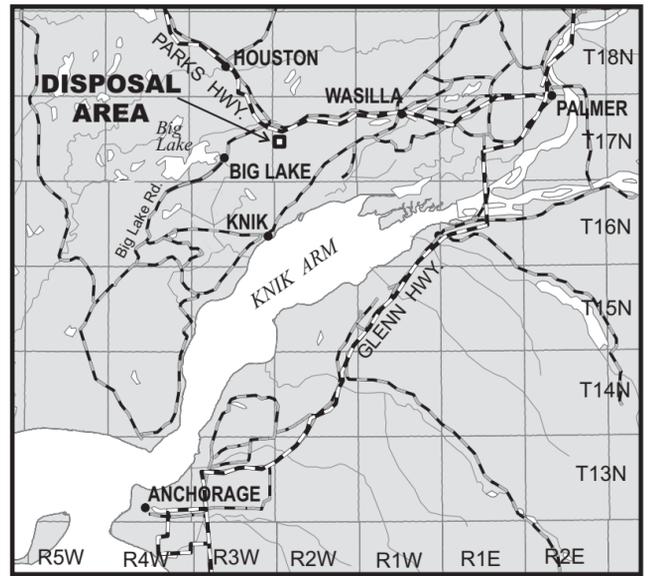


Southcentral Region -- Spring 2004 State Land Auction # 433

Map 2 - Mystery Alaska Subdivision ASLS 2002-28

Location	The subdivision is located approximately 10 miles west of Wasilla and .5 mile south of the Parks Highway, west of S. Johnsons Road.
Topo Map	USGS Quad Anchorage C-8
Access	From the Parks Highway, turn south on S. Johnsons Road. Subdivision is one half mile down S. Johnsons Road, turn west onto Pinckney or Backus Drive to access subdivision.
Terrain	The subdivision varies from gently sloping to generally level terrain. The approximate elevation is 300 feet above sea level.
Soils	The area consists of very shallow Homestead silt loam.
Vegetation	The area primarily consists of spruce, with a mix of birch, and alders.
Water Frontage	None
View	Potential views of Mount Susitna from the southern end of the subdivision, and of the Talkeetna Mountains from the northern portion.
Climate	January temperatures range from -33 degrees F to 33 degrees F; July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow.
Water Source	Wells in area can reach 100 feet.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	Phone and electrical utilities run along S. Johnsons Road.
Restrictions	Parcels are subject to platted easements and reservations, see ASLS 2002-28. No lot within this subdivision shall have direct access to S. Johnsons Road.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough
Homeowners Association	Any subsequent owner of any lot automatically becomes a member of the Mystery Alaska Subdivision Homeowners Association if active.
Other	These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. As of the time of this publication, ASLS 2002-28 has not yet been recorded. This survey will be available on the LandRecords webpage once recorded. In the interim, for a hard copy of this survey please call 269-8469 or contact any of the DNR Public Information Centers. The cost is \$2.00 per page.

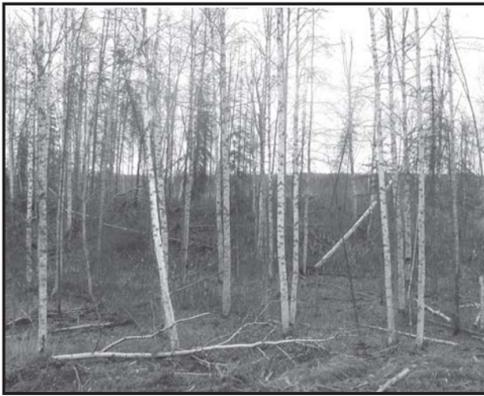


USGS Quad Anchorage C-8, Alaska

Vicinity Map

Township 17 North, Range 2 West, Section 18
Seward Meridian, Alaska

Mystery Alaska Subdivision survey plat is currently under final review with the Mat-Su Borough. Parcels 9-43 are contingent upon final approval of plat.

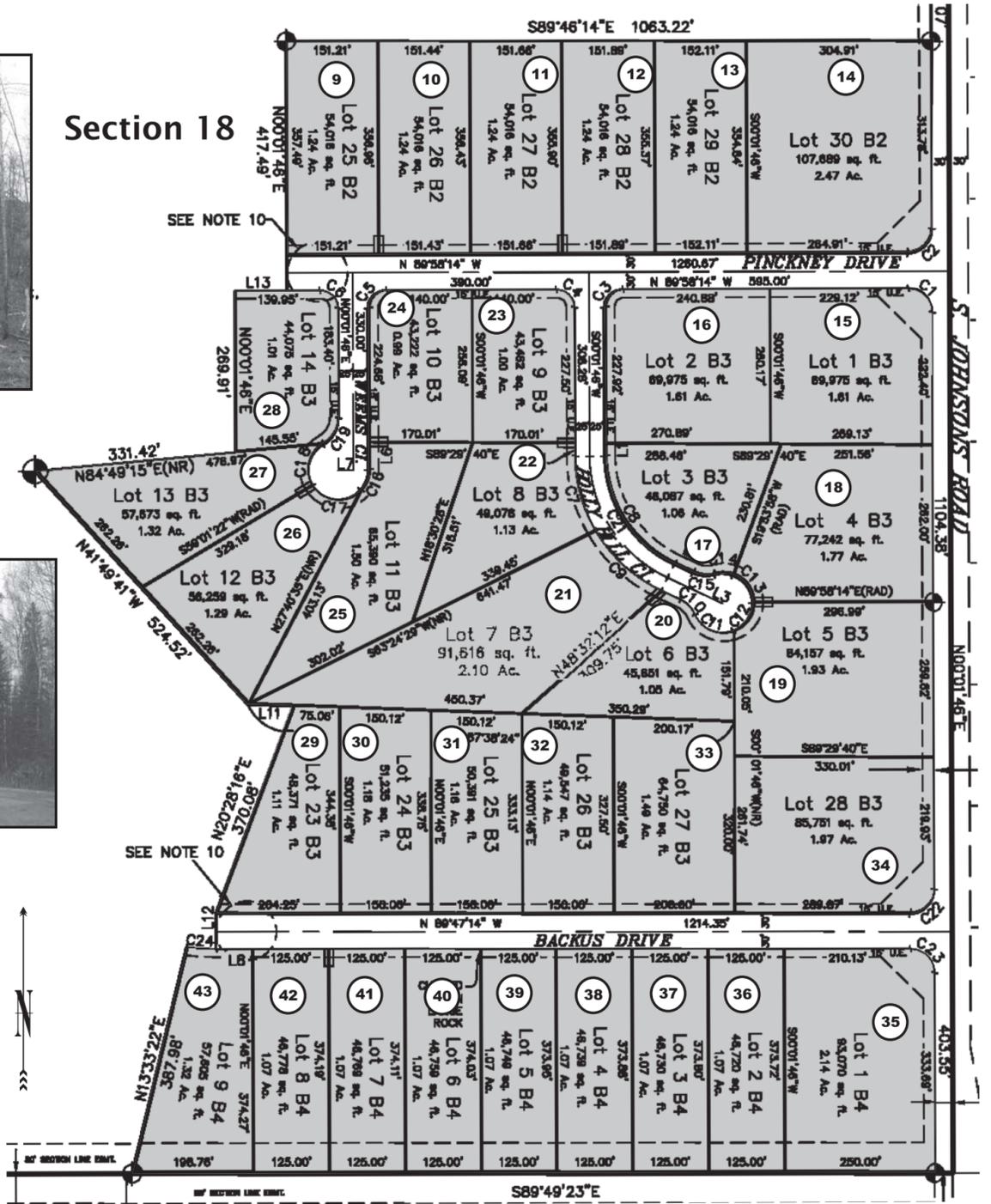


Mystery Alaska Subdivision



Pinckney Drive

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 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	BLOCK	ACRES	MINIMUM BID
9	228513	S017N002W18	ASLS 2002-28	25	2	1.240	\$7,400
10	228514	S017N002W18	ASLS 2002-28	26	2	1.240	\$7,400
11	228515	S017N002W18	ASLS 2002-28	27	2	1.240	\$7,400
12	228516	S017N002W18	ASLS 2002-28	28	2	1.240	\$7,800
13	228517	S017N002W18	ASLS 2002-28	29	2	1.240	\$8,700
14	228518	S017N002W18	ASLS 2002-28	30	2	2.470	\$14,500
15	228519	S017N002W18	ASLS 2002-28	1	3	1.610	\$10,900
16	228520	S017N002W18	ASLS 2002-28	2	3	1.610	\$8,700
17	228521	S017N002W18	ASLS 2002-28	3	3	1.060	\$6,200
18	228522	S017N002W18	ASLS 2002-28	4	3	1.770	\$11,300
19	228523	S017N002W18	ASLS 2002-28	5	3	1.930	\$11,800
20	228524	S017N002W18	ASLS 2002-28	6	3	1.050	\$5,500
21	228525	S017N002W18	ASLS 2002-28	7	3	2.100	\$7,900
22	228526	S017N002W18	ASLS 2002-28	8	3	1.130	\$6,400
23	228527	S017N002W18	ASLS 2002-28	9	3	1.000	\$6,100
24	228528	S017N002W18	ASLS 2002-28	10	3	0.990	\$6,000
25	228529	S017N002W18	ASLS 2002-28	11	3	1.500	\$6,400

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
26	228530	S017N002W18	ASLS 2002-28	12	3	1.290	\$6,000
27	228531	S017N002W18	ASLS 2002-28	13	3	1.320	\$6,400
28	228532	S017N002W18	ASLS 2002-28	14	3	1.010	\$5,700
29	228533	S017N002W18	ASLS 2002-28	23	3	1.110	\$6,000
30	228534	S017N002W18	ASLS 2002-28	24	3	1.180	\$6,500
31	228535	S017N002W18	ASLS 2002-28	25	3	1.160	\$6,500
32	228536	S017N002W18	ASLS 2002-28	26	3	1.140	\$6,800
33	228537	S017N002W18	ASLS 2002-28	27	3	1.490	\$7,600
34	228538	S017N002W18	ASLS 2002-28	28	3	1.970	\$13,200
35	228539	S017N002W18	ASLS 2002-28	1	4	2.140	\$13,700
36	228540	S017N002W18	ASLS 2002-28	2	4	1.070	\$8,200
37	228541	S017N002W18	ASLS 2002-28	3	4	1.070	\$7,300
38	228542	S017N002W18	ASLS 2002-28	4	4	1.070	\$7,300
39	228543	S017N002W18	ASLS 2002-28	5	4	1.070	\$6,900
40	228544	S017N002W18	ASLS 2002-28	6	4	1.070	\$6,900
41	228545	S017N002W18	ASLS 2002-28	7	4	1.070	\$6,900
42	228822	S017N002W18	ASLS 2002-28	8	4	1.070	\$6,500
43	228823	S017N002W18	ASLS 2002-28	9	4	1.320	\$7,100