. HORAN, MAI / WILLIAM G. FERGUSON,
JOSHUA C. HORAN, AND SLATER FERGUSON

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835

PHONE NUMBER: (907)747-6666 FAX NUMBER (907)747-7417 commercial@horanappraisals.com

March 7, 2018

Alan & Ellen Rogers
P.O. Box 34401
Juneau, Alaska 99803

Re: Appraisal report to determine a waterfront to upland value ratio for a proposed land swap on the Mendenhall Peninsula; Our file 18-009

Dear Alan and Ellen Rogers:

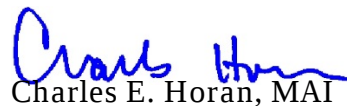
We have completed a ratio study of the nominal SF value of waterfront to uplands relative to the proposed land exchange at 812 Fritz Cove Road (Smuggler's Cove Road) between Alan and Ellen Rogers (Rogers) and the City and Borough of Juneau (CBJ). The Rogers own the waterfront parcel described as ASLS 70-3, CBJ Parcel Number 4B2001080010, containing approximately 1.67 acres. They wish to convey to the CBJ a strip of land along their Northwest boundary of their lot, including the waterfront, in exchange for an upland area of CBJ lands within a large 90 acre parcel described as ASLS 78-171 LT 3A FR. In the exchange, the CBJ lands will be increased by more valuable waterfront land and reduced by a yet to be determined amount of lesser valuable upland area. It's the desire of the parties to exchange these lands based on a general value ratio of waterfront to upland properties of otherwise similar characteristics. We have considered the character of the Rogers waterfront lands and a hypothetically similar adjacent upland tract and concluded a reasonably market responsive ratio for this trade as follows.

Uplands SF Value: Waterfront SF Value 2.5:1

This indicated value 2.5 SF of uplands for each 1 SF of waterfront lands is based on a ratio study which we have described and summarized in the following report. It sets forth the Assumptions and Limiting Conditions, the Certification of Appraisal, methodologies, definitions, and the most pertinent data considered in arriving at this opinion.

Thank you for this opportunity be of service, if you have any questions or comments please don't hesitate to call.

Respectfully submitted,



Charles E. Horan, MAI
Horan & Company, LLC



Slater M. Ferguson, Appraiser Trainee
Horan & Company, LLC

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ADDENDA

Subject Photos

Qualifications

CERTIFICATION OF APPRAISAL

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is 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.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- Slater Ferguson, Appraiser trainee, made a personal inspection of the property that is the subject of this report on 03/02/18.
- Slater Ferguson, Appraiser trainee, provided significant real property appraisal assistance to the person signing this certification.
- We have not performed any services regarding the subject property, as an appraiser or in any other capacity, within the three year period immediately preceding acceptance of this assignment.
- As of the date of this report, Charles Horan has completed the continuing education program for Designated Members of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

Charles E. Horan, MAI
APRG 41

February 15, 2018
Effective Date of Appraisal

Slater Ferguson, Appraiser Trainee
APRT 972

March 6, 2018
Report Date

1 INTRODUCTION



FIGURE 1.1 – PROPOSED LAND EXCHANGE ON THE MENDENHALL PENINSULA OFF FRITZ COVE ROAD (SMUGGLER’S COVE ROAD)

1.1 BACKGROUND

There is a proposed land exchange at 812 Fritz Cove Road (Smuggler’s Cove Road) between Alan and Ellen Rogers (Rogers) and the City and Borough of Juneau (CBJ). The Rogers own the waterfront parcel described as ASLS 70-3, CBJ Parcel Number 4B2001080010, containing approximately 1.67 acres. They wish to convey to the CBJ; a strip of land along the Northwest boundary of their lot including the waterfront in exchange for an upland area of CBJ lands within a large 90 acre parcel described as ASLS 78-171 LT 3A FR. In the exchange, the CBJ lands will be increased by more valuable waterfront land and reduced by a yet to be determined amount of lesser valuable upland area. It’s the desire of the parties to exchange these lands based on a general value ratio of upland to waterfront properties of otherwise similar characteristics.

The proposed land exchange involves a hypothetical upland tract within the city’s larger adjacent lands that would approximate the Rogers larger parcel in size. The Rogers larger parcel is the existing waterfront site which is 1.67 acres or approximately 72,745 SF. Our analysis will develop a ratio for trade of a strip of Rogers’s waterfront parcel that will be uniform along its northwestern boundary. The strip will be in exchange for a

portion of a hypothetical city upland parcel similarly situated of similar site characteristics except for its waterfront amenity.

We have been requested to develop a ratio which express the SF value of an upland to waterfront lot value for lots with otherwise similar characteristics. This appraisal concludes a reasonable ratio for use in the proposed exchange

1.2 INTENDED USE AND INTENDED USERS

This appraisal has been prepared for the use of Alan & Ellen Rogers, and the City and Borough of Juneau as the **intended users**. The **intended use** is to determine a waterfront to uplands value ratio on a price per square foot basis that can be applied to the subject property and the hypothetical city owned parcel, for the assistance in negotiating a fair land trade between the two parties.

This appraisal may not be used or relied upon by anyone other than the client, for any purpose whatsoever, without the express, written consent of the appraisers. This is a summary report which meets the Standards of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser is not a soils engineer. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee the property is free from defects. These comments are intended to be a permanent part of the report.

1.3 EFFECTIVE DATE

The subject property was physically inspected by Slater Ferguson, Appraiser Trainee, on 03/02/18. The effective date is the date of inspection; March 2, 2018.

1.4 THREE YEAR SALES HISTORY

The appraiser has not been provided with a title report. No sales activity or offers of any type over the past three years have been made on the subject property that the appraiser is aware of.

1.5 SCOPE OF APPRAISAL

This report is based on an analysis of value ratios between upland sales and waterfront sales in various locations on the road system in Juneau. The properties are considered in fee simple interest, with title to the ostensible owners based on verbal information given to the appraiser. No consideration is made for easements or other encumbrances.

The character of the land is ascertained based on inspection and verbal communication with the property owners and through aerial photography/topographic maps of the area. Slater Ferguson, Appraiser Trainee, also made a physical inspect of the subject property on 03/02/18. The description of the properties are consistent with the apparent

condition of the neighboring properties. For the purpose of developing the upland to waterfront ratio, the appraisers assume an upland parcel owned by CBJ with similar location and site characteristics as the Rogers parcel except for its waterfront amenity.

The appraiser made an extensive search for matched paired sales of similarly located uplands and waterfront properties throughout the semi-rural areas of Juneau-Douglas. These areas included Lena Point, North Douglas, Thane Road, and the Mendenhall Peninsula. The search parameters included transactions that occurred since 2010. These paired sales are used to determine an upland to waterfront value ratio on a price per square foot basis. The determined ratio is then applied to the properties involved in the proposed land exchange. This appraisal report concludes with a reasonable market responsive ratio for the proposed trade.

Comparable information was identified through interviews with knowledgeable participants in the real estate market, such as existing land owners, lenders, brokers, State Recorder's Office, and others who are familiar with the real estate market in Juneau. Where transfers of property that might be comparable were found, the appraisers attempted to contact the buyer, seller, realtors or other parties knowledgeable of the transaction to confirm the details.

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

1.6 ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to specific extraordinary assumptions (EA) and hypothetical conditions (HC) listed on the following page. If these conditions are found to be different, than it may impact the value conclusion.

EA1 - The appraisal is made subject to the extraordinary assumption that any improvements to the lands contemplated for trade will be disregarded since any development area included in the lands received by the Rogers are already owned by the Rogers.

EA2- The subject waterfront lot and hypothetical upland lot are as described and situated as outlined in this report.

HC1 – The appraisal is also made subject to the hypothetical condition that the impact of the access easement areas within the trade areas will be disregarded for valuation ratio purposes.

HC2 – The city parcel is a hypothetical parcel that is similar in character to the subject except for its waterfront amenity.

General Assumptions

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

1. It is assumed that the data, maps and descriptive data furnished by the client or his representative are accurate and correct. Photos, maps, and drawings in this appraisal report are for visualizing the property only and are not to be relied upon for any other use. They may not be to scale.
2. The developed ratio is based on information and data from sources believed reliable, correct and accurately reported. No responsibility is assumed for false data provided by others.
3. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject properties.
4. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the properties under the appraiser's estimate of the highest and best use.
5. It is assumed that the title to the property is marketable. No investigation to this fact has been made by the appraiser.
6. No responsibility is assumed for matters of law or legal interpretation.
7. It is assumed that no conditions existed that were undiscoverable through normal diligent investigation which would affect the use and value of the properties. No engineering report was made by or provided to the appraiser.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the properties, 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, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that

would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

9. The appraisal is to be considered in its entirety, the use of only a portion thereof will render the appraisal invalid.

10. The signatory of this appraisal report is an associate of the Appraisal Institute. The bylaws and regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report in its entirety to such third parties as selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of signatories of this appraisal report.

11. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described herein unless prior arrangements have been made.

1.7 TERMINOLOGY

Extraordinary Assumption

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 of conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Page 83

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

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

2 NEIGHBORHOOD ANALYSIS

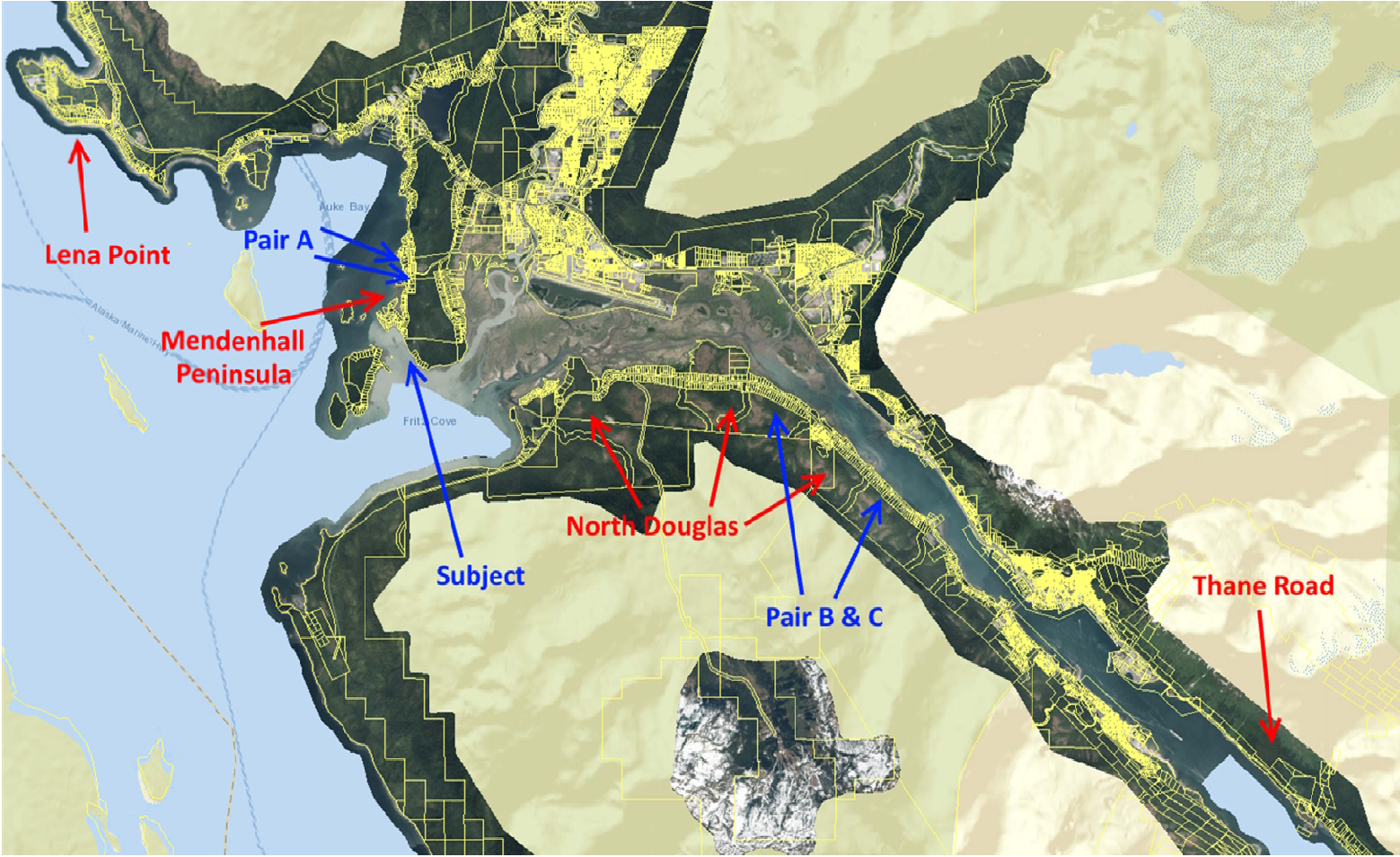


FIGURE 2.1 – SUBJECT AREA MAP - JUNEAU

2.1 NEIGHBORHOOD ANALYSIS

The subject properties are located near the southern tip of the Mendenhall Peninsula overlooking Smugglers Cove and Fritz Cove. The Mendenhall Peninsula is the immediate neighborhood with the broader neighborhood being the area between Auke Bay (1 mile north) and the Juneau International Airport (1 mile to east). The peninsula is along the flight path to the Juneau airport. It has developed view lots and non-view residential lots. There are waterfront lots located along Auke Bay and Fritz Cove as well as upland lots. Although technically waterfront, the lots along the eastern coast of the Mendenhall Peninsula borders what is considered grassy wetlands with tidal influence.

The subject property is zoned RR for rural reserve which is typically intended for public ownership, conservation, and future development. RR Land can also be developed with recreation cabins, lodges, and small seasonal recreational facilities. Most of the developed subdivisions along the Mendenhall Peninsula are zoned D-1 (1 AC+ lots only) for residential use. The subject properties are zoned RR along with the majority of the publicly owned, undeveloped lands on the Peninsula. The Rogers Parcel is part of a standalone seven lot subdivision located south of the majority of residential development in the neighborhood.

In summary, the area is known for larger, residential lots and is relatively lightly populated as a result. Most development in the area has maintained this approach, with many lots exhibiting either excess or surplus lands. As the vacant lots with excess lands are developed, trends have been to preserve the option to develop additional sites, however, sometimes the desire to have a larger, private lot has outweighed the demand for the potential to develop an additional site; this trend is expected to continue.

3 PROPERTY DESCRIPTION



FIGURE 3.1 – AERIAL PHOTO OF THE SUBJECT PARCEL

3.1 DESCRIPTION OF WATERFRONT LOT-ROGERS PROPERTY

The subject parcel is legally described as ASLS 70-3, CBJ Parcel Number 4B2001080010, containing approximately 1.67 AC (72,745 SF), located within USS 3816 within Township 41 South, Range 66 East, Copper River Meridian, Juneau Recording District, First Judicial District, State of Alaska.

The subject site is **zoned** RR for rural reserve which is typically intended for public ownership, conservation, and future development. RR Land can also be developed with recreation cabins, lodges, and small seasonal recreational facilities.

The subject is **assessed** at a total value of \$433,992 with the site value being \$363,576.

The lot is semi-rectangular in **shape** with approximate dimensions of 200' (wide) x 350' (deep). It has approximately 215' of waterfrontage.

The parcel **topography** is rugged and slopes moderately upwards from the coastline, gaining approximately 180 ft. in total elevation. The site is undeveloped, wooded, and brushy. **Vegetation** is typical for the area, which includes spruce, hemlock, and cedar trees, as well as common underbrush.

Access to the property is via a developed access easement that extends from Fritz Cove Road, through the adjoining CBJ parcel, to the northern corner of the subject. The lot can also be accessed via the coastline, however, moorage is considered to be fair with SE exposure.

Onsite **utilities** include city electric, and a recently drilled private water well available at the northern end of the site. A septic system is in place for an existing cabin located near the shoreline. This cabin is approximately 500 SF in size.



FIGURE 3.2 – AERIAL PHOTO SHOWING GENERAL AREA OF HYPOTHETICAL CBJ UPLAND PARCEL

3.2 DESCRIPTION OF HYPOTHETICAL CBJ UPLAND PARCEL

The hypothetical CBJ owned upland parcel would be similar in size (72,700 SF more or less) and in various other attributes to the subject. Topography would be rugged and sloping with similar vegetation. The only substantial difference would be its lack of waterfrontage. It would be only a fraction of the existing CBJ owned 90AC parcel. This parcel does not physically exist and is hypothetically used for the sole purpose of this ratio study.

3.3 CONCEPTUAL DESCRIPTION OF PROPOSED TRADE

The final configuration of the proposed trade has yet to be developed and is pending the outcome of this ratio study. It is the intention of the parties involved that the size of the waterfront parcel be reduced by moving the lot line of the northwestern border in a southeasterly direction, reducing its size. The parties wish to determine the size of the CBJ upland parcel by applying the ratio to increase the size of the uphill area of Rogers's lot in its northwesterly corner. A conceptual idea of how this trade might look is contained in the exhibit provided by the client on the following page.

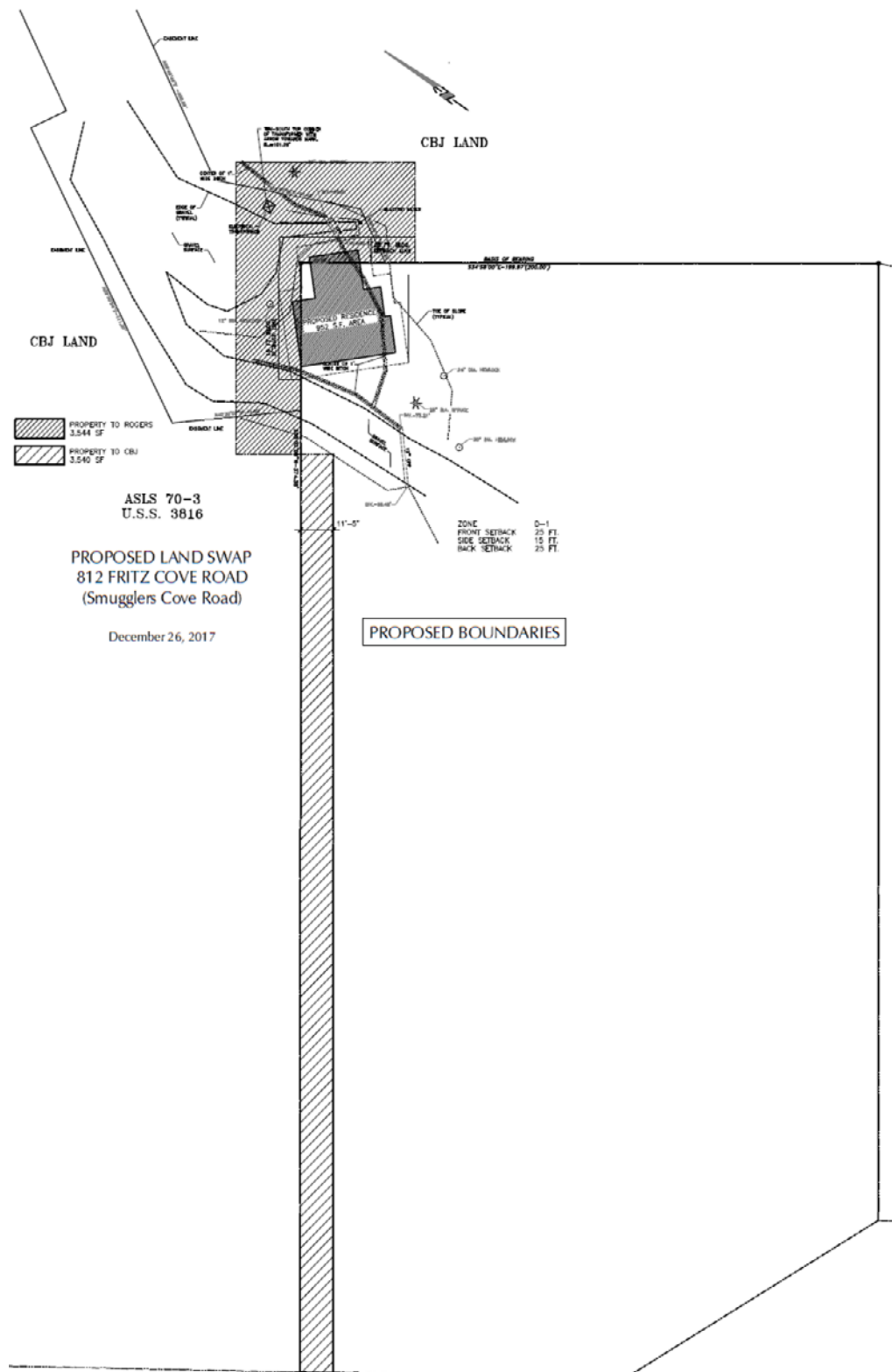


FIGURE 3.3 – CONCEPTUAL PROPOSED LAND SWAP BETWEEN ALAN ROGERS & THE CBJ

4 UPLAND-WATERFRONT RATIO ANALYSIS

4.1 INTRODUCTION

We've considered the residential characteristics of the subject property and the CBJ owned adjacent land as larger sites. Characteristics considered include significant site depths, location; away from city maintained public roads, and limited public utility access. Dozens of paired sales were considered in Tee Harbor, Mendenhall Valley, Mendenhall Peninsula, Auke Bay, North Douglas, Thane, and other areas in Juneau.

Due to the subject's large size and semirural character, directly comparable pairs were difficult to find. Our search, however, yielded the following three pairs which when analyzed, clearly bracket the subject in terms of their ratio of uplands to waterfront SF values.\

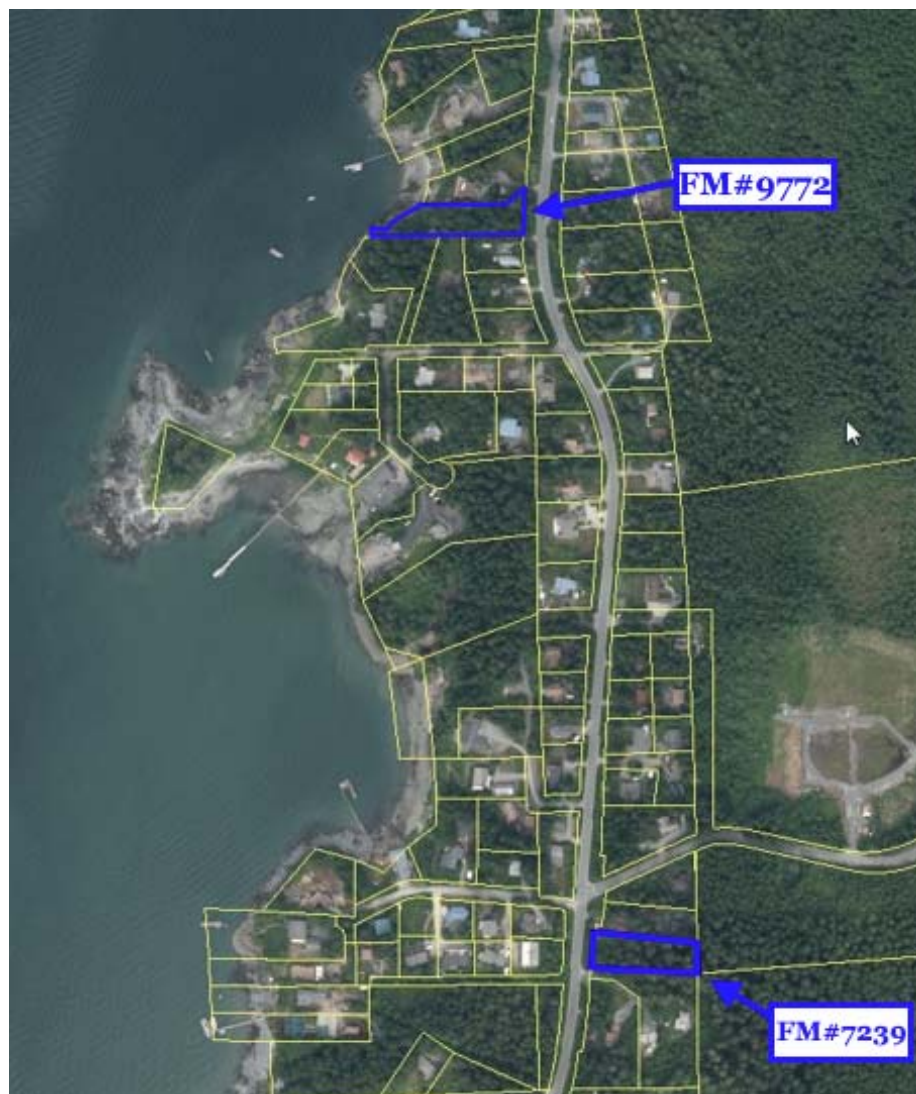


FIGURE 4.1 PAIR A LOCATION ON AUKE BAY- FRITZ COVE ROAD AREA

4.2 PAIR A – AUKE BAY/FRITZ COVE ROAD

TABLE 4.1 – PAIR A – AUKE BAY/FRITZ COVE ROAD

Record #	Address	Zone	Sales Date	SF Size	Sales Price	Price/SF	Character
9772	2130 Fritz Cove Rd	D1	06/12/13	34,237 SF	\$330,000	\$9.64/SF	Waterfront
7239	NHN Fritz Cove Rd	D1	05/23/11	30,492 SF	\$75,000	\$2.46/SF	Uplands
Upland to Waterfront Ratio						3.92:1	Upland:WF

2130 Fritz Cove Rd Waterfront Parcel

This is a very good quality waterfront site that had relatively gentle topography and a rock beach at grade. Its waterfront characteristics are rated as very good as this area appears to be well protected and could be feasible to develop moorage. The subject's waterfront property is significantly steeper, and would prove to be more difficult to develop moorage.



FIGURE 4.2 – 2130 FRITZ COVE ROAD

NHN Fritz Cove Road Upland Parcel

This is an uplands parcel that is generally average in most regards. It has gently sloping topography and is vegetated with cedar, and spruce trees as well as common underbrush. This lot was not developed at the time of sale. View potential is considered limited. The subject hypothetical upland parcel is considered to have inferior topography and access.



FIGURE 4.3 – NHN FRITZ COVE RD (FM#7239)

Pair A indicates a relatively high ratio when compared to the subject pair. The waterfront parcel located at 2130 Fritz Creek Road is considered to have superior waterfront quality to the subject due to having more protected waters for potential moorage. It also has a less rugged topography than the subject with superior road access. Pair A's upland parcel also has a superior (more gradual) topography with superior road access. Overall, the subject ratio should be significantly **less than** Pair A's indicated ratio of **3.92:1**.



FIGURE 4.4 – PAIR B AND PAIR C LOCATION MAP IN NORTH DOUGLAS

4.3 PAIR B – GASTINEAU FLATS/NORTH DOUGLAS

TABLE 4.2 – PAIR B – GASTINEAU FLATS/NORTH DOUGLAS							
Record #	Address	Zone	Sales Date	SF Size	Sales Price	Price/SF	Character
9838	7920 N. Douglas Hwy	D1	3/15/16	64,904 SF	\$143,000	\$2.20/SF	Waterfront
4260	5675 N. Douglas Hwy	D1	1/29/13	108,693 SF	\$100,000	\$0.92/SF	Uplands
Upland to Waterfront Ratio						2.39:1	Upland:WF



7920 North Douglas Hwy Waterfront Parcel

This is a lower quality waterfront site with frontage on the highly tidal influenced Gastineau Flats. This lot only has true waterfrontage on extreme high tides. It has a moderately sloping topography and a rectangular shape that is considered to be slightly superior to the subject.



5675 North Douglas Hwy Upland Parcel

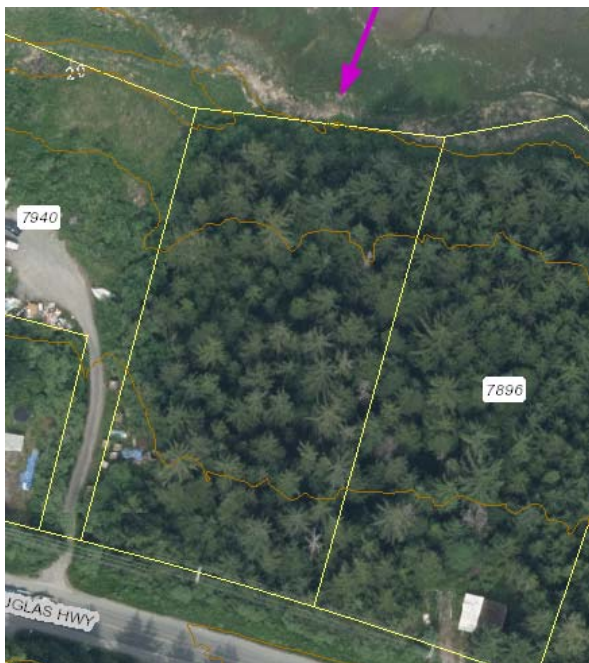
This is an upland parcel that has an inferior flag shape which limits access and use. It slopes moderately upwards from the highway. This lot had a long Pioneer driveway at the time of sale and was adjusted downward \$10,000 (\$100K-\$10k). There is limited view potential from the uphill side of the lot. The subject uplands is considered to be overall similar to slightly inferior comparatively. The size of this site and its flag shape reduces the SF value of the uplands

The waterfront parcel located at 7920 North Douglas Highway is considered to have inferior waterfront quality when compared to the subject. The grassy tide flats fronting the comparable are influenced by extreme high tides only. There is little to no potential for moorage. Topographically, this lot is superior to the subject with a more gradual slope and less uneven terrain. Pair B's upland and waterfront parcels are relatively similar in relation to each other. Pair B's upland parcel is considered to be inferior in shape and superior in topography. It indicates a lower SF value for size and shape. Overall, the subject ratio should be **similar to or slightly less than** Pair B's indicated ratio of **2.65:1**.

4.4 PAIR C – GASTINEAU FLATS/NORTH DOUGLAS

TABLE 4.3 – PAIR B – GASTINEAU FLATS/NORTH DOUGLAS

Record #	Address	Zone	Sales Date	SF Size	Sales Price	Price/SF	Character
9838	7920 N. Douglas Hwy	D1	3/15/16	64,904 SF	\$143,000	\$2.20/SF	Waterfront
9352	7379 N. Douglas Hwy	D1	1/26/15	69,260 SF	\$112,000	\$1.62/SF	Uplands
Upland to Waterfront Ratio						1.36:1	Upland:WF



7920 North Douglas Hwy Waterfront Parcel

This is a lower quality waterfront site with frontage on the highly tidal influenced Gastineau Flats. This lot only has true waterfrontage on extreme high tides. This lot has a moderately sloping topography and a rectangular shape that is considered to be slightly superior to the subject.



7379 North Douglas Hwy Upland Parcel

This is an upland parcel that has an inferior narrow shape to the subject. It slopes moderately upwards from the highway. This lot was developed with a partial driveway at the time of sale which was estimated to cost \$5,000. This cost was deducted from the total sales price for the purpose of this report (\$117K-\$5k). There is limited view potential from the uphill side of the lot. The subject uplands is considered to be overall similar comparatively.

The waterfront parcel located at 7920 North Douglas Highway is considered to have inferior waterfront quality when compared to the subject. The grassy tide flats fronting the comparable are influenced by extreme high tides only. There is little to no potential for moorage. Topographically, this lot is superior to the subject with a more gradual slope and less uneven terrain. Pair B's upland parcel is considered to be slightly superior to the subjects. Upland overall, the subject ratio should be **more than** Pair B's indicated ratio of **1.36:1**.

TABLE 4.4 – UPLAND TO WATERFRONT SF RATIO RANKING GRID		
PAIR	RATIO	RANKING
PAIR A	3.9:1	Higher than subject
PAIR B	2.7:1	Similar to the subject
PAIR C	1.4:1	Less than the subject

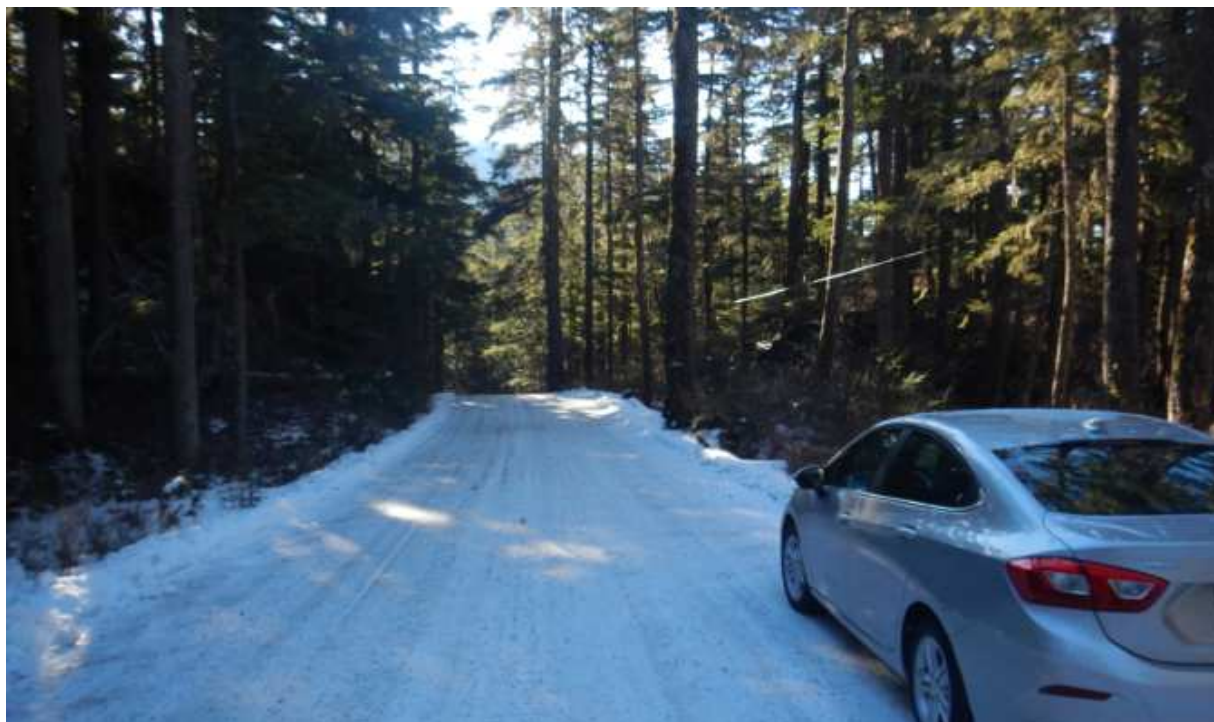
4.5 CONCLUSION

The three indicated ratios developed from pairings A, B, and C, bracket the subject's upland to waterfront pair as shown in the above table. These ratios are developed based on each individual comparables indicated price/SF value. Pairing A indicates a superior overall waterfront to upland ratio. Pairing B indicates a similar to slightly superior ratio, and Pairing C indicates a similar to slightly inferior ratio. Pairings B and C indicate a refined range of 1.4:1 to 2.7:1. Pair B is given the most weight in the analysis.

Indicated Subject Upland to Waterfront Ratio – 2.5:1

ADDENDA

SUBJECT PHOTOS



SUBJECT PHOTO 1 – LOOKING SOUTH ALONG FRITZ COVE ROAD (SMUGGLER’S COVE ROAD)



SUBJECT PHOTO 2 – EASEMENT FROM FITZ COVE ROAD TO THE ROGER’S LOT

SUBJECT PHOTOS



SUBJECT PHOTO 3 – LOOKING WEST TOWARDS SMUGGLER’S COVE FROM THE APPROXIMATE NORTHERN CORNER OF THE SUBJECT LOT.



SUBJECT PHOTO 4 – SUBJECT WATERFRONTAGE - LOOKING WEST ACROSS SMUGGLER’S COVE TOWARDS THE LYNN CANAL

SUBJECT PHOTOS



SUBJECT PHOTO 5 – LOOKING NE THROUGH THE ROGER’S LOT FROM THE WATERFRONT.



SUBJECT PHOTO 6 – LOOKING ACROSS THE ACCESS EASEMENT THROUGH CBJ LAND INTO THE ROGER’S PROPERTY. PROPOSED BUILDING SITE IN BACKGROUND.

QUALIFICATIONS OF CHARLES E. HORAN, MAI

Professional Designation	MAI, Member Appraisal Institute, No. 6534
State Certification	State of Alaska General Appraiser Certification, No. APRG41
Bachelor of Science Degree	University of San Francisco, B.S., Business Administration, 1973

Employment History:

8/04 – now	Owner, HORAN & COMPANY, LLC
3/87 – 7/04	Partner, HORAN, CORAK AND COMPANY
1980 – 2/87	Partner, The PD Appraisal Group, managing partner since November 1984 (formerly POMTIER, DUVERNAY & HORAN)
1976 – 80	Partner/Appraiser, POMTIER, DUVERNAY & COMPANY, INC., Juneau and Sitka, Alaska
1975 – 76	Real Estate Appraiser, H. Pomtier & Associates, Ketchikan, AK
1973 – 75	Jr. Appraiser, Ketchikan Gateway Borough, Ketchikan, AK

Lectures and Educational Presentations:

2007, AConservation Easements@ Presentation - Alaska Association of Assessing Officers, Fairbanks, AK
 1998, AEasement Valuation Seminar,@ Alaska Chapter Appraisal Institute, Anchorage, AK
 1998, AEasement Valuation Seminar,@ Seal Trust, Juneau, Alaska
 1997, ASitka Housing Market,@ Sitka Chamber of Commerce
 1997, developed and taught commercial real estate investment seminar for Shee Atika, Inc.
 1994, developed and taught seminar "Introduction to Real Estate Appraising," UAS, Sitka Campus
 1985, Speaker at Sitka Chamber of Commerce, "What is an Appraisal? How to Read the Appraisal"
 1984, Southeast Alaska Realtor's Mini Convention, Juneau, Alaska
 Day 1: Introduction of Appraising, Cost and Market Data Approaches
 Day 2: Income Approach, Types of Appraisals, AIREA Accredited Course
 1983, "The State of Southeast Alaska's Real Estate Market"
 1982, "What is an Appraisal?"

Types of Property Appraised:

Commercial - Retail shops, enclosed mall, shopping centers, medical buildings, restaurants, service stations, office buildings, auto body shops, schools, remote retail stores, liquor stores, supermarkets, funeral home, mobile home parks, camper courts. Appraised various businesses with real estate for value as a going concern with or without fixtures such as hotels, motels, bowling alleys, marinas, restaurants, lounges.

Industrial - Warehouse, mini-warehouse, hangars, docks barge loading facilities, industrial acreage, industrial sites, bulk plant sites, and fish processing facility. Appraised tank farms, bulk terminal sites, and a variety of waterfront port sites.

Special Land - Partial Interest and Leasehold Valuation - Remote acreage, tidelands with estimates of annual market rent. Large acreage land exchanges for federal, state, municipal governments and Alaska Native Corporations; retail lot valuations and absorption studies of large subdivisions; gravel and rock royalty value estimates; easements, partial interests, conservation easements; title limitations, permit fee evaluations. Appraised various properties under lease to determine leasehold and leased fee interests. Value easements and complex partial interests.

Special Projects - Special consultation for Federal land exchanges. Developed Land Evaluation Module (LEM) to describe and evaluate 290,000 acres of remote lands. Renovation feasibilities, residential lot absorption studies, commercial, and office building absorption studies. Contract review appraiser for private

individuals, municipalities, and lenders. Restaurant feasibility studies, Housing demand studies and overall market projections. Estimated impact of nuisances on property values. Historic appreciation / market change studies. Historic barren material royalty valuations, subsurface mineral and timber valuation in conjunction with resource experts. Mass appraisal valuations for Municipality of Skagway, City of Craig, Ketchikan Gateway Borough and other Alaska communities. Developed electronic/digital assessment record system for municipalities. Developed extensive state-wide market data record system which identified sales in all geographic areas.

Expert Witness Experience and Testimony:

2016 Expert Witness – D’s Investment Group, LLC vs Erwin Enterprises, et al 1JU-15-971CI, settled
 2012 Expert Witness – Dukowitz vs Chamberlain and First American Title Insurance Co. 1JU-12-778CI, settled
 2011 Expert Witness – Wise and Wise vs City and Borough of Juneau. 1JU-10-584CI, settled
 2009 Expert at mediation - Talbot=s Inc vs State of Alaska, et al. IKE-07-168CI
 2008 Albright vs Albright, IKE-07-265CI, settled
 2006 State of Alaska vs Homestead Alaska, et al, 1JU-06-572, settled
 2006 State of Alaska vs Heaton, et al, 1JU-06-570CI, settled
 2006 State of Alaska vs Jean Gain Estate, 1JU-06-571, settled
 2004 Assessment Appeal, Board of Equalization, Franklin Dock vs City and Borough of Juneau
 2000 Alaska Pulp Corporation vs National Surety - Deposition
 U.S. Senate, Natural Resources Committee
 U.S. House of Representatives, Resource Committee
 Superior Court, State of Alaska, Trial Court and Bankruptcy Courts
 Board of Equalization Hearings testified on behalf of these municipalities: Ketchikan Gateway Borough, City of Skagway, City of Pelican, City and Borough of Haines, Alaska
 Witness at binding arbitration hearings, appointed Master for property partitionment by superior state court, selected expert as final appraiser in multi parties suit with settlements of real estate land value issues

Partial List of Clients:

<u>Federal Agencies</u>	<u>Lending Institutions</u>	<u>ANCSA Corporations</u>	<u>Companies</u>
Bureau of Indian Affairs	Alaska Growth Capital	Cape Fox, Inc.	AK Electric Light & Power
Bureau of Land Mngmnt	Alaska Pacific Bank	Doyon Corporation	AK Lumber & Pulp Co.
Coast Guard	Alaska Ind. Dev. Auth.	Eyak Corporation	AK Power & Telephone
Dept. Of Agriculture	ALPS FCU	Goldbelt	Allen Marine
Dept. Of Interior	First Bank	Haida Corporation	Arrowhead Transfer
Dept. Of Transportation	First National Bank AK	Huna Totem	AT&T Alascom
Federal Deposit Ins Corp	Key Bank	Kake Tribal Corporation	Coeur Alaska
Federal Highway Admin.	Met Life Capital Corp.	Klawock-Heenya Corp.	Delta Western
Fish & Wildlife Service	National Bank of AK	Klukwan, Inc.	Gulf Oil of Canada
Forest Service	Rainier National Bank	Kootznoowoo, Inc.	Hames Corporation
General Service Agency	SeaFirst Bank	Sealaska Corporation	HDR Alaska, Inc.
National Park Service	True North Credit Union	Shaan Seet, Inc.	Holland America
USDA Rural Develop.	Wells Fargo	Shee Atika Corporation	Home Depot
Veterans Administration	Wells Fargo RETECHS	TDX Corporation	Kennecott Greens Creek
<u>Municipalities</u>	<u>Other Organizations</u>	The Tatitlek Corporation	Kennedy & Associates
City & Borough of Haines	BIHA	Yak-Tat Kwan	Madsen Construction, Inc.
City & Borough of Juneau	Central Council for Tlingit	<u>State of Alaska Agencies</u>	Service Transfer
City & Borough of Sitka	& Haida Indian Tribes		Standard Oil of CA
City of Akutan	of Alaska (CCTHITA)		The Conservation Fund

City of Coffman Cove	Diocese of Juneau	Alaska State Building	Union Oil
City of Craig	Elks Lodge	Authority (formerly	Ward Cove Packing
City of Hoonah	Hoonah Indian Assoc.	ASHA)	White Pass & Yukon RR
City of Ketchikan	LDS Church	Attorney General	Yutana Barge Lines
City of Klawock	Moose Lodge	Dept. of Fish & Game	
City of Pelican	SE AK Land Trust (SEAL)	Dept. of Natural Service,	
City of Petersburg	SEARHC	Div. of Lands	
City of Thorne Bay	Sitka Tribe of Alaska	Dept. of Public Safety	
City of Wrangell	The Nature Conservancy	DOT&PF	
Ketchikan Gateway Borg.		Mental Health Land Trust	
Municipality of Skagway		Superior Court	
		University of Alaska	

Education

Valuation of Conservation Easements, Fairfield, CA, Sept 2016	USPAP, Part A, Burr Ridge, IL, Jun 2001
Business Practices and Ethics, Seattle, WA, Jan 2016	Partial Interest Valuation - Undivided, Anchorage, AK, May 2001
7-Hour National USPAP Update Course, Seattle, WA, Jan 2016	Partial Interest Valuation - Divided, Anchorage, AK, May 2001
Online Small Hotel/Motel Valuation, Chicago, IL June 2015	Easement Valuation, San Diego, CA, Dec 1997
Advanced Spreadsheet Modeling for Valuation Applications, Rockville, MD April 2015	USPAP, Seattle, WA, Apr 1997
7-Hour National USPAP Update Course, Seattle, WA January 2015	The Appraiser as Expert Witness, Anchorage, AK, May 1995
7-Hour National USPAP Update Course, Mount Vernon, WA, April 2013	Appraisal Practices for Litigation, Anchorage, AK, May 1995
Fall Real Estate Conference 2012, Seattle, Wa November, 2012	Forestry Appraisal Practices, Atterbury Consultants, Beaverton, OR, Apr 1995
Appraising the Appraisal: Appraisal Review-General, Rockville, MD, May 2012	Advanced Sales Comparison & Cost Approaches, Univ. of Colorado, Boulder, CO, Jun 1993
Information Security Awareness for Appraisal Professionals Webinar, December, 2012	Computer Assisted Investment Analysis, University of Maryland, MD, Jul 1991
Fall Real Estate Conference 2011 Seattle, WA October, 2011	USPAP, Anchorage, AK, Apr 1991
Appraisal Curriculum Overview (2-day General) Milwaukee, WI, August 2011	General State Certification Review Seminar, Anchorage, AK, Apr 1991
Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Rockville, MD, Oct 2010	State Certification Review Seminar, Dean Potter, Anchorage, AK, Apr 1991
Business Practices and Ethics, Seattle, WA, Apr 2010	Highest and Best Use and Market Analysis, Baltimore, MA, Mar 1991
Fall Real Estate Conference, Seattle, WA, Dec 2009	Financial Institution Reform, Recovery & Enforcement Act of 1989, Doreen Fair Westfall, Appraisal Analyst, OTS, Juneau, AK, Jul 1990
7-hour National USPAP Update Course, Seattle, WA, May 2009	Real Estate Appraisal Reform, Gregory Hoefer, MAI, OTS, Juneau, AK, Jul 1990
Fall Real Estate Conference, Seattle, WA, Nov 2008	Standards of Professional Practice, Anchorage, AK, Oct 1987
Attacking and Defending an Appraisal in Litigation,	

Kent, WA, Sep 2008 Sustainable Mixed-Use N.I.M., Seattle, WA, Feb 2008 Appraising 2-4 Unit Properties, Bellevue, WA, Sep 2007 Business Practices and Ethics, Seattle, WA, Jun 2007 7-hour National USPAP Update Course, Seattle, WA, Jun 2007 Residential Market Analysis and Highest and Best Use, Seattle, WA, Apr 2007 Basic Appraisal Procedures, Seattle, WA, Feb 2007 USPAP Update Course, Anchorage, AK, Feb 2005 Rates & Ratios: Making Sense of GIMs, OARs, and DCF, Anchorage, AK, Feb 2005 Best Practices for Residential Appraisal Report Writing, Juneau, AK, Apr 2005 Scope of Work - Expanding Your Range of Services, Anchorage, AK May 2003 Litigation Appraising - Specialized Topics and Applications, Dublin, CA, Oct 2002 UASFLA: Practical Applications for Fee Appraisers, Jim Eaton, Washington, D.C., May 2002	Federal Home Loan Bank Board Memorandum R41C Seminar, Catherine Gearhearth, MAI, FHLBB District Appraiser, Juneau, AK, Mar 1987 Market Analysis, Boulder, CO , Jun 1986 Federal Home Loan Bank Board Regulation 41b, Instructor Bob Foreman, MAI, Seattle, WA, Sep 1985 Litigation Valuation, Chapel Hill, North CA, Aug 1984 Standards of Professional Practices, Bloomington, IN, Jan 1982 Course 2B, Valuation Analysis & Report Writing, Stanford, CA, Aug 1980 Course 6, Introduction to Real Estate Investment Analysis, Aug 1980 Course 1B, Capitalization Techniques, San Francisco, CA, Aug 1976 Course 2A, Case Studies in Real Estate Valuation, Aug 1976 Course 1A, Real Estate Principles and Valuation, San Francisco, CA, Aug 1974
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QUALIFICATIONS OF SLATER M. FERGUSON

Education:

Graduated from Sitka High School, Sitka, Alaska

Graduated with a BS in Geography from Western Oregon University, Monmouth, OR

Employment:

June 2014 to Present - Real Estate Appraiser Trainee - Horan & Company, LLC

- Further in depth assistance of Commercial/Residential Appraisal Development and Market Data Research
- Leadership role in the 2015 Mass Appraisal/Revaluation for the City of Craig, AK

Oct 2012 to June 2014 – Office admin/Appraiser Assistant – Horan & Company, LLC

Summers, 2009 to 2012 – Maintenance & Trail Crew, U.S. Forest Service, Sitka, Alaska

Certification & Approvals:

Real Estate Appraiser Trainee, State of Alaska License #972

Appraisal Education:

Appraisal Principles; Appraisal Institute, Online Course, October 2013

15-Hour USPAP, Tigard, OR, November 2013

Appraisal Procedures, Appraisal Institute, Online Course, April 2014

General Appraiser Sales Comparison Approach, Chicago, IL, October 2014

Real Estate Finance Statistics and Valuation Modeling, Las Vegas, NV, February 2015

General Appraiser Site Valuation & Cost Approach, Chicago, IL, October 2015

General Appraiser Income Approach/Part 1, Houston, TX, September 2016

General Appraiser Income Approach/Part 2, Houston, TX, September 2016

2016-2017 7-Hour Equivalent USPAP Update Course, Online, June 2017

Residential Sales Comparison and Income Approaches, Louisville, KY, October 2017

General Appraiser Report Writing and Case Studies, Woburn, MA, November 2017

General Appraiser Market Analysis with Highest and Best Use, Aurora, CO, August 2018

Types of Property Assessed for Taxation:

City of Craig real property assessment roll; single-family, multi-family and mobile homes.

City of Skagway real property assessment roll, single-family, multi-family and mobile homes.

Types of Property Appraised:

Residential – Assistance in Single Family, Multi-Family, Vacant Lands and Mobile Homes.

Commercial – Assistance in Warehouses, Office Buildings, and vacant lands.