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BLACK-SMITH, BETHARD & CARLSON, LLC

October 1, 2009

MOA Heritage Land Bank
PO Box 196650
Anchorage, Alaska 99519

Attn: Alison Smith

Re: Vacant land located in Upper Potter Valley
Anchorage, Alaska

Dear Ms. Smith,

As agreed and outlined in the notice to proceed letter dated September 8, 2009, we are submitting a *summary appraisal report* of the estimated market value of the fee simple interest in the referenced property. As indicated in the notice to proceed, the appraisal instructions are the same as the prior appraisal (BSBC File #06-019) completed by our firm in February 2006. The engagement letter for the previous assignment, as-well-as the notice to proceed for this assignment, are in the addenda. Our opinion of value is:

Value Conclusion	Effective Date of Value	Value Opinion
Fee Simple Market Value	September 28, 2009	$585,000

The value estimate is stated in terms of cash. The market exposure period (looking backward) and the marketing time (looking forward) are both estimated at less than one year. The value opinions reported are qualified by certain definitions, assumptions, limiting conditions and certifications.

This narrative appraisal report conforms to and satisfies the requirements of USPAP and Volume 12, Code of Federal Regulations, Part 34, Subpart C.

Sincerely,
Black-Smith, Bethard & Carlson, LLC.

Brian Z. Bethard, MAI
General Real Estate Appraiser (Cert. # 281)

Ryan McGillivray, Appraiser

Executive Summary

Property Appraised
The subject is a 19.5 acre portion of a 37.5 acre parcel located in upper Potter Valley in Anchorage, Alaska.

Legal Description
19.5 acre portion of T11N R3W SEC 14 Portion N1/2

Ownership of the parcels currently vests with the MOA Heritage Land Bank.

Tax Identification: 020-281-02-000

Zoning: PLI (Public Land Institutional)

Proposed Zoning: R-10 SL (Residential Alpine/Slope District)

Purpose of the Appraisal and Property Rights Appraised
The purpose of the appraisal is to estimate the fee simple market value of the subject as of September 28, 2009, the date of inspection.

Date of Appraisal:	October 1, 2009
Date of Inspection:	September 28, 2009
Highest & Best Use:	Residential Subdivision
Exposure Period:	One year

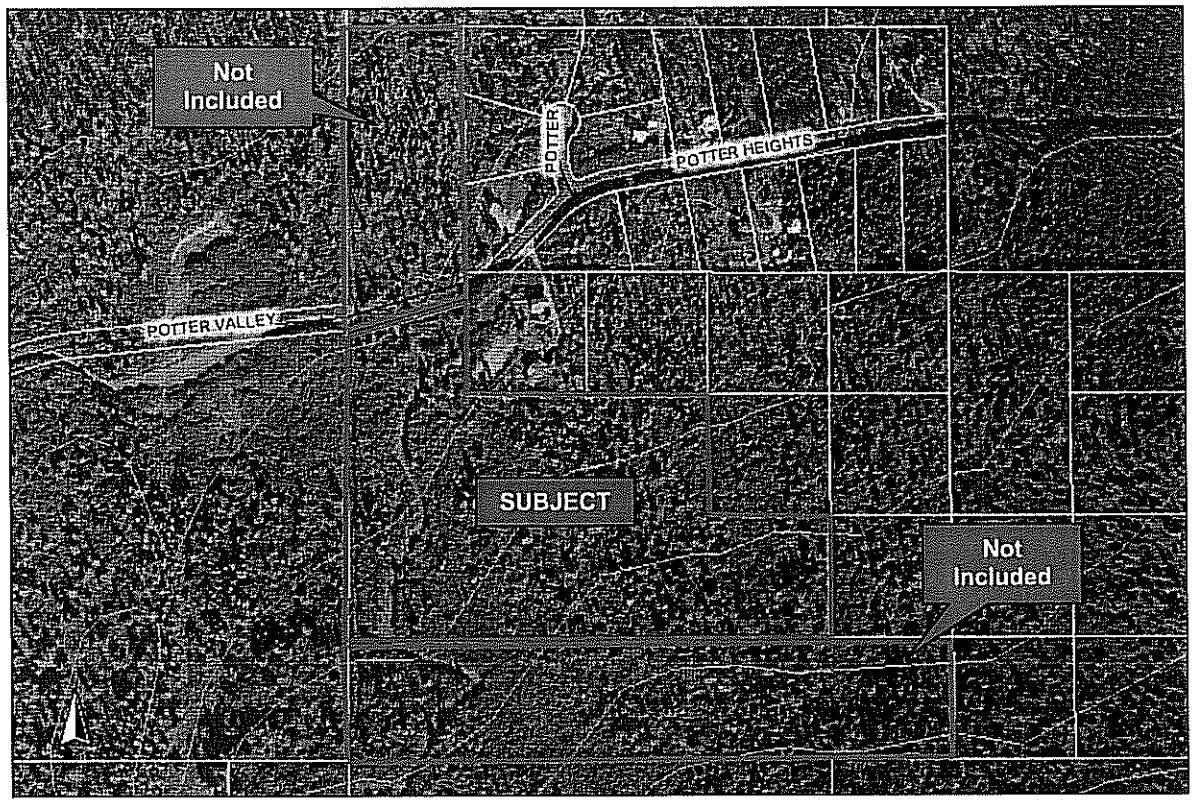
Value Indicators

Sales Approach:	$585,000

Value Conclusion	Effective Date of Value	Value Opinion
Fee Simple Market Value	September 28, 2009	$585,000

Identification of the Property

Property Appraised: The subject is a 19.5 acre portion of a 37.5 acre parcel located in upper Potter Valley in Anchorage, Alaska. The remaining 18 acres not included in the appraisal (approximately 5.5 acres north and 12.5 acres south) will be dedicated as park land.



Address: NSN Potter Valley Road

Legal Description: T11N R3W SEC 14 Portion N1/2

Tax Identification: 020-281-02-000

Ownership: Ownership is vested in MOA Heritage Land Bank.

Property History

The subject parcel was acquired by MOA by patent from the State of Alaska in 1980. Two gravel access roads run through the property serving other parcels (Potter Heights Drive and Millers Drive).

The parcel is presently zoned PLI (Public Lands and Institutions). According to an agency review, a 1999 Assembly Memorandum recommends that the area not designated for park be rezoned as R-10 (Residential Alpine/Slope District). Physical planning staff also recommended the rezoning to R-10SL, with the SL referring to, among other restraints, lot size and open space requirements.