

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

Conservation value(s): A major spawning area for spring Chinook and steelhead and a 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
Incidentals \$14,500 (Due Diligence (appraisal, review, ESA, Survey, weed control, fencing, stewardship plan)

Other Costs (please explain):

Total Cost: \$344,715
Salmon Recovery Funding Board - \$293,000; Twin W Mitigation - \$5,308; Chelan County \$10,000

Other funding sources and amounts:

Approved by:

(sign original or e-mail approval to ED)

CDLT

TPL

TNC

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: _____

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 REES
- DATE: 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