Subject Parcel Descriptions

Subdivision Name	Survey #	# of Lots	Date Inspected
Kutna Creek	80-157	101	09-27-2011
Kahiltna Flats	80-175	217	09-27-2011
Otter Lakes	79-147	2	09-27-2011

General Property Description for Kutna Creek Subdivision

Legal Description
There are 101 subject parcels within the Kutna Creek Subdivision ASLS 80-157, within Township 19 North, Range 8 West, Section 4, and Township 20 North, Range 8 West, Section 32.

Location
Kutna Creek Subdivision is located approximately 50 miles northwest of Anchorage, 20 miles southwest of Skwentna, approximately 3 miles northwest of the Big Bend of the Yentna River.

Access
Access to the subdivision is either by float plane to local lakes, then overland. Alternative access is via boat or snowmachine up the Yentna, then overland to the subject subdivision.

Size & Shape
Lots range in size from 3.97 to 5 acres. The majority of the lots are rectangular in shape.

Topography
The subdivision is characterized by a generally level topography with minimal variation in elevation. The entire subdivision lies approximately 100 to 150 feet above sea level.

Soils/Vegetation
Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

Utilities, Water & Sewer
Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

Easements & Zoning Regulations
No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. Parcels are subject to a 10' easement on each side of common lot lines, and structures may not be constructed within 25' of a right of way. The survey plat indicates a 50' public access easement along the mean high water or ordinary high water line of any water frontage of any sort. Additionally, there is a fifty foot easement on each side of each section line within the subdivision.

Environmental Hazards, Hazardous Waste & Toxic Materials
No toxic materials, waste, or hazards were observed during the field inspection.

Tax Assessments[7]
The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2011 mill rate for the subject subdivision was 10.476

Ownership History

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[7] http://www.matsugov.us/realpropertyquery/detail accessed 12-07-2011

The Department of Natural Resources is the current owner of record for all of the subject parcels within the Kutna Creek subdivision. All of the subject parcels have been available for purchase through the DNR Over-The-Counter offering in the past. However, all of the subject parcels are currently in a suspended status.

Personal Property
There is no personal property involved with the appraisal of this property.

Kutna Creek Subdivision

Looking South

Looking West

Kutna Creek Subdivision

Looking Southwest

Looking East

General Property Description for Kahiltna Flats Subdivision

Legal Description
There are 217 subject parcels within the Kahiltna Flats Subdivision ASLS 80-175, within Township 20 North, Range 6 West, Sections 18 and 19; Township 20 North, Range 7 West, Sections 1, 2, 11, 12, 13, and 24; and Township 21 North, Range 7 West, Sections 15, 22, 23, 26, 27, 27, 34, 35, and 36.

Location
Kahiltna Flats Subdivision is located approximately 50 miles northwest of Anchorage, and approximately 15 miles west of Willow, between the Kahiltna River and the Deshka River.

Access
Summer access to the subdivision is by float plane to local lakes, then overland. Winter access is via snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape
Lots range in size from 3.86 to 17.44 acres. The majority of the lots are rectangular in shape.

Topography
The subdivision is characterized by a generally level topography with minimal variation in elevation. The entire subdivision lies approximately 250 to 350 feet above sea level.

Soils/Vegetation
Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

Utilities, Water & Sewer
Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

Easements & Zoning Regulations
No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. Parcels are subject to a 10' easement on each side of common lot lines, and structures may not be constructed within 25' of a right of way. The survey plat indicates a 50' public access easement along the mean high water or ordinary high water line of any water frontage of any sort. Additionally, there is a fifty foot easement on each side of each section line within the subdivision.

Environmental Hazards, Hazardous Waste & Toxic Materials
No toxic materials, waste, or hazards were observed during the field inspection.

Tax Assessments[8]
The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2011 mill rate for the subject subdivision was 10.476.

Ownership History
The Department of Natural Resources is the current owner of record for all of the subject parcels within the Kahiltna Flats. The majority of the parcels are currently available for purchase through the DNR Over-The-Counter offering. However, there are several parcels that have been placed into Potential Reoffer status due to the termination of purchase applications. The list of the aforementioned Potential Reoffer parcels is on the following page.

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[8] http://www.matsugov.us/realpropertyquery/detail accessed 12-07-2011

Potential Reoffer Parcels

Kahiltna Flats L5&6/B15, ADL#213603, ASLS 80-175, 10 Acres
L5&6/B15 Kahiltna Flats was available for sale in the 2001 auction #422 for a minimum bid of $5,600. The parcel did not receive a bid and was available for purchase OTC for $5,600. The parcel was reappraised in 2003 for $5,700. On 07/20/2009 an application to purchase the parcel was received. On 09/29/2010 the application was terminated and the parcel was put into potential reoffer status.

Kahiltna Flats L7&8/B15, ADL #213604, ASLS 80-175, 10 Acres
L7&8/B15 Kahiltna Flats was available for sale in the 2001 auction #422 for a minimum bid of $4,200. The parcel did not receive a bid and was available for purchase OTC for $4,200. The parcel was reappraised in 2003 for $4,300. On 07/20/2009 an application to purchase the parcel was received. On 09/29/2010 the application was terminated and the parcel was put into potential reoffer status.

Kahiltna Flats L9&10/B15, ADL #213605, ASLS 80-175, 10 Acres
L9&10/B15 Kahiltna Flats was available for sale in the 2001 auction #422 for a minimum bid of $5,600. The parcel did not receive a bid and was available for purchase OTC for $5,600. The parcel was reappraised in 2003 for $5,700. On 07/20/2009 an application to purchase the parcel was received. On 09/29/2010 the application was terminated and the parcel was put into potential reoffer status.

Kahiltna Flats L11, 12&13/B15, ADL #213606, ASLS 80-175, 15 Acres
Flats L11, 12&13/B15 Kahiltna Flats was available for sale in the 2001 auction #422 for a minimum bid of $10,500. The parcel did not receive a bid and was available for purchase OTC for $10,500. The parcel was reappraised in 2003 for $9,400, and again in 2005 for $9,300. On 07/20/2009 an application to purchase the parcel was received. On 09/29/2010 the application was terminated and the parcel was put into potential reoffer status.

Kahiltna Flats L14&15/B15, ADL #213607, ASLS 80-175, 10 Acres
Flats L14&13/B15 Kahiltna Flats was available for sale in the 2001 auction #422 for a minimum bid of $7,000. The parcel did not receive a bid and was available for purchase OTC for $7,000. The parcel was reappraised in 2003 for $7,100. On 06/15/2009 an application to purchase the parcel was received. On 10/16/2009 the application process was completed and a contract was sent. On 05/04/2010 the application was terminated and the parcel was put into potential reoffer status.

Kahiltna Flats L16, 17&18/B15, ADL #213608, ASLS 80-175, 15 Acres
Flats L16, 17&18/B15 Kahiltna Flats was available for sale in the 2001 auction #422 for a minimum bid of $8,400. The parcel did not receive a bid and was available for purchase OTC for $8,400. The parcel was reappraised in 2003 for $7,500, and again in 2005 for $7,400. On 03/19/2009 an application to purchase the parcel was received. On 09/09/2009 the application process was completed and a contract was sent. On 05/04/2010 the application was terminated and the parcel was put into potential reoffer status.

Personal Property
There is no personal property involved with the appraisal of this property.

Kahiltna Flats Subdivision

Looking North

Looking South

Kahiltna Flats

Looking East

Looking West

General Property Description for Otter Lakes Subdivision

Legal Description
There are two subject parcels located within Otter Lakes Subdivision, ASLS 79-147, is located within Township 17 North, Range 7 West, Sections 6, 7, 8, 17, and 18.

Location
Otter Lakes Subdivision is located approximately 35 miles northwest of Anchorage, and approximately 4.5 miles west of the confluence of the Susitna River and the Yentna River.

Access
Summer access to the subdivision is either by float plane to local lakes, then overland, or by boat up river then overland. Winter access is via snowmachine along rivers and/or overland to the subject subdivision.

Size & Shape
Lots range in size from 4.95 to 5.0 acres. The lots are irregular in shape.

Topography
The subdivision is characterized by a generally level topography with minimal variation in elevation. The entire subdivision lies approximately 250 to 350 feet above sea level.

Soils/Vegetation
Subdivision contains primarily mature birch and spruce mix with some areas of wetlands within the tracts. Soils are typical of the surrounding area, with the larger portions of wetlands identified as tracts within the subdivision.

Utilities, Water & Sewer
Electricity is not available to any of the lots within the subdivision. No public water or sewer system is available. Water supply or sewage disposal systems must be located, constructed and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.

Easements & Zoning Regulations
No zoning, the subjects are located within an unregulated area of the Mat-Su Borough. Parcels are subject to a 10' easement on each side of common lot lines, and structures may not be constructed within 25' of a right of way. The survey plat indicates a 50' public access easement along the mean high water or ordinary high water line of any water frontage of any sort. Additionally, there is a fifty foot easement on each side of each section line within the subdivision.

Environmental Hazards, Hazardous Waste & Toxic Materials
No toxic materials, waste, or hazards were observed during the field inspection.

Tax Assessments[9]
The subjects are located within the taxing authority of the Matanuska-Susitna Borough; however, there is no tax burden assessed to the State of Alaska from the borough. Tax assessments to private parties will become active when property is sold into private ownership. The 2011 mill rate for the subject subdivision was 10.476.

Ownership History
The Department of Natural Resources is the current owner of record for all of the subject parcels. All of the parcels were offered for sale in 2002 in auction # 425. Lot numbers 13 and 39 were not purchase during the auction and were offered Over-The-Counter on 02-04-2003. An application to purchase lot #13 was received on 03-05-2009. The application was completed and the contract sent on 09-11-2009. However, the application was terminated on 05-04-2010. An application to purchase lot #39 was received on 07-22-2008. However, the application was also terminated on 05-04-2010.
Both of the parcels are currently in Potential Reoffer Status.

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[9] http://www.matsugov.us/realpropertyquery/detail accessed 12-07-2011

Personal Property
There is no personal property involved with the appraisal of this property.

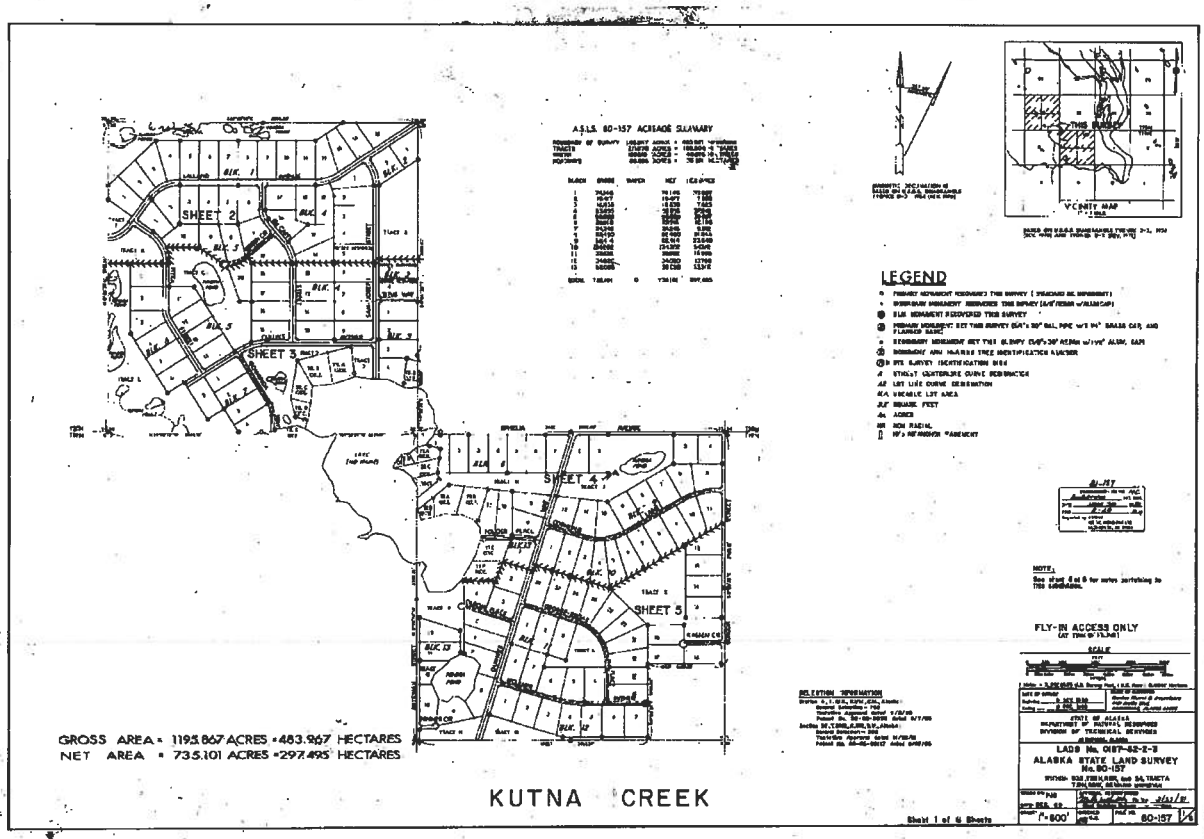
Otter Lakes Subdivision

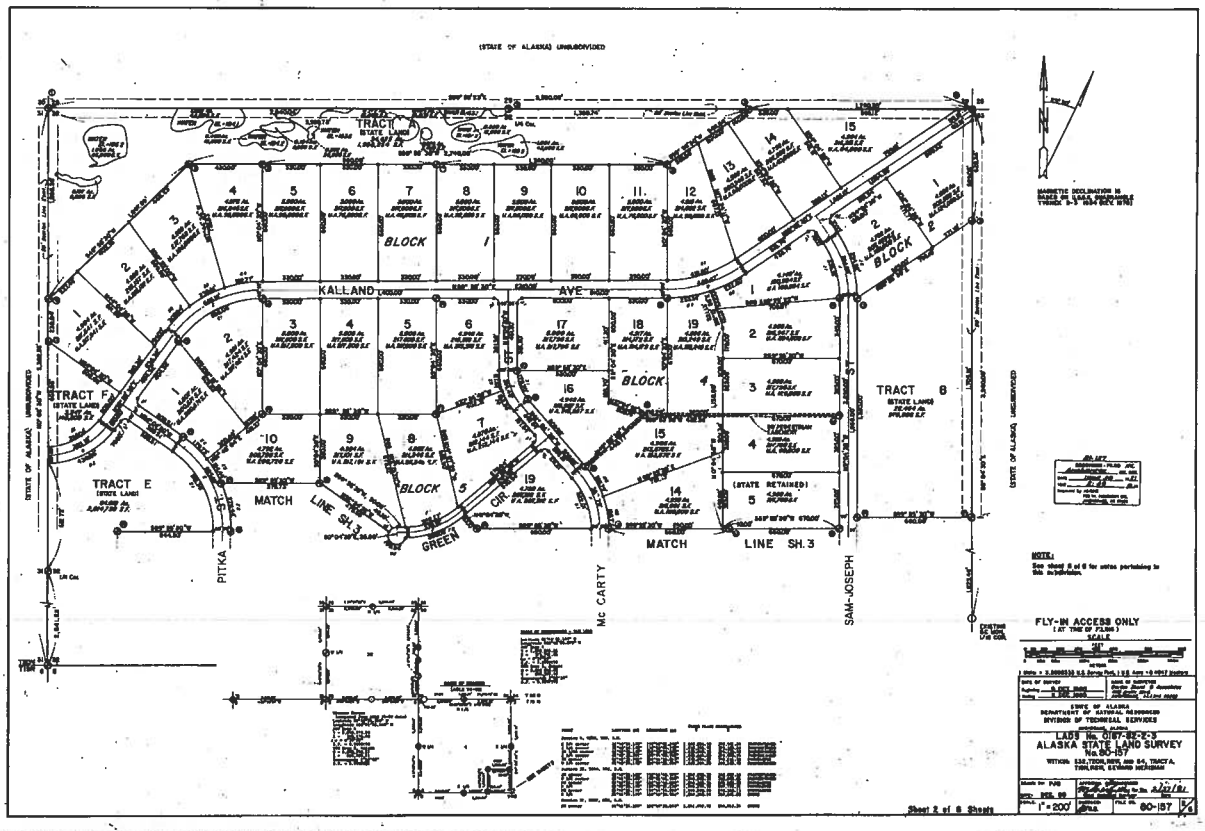
Lot 39, Looking Southeast

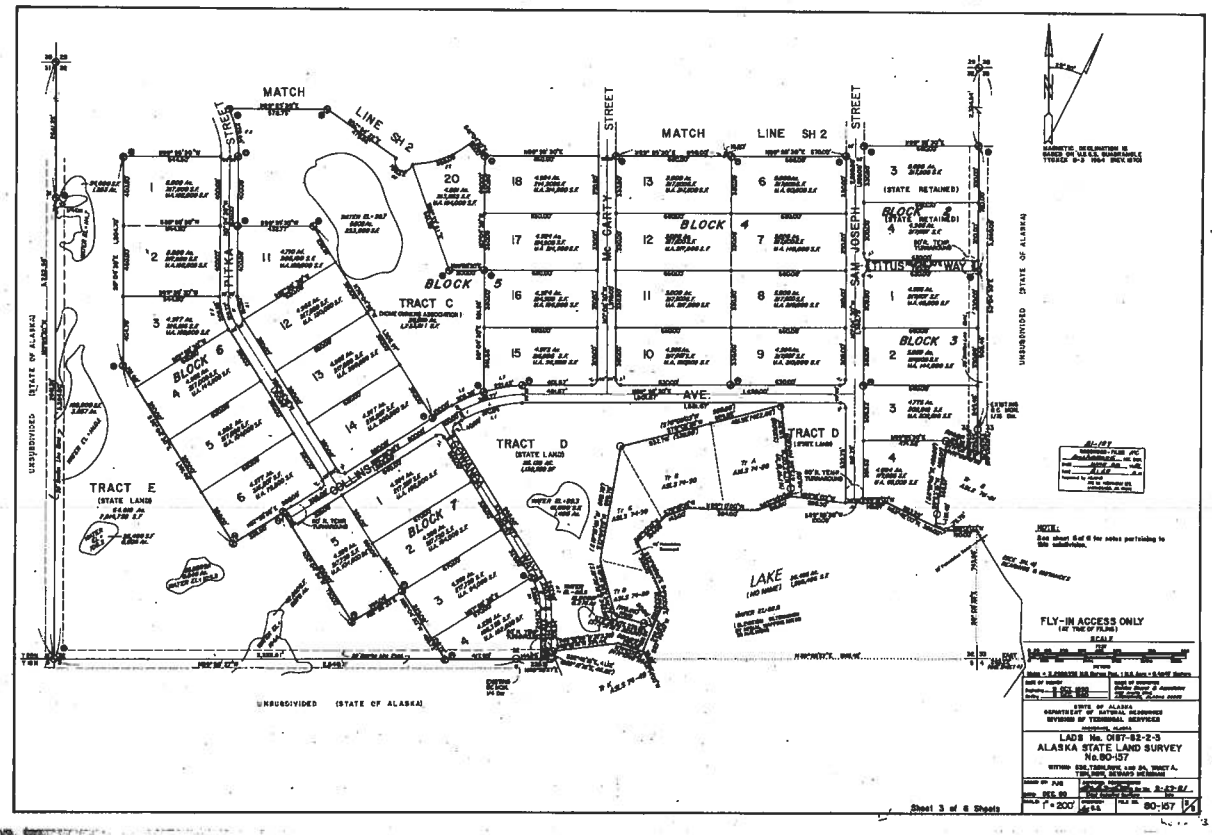
Lot 13, Looking Northeast

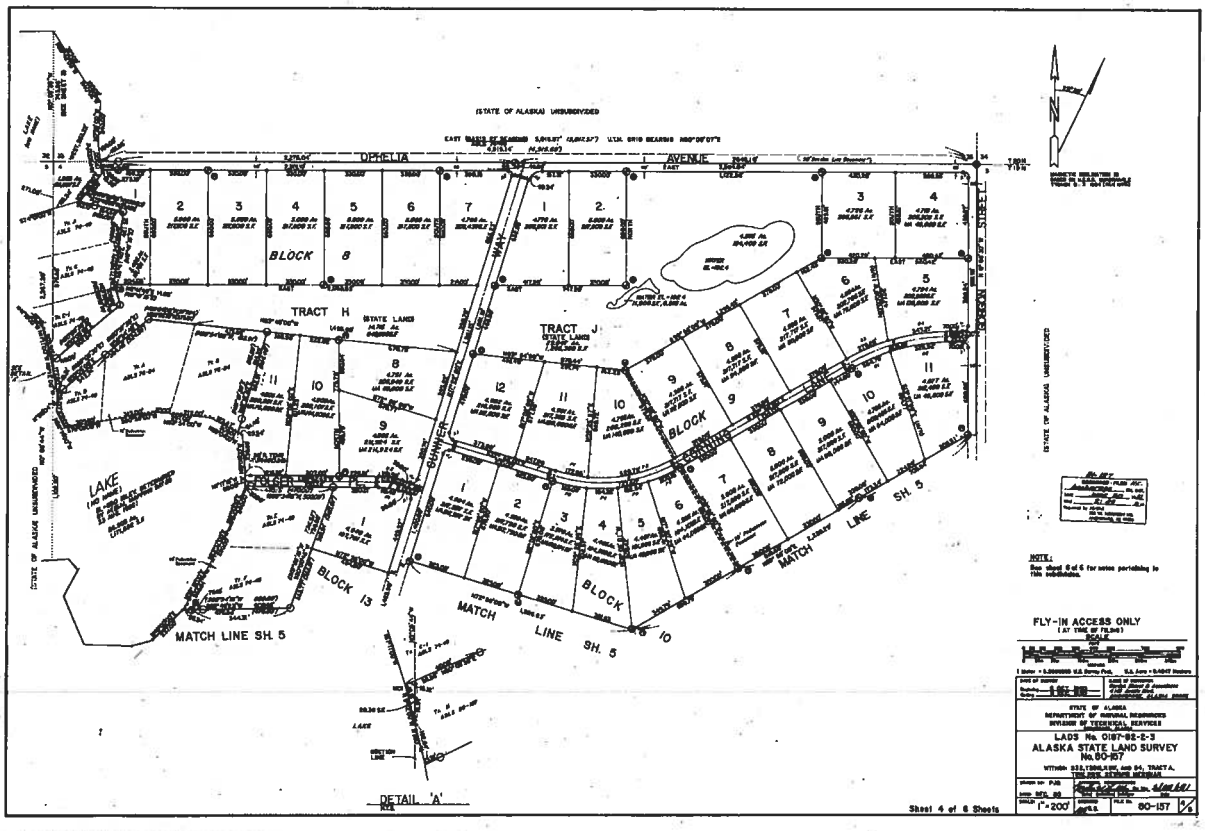
Otter Lakes Subdivision

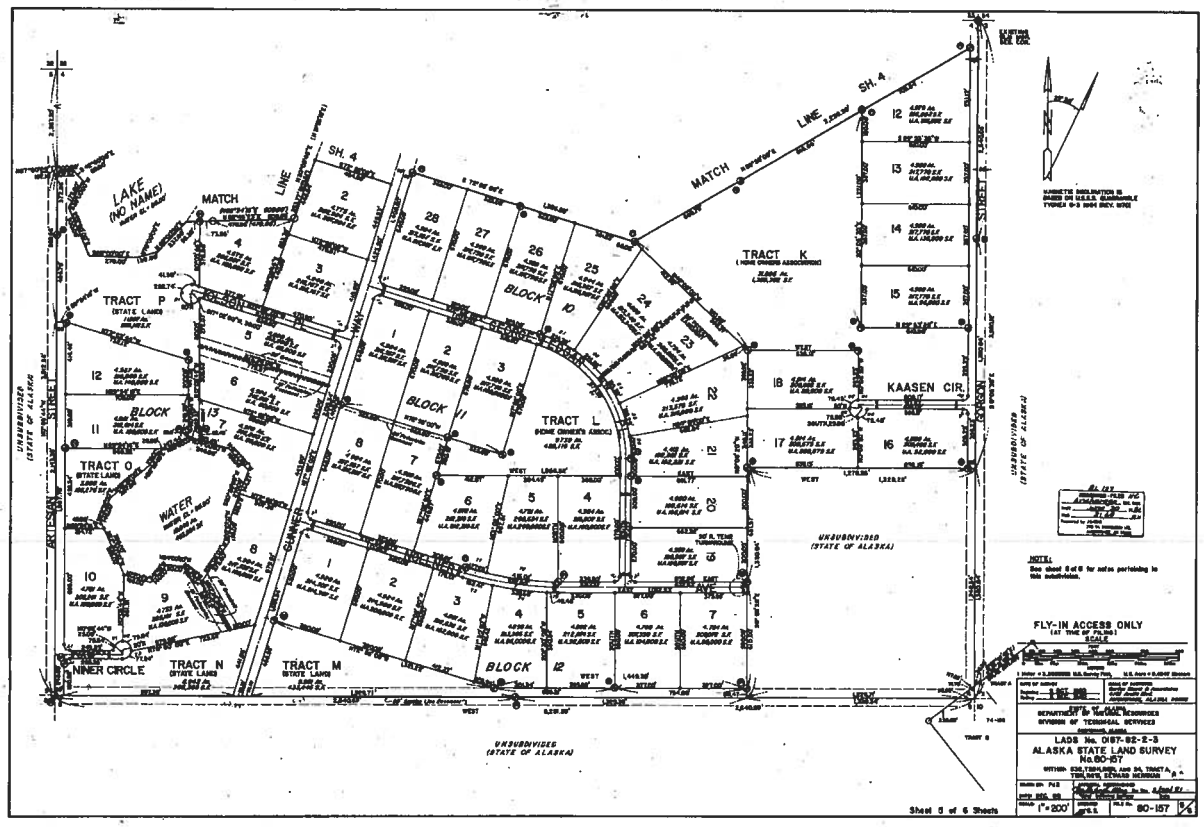
Lot 13 Looking East

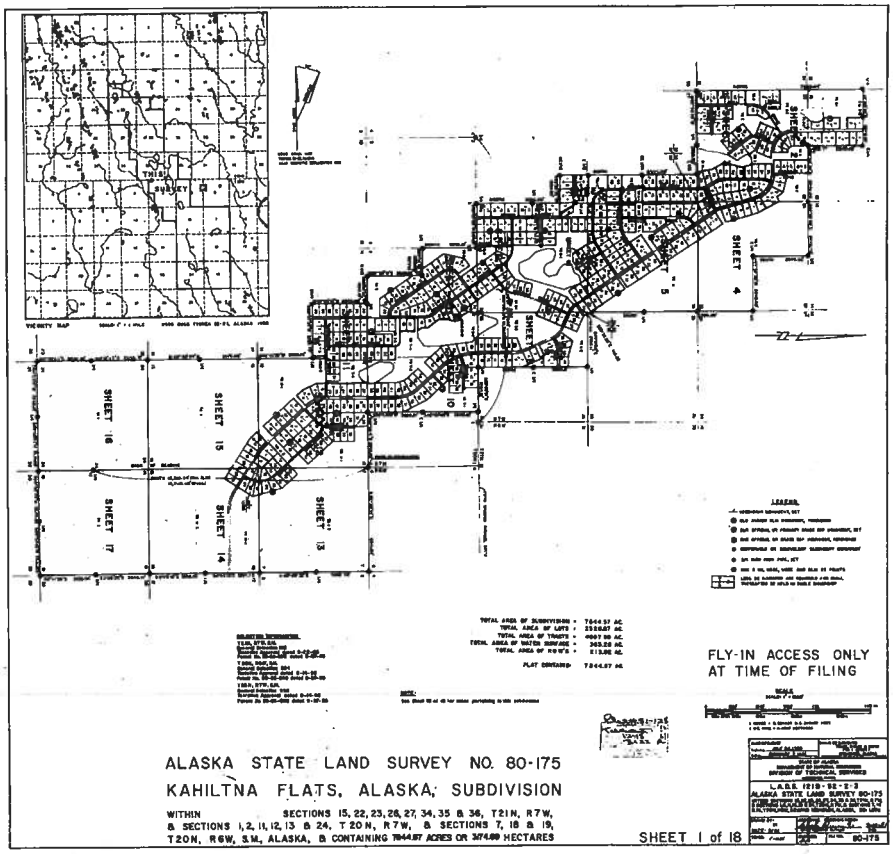

A.S.L.S. 80-157 ACREAGE SUMMARY
SHEET 2
SHEET 3
SHEET 4
SHEET 5
LEGEND
VICINITY MAP
FLY-IN ACCESS ONLY
GROSS AREA = 1193.867 ACRES = 483.967 HECTARES
NET AREA = 735.101 ACRES = 297.495 HECTARES
KUTNA CREEK
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ANCHORAGE, ALASKA
LADD No. 0187-62-2-3
ALASKA STATE LAND SURVEY
No. 80-157
1"=800'
80-157
Sheet 1 of 6 Sheets

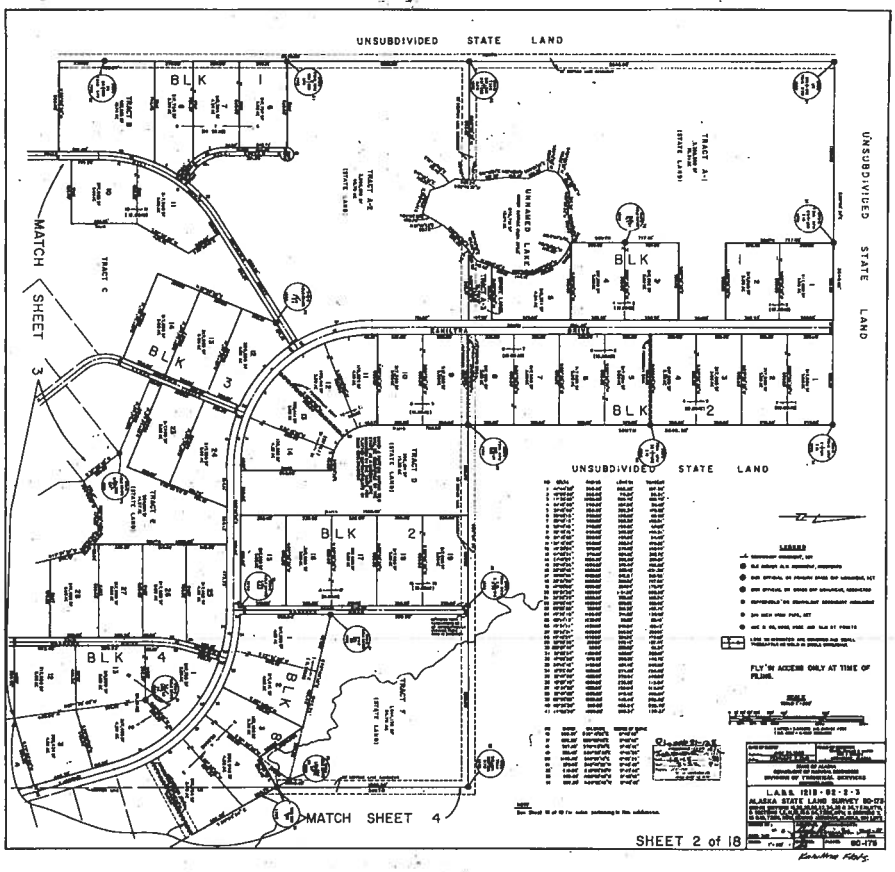

(STATE OF ALASKA) UNSUBDIVIDED
TRACT A
STATE LAND
BLOCK
KALLAND AVE
TRACT F
TRACT E
TRACT B
MATCH LINE SH.3
GREEN CIR.
PITKA
Mc CARTY
SAM-JOSEPH
(STATE RETAINED)
FLY-IN ACCESS ONLY
SCALE
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
LADS No. 0187-82-2-3
ALASKA STATE LAND SURVEY
No. 80-157
1" = 200'
80-157
Sheet 2 of 6 Sheets

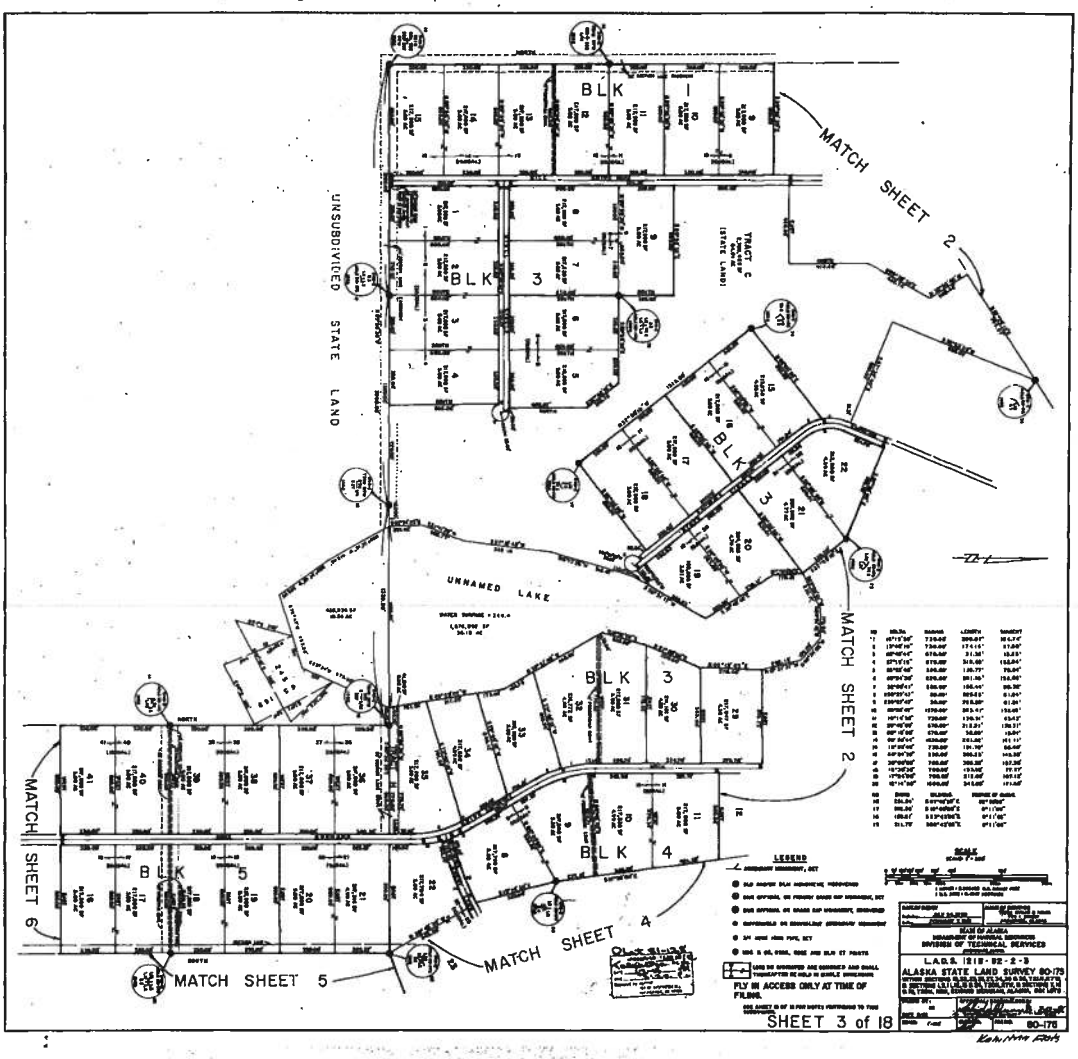

MATCH LINE SH 2
MATCH LINE SH 2
PITKA STREET
McCARTY STREET
SAM JOSEPH STREET
TITUS WAY
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 3
BLOCK 2
TRACT C
TRACT D
TRACT D
TRACT E
(STATE LANDS)
COLLINS AVE.
LAKE
(NO NAME)
UNSUBDIVIDED (STATE OF ALASKA)
UNSUBDIVIDED (STATE OF ALASKA)
UNSUBDIVIDED (STATE OF ALASKA)
FLY-IN ACCESS ONLY
LADS No. 0187-82-2-3
ALASKA STATE LAND SURVEY
No. 80-157
Sheet 3 of 6 Sheets
80-157

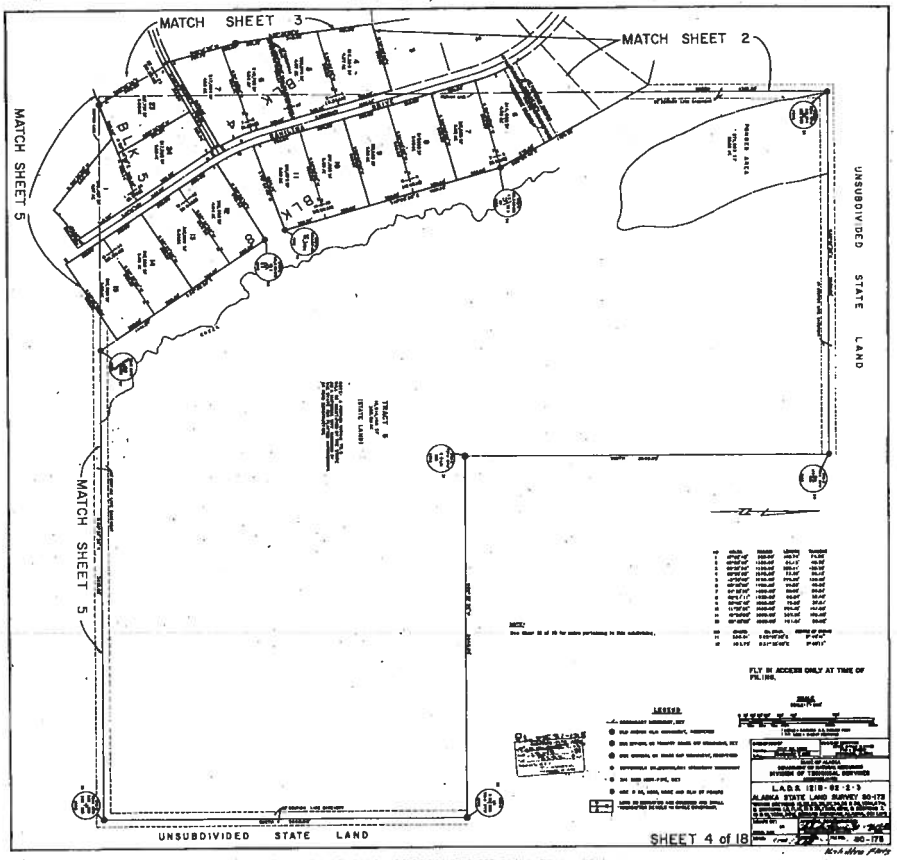

(STATE OF ALASKA) UNSUBDIVIDED
OPHELIA
AVENUE
BLOCK 8
TRACT H
(STATE LANDS)
TRACT J
(STATE LANDS)
LAKE
BLOCK 13
BLOCK 10
MATCH LINE SH. 5
MATCH LINE SH. 5
MATCH LINE SH. 5
DETAIL 'A'
FLY-IN ACCESS ONLY
LADS No. 0187-82-2-3
ALASKA STATE LAND SURVEY
No. 80-157
Sheet 4 of 6 Sheets
1" = 200'
80-157

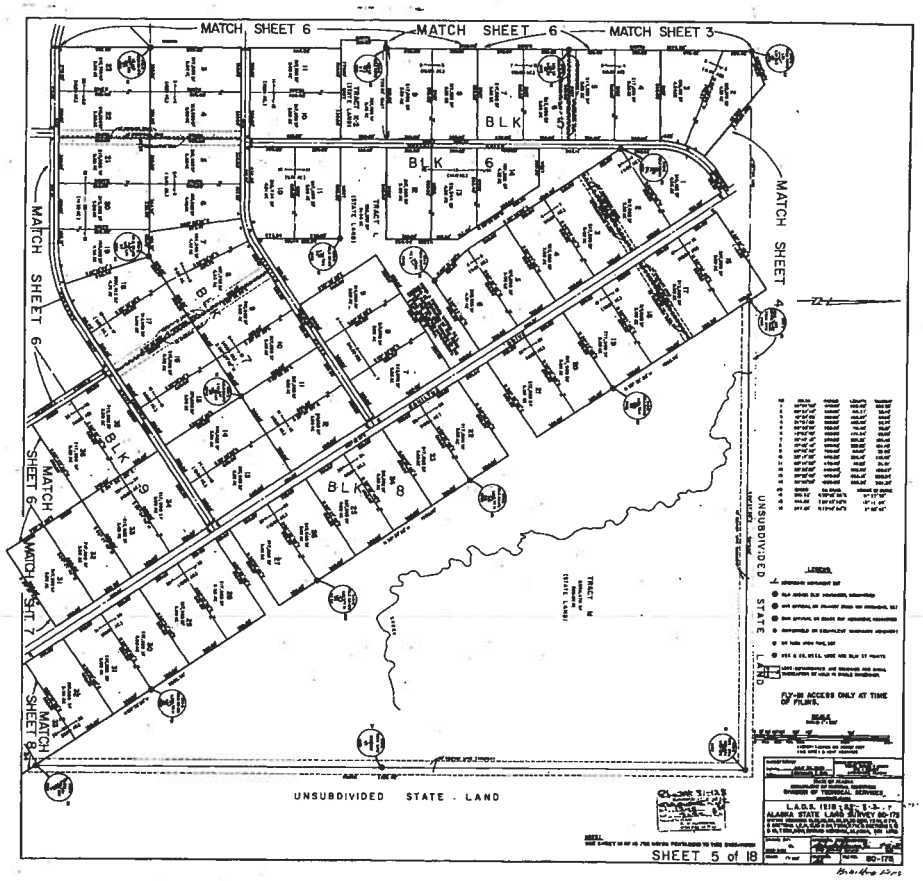

LAKE (NO NAME)
MATCH LINE
SH. 4
TRACT P
(STATE LANDS)
TRACT Q
(STATE LANDS)
WATER
BLOCK 11
BLOCK 10
BLOCK 12
TRACT L
(HOME OWNER'S ASSOC.)
TRACT K
(HOME OWNER'S ASSOC.)
KAASEN CIR.
TRACT N
(STATE LANDS)
TRACT M
(STATE LANDS)
INNER CIRCLE
UNSUBDIVIDED (STATE OF ALASKA)
FLY-IN ACCESS ONLY
(AT TIME OF FILING)
SCALE
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TERRITORIAL SERVICES
LADS No. 067-92-2-3
ALASKA STATE LAND SURVEY
No.80-157
Sheet 5 of 6 Sheets
1"=200'
80-157

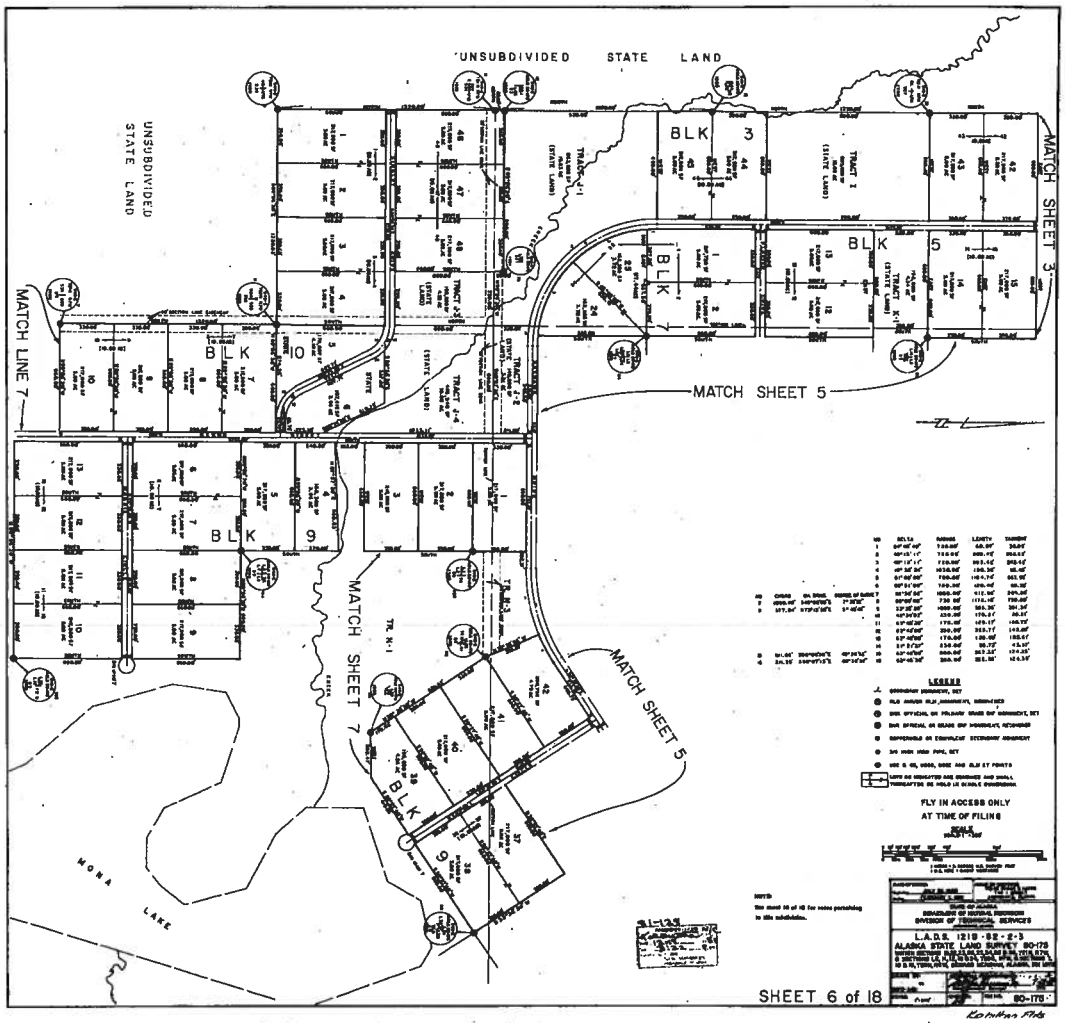

FLY-IN ACCESS ONLY
AT TIME OF FILING
ALASKA STATE LAND SURVEY NO. 80-175
KAHILTNA FLATS, ALASKA, SUBDIVISION
WITHIN SECTIONS 15, 22, 23, 26, 27, 34, 35 & 36, T21N, R7W,
& SECTIONS 1, 2, 11, 12, 13 & 24, T20N, R7W, & SECTIONS 7, 18 & 19,
T20N, R6W, S.M., ALASKA, & CONTAINING 7844.87 ACRES OR 3174.69 HECTARES
SHEET 1 of 18
SHEET 4
SHEET 5
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17

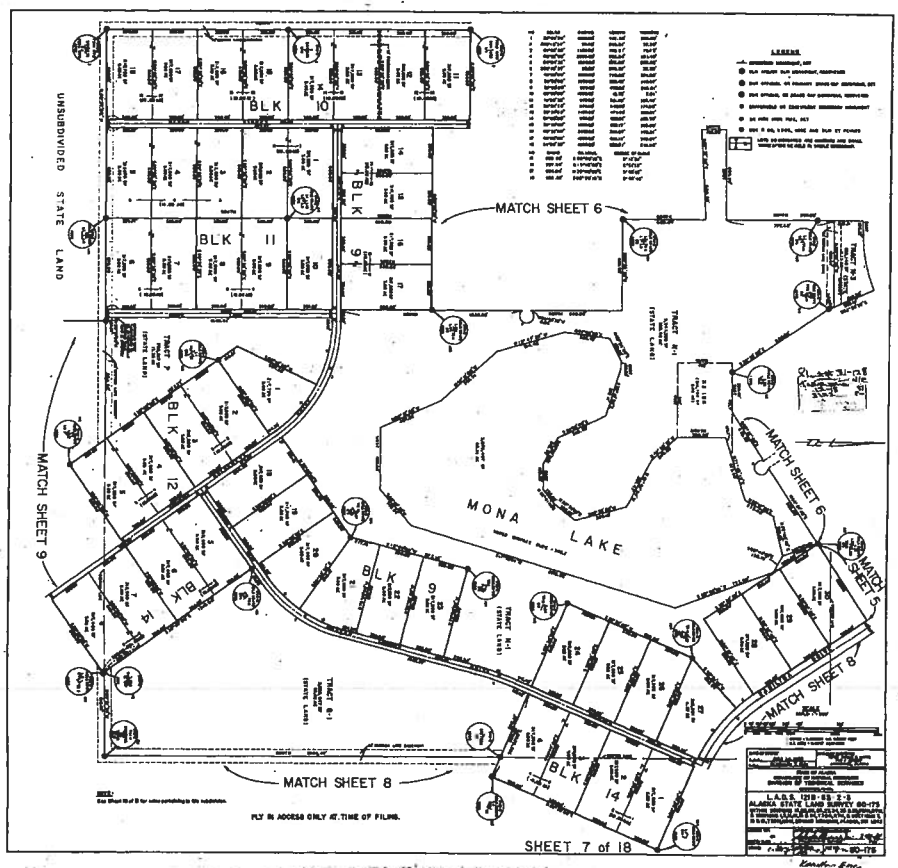

UNSUBDIVIDED STATE LAND
BLK 1
BLK 2
BLK 3
BLK 4
BLK 8
MATCH SHEET 3
MATCH SHEET 4
UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
SHEET 2 of 18

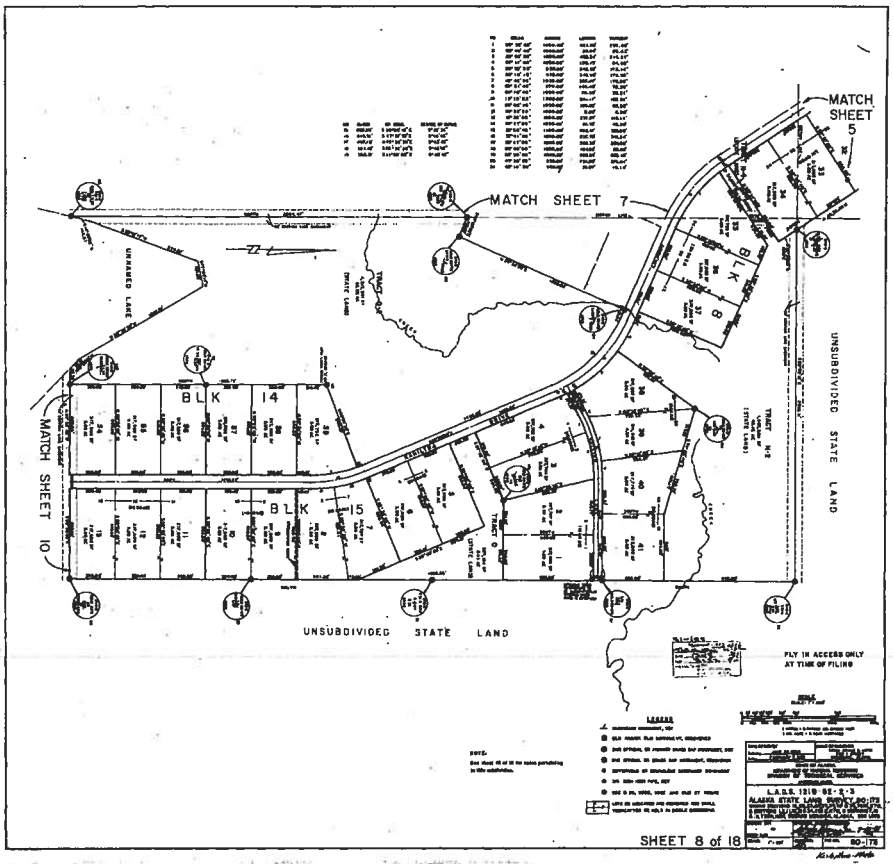

BLK 1
BLK 3
BLK 3
BLK 3
BLK 4
BLK 5
MATCH SHEET 2
MATCH SHEET 2
MATCH SHEET 4
MATCH SHEET 5
MATCH SHEET 6
UNSUBDIVIDED STATE LAND
UNNAMED LAKE
TRACT C
LEGEND
FLY IN ACCESS ONLY AT TIME OF FILING.
SHEET 3 of 18
ALASKA STATE LAND SURVEY 80-175

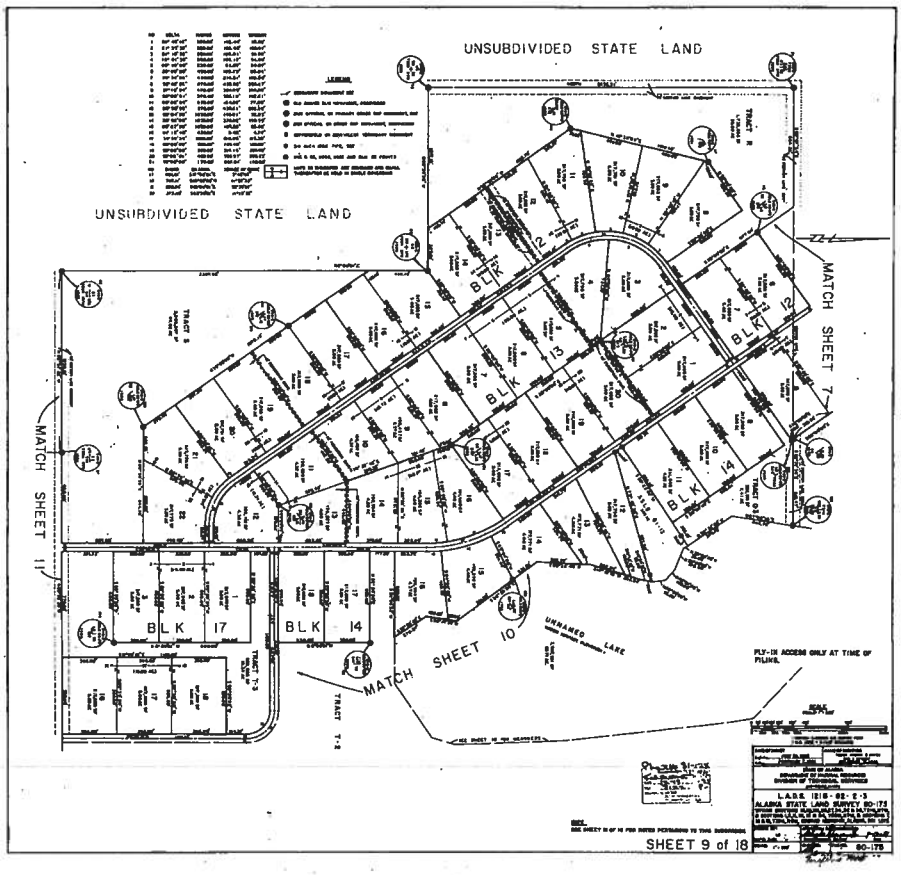

MATCH SHEET 3
MATCH SHEET 2
MATCH SHEET 5
MATCH SHEET 5
UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
SHEET 4 of 18

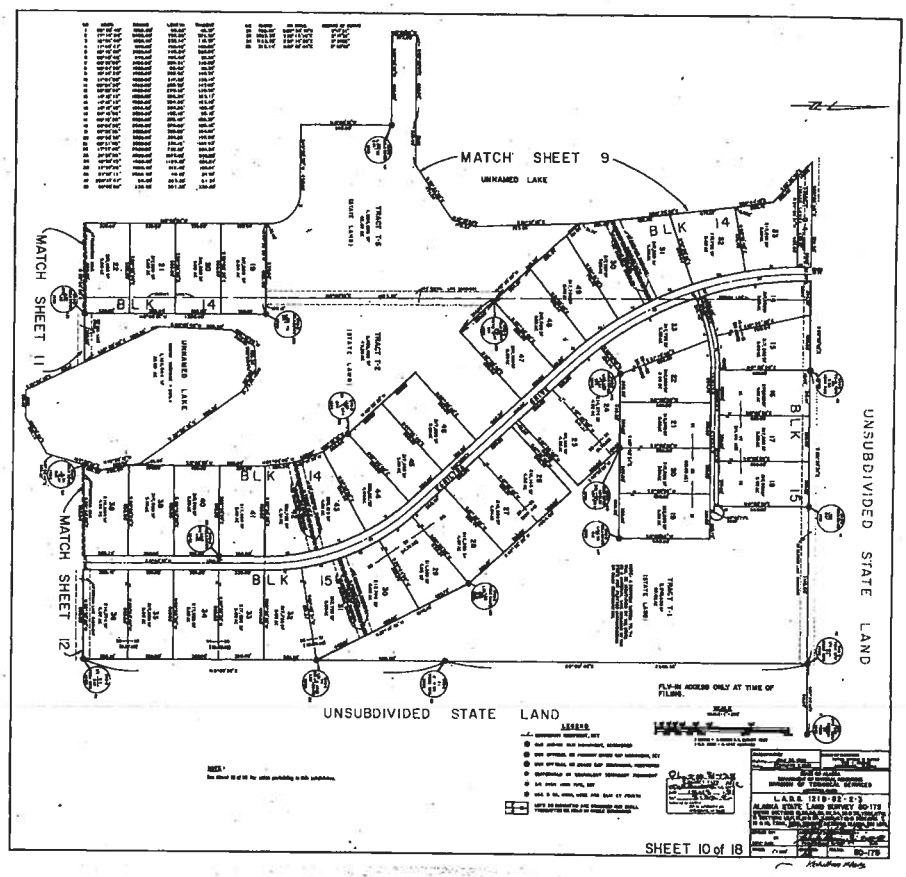

MATCH SHEET 6
MATCH SHEET 6
MATCH SHEET 3
MATCH SHEET 4
MATCH SHEET 6
MATCH SHEET 6
MATCH SHT. 7
MATCH SHEET 8
BLK 5
BLK 6
BLK 7
BLK 8
BLK 9
UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
SHEET 5 of 18

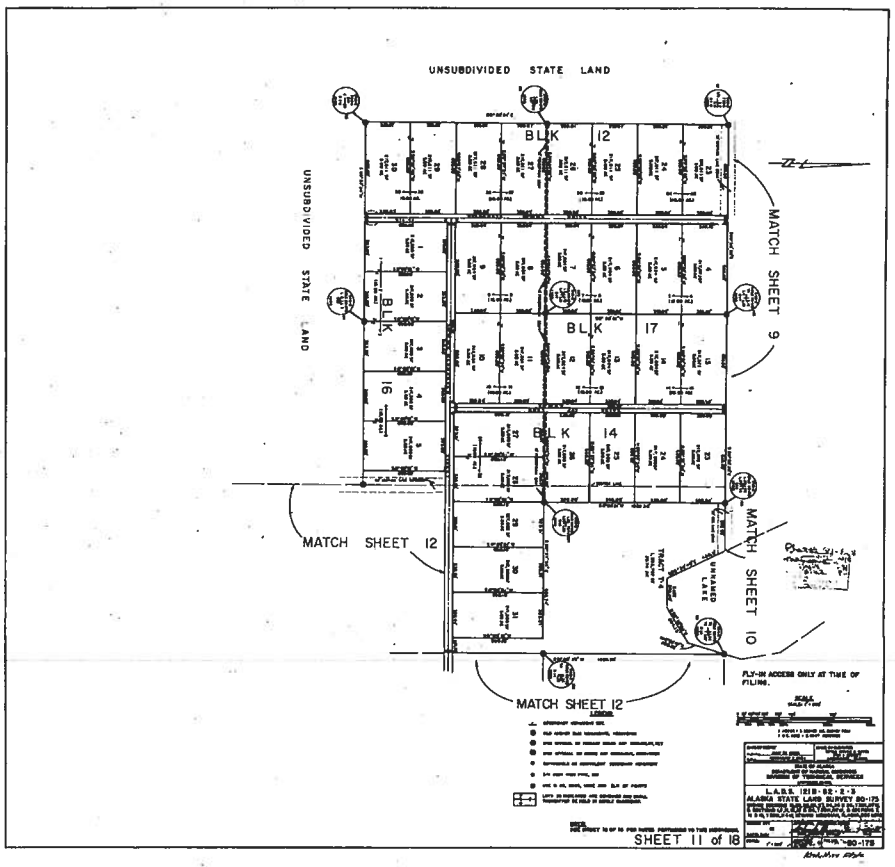

UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
MATCH LINE 7
MATCH SHEET 3
MATCH SHEET 5
MATCH SHEET 7
MATCH SHEET 5
BLK 3
BLK 5
BLK 10
BLK 9
BLK 9
MONA LAKE
LEGEND
FLY IN ACCESS ONLY
AT TIME OF FILING
SHEET 6 of 18

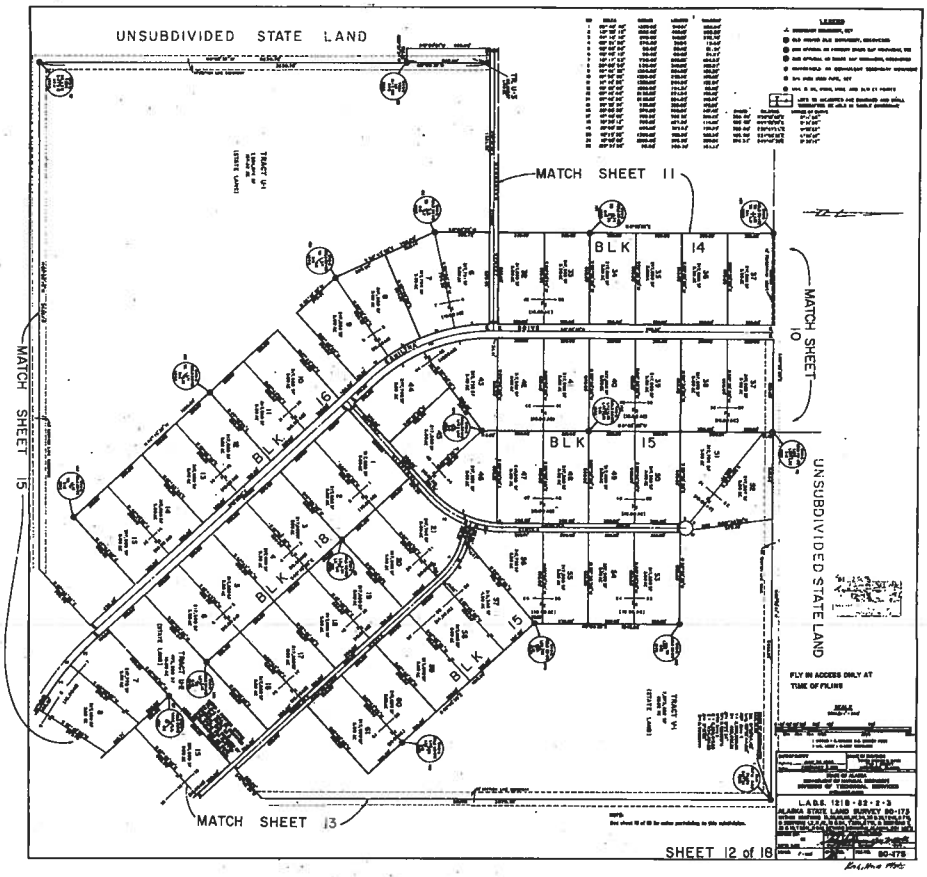

UNSUBDIVIDED STATE LAND
BLK 10
BLK 11
BLK 9
BLK 12
BLK 14
MATCH SHEET 6
MATCH SHEET 9
MATCH SHEET 8
MATCH SHEET 5
MONA LAKE
SHEET 7 of 18

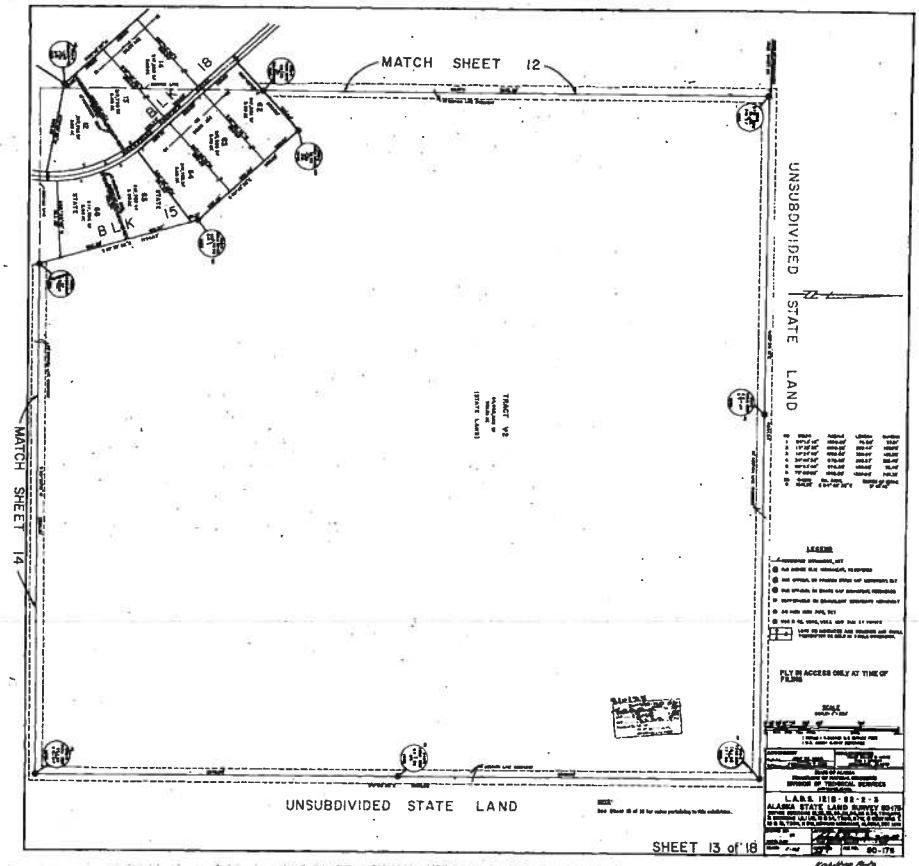

MATCH SHEET 5
MATCH SHEET 7
MATCH SHEET 10
BLK 14
BLK 15
BLK 8
UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
FLY IN ACCESS ONLY AT TIME OF FILING
SHEET 8 of 18

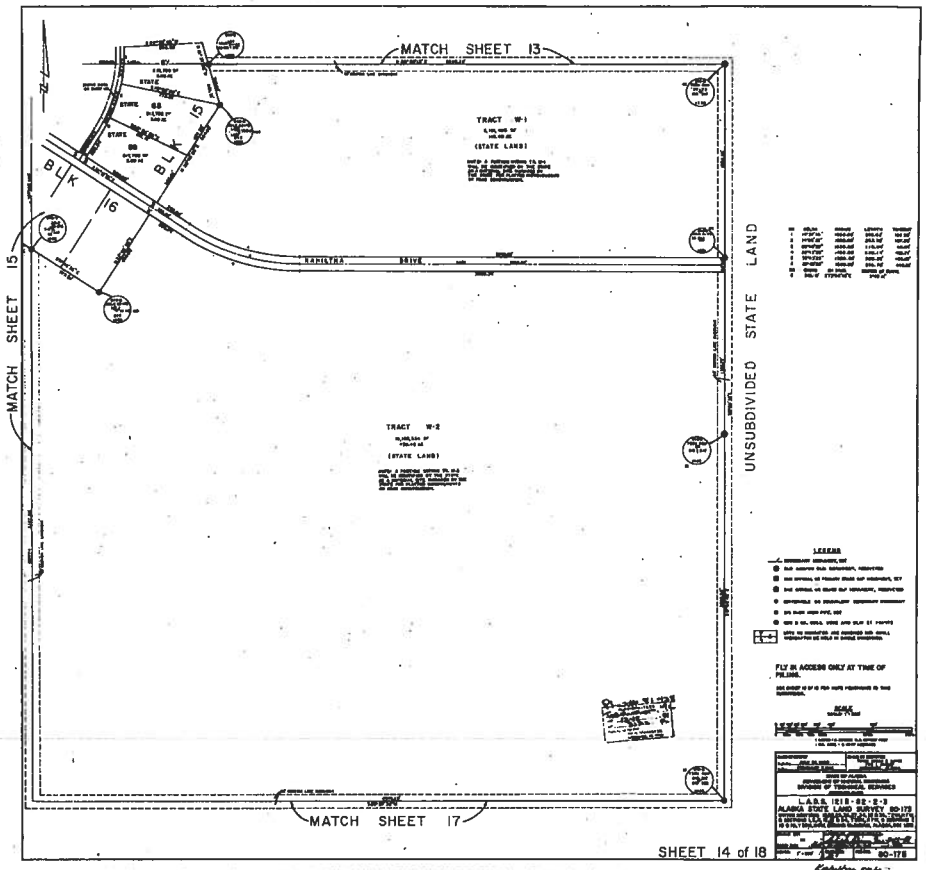

UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
MATCH SHEET 7
MATCH SHEET 11
MATCH SHEET 10
BLK 17
BLK 14
BLK 12
BLK 13
BLK 14
UNNAMED LAKE
FLY-IN ACCESS ONLY AT TIME OF PLATS.
SHEET 9 of 18

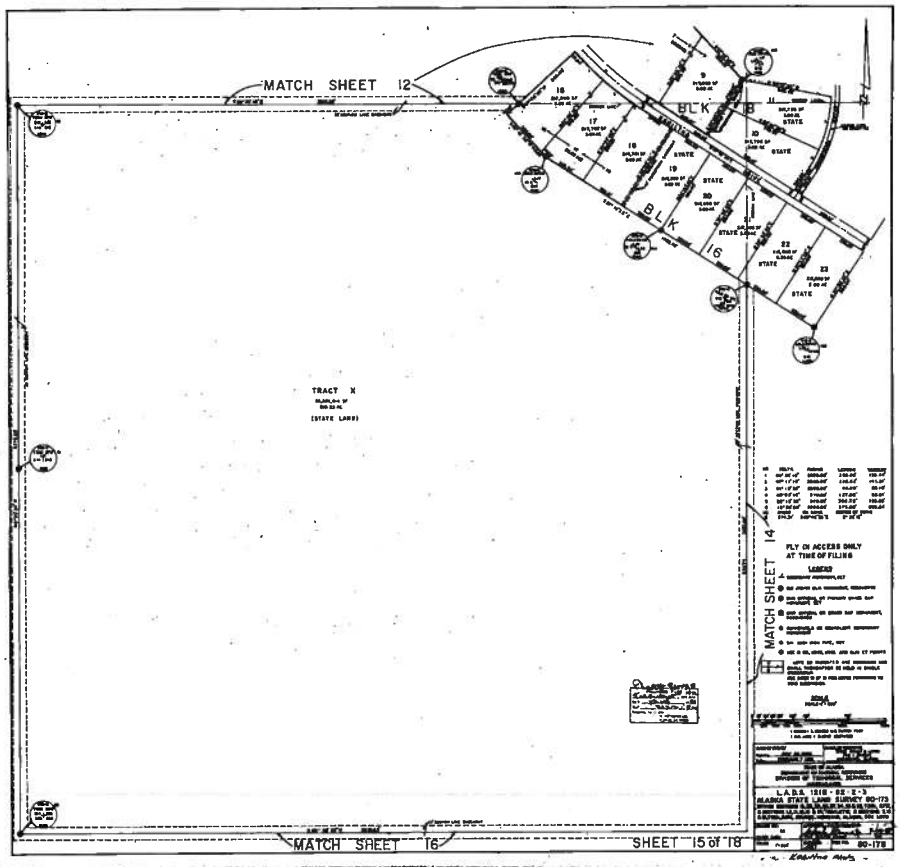

MATCH SHEET 9
UNNAMED LAKE
MATCH SHEET 11
MATCH SHEET 12
BLK 14
BLK 15
UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
SHEET 10 of 18

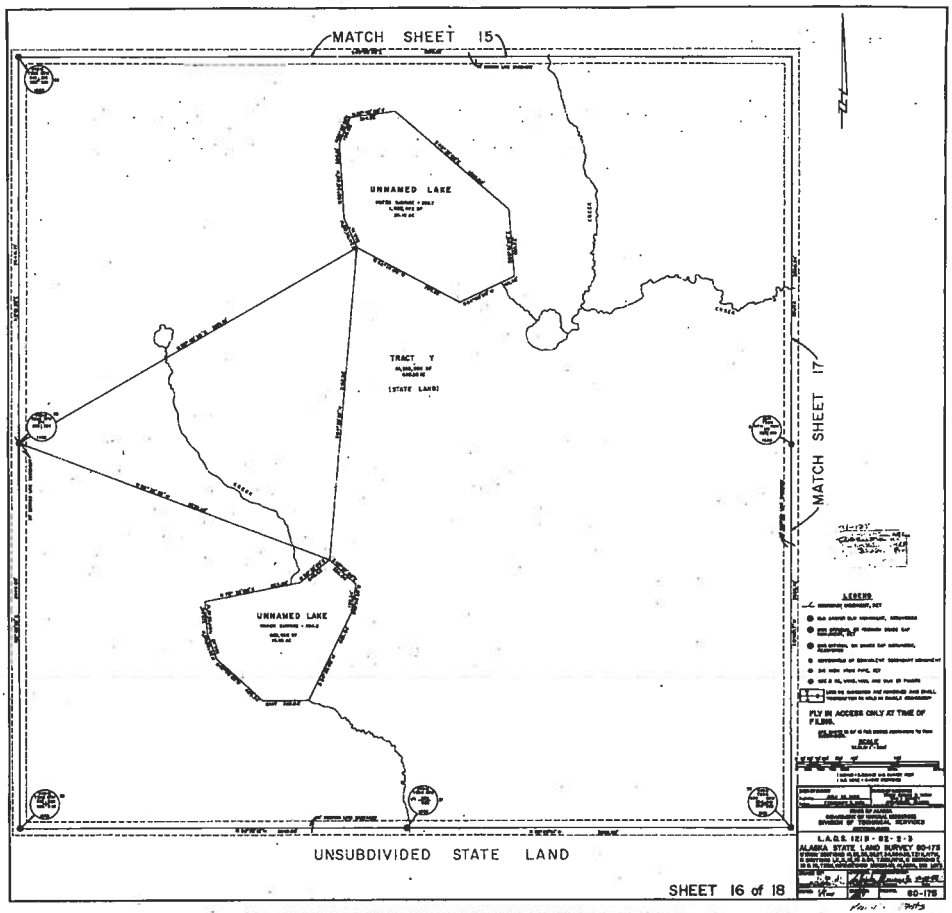

UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
BLK 12
BLK 17
BLK 16
BLK 14
MATCH SHEET 9
MATCH SHEET 10
MATCH SHEET 12
MATCH SHEET 12
UNNAMED LAKE
FLY-IN ACCESS ONLY AT TIME OF FILING.
SHEET 11 of 18

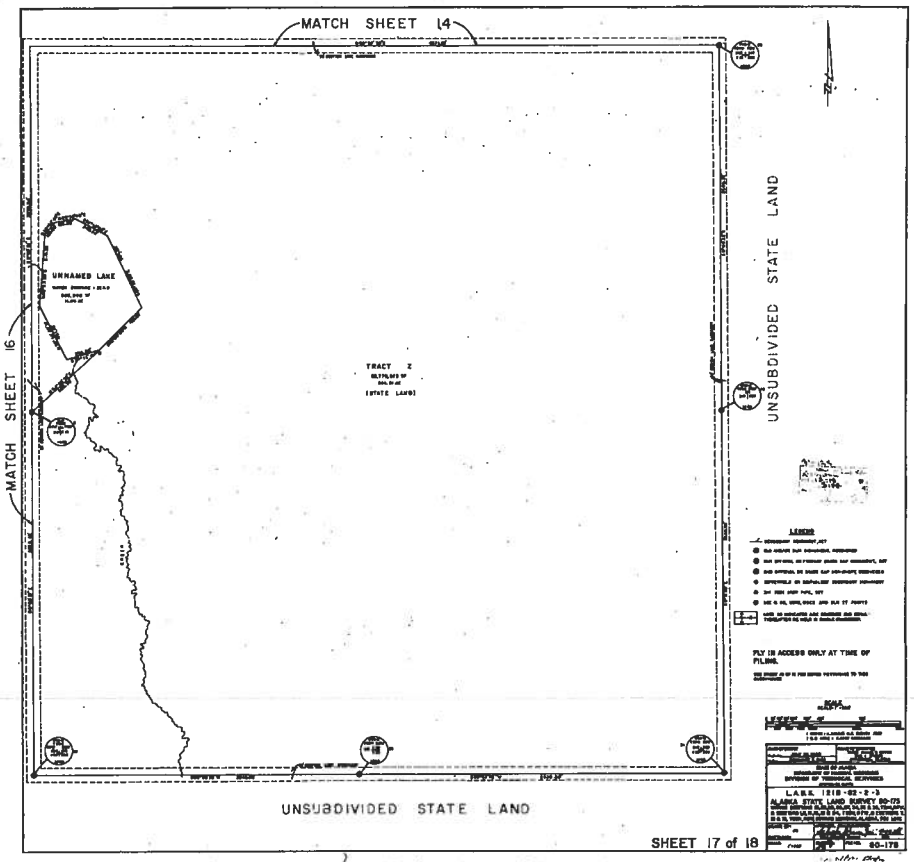

UNSUBDIVIDED STATE LAND
MATCH SHEET 11
MATCH SHEET 10
MATCH SHEET 15
MATCH SHEET 13
BLK 14
BLK 15
BLK 16
BLK 18
BLK 15
UNSUBDIVIDED STATE LAND
FLY IN ACCESS ONLY AT TIME OF FILING
SHEET 12 of 18

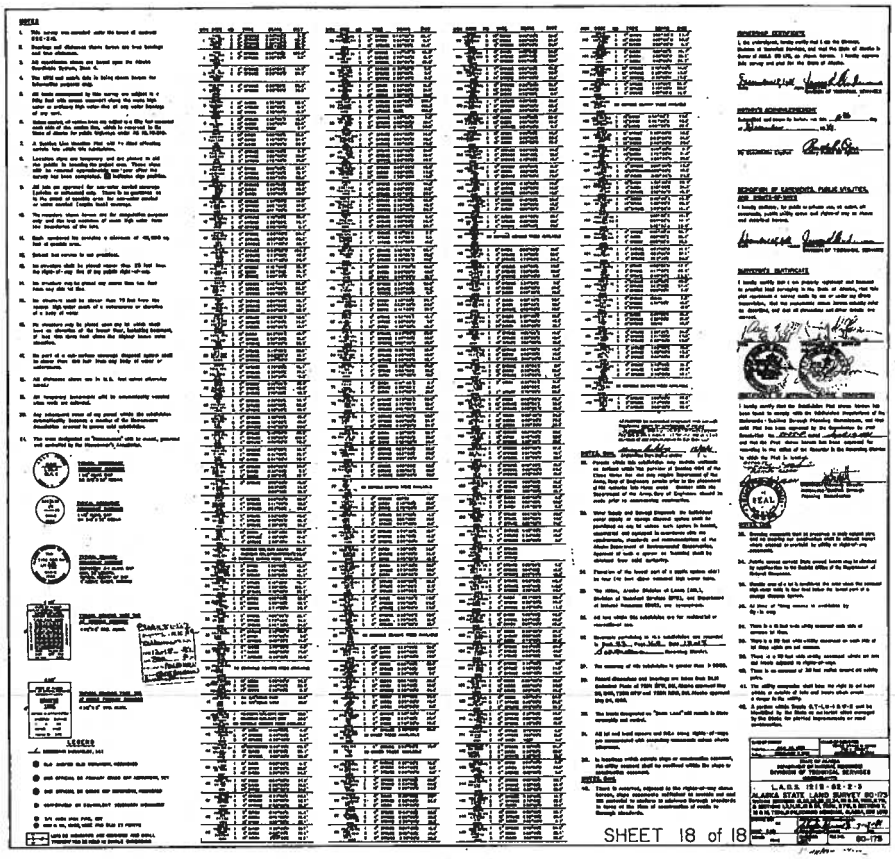

MATCH SHEET 12
MATCH SHEET 14
UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
BLK 18
BLK 15
TRACT V2
SHEET 13 of 18

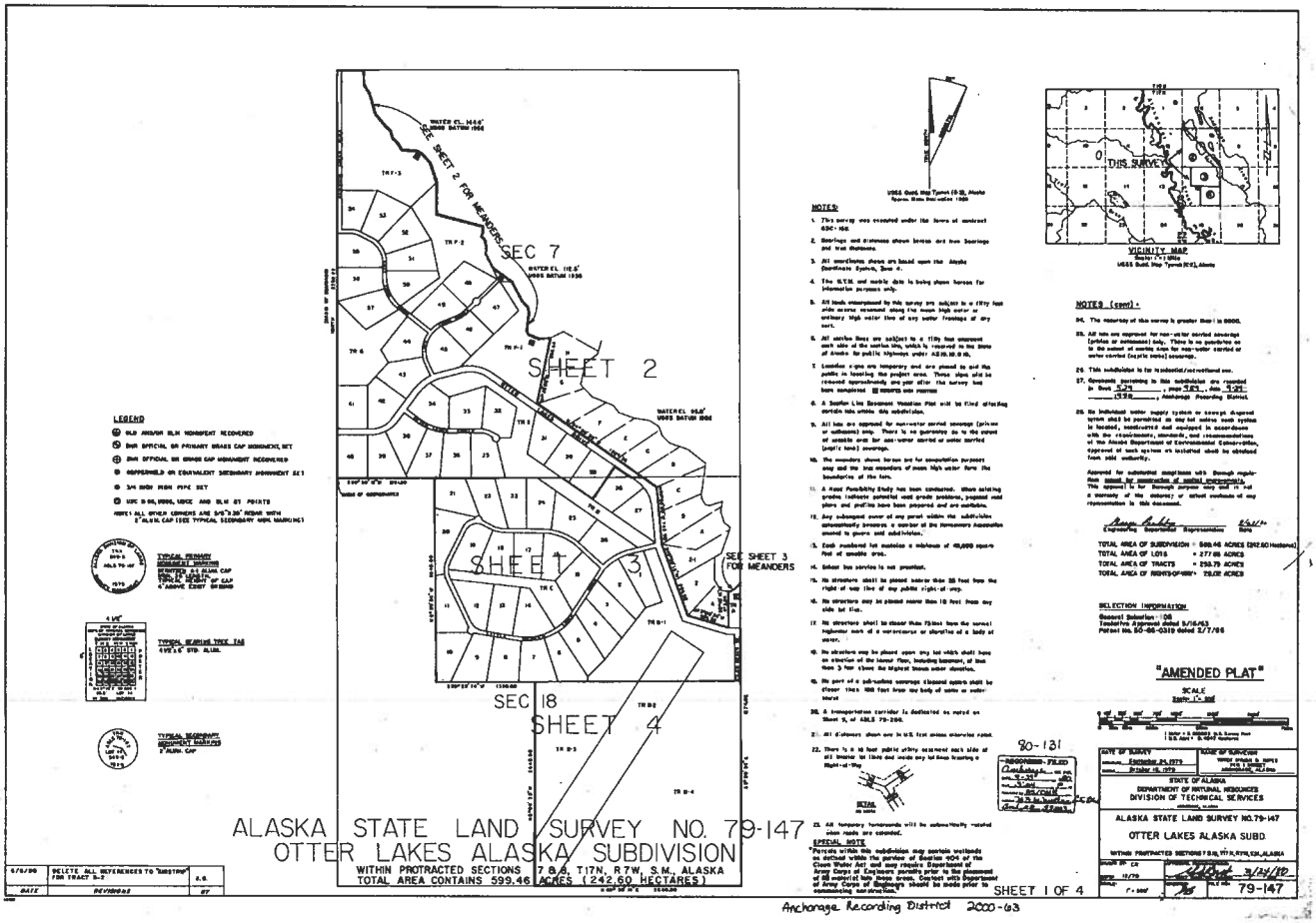

MATCH SHEET 13
MATCH SHEET 15
MATCH SHEET 17
BLK 16
BLK 15
TRACT W-1
(STATE LAND)
TRACT W-2
(STATE LAND)
UNSUBDIVIDED STATE LAND
LEGEND
FLY IN ACCESS ONLY AT TIME OF PILING.
SCALE
ALASKA STATE LAND SURVEY 80-173
80-176
SHEET 14 of 18

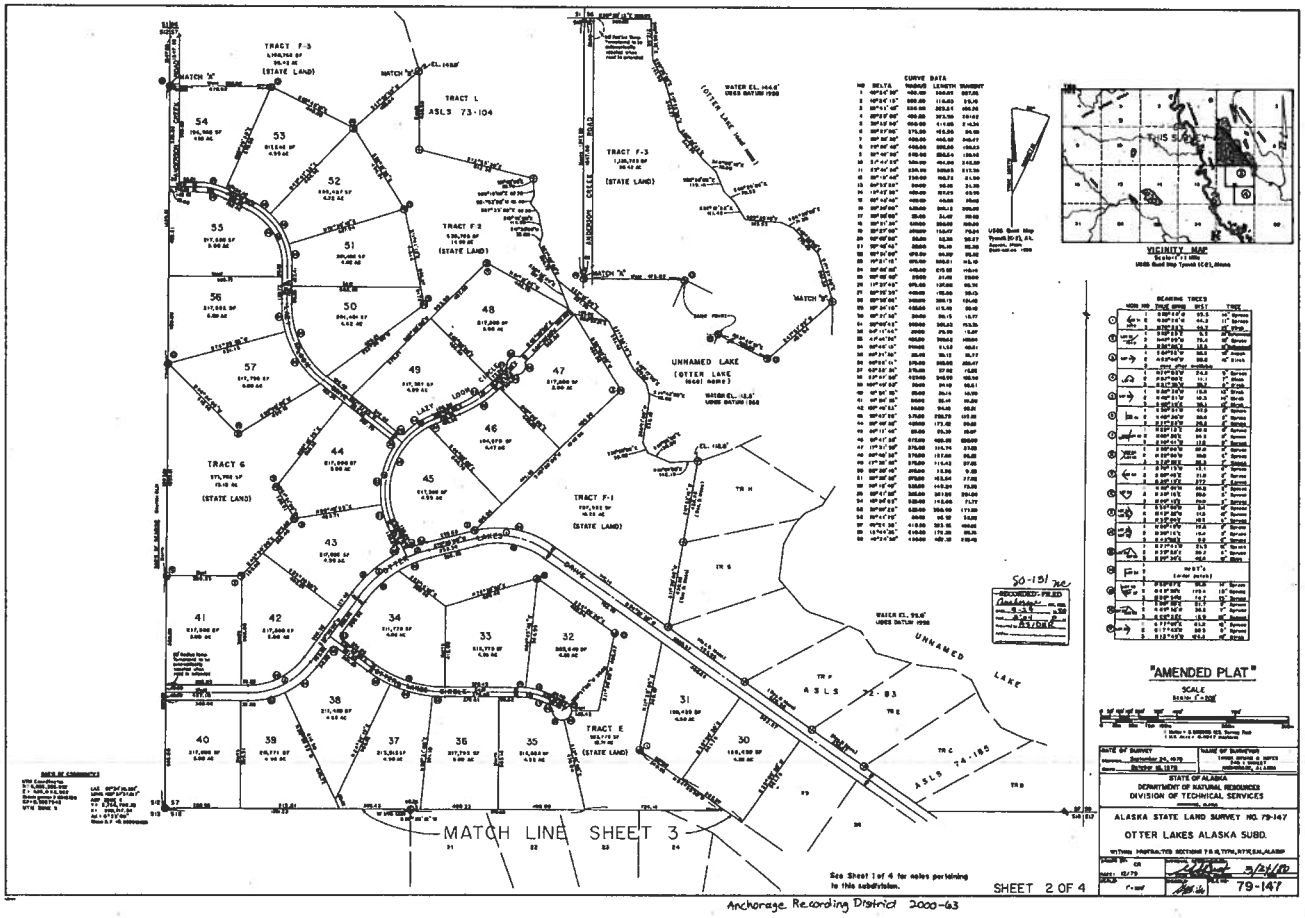

MATCH SHEET 12
BLK 18
BLK 16
STATE
TRACT X
(STATE LAND)
MATCH SHEET 14
FLY IN ACCESS ONLY
AT TIME OF FILING
LEGEND
L.A.D.A. 1318 - 92 - X - 3
ALASKA STATE LAND SURVEY 80-173
MATCH SHEET 16
SHEET 15 of 18


MATCH SHEET 15
UNNAMED LAKE
TRACT Y
(STATE LANDS)
UNNAMED LAKE
MATCH SHEET 17
LEGEND
FLY IN ACCESS ONLY AT TIME OF FILING.
UNSUBDIVIDED STATE LAND
SHEET 16 of 18

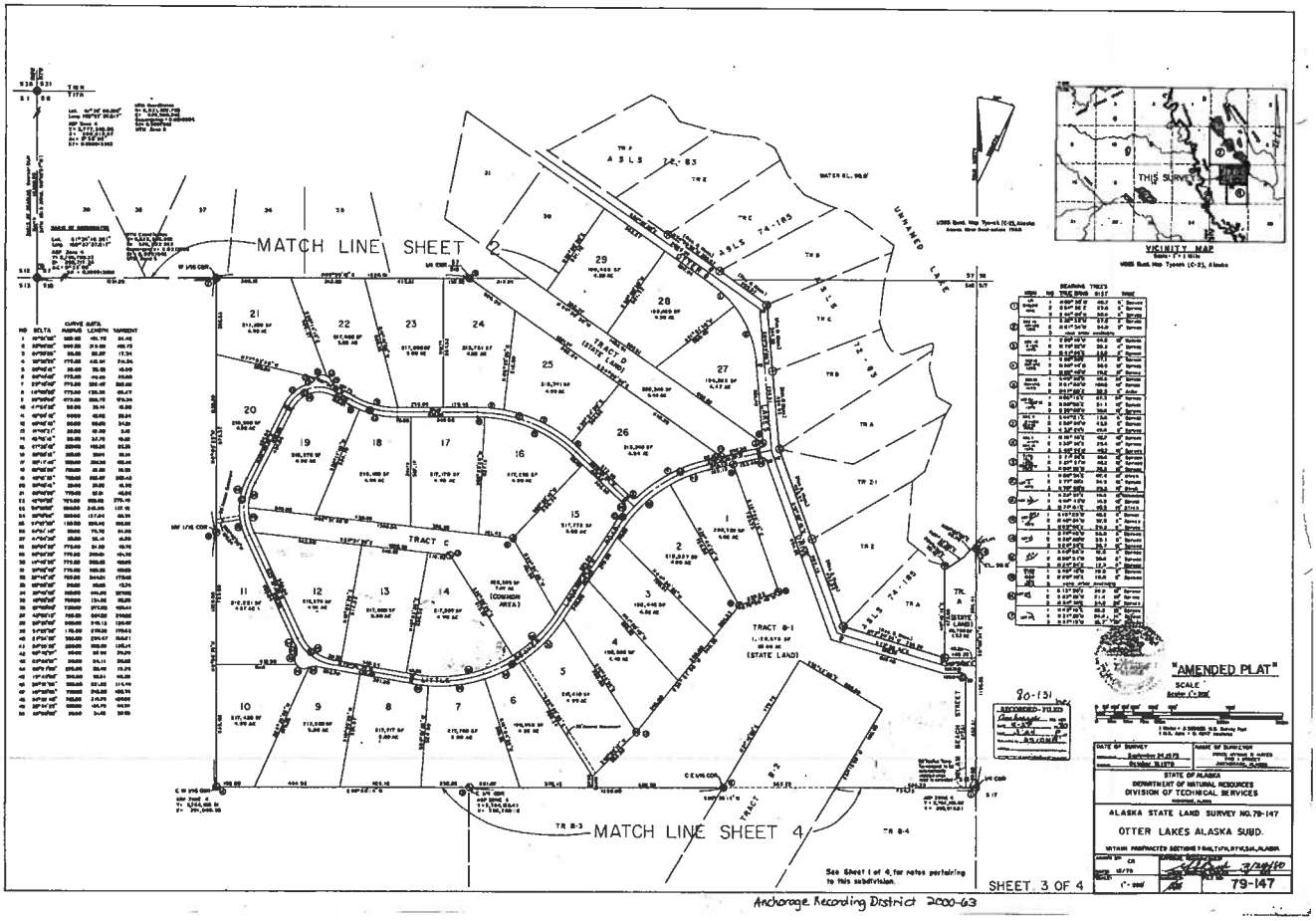

MATCH SHEET 14
MATCH SHEET 16
UNNAMED LAKE
TRACT Z
(STATE LAND)
UNSUBDIVIDED STATE LAND
UNSUBDIVIDED STATE LAND
LEGEND
FLY IN ACCESS ONLY AT TIME OF FILING.
SHEET 17 of 18

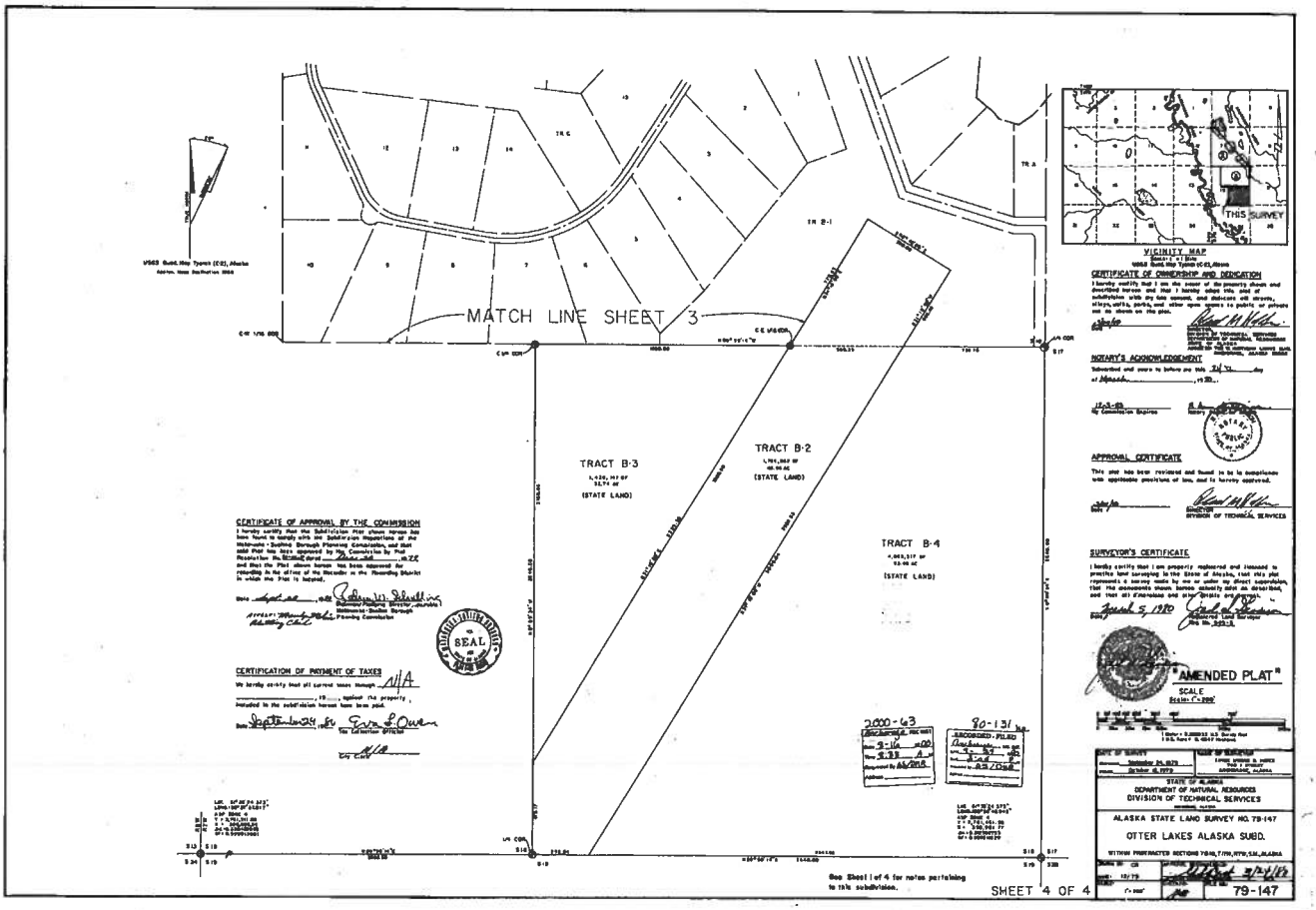

SHEET 18 of 18


ALASKA STATE LAND SURVEY NO. 79-147
OTTER LAKES ALASKA SUBDIVISION
WITHIN PROTRACTED SECTIONS 7 & 8, T17N, R7W, S.M., ALASKA
TOTAL AREA CONTAINS 599.46 ACRES (242.60 HECTARES)
SEC 7
SEC 18
SHEET 2
SHEET 3
SHEET 4
SEE SHEET 2 FOR MEANDERS
SEC SHEET 3 FOR MEANDERS
LEGEND
NOTES:
VICINITY MAP
"AMENDED PLAT"
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ALASKA STATE LAND SURVEY NO.79-147
OTTER LAKES ALASKA SUBD.
SHEET 1 OF 4
Anchorage Recording District 2000-63



Anchorage Recording District 2000-63


MATCH LINE SHEET 2
MATCH LINE SHEET 4
TRACT C
TRACT D (STATE LAND)
TRACT B-1 (STATE LAND)
UNNAMED LAKE
VICINITY MAP
"AMENDED PLAT"
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ALASKA STATE LAND SURVEY NO. 79-147
OTTER LAKES ALASKA SUBD.
79-147
See Sheet 1 of 4 for notes pertaining to this subdivision.
SHEET 3 OF 4
Anchorage Recording District 2000-63


MATCH LINE SHEET 3
TRACT B-3
(STATE LAND)
TRACT B-2
(STATE LAND)
TRACT B-4
(STATE LAND)
TR B-1
TR A
TR C
VICINITY MAP
THIS SURVEY
CERTIFICATE OF OWNERSHIP AND DEDICATION
NOTARY'S ACKNOWLEDGEMENT
APPROVAL CERTIFICATE
SURVEYOR'S CERTIFICATE
CERTIFICATE OF APPROVAL BY THE COMMISSION
CERTIFICATION OF PAYMENT OF TAXES
SEAL
2000-63
90-131
RECORDED - FILED
"AMENDED PLAT"
SCALE
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF TECHNICAL SERVICES
ALASKA STATE LAND SURVEY NO. 79-147
OTTER LAKES ALASKA SUBD.
See Sheet 1 of 4 for notes pertaining to this subdivision.
SHEET 4 OF 4
79-147