

BROKERS OPINION OF VALUE

PROPERTY TYPE: VACANT LAND

LOCATION: 220 FIFTH AVENUE IN SEWARD, AK.

LEGAL DESCRIPTION: LOT 29A BLOCK 8 NORMAN REPLAT; SEWARD RECORDING DISTRICT; PLAT #97-23

OWNER OF RECORD: UNIVERSITY OF ALASKA

PHYSICAL DESCRIPTION: .34 ACRE

UTILITIES: OVERHEAD ELECTRIC ADJACENT; PUBLIC WATER TO LOT; PUBLIC SEWER ADJACENT.

IMPROVEMENTS: PARTIALLY CLEARED WITH GRAVEL PAD.

ZONING or CC&R’S: YES; ZONED CENTRAL BUSINESS DISTRICT BY THE CITY OF SEWARD

HIGHEST AND BEST USE: COMMERCIAL RETAIL, PROFESSIONAL, FINANCIAL OR ENTERTAINMENT USES.

ESTATE: FEE SIMPLE

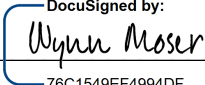
COMPARABLE SALES: SEE ATTACHED

VALUATION DATE: 06-06-2025

MARKET VALUE: \$500,000

I have been asked to give an opinion of value on the above-described property. This opinion is subject to the following assumptions and conditions:

- 1). The title to the property is assumed to be marketable and free of all liens and encumbrances.
- 2). The information obtained from other sources is considered to be reliable, no guarantee is made to the absolute correctness of this information.

DocuSigned by:
 Date 06/06/2026
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Wynn Moser
Broker, Statewide Real Estate LLC