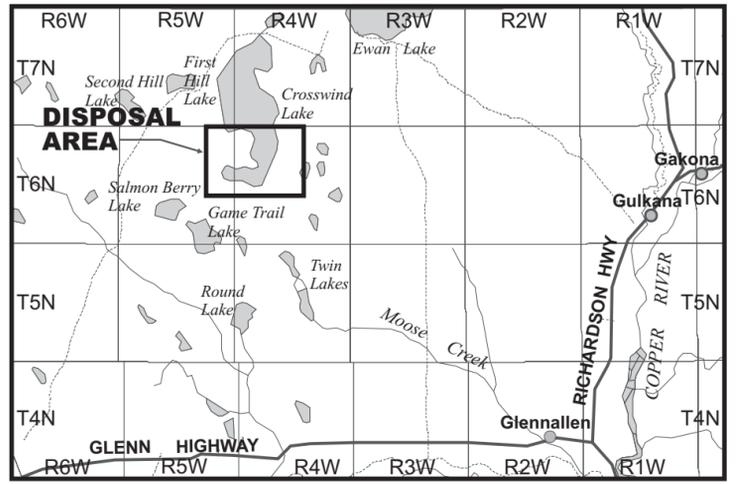


Map 8 - Crosswind Lake Small Lots

continued on following page

Location	Crosswind Lake Small Lots are located around the southern half of Crosswind Lake, approximately 14 miles north of the Glenn Highway, 150 miles northeast of Anchorage, and 20 miles northwest of Glennallen.
Topo Map	USGS Quad Gulkana B-4 and B-5
Access	Access to Crosswind Lake is by float or ski plane, snowmobile, or ATV. There are trails from the Glenn Highway and Lake Louise that lead to Crosswind Lake. Use existing trails whenever possible. Access across Crosswind Lake may be dangerous due to changing weather conditions and shallow water.
Terrain	The shoreline of Crosswind Lake is characterized by high bluffs, gentle slopes and low lands. Some drainage ravines cut through the bluffs to the lake.
Soils	Permafrost is located at varying depths through the area.
Vegetation	Vegetation in the area consists of second growth stands of white spruce and scattered willow trees. Black spruce is found in the lower areas. Isolated thickets of aspen are found along the higher bluffs along the lake. The vegetation rapidly declines away from shoreline.
Water Front	All parcels have water frontage on Crosswind Lake.
View	Potentially excellent views of Crosswind Lake and surrounding area.
Climate	Average winter temperatures range from -9 to 34 degrees F; average summer temperatures range from 38 to 62 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.
Water Source	The quality of water from Crosswind Lake is unknown. Water may have to be hauled.
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 Alaska Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see appropriate US Survey. Parcels are subject to a 25-foot public access and utility easement on all upland, interior lot lines. Parcels are also subject to a 50-foot public access easement and a 100-foot building setback upland from the ordinary high water mark of Crosswind Lake.
Municipal Authority	None
Homeowners Association	None
Other	The cabin and personal property located on ADL 228648 is not included in the sale of the parcel. All improvements and personal belongings will be removed by January 2, 2004, before the issuance of a sale contract or patent. Crosswind Lake may provide excellent fishing opportunities. The lake contains salmon, arctic grayling, lake trout, whitefish, and burbot. Crosswind Lake area also provides excellent winter recreational opportunities such as ice fishing, snowmobiling, cross-country skiing and snowshoeing.



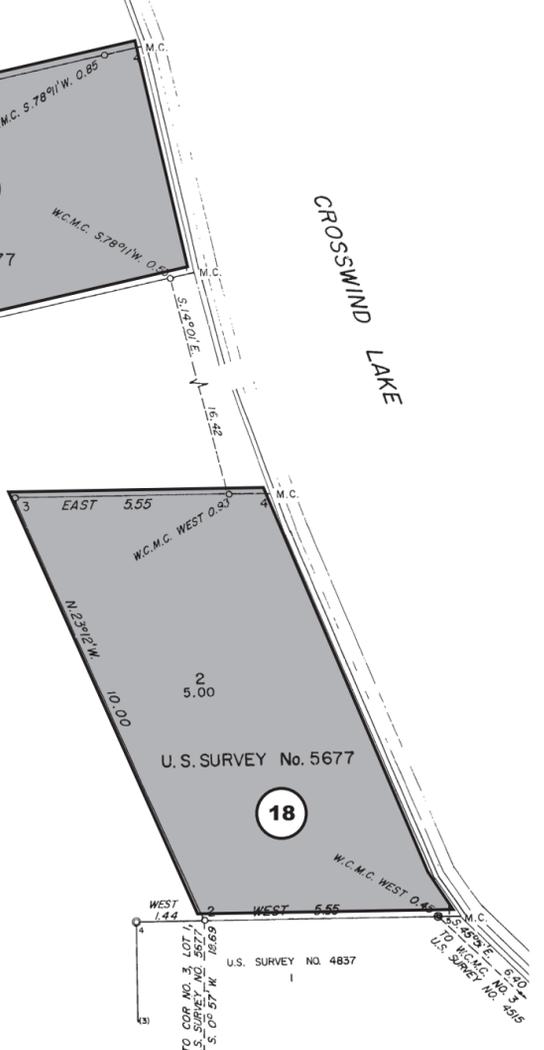
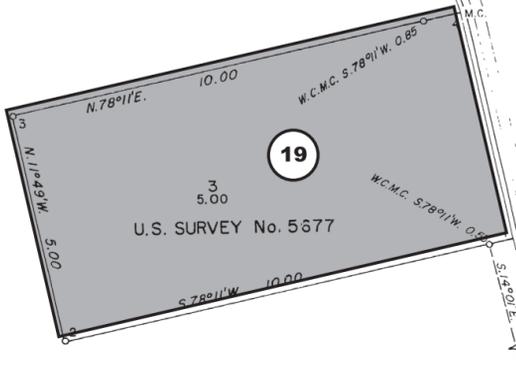
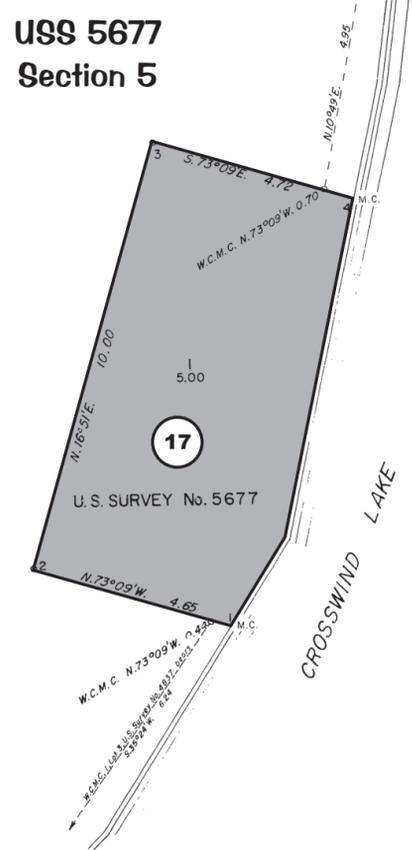
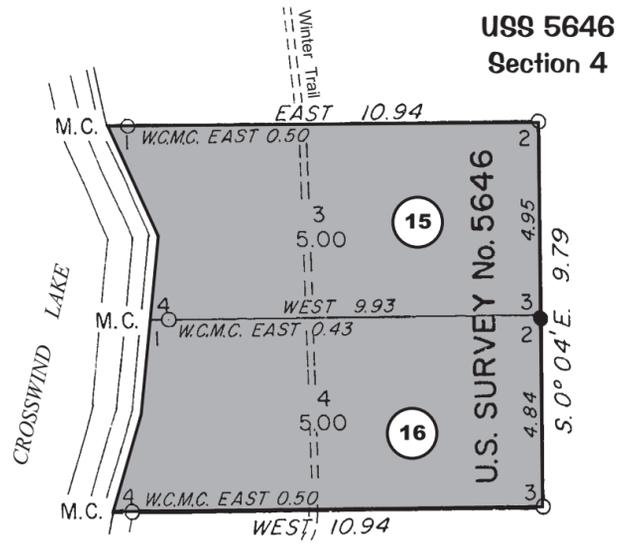
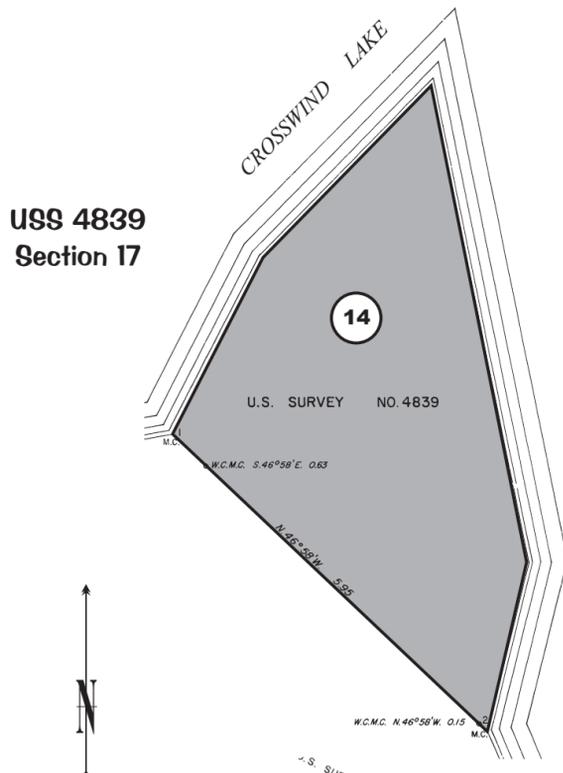
USGS Quad Gulkana, Alaska

Vicinity Map

Township 6 North, Range 4, 5 West
Section 4, 5, 7, 8, 17, 18, 12
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
14	228648	C006N004W17	USS 4839	N/A	2.25	\$8,600
15	228649	C006N004W04	USS 5646	3	5.00	\$12,800
16	228650	C006N004W04	USS 5646	4	5.00	\$12,800
17	228651	C006N004W05,08	USS 5677	1	5.00	\$13,500
18	228652	C006N004W05	USS 5677	2	5.00	\$13,500
19	228653	C006N004W05	USS 5677	3	5.00	\$13,500
20	228654	C006N004W07,18	USS 5678	3	2.93	\$11,100
21	228655	C006N004W07,18	USS 5678	4	4.85	\$14,400
22	228656	C006N004W07,18	USS 5678	5	5.00	\$14,900
23	228657	C006N004W12	USS 5682	1	5.00	\$14,900
24	228658	C006N004W07,18	USS 5682	2	4.99	\$14,800

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>.



Map 8 - Crosswind Lake Small Lots

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