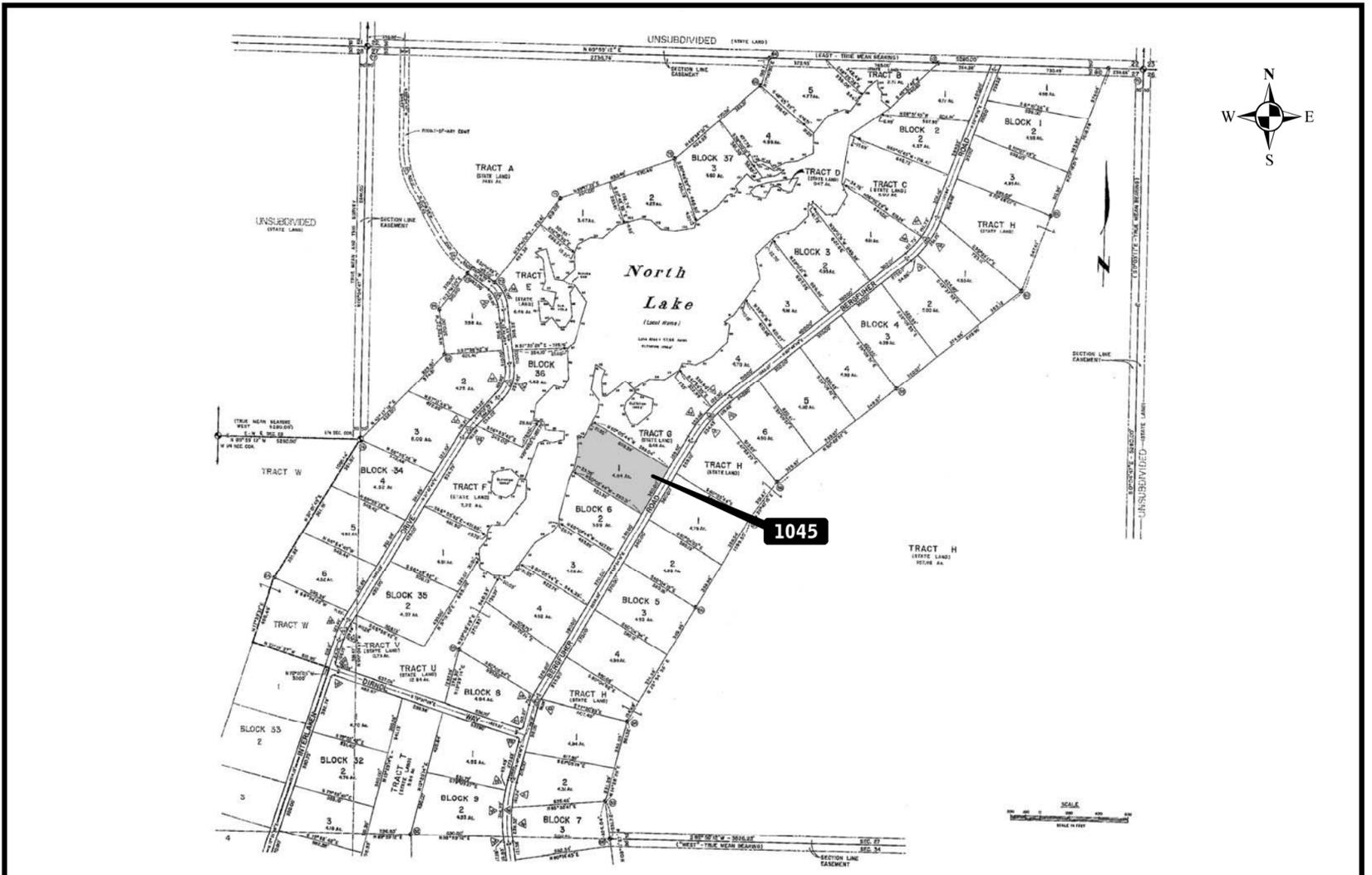


Spring 2005 Alaska State Land Offering -- Auction #435

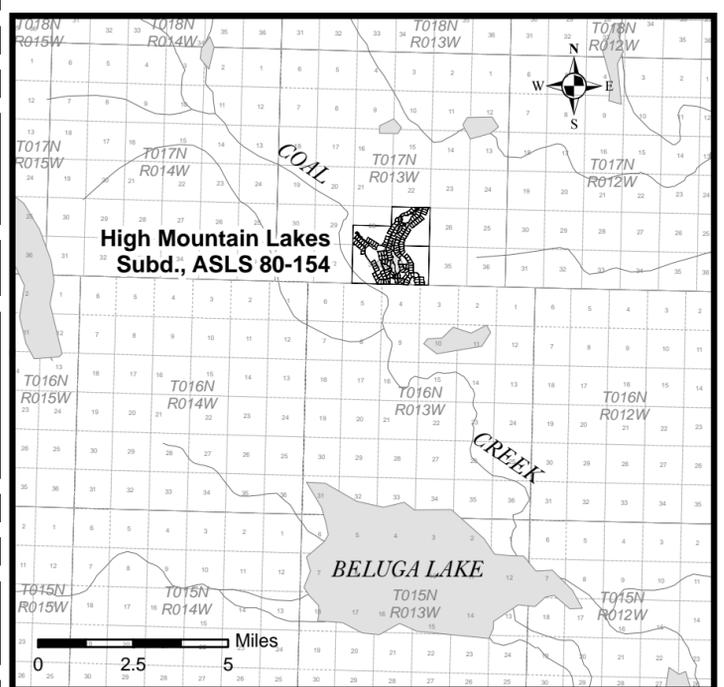
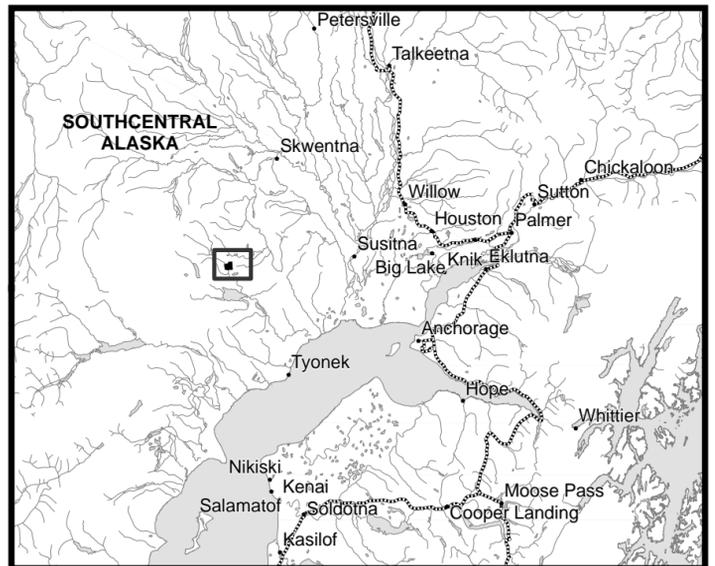
Map 14 - High Mountain Lakes Subdivision, ASLS 80-154

Southcentral Region



| PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | LOT | BLOCK | ACRES | MINIMUM BID |
|----------|------------------------------|---------------------------------|-------------|-----|-------|-------|-------------|
| 1045 | 210381 | S017N013W27 | ASLS 80-154 | 1 | 6 | 4.940 | \$7,900 |

| | |
|-------------------------------|--|
| Location | Located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, 8 miles north of Beluga Lake, and just west of North Lake. |
| Topo Map | USGS Quad Tyonek C-5 |
| Access | North Lake can be accessed by float plane. Overland access is possible by snowmachine during the winter across unreserved state lands and existing public trails. The parcel is along a platted right-of-way, which may not have been constructed. |
| Terrain | This area has moderately steep slopes, with an elevation of about 1,500 feet above sea level. |
| Soils | An organic layer covers 2 to 3 feet of wind blown silt with sand and gravel at deeper depths. Ground water is present at a 5 foot minimum depth throughout most of the area. |
| Vegetation | The well drained areas consist of a mixed forest of alder, birch, cottonwood, white spruce, and willow. Low lying areas primarily consist of low brush and grassy bogs. |
| Water Front | This parcel has water frontage on North Lake. |
| View | Potentially excellent views of North Lake and surrounding mountains. |
| Climate | Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 28 inches, including 70 inches of snow. The subdivision has good southern exposure, as the valley is oriented north-south. |
| Water Source | Water for domestic use may be obtained rainwater roof catchment systems. Quality of the lake water is unknown. |
| 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 the Alaska Department of Environmental Conservation (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. pit privies, chemical, humus, incendiary, etc.). |
| Utilities | None |
| Restrictions | Subject to all platted easements and reservations of record, see ASLS 80-154. |
| Municipal Authority | This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments. |
| Homeowners Association | Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active. Covenants pertaining to this subdivision are recorded in Book 588, Page 954 at the Anchorage Recorder's Office. |
| Other | There is a reasonable amount of beaver activity in the area, which may have a direct impact on the water tables of various lakes within the subdivision. |



Vicinity Map
Township 17 North, Range 13 West, Section 27
Seward 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>.