

## Per E. Bjorn-Roli, MAI Managing Member

### Background



Per E. Bjorn-Roli has a diversified background in appraisal and has worked on many different types of complex properties and assignments requiring specialized analysis in the field of real estate economics. Assignments have included institutional, portfolio, retail, office, multifamily, industrial, special purpose, vacant land and other types of real estate and have been performed for the purposes of prospective bank financing, ad valorem, due diligence, site selection, litigation support, market feasibility, economic modeling, pre-acquisition/disposition strategy and documentation, formulation and evaluation of asset management and development strategies, consulting and expert testimony. His real estate skills and knowledge include valuation, market research and analysis, risk assessment, market forecasting, and micro and macro-economic analysis. Per is a certified general real estate appraiser in the State of Alaska and holds the Appraisal Institute's MAI designation. Per is a graduate of Robert Service High School and was born and raised in Anchorage. He has strong roots in the local community – his father immigrated to Alaska from Norway in the 1960s and his grandfather came to Alaska during World War II and has the distinction of selling the first television set in Alaska. After spending several years in Seattle, Per returned to Anchorage in 2003 and founded Integrated Realty Resources, Inc., which became known as Reliant, LLC in 2009. During his time outside, Per appraised numerous properties in Washington, Nevada, Idaho, and Montana. Per is proud to be an Alaskan, where he enjoys spending time with his family and participating in a wide variety of outdoor activities, including flying, skiing, hiking and mountain biking.

### Summary of Education

#### Real Estate Education & Seminars

- Advanced Applications, AI
- Advanced Income Capitalization, AI
- Advanced Sales Comparison and Cost Approaches, AI
- Highest and Best Use Market Analysis, AI
- Uniform Standards of Professional Appraisal Practice (USPAP), AI
- Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), AI
- Effective Appraisal Writing
- Solving Land Valuation Puzzles
- Appraisal Institute Bylaws &
- Report Writing and Valuation Analysis, AI
- General Applications, AI
- Basic Income Capitalization, AI
- Appraisal Principles, AI
- Appraisal Procedures, AI
- Analyzing Commercial Lease Clauses, AI
- Condemnation Appraising: Advanced Topics and Applications
- Condemnation Appraising: Basic Principles & Applications
- Real Estate Statistics & Valuation Modeling
- Litigation Appraising: Specialized

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	Regulations, AI	Topics and Applications
	<ul style="list-style-type: none"><li>▪ The Lending World in Crisis-What Appraisers Need to Know</li><li>▪ Appraisal of Local Retail Properties</li><li>▪ 7-Hour National USPAP Update Course (2016)</li><li>▪ Supervisory Appraiser/Trainee Appraiser Course</li><li>▪ Appraising Condos, Co-ops, and PUDs</li></ul>	<ul style="list-style-type: none"><li>▪ Subdivision Valuation</li><li>▪ Business Practices and Ethics (2015)</li><li>▪ Review Theory – General</li><li>▪ Residential &amp; Commercial Valuation of Solar</li><li>▪ Supervisory Appraiser/Trainee Appraiser Course</li><li>▪ Analyzing Operating Expenses</li><li>▪ Eminent Domain &amp; Condemnation</li></ul>
<b>College Education</b>	B.S., Business Administration, University of Utah.	

### Summary of Employment History

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<b>Reliant, LLC / Integrated Realty Resources, Inc.</b>	Managing Director / Member, 2003 to Present, Anchorage, Alaska.
<b>GVA Kidder Mathews</b>	Senior Appraiser / Appraiser & Consultant, 2000 to 2003, Seattle, Washington.  <i>Formerly an affiliate of Insignia, GVA Kidder Mathews is the largest commercial real estate firm in Puget Sound.</i>
<b>Cushman &amp; Wakefield</b>	Appraiser & Consultant, 1998 to 2000, Seattle, Washington.  <i>C&amp;W is the largest full service commercial real estate firm in the nation and has offices worldwide.</i>
<b>Kincaid &amp; Riely LLC</b>	Research Analyst / Associate Appraiser, 1997 to 1998, Anchorage, Alaska.

### Designations, Certifications and Awards

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<b>State License's / Certifications Designations</b>	<ul style="list-style-type: none"><li>▪ State of Alaska, Certified General Real Estate Appraiser, License No. 302.</li></ul> <p>Per is one of 5,900 individuals worldwide that has earned the Appraisal Institute's prestigious MAI professional designation (Member No. 396734). Only 5% of commercial real estate analysts achieve this designation.</p>
<b>Awards</b>	Per was recognized in 2000 with the Anglyn award for outstanding participation at the Appraisal Institute's 2000 Leadership Development Advisory Council. The award was presented at Valuation 2000 in Las Vegas, Nevada.

### Organization Affiliations, Offices & Memberships

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- President, Alaska Chapter of the Appraisal Institute, 07/08
- Vice President, Alaska Chapter of the Appraisal Institute, 05/06
- President, Alaska Chapter of the Appraisal Institute, 15/16 & 16/17
- Member BOMA of Anchorage

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**Partial List of Assignment Clients**

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**Native Organizations**

Arctic Slope Regional Corporation (ASRC)  
Bethel Native Corporation  
Coastal Village Regional Fund  
Cook Inlet Region, Inc. (CIRI)  
Cook Inlet Housing Authority  
Goldbelt Inc.  
NANA Regional Corporation  
Ounalashka Corporation  
Shee Atika Native Corporation  
Southcentral Foundation  
Tyonek Native Corporation  
Tatitlek Corporation

**National Financial Institutions**

AMRESO Capital  
ASG Partners  
Bank of America  
Bank of the West  
Bear Stearns Commercial Mortgage  
BMC Capital  
CALPERS  
Chase Bank  
CitiGroup Investments  
City Mortgage Corporation  
CIT Small Business Lending Corp.  
CW Capital LLC  
Equiva Services LLC  
Evertrust Bank  
Everett Mutual Bank  
Evergreen Community Development Assoc.  
First Mutual Bank  
Frontier Bank  
GE Capital  
GMAC Commercial  
Hallock Ryno Investments, Inc  
InterWest Mortgage  
InterWest Bancorp  
JP Morgan  
Johnson Capital  
Key Bank  
MetLife  
Midland Loan Services Co.  
NARA Bank  
National Consumer Cooperative Bank  
Nomura  
Norris Beggs & Simpson Financial Services  
Parallel Capital Corporation

Pacific International Bank  
Principal Real Estate Investors, LLC  
Prudential Real Estate Investors  
South Sound Bank  
Sterling Savings Bank  
The Commerce Bank  
US Bancorp  
Washington Capital Management, Inc.  
National Cooperative Bank (NCB)  
Wells Fargo  
Zions Bank

**Alaska Financial Institutions**

Alaska Community First Bank & Trust  
Alaska Growth Capital  
Alaska Pacific Bank  
Alaska USA Federal Credit Union  
First National Bank of Alaska  
Northrim Bank  
Matanuska Valley Credit Union

**Government Sector**

Alaska Rail Road Corporation  
Anchorage Community Development Authority  
Anchorage Neighborhood Health Clinic  
City of Burien  
City of Ketchikan  
City of Seattle  
City of San Jose  
Commercial Capital Initiatives  
Federal Aviation Administration  
King County  
Municipality of Anchorage  
Heritage Land Bank  
Port of Tacoma  
State of Alaska  
United States Coast Guard  
United States General Services Administration  
United States Navy  
United States Postal Service  
WA State Department of Transportation  
WA State Department of Natural Resources  
Office of the Special Trustee, Bureau of Indian Affairs

**Legal Sector**

Dorsey & Whitney LLP  
Dillon & Findley, P.C.  
Heller Erhman LLP

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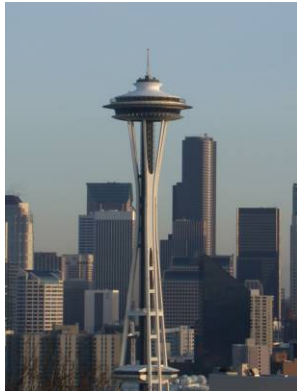
Hartig, Rhodes, Hodge & Lekisch, P.C.  
J.P. Tangen  
Keene & Currall  
Katten, Muchin & Rosenman, LLP  
Lasher, Holzapfel, Sperry & Ebberson  
Norris Beggs & Simpson  
Preston, Gates & Ellis  
Rugen & rage  
Sandberg Wasteful & Corey  
Simpson, Tillighast & Sorensen  
Turner & Mede  
Aschenbrenner Law Offices  
Fortier & Mikko, P.C  
Boyd, Chandler & Falconer, LLP  
Aglietti, Offret & Woofter

### Private Sector

Agbar Technologies  
Alaska Electrical Pension Fund (AEPF)  
Alaska Pacific University  
ARTESIA, A Dexia Company  
Building Owners and Managers Association (BOMA) of Anchorage  
Browman Development  
Birch REA Partners  
Carr Gottstein Properties  
Chevron USA Products  
CH2M Hill / VECO Corporation  
Covenant House Alaska  
ConocoPhillips  
Debenham Properties, LLC  
Diamond Parking  
Far West Petroleum  
Flint Hills Resources Alaska, LLC  
Frampton & Opinsky/Calais Company  
GCI Communications Corp.  
General Warehouse & Storage  
General Motors Worldwide  
GVA Kidder Mathews  
Historic Seattle  
Ingersoll-Rand  
JL Properties  
Katten, Muchin & Rosenman, LLP  
Kin Properties, Inc.  
Kong Yick Investment Co.  
Lehman Brothers  
LJ Melody & Company  
NewTower Trust  
Marlow Construction  
The Odom Corporation  
Olympic Coast Investment Inc.

Opus Northwest, LLC  
OPERF / Regency  
Prologis  
Providence Alaska  
Pinnacle Properties  
Pacific Tower Properties / PTP Management, Inc.  
Rayonier  
Regal Entertainment Group  
RISE Alaska, LLC  
Samson Tug & Barge  
Sierra Pacific Resources  
Sekotac USA, Inc.  
Sound Transit  
South Gate Mall Associates  
Steadfast Companies  
Situs, Inc.  
TelAlaska, Inc.  
Touchstone Corporation  
TTM Technology  
The Dome  
Washington Capital Management Company  
Weyerhaeuser

## Summary of Completed Assignments



### Special Purpose Properties

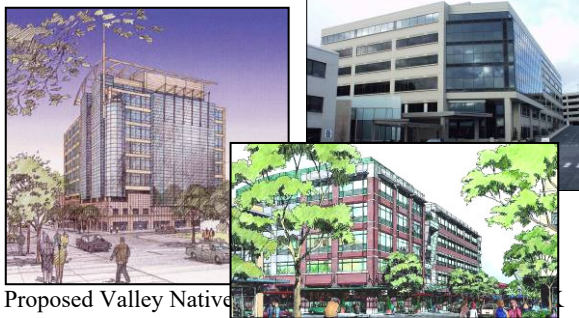
Space Needle, Seattle WA  
 Alaska Pacific University, Anchorage AK  
 Puget Sound Navel Shipyard, Bremerton WA  
 Vigor Ketchikan Shipyard, Ketchikan AK  
 Columbia Winery, Bothell WA  
 Alaska Wildlife Conservation Center

(AWCC), Portage Glacier AK  
 Mount Roberts Aerial Tramway, Juneau Alaska  
 Legacy Funeral Homes Portfolio, AK  
 True North Bank Branch, Anchorage AK  
 Green Connection, Anchorage AK  
 Fiber Optic Submarine Landing Sites Portfolio, Various AK

### Market Studies / Publications

BOMA Office MarketWatch, 08 – 17, Anchorage AK  
 CCIM Industrial Survey, 17, Anchorage AK  
 Anchorage & Matsu Market Studies, Lender

### Medical & Biotech Properties



Proposed Valley Native  
 Proposed Northern Lights Professional Medical Center, Fairbanks AK  
 Proposed Seattle Biomedical Research Institute, Seattle WA  
 Overlake Hospital, Bellevue WA  
 Proposed Life Sciences Building, Seattle WA  
 Proposed WSU Biotech Bldg., Spokane WA  
 Family Medical & Dental Center, Anchorage AK  
 Providence Medical Condominiums, Anchorage AK  
 Providence Proposed MOB Rent Study, Anchorage AK  
 Saint Elias Hospital, Anchorage AK  
 Manilaq Association Health Clinics, Various AK

BBAHC Health Clinics, Various AK  
 YKHC Bethel Headquarters, Bethel AK  
 4100 Lake Otis Parkway, Anchorage AK  
 OPA Building Market Rent, Anchorage AK

### Surgery Centers

Proposed Confidential Surgery Center, Anchorage AK  
 Health South Surgery Center, 4100 Lake Otis Pkwy., Anchorage AK  
 Alaska Spine Institute, Anchorage AK  
 Surgery Center of Wasilla, Wasilla AK

### Hotel Properties



Hotel Captain Cook, Anchorage AK  
 Quality Inn & Suites, Anchorage AK  
 Clarion Hotel, Anchorage AK  
 Goldbelt Hotel, Juneau AK  
 Super 8 Motel, Fairbanks AK

Super 8 Motel, Anchorage AK  
 Super 8 Motel, Ketchikan AK  
 Super 8 Motel, Juneau AK  
 Qupquigaiq Inn, Anchorage AK  
 Proposed Residence Inn, Anchorage AK (While with Kincaid & Riely)  
 Executive Suites, Anchorage AK (While with Kincaid & Riely)  
 Best Western, Seward AK (While with Kincaid & Riely)  
 Residence Inn, Seattle WA (Consulting)  
 Extended Stay America, Kirkland WA (Consulting)  
 Best Value Executive Suites, Anchorage AK  
 Breeze Inn Motel, Seward AK  
 Lakeshore Inn, Anchorage AK

### Industrial Properties



Anchorage AK  
 FedEx Ground, Fairbanks AK

Airport Business Park, Anchorage AK  
 K&L Distributors Building, Anchorage AK  
 Lake Otis Spenard Builder's Supply, Anchorage AK  
 FedEx Ground,

Brown Jug / Sadler's Warehouse, Anchorage AK  
 ASRC Office Warehouse Building, Anchorage AK  
 Gensco Building, Anchorage AK  
 DHL Air Cargo Distribution Center, Anchorage AK  
 CALPERS Industrial Portfolio, Seattle WA  
 CMI Construction Bldg., Anchorage AK  
 Barnes & Noble.com Building, Reno NV  
 Proposed Northern Air Cargo Bldg., Anchorage AK  
 Pool Arctic Bldg., Anchorage AK  
 Corporate Express, Anchorage AK

ProLogis Industrial Building, Reno NV  
 Hyster Dealership, Seattle WA  
 Pacific Circuits Building, Burlington WA  
 Weyerhaeuser Ind. Bldg., Federal Way WA



Red Hook Ale Building, Seattle WA  
 Delta Marine Yachts, Seattle WA  
 Anchorage Opera Bldg., Anchorage AK  
 Action Security, Anchorage AK  
 Petit Industrial Park, Anchorage AK  
 Johnson's Tire Service, Eagle river  
 Johnson's Tire Service, South Anchorage  
 Johnson's Tire Service Midtown, Anchorage  
 K & L Distributors

## Retail Properties



Dimond Center Mall, Anchorage, AK  
 SeaTac Mall, Federal Way WA  
 Glenn Square, Anchorage AK  
 Tikahtnu Sports Authority, Anchorage AK  
 Former Borders Books, Anchorage AK  
 Former Sam's Club, Anchorage AK  
 Dimond Walgreens, Anchorage AK  
 Muldoon Walgreens, Anchorage AK  
 Proposed ACS Stores, Alaska  
 Trace Retail Center, Anchorage AK  
 Proposed S. Anch. Strip Retail, Anchorage AK  
 Downtown Woodinville Center, Woodinville WA  
 Lakewood Mall, Lakewood WA

Party World / America Rents, Anchorage AK  
 Proposed Parkway Supercenter, Tukwila WA  
 Proposed Safeway, Seattle WA

Proposed Safeway Plaza, Maple Valley WA  
 Proposed Smokey Point Retail Center, Smokey Point WA  
 Cascade Plaza, Everett WA



South Town Center, Anchorage AK  
 Plaza at 175<sup>th</sup> St., Woodinville WA  
 Lakeside Grocery Store, Sitka AK  
 Blaine's Graphic Art Supply, Anchorage AK  
 Office Depot, Juneau AK  
 Office Depot, Anchorage AK  
 Pet Zoo, Eagle River AK  
 Three Bears, Kenai AK  
 Proposed Petco, Soldotna AK  
 Anchorage Shopping Center (Sears Mall), Anchorage AK

## Restaurant Properties



Midtown Applebees Restaurant, Anchorage AK  
 East Anchorage Applebees Restaurant, Anchorage AK  
 Outback Restaurant, Anchorage AK  
 Pizza Hut Portfolio,

Five Locations, ID  
 Lonestar Steakhouse, Anchorage AK  
 Former Fairbanks Chili's, Fairbanks AK  
 Proposed Dairy Queen, Wasilla AK  
 Reeve Bld., 343 W. 6<sup>th</sup> Avenue, Anchorage AK  
 Homestead Restaurant, Homer AK  
 Rice Bowl Restaurant, Anchorage AK  
 Gallo's Mexican Restaurant, Anchorage AK  
 100 Front Street, Nome AK



## Office Properties

JL Tower, Anchorage, AK  
 Proposed Centerpoint West Bld., Anchorage AK  
 Proposed BBNC Bldg., Anchorage AK  
 Proposed ANTHC Office Building, Anchorage AK  
 Proposed Cook Inlet Tribal Council Bldg., Anchorage,

AK  
 Proposed CIRI/Doyon Bld., Anchorage AK  
 ConocoPhillips Building, Anchorage AK  
 Frontier Building, Anchorage AK  
 ASRC Building, Anchorage AK  
 CH2MHill Building, Anchorage AK  
 Bivin Plaza, Anchorage AK  
 Resolution Tower, Anchorage AK  
 Calais I & II, Anchorage AK  
 Fourth Ave. Plaza, Seattle WA  
 Anchorage World Trade Center, Anchorage AK  
 711 H Street, Anchorage AK  
 Midtown Business Center, Anchorage AK  
 Alaska Energy Building, Anchorage AK  
 KeyBank Building, Anchorage AK  
 Jordan Creek Center, Juneau AK  
 Market Place North I & II, Seattle WA  
 Queen Anne Plaza Rent Study, Seattle WA  
 Denali Towers, Anchorage AK  
 Tudor Park, Anchorage AK  
 Queen Anne Square, Seattle WA  
 Blanchard Plaza Rent Study, Seattle WA  
 Northwest Plaza, Federal Way WA  
 Fifth Avenue Plaza, Anchorage AK



Frontier Building Rental Analysis, Anchorage AK  
 Signature Building, Anchorage AK  
 Alaska Airlines Building, SeaTac WA  
 Stewart Title Building, Anchorage AK  
 Grand Northern Building, Anchorage AK

Port of Tacoma Administration Bldg., Tacoma WA  
 Weyerhaeuser Campus Center I & II, Federal Way WA  
 Proposed Interbay High Tech Bldg., Seattle WA  
 Aleutian Pribiloff Islands Bld., Anchorage AK  
 1500 West Benson Bld., Anchorage AK

### GSA Related Assignments

Ketchikan Federal Building, Ketchikan AK  
 Anchorage Federal Building, Anchorage AK  
 Proposed Glenn Olds Hall, APU, Anchorage AK

Proposed US Federal Courthouse, Helena MT  
 Proposed US Federal Courthouse, Pocatello ID  
 US Post Office, Soldotna AK  
 US Post Office, King Cove AK  
 Federal Fish & Wildlife Building, Anchorage AK

### Multifamily Properties



403 W. 21<sup>st</sup> Avenue, Anchorage AK  
 Proposed Eagle Ridge Apartments LIHTC, Palmer AK  
 535 "N" St. Apartments, Anchorage AK  
 8301 E. 3<sup>rd</sup> Ave.

Apartments, Anchorage AK  
 Proposed Grass Creek Village at Creekside LIHTC, Anchorage AK  
 Chugach South Apartments, Anchorage AK  
 La Maisonette Apartments, Anchorage AK  
 Wildwood Estates, Anchorage AK  
 The Mallary Apartments, Anchorage AK  
 Terrace Apartments, Anchorage AK  
 Heritage Court Apartments, Eagle River AK  
 629 & 635 E. 79<sup>th</sup> Avenue, Anchorage, AK  
 Arctic View Apartments, Anchorage AK  
 Marydale Manor Apartments, Soldotna AK  
 Providence Residential Market Study  
 Wiedner Portfolio Tax Appeal, Anchorage AK

### Condominium Properties

Proposed Aurora Square Town Homes, Anchorage AK  
 Proposed Condominium & Tract Dev. Lot 4A, Anchorage AK  
 Proposed Residential Condominiums, Anchorage, AK  
 Marathon View Condominium Suites, Seward, AK  
 Snow Raven Condominiums, Girdwood, AK

### Military Housing

Fort Wainwright & Greely Military Housing, Fairbanks & Delta Junction, AK  
 Eielson Air Force Base, Fairbanks AK

### Automobile Related

Mercedes Dealership, Anchorage AK  
 Great Alaskan RV Dealership, Anchorage AK  
 44110 Sterling Highway, Soldotna AK  
 37661 Kenai Spur Highway, Soldotna AK  
 Tony Chevrolet, Anchorage AK  
 Tony Chevrolet, Wasilla AK

Nye Frontier Ford & Body Shop, Wasilla AK  
Lexus Toyota Dealership, Anchorage, AK  
Lincoln Mercury Dealership, Anchorage AK  
Alaska Sales & Service, Anchorage AK  
GMC Automobile Dealership Portfolio, Puget Sound WA  
Bob Bridge Pontiac GMC, Renton WA  
Everett Chevrolet, Everett WA  
Carco Automobile Dealership, Renton WA  
Millennium Ford, Burien WA  
Sound Ford, Seattle WA  
Dollar Rent A Car, SeaTac WA  
Jiffy Lube Portfolio, Various Locations AK  
Johnson's Tire Service, Various, Anchorage AK  
Midas Muffler, 711 East Northern Lights Blvd., Anchorage AK

### Fuel Related

Proposed Travel Center, Tacoma WA  
West Coast Forest Products Mill, Everett WA  
Chevron & Texaco Portfolio's, AK & WA  
Dillingham Tank Farm, Dillingham AK  
Petro Alaska Tank Farm & Gas Station, Ketchikan AK  
Chevron Service Station, Anchorage AK  
Chevron, 2500 Seward Highway, Anchorage AK  
Chevron, 1465 W. Northern Lights, Anchorage AK  
Chevron, 2200 W. Dimond Blvd., Anchorage AK  
Chevron, 20808 Bill Stephens Dr., Chugiak AK

### Maritime Industry Related Assets



Copper River Seafoods, Cordova AK  
Waterfront Storage Property, Ketchikan AK  
Graving Docks, Piers & Wharfs, Puget Sound Naval Shipyard, Bremerton WA  
Walashek Shipyards / Seafood Plant, Unalaska AK  
Westward Seafood Processing Plant, Unalaska AK  
National Ocean and Aeronautic Administration Property (NOAA), Seattle WA  
Goldbelt Float & Seadrome Bld., Juneau AK  
Rayonier Mill Site Dock, Port Angeles WA  
Delta Yachts Docks & Tidelands, Seattle WA  
Sound Oil Refinery Tidelands, Tacoma WA  
Samson Tug & Barge, Sitka AK  
USCG Facilities Maintenance Bldg., Valdez AK  
Vigor Ketchikan Shipyard, Ketchikan AK

### Vacant Land

Alaska Pacific University Endowment Lands, Anchorage AK  
University of Alaska Anchorage Campus Vacant Lands, Anchorage AK  
Tikahtnu Commons Vacant Land, Anchorage AK  
Providence Alaska Midtown Land, Anchorage AK  
8<sup>th</sup> Ave. & F St. Parking Lot, Anchorage AK  
Fred Meyer S. Anchorage Site, Anchorage AK  
Lowe's S. Anchorage Site, Anchorage AK  
Midtown Calais Subdivision, Anchorage AK  
First Hill PID, Seattle WA  
Leo Walsh Property, Midtown, Anchorage AK  
Tickner DNR Parcel, Tukwila WA  
Lots 11 & 12 Arctic Ind. Subdv., Anchorage AK  
Glenn Square Addition parcels, Anchorage AK  
Glenn Heights Tract A-1, Anchorage AK  
Calais Ground Leases, Numerous Assignments  
Martin Property, South Anchorage, Anchorage AK  
Jalesko Property, Eagle River AK  
Numerous Others

### Residential Subdivisions

Cliff Point SD, Kodiak AK  
Holtan Hills SD, Girdwood AK  
GCI Subdivision, Anchorage AK  
Goldenvue Subdivision, Anchorage AK

### Cruise Ship Berths

White Pass Docks, Tidelands & Uplands, Skagway AK  
Proposed Ketchikan Cruise Ship Dock Berth IV, Ketchikan AK  
Franklin Street Dock, Juneau AK

### Remote Properties

Portage Lake Parcel, Afognak Island, AK  
Native Allotment, USS 5376, Unalakleet AK  
Togiak Post Office, Togiak AK  
Chignik Health Clinic, Chignik AK  
Confidential Native Allotment  
Confidential Native Allotment  
Consulting for Various Remote Health Clinics, AK  
ANCSA vs. ANILCA Property Rights Consulting  
Heather Island, Prince Williams Sound, Columbia Glacier Bay, AK

### Historic Buildings

Milwaukee Hotel, Seattle WA  
Kong Yick Hotel, Seattle WA  
Cadillac Hotel, Seattle WA



## Lodges

Fly-in Fish Inn, Sitka Alaska  
Waterfall Resort, Ketchikan AK  
Tree Tops Lodge Thorne Bay, Ketchikan AK  
Trail Lakes Lodge, Moose Pass AK  
Van Duesen Cabins, Seward AK

## Man Camps

Aurora Hotel, Deadhorse AK  
Delta Leasing, Deadhorse AK  
Deadhorse Inn, Deadhorse AK  
Schlumberger Man Camp, Deadhorse AK  
Hilcorp-BP Liberty Man Camp & Gravel Pad, Deadhorse AK

## Mobile Home Properties

Muldoon Mobile Home Park, Anchorage AK  
Wharton Mobile Home Park-Vacant Land, Anchorage, AK

## Pipelines, Corridors & Easements

AFSC Jet Fuel Pipeline, Anchorage AK  
Proposed MTA Easement at Bootleggers Cove, Anchorage AK  
Heritage Land Bank GCI Easement, Anchorage/Girdwood AK  
MEA HVTL Easement through UAA Ag Farm, Anchorage AK

## Churches

Northern Lights Baptist Church, Anchorage AK  
Cliffside Community Chapel, Anchorage AK  
Lutheran Church of Hope, Anchorage AK

## Mini Storage

Anchorage Airport Mini Storage, Anchorage AK  
Dimond Mini Storage, Anchorage AK  
Discount Storage, Anchorage AK

## Movie Theatres

Proposed Regal Cinema Movie Theatre, Fairbanks AK  
Regal Cinema Movie Theatre Portfolio, Puget Sound WA  
Proposed Coming Attractions Theatre, Wasilla AK

## Aircraft Hangers

Take Flight T-Hangers, Anchorage AK  
Dan's Aircraft Hangers, Anchorage AK  
4535 Enstrom Circle, Anchorage AK  
Reeve Aleutian Airways Hangar, Anchorage AK

Proposed Meridian Hangers South, Anchorage AK

## Ground Leases

711 H Street, Anchorage AK  
Fifth Avenue Mall, Anchorage AK  
Samson Tug & Barge, Sitka AK  
Great Alaska Mall, Anchorage AK  
Safeway Ground Lease, Unalaska AK  
Delta Western Land, Unalaska AK  
36th Ave. Ground Lease, Anchorage AK  
Numerous others

## Recreation Related

Hilltop Ski Area, Anchorage AK  
O'Malley Sports Complex, Anchorage AK  
Tesoro Ice Arena, Anchorage AK  
The DOME Sports Complex, Anchorage AK

## Senior Housing / Assisted Living

Mary Conrad Center  
Mary Conrad Center II & III  
Marlow Manor Senior Housing, Anchorage AK

## Car Wash Properties

Homer Car Wash  
Portfolio of Six Car Washes, Anchorage AK

## Parking Related

Master Park Garage, Anchorage AK  
Proposed Southcentral Foundation Parking Garage, Anchorage AK  
211 West 6<sup>th</sup> Avenue, Anchorage AK  
Numerous CBD parking lots, AK

## Resource Extraction Related

Fort Knox Mine, FNSB, AK  
Proposed Butte Gravel Pit, Palmer AK  
Rock Creek Mine, Nome AK  
Ship Creek Excess Soils, Anchorage AK  
Klatt Excess Soils, Anchorage AK

## Contaminated Properties

USS 5376, Unalakleet AK  
Old Quinhagak Airport, Quinhagak AK  
Charles Campbell v. Baker Hughes Oilfield Operations, Inc., Kenai AK  
Confidential Airport Property, Anchorage AK  
Confidential Industrial Site, Anchorage AK  
Nilson Property vs. State of Alaska, Wasilla AK

**Detrimental Conditions**

Tunista v. Bilista, et. Al. Case No. 3AN-04-12322 Civil,  
Anchorage AK  
Delong v. NNB, Fairbanks AK  
211 West 6th Avenue, Anchorage AK  
Discount Storage, Anchorage AK  
Nilson Property vs. State of Alaska, Wasilla AK

**Eminent Domain / Condemnation  
Related**

DOT Project, Palmer-Wasilla Highway, 18 Parcels,  
Wasilla AK  
DOT Project, Klatt & Johns Road, 2 Parcels, Anchorage  
AK  
MOA Project, 40<sup>th</sup> Avenue Extension, Multiple Parcels,  
Anchorage AK  
Stout Property, 3854 S. Glenn Hwy., Palmer AK  
Talbot Property, 1101 Tongass Ave., Ketchikan AK  
Small Boat Harbor, Unalaska AK  
Sears Warehouse, Anchorage AK  
Wal Mart, Juneau AK  
City Of Seward V. Gillespie, Case No. 3AN-10-7550 CI  
Follett 40<sup>th</sup> Avenue Review, Anchorage AK  
926 East 4<sup>th</sup> Avenue, Anchorage AK  
2601 Spenard Road, Anchorage AK  
2602 Spenard Road, Anchorage AK  
2415 Spenard Road, Anchorage AK  
2223/2225 Spenard Road, Anchorage AK  
Nilson Property vs. State of Alaska, Wasilla AK

**USPAP Related**

USPAP Testimony in Wold v. State of Alaska  
Confidential Review of Residential Reports for USPAP  
Compliance on Behalf of E&O Insurance Company  
Various Review Assignments, Various AK & Lower 48

**Remote Communities**

Unalaska / Dutch Harbor, Bethel, Dillingham, Nome,  
Kotzebue, Deadhorse / Prudhoe Bay, Barrow, Togiak,  
Chignik, King Salmon, Unalaska, Afognak, Kodiak,  
Quinhagak, Kivalena, Unalakleet, Wainwright, Point Hope,  
Numerous Others, King Cove and others

**Other**

Partial Interest Valuations  
Subdivision Valuation, Numerous Assignments  
Machinery & Equipment, Various Types, Numerous  
Assignments  
Business Valuation Assignments

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**Copy of State of Alaska General Real Estate Appraiser Certification**

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License #: APRG302  
Effective: 5/21/2021  
Expires: 06/30/2023

**State of Alaska**  
Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing

**Board of Certified Real Estate Appraisers**

Licensee: **PER ERIK BJORN-ROLI**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Commissioner: Julie Anderson

**Relationships**

No relationships found.

**Designations**

No designations found.

PER ERIK BJORN-ROLI  
9330 Vanguard Dr.  
Ste. 201  
Anchorage, AK 99507

Wallet Card

<b>State of Alaska</b> Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing <b>Board of Certified Real Estate Appraisers</b>		
PER ERIK BJORN-ROLI		
As		
Certified General Real Estate Appraiser		
License APRG302	Effective 5/21/2021	Expires 06/30/2023