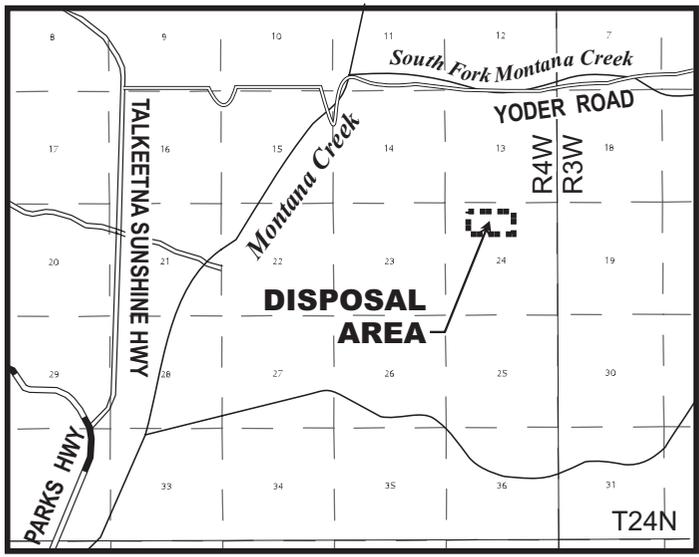


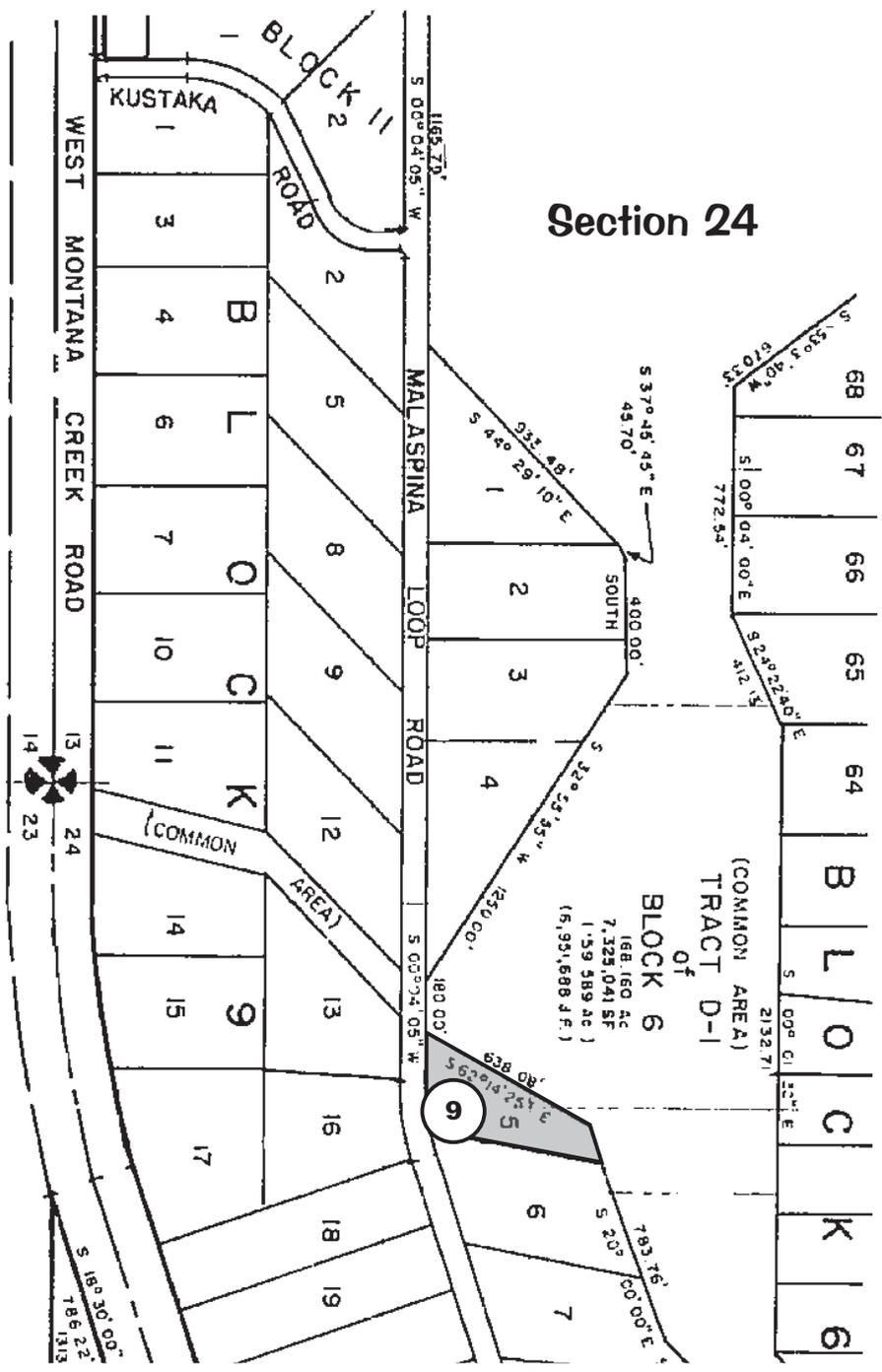
Map 4 - Bartlett Hills Alaska Subdivision ASLS 79-143D

| | |
|------------------------|--|
| Location | Located within the southern portion of Bartlett Hills Subdivision, approximately 13 miles southeast of Talkeetna and 3.5 miles west of the Talkeetna Spur Highway. |
| Topo Map | USGS Quad Talkeetna Mountains A-6 |
| Access | Yoder Road provides access to the subdivision from Talkeetna Spur Highway. Yoder Road is a borough maintained gravel road, up to where the road turns south onto East Montana Creek Road. One mile past the Montana Creek Bridge, turn right on West Montana Creek Road. Malaspina Loop Road is accessed off Kustaka Road, which intersects with West Montana Creek Road to the west. Roads within the subdivision may not be constructed. |
| Terrain | The terrain varies in this area from hilly topography to generally flat alluvial terraces. Approximate elevation is 700 feet above sea level. |
| Soils | Soils in the area are well drained, strongly acidic, and are overlain by a poorly drained peat layer which freezes in winter. Large gravel deposits are known to be in the area. |
| Vegetation | The area consists of a mix of birch, cottonwoods, alders, and spruce with grasses in lower lying marshy areas. |
| Water Front | There is no direct water frontage. However, the parcel is adjacent to Block 6, Tract D-1 which is reserved as a stream corridor. |
| View | Potential views of the Alaska Range to the west and the Talkeetna Mountains to the east. |
| Climate | Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow. |
| Water Source | Water availability and quality is expected to be good. |
| Water/Sewage Disposal | No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation. |
| Utilities | Unknown |
| Restrictions | Subject to platted easements and reservations of record, see ASLS 79-143D. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. |
| Municipal Authority | Located within the taxing authority of the Matanuska-Susitna Borough. |
| Homeowners Association | Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Bartlett Hills Alaska Homeowner's Association, Inc. created to govern said subdivision. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76, Page 614. |
| Other | There are two abandoned vehicles on this parcel. Removal will be the responsibility of the purchaser. Site inspection is strongly recommended prior to submitting a bid. |

| PARCEL | ADL # | MTRS | SURVEY | LOT | BLOCK | TRACT | ACRES | MINIMUM BID |
|--------|--------|-------------|--------------|-----|-------|-------|-------|-------------|
| 9 | 205342 | S024N004W24 | ASLS 79-143D | 5 | 6 | D | 3.017 | \$3,300 |



USGS Quad Talkeetna Mountains A-6, Alaska



Vicinity Map
Township 24 North, Range 4 West,
Section 24
Seward Meridian, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at <http://www.dnr.state.ak.us/landrecords>.