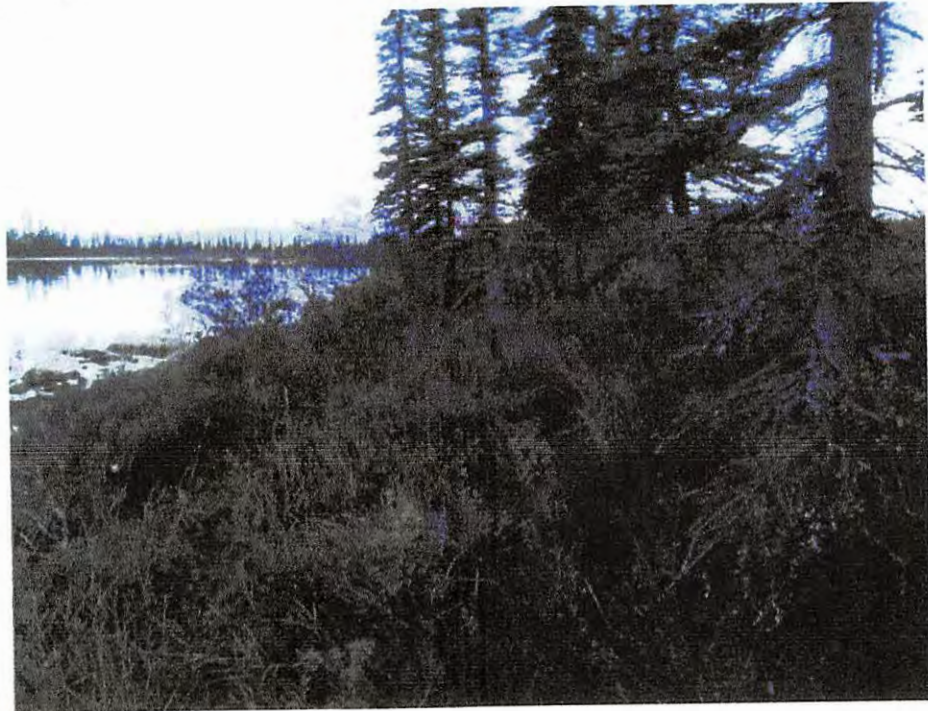


UAAR®



ABOVE: All photos were taken on September 8, 2017 by Cody Halterman, Appraiser.
Looking at the at the NW corner survey marker of the subject.

BELOW: Looking northwest along shoreline, taken from the treeline at the northwest corner
of the subject.





ABOVE: Looking south along the shoreline, taken from the southwest corner of the subject.

BELOW: Looking east across the subject, taken from the southwest corner of the subject.



BELOW: Looking at the remnants of the roof of the cabin located toward the southwest corner of the subject



BELOW: Looking east across the subject, taken from the southwest portion of the subject.



Area and Neighborhood Analysis

Lake Clark

The subject is located on the southwest shore of Lake Clark, with mountains to the east and west. The nearest population center is Port Alsworth, approximately 8 miles to the northeast. Lake Clark drains through Six Mille Lake and the Newhalen River into Illamna Lake. Lake Clark is 42 miles long, 1056 feet deep, and covers 128 square miles. It's the sixth largest lake in Alaska. It was named for John W. Clark, chief of the Nushagak trading post in 1891 and the first American non-Native to see the lake. The Dena'ina Athabascan name is Qizjeh Vena which means "place where people gather lake"

Lake Clark is part of the 1.4 million acre Lake Clark National Preserve. Adjacent to the east side of the Preserve sits the Lake Clark National Park with 2.6 million acres. Lake Clark Park and Preserve was established to protect the geologic and ecological processes that create scenic mountain landscapes, unaltered watersheds supporting Bristol Bay red salmon, and populations of fish and wildlife. Designated as a National Park and Preserve on December 2, 1980, the park holds approximately 800 plant species, 37 terrestrial mammal species, 187 bird species, 1 amphibian species, 25 freshwater and anadromous fish species, and supports the 147,000 to 3.1 million sockeye salmon that migrate into Lake Clark via the Kvichak watershed each year. People hunt caribou, moose, Dall sheep, and bear in the Preserve.

Lake Clark National Park is located 150 miles southwest of Anchorage and is an attractive destination for those who wish to avoid the crowds and enjoy solitude in the wilderness of Alaska. The market area is within practical floatplane access from Anchorage and floatplane and boat access to Port Alsworth, a purchaser would likely be interested in the subjects for recreational purposes.