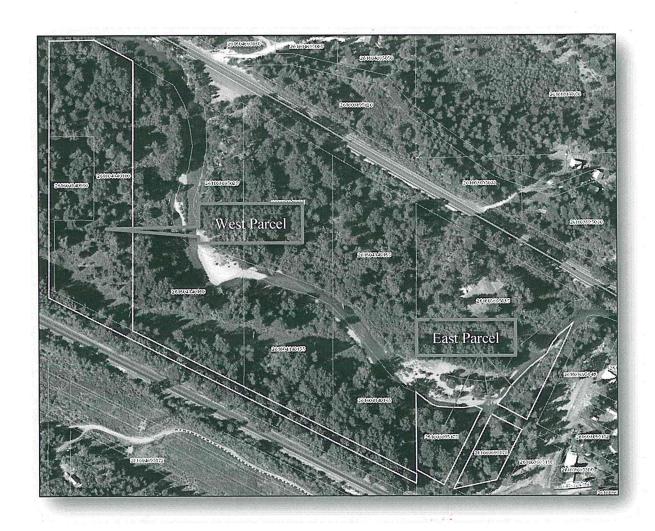
ICICLE FUND LAND ACQUISITION FUND Request for Funds

Date of Request:	March 16, 2015
Date by which funds are needed:	May 1, 2015
Amount requested	\$40,000
Grant or Loan:	Grant
Title Company Name:	First American Title Inc. Co.
Title Company Address:	16 South Mission, Wenatchee, WA 98801
Wiring instructions:	To be provided
Property Name:	Nason Creek Upper White Pine (1) Coaker (2) Alberg
Acres:	(1) Coaker – 2 acres, (2) Alberg – 10.29 acres
Strategic Plan priority area:	Nason Creek, Wenatchee River watershed A major spawning area for spring Chinook and steelhead and a
Conservation value(s):	core area for bull trout, mature riparian habitat Re-aggregation of 5 small parcels totaling 12.29 acres with 1,950 feet of streambank, adjacent to 22.2 acres of Chelan County-owned land with 2,500 feet of streambank
Transaction partners:	CDLT, Salmon Recovery Funding Board
Fair market value of land:	(1) Coaker - \$115,000, (2) Alberg - \$170,000
Acquisition or easement cost:	Same
Closing Costs:	\$2,000 Administration \$16,415
Other Costs (please explain):	Incidentals \$14,500 (Due Diligence (appraisal, review, ESA, Survey, weed control, fencing, stewardship plan)
Total Cost:	\$344,715 Salmon Recovery Funding Board - \$293,000; Twin W Mitigation -
Other funding sources and amounts:	\$5,308; Chelan County \$10,000
Approved by: (sign original or e-mail approval to ED)	CDLT TPL TPL James Schroeder by email
Attachments: X Appraisals (determination pages); Purchase & Sale Agreement	

(will be provided)

For office use:

Other required documents: Copy of final closing statement received:



ALBERG PROPERTY 199XX GILL GREEK ROAD LEAVENWORTH, WA 98826

PARCELS No. 261603695175, 261604140100, 261604140200 & 2616004140050

Cascade Chelan Appraisal, Inc

• By: Larry A Rees

DATE: 11/4/2014

Cascade Chelan Appraisal, Inc

REAL ESTATE CONSULTANTS AND APPRAISERS

1101 BEAR MOUNTAIN ROAD CHELAN, WA 98816 PHONE: 509-687-7070 FAX: 509-293-4598

November 4, 2014

Ms. Mickey Fleming Chelan Douglas Land Trust 18 N Wenatchee Ave Wenatchee, WA 98801

RE: Alberg Property

199xx Gill Creek Road Leavenworth, WA

Dear Ms. Fleming:

In accordance with your request, I have completed an appraisal and formed an opinion of the Market Value of the fee simple interest in the above-referenced property. The complete appraisal is presented in the following self contained report.

The accompanying appraisal report identifies the subject property, describes the market for the subject property, and presents the specific market data and analyses leading to my estimate of value. The report has been prepared to comply with the Uniform Appraisal Standards for Federal Land Acquisitions. The intended use of this appraisal is to assist the client, Chelan Douglas Land Trust in their acquisition of the subject property. Additional intended users include the WA Salmon Recovery Funding Board, Rocky Reach CP Tributary Committee and the Priest Rapids Coordinating Committee.

As a result of the inspection on November 4, 2014 and subsequent investigation and analyses, it is my opinion that the Market Value, as of November 4, 2014, recognizing the assumptions and limiting conditions contained in the following report, is:

Market Value, As Is

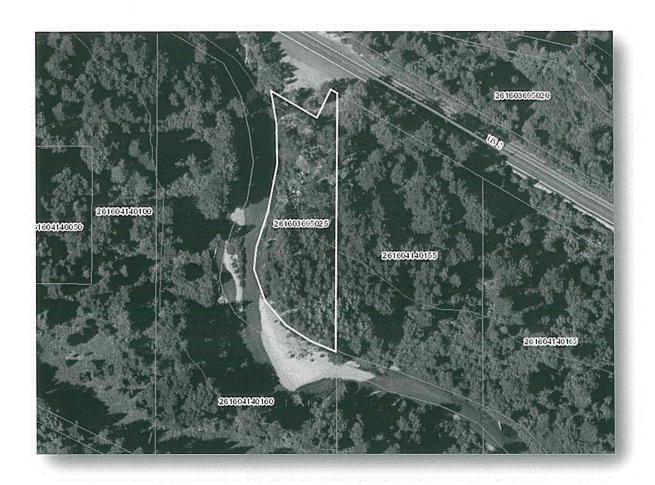
November 4, 2014

\$170,000

Sincerely,

Larry A. Rees

Cascade Chelan Appraisal, Inc



COAKER PARCEL 1931x US HIGHWAY 2 LEAVENWORTH, WA 98826 PARCEL NO. 261603695025

Cascade Chelan Appraisal, Inc

By: Larry A ReesDate: 10/15/2014

Cascade Chelan Appraisal, Inc

REAL ESTATE CONSULTANTS AND APPRAISERS

1101 BEAR MOUNTAIN ROAD CHELAN, WA 98816 PHONE: 509-687-7070

FAX: 509-293-4598

October 15, 2014

Ms. Mickey Fleming Chelan Douglas Land Trust 18 N Wenatchee Ave Wenatchee, WA 98801

RE:

Coaker Parcel 1931x Highway 2 Leavenworth, WA

Dear Ms. Fleming:

In accordance with your request, I have completed an appraisal and formed an opinion of the Market Value of the fee simple interest in the above-referenced property. The complete appraisal is presented in the following self contained report.

The accompanying appraisal report identifies the subject property, describes the market for the subject property, and presents the specific market data and analyses leading to my estimate of value. The report has been prepared to comply with the Uniform Appraisal Standards for Federal Land Acquisitions. The intended use of this appraisal is to assist the client, Chelan Douglas Land Trust in their acquisition of the subject property. Additional intended users include the WA Salmon Recovery Funding Board, Rocky Reach CP Tributary Committee and the Priest Rapids Coordinating Committee.

As a result of the inspection on October 15, 2014 and subsequent investigation and analyses, it is my opinion that the Market Value, as of October 15, 2014, recognizing the assumptions and limiting conditions contained in the following report, is:

Market Value, As Is

October 15, 2014

\$115,000

Sincerely,

Larry A. Rees

Cascade Chelan Appraisal, Inc