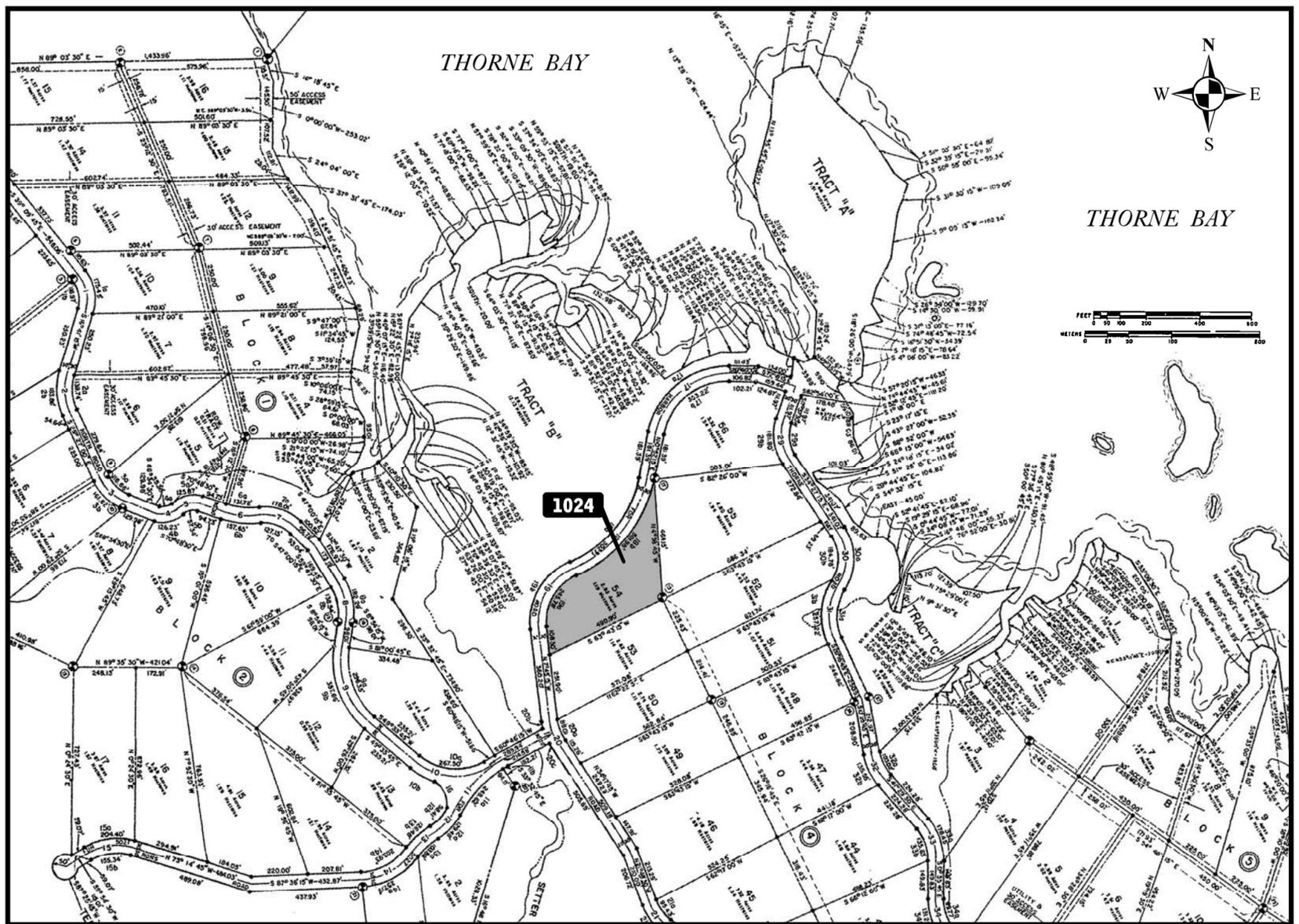


Spring 2005 Alaska State Land Offering -- Auction #435

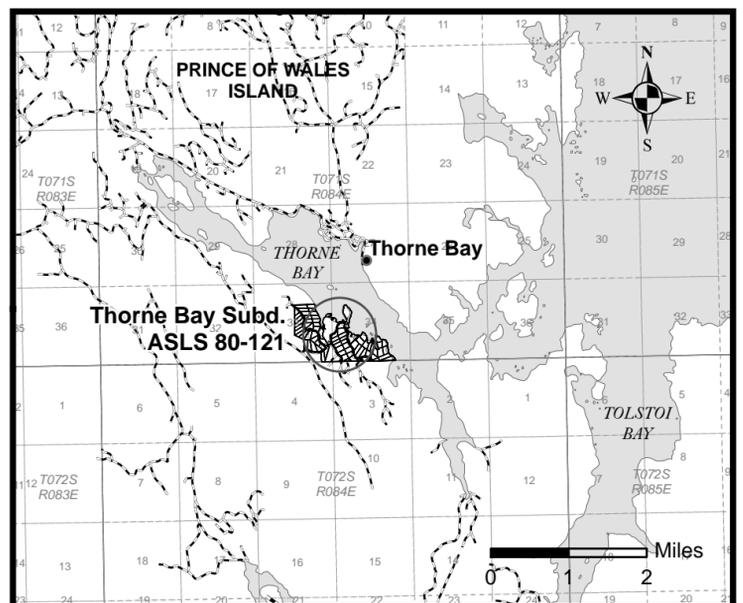
# Map 6 - Thorne Bay Subdivision, ASLS 80-121

## Southeast Region



| PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY      | LOT | BLOCK | ACRES | MINIMUM BID   |
|----------|------------------------------|---------------------------------|-------------|-----|-------|-------|---------------|
| 1024     | 102157                       | C071S084E33,34                  | ASLS 80-121 | 54  | 4     | 2.930 | CHECK ERRATA* |

|                               |   |
|-------------------------------|---|
| <b>Location</b>               | Located on the east coast of Prince of Wales Island, approximately 41 miles northwest of Ketchikan and about 45 miles by road east of Craig. This parcel is located across the bay from the City of Thorne Bay.   |
| <b>Topo Map</b>               | USGS Quad Craig C-2   |
| <b>Access</b>                 | The City of Thorne Bay is accessible by boat, float plane, and the Prince of Wales Island road system. Alaska Marine Highway ferry service is available from Hollis, about a 1.5 hour drive southwest of Thorne Bay. The parcel is accessible from Thorne Bay Road, which connects the subdivision to Thorne Bay, Coffman Cove, Craig, Klawock, and Hollis.   |
| <b>Terrain</b>                | The area is generally level to gently sloping, with a few steep slopes and rock outcrops.   |
| <b>Soils</b>                  | Soils on the parcel consist of well to poorly drained mineral soil, with a layer of forest litter. Soil depth is variable from shallow to several feet deep, interrupted occasionally by rock outcrops.   |
| <b>Vegetation</b>             | The area is covered by young stands of hemlock and cedar.   |
| <b>Water Front</b>            | None  |
| <b>View</b>                   | Unknown   |
| <b>Climate</b>                | The area is dominated by a cool maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 49 to 63 degrees F. Average annual precipitation is 120 inches, including 40 inches of snow.  |
| <b>Water Source</b>           | Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.  |
| <b>Water/Sewage Disposal</b>  | 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. ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e., sealed-vault privy, chemical, humus, incendiary, etc.). |
| <b>Utilities</b>              | Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.   |
| <b>Restrictions</b>           | Subject to all platted easements and reservations of record, see ASLS 80-121. 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.   |
| <b>Municipal Authority</b>    | This parcel is located within the boundary of the City of Thorne Bay, a second class city, and is subject to applicable local ordinances and property assessments. Contact the City of Thorne Bay by mail at PO Box 19110, Thorne Bay, Alaska, 99919, or by phone at (907) 828-3380.  |
| <b>Homeowners Association</b> | None  |



Vicinity Map  
Township 71 South, Range 84 East, Sections 33 & 34  
Copper River Meridian, Alaska

\*Many parcels within the Southeast Region did not have approved appraisals by the publication deadline. Check the errata, or supplemental information sheets, for current information.

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>.