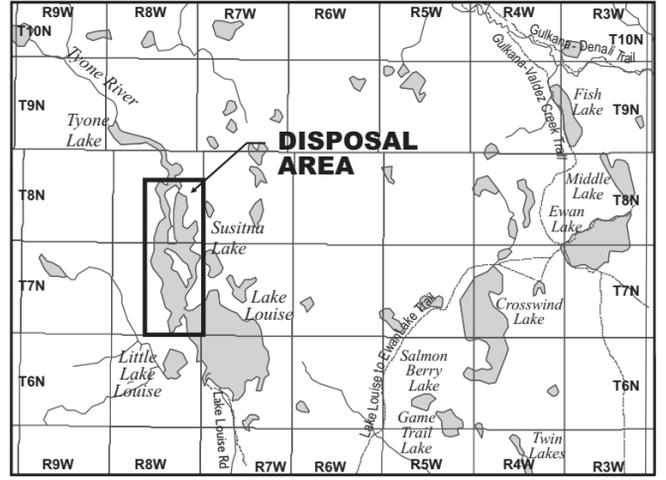


Map 23 - Susitna Lake Small Lots

continued on following page

Location	Susitna Lake Small Lots are located around Susitna Lake, north of Lake Louise, approximately 130 miles northeast of Anchorage and 40 miles northwest of Glennallen.
Topo Map	USGS Quad Gulkana B-6
Access	Overland access to Lake Louise is via Lake Louise Road from milepost 154.8 of the Glenn Highway. Lake Louise Road heads north 19.3 miles to the south end of Lake Louise, then by boat to Lake Susitna. Boat access to the lots can often be dangerous as the lake is shallow, susceptible to strong winds and wave action. Caution should be taken when approaching the channel connecting Lakes Louise and Susitna due to very shallow water and blind corners. Snowmobile access in the winter months and floatplane access to Susitna Lake in the summer months is also possible.
Terrain	Most parcels slope gently upward from the lake, with a few rolling hills and mild slopes.
Soils	Unknown
Vegetation	The primary vegetation in the area is black spruce intermixed with stands of aspen.
Water Front	All parcels are along the shoreline of Susitna Lake.
View	Potentially excellent views of Susitna Lake and surrounding area.
Climate	Average winter temperatures range from -16 to 7 degrees F; average summer temperatures range from 38 to 64 degrees F. Average annual precipitation is 12 inches, including 51 inches of snow.
Water Source	Susitna Lake is a water source for many of the current property owners, however the quality of water from Susitna 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. All parcels are subject to a 50-foot public access easement and a 100-foot building setback from the ordinary high water mark of Susitna Lake. Parcels are also subject to a 25-foot public access and utility easement along all upland interior lot lines.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	None
Other	The cabin and personal property located on ADL 228552 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. The Lake Louise and Susitna Lake area is a popular summer and winter recreation area.



USGS Quad Gulkana, Alaska

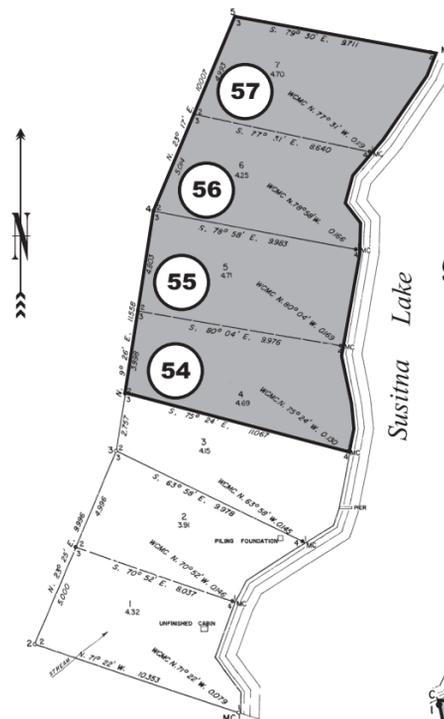
Vicinity Map

Township 7, 8 North, Range 8 West
Section 1, 3, 10, 36 and 13, 14, 22, 23, 24, 27, 34
Copper River Meridian, Alaska



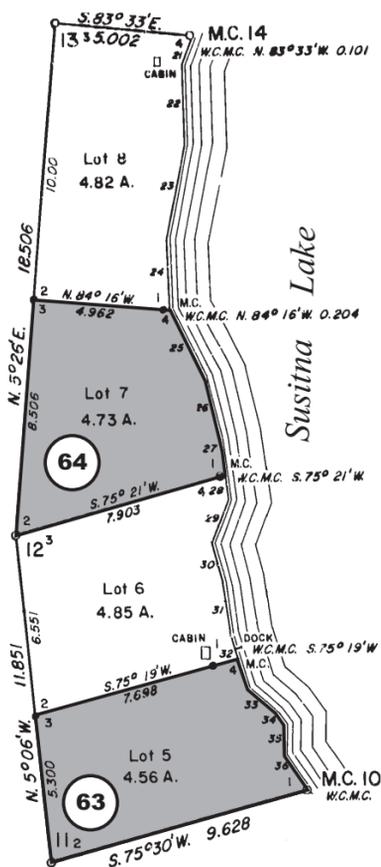
Susitna Lake Small Lots

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
54	228546	C007N008W10	USS 3500	4	4.69	\$19,700
55	228547	C007N008W10	USS 3500	5	4.71	\$19,800
56	228548	C007N008W3,10	USS 3500	6	4.25	\$17,900
57	228549	C007N008W3	USS 3500	7	4.70	\$19,700
58	228550	C007N008W36	USS 3501	4	4.07	\$16,300
59	228551	C007N008W36	USS 3501	5	4.13	\$16,500
60	228552	C007N008W36	USS 3501	9	2.95	\$13,900
61	228553	C007N008W3	USS 4578	1	3.18	\$14,600
62	228554	C007N008W3	USS 4578	2	2.79	\$13,400
63	228555	C007N008W3	USS 4578	5	4.56	\$18,200
64	228556	C008N008W34	USS 4578	7	4.73	\$18,900
65	228557	C007N007W18 C007N008W13	USS 4580	2	5.00	\$20,000
66	228558	C007N007W18 C007N008W13	USS 4580	6	4.92	\$19,700
67	228559	C007N008W1	USS 4585	1	4.88	\$19,500
68	228560	C007N008W1	USS 4585	2	4.92	\$19,700
69	228561	C007N008W1	USS 4585	3	4.75	\$19,000
70	228562	C007N008W1	USS 4585	4	4.65	\$18,600
71	228563	C007N008W1	USS 4585	8	4.54	\$16,300
72	228564	C008N008W27	USS 4590	10	4.99	\$20,000
73	228565	C008N008W27	USS 4590	11	5.00	\$20,000
74	228566	C008N008W14	USS 4591	1	4.92	\$19,700
75	228567	C008N008W13,24	USS 4591	9	4.35	\$17,400
76	228568	C008N008W24	USS 4591	18	4.86	\$19,400
77	228569	C008N008W23	USS 4592	3	2.33	\$12,400
78	228570	C008N008W22	USS 5656	N/A	5.00	\$21,000

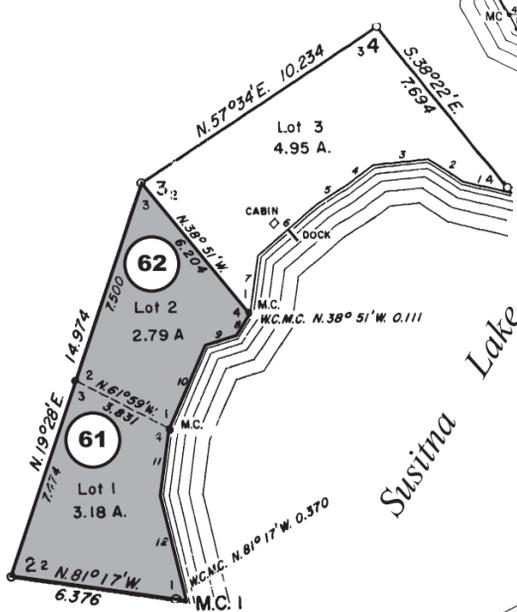


USS 3500
Section 3, 10

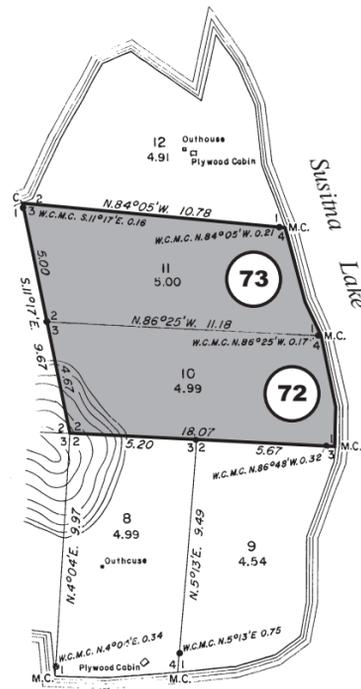
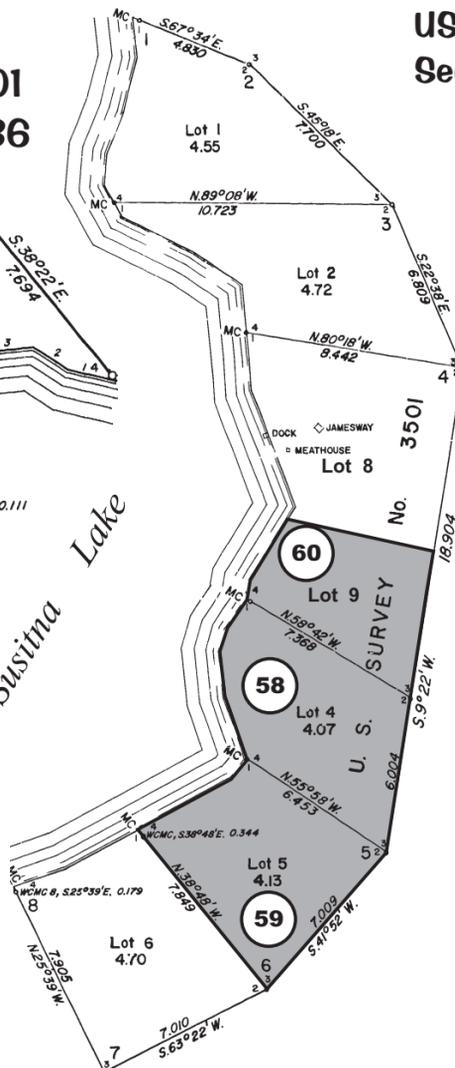
USS 4578
Section 3, 34



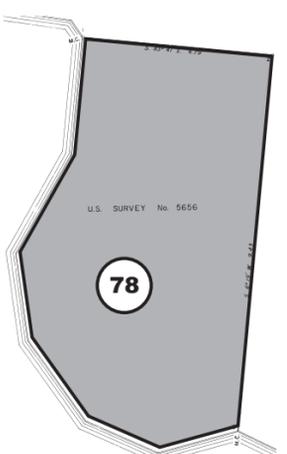
USS 3501
Section 36



USS 4590
Section 27



USS 5656
Section 22

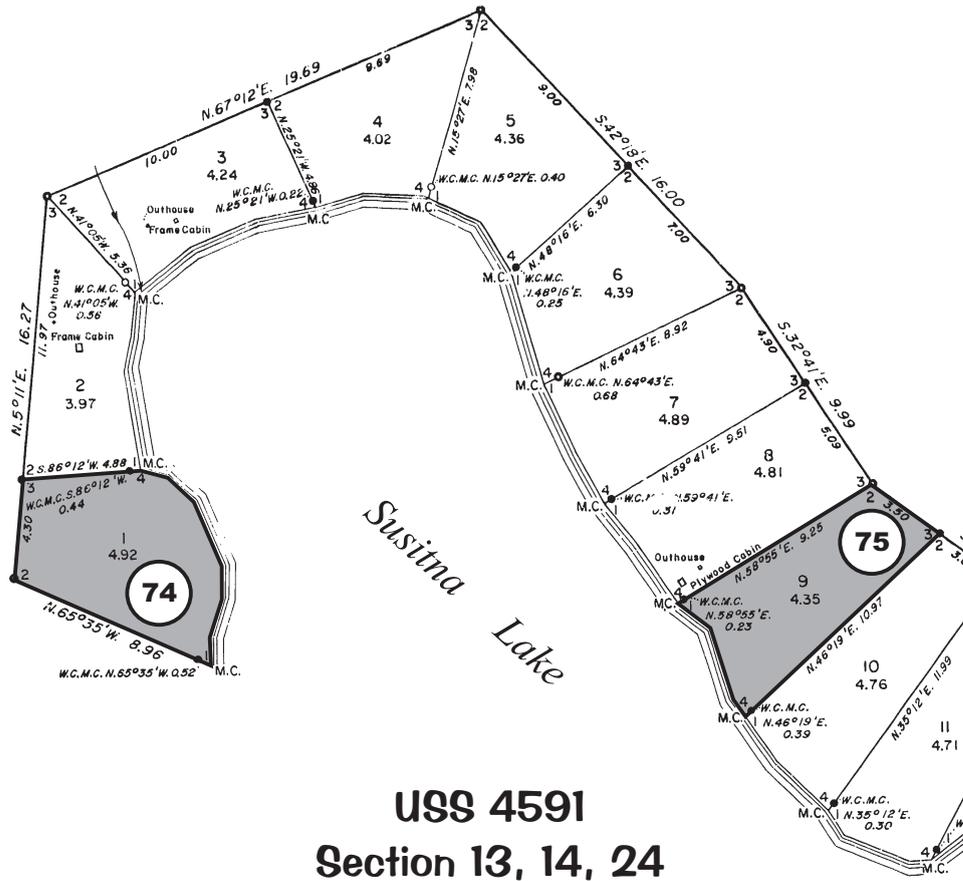
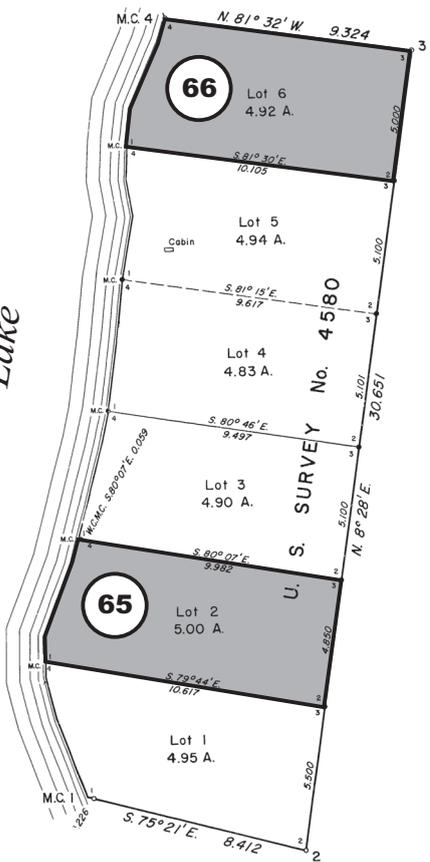


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

Map 23 - Susitna Lake Small Lots

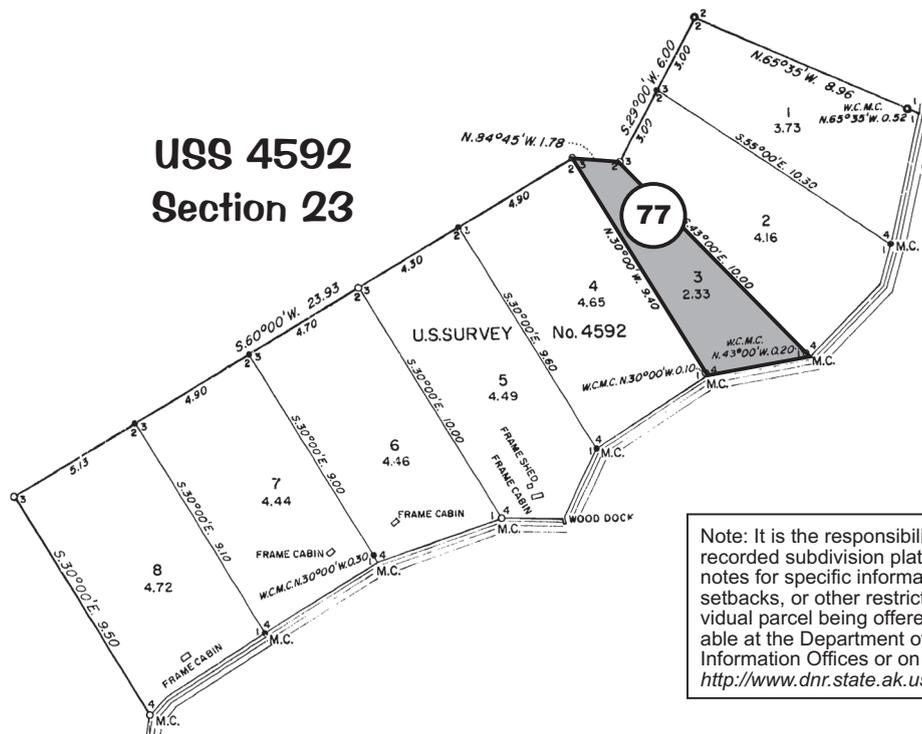
continued from previous page

USS 4580
Section 13, 18



USS 4591
Section 13, 14, 24

USS 4592
Section 23



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USS 4585
Section 1

