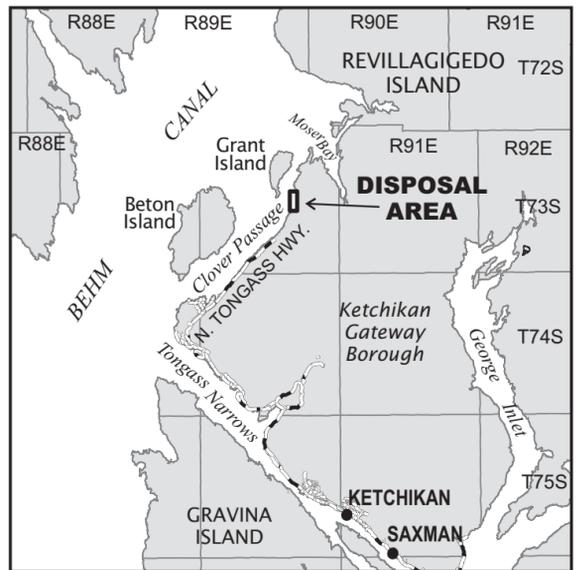


Map 1 - Clover Pass ASLS 2002-45

Location	The Clover Pass subdivision is located within the Ketchikan Gateway Borough, on the northwest shore of Revillagigedo Island, in Southern Southeast Alaska, approximately 13 air miles north of Ketchikan.
Topo Map	USGS Quad Ketchikan C-6.
Access	All lots have water front, ocean access. There is no developed overland access. Settlers Cove public campground is located two miles southwest of the subdivision. However, buyers of these lots may not park in the campground to access private lands.
Terrain	Parcels 1, 2, and 3, are level to moderately sloped; parcels 4 and 5 are moderately to steeply sloped; and parcels 6, 7, and 8 are steeply sloped. (See information under "Water Frontage" regarding the no-build zone within the 50-foot public access easement along the shoreline of each lot).
Soils	Shallow, with rock outcroppings; there are areas of wetlands on all of the parcels.
Vegetation	Heavily forested with Sitka spruce, hemlock and red cedar as well as a lush ground cover of devil's club, blueberries, and shrubs.
Water Frontage	All lots have ocean frontage that ranges from fair to average. Parcels 1 and 2 have a rocky shore. Parcel 3 is predominantly rocky, but contains a sandy beach area that could be used for moorage at high and low tides. Parcels 4 and 5 share a small sandy beach area that could be used for moorage at low tide but all water frontage is rocky at high tide. Parcels 6, 7, and 8 have rocky water frontage. There is a public access easement 50 feet in width extending from the line of mean high water upland along the entire shoreline of each lot. No structures are allowed in the public access easement.
View	There are good views of Clover Passage and Grant Island.
Climate	The Ketchikan area has mild winters, cool summers and heavy precipitation. Average summer temperatures range from 40 degrees F to 65 degrees F. Maximum summer temperatures, rarely exceeding 70 degrees F, usually occur in August. Average winter temperatures range from 28 degrees F to 48 degrees F with the coldest days occurring in January. Average annual precipitation is 150 inches, including 37 inches of snow. Southeasterly winds predominate. Storms with winds from the southeast or southwest are common in the fall and winter.
Water Source	There is no public water system to these lots. Collection and storage of rainwater from a roof-catchment system or use of surface runoff are the most likely ways to obtain water for domestic use.
Water/Sewage Disposal	There is no sewage service to these lots. Any sewage disposal system must be approved by the Alaska Department of Environmental Conservation (ADEC) prior to installation. Contact ADEC at 907-465-5317 for more information.
Utilities	No public utilities are available.
Restrictions	Parcels are subject to platted easements and reservations, see ASLS 2002-45. Parcels are subject to a 50 foot public access easement along the ordinary or mean high water line of Clover Passage.
Municipal Authority	The subdivision falls within the Ketchikan Gateway Borough and is subject to borough ordinances and property assessments. The parcel is zoned "Rural Residential / Cottage Industry" which allows residential and some commercial activities.
Homeowners Association	None
Other	These lots contain wetlands. Purchasers need to obtain a permit from the District Engineer of the U.S. Army, Corps of Engineers before putting any dredged or fill material in wetlands or any other land clearing activity involving land leveling.

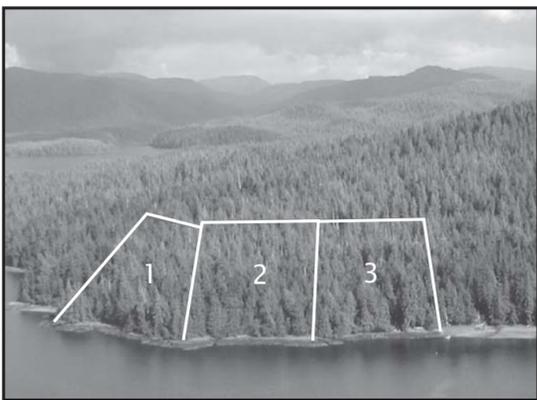
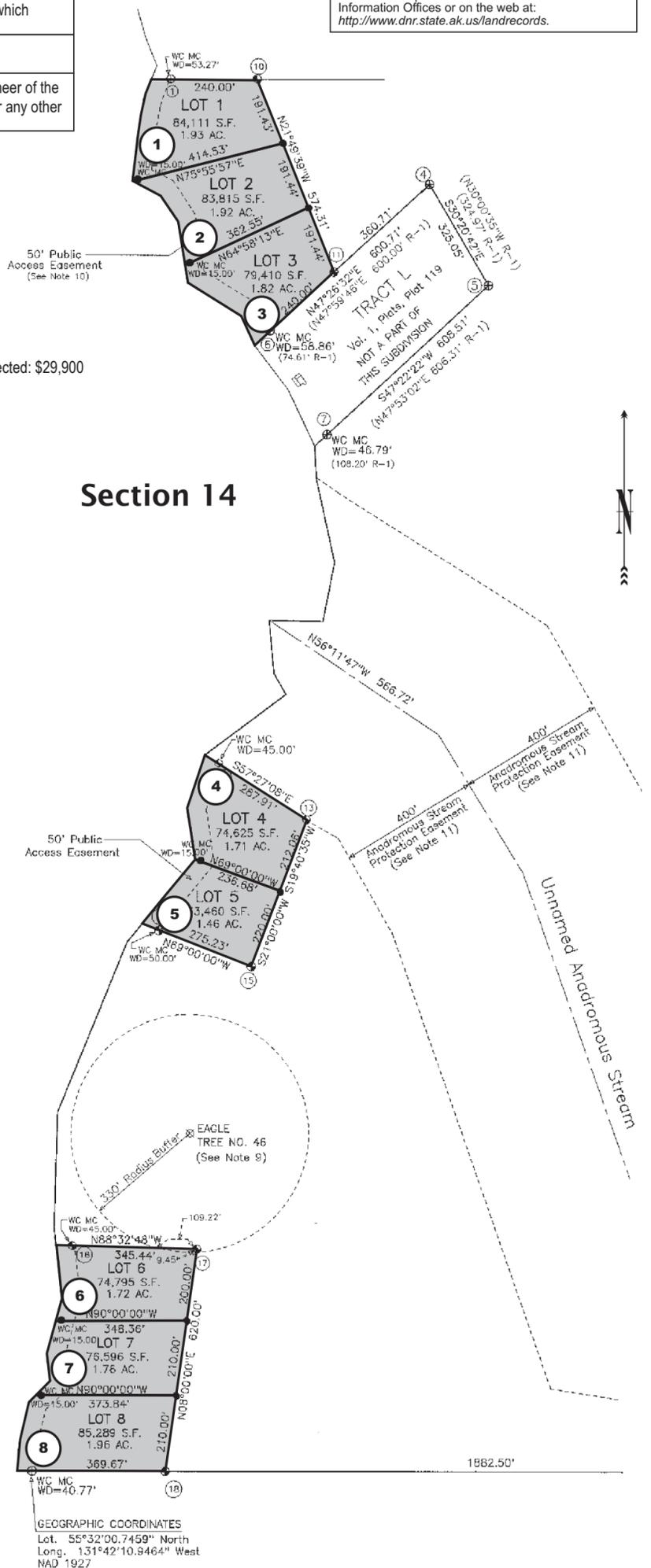


USGS Quad Ketchikan C-6, Alaska

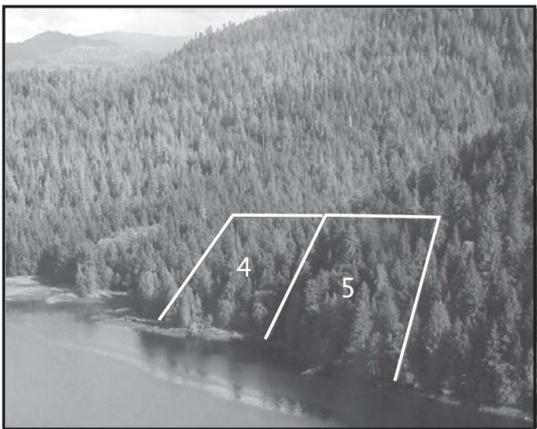
Vicinity Map
Township 73 South, Range 90 East, Section 14
Copper River Meridian, Alaska

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>.

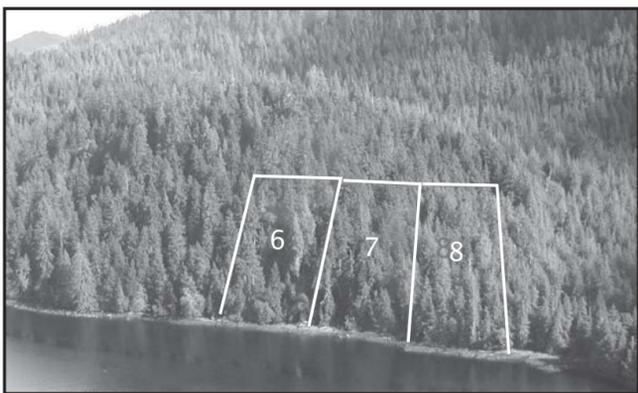
PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
1	107023	C073S090E14	ASLS 2002-45	1	1.930	\$36,500
2	107024	C073S090E14	ASLS 2002-45	2	1.920	\$36,300
3	107025	C073S090E14	ASLS 2002-45	3	1.820	\$38,200
4	107026	C073S090E14	ASLS 2002-45	4	1.710	\$30,900
5	107027	C073S090E14	ASLS 2002-45	5	1.460	\$26,400
6	107028	C073S090E14	ASLS 2002-45	6	1.720	\$29,300
7	107029	C073S090E14	ASLS 2002-45	7	1.760	\$29,300 Corrected: \$29,900
8	107030	C073S090E14	ASLS 2002-45	8	1.960	\$33,300



Lots 1, 2, and 3



Lots 4 and 5



Lots 6, 7, and 8