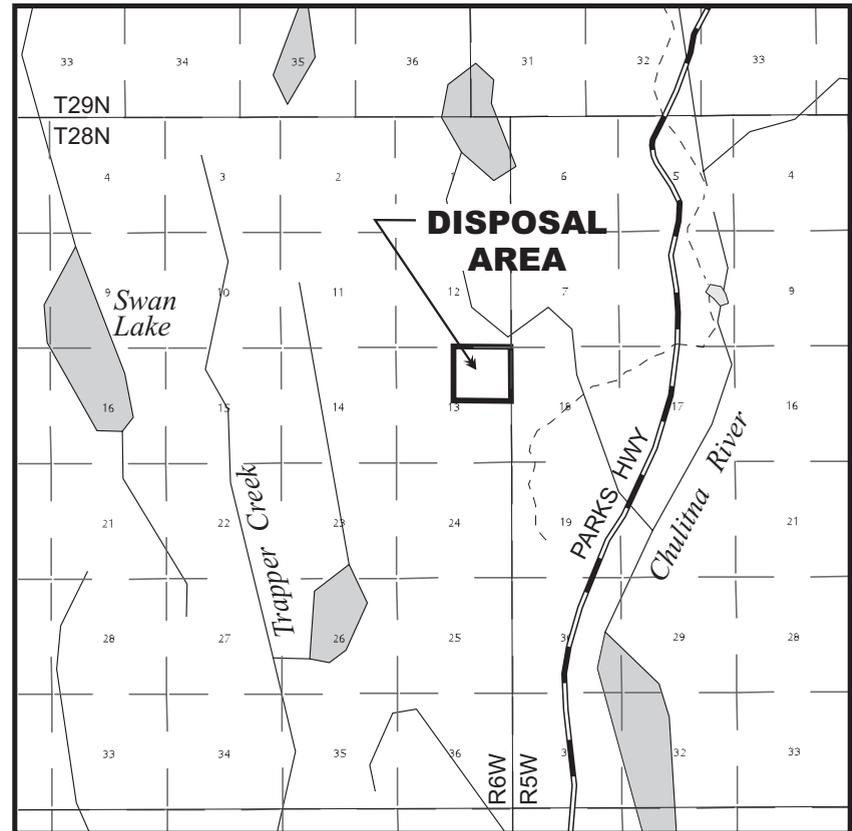


Map 9 - Denali View Subdivision ASLS 80-145

Location	Denali View Subdivision is located approximately 1.5 miles west of the Parks Highway and 14 miles north of the community of Trapper Creek.
Topo Map	USGS Quad Talkeetna C-1
Access	Access from the Parks Highway is by foot, ATV, or snow machine along platted easements or rights-of-way. Care should be taken to locate oneself on legal access routes. For additional platted right-of-way information, see the Swan Lake Alaska Subdivision survey, ASLS 79-145.
Terrain	The area is generally flat with elevations between 700 and 800 feet above mean sea level. There are small lakes, ponds, and wetlands in the area.
Soils	Soils consists primarily of silty sand and gravelly, silty sand.
Vegetation	Vegetation consists predominately of spruce and birch with scattered alder.
Water Front	None
View	Unknown
Climate	Average winter temperatures range from -30 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 63 inches, including 100 inches of snow.
Water Source	Water availability and quality 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 Alaska Department of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 80-145. 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 this parcel automatically becomes a member of the Denali View Homeowner's Association, Inc. created to govern said subdivision. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79, Page 860.
Other	Ski trails are abundant in the area.



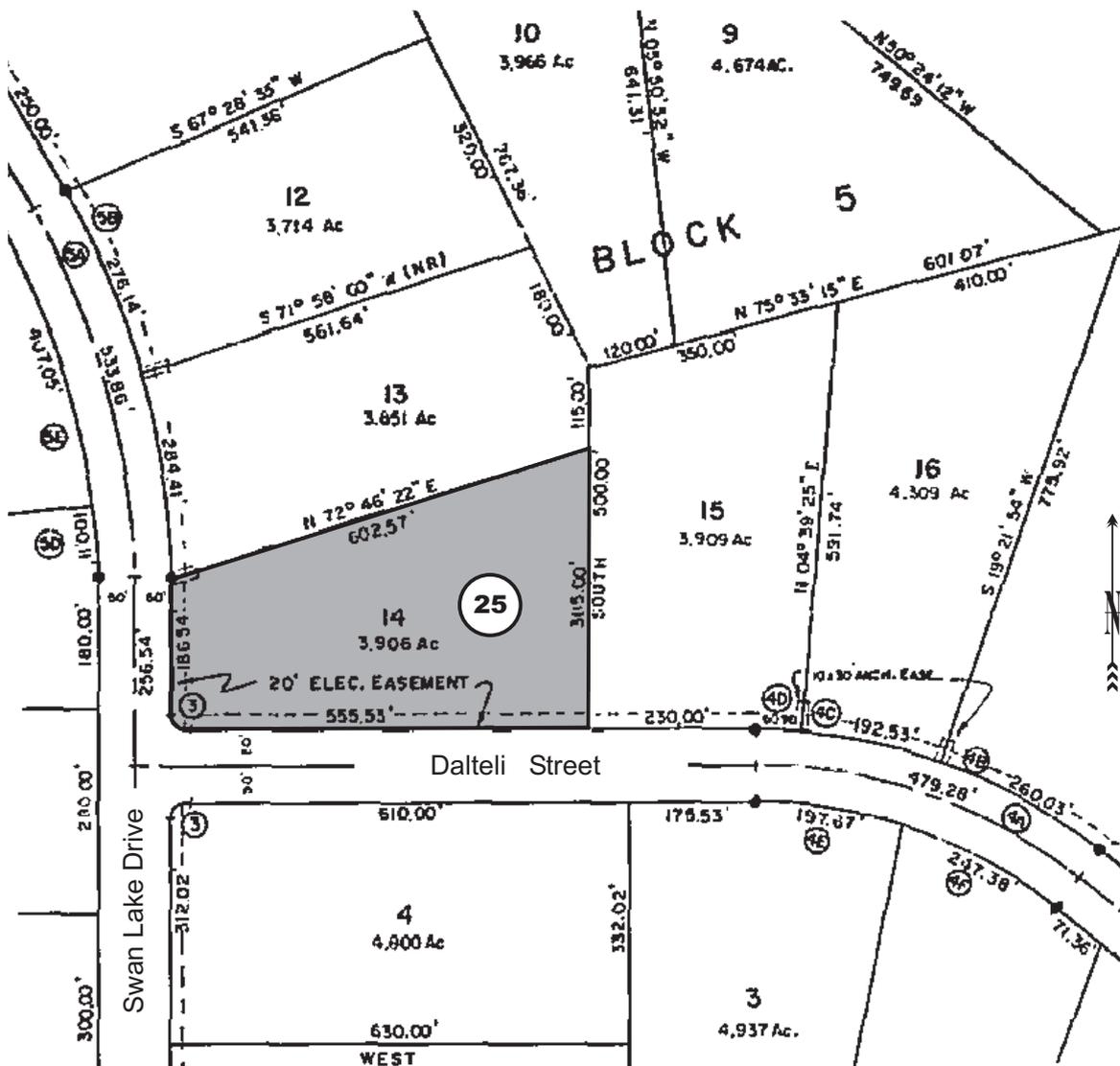
USGS Quad Talkeetna C-1, Alaska

Vicinity Map

Township 28 North, Range 6 West, Section 13
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
25	211717	S028N006W13	ASLS 80-145	14	5	3.906	\$7,000

Section 13



Denali and Mt. Foraker. Terrain and vegetation in Denali View Subdivision are similar, although this view of the mountains may not be available from any lots.

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>.