Jackson-Cross

APPRAISAL

ALASKA RAILROAD REAL ESTATE TO BE TRANSFERRED UNDER THE ALASKA RAILROAD TRANSFER ACT OF 1982

VOLUME IV: WHITTIER, VALDEZ AND OTHER

FOR

THE UNITED STATES RAILWAY ASSOCIATION
955 L'ENFANT PLAZA NORTH, S.W.
WASHINGTON, D.C. 20595

BY

JACKSON-CROSS APPRAISAL COMPANY

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WHITTIER MARKET AREA

Whittier is located 60 miles southeast of Anchorage at the Head of Passage Canal, and calls itself the "Gateway to Prince William Sound." The City of Whittier was originally built for the Alaska Railroad in 1942 with the Army taking over control in 1942-43 to insure a flow of men and materials to Fort Richardson and Fort Wainwright. The army was active until 1960 when they declared Whittier military port unnecessary and finally vacated in 1968. After the 1964 earthquake, which substantially destroyed the city, the army constructed a petroleum pipeline to Anchorage, Fort Richardson, and Elmendorf Air Force Base. This pipeline is still in operation today.

In 1969, the City of Whittier was incorporated, and application was subsequently made for eight square miles of land and water. Whittier is a second class city with a council-city manager type of government. Presently, Whittier has a population of 200 year-round people. The city has police and volunteer fire protection along with a school system through the 12th grade. Water and sewer provided by the City of Whittier, electricity by Chugach Electric Association and telephone by Whittier Telephone Company.

Whittier is surrounded by mountains, water, and glaciers. The average mean temperature is 38.9 degrees. Average annual precipitation is 175 inches with annual mean snowfall of 264 inches.

The primary industry is in transportation of goods from ships and barges transhipped by rail to Alaska's population centers. Other sources of jobs are in the maintenance of the U.S. Army Pipeline from Whittier to Anchorage, commercial fishing, lumbering and tourism.

Whittier is unique in that it is not accessible by automobile. The only surface transportation is by the Alaska Railroad. Cars may be parked in Portage or taken in by flat car. During the summer months three trips daily are scheduled from Portage while October through April service is three days per week. Air service is by charter plane.

PROPERTY DESCRIPTION

LAND

Whittier Terminal Reserve

The Whittier Terminal Reserve is located 60 miles southeast of Anchorage. Whittier is limited to sea transportation and the Alaska Railroad to the highway system.

The westerly end of the terminal reserve starts at Maynard Mountain, with the north and easterly boundaries on the Passage canal. The southern boundary zig-zags through Whittier.

The reserve has 126.6 acres of operating land, with the majority of the topography level. The non-operating has a total of 191 acres of land, with portions being submerged, mud flats, creek bed and banks, steep slopes as well as level and rolling. The soil conditions range from good to poor, with the majority being good to fair.

Individual valuation units are described on the following pages.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	W-1
LOCATION:	Northwest corner of subject.
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	2,744,280 square feet
SOIL CONDITIONS:	Good to fair (by observation).
TOPOGRAPHY:	Rolling (uneven and rocky).
ACCESS:	Gravel Road
UTILITIES:	Electric available.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	W-2
LOCATION:	Frontage on road adjacent to tracks 800' from tunnel at west end of property.
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Runway for light airplanes.
SHAPE:	Irregular
SIZE:	1,494,108 square feet of fast land; 1,400,018.4 square feet mud flats and water.
SOIL CONDITIONS:	Fair (by observation).
TOPOGRAPHY:	Runway portion is level (land on either side of runway is considerably lower).
ACCESS:	Gravel Road
UTILITIES:	Electric available.
COMMENTS:	State leases land from Alaska Railroad and has developed portions of this land for the use of private airplanes.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	W-3
LOCATION:	West end of subject adjacent to Parcel W-2.
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Trash dump.
SHAPE:	Irregular
SIZE:	200,376 square feet of fast land; 159,429.6 square feet of mud flats.
SOIL CONDITIONS:	Fair to poor (by observation).
TOPOGRAPHY:	Level to low; part of this parcel is a creek.
ACCESS:	Gravel Road
UTILITIES:	Electric available.
COMMENTS:	City of Whittier trash dump, eastern part of this parcel is a creek.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	W-4
LOCATION:	South of access road and railroad tracks.
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	1,228,392 square feet
SOIL CONDITIONS:	Good to fair (by observation).
TOPOGRAPHY:	Level
ACCESS:	Gravel Road
UTILITIES:	Electric available.
COMMENTS:	City of Whittier maintains three water well houses on this parcel.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	W-5
LOCATION:	Center of main activities.
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Motel
SHAPE:	Rectangular
SIZE:	165,528 square feet
SOIL CONDITIONS:	Good to fair (by observation).
TOPOGRAPHY:	Hilly
ACCESS:	Gravel Road
UTILITIES:	Electric

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	W-6
LOCATION:	North of railroad tracks - waterfront area.
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Boat Marina
SHAPE:	Irregular
SIZE:	551,905.2 square feet of fast land; 375,922.8 square feet in water.
SOIL CONDITIONS:	Good (fill).
TOPOGRAPHY:	Level
ACCESS:	Gravel Road
UTILITIES:	Electric
COMMENTS:	8.6 acres under water.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	WO-1
LOCATION:	West end of subject.
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Railroad
SHAPE:	Irregular
SIZE:	1,670,090.4 square feet
SOIL CONDITIONS:	Good to fair (by observation).
TOPOGRAPHY:	Basically level.
ACCESS:	Gravel Road
UTILITIES:	Electric
COMMENTS:	Land on either side of track is at different levels.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	WO-2
LOCATION:	East end of subject.
HIGHEST AND BEST USE:	Commercial/Industrial
ZONING:	None
CURRENT USE:	Railroad
SHAPE:	Irregular
SIZE:	3,491,769.6 square feet of fast land; 352,836 square feet in water.
SOIL CONDITIONS:	Good to fair (by observation).
TOPOGRAPHY:	Level.
ACCESS:	Gravel Road
UTILITIES:	Electric
COMMENTS:	8.1 acres under water.

IMPROVEMENTS

Building No. 500-18 - Transit Shed

Basic construction is concrete monolithic column with tilt-up walls and concrete flor and some roof slabs (the east end has the concrete roof slabs). The main warehouse has steel girders with steel decking, rigid insulation and five ply roof. The building has four 7" fire walls. The east end is three stories in height - the first floor is open; the second floor has housing quarters, kitchen area; the third floor has offices and more housing. The first floor has no interior finish, while the second and third floor have asphalt tile floor covering, gypsum partisian walls with some exposed ceilings, while some have acoustical tile. The main warehouse has some interior finish. The west end does have an office area finish.

The east and west ends have a new steam heating system, while the remaining warehouse is left unheated. The building has a 6" concrete slab floor. The south side has a rail line inside but has a permanent wall in the east portion, stopping the line. The overall condition of the building is poor.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	3158 MAP NO.: Whittier
PROPERTY TYPE:	Commercial Land
ADDRESS:	Ferry Terminal, Whittier, Alaska
LESSOR:	Alaska Railroad
LESSEE:	State of Alaska
DATE OF LEASE:	October 24, 1967
REVIEW DATE:	July 1, 1987
EXPIRATION DATE:	June 30, 1987
RENTAL:	$50.00 payable annually.
LAND:	5.75 acres or 250,470 square feet.
LESSEE IMPROVEMENTS:	Boat ramp.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
UNIT OF COMPARISON:	$8.70 per acre; nominal per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	3797 MAP NO.: Whittier
PROPERTY TYPE:	Tidelands
ADDRESS:	Alaska Railroad Terminal Reserve, Whittier, Alaska.
LESSOR:	Alaska Railroad
LESSEE:	State of Alaska, subleased to City of Whittier
DATE OF LEASE:	June 1, 1971
REVIEW DATE:	June 1, 1986
EXPIRATION DATE:	May 31, 2026
RENTAL:	$25,200 per year.
LAND:	Parcel A 8.775 ac. Upland $13,510 Parcel B 25.529 ac. Tidelands 11,690 34.304 ac. $25,200 34.304 acres or 1,494,282 square feet.
LESSEE IMPROVEMENTS:	Two small commercial buildings and boat harbor docks.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
UNIT OF COMPARISON:	$734.61 per acre; $0.02 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4951 MAP NO.: Whittier
PROPERTY TYPE:	Industrial Land
ADDRESS:	Alaska Railroad Terminal Reserve, Whittier, Alaska.
LESSOR:	Alaska Railroad
LESSEE:	State of Alaska
DATE OF LEASE:	March 13, 1980
REVIEW DATE:	November, 1983
EXPIRATION DATE:	October 14, 1998
RENTAL:	$15,360 payable annually.
LAND:	38.4 acres; 1,672,704 square feet.
LESSOR/LESSEE IMPROVEMENTS:	148' x 300' parking apron.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
COMMENTS:	Lease may be terminated by either party upon 90 days' notice.
UNIT OF COMPARISON:	$400.00 per acre; $0.01 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4954 MAP NO.: Whittier
PROPERTY TYPE:	Industrial Land
ADDRESS:	North of 1st Street, Whittier, Alaska.
LESSOR:	Alaska Railroad
LESSEE:	Thomas Hale
DATE OF LEASE:	October 1, 1978
REVIEW DATE:	October, 1987
EXPIRATION DATE:	September 30, 2087
RENTAL:	$1,125 payable semi-annually.
LAND:	.21 acres; 9,000 square feet.
LESSEE IMPROVEMENTS:	Six small buildings (cabins) on the site previously owned by United Builders of Anchorage.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
COMMENTS:	Terminated by either party upon giving written notice.
UNIT OF COMPARISON:	$5,357 per acre; $0.13 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5032 MAP NO.: Whittier
PROPERTY TYPE:	Industrial Land
ADDRESS:	Alaska Railroad Terminal Reserve, Whittier, Alaska.
LESSOR:	Alaska Railroad
LESSEE:	Alaska Industry and Energy Corporation
DATE OF LEASE:	May 3, 1979
REVIEW DATE:	May 1, 1988 then five years hence.
EXPIRATION DATE:	52 years beginning August 1, 1980 ending July 31, 2032.
RENTAL:	$17,365 payable annually.
LAND:	16.27 acres; 708,800 square feet.
LESSOR/LESSEE IMPROVEMENTS:	Currently no improvements.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
UNIT OF COMPARISON:	$1,067 per acre; $0.02 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5051 MAP NO.: Whittier
PROPERTY TYPE:	Industrial Land
ADDRESS:	Alaska Railroad Terminal Reserve, Whittier, Alaska.
LESSOR:	Alaska Railroad
LESSEE:	Whitter Four
DATE OF LEASE:	July 1, 1979
REVIEW DATE:	July 1, 1984
EXPIRATION DATE:	June 30, 1984 (five year term from July 1, 1979)
RENTAL:	$1,164 payable annually.
LAND:	1.1 acres; 47,500 square feet.
LESSEE IMPROVEMENTS:	Several old dilapidated buildings.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
COMMENTS:	Assignment of interest from Mr. & Mrs. Hawes. Their interest to Gordon & Nancy Williams. Lease may be terminated by either party upon 90 days' notice in writing.
UNIT OF COMPARISON:	$1,058 per acre; $0.02 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5135 MAP NO.: Whittier
PROPERTY TYPE:	Commercial Land
ADDRESS:	Corner "G", City of Whittier, Subdivision Phase 1.
LESSOR:	Alaska Railroad
LESSEE:	BRIC, Inc.
DATE OF LEASE:	December 27, 1979
REVIEW DATE:	January 1, 1985
EXPIRATION DATE:	December 31, 2019
RENTAL:	$1,383 payable annually.
LAND:	.7935 acres or 34,569 square feet.
LESSEE IMPROVEMENTS:	Commercial building, frame construction with aluminum siding - restaurant/bar store.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
COMMENTS:	Assigned to First National Bank of Anchorage, lease may be terminated by the lessee upon giving 90 days' notice.
UNIT OF COMPARISON:	$1,742.91 per acre; $.04 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5136 MAP NO.: Whittier
PROPERTY TYPE:	Commercial Land
ADDRESS:	Alaska Railroad Terminal Reserve, Whittier, Alaska.
LESSOR:	Alaska Railroad
LESSEE:	Whittier Manor Condominium Association
DATE OF LEASE:	February 15, 1980
REVIEW DATE:	January 1, 1985
EXPIRATION DATE:	December 31, 2019
RENTAL:	$2,349 payable annually.
LAND:	1.3482 acres; 58,730.5 square feet.
LESSEE IMPROVEMENTS:	Hotel converted to condominiums.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
COMMENTS:	Lease may be terminated by the Lessee upon giving 90 days' notice.
UNIT OF COMPARISON:	$1,742 per acre; $0.04 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5319 MAP NO.: Whittier
PROPERTY TYPE:	Industrial Land
ADDRESS:	Alaska Railroad Terminal Reserve, Whittier, Alaska
LESSOR:	Alaska Railroad
LESSEE:	Gerald Protzman
DATE OF LEASE:	October 1, 1981
REVIEW DATE:	October 1, 1986
EXPIRATION DATE:	September 30, 1991
RENTAL:	$1,400.
LAND:	.5165 acres or 22,500 square feet, rectangular 90' x 250'.
LESSEE IMPROVEMENTS:	Foundation only.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
COMMENTS:	Lease may be terminated by the Lessee upon giving 90 days' notice.
UNIT OF COMPARISON:	$2,711 per acre; $.06 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5394 MAP NO.: Whittier
PROPERTY TYPE:	Industrial Land
ADDRESS:	NW of Subdivision Phase One, Eastern Avenue, Whittier, Alaska.
LESSOR:	Alaska Railroad
LESSEE:	J.C. Pritchard and Mr. Pritchard/ James and Margaret Pritchard
DATE OF LEASE:	January 1, 1982
REVIEW DATE:	January 1, 1985
EXPIRATION DATE:	December 31, 2001
RENTAL:	$4,600 per year.
LAND:	.8976 acres or 39,100 square feet, rectangular 115' x 340'.
LESSOR IMPROVEMENTS:	Alaska Railroad Storage Warehouse, Span Track.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None.
COMMENTS:	Lease may be terminated by mutual consent.
UNIT OF COMPARISON:	$5,227 per acre; $.12 per square foot.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	W-1
LOCATION:	Billings and Kenai Streets.
SALE PRICE:	$147,000 UNIT PRICE: $1.15/SF
SALE DATE:	February, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	127,826 square feet
SOIL CONDITIONS:	Average quality by observation.
TOPOGRAPHY:	Level
ACCESS:	Billings and Kenai Streets (paved)
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	W-2
LOCATION:	Whittier
SALE PRICE:	$45,000 UNIT PRICE: $0.86/SF
SALE DATE:	February, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	52,272 square feet
SOIL CONDITIONS:	Average quality by observation.
TOPOGRAPHY:	Level
ACCESS:	Gravel Road
UTILITIES:	All

SUMMARY OF BASE VALUES

MARKET AREA: WHITTIER

Valuation Unit No.	Square Feet	Base Value/SF
W-1	2,744,280	$0.11
W-2	1,494,108	$0.23
	1,400,018.4	$0.10
W-3	200,376	$0.11
	159,429.6	$0.023
W-4	1,228,392	$0.34
W-5	165,528	$0.46
W-6	551,905.2	$0.57
	375,922.8	$0.10
WO-1	1,670,090.4	$0.23
WO-2	3,491,769.6	$0.34
	352,836	$0.10

SUMMARY OF BUILDING VALUES

MARKET AREA: WHITTIER

Building Number		Value
500-18	Transit Shed	$1,000,000

1983 Base Value of Bldgs.	Appreciation Factor 15 yrs.	FV 1998	PV Factor @ 18%	PV 1983
$1,000,000	(@ 3%) 1.557967	$1,557,967	.083516	$130,115

NUMBER OF ACRES 91.40 19-Sep-83
ABSORPTION 5%
ESCALATION FACTOR 3%
BASE VALUE $535,686

WHITTIER NON-OPERATING PROPERTY LEASE-UP PROJECTION

ACRES	SQ.FT. PER ACRE	BASE VALUE	YEAR	FUTURE VALUE OF 1	RENTAL FACTOR	RENT
	43560	$0.13	1983	1.000000	0.0975	$0
4.57	43560	$0.13	1984	1.030000	0.0975	$2,690
4.34	43560	$0.13	1985	1.060900	0.0975	$2,632
4.12	43560	$0.13	1986	1.092727	0.0975	$2,575
3.92	43560	$0.13	1987	1.125509	0.0975	$2,520
3.72	43560	$0.13	1988	1.159274	0.0975	$2,466
3.54	43560	$0.13	1989	1.194052	0.0975	$2,413
3.36	43560	$0.13	1990	1.229874	0.0975	$2,361
3.19	43560	$0.13	1991	1.266770	0.0975	$2,310
3.03	43560	$0.13	1992	1.304773	0.0975	$2,261
REM 57.60						

	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992
	$0	0	0	0	0	0	0	0	0	0
		2,690	2,690	2,690	2,690	2,690	3,118	3,118	3,118	3,118
			2,632	2,632	2,632	2,632	2,632	3,051	3,051	3,051
				2,575	2,575	2,575	2,575	2,575	2,985	2,985
					2,520	2,520	2,520	2,520	2,520	2,921
						2,466	2,466	2,466	2,466	2,466
							2,413	2,413	2,413	2,413
								2,361	2,361	2,361
									2,310	2,310
										2,261
NON OP UNLEASED GROSS INCOME	$0	2,690	5,322	7,897	10,417	12,883	15,724	18,505	21,225	23,887
NON OP LEASED GROSS INCOME	$92,146	$92,079	$89,594	$154,554	$169,387	$173,700	$173,700	$174,807	$189,391	$189,391
NON OP TOTAL GROSS INCOME	$92,146	94,769	94,916	162,451	179,804	186,583	189,424	193,312	210,616	213,278
MANAGEMENT & LEASING EXP.	($4,607)	($4,738)	($4,746)	($8,123)	($8,990)	($9,329)	($9,471)	($9,666)	($10,531)	($10,664)
HOLDING COSTS	($31,232)	($32,169)	($33,134)	($34,128)	($35,152)	($36,207)	($37,293)	($38,412)	($39,564)	($40,751)
NET INCOME	$56,306	$57,861	$57,036	$120,200	$135,662	$141,047	$142,660	$145,234	$160,521	$161,863
DISCOUNTED PRESENT WORTH	$51,834	$45,140	$37,709	$67,347	$64,415	$56,756	$48,649	$41,971	$39,313	$33,595

	18% PV FACTOR ADJ. FOR 1/2 YR.
1983	0.9205747
1984	0.7801480
1985	0.6611424
1986	0.5602902
1987	0.4748222
1988	0.4023916
1989	0.3410099
1990	0.2889914
1991	0.2449080
1992	0.2075492

$1,660,136 REVERSION
$344,560

NET PRESENT VALUE $831,289
NET PRES VAL OF REM 91,428

TOTAL NET PRESENT VALUE $922,717

TOTAL NON OP BASE VALUE 1983 - $2,082,150

TOTAL NON OP ACRES - 170.98

REM ACRES	SQ FT	PV	BV	PW	PRES VAL
57.60	43560	1.3047731	0.134	0.2075492	$91,428

NUMBER OF ACRES 126.60 17-Sep-83
% ACRES 5%
ESCALATION FACTOR 3%
BASE VALUE $1,707,300

WHITTIER OPERATING PROPERTY LEASE-UP PROJECTION

	ACRES	SQ.FT. PER ACRE	BASE VALUE	YEAR	FUTURE VALUE OF 1	RENTAL FACTOR	RENT
	6.33	43560	$0.31	1993	1.343916	0.0975	$11,186
	6.01	43560	$0.31	1994	1.384234	0.0975	$10,945
	5.71	43560	$0.31	1995	1.425761	0.0975	$10,710
	5.43	43560	$0.31	1996	1.468534	0.0975	$10,479
	5.16	43560	$0.31	1997	1.512590	0.0975	$10,254
	4.90	43560	$0.31	1998	1.557967	0.0975	$10,034
	4.65	43560	$0.31	1999	1.604706	0.0975	$9,818
	4.42	43560	$0.31	2000	1.652848	0.0975	$9,607
	4.20	43560	$0.31	2001	1.702433	0.0975	$9,400
	3.99	43560	$0.31	2002	1.753506	0.0975	$9,198
REMAINDER	75.80						

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	
	$11,186	11,186	11,186	11,186	11,186	12,968	12,968	12,968	12,968	12,968	1993 0.1750891
		10,945	10,945	10,945	10,945	10,945	12,688	12,688	12,688	12,688	1994 0.1490585
			10,710	10,710	10,710	10,710	10,710	12,416	12,416	12,416	1995 0.1263208
				10,479	10,479	10,479	10,479	10,479	12,148	12,148	1996 0.1070518
					10,254	10,254	10,254	10,254	10,254	11,887	1997 0.0907216
						10,034	10,034	10,034	10,034	10,034	1998 0.0768827
							9,818	9,818	9,818	9,818	1999 0.0651549
								9,607	9,607	9,607	2000 0.0552160
									9,400	9,400	2001 0.0467932
										9,198	2002 0.0396552
GROSS INCOME	$11,186	22,131	32,841	43,320	53,574	65,390	76,951	88,264	99,333	110,164	
MANAGEMENT & LEASING EXP.	($336)	(664)	(985)	(1,300)	(1,607)	(1,962)	(2,309)	(2,648)	(2,980)	(3,305)	
HOLDING COSTS	($34,417)	(35,450)	(36,513)	(37,608)	(38,737)	(39,899)	(41,096)	(42,329)	(43,598)	(44,906)	
NET INCOME	($23,567)	($13,982)	($4,657)	$4,412	$13,230	$23,529	$33,547	$43,287	$52,754	$61,953	$635,411 REVERSION
DISCOUNTED PRESENT WORTH	($4,145)	($2,084)	($588)	$472	$1,200	$1,809	$2,186	$2,390	$2,469	$2,457	$25,197

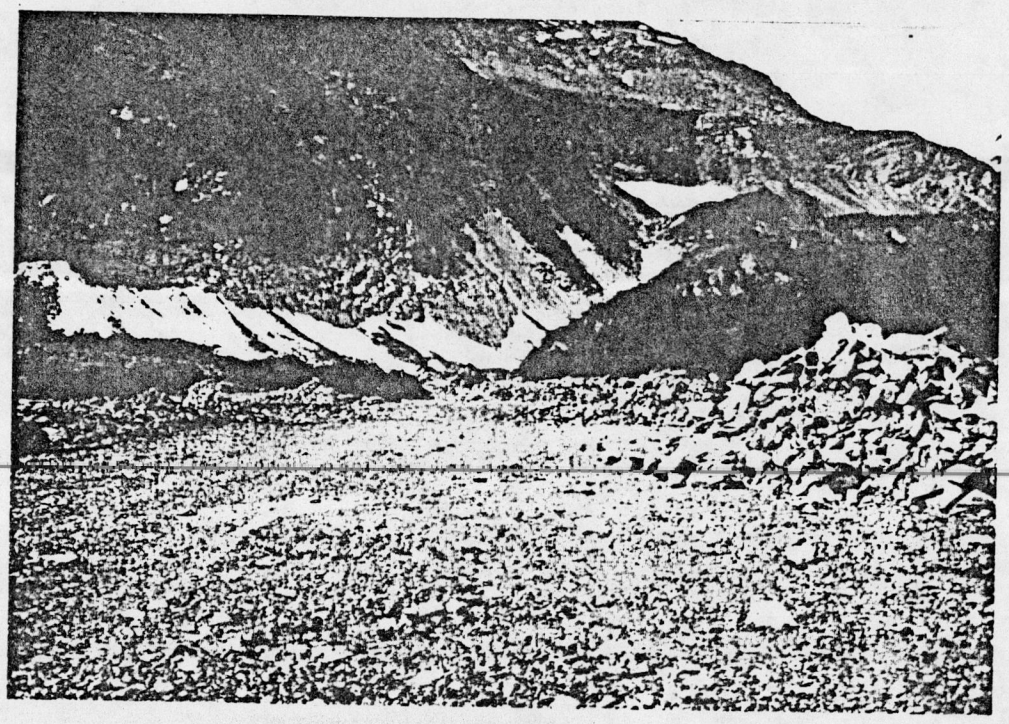
REM ACRES	SQ FT	FV	BV	FW	PRES VAL
75.80	43560	1.753	0.307590954	0.0396652	$71,099

NET PRESENT VALUE	$31,362
NET PRES VAL OF REM	71,099
TOTAL NET PRESENT VALUE	$102,461

18% PV FACTOR - ADJ. FOR 1/

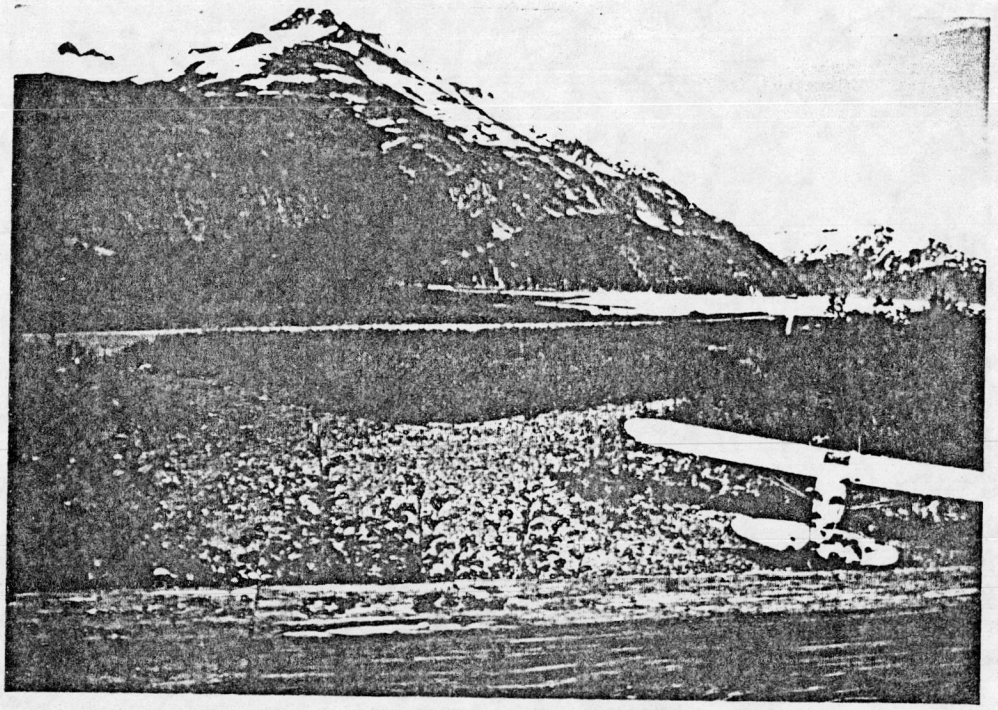
-597b-

PHOTOGRAPHS



WHITTIER
VALUATION UNIT W-1

WHITTIER
VALUATION UNIT W-1



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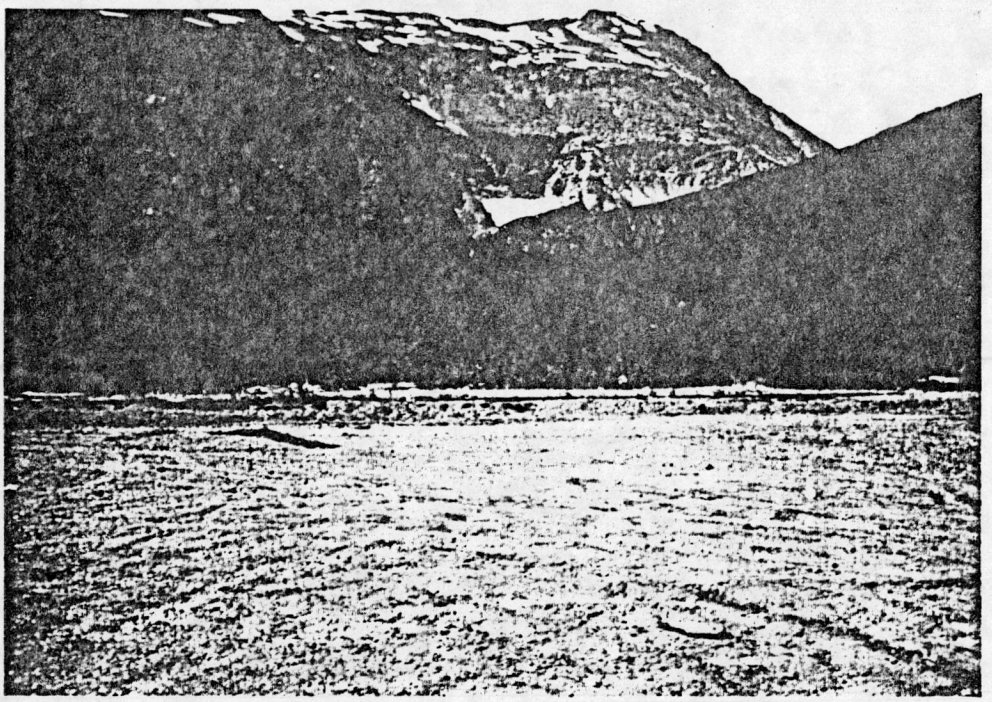

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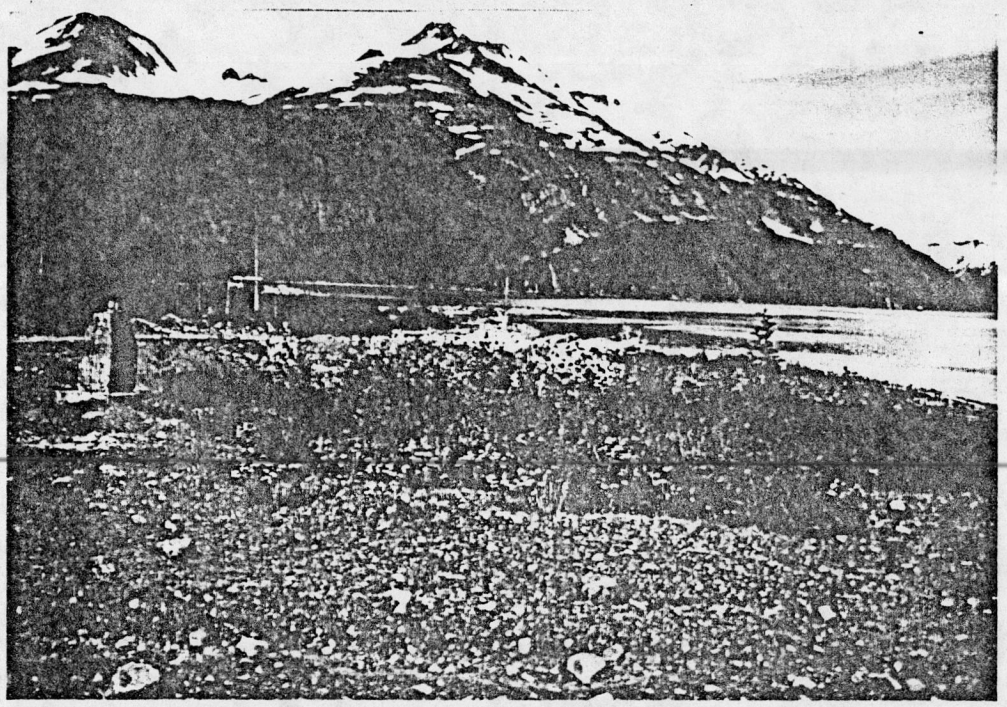

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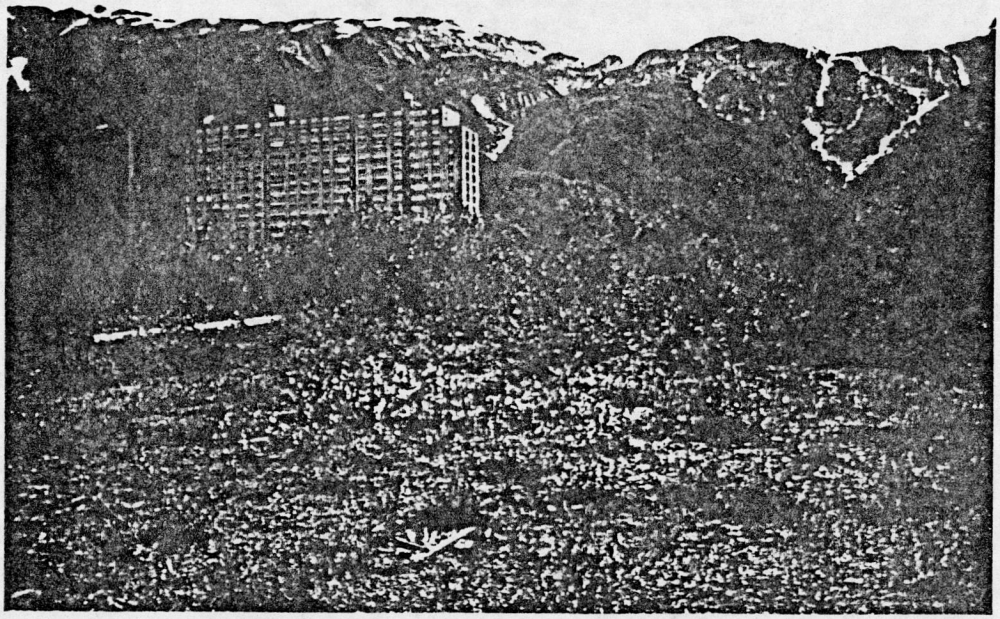

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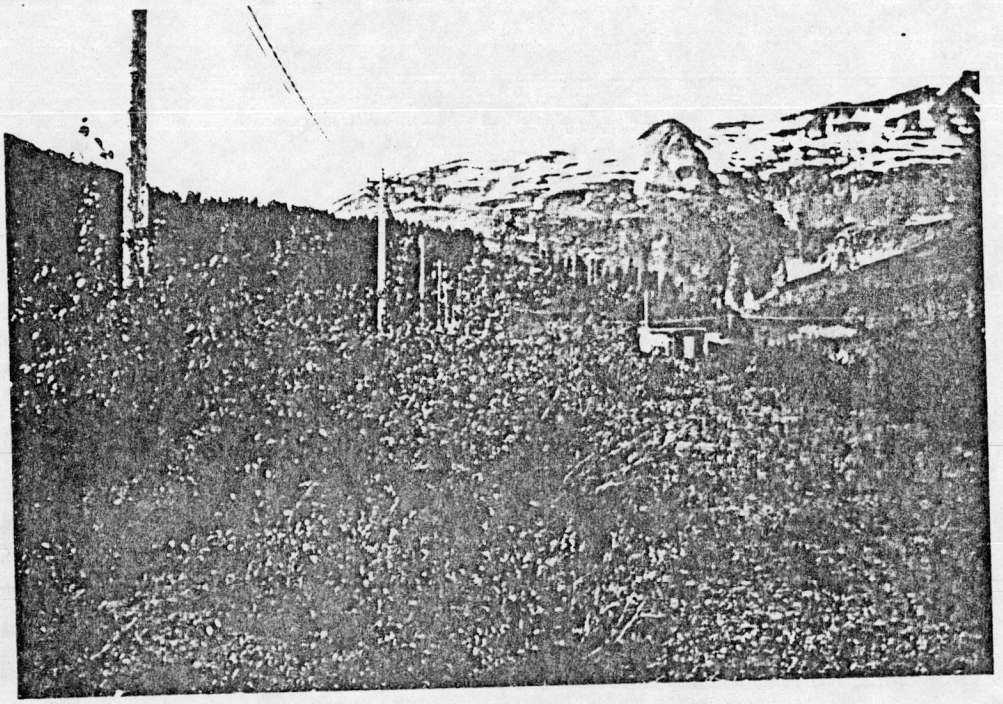

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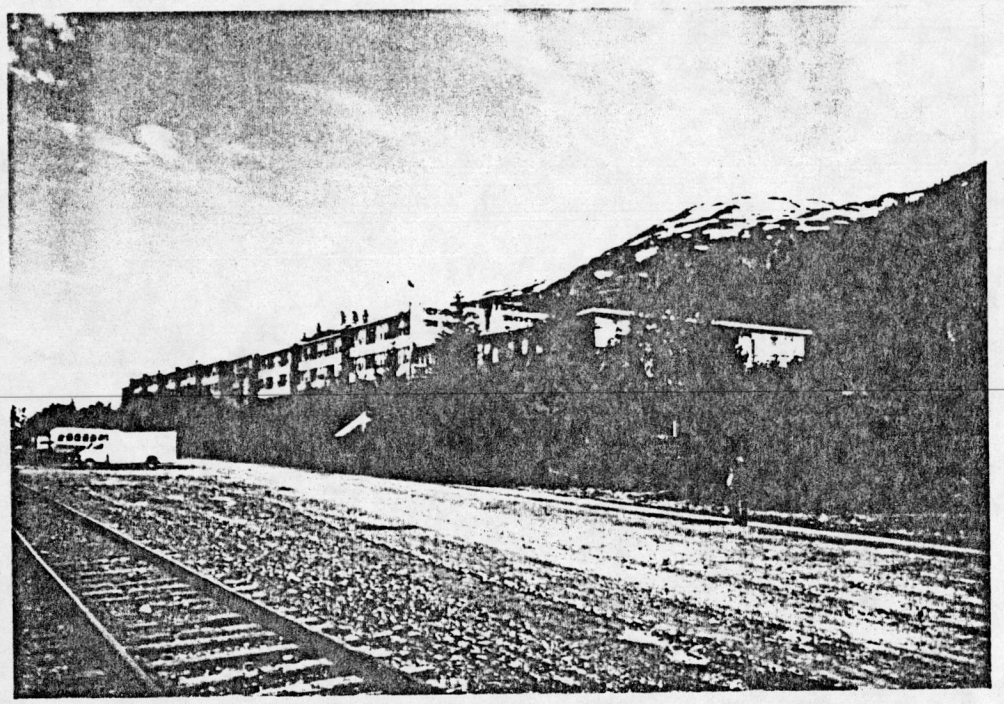

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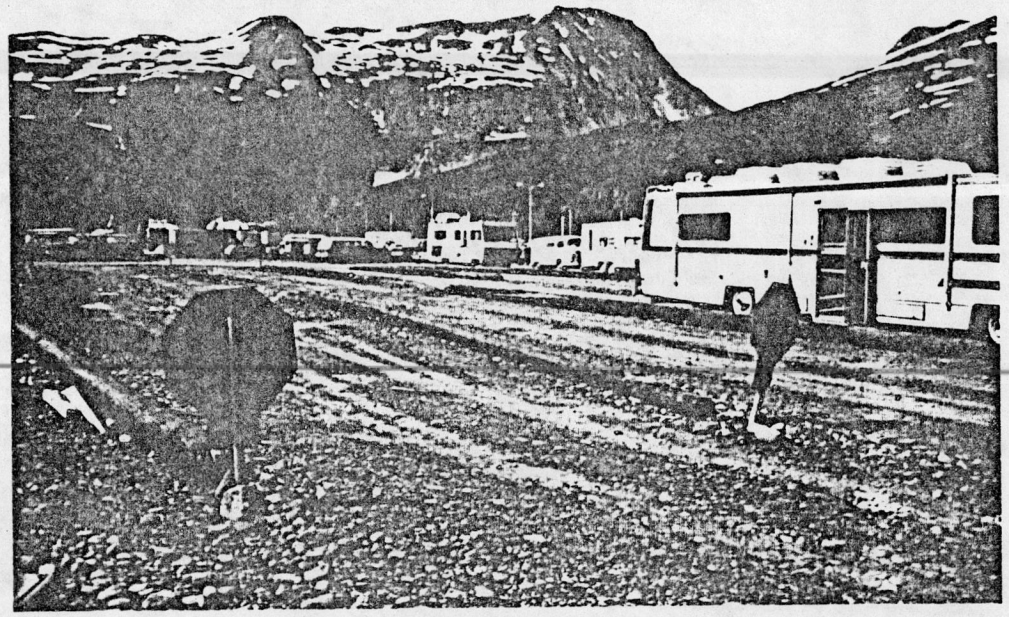

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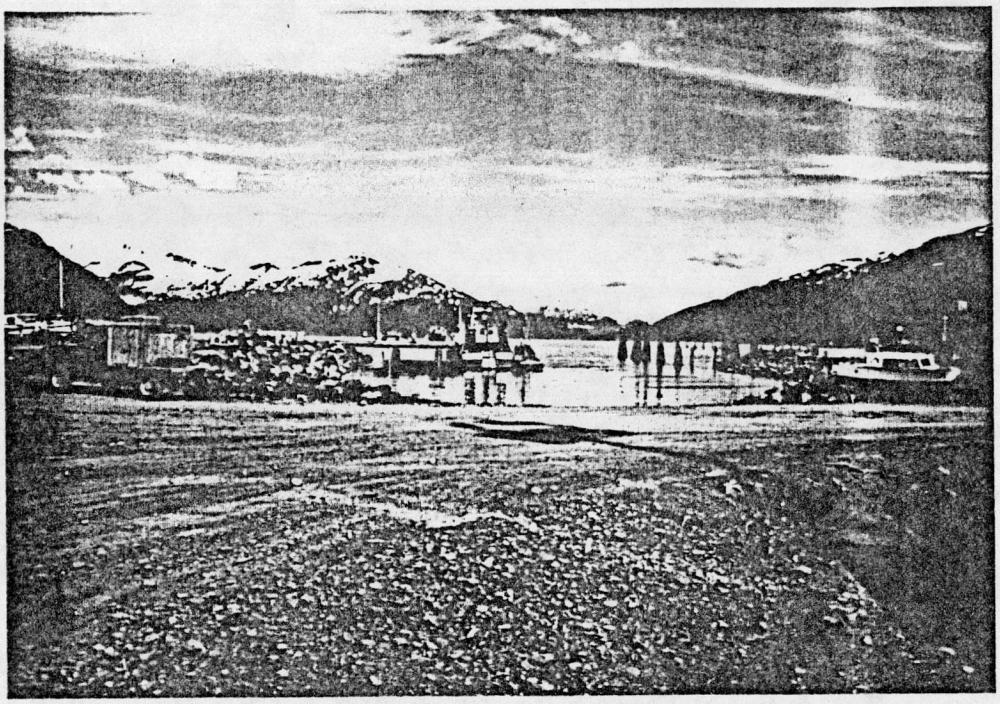

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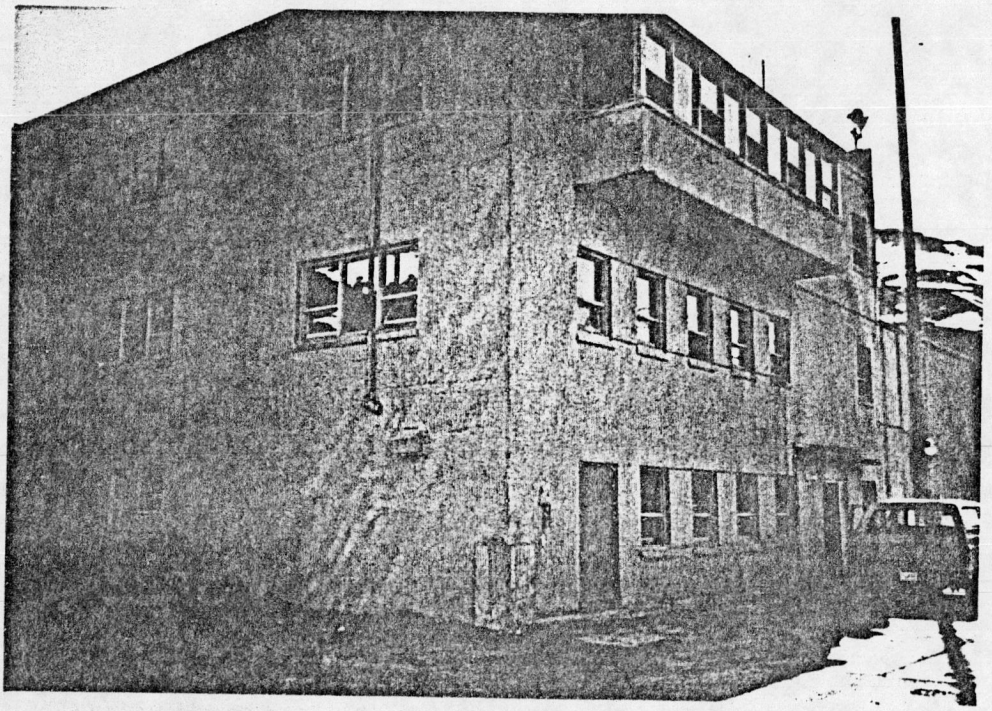
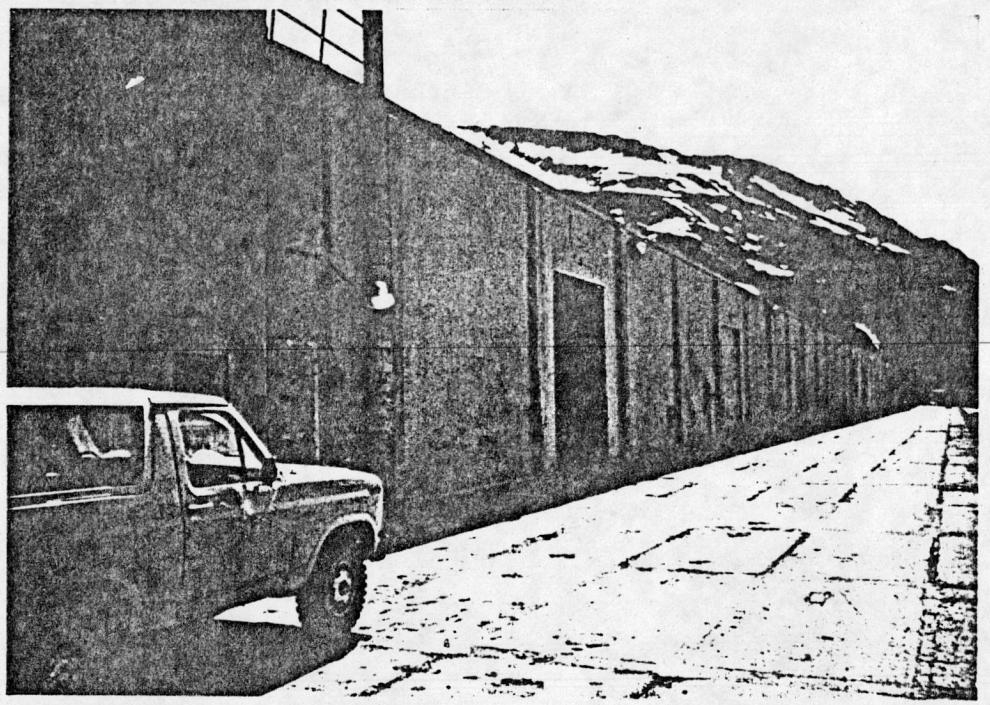


BUILDING NO. 500-18
TRANSIT SHED
WHITTIER



BUILDING NO. 500-18
TRANSIT SHED
WHITTIER

VALDEZ

The port city of Valdez is located about 125 miles east of Anchorage on the north side of the ice-free harbor. 1982 population was 3,694. Access is by water, air, and by highway #4 through the Chugach Mountains north to Glenallen.

The old city of Valdez was completely destroyed by the tidal wave which accompanied the 1964 earthquake. The new city is on somewhat higher ground, and is protected by a 350 foot bluff.

There is a sizeable marina in Valdez. It is served by numerous ferry and tour boats, with connections over the "Marine Highway System" to Whittier, Cordova, Seward, Kodiab, and Homer. Fishing charters are also available.

The subject property is near the old city and the airport and consists of about 50 acres of industrial land, partially leased to two tenants.

The 800 mile long Alaska Pipeline from the Prudhoe Bay oil field terminates on the south side of Valdez harbor of the Prince William Sound. Its throughput of 1.6 million barrels per day is transported to the "lower 48" by supertankers served by four berths which average two ships per day.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	Valdez
LOCATION:	Richardson Highway (Route 4), Airport Road and McKinley Street.
HIGHEST AND BEST USE:	Industrial
ZONING:	Industrial
CURRENT USE:	Industrial (oil distributor and storage)
SHAPE:	Rectangular
SIZE:	77.72 acres
SOIL CONDITIONS:	Typical river terrace, gravel, sedmentation.
TOPOGRAPHY:	Flat, the north portion along the east side of Richardson Highway and south side of Airport Road is wooded.
ACCESS:	Two macadam paved highways and one gravel paved road.
COMMENTS:	There is an Alaska Railroad rail trackage remaining on the subject portion west of Richardson Highway and leading toward the bay.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4466 MAP NO.: Valdez
PROPERTY TYPE:	Industrial
ADDRESS:	Valdez, Alaska
LESSOR:	Alaska Railroad
LESSEE:	Alaska Railcar Company
DATE OF LEASE:	August, 1974
REVIEW DATE:	August, 1984
EXPIRATION DATE:	August, 1984
RENTAL:	$41,243
LAND:	15.78 acres or 688,248 square feet.
LESSEE IMPROVEMENTS:	One-story industrial building, high ceiling height, concrete floor slab, overhead section doors, pedestrian type doors, gable type roof, reinforced concrete floor, vaporproof lighting fixtures, exterior flood lights, suspended unit heaters.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	Industrial
UNIT OF COMPARISON:	$2,614 per acre; $.06 per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4797 MAP NO.: Valdez
PROPERTY TYPE:	Industrial
ADDRESS:	Valdez
LESSOR:	Alaska Railroad
LESSEE:	Harbor Fuel Company, Inc.
DATE OF LEASE:	August, 1977
REVIEW DATE:	August, 1987
EXPIRATION DATE:	August, 1997
RENTAL:	$3,500
LAND:	1.4648 acres or 65,340 square feet.
LESSEE IMPROVEMENTS:	One-story framed shop/office building, a number of wood/shed storage sheds, pressurized gas storage tank, drum storage racks, gravel paved yard area, perimeter fencing.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	Industrial
UNIT OF COMPARISON:	$2,389 per acre; $.05 per square foot.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	V-1
LOCATION:	Southwest corner of Egan Drive and Tatitlek Avenue (Lot 1, Block 54, Mineral Creek Subdivision), Valdez, Alaska
SALE PRICE:	$59,000 UNIT PRICE: $4.38/SF
SALE DATE:	March, 1979
HIGHEST AND BEST USE:	Commercial
ZONING:	Commercial
CURRENT USE:	Vacant
SHAPE:	Rectangular - 90' x 149.6'
SIZE:	13,468 square feet
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Paved
UTILITIES:	All
COMMENTS:	All public utilities are available. The site is encumbered with a 20' wide sewer easement on the north and a 15' wide access/utility easement on the south.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	V-2
LOCATION:	South side of Egan Drive just west of Tatitlek Avenue (Lots 3A, 4A and 6A, Block 34, Mineral Creek Subdivision), Valdez, Alaska
SALE PRICE:	$97,479 UNIT PRICE: $3.34/SF
SALE DATE:	June, 1979 and August, 1979
HIGHEST AND BEST USE:	Retail Commercial
ZONING:	Commercial
CURRENT USE:	Vacant at time of sale. Subsequently improved with a two-story retail and office structure.
SHAPE:	Contiguous rectangular lots, 195 FF x 150'± depth.
SIZE:	29,202 square feet
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level and at grade.
ACCESS:	Egan Drive (paved).
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	V-3
LOCATION:	South side of the Small Boat Harbor, Valdez, Alaska
SALE PRICE:	$500,000 UNIT PRICE: $1.65/SF, including dock improvements.
SALE DATE:	May, 1980 and April, 1981
HIGHEST AND BEST USE:	Commercial
ZONING:	Industrial
CURRENT USE:	Vacant
SHAPE:	Irregular; five parcels.
SIZE:	303,086 square feet or 6.96 acres.
SOIL CONDITIONS:	Good to poor.
TOPOGRAPHY:	Partially man-made arm extending along the south side of the Small Boat Harbor. Approximately 36% of the site is upland.
ACCESS:	Gravel Road
UTILITIES:	Sewer
COMMENTS:	The property included a wood dock improvement which reportedly contributed $242,000 of the sale price, according to the buyer. A waterfront hotel is proposed for the site. Sewer is available, but water will have to be extended some distance.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	V-4
LOCATION:	Mineral Creek Loop Road (all of Block 4, Zook Subdivision), Valdez, Alaska
SALE PRICE:	$21,000 UNIT PRICE: $18,750/acre
SALE DATE:	February, 1980
HIGHEST AND BEST USE:	Commercial
ZONING:	Commercial/Residential
CURRENT USE:	Vacant
SHAPE:	Triangular
SIZE:	48,471 square feet or 1.12 acres.
SOIL CONDITIONS:	Poor, requiring fill prior to building construction.
TOPOGRAPHY:	Vacant wetlands.
ACCESS:	Paved
UTILITIES:	Electricity and sewer, but not water, are available.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	V-5
LOCATION:	Small Boat Harbor Spit, Valdez, Alaska
SALE PRICE:	$45,000 UNIT PRICE: $15,254/acre
SALE DATE:	January, 1979
HIGHEST AND BEST USE:	Industrial
ZONING:	Industrial
CURRENT USE:	Vacant
SHAPE:	Slightly irregular.
SIZE:	128,502 square feet or 2.95 acres.
SOIL CONDITIONS:	Good to poor.
TOPOGRAPHY:	35% uplands. The remainder is tidelands which are dry at low tide.
ACCESS:	Gravel Road
UTILITIES:	Electricity and water.
COMMENTS:	225'± of frontage facing deep water on Port Valdez.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	V-6
LOCATION:	West side of Mineral Creek Loop Road, 1/8 mile south of Richardson Highway (Lot 3, Block 3, Zook Subdivision), Valdez, Alaska
SALE PRICE:	$16,000 **UNIT PRICE:** $13,793/acre
SALE DATE:	December, 1981
HIGHEST AND BEST USE:	Industrial
ZONING:	Commercial/Residential
CURRENT USE:	Vacant
SHAPE:	Approximately 187' x 268'.
SIZE:	50,459 square feet or 1.16 acres.
SOIL CONDITIONS:	Poor, requiring fill prior to building construction.
TOPOGRAPHY:	Vacant wetlands.
ACCESS:	Paved
UTILITIES:	Electricity and sewer, but not water, are available.
COMMENTS:	225'± of frontage facing deep water on Port Valdez.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	V-7
LOCATION:	South side of Port Fidalgo Bay near Whaler Bay, 24± air miles south of Valdez, Alaska
SALE PRICE:	$180,000 UNIT PRICE: $1,388/acre
SALE DATE:	September, 1979
HIGHEST AND BEST USE:	Recreational Homesites
ZONING:	None
CURRENT USE:	Vacant at the time of sale.
SHAPE:	Irregular
SIZE:	129.7 acres.
SOIL CONDITIONS:	Fair to good.
TOPOGRAPHY:	Sloping, with 2,284' of bay frontage, consisting of a gravel beach and rock outcroppings and two fresh water creeks.
ACCESS:	Boat or float plane.
COMMENTS:	The property was subsequently subdivided into 197 lots.

SUMMARY OF BASE VALUES

MARKET AREA: VALDEZ

Valuation Unit No.	Land Area	Base Value/Unit Rate
V-1	77.72 acres	$15,000/acre

NUMBER OF ACRES 59.97 19-Sep-83
ABSORPTION 5%
ESCALATION FACTOR 3%
BASE VALUE $898,629

VALDEZ NON-OPERATING PROPERTY LEASE-UP PROJECTION

ACRES	SQ.FT. PER ACRE	BASE VALUE	YEAR	FUTURE VALUE OF 1	RENTAL FACTOR	RENT
	43560	$0.34	1983	1.000000	0.0975	$0
3.00	43560	$0.34	1984	1.030000	0.0975	$4,512
2.85	43560	$0.34	1985	1.060900	0.0975	$4,415
2.71	43560	$0.34	1986	1.092727	0.0975	$4,320
2.57	43560	$0.34	1987	1.125509	0.0975	$4,227
2.44	43560	$0.34	1988	1.159274	0.0975	$4,137
2.32	43560	$0.34	1989	1.194052	0.0975	$4,048
2.20	43560	$0.34	1990	1.229874	0.0975	$3,961
2.09	43560	$0.34	1991	1.266770	0.0975	$3,875
1.99	43560	$0.34	1992	1.304773	0.0975	$3,792
REM 37.80						

	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992
	$0	0	0	0	0	0	0	0	0	0
		4,512	4,512	4,512	4,512	4,512	5,231	5,231	5,231	5,231
			4,415	4,415	4,415	4,415	4,415	5,118	5,118	5,118
				4,320	4,320	4,320	4,320	4,320	5,008	5,008
					4,227	4,227	4,227	4,227	4,227	4,906
						4,137	4,137	4,137	4,137	4,137
							4,048	4,048	4,048	4,048
								3,961	3,961	3,961
									3,875	3,875
										3,792
NON OP UNLEASED GROSS INCOME	$0	4,512	8,927	13,247	17,474	21,611	26,378	31,042	35,605	40,070
NON OP LEASED GROSS INCOME	$44,743	$27,276	$27,705	$27,705	$26,672	$26,672	$26,672	$30,857	$30,857	$31,249
NON OP TOTAL GROSS INCOME	$44,743	31,788	36,632	40,952	44,146	48,283	53,050	61,899	66,462	71,319
MANAGEMENT & LEASING EXP.	($2,237)	(1,589)	(1,832)	(2,048)	(2,207)	(2,414)	(2,652)	(3,095)	(3,323)	(3,566)
HOLDING COSTS	($17,360)	($17,889)	($18,426)	($18,978)	($19,548)	($20,134)	($20,738)	($21,360)	($22,001)	($22,661)
NET INCOME	$25,138	$12,310	$16,375	$19,926	$22,391	$25,735	$29,659	$37,444	$41,138	$45,092
DISCOUNTED PRESENT WORTH	$23,141	$9,603	$10,826	$11,164	$10,632	$10,355	$10,114	$10,821	$10,075	$9,359

TOTAL NON OP BASE VALUE 1983 - $1,157,863

TOTAL NON OP ACRES - 77.27

18% FV FACTOR ADJ. FOR 1/2 YR.

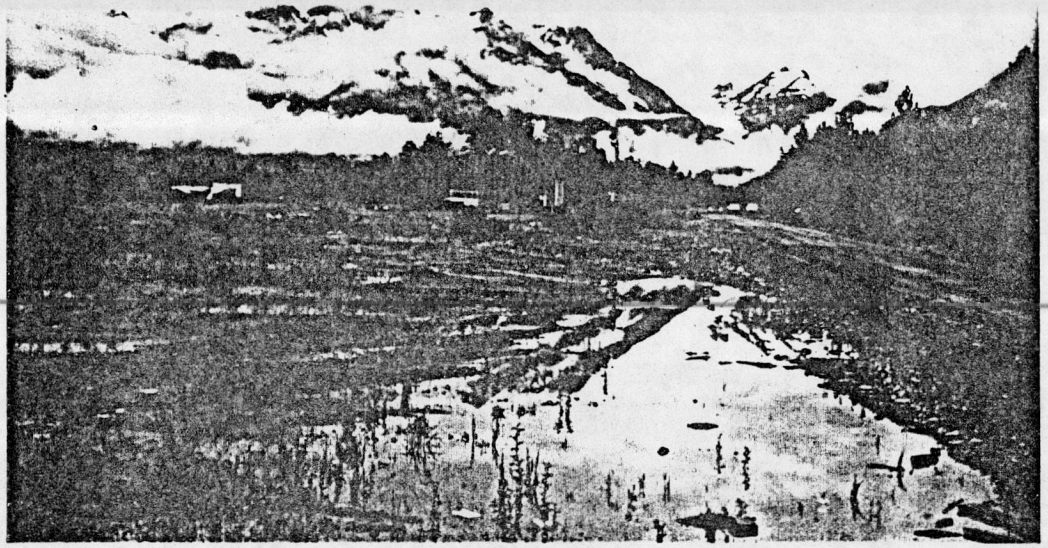
1983	0.9205747
1984	0.7801480
1985	0.6611424
1986	0.5602902
1987	0.4748222
1988	0.4023916
1989	0.3410099
1990	0.2889914
1991	0.2449080
1992	0.2075492

$462,482 REVERSION
$95,988

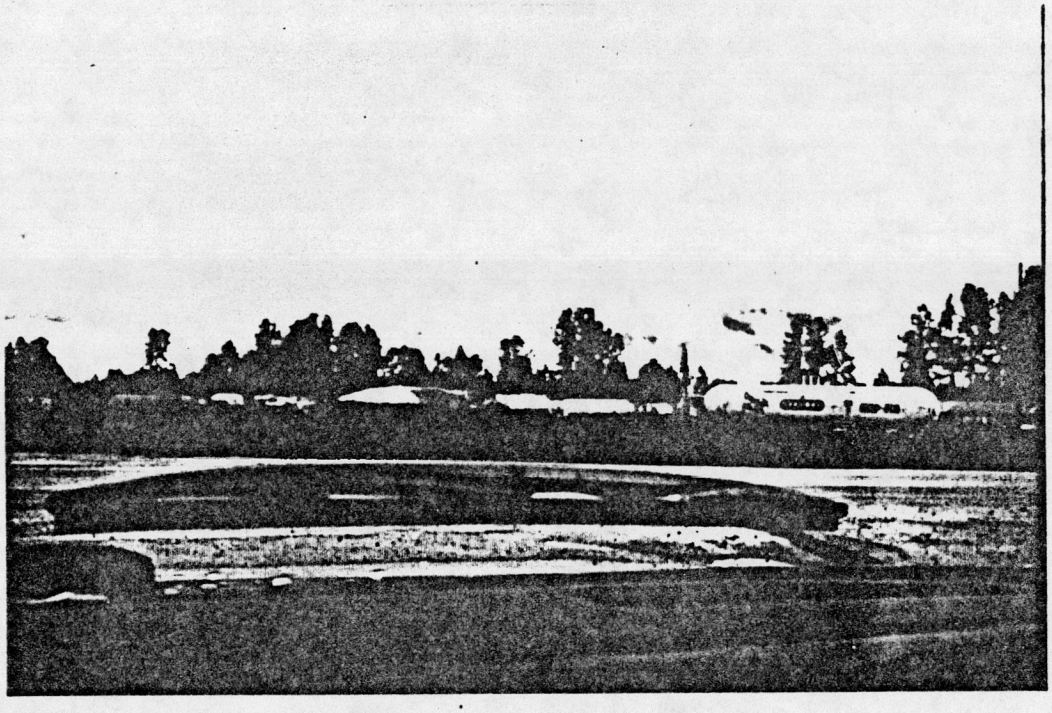
NET PRESENT VALUE $212,078
NET PRES VAL OF REM 153,373
TOTAL NET PRESENT VALUE $365,451

REM ACRES	SQ FT	FV	BV	FW	PRES VAL
37.80	43560	1.3047731	0.344	0.2075492	153,373

PHOTOGRAPHS



INTERIOR VIEW OF EAST PORTION
VALUATION UNIT NO. V-1



LOOKING SOUTHEAST
SOUTHWEST CORNER OF RICHARDSON HIGHWAY & AIRPORT ROAD
VALUATION UNIT NO. V-1

OTHER MARKET AREA

This Market Area classification includes all Alaska Railroad properties located outside the boundaries of the major Market Areas previously described. Most of the "wide spots" scattered along the Railroad line, as well as sections of the ROW itself, share the characteristic of remoteness, although even the most isolated of the parcels is much more accessible than the majority of Alaskan lands.

For the most part, these properties lie outside areas where there is concentrated real estate activity. The predominate highest and best use is recreational or scenic preservation. However, there is existing development and/or potential for more intensive development associated with a number of the tracts.

Valuation Unit Nos. Other-0-1 through Other-0-7, including the Chugach National Forest and Portage parcels, are located in the Kenai Peninsula and the southernmost portion of the Municipality of Anchorage. There is minimal real estate activity in this area, with the exception of scattered residential and recreational uses.

Valuation Unit Nos. Other-8 through Other-0-30 are located in the Matanuska-Susitna Borough north of the Municipality of Anchorage. These valuation units include the Matanuska, Moose Creek, Pittman, Willow, Mile Post 223 Gravel Pit, Talkeetna, Curry, Gold Creek, Chulitna, Midway, Colorado Hills and Broad Pass "wide spots" along with intermittent ROW sections. The major growth centers in the Mat-Su Borough are the towns of Palmer and Wasilla, located respectively on the Glenn and Parks Highways within the Mat-Su Valley agricultural area. None of the subject parcels are in the path of active residential and commercial development, although Matanuska, Moose Creek, and Pittman are on the fringe of the Mat-Su Valley growth area.

Although Willow (M.P. 185.7) was selected as the site of the new State Capital, it appears unlikely that the movement of the capital will take place in the foreseeable future. We do not project significant growth in this sparsely populated area in the next five to ten years.

Talkeetna (M.P. 226-7) is a small residential community with neighborhood commercial and recreational activity but little potential for significant growth in the near future. Curry, Gold Creek, Chulitna, Midway, Colorado Hills and Broad Pass are among the most remote tracts in the ARR inventory, with the exception of Holy Cross and Tanana. Although the Midway and Broad Pass parcels have highway access, these areas are very sparsely populated and the predominant land use is undeveloped wilderness. However, the construction of the transmission line Intertie between Anchorage and Fairbanks is now underway, and has provided a mild stimulus to the region's economy. Tourism is also a factor, particularly with regard to the Talkeetna, Midway, and Broad Pass areas which are on the highway route to Denali National Park.

Valuation Unit Nos. Other-31 through Other-0-38 are located in the Healy/Lignite area approximately 240 miles north of Anchorage and 110 miles southwest of Fairbanks. The economy of this area is based on coal mining, notably the Usibelli mining operation headquartered at Lignite. Approximately 200 persons are employed at this facility, which is scheduled to begin coal shipments to Korea in late 1984. The town of Healy contains residential and neighborhood commercial development. The Golden Valley Electric Association plant, which supplies power for the Nenana/Tanana Valley region, up to and including Fairbanks, is located in Suntrana across the Nenana River from Healy.

Valuation Unit Nos. Other-39 through Other-0-44 are located in the general vicinity of Clear Air Force Base which is located at M.P. 392.9 between Healy and Nenana. Aside from the military installation, the focal point of this sparsely populated area is the small community of Anderson.

Valuation Unit Nos. Other-0-45 through Other-0-55 are located in and around the City of Nenana (M.P. 411.7). The estimated 1982 population of Nenana was 475. This community is located at the confluence of the Nenana and Tanana Rivers, and is important as a barge transportation center serving more remote sections of interior Alaska along the Tanana and Yukon Rivers. A large scale agricultural project is planned for west of Nenana.

The small city of Tanana is located near the center of the Alaskan mainland, about 150 miles west of Fairbanks. It is on the north side of the Yukon River across from the confluence of the Yukon and Tanana Rivers. Population for 1982 was reported at 485, but the mid 1982 closing of the small native hospital has reduced both employment and population so that only around 300 people now live there. Access is by water or via a good gravel airstrip served by an FAA "tower", with regular light plane passenger and freight service to Fairbanks and Nenana.

Holy Cross, founded as an early Catholic mission and school, is a tiny village in the southwestern quadrant of the Alaskan mainland. It is located on the west bank of the Yukon River across from the confluence of the Yukon and Innoko Rivers, about 125 miles northeast of Bethel and about 375 miles west of Anchorage. Population is reported to be 238. Access is solely by water or via the small gravel airstrip, currently being improved by the State.

The subject property is located on the east bank of the Innoko River about a half mile upstream from the Yukon River. Known as "Railroad City", it was a depot for the barge traffic on the Yukon and Innoko Rivers run by the Alaska Railroad from the early thirties until the mid fifties.

In summary, our projections for the Other Market Areas reflect moderate growth over the next decade.

PROPERTY DESCRIPTION

LAND

The subject property consists of right-of-way segments and tracts of land referred to as "wide spots." These wide spots are known as: Crown Point, Moose Pass, Alaska Northern Railroad Station (located in the Chugach National Forest), Portage, Matanuska, Pittman, Willow, Gravel Pit, Talkeetna, Curry, Gold Creek, Chulitna, Hurricane (Midway), Colorado, Broad Pass, Healy, Clear and Nenana. The right-of-way segments are at various locations between Seward and Fairbanks.

A few of the wide spots - Alaska Northern Railroad Station, Pittman, Curry, Gold Creek, Chulitna, Colorado and a portion of Clear - have no direct access other than the railroad. This is also true of a few of the right-of-way segments, but the remaining valuation units in the proximity of the railroad line have some access, either directly or indirectly, off Parks Highway or Seward Highway. The Tanana and Holy Cross valuation units are located many miles to the west of the operating railroad. These parcels are remnants of former ARR barge operations down the Yukon River. Access is via river or plane.

The valuation units vary in size from .38 acres to 5,355 acres and from good to poor soil conditions. The topography ranges from a roadbed on fill through marshlands, to level and steep hillsides, to a shelf cut into a hillside. The valuation units total 2,336.13 acres of operating property and 20,610.64 acres of non-operating property in 57 valuation units.

Each valuation unit is described in greater detail on the following pages.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-03
LOCATION:	Mile Post 64.2, Portage, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	1,075.0 acres
SOIL CONDITIONS:	Fair to poor
TOPOGRAPHY:	Level, low and swampy
ACCESS:	Seward Highway (two-lane paved)
UTILITIES:	Electric

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-04
LOCATION:	Mile Post 64.2, Portage, Alaska
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	1 acre
SOIL CONDITIONS:	Good to fair
TOPOGRAPHY:	Level to sloping away from road.
ACCESS:	Seward Highway and paved road to Portage Glacier.
UTILITIES:	Electric
COMMENTS:	Rear portion of Valuation Unit is low and swampy.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-08
LOCATION:	Mile Post 150.7, Alaska Railroad Right-of-Way, Matanuska, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	238.23 acres
SOIL CONDITIONS:	Fair to poor
TOPOGRAPHY:	Basically level, low and swampy.
ACCESS:	Gravel road off Old Glenn Highway.
UTILITIES:	None

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-10
LOCATION:	Moose Creek, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	88.89 acres
SOIL CONDITIONS:	Fair to poor
TOPOGRAPHY:	Rolling
ACCESS:	Abutter or Matanuska River.
UTILITIES:	None

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-11
LOCATION:	Mile Post 168, Alaska Railroad Right-of-Way, Pittman, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	139.83 acres
SOIL CONDITIONS:	Good to fair
TOPOGRAPHY:	Basically level with a few low spots.
ACCESS:	Rail only - abutter
UTILITIES:	None

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-12
LOCATION:	East of Parks Highway at Mile Post 69, Willow, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	36.41 acres
SOIL CONDITIONS:	Good to fair
TOPOGRAPHY:	Level to gently rolling.
ACCESS:	Gravel road off Parks Highway.
UTILITIES:	Electric
COMMENTS:	Ten to twelve acres are low and swampy.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-15
LOCATION:	Mile Post 223, Alaska Railroad Right-of-Way, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	199.87 acres
SOIL CONDITIONS:	Good to fair
TOPOGRAPHY:	Basically level
ACCESS:	Dirt road off Talkeetna Spur Road.
UTILITIES:	None
COMMENTS:	Valuation Unit fronts on Susitna River.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-17
LOCATION:	Talkeetna, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Recreational and vacant land with a small amount of commercial use.
SHAPE:	Irregular
SIZE:	144.23 acres
SOIL CONDITIONS:	Good to fair
TOPOGRAPHY:	Rolling
ACCESS:	Paved and gravel roads
UTILITIES:	Electric

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-19
LOCATION:	Mile Post 245.8 to Mile Post 251.8, Curry, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular, six miles in length, maximum width is 1.65 miles.
SIZE:	5,095.35 acres
SOIL CONDITIONS:	Varying from poor to good.
TOPOGRAPHY:	Approximately 80% of the parcel consists of steep hills, with a level strip adjoining the right-of-way in the northwest quadrant of the parcel.
ACCESS:	Rail only.
COMMENTS:	Remote area.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-21
LOCATION:	Mile Post 262.8 to Mile Post 263.1 and Mile Post 263.2 to Mile Post 263.3, Gold Creek, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Two non-contiguous parcels: 1.84 acres, rectangular (300' x 145'±), west of right-of-way; and 24.41 acres, rectangular (1,600' x 665±).
SIZE:	Total 26.25 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	The 1.84 acre parcel is relatively level and cleared. The 24.41 acre parcel is also level, overgrown with brush and small trees.
ACCESS:	Rail only.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-22
LOCATION:	Mile Post 273.4 to Mile Post 273.7, Chulitna, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular, with an average depth of 1,000' west of the right-of-way.
SIZE:	99.42 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	Uneven terrain, wooded.
ACCESS:	Rail only.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-23
LOCATION:	Mile Post 279.9 to Mile Post 286.65, Midway, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular. Width varies from .75 miles to 1.55± miles by a length of 6.75± miles.
SIZE:	3,668 acres
SOIL CONDITIONS:	Varying from poor to good.
TOPOGRAPHY:	Generally rolling and uneven, with some level sections as well as steep hillsides. The northwestern portion of the parcel adjoins the Chulitna River and contains several small lakes. There are also wetland areas throughout the parcel.
ACCESS:	Yorks Highway (4.5± miles of frontage on both sides of the highway).
COMMENTS:	The parcel is traversed by the well-known scenic attraction Hurricane Gulch.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-26
LOCATION:	Mile Post 292.4 to Mile Post 293.2, Colorado Hills, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	650'± wide x .8 mile in length
SIZE:	45.38 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	Very steep and rough.
ACCESS:	Rail only.
COMMENTS:	Located approximately one mile west of Parks Highway.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-27
LOCATION:	Mile Post 299.4 to Mile Post 302.4 and Mile Post 303.0 to Mile Post 305.85, Broad Pass, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular. Two non-contiguous parcels with average depths of approximately .5 mile.
SIZE:	929.51 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	The eastern portion of the property, in the vicinity of Parks Highway, is relatively level. Portions of the western boundary drop steeply to the Chulitna River.
ACCESS:	Parks Highway. Access to the southern parcel is across the Alaska Railroad Right-of-Way. The entire length of the northern parcel (3± miles) is traversed by the highway.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-31
LOCATION:	Mile Post 358.7, adjacent to the Healy Depot, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Irregular
SIZE:	10± acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Primary access is via a 1.1 mile gravel road off the paved Healy Turnoff Road. There is also a gravel road in poor condition extending two miles from Parks Highway.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-33
LOCATION:	North side and south side of the Healy Turnoff Road, approximately ½ mile east of Parks Highway, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential subdivision.
SHAPE:	Irregular
SIZE:	463.8 acres
SOIL CONDITIONS:	Fair to good
TOPOGRAPHY:	Level to rolling.
ACCESS:	The Healy Turnoff Road traverses the property.
COMMENTS:	Improved with interior roadways and utilities including electricity, telephone, wells and septic systems.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-34
LOCATION:	Mile Post 362.3, Lignite, Alaska
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Industrial (coal tipple)
SHAPE:	Irregular
SIZE:	278 acres, consisting of two parcels separated by the Nenana River.
SOIL CONDITIONS:	Poor to fair.
TOPOGRAPHY:	Hilly with some level sections, including low areas along the Nenana River.
ACCESS:	Gravel road 2.25± miles off Healy Turnoff Road.
COMMENTS:	This is the site of the Usibelli Coal Tipple.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-35
LOCATION:	Mile Post 356.5± to Mile Post 363.25±, Healy/Lignite, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant, with scattered agricultural (grazing) uses and residential lots.
SHAPE:	Irregular
SIZE:	5,355.73 acres
SOIL CONDITIONS:	Poor to good.
TOPOGRAPHY:	Generally rolling, wooded hills. The parcel includes the majority of Otto Lake and approximately 200 acres which consists of the Nenana River bed.
ACCESS:	Parks Highway. The parcel has approximately three miles of frontage on either side of the highway, with three additional interior gravel roadways.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-39
LOCATION:	Mile Post 388.0 to Mile Post 389.2, Clear, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	1,838.95 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	Generally level and wooded, with a few wet sections. There is an old gravel pit at Mile Post 388±. The western property line borders on the Nenana River.
ACCESS:	Parks Highway. The parcel has .5± mile of frontage on either side of the highway. There is also a secondary gravel road extending 1.5± miles from Parks Highway to the western portion of the parcel.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-41
LOCATION:	Mile Post 395.5 to Mile Post 396.6, Clear, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	One square mile bifurcated by the operating right-of-way.
SIZE:	613.13 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	Marshlands
ACCESS:	Rail only.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-46
LOCATION:	Mile Post 410.2 to Mile Post 411.1, Nenana, Alaska
HIGHEST AND BEST USE:	Residential/Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	168.72 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	Predominantly low, wet and wooded, bordered on the west by the Nenana River.
ACCESS:	Gravel road approximately 1/10 mile west of Parks Highway, south of entrance to the City of Nenana.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-48
LOCATION:	Confluence of Nenana and Tanana Rivers, Nenana, Alaska
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Industrial
SHAPE:	Irregular
SIZE:	56.84 acres
SOIL CONDITIONS:	Generally good (filled)
TOPOGRAPHY:	Level and at street grade.
ACCESS:	With the exception of a 40,000 square foot triangular parcel, base 100' by 800' of frontage on the north side of Front Street, and Block 49, Lot (10,498 square feet), the Valuation Unit is accessible only by boat or across the operating right-of-way and yard.
COMMENTS:	This Valuation Unit is a densely developed waterfront industrial parcel. The parcel has extensive frontage on the Nenana and Tanana Rivers. The Tanana River frontage is bulkheaded, partially steel sheet piling and partially wooded. City water and sewer as well as electricity and telephone service are available. The eastern portion of this parcel, located along the south side of the Tanana River, is directly adjacent to and north of the downtown commercial district of Nenana.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-50
LOCATION:	NE/c and NW/c of A Street and Front Street, Block 1, Lots 1 and 2, and Block 2, Lots 23 and 24, Nenana, Alaska
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Public street, parking and storage.
SHAPE:	Two rectangular parcels, each 50' x 100'.
SIZE:	10,000 square feet
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	A and Front Streets
COMMENTS:	This Valuation Unit was acquired by the Alaska Railroad to allow traffic flow around the Depot, which is located within the bed of Front Street. The majority of the subject is used for this purpose, effectively constituting the bed of Front Street. A small portion of Block 1, Lot 2 is used for parking and as a storage shed site by the adjoining tavern. Electricity, telephone and City sewer and water are available.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-51
LOCATION:	NW/c of First and Main Streets, Block 12, Lots 23 and 24, Nenana, Alaska
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Site of the Nenana Fire Hall.
SHAPE:	Rectangular, 50' x 100'
SIZE:	5,000 square feet
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	First Street
COMMENTS:	Electricity, telephone and City sewer and water are available.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-52
LOCATION:	Between Front Street and the Tanana River and between Coal and G Streets, Nenana, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	7.44 acres
SOIL CONDITIONS:	Fair to good
TOPOGRAPHY:	Level
ACCESS:	Front, E, F and G Streets
COMMENTS:	This Valuation Unit is located east of existing waterfront industrial development and adjoins residential uses to the south. Electricity, telephone and City water and sewer are available.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-53
LOCATION:	Block 11, Lots 4 and 5, west side of Market Street, between First and Second Streets, Nenana, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Site for a single family residence
SHAPE:	Rectangular, 50' x 100'
SIZE:	5,000 square feet
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Market Street
COMMENTS:	Electricity, telephone and City water and sewer are available.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-56
LOCATION:	NE/c of First Avenue and Koyukuk Street, town site of Tanana, Block 11, Parcel 7.
HIGHEST AND BEST USE:	Commercial/Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular, corner site.
SIZE:	10,286 square feet
SOIL CONDITIONS:	Typical
TOPOGRAPHY:	Flat
ACCESS:	Electricity and telephone.
COMMENTS:	First Avenue and Koyukuk Street are gravel covered streets, typical to the entire town. There is 100.34' and 101.95' of frontage on both streets. To the east, this parcel adjoins the town community house site.
	A few building lots of about the same size as the subject have been reported sold at prices ranging from $1,000 to $5,000. Some new HUD-sponsored square log cabins have been built recently. One older house was reported sold at $57,000.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-57
LOCATION:	Railroad City (subject), approximately 5 miles by river travel, east of Holy Cross.
HIGHEST AND BEST USE:	Commercial/Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular, quasi-rectangular.
SIZE:	59.81 acres
SOIL CONDITIONS:	Typical riverfront, clay sedimentation, river bank is recessing. Aspen and birch trees, overgrown with brushes and grass cover.
TOPOGRAPHY:	Flat except for small creek course through property, river frontage is 5' to 8' above river elevation, 3,843' riverfront.
ACCESS:	River travel or dog sled in winter.
COMMENTS:	Remains of Homestead Log Cabins near riverfront. There are also lumber members from former sheds (demolished) and personalty units such as platform trucks, steel drums, etc. scattered about the former tank area.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-01
LOCATION:	Mile Post 31.46 to Mile Post 61.3, Chugach National Forest, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	29.84 miles x 200' wide
SIZE:	723.4 acres
SOIL CONDITIONS:	Fair to poor
TOPOGRAPHY:	The 30' wide roadbed is variously filled through low wet lands and cut into steep hills and cliffsides.
ACCESS:	Rail only.
COMMENTS:	This corridor segment passes through undeveloped wilderness sections of the Chugach National Forest.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-02
LOCATION:	Mile Post 33.2, Chugach National Forest, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	Square
SIZE:	30 acres
SOIL CONDITIONS:	Fair to poor
TOPOGRAPHY:	Rolling
ACCESS:	Rail only
UTILITIES:	None
COMMENTS:	Located in undeveloped wilderness section in the Chugach National Forest.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-05
LOCATION:	Mile Post 64.2, Portage, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	V-shaped
SIZE:	126.5 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Seward Highway (two-lane paved)
UTILITIES:	Electric

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-06
LOCATION:	Mile Post F-12 to Mile Post F-2, Portage to Whittier, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	10 miles x 200' wide
SIZE:	242.4 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Rail only.
UTILITIES:	Electric
COMMENTS:	There are two tunnels you must pass through totaling 2.5 miles.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-07
LOCATION:	Mile Post 66.2 to Mile Post 70.8, between Portage and Girdwood, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	4.6 miles x 200' wide
SIZE:	111.5 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	Narrow shelf with mountains to the northeast and the Turnagain Arm mud flats and Seward Highway to the southwest.
ACCESS:	Seward Highway
COMMENTS:	Portions of the highway are within the right-of-way.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-09
LOCATION:	Mile Post 150.7, Alaska Railroad Right-of-Way, Matanuska, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	Rectangular
SIZE:	27.23 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Gravel road off Old Glenn Highway.
UTILITIES:	None
COMMENTS:	Valuation Unit is 3' to 5' above surrounding land.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-13
LOCATION:	East of Parks Highway at Mile Post 69, Willow, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	Irregular
SIZE:	19.58 acres
SOIL CONDITIONS:	Good (observation)
TOPOGRAPHY:	Basically level.
ACCESS:	Gravel road off Parks Highway.
UTILITIES:	Electric
COMMENTS:	Land on either side of tracks are at different levels.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-14
LOCATION:	0.1 mile between Mile Post 211.3 to Mile Post 212.1, between Montana and Sunshine, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.10 miles x 200' wide
SIZE:	2.4 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	Varies from 30' wide roadbed on fill through swampy wooded area to a shelf cut into a hillside above marshland to the west.
ACCESS:	Rail only.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-16
LOCATION:	Mile Post 223, Alaska Railroad Right-of-Way, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	Rectangular
SIZE:	18.77 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Dirt road off Talkeetna Spur Road.
UTILITIES:	None

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-18
LOCATION:	Talkeetna, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	Rectangular
SIZE:	21.01 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Paved and gravel roads
UTILITIES:	Electric
COMMENTS:	Right-of-way is 3' to 5' above surrounding land.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-20
LOCATION:	Mile Post 245.8 to Mile Post 251.8, Curry, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	6 miles x 200' wide
SIZE:	24.24 acres
SOIL CONDITIONS:	Poor to good.
TOPOGRAPHY:	The southern 2.5± miles run between the Susitna River and steep hillside. The remaining 3.5± miles runs through the level portion of the "widespot". Some of the land is swampy.
ACCESS:	Rail only.
COMMENTS:	Remote area.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-24
LOCATION:	Mile Post 279.9 to Mile Post 286.65, Midway, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	6.75± miles x 200' wide
SIZE:	164± acres
SOIL CONDITIONS:	Generally poor.
TOPOGRAPHY:	Wide variations in terrain, including low wetlands, some higher ground, and shelf cut into steep hillside.
ACCESS:	None, other than rail and two gravel roads across the adjoining Non-Operating Parcel, 1.5± miles from Parks Highway to Mile Post 285.1± and one-third mile to Mile Post 280.43.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-25
LOCATION:	Mile Post 287.5± to Mile Post 287.7± and Mile Post 287.8± to Mile Post 288.0±, between Hurricane and Honolulu, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	Two non-contiguous right-of-way sections, .4 miles x 200' wide
SIZE:	9.7 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	The filled 30' wide roadbed passes through rough topography with some wet areas to the east, and wetlands to the west.
ACCESS:	Rail only.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-28
LOCATION:	Mile Post 299.4 to Mile Post 302.4 and Mile Post 303.0 to Mile Post 305.85, Broad Pass, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	200' wide x 5.85 miles
SIZE:	141.82 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	Generally low and relatively level with trees and brush cover.
ACCESS:	Parks Highway

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-29
LOCATION:	Mile Post 302.4 to Mile Post 303.0±, north of Broad Pass (between two wide spot sections), Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.6 miles x 200' wide
SIZE:	14.55 acres
SOIL CONDITIONS:	Poor to good.
TOPOGRAPHY:	The roadbed passes through relatively level lands, low and covered with trees and brush growth.
ACCESS:	Rail only.
COMMENTS:	The right-of-way is located approximately 1,000' northwest of Parks Highway in a sparsely developed area.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-30
LOCATION:	Mile Post 305.8± to Mile Post 309.2±, Broad Pass, Alaska
HIGHEST AND BEST USE:	Recreational/Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	3.4 miles x 200' wide
SIZE:	82.42 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	The west side of the tracks is a low hillside, gradually leveling off around Mile Post 307, with a ditch between the tracks and the hill at Mile Post 306.2±. The east side of the tracks is predominantly low and wet.
ACCESS:	Rail only.
COMMENTS:	The right-of-way is located 500' to 2,000' southeast of Parks Highway in a sparsely developed area.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-32
LOCATION:	Mile Post 358.7, Operating Yard, Healy, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	Irregular; approximately 500' wide by one mile long.
SIZE:	60.61 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	Via a 1.1 mile gravel road off the paved Healy Turnoff Road.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-36
LOCATION:	Mile Post 361.8 to Mile Post 362.7, Lignite, Alaska
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.9 mile x 200' wide
SIZE:	21.82 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	Uneven terrain with brush and tree cover.
ACCESS:	Gravel road 2± miles off Healy Turnoff Road.
COMMENTS:	Traverses the Lignite Coal Tipple area.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-37
LOCATION:	Right-of-Way sections between Mile Post 356.5 and Mile Post 363.25, Healy/Lignite, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	6.2 mile x 200' wide
SIZE:	150.3 acres
SOIL CONDITIONS:	Poor to fair
TOPOGRAPHY:	Ranges from low wetlands to hilly woodlands.
ACCESS:	Healy Turnoff Road

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-38
LOCATION:	Suntrana (end of Suntrana Branch), Alaska
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.11 miles x 200' wide
SIZE:	2.67 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	North side of the right-of-way is steep cliffside. The south side is a level shelf above a stream.
ACCESS:	Private gravel and dirt road 3± miles east of Healy Cut-Off Road.
COMMENTS:	There is no development in the immediate vicinity of this parcel except for the old Usibelli Coal Tipple, which has been inactive for several months, superceded by the newer facility at Lignite.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-40
LOCATION:	Mile Post 388.0 to Mile Post 388.5, Clear, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.5 mile x 200' wide
SIZE:	12.12 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	The 30' wide roadbed is filled through low but predominantly dry lands which are generally tree and brush covered.
ACCESS:	Gravel road 1.5± miles off Parks Highway.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-42
LOCATION:	Mile Post 395.5 to Mile Post 396.6, Clear, Alaska
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	1.1 miles x 200' wide
SIZE:	26.67 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	The 30' wide roadbed is filled through low, swampy lands.
ACCESS:	Rail only.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-43
LOCATION:	Mile Post 389.3± to Mile Post 397.0± (all of right-of-way is in T7S/R8W FM), between Rex and Anderson (within Clear Military Reservation), Alaska
HIGHEST AND BEST USE:	Military/Government Institutional
ZONING:	Military Reservation
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	7.7 miles x 200' wide
SIZE:	186.67 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	The 30' wide roadbed is on fill raised 6' to 10' above the surrounding lands, which are level to slightly sloping, wooded, and mostly dry.
ACCESS:	Clear Air Force Base Access Road and Anderson Turn-off Road, both paved two-lane highways.
COMMENTS:	This right-of-way section is located entirely within the Clear Military Reservation, site of a USAF early warning system. The Town of Anderson is located approximately 3/4 mile west of the northern terminus.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-44
LOCATION:	0.2 miles between Mile Post 402.3± to Mile Post 406.8±
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	0.2 miles x 200' wide
SIZE:	4.8 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	The 30' wide roadbed is on a fill surrounded by bog.
ACCESS:	Rail only.
UTILITIES:	None
COMMENTS:	Located in a sparsely developed area between Anderson and Nenana.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-45
LOCATION:	Mile Post 408.5 to Mile Post 408.85±, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.35 mile x 200' wide
SIZE:	8.48 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	The 30' wide roadbed filled, passing through low swamplands.
ACCESS:	Paved road approximately .5 mile southwest of Parks Highway.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-47
LOCATION:	Mile Post 410.2 to Mile Post 411.1, Nenana, Alaska
HIGHEST AND BEST USE:	Residential/Recreational
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.9 mile x 200' wide
SIZE:	21.79 acres
SOIL CONDITIONS:	Poor
TOPOGRAPHY:	The 30' wide roadbed is filled through a low, wet, wooded area.
ACCESS:	Gravel road approximately 1/10 mile west of Parks Highway, south of entrance to the City of Nenana.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-49
LOCATION:	Operating Yard, Nenana, Alaska
HIGHEST AND BEST USE:	Industrial
ZONING:	None
CURRENT USE:	Operating Alaska Railroad Yard and Right-of-Way.
SHAPE:	Irregular, including the yard area which has an average depth of 500'± west of the Parks Highway-Tanana Bridge overpass, a wye turnaround track, and a 30' wide right-of-way running along and behind Front Street.
SIZE:	26.49 acres
SOIL CONDITIONS:	Good
TOPOGRAPHY:	Level
ACCESS:	The yard area is accessible via a gravel road (Front Street extended) underneath Parks Highway-Tanana Bridge overpass. The 30' wide right-of-way through downtown Nenana has 800'± of frontage along the north side of Front Street.
COMMENTS:	This parcel adjoins the existing developed waterfront industrial non-operating valuation unit.

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-54
LOCATION:	Mile Post 413.5± to Mile Post 415.11± and Mile Post 415.2± to Mile Post 415.5±, North Nenana, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	2.66 miles x 200' wide
SIZE:	64.5 acres
SOIL CONDITIONS:	Fair to good
TOPOGRAPHY:	The eastern end of the right-of-way is level land at the base of a cliff. Extending westward, the 30' wide roadbed is between steep cliffside to the north and gravel road atop steep riverbank to the south at the eastern end of the right-of-way section, then abuts the north side of Parks Highway for approximately ¼ mile, then extends northward through a wooded area approximately 1/10 mile west of and parallel to Parks Highway. There is a 400'± gap between the two right-of-way sections.
ACCESS:	Parks Highway

VALUATION UNIT DATA SHEET
ALASKA RAILROAD

VALUATION UNIT NO.:	OTHER-O-55
LOCATION:	Mile Post 418.4 to Mile Post 418.51±, approximately four miles north of Nenana, Alaska
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Alaska Railroad Right-of-Way
SHAPE:	.11 mile x 200' wide
SIZE:	2.67 acres
SOIL CONDITIONS:	Fair
TOPOGRAPHY:	30' wide roadbed through low, relatively level lands.
ACCESS:	Parks Highway.
COMMENTS:	Located approximately .2 mile west of Parks Highway

IMPROVEMENTS

Building No. 358-02 - Healy Hotel

The general construction of this hotel is wood frame construction with tongue and groove wood siding. There are poured concrete foundation wall and slab floors. The roof is flat with tongue and groove sheathing with 90# rolled paper. The heat is through individual room baseboard steam radiators. The interior construction is gypsum board walls and ceilings with vinyl tile floor covering. The windows are wood with insulated glass. The kitchen has marlite type walls and drop ceilings. The lighting in the hallways are flourescent lights attached to the ceiling with incandescent lights in the rooms.

The building is two stories above ground with the basement finished. The basement has a game room that is carpeted, twelve sleeping rooms, laundry room, linen room, large men's room, repair shop and storage room. The first floor has lobby area, kitchen, dining area, walk-in cooler, storage room manager's apartment, six sleeping rooms, and one men's room. The second floor has 14 sleeping rooms and a men's and women's rest room.

The building has a sprinkler system on all three floors. There is a fire escape ladder at either end of the building. Also there is a fire alarm system. The hotel is in fair condition.

Building No. 358-05 - Engine House

This building sets on a 6" concrete slab and 8" concrete foundation wall 4' high. The remainder of the building is 8" concrete block with steel roof trusses. The roof is rolled tar paper over 2" tongue and groove wood sheathing. There are two sets of tracks going through the building with one track having a work pit. There are three roll-up overhead doors with the fourth being removed and closed off. The building has its own boiler with hanging projection furnaces. Lighting is from both mercury and incandescent lights.

There is a mezzanine floor area on the north side. A steel frame supports a concrete floor covered with tile, wood walls and ceilings, and has a stockroom, two rest rooms and an office. Also attached to the north side on the exterior is a gas car shed. It is concrete block walls, metal decking roof with tar, gravel and no floor. There are numerous fire hoses and fire extinguishers throughout. The building is in fair condition.

Building No. 358-06 and 358-07 - Duplex Apartments

These are two separate but identical buildings. The exterior is tongue and grooved wood siding with gable roof with rolled roofing, wood windows and doors. Poured concrete foundation. Each building has a basement. There was no interior inspection

made but plans were provided by the Engineering Department of the Alaska Railroad. Each apartment has two bedrooms, kitchen and a bathroom. The buildings are in fair condition from an external view.

Building No. 358-08 - Foreman's Dwelling

The exterior is tongue and grooved wood siding with a gable roof with #90 roll roofing. The building has a basement with poured concrete walls and floor. There are wood windows and doors. No inspection was made of the interior. The building is in fair condition from an external view.

Building No. 358-13 - Section Quarters

This is a one-story frame construction house, built in 1945. The exterior is tongue and grooved wood siding, rolled roofing and a concrete foundation. There are wood windows and doors. Only a physical inspection was made of the exterior. The interior was taken from plans provided by the Engineering Department of the Alaska Railroad.

The house was converted over to a duplex apartment around 1966. The first floor is a one bedroom, living room, kitchen and bathroom, while the downstairs is two bedroom, kitchen, living room combination and bath. The building is in fair condition from an external view.

Building No. 304-05 - Broad Pass Section House

This building is a modular home (two sections - each being 12' x 56') on a poured concrete foundation. The exterior is wood siding with a gable roof with composition shutters. There are two enclosed entrances/exits on either side of the house. Wood framed windows and doors were seen.

The only inspection was made on the exterior, no interior inspection was made. The following is taken from plans supplied by the Engineering Department of the Alaska Railroad. The first floor has three bedrooms, den, living room, dining area, kitchen and one full bath. The basement has living room, kitchen, one bathroom, laundry room and four bedrooms. The building appeared to be in average condition for its age. This is the newest Section House and it was built in 1976.

Building No. 281-06 - Hurricane Section House

This Section House was erected in 1961, only a physical inspection was made of the exterior. No interior inspection was made. The house sets on a concrete block foundation with wood frame construction. The exterior is tongue and groove wood siding

with a gable roof with rolled roofing. The entrance has been closed in. There are wood windows and doors.

The interior room count was taken from plans provided by the Engineering Department of the Alaska Railroad which follow. The first floor has living room, dining area and kitchen, one full bath and two bedrooms. The basement has bunk rooms, supply room and furnace room. Building is in fair condition from an external view.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	2436	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Louise King	
DATE OF LEASE:	June 14, 1963	
REVIEW DATE:	June, 1988	
EXPIRATION DATE:	June 30, 1984 (extended 5 years)	
RENTAL:	$156 payable annually	
LAND:	Not determined	
LESSEE IMPROVEMENTS:	Residential building.	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	It appears that the rental is $120 payable annually and the water charge is $36 for a total of $156. Termination by either party upon 90 days notice.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	2449	MAP NO.: Talkeetna
PROPERTY TYPE:	Residential land	
ADDRESS:	Talkeetna, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Talkeetna Fuel Co.	
DATE OF LEASE:	July 28 ,1963	
REVIEW DATE:	July 1, 1988	
EXPIRATION DATE:	June 30, 1983	
RENTAL:	$200 payable annually	
LAND:	.7569 acres or 32,971.39 square feet	
LESSEE IMPROVEMENTS:	Warehouse 22' x 44'. Steel constructed 1963	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Lease may be terminated by the lessee upon 90 days notice.	
UNIT OF COMPARISON:	$264.24 per acre; $.01 per square foot	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	2930	MAP NO.: Nenana
PROPERTY TYPE:	Industrial land	
ADDRESS:	Nenana Terminal Reserve, Nenana, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Petrolane Alaska Gas Service Co.	
DATE OF LEASE:	June 27, 1966	
REVIEW DATE:	February 1, 1986	
EXPIRATION DATE:	January 31, 1986	
RENTAL:	$120.00 payable annually	
LAND:	.1268 acres or 5,525 square feet	
LESSEE IMPROVEMENTS:	Corrugated aluminum roof and siding on concrete piers. Built in 1966	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Termination by either party upon 90 days notice.	
UNIT OF COMPARISON:	$946.37 per acre; $.02 per square foot	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4059	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Lester Zumbehl	
DATE OF LEASE:	May 10, 1972	
REVIEW DATE:	May 15, 1985	
EXPIRATION DATE:	May 14, 1983	
RENTAL:	$276 payable annually ($240 for the real estate; water charges $36 per year.)	
LAND:	.2296 acres, 10,000 square feet	
LESSEE IMPROVEMENTS:	Residential building.	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Terminated by either party upon giving 90 days notice. Water, electric charges on one lot only.	
UNIT OF COMPARISON:	$1,045 per acre; $.02 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4161 MAP NO.: Matanuska
PROPERTY TYPE:	Residential Land
ADDRESS:	Mile Post 150.26, Matanuska, Alaska
LESSOR:	Alaska Railroad
LESSEE:	Nick Oskolkoff
DATE OF LEASE:	March 4, 1974
REVIEW DATE:	January 1, 1988
EXPIRATION DATE:	December 31, 1983 (10 years beginning January 1, 1974).
RENTAL:	$12.00, payable annually.
LAND:	0.5165 acres or 22,500 square feet.
LESSOR/LESSEE IMPROVEMENTS:	Currently no improvements.
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None
COMMENTS:	Termination upon 90 days notice by either party. Lessee has no power to assign.
UNIT OF COMPARISON:	$23.23 per acre; nominal per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4779	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Usibelli Coal Mine	
DATE OF LEASE:	October 7, 1977	
REVIEW DATE:	August, 1987	
EXPIRATION DATE:	October 31, 2032	
RENTAL:	$11,632.10 payable annually in advance	
LAND:	463.8 acres (Supplemental 4)	
LESSEE IMPROVEMENTS:	Roads and utilities for residential subdivision	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Subdivision plan in file. The reason for this subdivision was to provide housing for the coal miners and railroad workers. Lessee may sublease without approval. However, it must use the document approved by the Alaska Railroad.	
UNIT OF COMPARISON:	$25.08 per acre; nominal per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	4822	MAP NO.: Healy
PROPERTY TYPE:	Recreational land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Gerald Fillingham	
DATE OF LEASE:	November 7, 1977	
REVIEW DATE:	May, 1998	
EXPIRATION DATE:	April 30, 1998	
RENTAL:	$350.00 payable annually	
LAND:	10 acres more or less	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Lease may be terminated by either party upon 90 days notice.	
UNIT OF COMPARISON:	$35.00 per acre; $.001 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5057	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	John and Pat Winkelman	
DATE OF LEASE:		
REVIEW DATE:	June, 1984	
EXPIRATION DATE:	May 31, 1999	
RENTAL:	$120.00 payable annually	
LAND:	2.91 acres or 126,700 square feet	
LESSEE IMPROVEMENTS:	Log cabin	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Terminated by either party upon 90 days notice	
UNIT OF COMPARISON:	$41.24 per acre; $.0001 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5058	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	James E. and Carol Barrett	
DATE OF LEASE:	June 1, 1979	
REVIEW DATE:	June, 1984	
EXPIRATION DATE:	May 31, 1999	
RENTAL:	$120.00 payable annually	
LAND:	2.86 acres or 124,581 square feet	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Termination upon 90 days notice given by either party	
UNIT OF COMPARISON:	$41.96 per acre; $.001 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5059	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Lignite, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Kevin and Theresa Delbert	
DATE OF LEASE:	August 15, 1979	
REVIEW DATE:	June 1, 1984	
EXPIRATION DATE:	May 31, 1999	
RENTAL:	$120.00 payable annually	
LAND:	2.5 acres - 109,336 square feet	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	90 day termination by either party	
UNIT OF COMPARISON:	$47.81 per acre; $.001 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5079	MAP NO.: Talkeetna
PROPERTY TYPE:	Residential land	
ADDRESS:	Talkeetna, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Talkeetna Historical Society	
DATE OF LEASE:	October 23, 1979	
REVIEW DATE:	July 1, 1984	
EXPIRATION DATE:	June 30, 1984	
RENTAL:	$120 payable annually	
LAND:	.20 acres or 9,000 square feet	
LESSEE IMPROVEMENTS:	Dilapidated cabin. When cabin is completely renovated it may be used as a library or information center.	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Lease may be terminated by the lessee upon one years notice.	
UNIT OF COMPARISON:	$600 per acre; $.01 per square foot	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5084	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Michael S. Murphy	
DATE OF LEASE:	October 23, 1979	
REVIEW DATE:	August 1, 1984	
EXPIRATION DATE:	July 31, 1984	
RENTAL:	$24.00 payable annually	
LAND:	3.44 acres	
LESSEE IMPROVEMENTS:	Residential building.	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	90 termination by either party	
UNIT OF COMPARISON:	Nominal per acre; nominal per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5112	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	David Graham	
DATE OF LEASE:	November 5, 1979	
REVIEW DATE:	August 1, 1984	
EXPIRATION DATE:	July 31, 1984	
RENTAL:	$331.00 payable annually	
LAND:	.2296 acre	
LESSEE IMPROVEMENTS:	Lessee has installed a house trailer	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	30 day termination clause in favor of either party	
UNIT OF COMPARISON:	Excluding water charges: $1,284.84 per acre; $.03 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5119	MAP NO.: Talkeetna
PROPERTY TYPE:	Residential land	
ADDRESS:	Talkeetna, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Matanuska-Susitna Borough	
DATE OF LEASE:	April 4, 1980	
REVIEW DATE:	October 1, 1984	
EXPIRATION DATE:	September 30, 1999	
RENTAL:	$12.00 payable annually	
LAND:	141.4 acres (2 parcels 18.79 acres + 122.61 acres)	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Lease may be terminated by the lessee upon 90 days notice.	
UNIT OF COMPARISON:	Nominal per acre; nominal per square foot	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5183	MAP NO.: Nenana
PROPERTY TYPE:	Commercial land	
ADDRESS:	Nenana, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Howard E. Holbert	
DATE OF LEASE:	July 7, 1980	
REVIEW DATE:	May 1, 1985	
EXPIRATION DATE:	April 30, 2000	
RENTAL:	$75.00 payable annually	
LAND:	.022 acres or 975 square feet	
LESSEE IMPROVEMENTS:	The purpose of this lease is for the lessee to construct a storage shed next to his establishment and the area needed was on Alaska Railroad land. Building will be an 864 square foot heated warehouse space.	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Termination by either party upon 90 days notice.	
UNIT OF COMPARISON:	$3,409 per acre; $.08 per square foot	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5231	MAP NO.: Healy
PROPERTY TYPE:	Recreational land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Richard E. White	
DATE OF LEASE:	January 28, 1981	
REVIEW DATE:	December 1, 1985	
EXPIRATION DATE:	November 30, 1985	
RENTAL:	$120.00 payable annually	
LAND:	13 acres	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Lease may be terminated by either party with 30 days notice	
UNIT OF COMPARISON:	$9.23 per acre; nominal per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5278	MAP NO.: Nenana
PROPERTY TYPE:	Various uses	
ADDRESS:	Nenana, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	City of Nenana	
DATE OF LEASE:	May 1, 1981	
REVIEW DATE:	May 1, 1986	
EXPIRATION DATE:	April 30, 2036	
RENTAL:	$48,620 payable annually	
LAND:	233.31 acres	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	The Alaska Railroad assigned to the lessee all its interest as lessor in the following leases: 3127-Standard Oil; 3403-Nenana Ice Classic; 3469 Con Lots 24&23; 3922-Con small boat harbor; 4929-Con Sewage Treatment Plant; 5062-J.B. Coghill, Nenana Fuel Co.; 5277-Yutana Barge Lines	
UNIT OF COMPARISON:	$178 per acre	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5283 MAP NO.: Lignite
PROPERTY TYPE:	Industrial land
ADDRESS:	Parcel #1 - NW ¼, E ½, SW ¼, Section 6 West of the Nenana River Parcel #2 - S ½, NE ¼, NW ¼, S ½, NW ¼, NE ¼, SW ¼, NE ¼, N ½, SE ¼ Section 6 East of the Nenana River, Lignite, Alaska
LESSOR:	Alaska Railroad
LESSEE:	Usibelli Coal Mine
DATE OF LEASE:	June 16, 1981
REVIEW DATE:	June 1, 1986
EXPIRATION DATE:	May 31, 2036
RENTAL:	$1,200.00
LAND:	278 acres in two parcels - Parcel #1 - 153 acres Parcel #2 - 125 acres
LESSEE IMPROVEMENTS:	Coal tipple
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None
COMMENTS:	This lease was assigned to the First National Bank of Alaska April 8, 1983. Lease may be terminated by the lessee upon 90 days written notice.
UNIT OF COMPARISON:	$4.32 per acre; nominal per square foot.

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5318	MAP NO.: Healy
PROPERTY TYPE:	Recreational land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Lawrence R. Miller	
DATE OF LEASE:	September 4, 1981	
REVIEW DATE:	August 1, 1986	
EXPIRATION DATE:	July 31, 1986	
RENTAL:	$50.00 payable annually	
LAND:	26.5 acres	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	Lease may be terminated by either party at any time.	
UNIT OF COMPARISON:	$1.89 per acre; nominal per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5343	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Nick and Jean Minoff	
DATE OF LEASE:	September 1, 1981	
REVIEW DATE:	September 1, 1988	
EXPIRATION DATE:	August 31, 1983	
RENTAL:	$331.00 : $295.00 land + $36 water	
LAND:	.2295 acres or 10,000 square feet. Rectangular 100' x 100'	
LESSOR IMPROVEMENTS:	Old shed having no value according to Alaska Railroad description	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	May be terminated by either party on 90 day notice. 9/81 letter to Jerome D. Jesche (former owner of residence) from Alaska Railroad states that residence will have to be removed at termination of lease term.	
UNIT OF COMPARISON:	$1,285 per acre; $.03 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5382	MAP NO.: Healy
PROPERTY TYPE:	Recreational land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Frank H. Talerico	
DATE OF LEASE:	February 1, 1982	
REVIEW DATE:	February 1, 1987	
EXPIRATION DATE:	January 31, 1987	
RENTAL:	$600 per year	
LAND:	58.64 acres. Two parcels, Parcel A 31.06 acres, Parcel B 27.58 acres	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	May be terminated by either party on 90 days notice	
UNIT OF COMPARISON:	$10.23 per acre	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5387 MAP NO.: Hurricane
PROPERTY TYPE:	Recreational Land
ADDRESS:	E/s of Parks Highway, State No. 3, Hurricane, Alaska
LESSOR:	Alaska Railroad
LESSEE:	Houston Oil and Mineral Exploration Company
DATE OF LEASE:	May 1, 1982
REVIEW DATE:	May 1, 1987
EXPIRATION DATE:	April 30, 1985
RENTAL:	$750 (one time payment for three years)
LAND:	10.7 acres or 465,500 square feet. Rectangular, 490' x 950' (gravel pit area).
EXPENSES PAID BY LESSOR:	Management.
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.
ZONING:	None
COMMENTS:	May be terminated by lessee on 90 days notice.
UNIT OF COMPARISON:	$23.36 per acre; $.001 per square foot (annualized).

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5494	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Preston E. White	
DATE OF LEASE:	September 1, 1982	
REVIEW DATE:	September 1, 1984	
EXPIRATION DATE:	August 31, 1984	
RENTAL:	$295 per year	
LAND:	.4017 acres or 17,500 square feet	
LESSEE IMPROVEMENTS:	Residential building.	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	May be terminated by either party on 90 days notice	
UNIT OF COMPARISON:	$734 per acre; $.02 per square foot.	

LEASE DATA SHEET
ALASKA RAILROAD

LEASE NO.:	5510	MAP NO.: Healy
PROPERTY TYPE:	Residential land	
ADDRESS:	Healy, Alaska	
LESSOR:	Alaska Railroad	
LESSEE:	Linda Norris	
DATE OF LEASE:	September 1, 1982	
REVIEW DATE:	September 1, 1986	
EXPIRATION DATE:	September 1, 1984	
RENTAL:	$325.00	
LAND:	.36 acres or 15,600 square feet	
LESSEE IMPROVEMENTS:	Residential building.	
EXPENSES PAID BY LESSOR:	Management.	
EXPENSES PAID BY LESSEE:	Taxes on leasehold value in the land, leasehold improvements, insurance, and all utilities.	
ZONING:	None	
COMMENTS:	May be terminated by either party on 90 days notice.	
UNIT OF COMPARISON:	$903 per acre; $.02 per square foot	

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-01
LOCATION:	"A" Street near Parks Highway, Nenana
SALE PRICE:	$8,500 UNIT PRICE: $1.36/SF
SALE DATE:	May, 1980
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Commercial
SHAPE:	Rectangular
SIZE:	6,250 square feet
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	"A" Street, which is paved.
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-02
LOCATION:	"A" Street between First and Second Streets, Nenana
SALE PRICE:	$14,000 UNIT PRICE: $0.80/SF
SALE DATE:	January, 1977
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	5,000 square feet
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level with street.
ACCESS:	"A" Street, which is paved.
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-03
LOCATION:	Mile 248, Parks Highway, Dry Creek Corners Subdivision, Healy
SALE PRICE:	$24,000 UNIT PRICE: $5,074/Acre
SALE DATE:	June, 1980
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Commercial
SHAPE:	Irregular
SIZE:	4.37 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Sloping away slightly from Parks Highway.
ACCESS:	Parks Highway
UTILITIES:	Electric
COMMENTS:	Improved with truck repair shop.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-04
LOCATION:	Junction of Point McKenzie Road and Knik Road, Goose Bay, Mat-Su Borough
SALE PRICE:	$200,000 UNIT PRICE: $5,000/Acre
SALE DATE:	February, 1983
HIGHEST AND BEST USE:	Commercial/Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Generally level.
ACCESS:	Knik and Point McKenzie Roads
UTILITIES:	Electric
COMMENTS:	4.5 acres are north of Point Mckenzie Road with the remainder south of Knik Road.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-05
LOCATION:	East of Parks Highway between 8th and 9th Streets in Nenana city limits (part of Block 75).
SALE PRICE:	$26,000 UNIT PRICE: $2,648/Acre
SALE DATE:	December, 1976
HIGHEST AND BEST USE:	Commercial/Residential
ZONING:	None
CURRENT USE:	Commercial
SHAPE:	Rectangular
SIZE:	9.82 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level with road.
ACCESS:	Parks Highway
UTILITIES:	Electric, telephone, city water, sewer.
COMMENTS:	Front portion improved with gasoline station.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-06
LOCATION:	West side of Parks Highway, south of Blocks 92, 93, and 108, Nenana.
SALE PRICE:	$16,000 UNIT PRICE: $2,280/Acre
SALE DATE:	May, 1978
HIGHEST AND BEST USE:	Commercial
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	28.07 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level and rolling.
ACCESS:	Parks Highway
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-07
LOCATION:	West side of "B" Street, Lots 7, 8, 9, and 10, Block 3, Nenana.
SALE PRICE:	$9,000 UNIT PRICE: $0.78/SF
SALE DATE:	September, 1980
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	11,500 square feet
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level and brush covered.
ACCESS:	"B" Street, which is gravel.
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-08
LOCATION:	SWc Third and "B" Streets, Nenana.
SALE PRICE:	$7,500 UNIT PRICE: $0.71/SF
SALE DATE:	November, 1980
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Senior citizens center
SHAPE:	Irregular
SIZE:	10,500 square feet
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	3' to 4' above road.
ACCESS:	Third or "B" Street, which are gravel.
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-09
LOCATION:	East side of Market Street between First and Second Streets, Lots 19, 20, 21, and 22, Block 10, Nenana.
SALE PRICE:	$8,000 UNIT PRICE: $0.70/SF
SALE DATE:	December, 1977
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Square
SIZE:	11,500 square feet
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	Market Street, which is gravel.
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-10
LOCATION:	East side of Market Street, Lots 16 and 17, Block 10, Nenana.
SALE PRICE:	$4,000 UNIT PRICE: $0.70/SF
SALE DATE:	May, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Rectangular
SIZE:	5,750 square feet
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	Market Street, which is gravel.
UTILITIES:	All

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-11
LOCATION:	Northwest corner of First and "B" Streets and west side of Market Street, south of 2nd Street, Nenana.
SALE PRICE:	$3,500 UNIT PRICE: $0.65/SF
SALE DATE:	January, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Rectangular
SIZE:	5,275 square feet
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	First and "B" Streets - gravel.
UTILITIES:	All
COMMENTS:	Corner lot.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-12
LOCATION:	North side of 8th Street, east of "B" Street, Lots 11, 12, and 13, Block 44, Nenana.
SALE PRICE:	$15,000 UNIT PRICE: $0.33/SF
SALE DATE:	November, 1980
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Rectangular
SIZE:	15,000 square feet
SOIL CONDITIONS:	Low and swampy (observation).
TOPOGRAPHY:	Below street level.
ACCESS:	8th Street, which is gravel.
UTILITIES:	All
COMMENTS:	Mobile home on site.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-13
LOCATION:	Northwest corner Palmer-Wasilla Highway and Glenn Highway, Palmer.
SALE PRICE:	$1,020,000 UNIT PRICE: $9,480/Acre
SALE DATE:	January, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	Residential - Portion Commercial.
CURRENT USE:	Highlands Subdivision
SHAPE:	Irregular
SIZE:	107.6 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Generally level
ACCESS:	Palmer-Wasilla Highway
UTILITIES:	Electric, telephone
COMMENTS:	Average to good residential development in Palmer - northwest side of business district.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-14
LOCATION:	Lot 20, Block 3, Cantwell Heights Subdivision, Cantwell, Alaska
SALE PRICE:	$4,800 UNIT PRICE: $9,284/Acre
SALE DATE:	May, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	.517 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Slight slope to the south.
ACCESS:	Gravel road.
UTILITIES:	Electric

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-15
LOCATION:	Mile 248, Parks Highway, Lot 4A, Dry Creek Corners Subdivision, Healy.
SALE PRICE:	$6,000 UNIT PRICE: $7,059/Acre
SALE DATE:	April, 1981
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	.85 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	Gravel road
UTILITIES:	Electric

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-16
LOCATION:	Mile 131, south side of Denali Highway, Lot 9, Block 4, Drashner-Weiler Subdivision, 4 miles east of Cantwell.
SALE PRICE:	$6,970 UNIT PRICE: $6,847/Acre
SALE DATE:	October, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Irregular
SIZE:	1.018 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	Denali Highway, which is gravel.
UTILITIES:	None
COMMENTS:	Excellent scenic view.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-17
LOCATION:	Mile 248, Parks Highway, Lot 2A, Dry Creek Corners Subdivision, Healy.
SALE PRICE:	$6,000 UNIT PRICE: $5,769/Acre
SALE DATE:	December, 1980
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	1.04 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	Gravel road
UTILITIES:	Electric

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-18
LOCATION:	South side of the Old Palmer-Wasilla Highway, approximately 1.1 miles west of Palmer, Mat-Su Borough.
SALE PRICE:	$70,000 UNIT PRICE: $5,298/Acre
SALE DATE:	November, 1980
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Irregular (L-shaped)
SIZE:	13.212 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Generally level and 5' to 6' above road.
ACCESS:	Old Palmer-Wasilla Highway
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-19
LOCATION:	Derby Drive off of Republican Way, one mile west of Mile 9.6, Old Glenn Highway, Mat-Su Borough.
SALE PRICE:	$30,000 UNIT PRICE: $5,235/Acre
SALE DATE:	March, 1983
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	5.73 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Gently rolling.
ACCESS:	Derby Drive - gravel road.
UTILITIES:	Electric, telephone within 400' of site.
COMMENTS:	A little residential development activity in area.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-20
LOCATION:	200' east of Old Glenn Highway at Mile 9.6, Mat-Su Borough.
SALE PRICE:	$25,000 UNIT PRICE: $5,000/Acre
SALE DATE:	June, 1982
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	5 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Gently rolling.
ACCESS:	Gravel road.
UTILITIES:	Electric, telephone

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-21
LOCATION:	South side of Mile 36, Parks Highway, Mat-Su Borough.
SALE PRICE:	$105,000 UNIT PRICE: $5,000/Acre
SALE DATE:	July, 1981
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential subdivision
SHAPE:	Irregular
SIZE:	21 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Sloping gently away from Parks Highway to the south.
ACCESS:	Parks Highway
UTILITIES:	Electric
COMMENTS:	1,000' frontage on Parks Highway - two houses completed with two more under construction.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-22
LOCATION:	One mile north of Nenana River between the Parks Highway and the Tanana River, north of Nenana.
SALE PRICE:	$25,000 UNIT PRICE: $5,000/Acre
SALE DATE:	June, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant (see comments).
SHAPE:	Irregular
SIZE:	5 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Sloping away from road then level to river.
ACCESS:	Parks Highway
UTILITIES:	Electric, telephone.
COMMENTS:	Squatter currently on property.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-23
LOCATION:	Martin Road and southeast corner of Springer Inner Loop Road, two miles from New Glenn Highway, Palmer
SALE PRICE:	$110,000 UNIT PRICE: $4,378/Acre
SALE DATE:	May, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	25.126 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Generally level
ACCESS:	Martin Road - gravel.
UTILITIES:	Electric, telephone.
COMMENTS:	Residential development both north and south of sale.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-24
LOCATION:	Mile 248.8, Parks Highway, track F-2A of the first addition to the Healy Small Tracts.
SALE PRICE:	$8,500 UNIT PRICE: $4,250/Acre
SALE DATE:	May, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	2 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	Gravel road
UTILITIES:	Electric
COMMENTS:	1,300' off Parks Highway to the east.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-25
LOCATION:	Mile 248.8, Parks Highway, Tract F-2B first addition to Healy Small Tracts.
SALE PRICE:	$8,000 UNIT PRICE: $4,000/Acre
SALE DATE:	March, 1978
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Irregular
SIZE:	2 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Level
ACCESS:	Gravel road.
UTILITIES:	Electric, telephone.
COMMENTS:	Improved with mobile home.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-26
LOCATION:	Bogard Road, 2.5 miles northeast of Wasilla, Mat-Su Borough.
SALE PRICE:	$600,000 UNIT PRICE: $3,870/Acre
SALE DATE:	January, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Long Beach Subdivision
SHAPE:	Irregular
SIZE:	155 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Level to gently rolling.
ACCESS:	Bogard Road
UTILITIES:	Electric, telephone

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-27
LOCATION:	North side of Knik Road at Mile 8, Alaska, Mat-Su Borough.
SALE PRICE:	$525,000 UNIT PRICE: $3,362/Acre
SALE DATE:	December, 1978
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	156.14 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Generally level.
ACCESS:	Knik Road - paved.
UTILITIES:	Electric, telephone.
COMMENTS:	200' wide electrical and telephone easement through property - considerable new development in area.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-28
LOCATION:	2½ miles northeast of Talkeetna, Mat-Su Borough, Alaska
SALE PRICE:	$9,500 UNIT PRICE: $3,188/Acre
SALE DATE:	March, 1982
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	2.98 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Basically level.
ACCESS:	Gravel road.
UTILITIES:	Underground telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-29
LOCATION:	Mile 4, Knik Road, just east of Fairview Loop Road, Mat-Su Borough.
SALE PRICE:	$120,000 UNIT PRICE: $3,000/Acre
SALE DATE:	April, 1982
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential development
SHAPE:	Irregular
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Gently rolling.
ACCESS:	Knik Road - paved.
UTILITIES:	Electric, telephone
COMMENTS:	Subdivided into 31 lots and replatted as Cheryl Subdivision.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-30
LOCATION:	Mile 20, Knik Road, Mat-Su Borough.
SALE PRICE:	$472,000 UNIT PRICE: $2,950/Acre
SALE DATE:	March, 1983
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	160 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Gently rolling.
ACCESS:	Gravel road
UTILITIES:	Electric

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-31
LOCATION:	North side of Fairview Loop Road, Mat-Su Borough.
SALE PRICE:	$115,000 UNIT PRICE: $2,875/Acre
SALE DATE:	May, 1981
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Basically level.
ACCESS:	Fairview Loop Road - paved.
UTILITIES:	Electric
COMMENTS:	Good mountainous view.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-32
LOCATION:	West side of the Old Glenn Highway, one-third mile south of Day Care Center, 4.5± miles southeast of Palmer, Mat-Su Borough.
SALE PRICE:	$55,000 UNIT PRICE: $2,533/Acre
SALE DATE:	April, 1978
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	21.515 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Generally level.
ACCESS:	Old Glenn Highway
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-33
LOCATION:	SWc ARR and Parks Highway at Mile 56, Parks Highway, Mat-Su Borough, Alaska
SALE PRICE:	$130,000 UNIT PRICE: $2,067/Acre
SALE DATE:	June, 1981
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	62.9 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Basically level.
ACCESS:	Parks Highway
UTILITIES:	Electric, telephone.
COMMENTS:	No development in immediate vicinity.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-34
LOCATION:	Off Point McKenzie Road, south of ARR ROW, Mat-Su Borough.
SALE PRICE:	$123,000 UNIT PRICE: $2,000/Acre
SALE DATE:	September, 1982
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	61.5 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Gently rolling.
ACCESS:	Gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-35
LOCATION:	Hollywood Road off Knik Road, Mat-Su Borough.
SALE PRICE:	$160,000 UNIT PRICE: $2,000/Acre
SALE DATE:	June, 1982
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	80 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Sloping away from Hollywood Road - rolling.
ACCESS:	Hollywood Road - gravel.
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-36
LOCATION:	1¼ miles west of Palmer on Old Palmer-Wasilla Highway, Mat-Su Borough.
SALE PRICE:	$46,000 UNIT PRICE: $2,000/Acre
SALE DATE:	August, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	23 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Rolling
ACCESS:	Gravel road privately maintained with no road frontage.
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-37
LOCATION:	1-3/4 miles west of Parks Highway at Mile 54, Mat-Su Borough, Alaska.
SALE PRICE:	$80,000 UNIT PRICE: $2,000/Acre
SALE DATE:	June, 1981
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Rolling
ACCESS:	Dirt road.
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-38
LOCATION:	One mile west of Parks Highway, 77 miles north of Anchorage, Mat-Su Borough.
SALE PRICE:	$200,000 UNIT PRICE: $1,429/Acre
SALE DATE:	April, 1982
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	140 acres
SOIL CONDITIONS:	Fair to poor (observation).
TOPOGRAPHY:	Basically level.
ACCESS:	Poor dirt road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-39
LOCATION:	8 miles north of Nenana on north side of Parks Highway.
SALE PRICE:	$65,300 UNIT PRICE: $1,306/Acre
SALE DATE:	September, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	50 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Rolling
ACCESS:	Parks Highway
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-40
LOCATION:	¼ mile south of Parks Highway at Mile 48, Mat-Su Borough, Alaska.
SALE PRICE:	$200,000 UNIT PRICE: $1,250/Acre
SALE DATE:	May, 1980
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	160 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Basically level with some hilly portions.
ACCESS:	Gravel road.
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-41
LOCATION:	One mile west of Parks Highway, 77 miles north of Anchorage, Mat-Su Borough.
SALE PRICE:	$41,000 UNIT PRICE: $1,025/Acre
SALE DATE:	March, 1978
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	40 acres
SOIL CONDITIONS:	Fair to poor (observation).
TOPOGRAPHY:	Gently rolling.
ACCESS:	Poor dirt road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-42
LOCATION:	West side of Bradley Road, one mile south of Peter's Creek Road, Mat-Su Borough.
SALE PRICE:	$146,700 UNIT PRICE: $1,012/Acre
SALE DATE:	February, 1982
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	145 acres
SOIL CONDITIONS:	Fair to poor (observation).
TOPOGRAPHY:	Level with some low lying wetlands.
ACCESS:	Bradley Road - gravel.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-43
LOCATION:	North of Tanana River adjoining the Nenana Cemetery.
SALE PRICE:	$47,000 UNIT PRICE: $1,000/Acre
SALE DATE:	July, 1980
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	47 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Hilly with a large level area.
ACCESS:	Gravel road of Parks Highway.
UTILITIES:	Electric, telephone.
COMMENTS:	Alaska Railroad cuts through property.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-44
LOCATION:	¼ mile west of Parks Highway at Mile 54, Mat-Su Borough, Alaska.
SALE PRICE:	$40,000 UNIT PRICE: $1,000/Acre
SALE DATE:	October, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	40 acres
SOIL CONDITIONS:	Fair to poor (observation)
TOPOGRAPHY:	Generally level.
ACCESS:	Gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-45
LOCATION:	Lignite - one mile east of Parks Highway and 4 miles north of Healy.
SALE PRICE:	$139,000 UNIT PRICE: $869/Acre
SALE DATE:	April, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	159.9 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Rolling
ACCESS:	Gravel road off Parks Highway.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-47
LOCATION:	1/8 mile west of Parks Highway, approximately 4.5 miles south of Nenana.
SALE PRICE:	$5,000 UNIT PRICE: $500/Acre
SALE DATE:	July, 1979
HIGHEST AND BEST USE:	Residential
ZONING:	None
CURRENT USE:	Residential
SHAPE:	Irregular
SIZE:	10 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Gently rolling.
ACCESS:	Parks Highway
UTILITIES:	Electric, telephone.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-48
LOCATION:	Nancy Lake, Mile 64, Parks Highway, Mat-Su Borough
SALE PRICE:	$27,500 UNIT PRICE: $6,875/Acre
SALE DATE:	March, 1981
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	4 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Basically level.
ACCESS:	By boat from Nancy Lake Marina.
COMMENTS:	400' of frontage on Nancy Lake.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-49
LOCATION:	Off Wasilla-Fishhook Road, 9 miles northwest of Palmer, Mat-Su Borough
SALE PRICE:	$100,000 UNIT PRICE: $2,500/Acre
SALE DATE:	March, 1979
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Recreational
SHAPE:	Square
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Generally level with some rolling hills.
ACCESS:	Abutter (Aleutian Estates subdivision)
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-50
LOCATION:	1/2 east of Parks Highway, two miles north of Ferry Turnoff, north of Healy.
SALE PRICE:	$4,000 UNIT PRICE: $2,353/Acre
SALE DATE:	August, 1978
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Recreational
SHAPE:	Irregular
SIZE:	1.7 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Rolling
ACCESS:	Gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-51
LOCATION:	1½ miles west of Schrock Road, two miles north of Wasilla, Mat-Su Borough
SALE PRICE:	$360,000 UNIT PRICE: $2,250/Acre
SALE DATE:	April, 1982
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	160 acres
SOIL CONDITIONS:	Fair to poor (observation).
TOPOGRAPHY:	Level with some rolling terrain.
ACCESS:	Gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-52
LOCATION:	3/4 mile east of Parks Highway, two miles north of Ferry Turnoff, north of Healy.
SALE PRICE:	$8,400 UNIT PRICE: $2,132/Acre
SALE DATE:	June, 1978
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Recreational
SHAPE:	Irregular
SIZE:	3.94 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Rolling
ACCESS:	Gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-53
LOCATION:	0.3 mile east of Talkeetna Spur Road at Mile 7.5, Mat-Su Borough
SALE PRICE:	$74,000 UNIT PRICE: $1,850/Acre
SALE DATE:	July, 1978
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Rolling
ACCESS:	Gravel road
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-54
LOCATION:	One mile west of Talkeetna Spur Road at Mile 2, Mat-Su Borough.
SALE PRICE:	$60,000 UNIT PRICE: $1,500/Acre
SALE DATE:	May, 1981
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Generally level.
ACCESS:	Gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-55
LOCATION:	Four miles east of Parks Highway near Mile 87, approximately 17 miles north of Willow, Mat-Su Borough.
SALE PRICE:	$60,000 UNIT PRICE: $1,500/Acre
SALE DATE:	December, 1981
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation)
TOPOGRAPHY:	Basically level.
ACCESS:	Gravel road
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-56
LOCATION:	1½ miles up Beaver Lake Road, northwest of Big Lake Road, Mat-Su Borough, Alaska
SALE PRICE:	$60,000 UNIT PRICE: $1,143/Acre
SALE DATE:	March, 1981
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Rectangular
SIZE:	52.5 acres
SOIL CONDITIONS:	Fair to poor (observation)
TOPOGRAPHY:	Basically level with some low swampy areas.
ACCESS:	Poor gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-57
LOCATION:	1.5 miles east of Talkeetna Spur Road at Mile 7, Mat-Su Borough
SALE PRICE:	$176,000 UNIT PRICE: $1,100/Acre
SALE DATE:	May, 1977
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	160 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Rolling to hilly (with some low wet areas).
ACCESS:	None
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-58
LOCATION:	South end of Question Lake, Mat-Su Borough
SALE PRICE:	$32,200 UNIT PRICE: $976/Acre
SALE DATE:	June, 1979
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	33 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Basically level.
ACCESS:	Float plane
UTILITIES:	None
COMMENTS:	Sold at public auction - 900' frontage on Question Lake.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-59
LOCATION:	½ mile west of New Glenn Highway, south of Alaska Railroad Row, Mile Post 153±, Mat-Su Borough
SALE PRICE:	$677,967 UNIT PRICE: $968.50/Acre
SALE DATE:	March, 1983
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	700 acres
SOIL CONDITIONS:	Fair to poor (observation).
TOPOGRAPHY:	Level with some low and wet spots.
ACCESS:	Rough gravel road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-60
LOCATION:	Colorado Lake - 22 miles southwest of Cantwell.
SALE PRICE:	$56,500 UNIT PRICE: $724/Acre
SALE DATE:	October, 1978
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	78 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Rolling
ACCESS:	No highway - railroad or fly in.
UTILITIES:	None
COMMENTS:	1,100 feet of lake frontage.

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-61
LOCATION:	1.5 miles northeast of approximately Mile 250, Parks Highway, north of Lignite.
SALE PRICE:	$55,000 UNIT PRICE: $687/Acre
SALE DATE:	October, 1981
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	80 acres
SOIL CONDITIONS:	Average quality (observation).
TOPOGRAPHY:	Rolling
ACCESS:	Dirt road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-62
LOCATION:	Two miles northeast of Anderson and 1/4 mile east of Alaska Railroad right-of-way.
SALE PRICE:	$52,000 UNIT PRICE: $325/Acre
SALE DATE:	July, 1978
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Square
SIZE:	160 acres
SOIL CONDITIONS:	Some swampy areas (observation).
TOPOGRAPHY:	Level; low spots.
ACCESS:	Jeep trail.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-63
LOCATION:	1-3/4 miles west of Mile 6, Wasilla-Fishhook Road, Mat-Su Borough, Alaska
SALE PRICE:	$70,000 UNIT PRICE: $1,750/Acre
SALE DATE:	December, 1980
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	40 acres
SOIL CONDITIONS:	Good to fair (observation).
TOPOGRAPHY:	Rolling with some low areas.
ACCESS:	Dirt road.
UTILITIES:	None

SALES DATA SHEET
ALASKA RAILROAD

SALE NO.:	OTHER-64
LOCATION:	One mile west of Talkeetna Spur Road at Mile 3, Mat-Su Borough, Alaska
SALE PRICE:	$60,500 UNIT PRICE: $930/Acre
SALE DATE:	November, 1977
HIGHEST AND BEST USE:	Recreational
ZONING:	None
CURRENT USE:	Vacant
SHAPE:	Irregular
SIZE:	65 acres
SOIL CONDITIONS:	Fair to poor (observation).
TOPOGRAPHY:	Generally rolling with some low areas.
ACCESS:	Dirt road.
UTILITIES:	None

SUMMARY OF BASE VALUES

MARKET AREA: OTHER

Valuation Unit Number	Land Area		Base Value Unit Rate
OTHER-03	1,075.0	acres	$ 500/ac.
OTHER-04	1.0	acre	5,000/ac.
OTHER-08	238.23	acres	550/ac.
OTHER-10	88.89	acres	450/ac.
OTHER-11	139.03	acres	450/ac.
OTHER-12	36.41	acres	1,500/ac.
OTHER-15	199.87	acres	550/ac.
OTHER-17	144.23	acres	1,000/ac.
OTHER-19	5,095.35	acres	200/ac.
OTHER-21	26.25	acres	$ 500/ac.
OTHER-22	99.42	acres	200/ac.
OTHER-23	3,668.0	acres	300/ac.
OTHER-26	45.38	acres	200/ac.
OTHER-27	929.51	acres	300/ac.
OTHER-31	10.0	acres	5,000/ac.
OTHER-33	463.8	acres	5,000/ac.
OTHER-34	278.0	acres	600/ac.
OTHER-35	5,355.73	acres	300/ac.
OTHER-39	1,838.95	acres	300/ac.

SUMMARY OF BASE VALUES

MARKET AREA: OTHER

Valuation Unit Number	Land Area	Base Value Unit Rate
OTHER-41	613.13 acres	$ 200/ac.
OTHER-46	168.72 acres	500/ac.
OTHER-48	56.84 acres	7,500/ac.
OTHER-50	.23 acres	21,780/ac.
OTHER-51	.115 acres	43,560/ac.
OTHER-52	7.44 acres	5,000/ac.
OTHER-53	.115 acres	34,783/ac.
OTHER-56	.38 acres	6,579/ac.
OTHER-57	59.81 acres	2,500/ac.
OTHER-0-01	723.4 acres	200/ac.
OTHER-0-02	30.0 acres	200/ac.
OTHER-0-05	126.5 acres	300/ac.
OTHER-0-06	242.4 acres	200/ac.
OTHER-0-07	16.97 acres	300/ac.
OTHER-0-09	27.23 acres	300/ac.
OTHER-0-13	19.58 acres	450/ac.
OTHER-0-14	2.4 acres	250/ac.
OTHER-0-16	18.77 acres	300/ac.
OTHER-0-18	21.01 acres	550/ac.
OTHER-0-20	24.24 acres	200/ac.

SUMMARY OF BASE VALUES

MARKET AREA: OTHER

Valuation Unit Number	Land Area		Base Value Unit Rate
OTHER-0-24	164.0	acres	300/ac.
OTHER-0-25	9.7	acres	300/ac.
OTHER-0-28	141.82	acres	300/ac.
OTHER-0-29	14.55	acres	300/ac.
OTHER-0-30	82.42	acres	200/ac.
OTHER-0-32	60.61	acres	5,000/ac.
OTHER-0-36	21.82	acres	600/ac.
OTHER-0-37	150.3	acres	300/ac.
OTHER-0-38	2.67	acres	500/ac.
OTHER-0-40	12.12	acres	300/ac.
OTHER-0-42	26.67	acres	200/ac.
OTHER-0-43	186.67	acres	200/ac.
OTHER-0-44	4.8	acres	150/ac.
OTHER-0-45	8.48	acres	1,000/ac.
OTHER-0-47	21.79	acres	500/ac.
OTHER-0-49	26.49	acres	7,500/ac.
OTHER-0-54	64.5	acres	1,000/ac.
OTHER-0-55	2.67	acres	1,000/ac.

SUMMARY OF BUILDING VALUES

MARKET AREA: OTHER

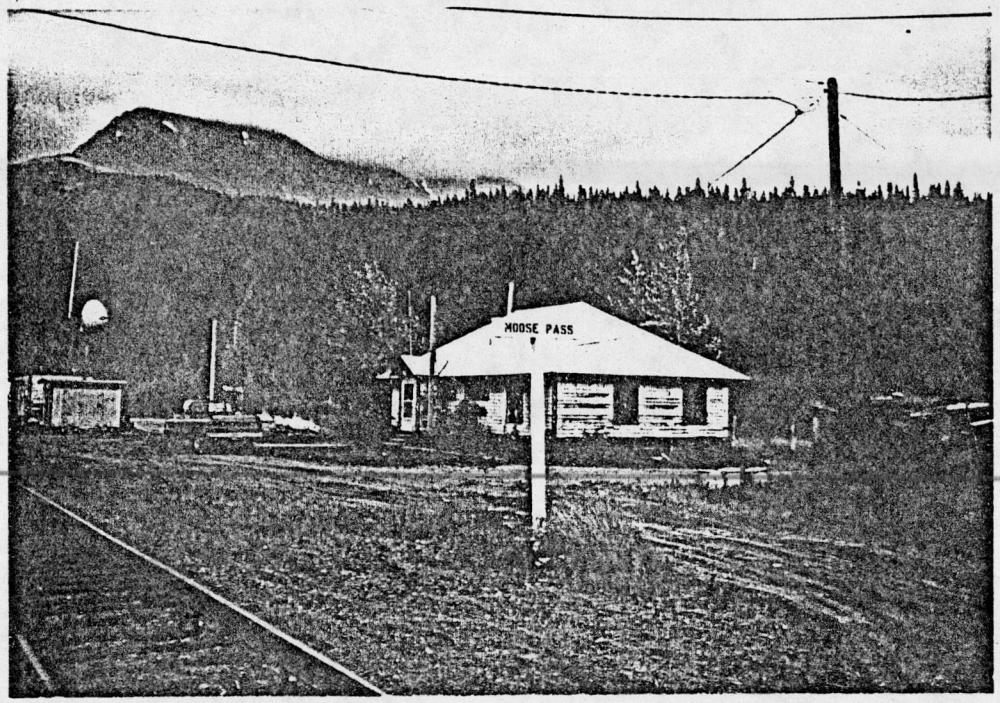
Building Number		Value
	Operating	
358-02	Healy Hotel	$ 81,000.00
358-05	Engine House	100,500.00
		$ 181,500.00
	Non-Operating	
358-06	Duplex Apartments	$ 13,000.00
358-07	Duplex Apartments	13,000.00
358-08	Foreman's Dwelling	7,000.00
358-13	Section Quarters	8,000.00
304-05	Section House	48,000.00
281-06	Section House	27,000.00
		$ 116,000.00

1983 Base Value of Bldgs.	Appreciation Factor 15 yrs.	FV 1998	PV Factor @ 18%	PV 1983
$181,500	(@ 3%) 1.557967	$282,771	.083516	$23,616

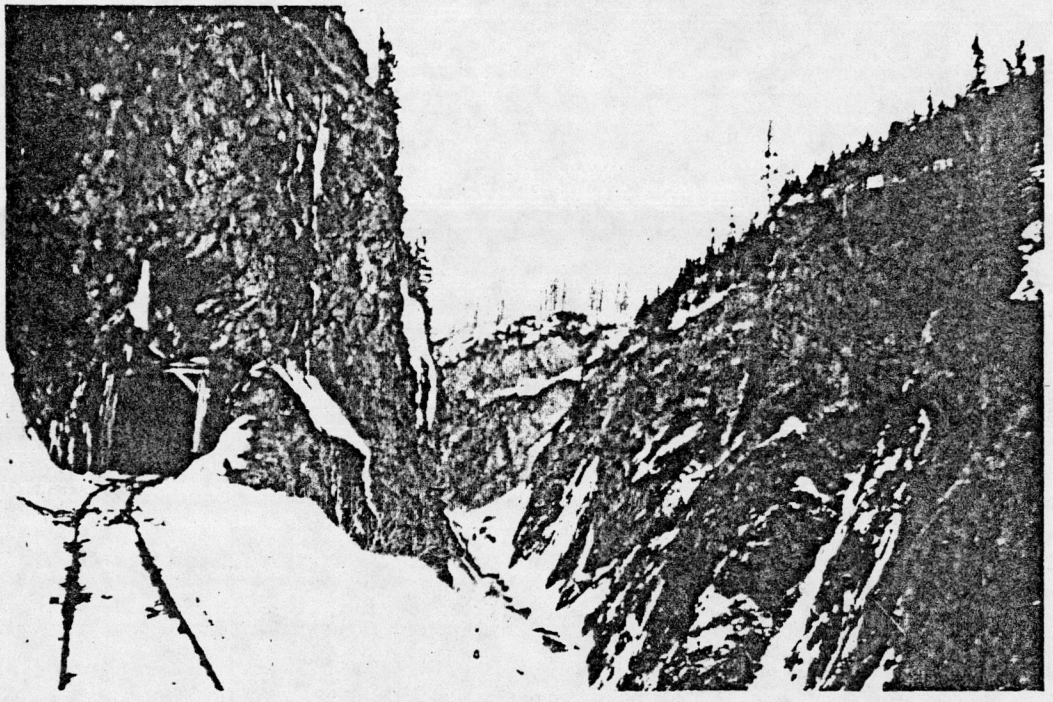
Non-Operating Buildings

1983 Value Rounded to $120,000

PHOTOGRAPHS



VALUATION UNIT S-O-9
MOOSE PASS



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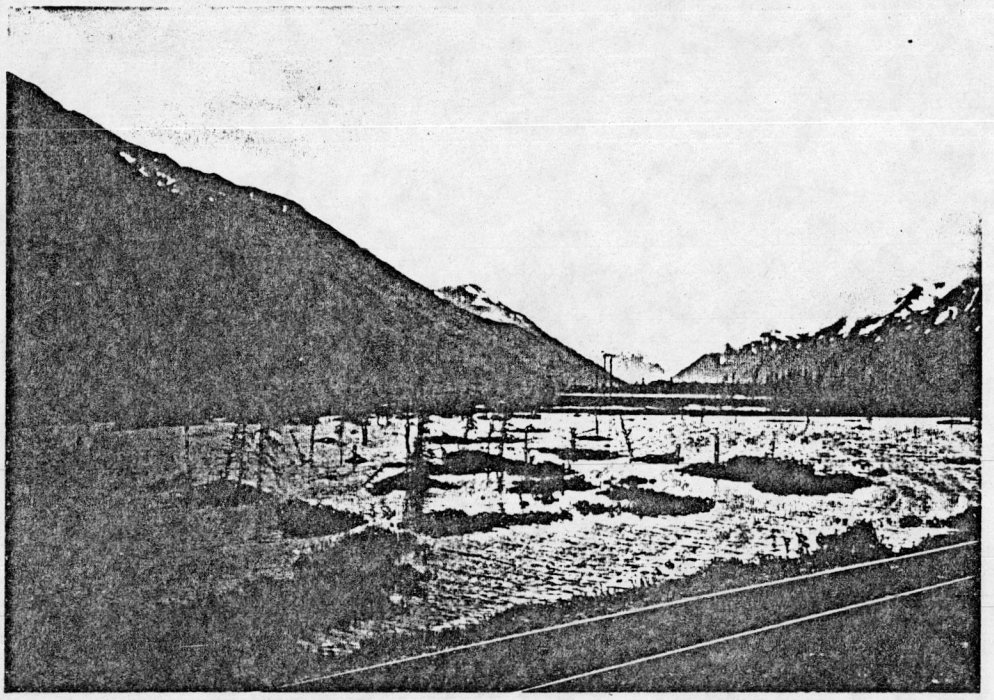
CHUGACH NATIONAL FOREST



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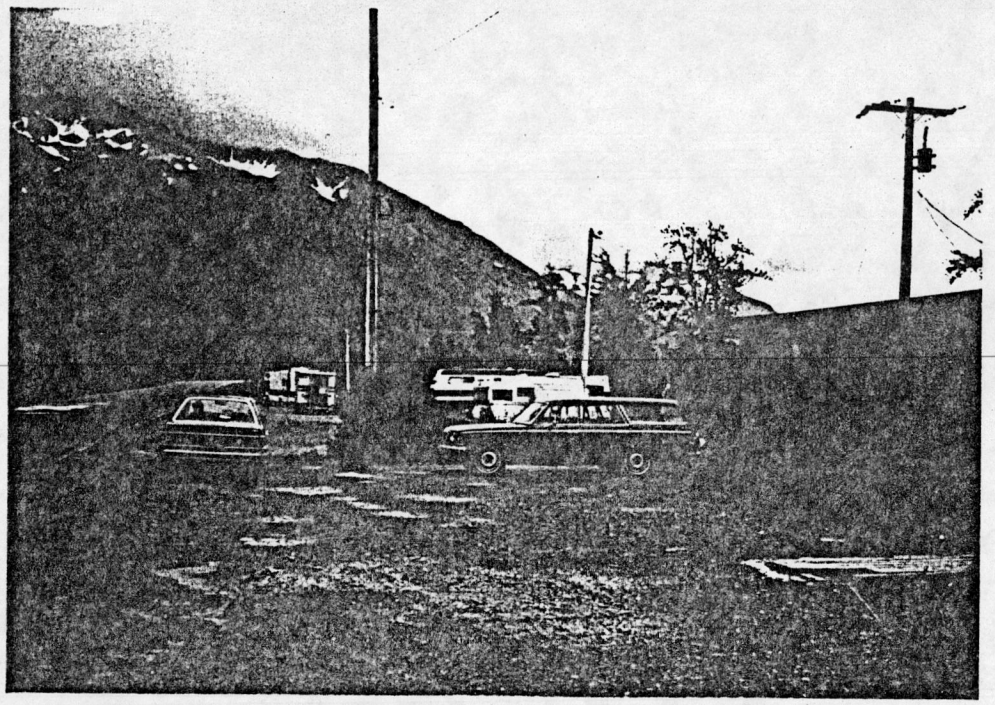
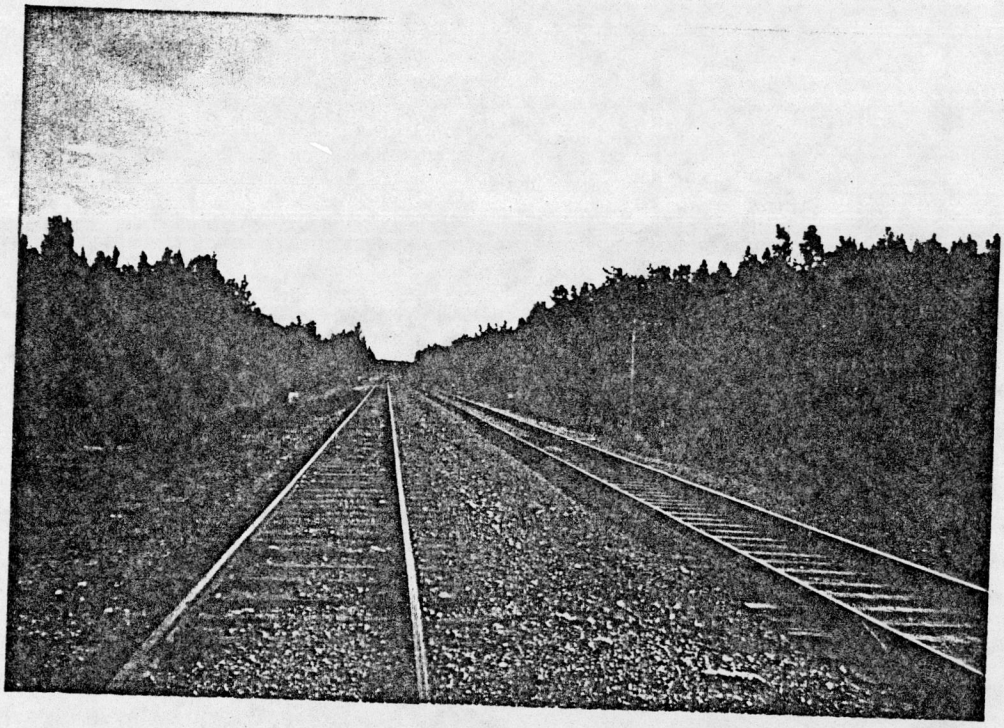
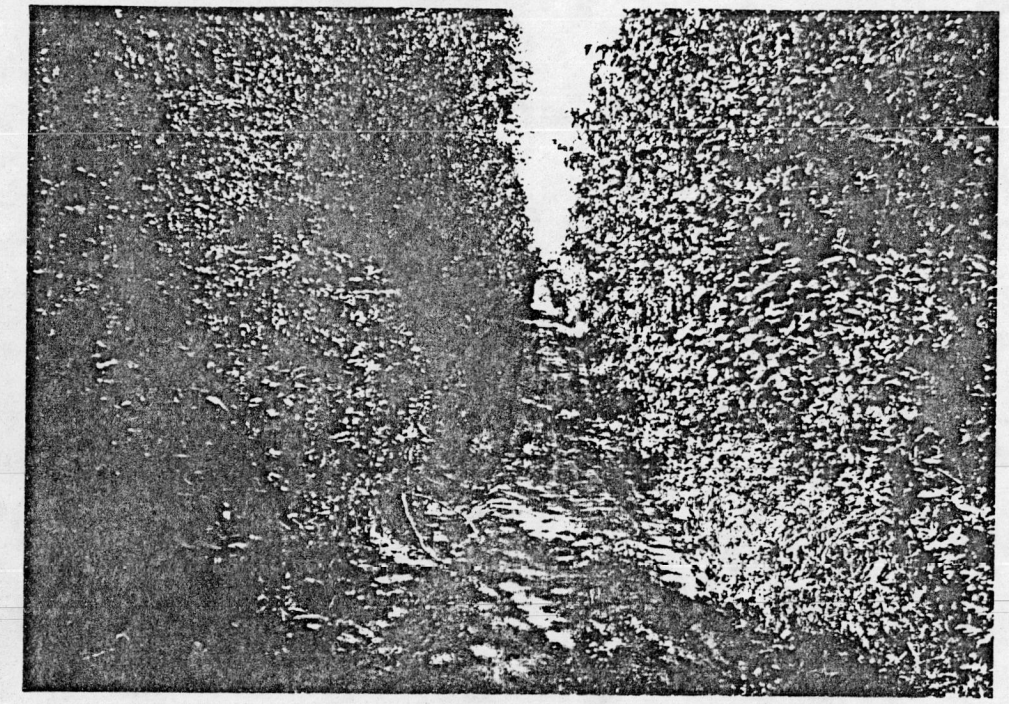


VALUATION UNIT OTHER-4
PORTAGE

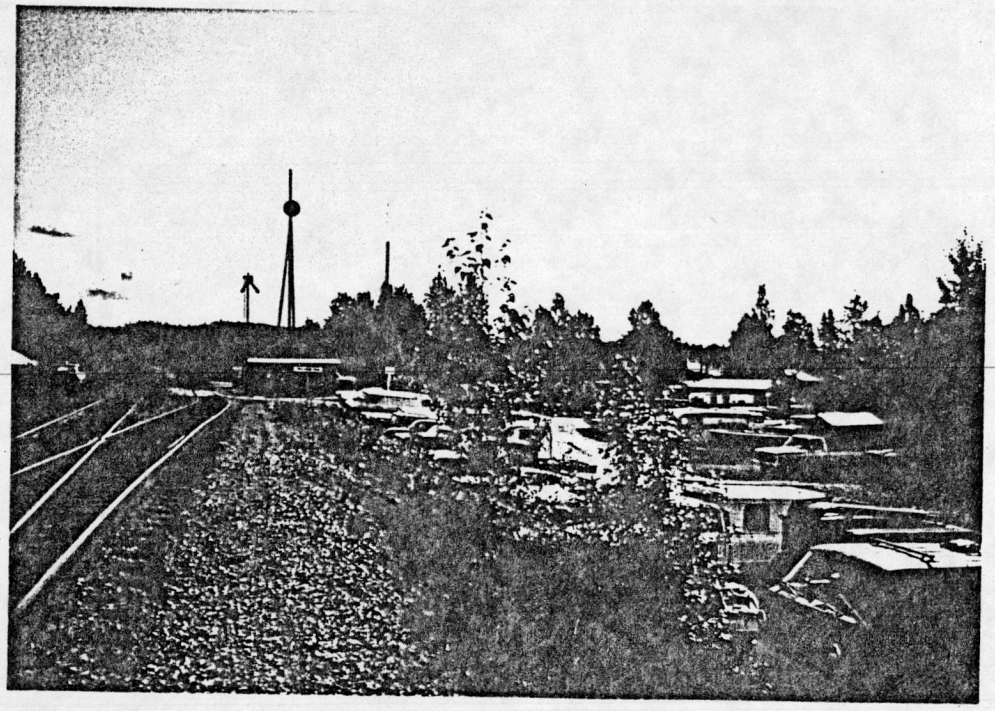
VALUATION UNIT OTHER-8
MATANUSKA



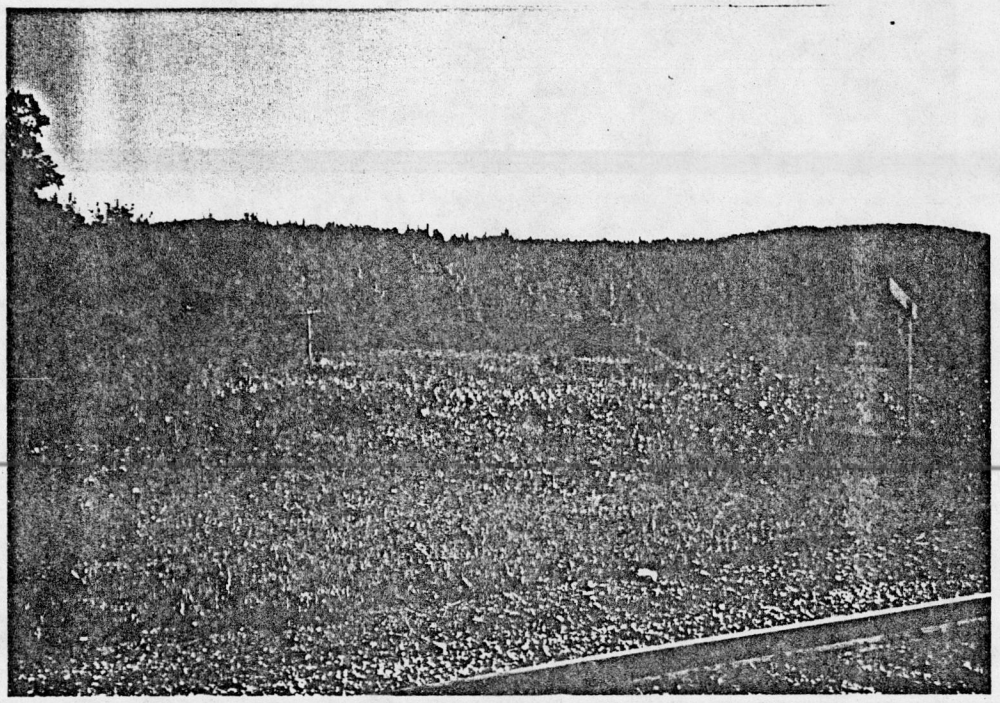
VALUATION UNIT OTHER-0-13
WILLOW



VALUATION UNIT OTHER-17
TALKEETNA



VALUATION UNIT OTHER-O-18
TALKEETNA



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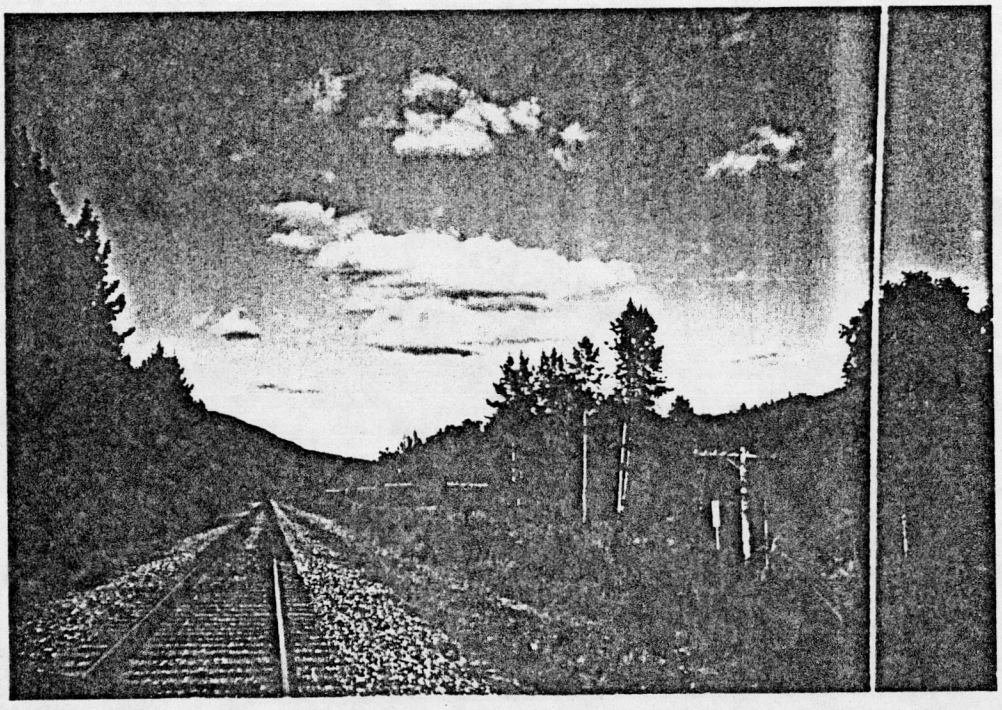
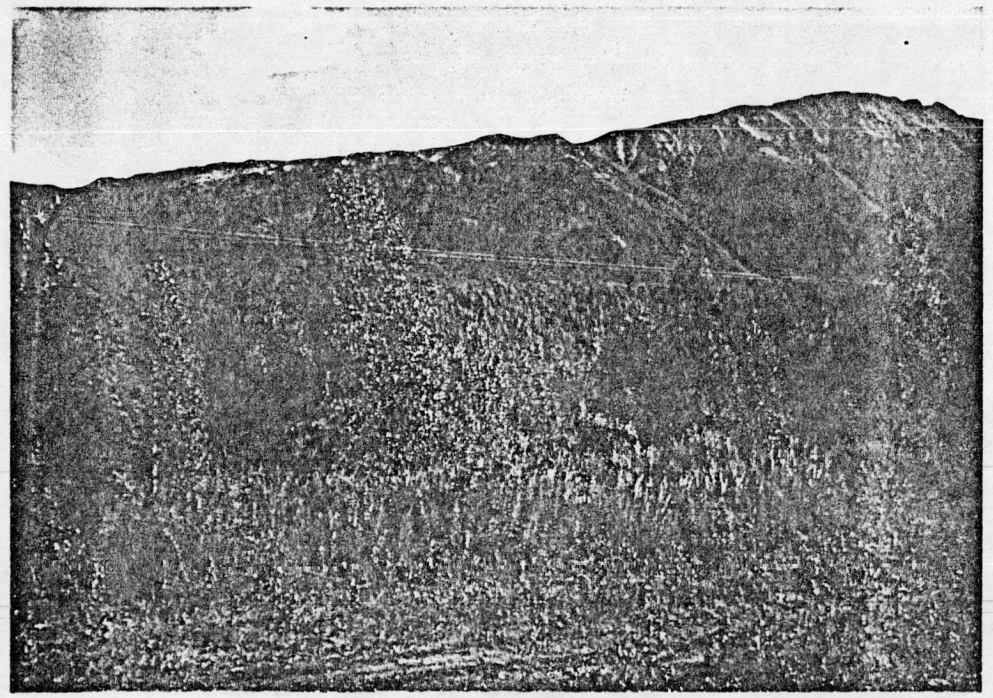
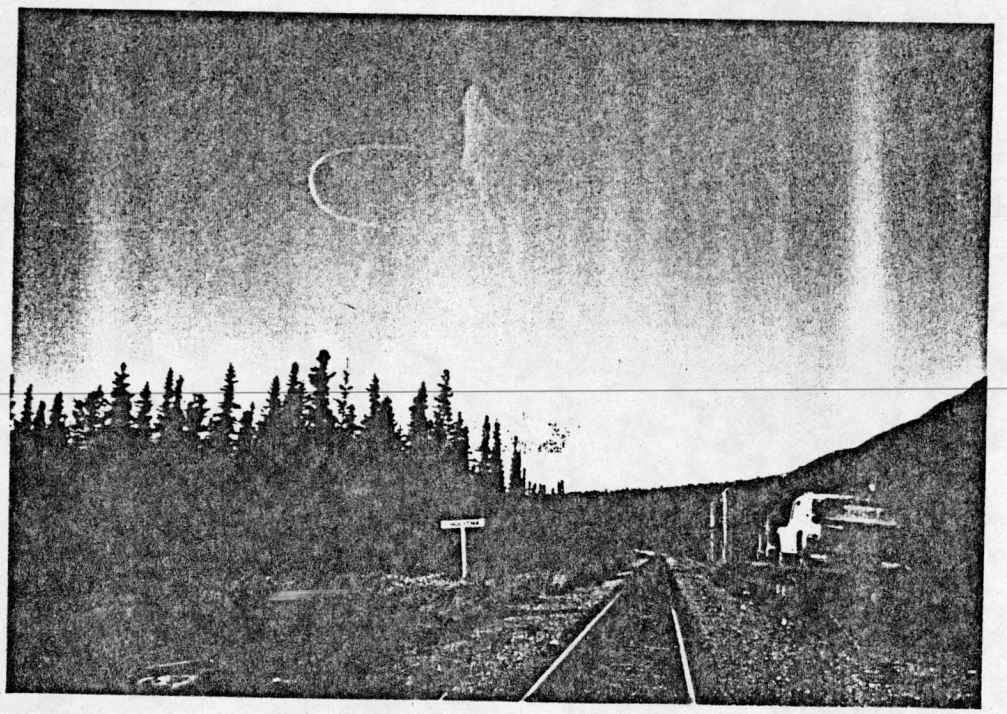
OTHER - 19 CURRY



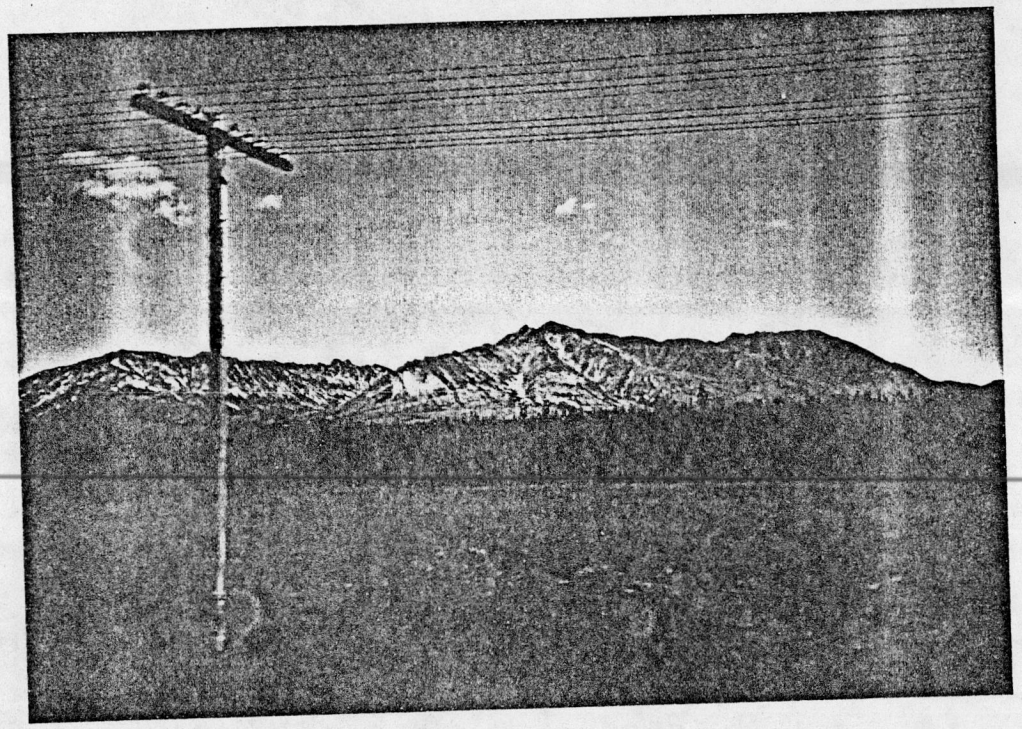
N @ MP 251
OTHER-0-20 CURRY



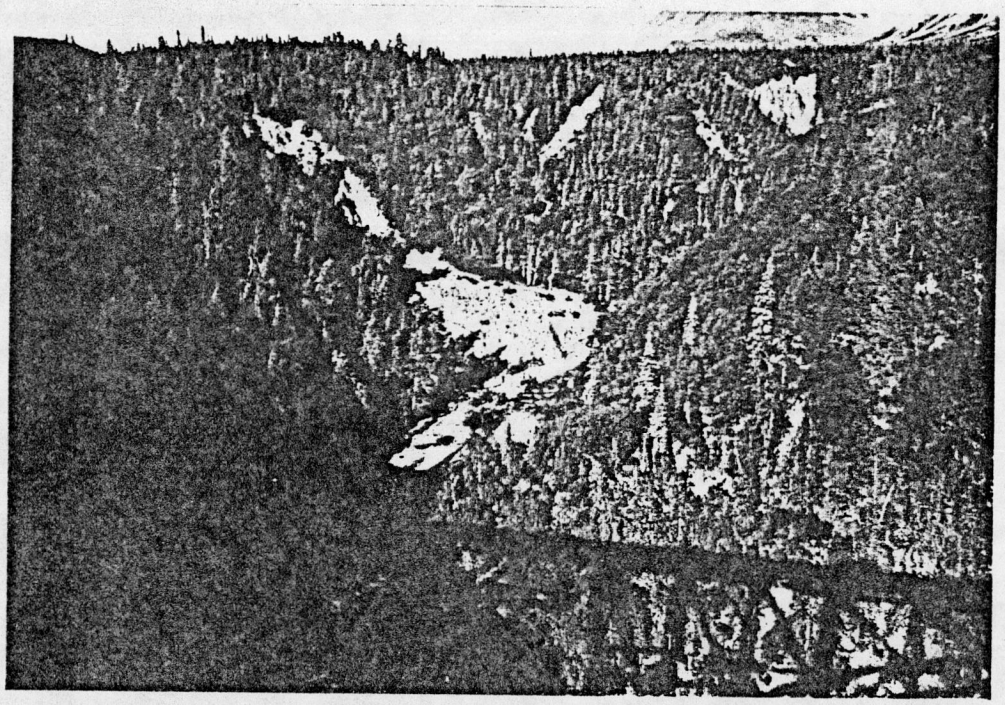
E @ 26.25 ACRES
OTHER-21 GOLD CREEK



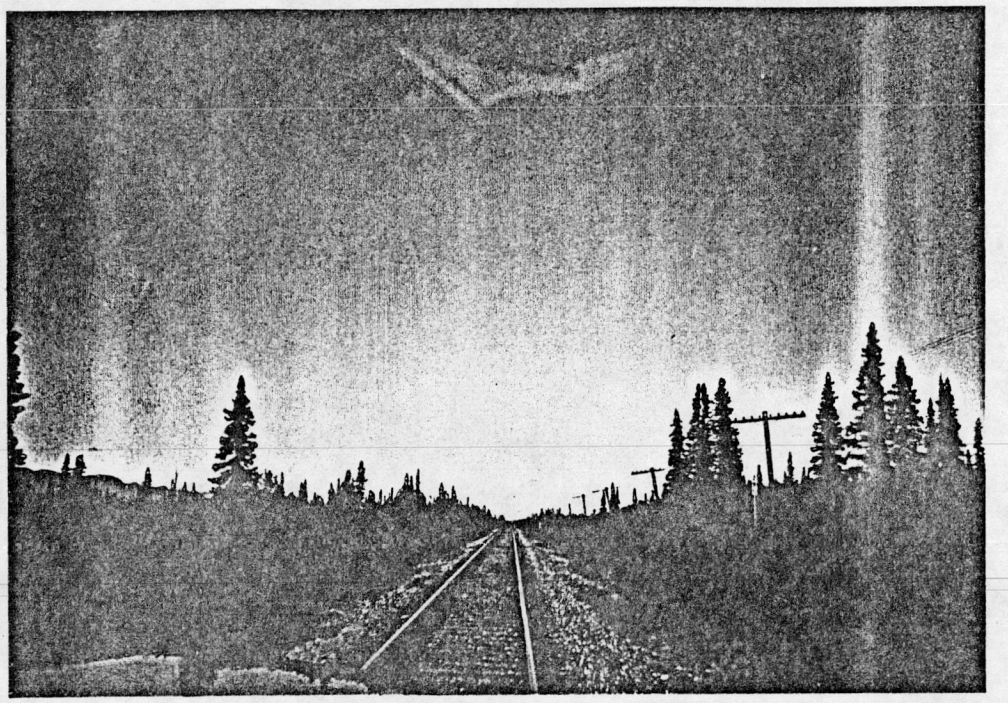
N @ MP 273.8
OTHER-22 CHULITNA



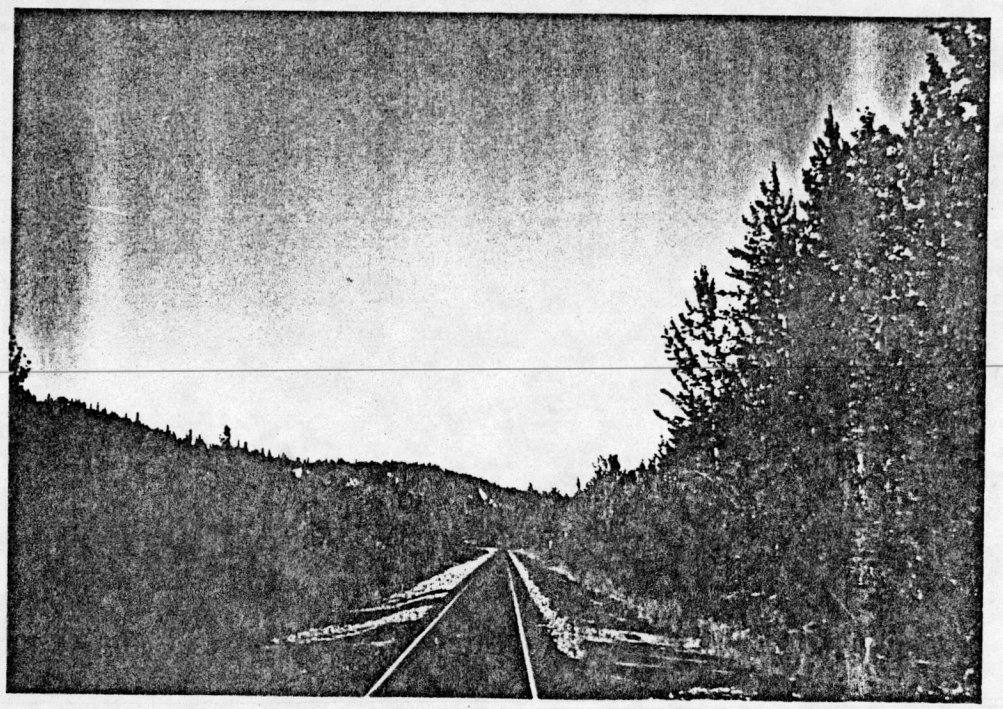
E @ MP 281
OTHER-23 HURRICANE



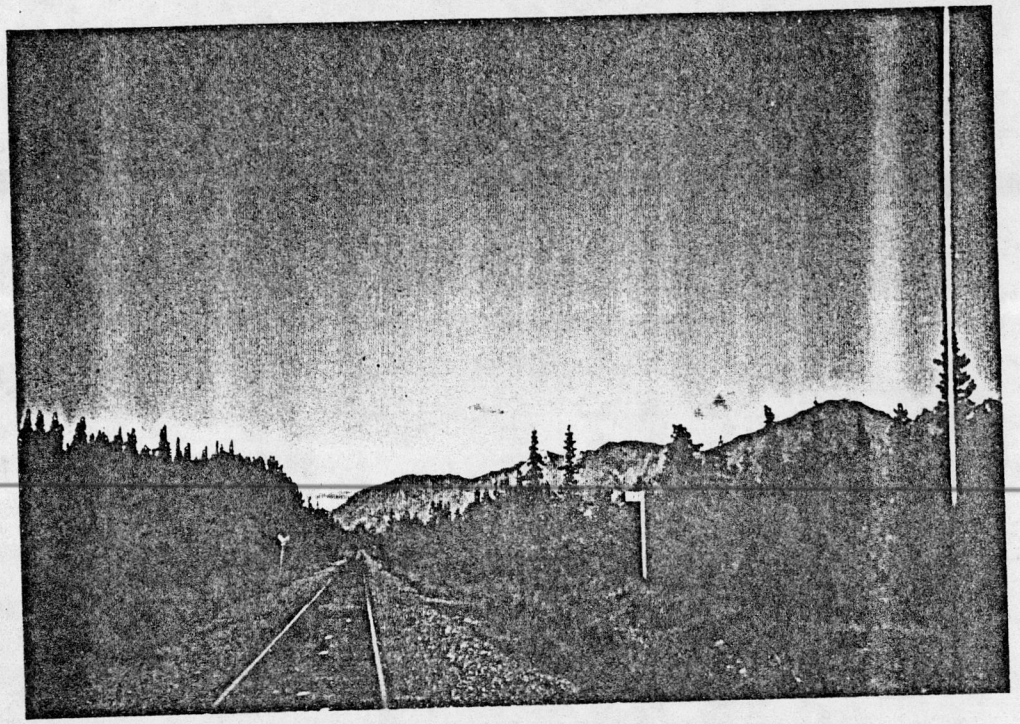
MIDWAY E @ MP 284.2
OTHER-23 HURRICANE GULCH



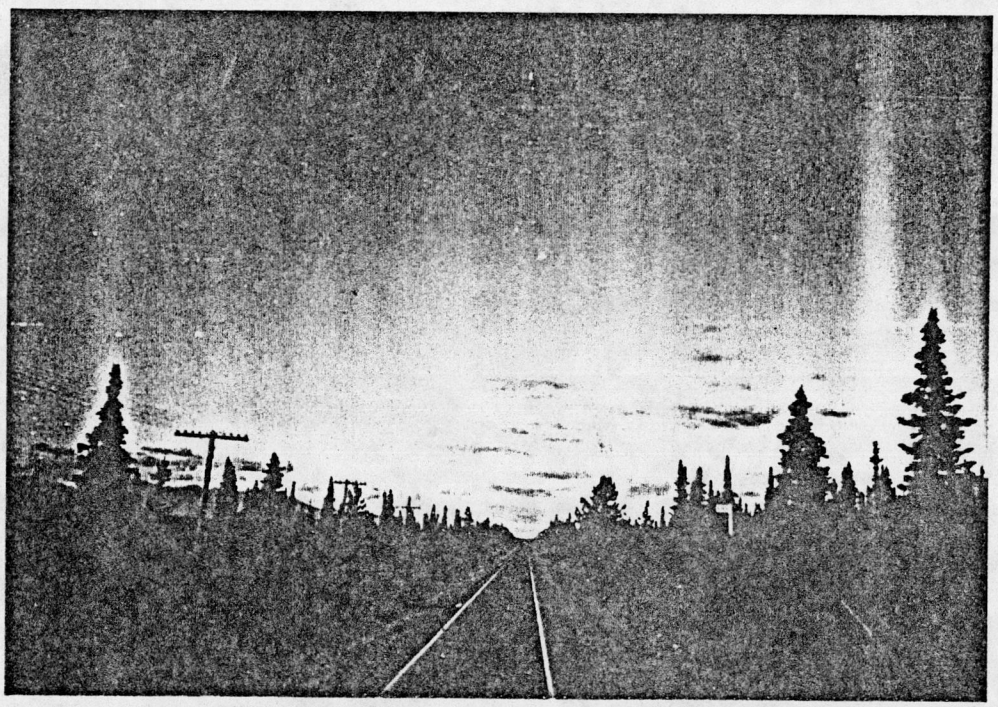
N @ MP 280
OTHER-O-24 HURRICANE



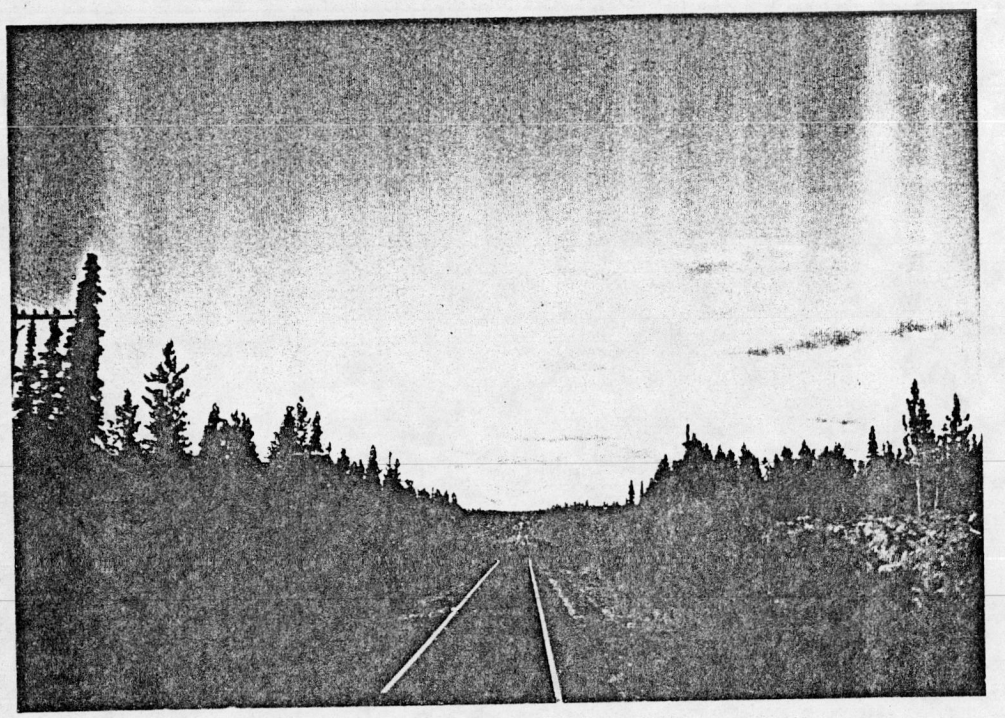
N @ MP 287.5
OTHER-O-25



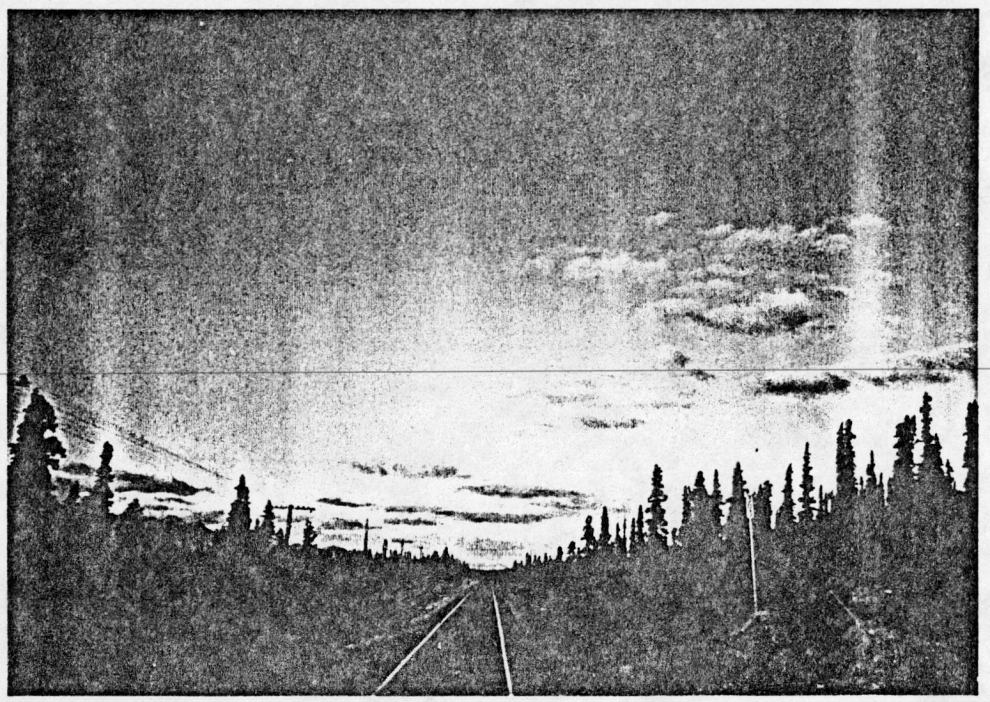
N @ MP 293
OTHER-26 COLORADO



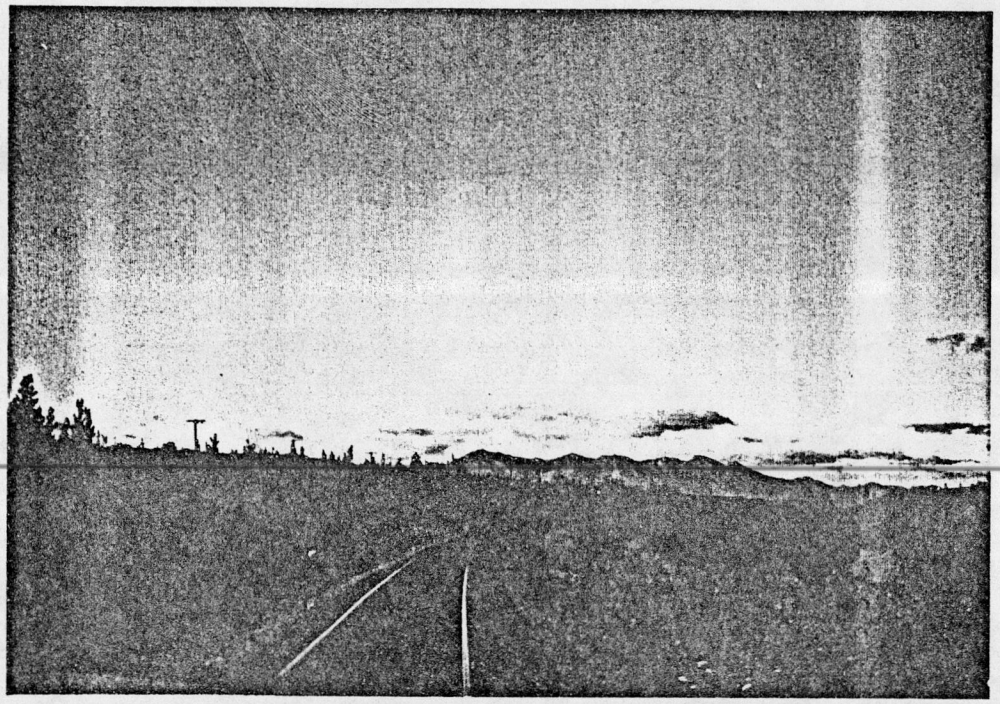
N @ MP 300
OTHER-27 BROAD PASS



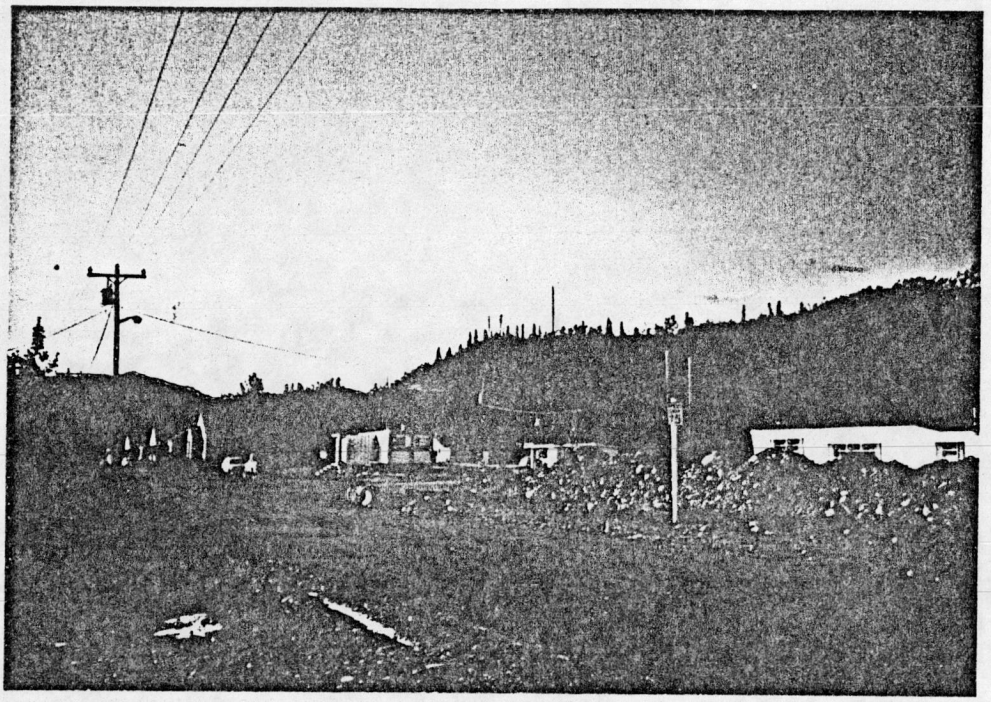
N @ MP 302.1
OTHER-O-28 BROAD PASS



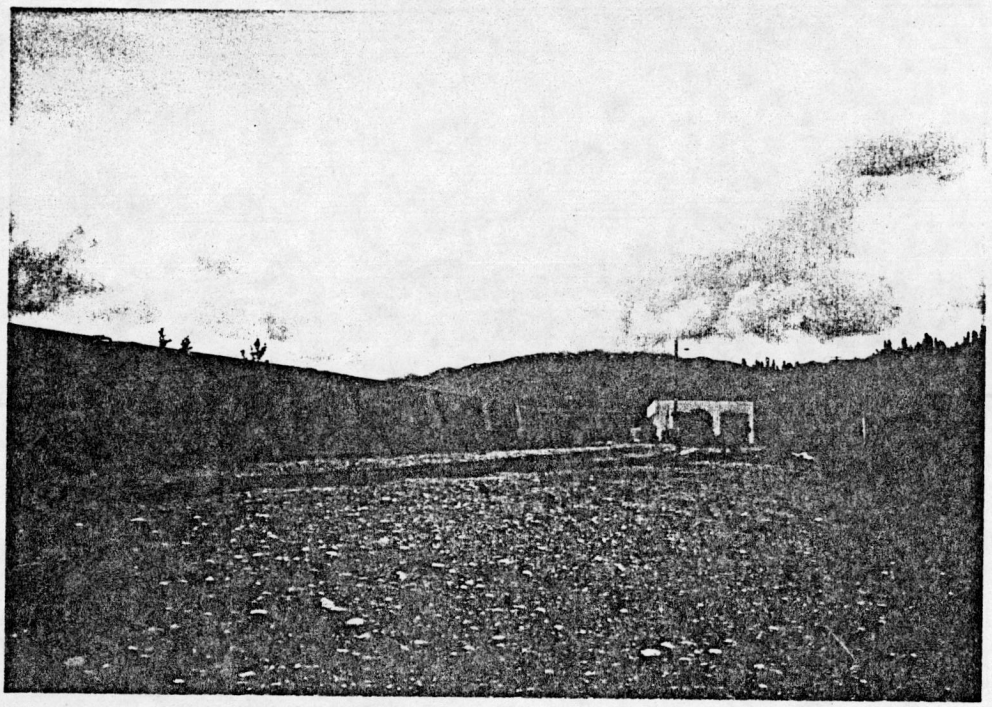
N @ MP 303
OTHER-O-29 BROAD PASS



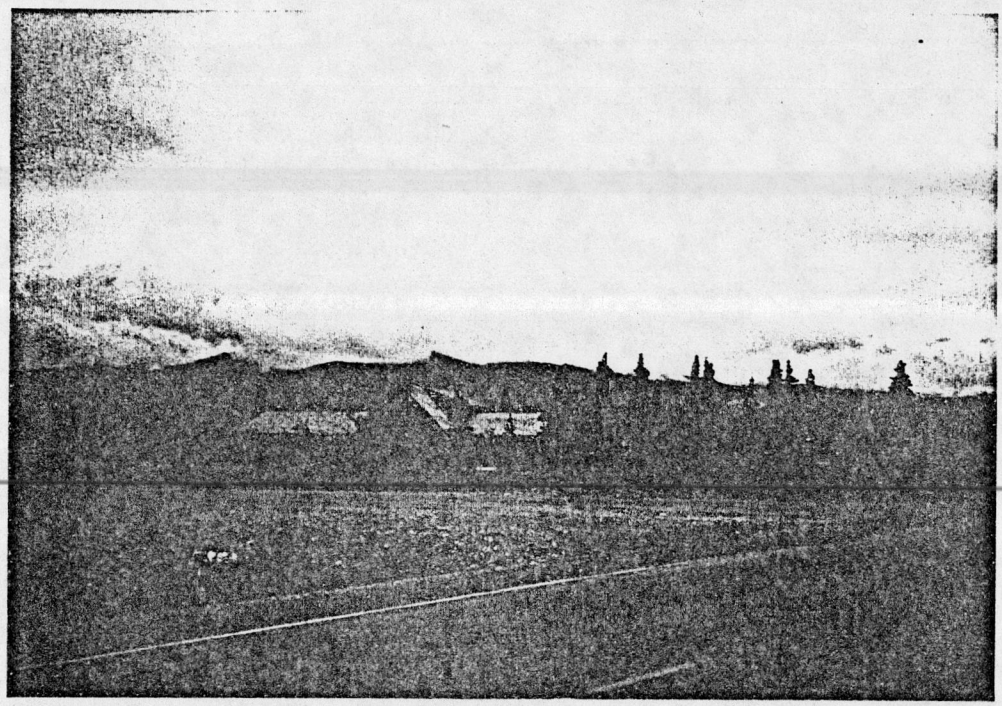
N @ MP 306
OTHER-O-30 BROAD PASS



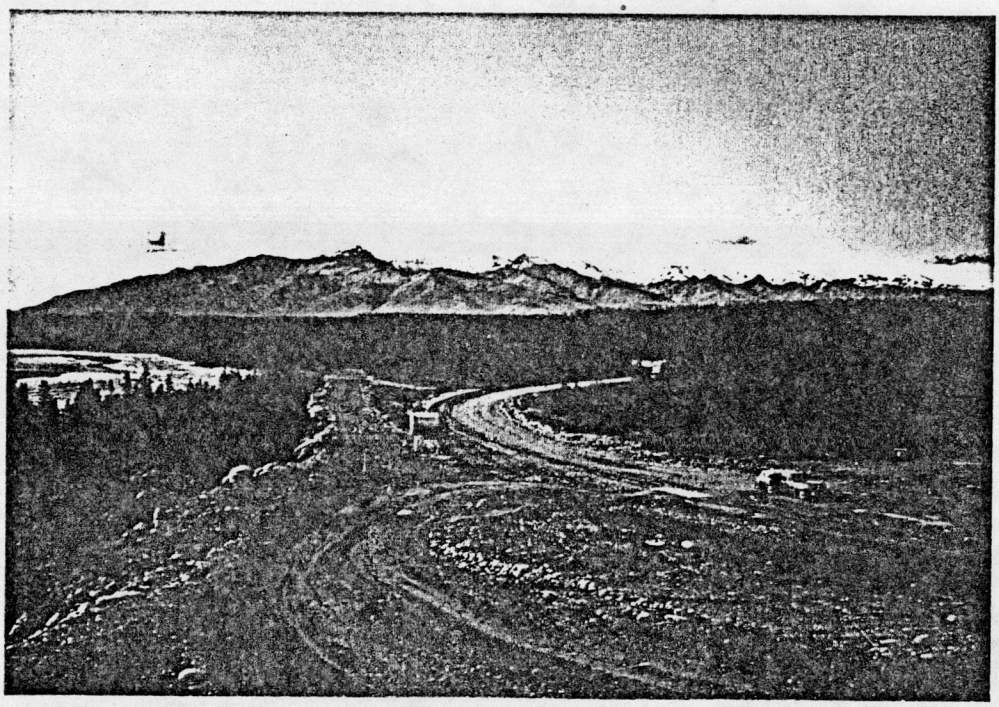
VALUATION UNIT OTHER-31
HEALY



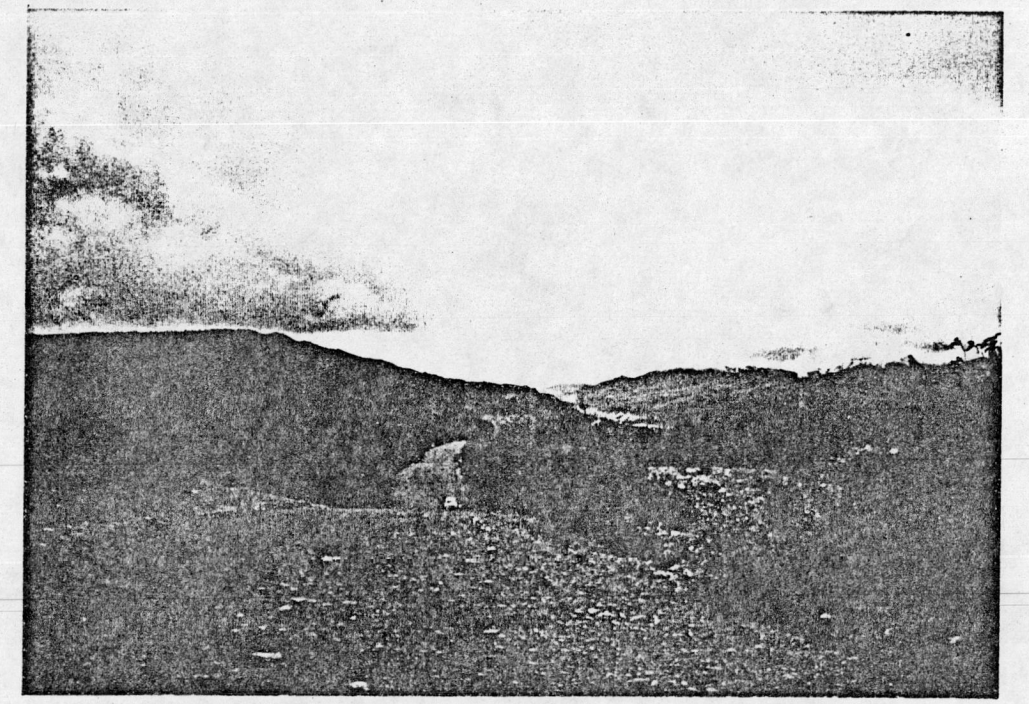
VALUATION UNIT OTHER-O-32
HEALY



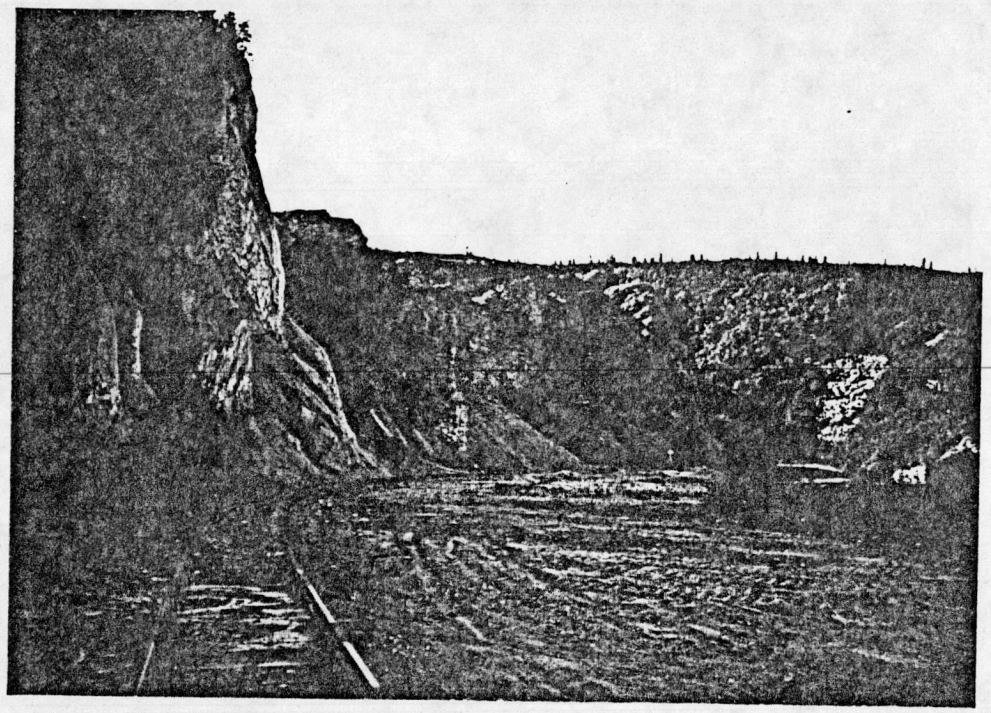
VALUATION UNIT OTHER-33
HEALY



VALUATION UNIT OTHER-34
COAL TIPPLE @ LIGNITE

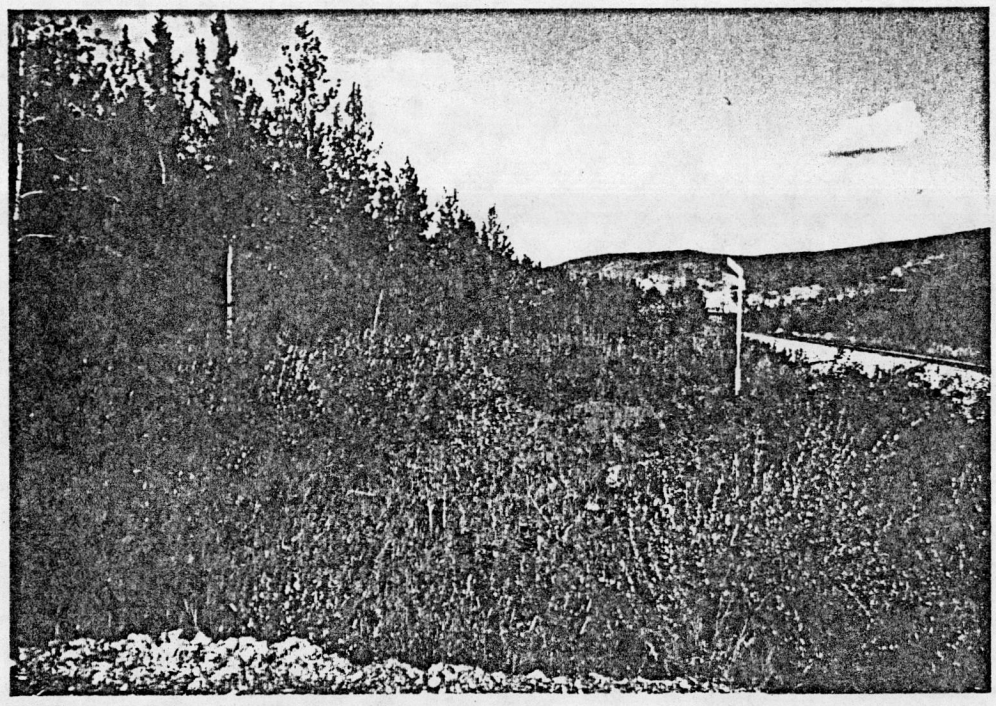


VALUATION UNIT OTHER-35
HEALY

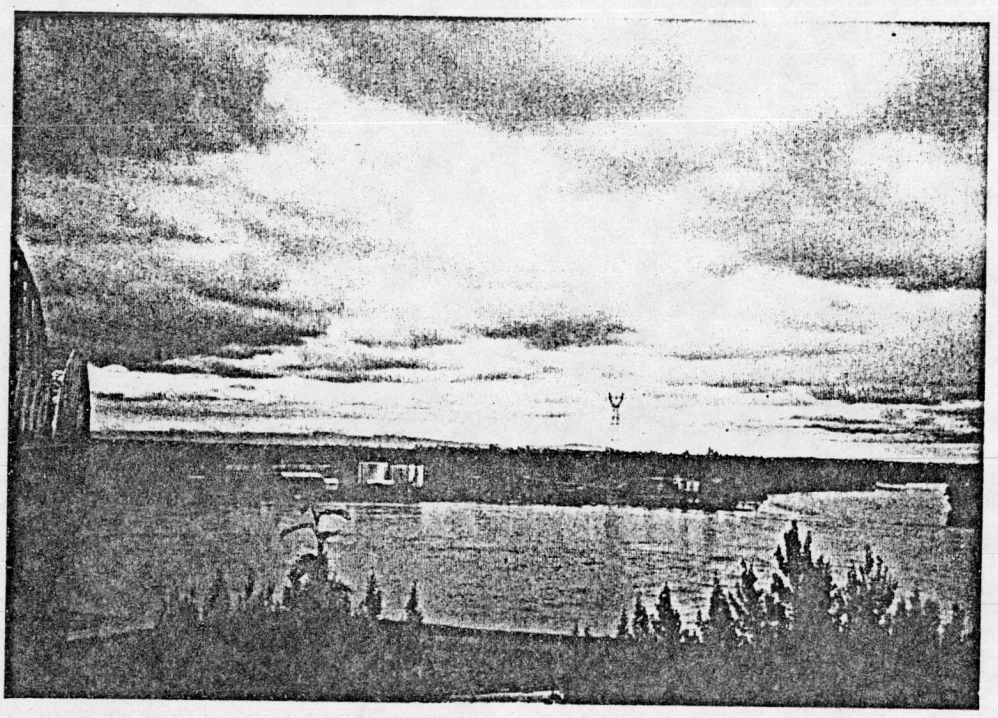


VALUATION UNIT OTHER-O-38
SUNTRANA SPUR

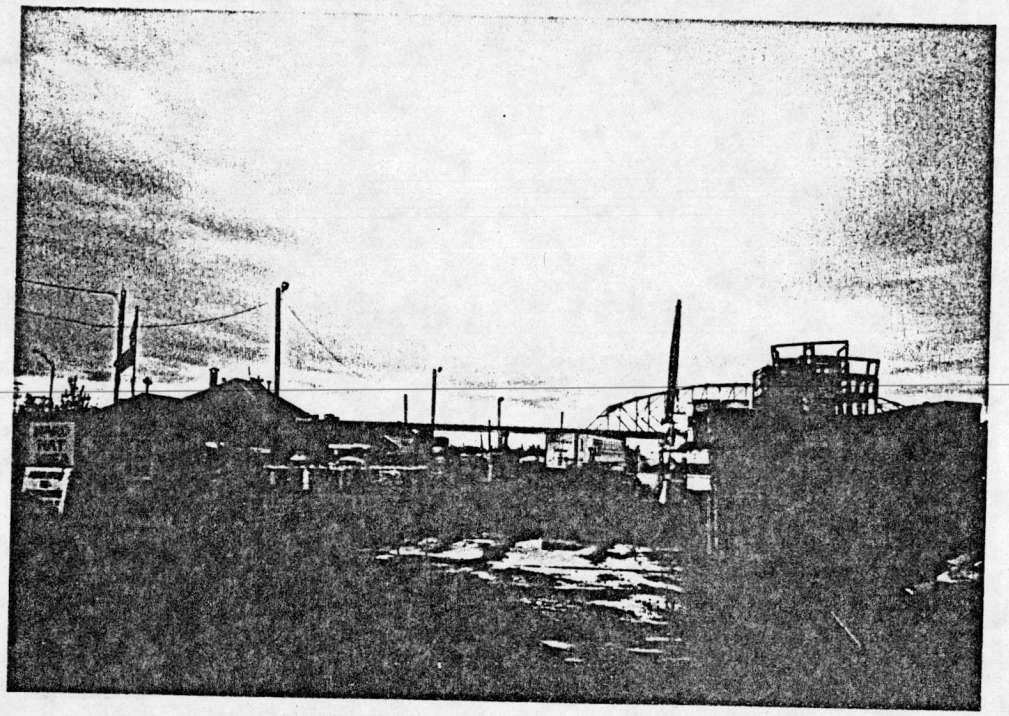
VALUATION UNIT OTHER-39
CLEAR



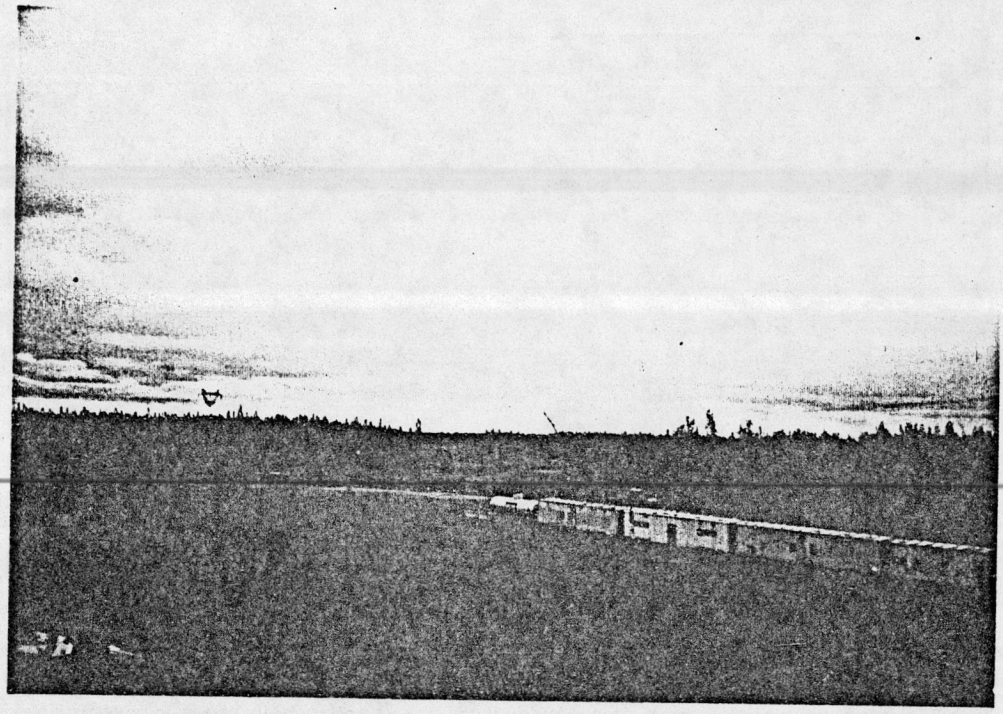
VALUATION UNIT OTHER-46 AND OTHER-O-47
NENANA



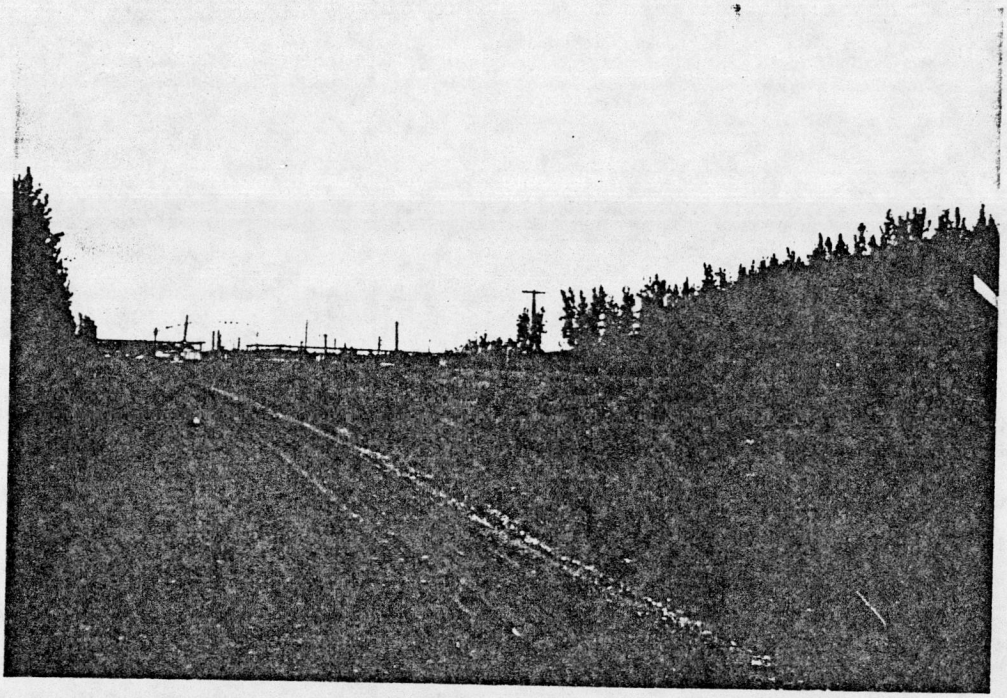
VALUATION UNIT OTHER-48 FROM NS OF TANANA RIVER
NENANA



VALUATION UNIT OTHER-48
NENANA

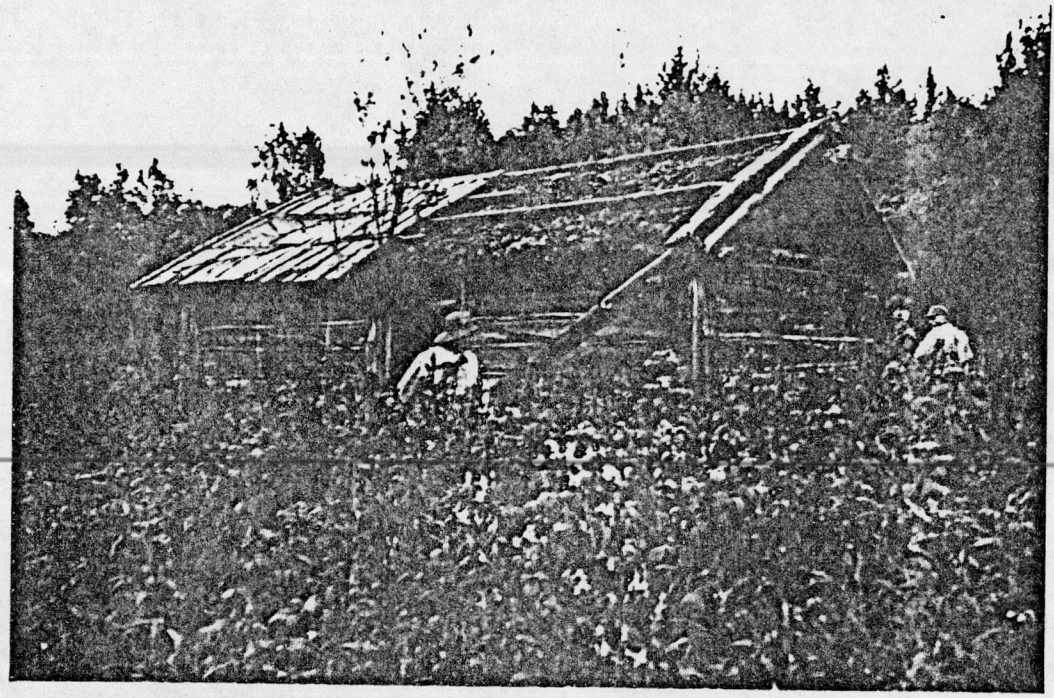


VALUATION UNIT OTHER-O-49
NENANA



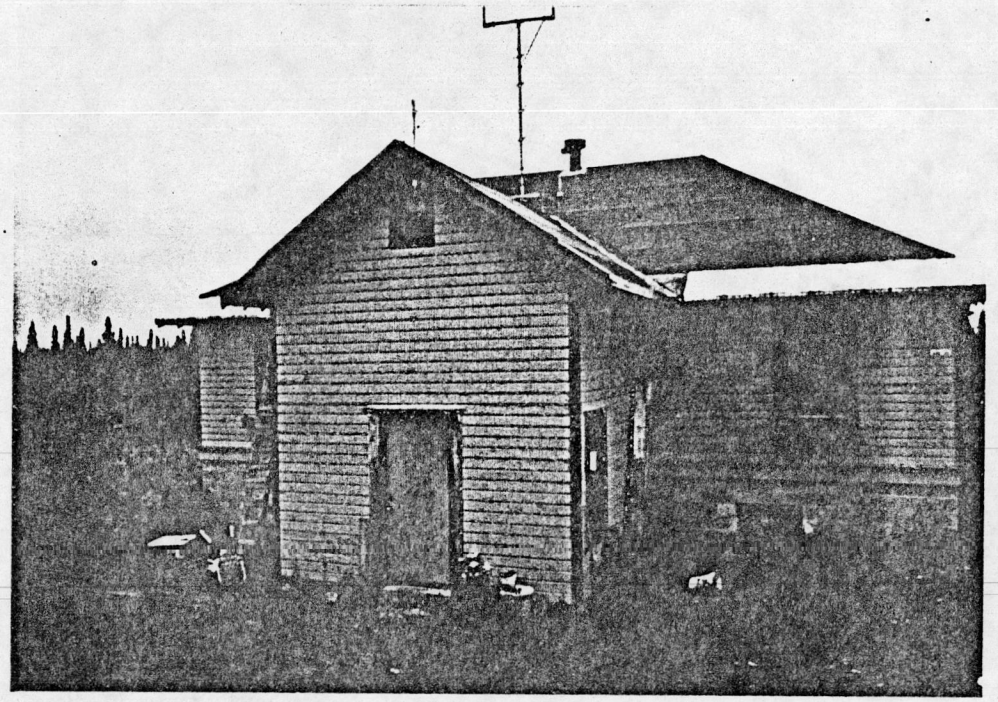
VALUATION UNIT OTHER-52
NENANA

FIRST AVENUE AND KOYUKUK STREET
TANANA
VALUATION UNIT NO. OTHER - 56

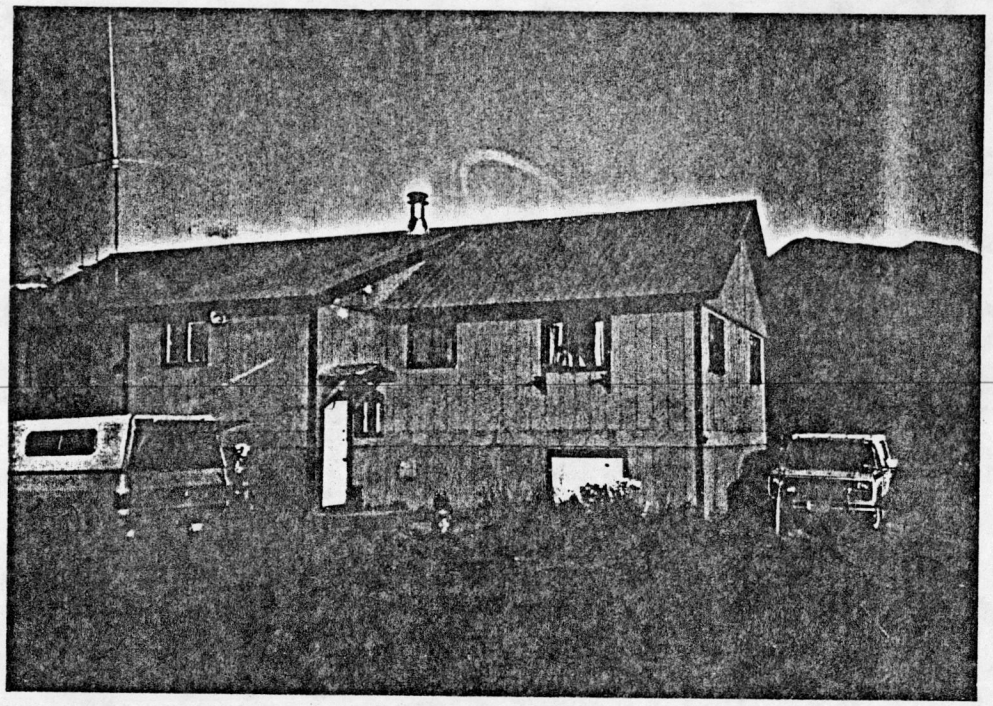


ABANDONED LOG CABIN NEAR RIVERFRONT
HOLY CROSS
VALUATION UNIT NO. OTHER -57

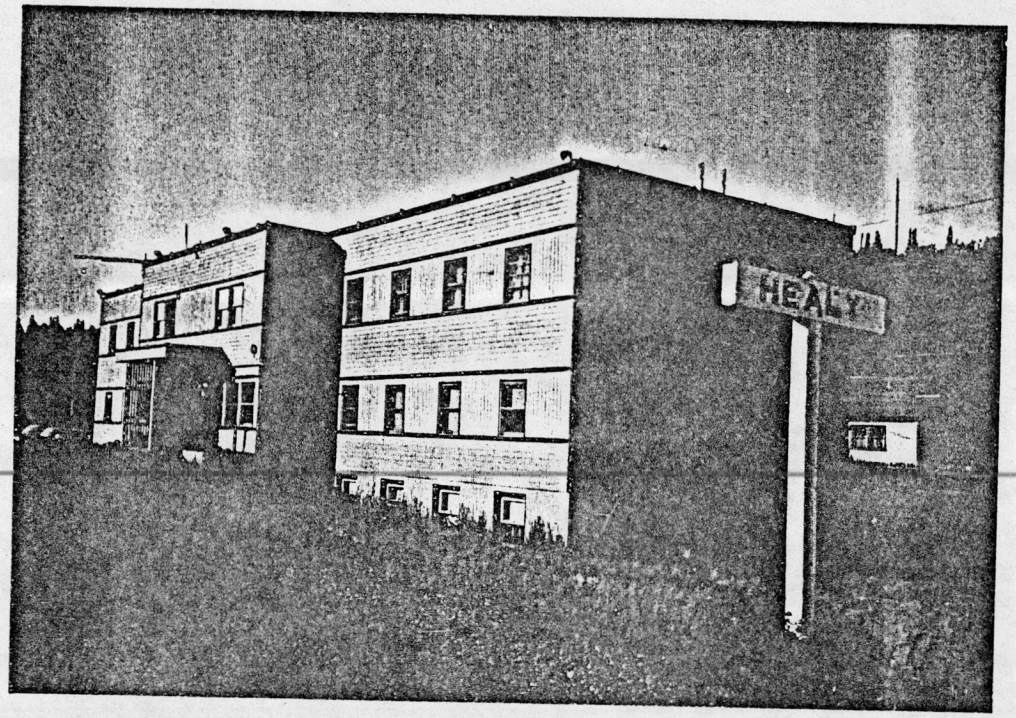
LOOKING SOUTHEAST FROM RIVERFRONT
HOLY CROSS
VALUATION UNIT NO. OTHER -57



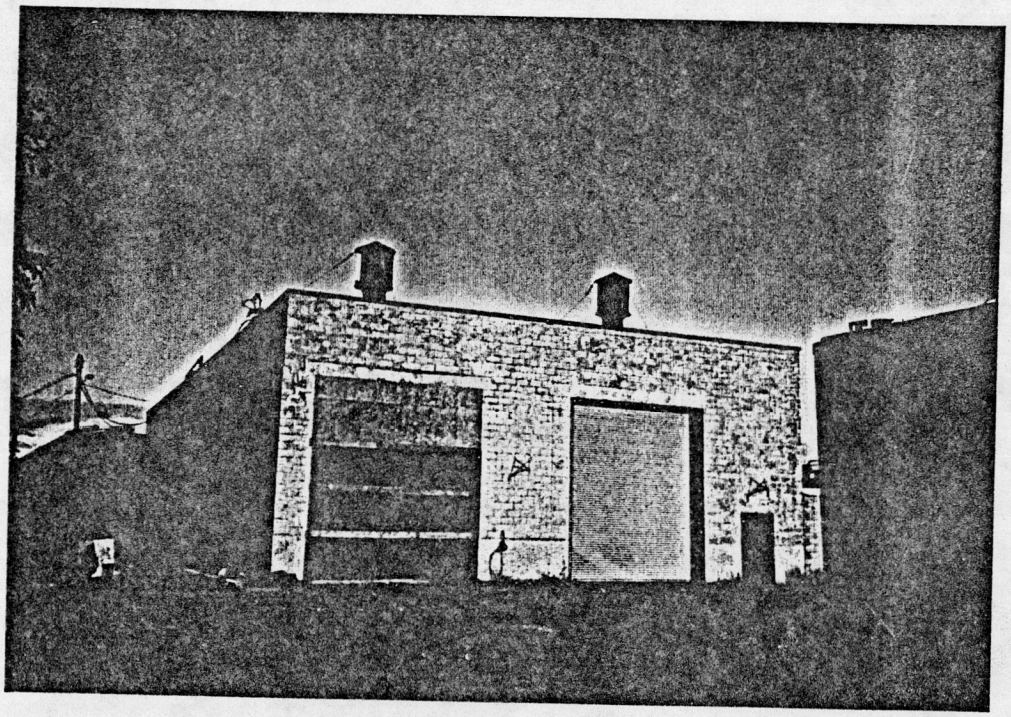
BUILDING NO. 281-06
HURRICANE SECTION HOUSE



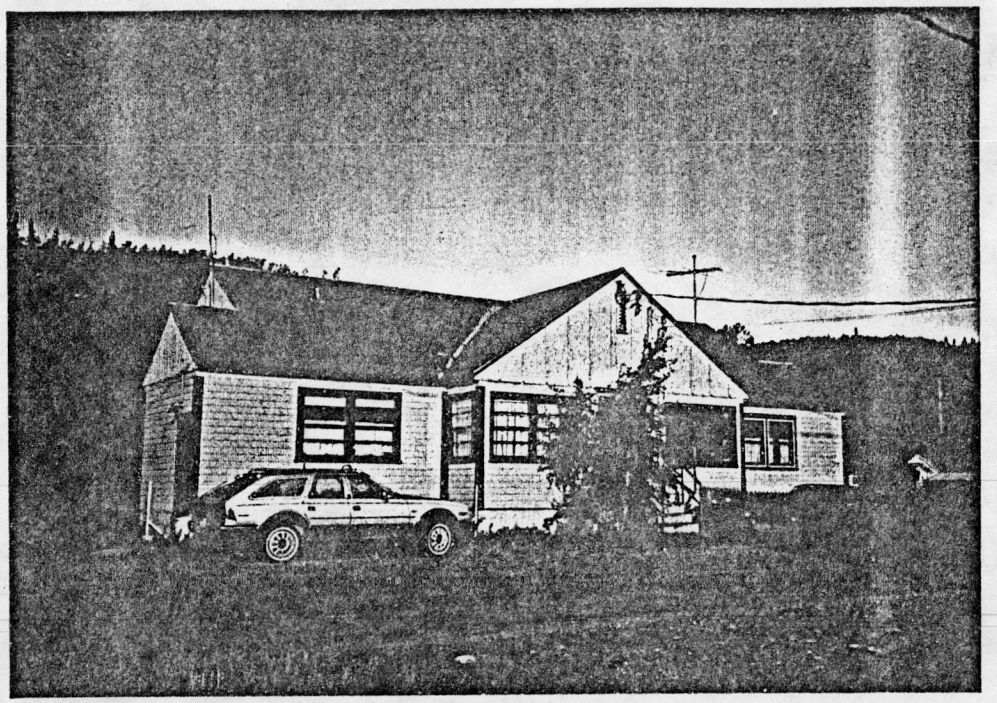
BUILDING NO. 304-05
SECTION HOUSE MP 304.3
BROAD PASS



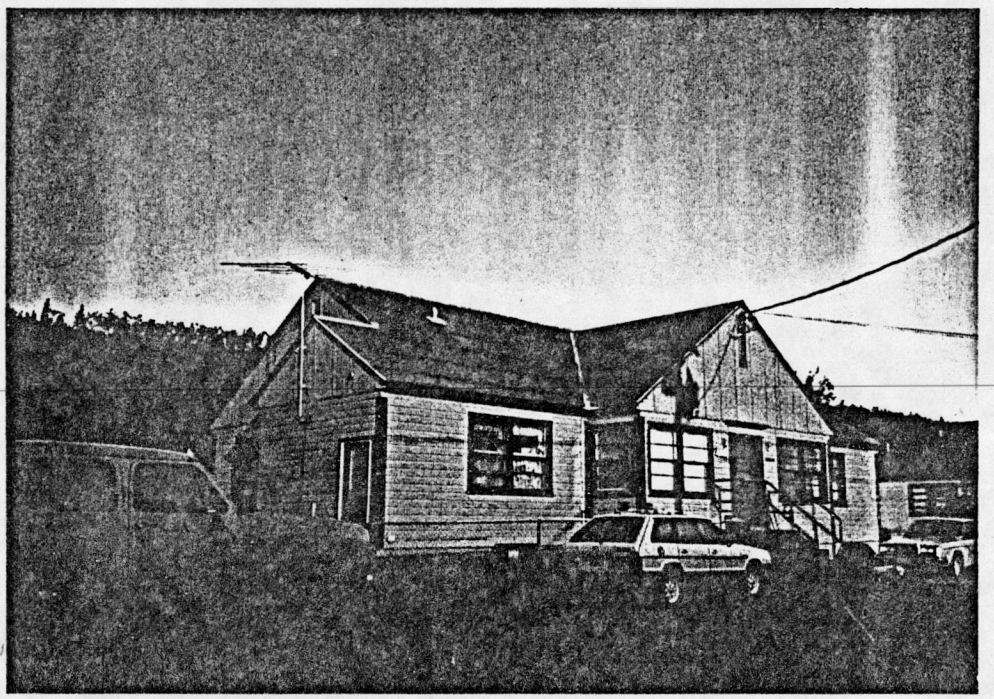
BUILDING NO. 358-02
HEALY HOTEL



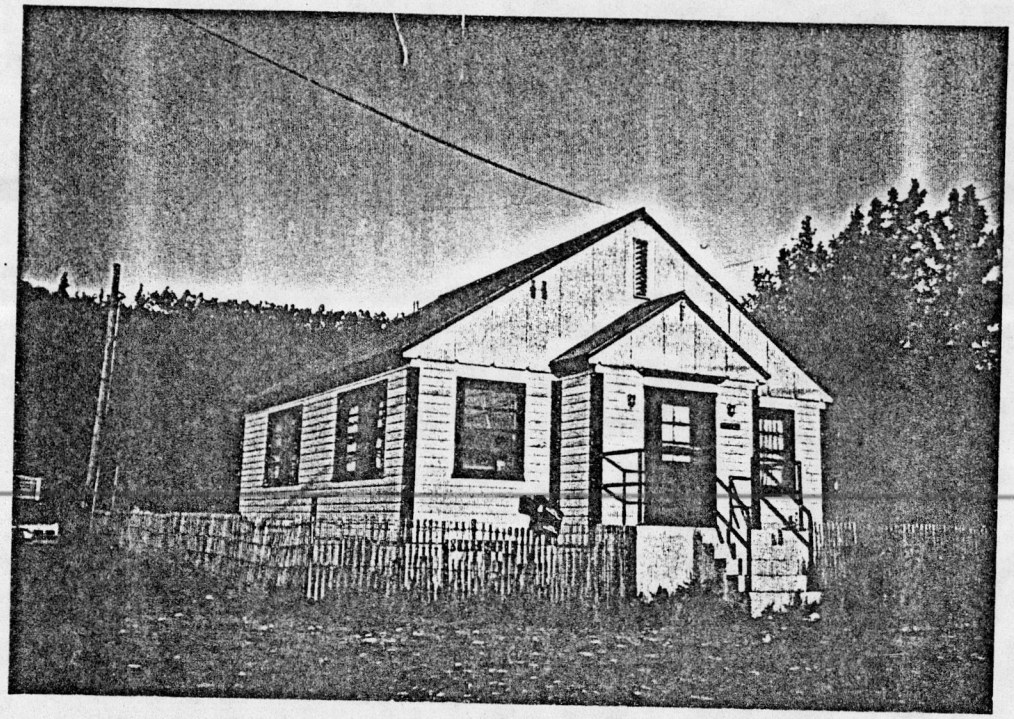
BUILDING NO. 358-05
HEALY ENGINE SHOP



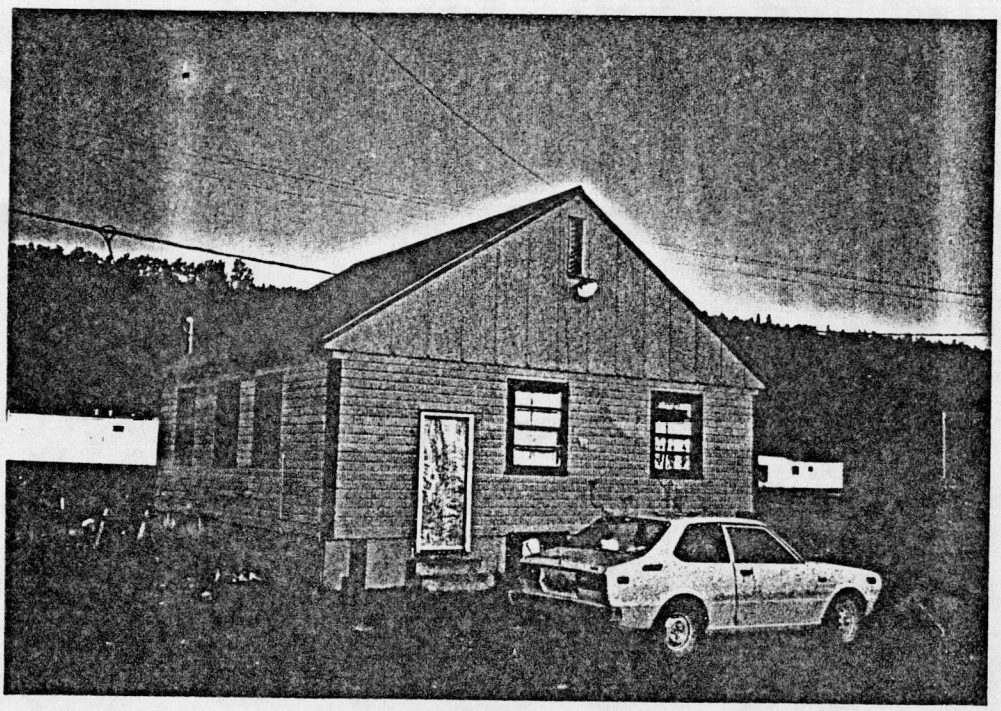
BUILDING NO. 358-06
DUPLEX APTS. HEALY



BUILDING NO. 358-07
DUPLEX APTS. HEALY



BUILDING NO. 358-08
FORMANS DWELLING HEALY



BUILDING NO. 358-13
SECTION HOUSE HEALY

ADDENDUM

SUMMARY

QUALIFICATIONS OF CHARLES F. SEYMOUR, MAI, CRE

BUSINESS EXPERIENCE

Jackson-Cross Company, REALTOR - 1952 to Present

Actively associated with Jackson-Cross Company since August 1, 1952. Experienced in brokerage, management, leasing, mortgage, appraising and counseling activity. President and Chief Executive Officer October 26, 1971.

Arthur W. Binns, Inc., REALTOR - 1940 to 1952

Vice President, general real estate brokerage and management of residential investment properties.

President, Binns Mortgage Company, making loans on urban residental properties.

PROFESSIONAL AFFILIATIONS

American Institute of Real Estate Appraisers

National Activities
Elected Member (M.A.I.) 1953 (#1881)
Editorial Board, The Appraisal Journal - 1963-68
Chairman, Urban Renewal Committee - 1961-66
Finance Committee - 1966-68, Chairman - 1971
Chairman, Admissions Committee - 1969
Executive Committee - 1969, 1971-74
Governing Council - 1969 to date
Vice President, Central Atlantic Region - 1970
First Vice President - 1972
President - 1973

Instructor, Appraisal II: 1957-1963

Lecturer: Urban Renewal Valuation and Feasibility Studies

Metropolitan Philadelphia Chapter No. 9
Secretary - 1958-59 Vice President - 1960-61
President - 1962
Director - 1973 to date

American Society of Real Estate Counselors
Elected Member (CRE) 1978 (#724)

Philadelphia Board of Realtors Member since 1940. Human Relations, Program and Community Renewal Committees - Director, Governor - Central Chapter Executive Committee Nominating Committee. Chairman, 1983.

Urban Land Institute Central City Council - 1966-72. Urban Redevelopment Council - 1973 - 1978
Trustee - 1972 - 1978, 1980 to date
Development Systems & Services Council 1981 to date

Lambda Alpha International Honorary Land Economics Society, since 1968. Vice President, Philadelphia Chapter - 1968-70. National Vice President, 1980 to date.

Philadelphia Mortgage Bankers Association.
Board of Governors - 1968-70.

University of Pennsylvania Lecturer - 1968, 69, 70, 73, 74, 79, 80

Federation Internationale Des Geometres Speaker at 12th Triennial Congress, London, September, 1968. Chairman, 14th Congress Committee - 1972-74 Member
Committee Permanente - 1970-74
Commission 8, 1970-73

Greater Philadelphia Chamber of Commerce Director, 1977 to date

Old Philadelphia Development Corporation Director, 1978 - to date
Executive Committee, 1980 to date.

Greater Philadelphia Partnership Director, 1983 - to date

Real Estate Broker's Licenses
Pennsylvania #010683
Delaware #25984
Maryland #0159
New Jersey #141541
New York #006708
Virginia #024856

Pennsylvania Insurance Broker's License #34496

Appraising & Counseling: For numerous major corporate clients in over 40 states including:

Atlantic Richfield Company
Central Penn National Bank
E. I. DuPont de Nemours
Equitable Life Assurance Society
The Ford Motor Company
Girard Trust Bank
Provident National Bank
United States Fidelity & Guaranty Co.
Penn Central Corporation
City of New Orleans
Charles Center Inner Harbor Management, Inc.
City of Baltimore
National Liberty Life Insurance Co.
The Reading Company
United States Railway Association
Capitol Transit Co.

EDUCATIONAL BACKGROUND

Pennsylvania State College 1938-40
University of Pennsylvania Evening and College Collateral Courses 1940-42, 1947-49
Appraisal Course I 1940, II 1941, AIREA
Seminars and Conferences
Management Course for Presidents, Presidents Association of AMA 1981.

ARTICLES & SPEECHES

"... Of Future Benefits" - **Real Property News** focusing on many real estate topics including apartment surveys conducted by Jackson-Cross

"New Valuation Factors" - November, 1973

"Unique Features of Industrial Park Appraisals" - February, 1975, September, 1978

"The Quiet Revolution" - May, 1975

"A Look at Real Estate Development - Past, Present & Future" - January, 1976

"Problems and Opportunities in Philadelphia Real Estate" - **Delaware Valley Fortnight**, March, 1977

"Valuation of Transportation/Communication Corridors" (with John P. Dolman) - The Appraisal Journal - October, 1978

"Appraising Industrial Parks" - The Appraisal Journal - April, 1979

"Outlook for Real Estate Appraising in the '80s", The Appraisal Journal - April, 1980

"Commercial and Industrial Real Estate - An Overview and Forecast" - March, 1980

"Valuation of ETC Corridors" - March, 1980

"Appraising for Penn Central" - April, 1981

"Recycling for Fun and Profit" - September, 1982

April, 1983

QUALIFICATIONS OF RUSSELL E. SNYDER, MAI

BUSINESS EXPERIENCE

Senior Vice President, June 1981.
Senior Real Estate Appraiser, and Assistant Manager of Jackson-Cross Appraisal Company, an operating company of Jackson-Cross Company, a Philadelphia headquartered professional real estate service organization.

Associated since March, 1968 with Jackson-Cross Company, Philadelphia, Pennsylvania, a complete real estate appraisal, brokerage and management organization.

Real Estate Experience

Duties include appraisals of existing and proposed real estate. Appraisal assignments involve all types of real property throughout the United States. Appraisals and/or special studies have been prepared alone and jointly.

Machinery and Equipment Experience

Duties also include machinery and equipment valuation specializing in commercial, industrial, institutional, recreational and special purpose type properties. The appraisal assignments involved market, condemnation, mergers, insurance, taxes, and going concern proceedings. Assignments covered the Delaware Valley and the east coast.

Senior Appraiser, the Federal Appraisal Company, Philadelphia, Pennsylvania, 1948 to March, 1968.

Real Estate Experience

Involved in appraisals of existing real estate, specializing in appraisal of commercial, industrial, institutional, recreational, and residential type properties. Assignments involved analyses and valuations for fair market, condemnation, financing, accounting, mergers, taxes, insurance and going concern proceedings.

Machinery and Equipment Experience

Machinery and equipment valuation specializing in commercial, industrial, institutional, recreational and residential type uses. The appraisal assignments involved analysis and valuations for financing, accounting, mergers, taxes, going concern, market, insurance and condemnation proceedings. Duties also included the supervising and training of other personnel. Assignments covered the Delaware Valley and other areas from Missouri to east coast and Massachusetts to Georgia.

PROFESSIONAL AFFILIATIONS

American Institute of Real Estate Appraiser - Member #5312 (MAI)
International Right-of-Way Association - Member (IR/WA)
Pennsylvania Real Estate Brokers' License #25113,
Philadelphia Board of Realtors - Active Member of C&I Division
Pennsylvania Association of Realtors - Realtor Associate

PARTIAL LIST OF CLIENTS

Acme Markets, Inc.
Aldan Rubber Company
Altoona Urban Renewal Authority
American Bank and Trust Company of Pennsylvania
Atlantic City Racing Association
B.P. Oil Company
Baltimore and Ohio Railroad
Bankers Trust Company of New York City
Bryn Mawr Hospital
Chicago, Rock Island, Pacific Railroad Company
City of Philadelphia - Department of Public Property
Continental Racing Association
Delaware River Port Authority
Department of Revenue, State of Kansas
Department of Revenue, State of Montana
Drexel University
Eagle Downs Racing Association
E.I. du Pont de Nemours and Company
Evans-Pitcairn Corporation
Fidelity Bank
First Pennsylvania Bank N.A.
Ford Motor Credit Company
General Mills, Inc.
General Refractories Company
Gilbert A. Cheney, Inc.
Girard Bank
Glanz, Behm and Herring, Inc.
Granite Run Shopping Mall
Gulf Oil Corporation
Hahnemann Hospital
Hercules, Incorporated
Housing Authority and Urban Redevelopment of Atlantic City, NJ
I.T.T. - Grinnell Company
John Hancock Mutual Life Insurance Company
Lits, Division of City Stores Company
Louis T. Klauder and Associates
Lower Merion School District
Methodist Hospital

PARTIAL LIST OF CLIENTS - (Continued)

Monsanto Company
National Park Service
New Jersey Department of Environment Protection
New Jersey Department of Transportation
Olney Federal Savings and Loan Association
P-W Industries, Inc.
PACOR, Inc.
Pennsylvania Department of Transportation
Penn Central Transportation Company
Pennsylvania Department of Environmental Resources
Penn Federal Savings and Loan Association
Pennsylvania Hospital
Philadelphia National Bank
Provident National Bank
Quaker Chemical Company
Ramada
Reading-a-Treat Bottling Company, Inc.
Reading Company (Eastern Real Estate Company)
Redevelopment Authority of City of Philadelphia
Reliance Standard Life Insurance Company
Roadway Express, Inc.
SmithKline/Beckman Corporation
South Jersey Port Corporation
K. S. Sweet Corporation
Spring Garden College
Tasty Baking Company
Temple University
Texaco, Inc.
The Penn Central Corporation
The Sun Company
Trustees of Penn Central
John Wanamaker
Warner-Lambert Company
Westinghouse Electric Corporation
UGI Corporation
U.S. Army Corps. of Engineers
U.S. Department of Justice
Various U.S. Attorneys and individuals
Zeko Air Drier Corporation

EDUCATIONAL BACKGROUND

Temple University, Philadelphia

Technical Institute - 1949 to 1953 - Evening Division - Diploma for Building Construction Estimating and Design.

EDUCATIONAL BACKGROUND - (Continued)

Temple University, Philadelphia - (Continued)

School of Business Administration - 1953 to 1954 - Accounting and Economics courses.

School of Business Administration - 1970 to 1971 - Real Estate Analysis, Real Estate Law, Real Estate Practices, Real Estate Financing, Landlord, Tenant and Property Management, and Real Estate Valuation.

American Institute of Real Estate Appraisers

Appraisal Course I - 1968-69
Appraisal Course II - 1969
Appraisal Course IV - 1973

Attended numerous seminars in appraisal techniques sponsored by the American Institute of Real Estate Appraisers, International Right-of-Way Association, governmental agencies, builders and material manufacturers.

TEACHING ASSIGNMENTS

Instructor, Real Estate Construction, Manor Junior College, 1973 - 1979.

Instructor, Real Estate Appraising, Manor Junior College, 1977.

Guest Lecturer at associations' educational seminars especially for building and corridor valuation seminars.

QUALIFICATIONS OF ARNOLD S. TESH

BUSINESS EXPERIENCE

United States Railway Association, Washington, D.C. - May 1977 to December 1982

Director. Directed strategy and coordinated in-house and contractor efforts in the largest real estate litigation in U.S. history. Have achieved success in settling with the Penn Central, Reading and Erie Lackawanna at approximately 15 percent of the $15 billion worth of claims. My business decisions and strategies were major factors in the disposition of this lawsuit.

Arnold S. Tesh, Associates, Coral Springs, Florida - February 1976 to May 1977

President. Served as consultant in matters concerning real estate investment and management. Successfully negotiated multi-million dollar workouts, development ventures and income escalations.

General Growth Properties, Des Moines, Iowa - August 1973 to February 1976

President Subsidiary Company. Achieved annual cash-on-cash returns in excess of $5 million above market through my efforts for parent company in the areas of site selection, acquisition, development, management and marketing. Successfully administered decision-making and negotiating responsibilities for over one half billion dollars worth of regional mall shopping centers, apartments, motels and recreational facilities. My company evolved into a primary profit center even though designed as a service entity for NYSE listed parent.

Vanguard Appraisal Co., Inc., Cedar Rapids, Iowa - January 1972 to August 1973

Chief of Valuation. Responsible for government and private appraisals under contract to this mass appraisal company. Developed systems which cut study time by 20 percent and produced less than a 5.5 percent value deviation in 98 perent of the subject properties. All of my projects were profitable.

Los Angeles County Assessor, Los Angeles, California - January 1966 to January 1972

Deputy Assessor. Represented the County of Los Angeles in Assessment Appeals Board actions. Appraised primarily commercial real estate through cost, market and income approaches.

EDUCATIONAL BACKGROUND

Public Law and Public Speaking, University of Arizona and University of Southern California.

Graduate School, International Politics, Real Estate, California State College.

Law School, Loyola University.

Real Estate Certificates, Lumbleau School, University of San Diego, Tampa University.