

Fax
(907) 563-1368

Telephone
(907) 562-2424

Appraisal Company of Alaska LLC

405 W. 27th AVE
ANCHORAGE, ALASKA 99503
office@appraisalalaska.com
EIN#26-2071908

December 11, 2023

Karl Hagerman
Utility Director
Petersburg Borough
P.O Box 329
Petersburg, AK. 99833

Re: Swanson Trade

Dear Mr. Hagerman,

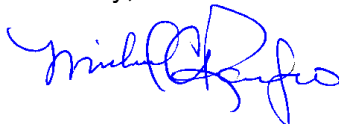
I have completed a preliminary valuation of the parcel included in the trade with Swanson's. All of my calculations are in my work file.

Based on my analysis I find the market value of the lots in questions are as follows:

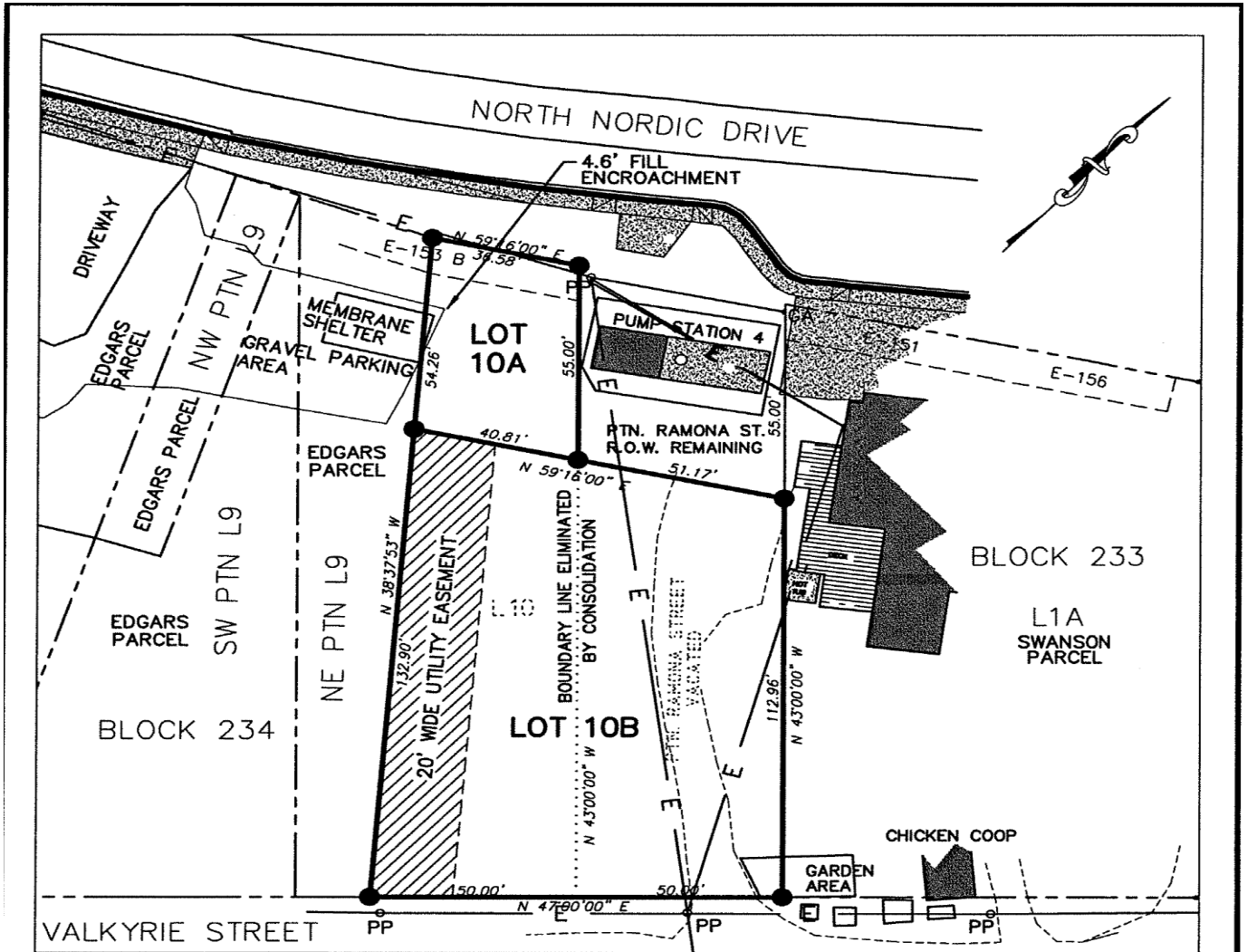
Romona St. ROW to be vacated	\$59,200
Utility easement on lot 10 (10B)	\$5,300
Portion of lot 10 to be purchased by Borough (10A)	\$25,000

If you have any questions, please feel free to call or text.

Sincerely,



Michael C. Renfro
Appraisal Company of Alaska



**PRELIMINARY PLAN
LOT 10 CONSOLIDATION SUBDIVISION**

A CONSOLIDATION & SUBDIVISION OF
LOT 10, BLOCK 234 OF U.S.S. 1252 AND
OF A VACATED PORTION OF RAMONA STREET R.O.W.
INTO LOTS 10A AND 10B
PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

PTN. RAMONA VACATED & ABSORBED
INTO LOT 10B = 5,920 S.F.
PTN. LOT 10 TO LOT 10B = 5,782 S.F.
PTN. LOT 10 TO LOT 10A = 2,080 S.F.
BOROUGH TOTAL = 2,080 S.F.
SWANSON TOTAL = 11,702 S.F.
RAMONA R.O.W. REMAINING = 2,750 S.F.

NOTE:

THIS PLAN ASSUMES PRIOR APPROVAL OF THE
PARITAL VACATION OF RAMONA STREET.

EXISTING LOT 10 IS OWNED BY SWANSON.



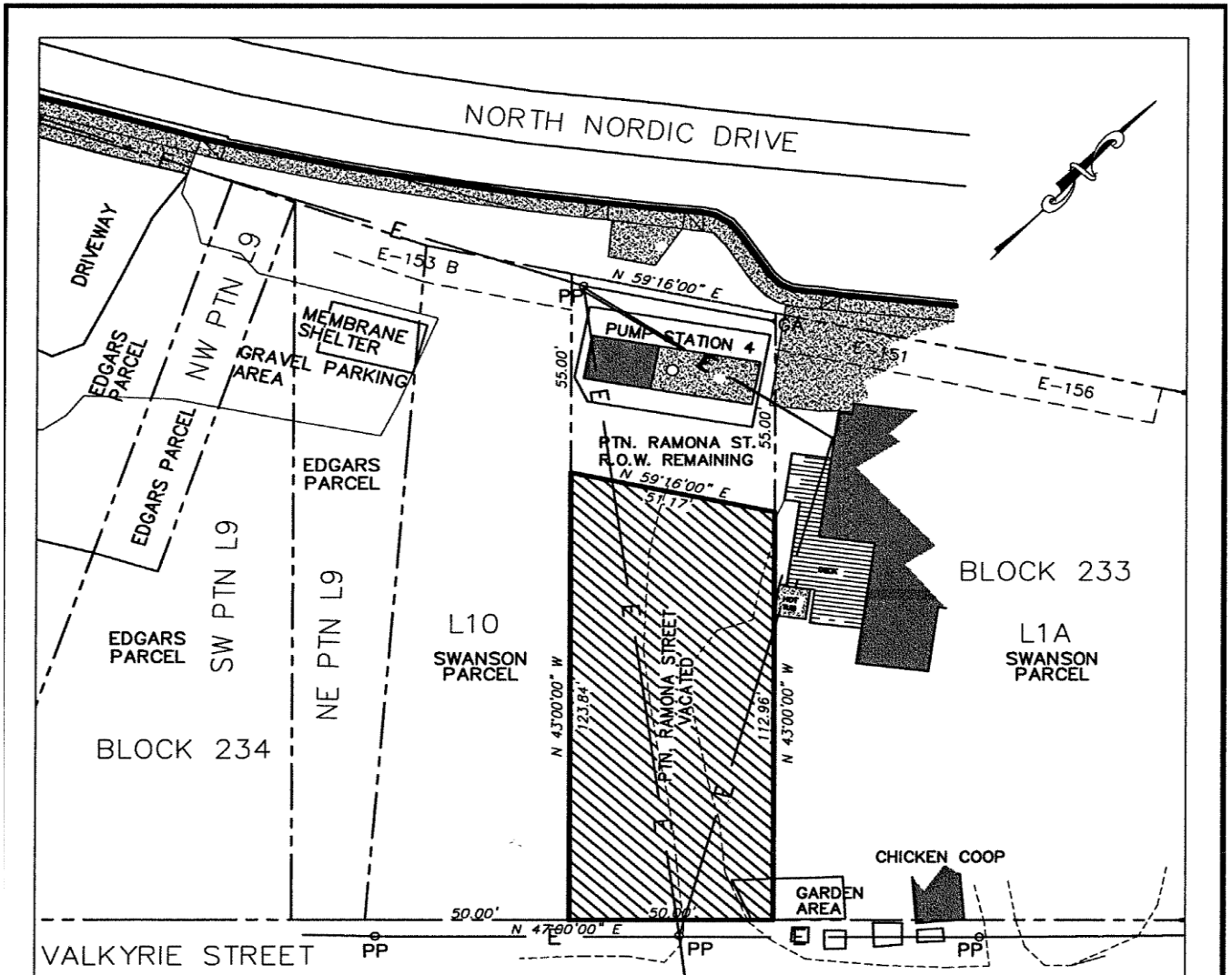
SURVEYOR

CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

SURVEY COMPLETED 10/05/23

DRAWN BY D.C.T.

DRAWING No. LT10 BLK234 CON/SUBD 2023



**PRELIMINARY PLAN
RAMONA STREET PARTIAL VACATION**

A VACATION OF A PORTION OF RAMONA STREET
NORTH OF ITS INTERSECTION WITH VALKYRIE STREET
AND SOUTH OF ITS INTERSECTION WITH NORTH
NORDIC DRIVE

PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

PTN. RAMONA VACATED = 5,920 S.F.

PTN. RAMONA R.O.W. REMAINING = 2,750 S.F.



SURVEYOR

CENTRAL SOUTHEAST SURVEYORS

P.O. BOX 533, PETERSBURG AK 99833

PH (907) 518-0075

SURVEY COMPLETED 10/05/23

DRAWN BY D.C.T.

DRAWING No. RAMONA ST. PARTIAL VACATION 2023

Appraisal Company of Alaska

