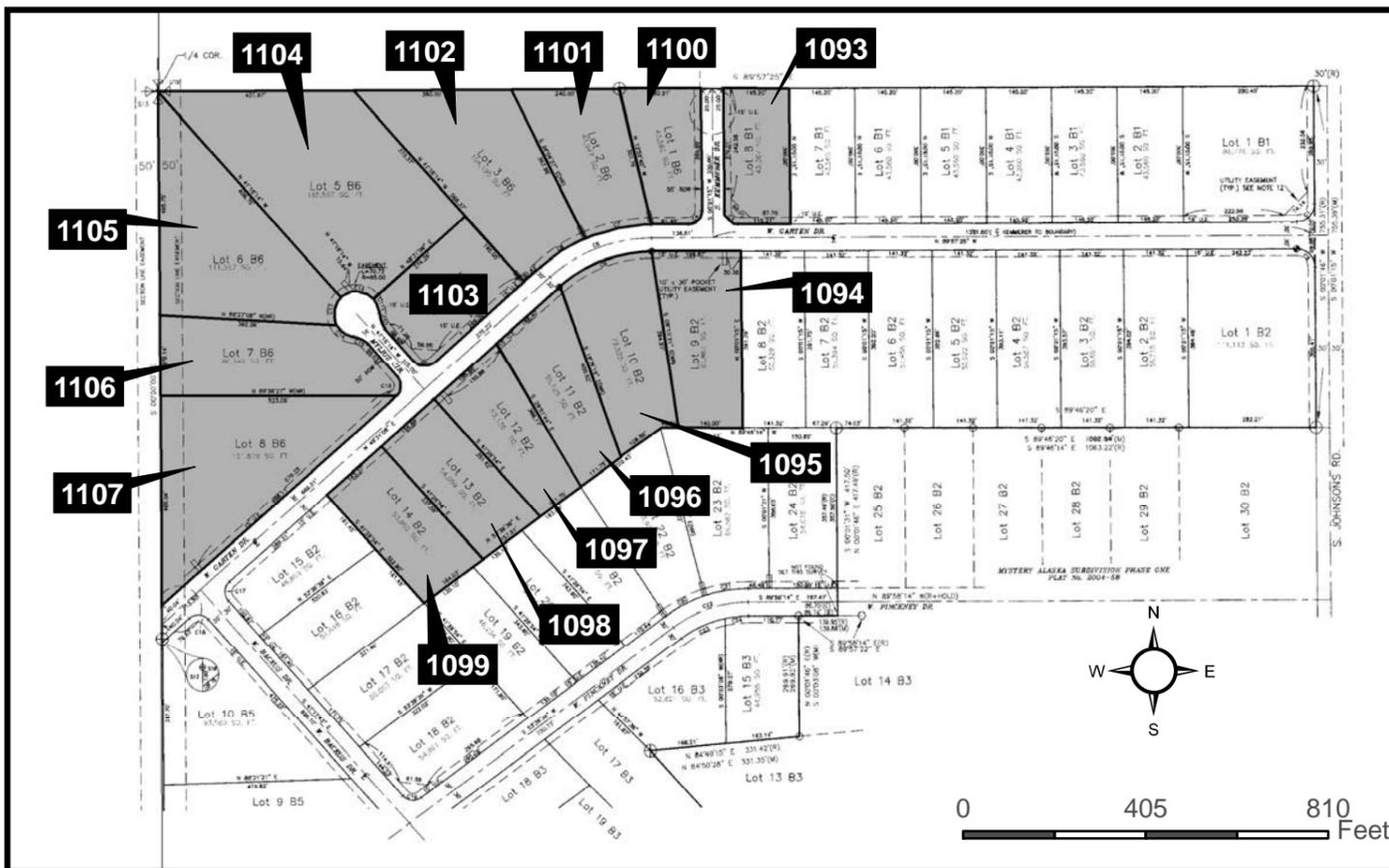


Map 18 - Mystery Alaska Subdivision, Phase II ASLS 2004-32

Southcentral Region



| | |
|-------------------------------|---|
| Location | This subdivision is located approximately 10 miles west of Wasilla and a half mile south of the Parks Highway, west of South Johnson's Road. |
| Topo Map | USGS Quad Anchorage C-8 |
| Access | From the Parks Highway, turn south on South Johnson's Road. One half mile down South Johnson's Road, turn west onto West Garten Drive to access the individual parcels. |
| Terrain | The subdivision varies from gently sloping to generally level terrain, with an elevation of 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. Much of this area was affected by the 1996 Millers Reach fire. |
| Water Frontage | None |
| View | Potential views of the Talkeetna Mountains. |
| Climate | Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 14 inches, including 48 inches of snow. |
| Water Source | Water source and quality is unknown. Wells in the area sometimes reach 100 feet. |
| 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). |
| Utilities | Electricity and telephone service are available along South Johnson's Road. Purchasers will be responsible for extending the existing power lines. |
| Restrictions | Subject to all platted easements and reservations of record, see ASLS 2004-32. No parcel within this subdivision shall have direct access to South Johnson's Road. |
| Municipal Authority | These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are 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 and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as document number 2004-009315. |
| Other | These parcels are from Mystery Alaska Subdivision Phase II (ASLS 2004-32). Mystery Alaska Subdivision Phase I (ASLS 2002-28) was previously offered in Auction #433 in 2004. |

| PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | LOT | BLOCK | ACRES | MINIMUM BID |
|----------|------------------------------|---------------------------------|--------------|-----|-------|-------|-------------|
| 1093 | 229627 | S017N002W18 | ASLS 2004-32 | 8 | 1 | 1.00 | \$11,300 |
| 1094 | 229636 | S017N002W18 | ASLS 2004-32 | 9 | 2 | 1.51 | \$17,000 |
| 1095 | 229637 | S017N002W18 | ASLS 2004-32 | 10 | 2 | 1.66 | \$19,400 |
| 1096 | 229638 | S017N002W18 | ASLS 2004-32 | 11 | 2 | 1.27 | \$14,800 |
| 1097 | 229639 | S017N002W18 | ASLS 2004-32 | 12 | 2 | 1.22 | \$13,400 |
| 1098 | 229640 | S017N002W18 | ASLS 2004-32 | 13 | 2 | 1.24 | \$13,600 |
| 1099 | 229641 | S017N002W18 | ASLS 2004-32 | 14 | 2 | 1.24 | \$12,800 |
| 1100 | 229670 | S017N002W18 | ASLS 2004-32 | 1 | 6 | 1.00 | \$12,900 |
| 1101 | 229671 | S017N002W18 | ASLS 2004-32 | 2 | 6 | 1.42 | \$12,900 |
| 1102 | 229672 | S017N002W18 | ASLS 2004-32 | 3 | 6 | 2.39 | \$12,800 |
| 1103 | 229673 | S017N002W18 | ASLS 2004-32 | 4 | 6 | 1.32 | \$14,000 |
| 1104 | 229674 | S017N002W18 | ASLS 2004-32 | 5 | 6 | 3.80 | \$19,000 |
| 1105 | 229675 | S017N002W18 | ASLS 2004-32 | 6 | 6 | 2.56 | \$12,800 |
| 1106 | 229676 | S017N002W18 | ASLS 2004-32 | 7 | 6 | 1.85 | \$15,700 |
| 1107 | 229677 | S017N002W18 | ASLS 2004-32 | 8 | 6 | 2.80 | \$23,800 |



Township 17 North, Range 2 West, Section 18
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>.

