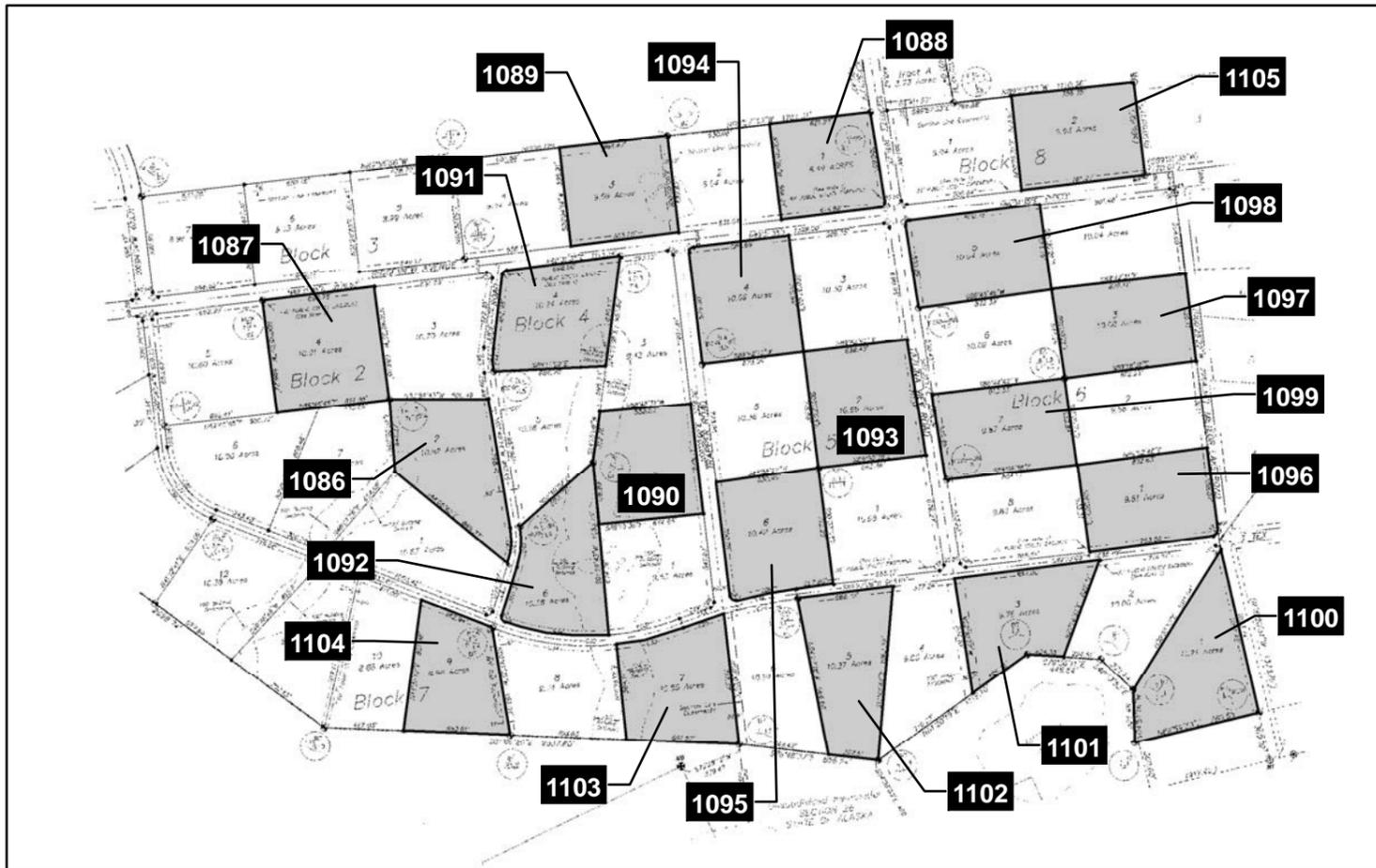
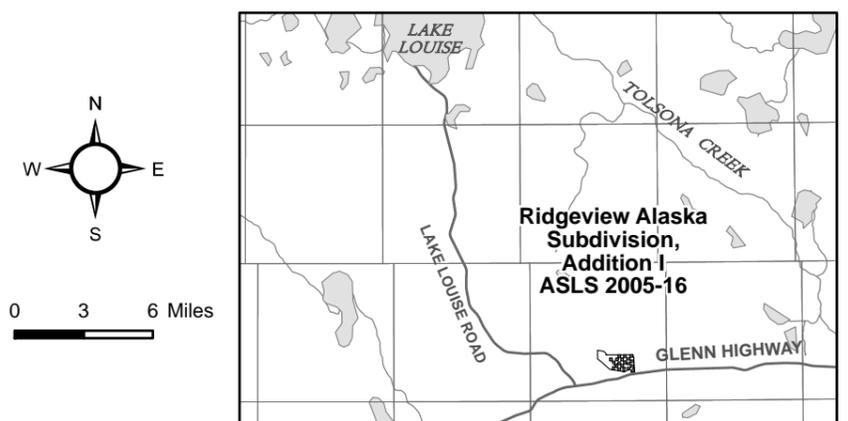


Map 17 - Ridgeview Alaska Subdivision, Addition 1 ~ ASLS 2005-16

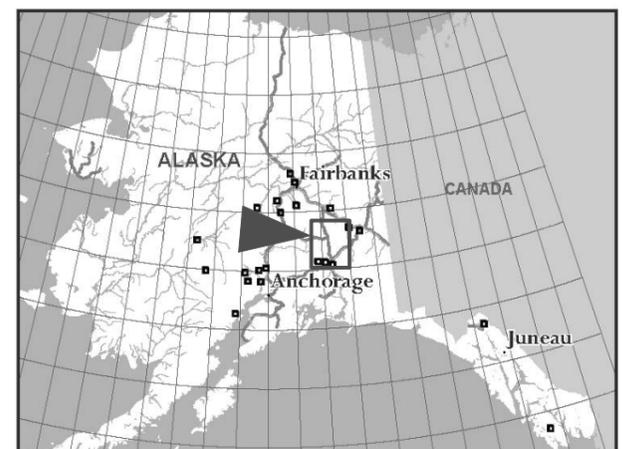


Location	The Ridgeview Alaska subdivision is located 20 miles west of Glennallen, on the north side of approximately mile 163 of the Glenn Highway, east of the Lake Louise Road junction and west of Atlasta Creek.
Topo Map	USGS Quad Gulkana A-5
Access	From the Glenn Highway, turn north onto the platted rights-of-way Meteor Lake Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed.
Terrain	The subdivision consists of tiers and ridges with good slope for development, with an elevation range of 2,450 to 2,700 feet above sea level.
Soils	No soil testing has been done, however the Copper River Basin Area Plan reports glacial till and glacial fluvial (kame) deposits.
Vegetation	The area primarily consists of aspen on south facing slopes, mixed with black spruce and some alder.
Water Frontage	None
View	South facing slopes have excellent views of Tazlina Lake and the Chugach Mountains.
Climate	The mean January temperature is -10 degrees F; July is 56 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.
Water Source	Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary.
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 is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines. Contact the Copper Valley Electric Association Inc. for more information.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2005-16. No lot within this subdivision shall have direct access to the Glenn Highway. This area has several drainages that require protection. These have been identified with a 100' building setback on ASLS 2005-16.
Municipal Authority	None. For community information, contact the Tolsona Community Corporation.
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 Chitina Recording District as Document Number 2006-114.
Fire Management	The Copper River Valley experiences slightly less lightning activity than Alaska's interior. These parcels are in the 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.
Other	This parcel is subject to an oil and gas exploration license (ADL 389724). The Little Nelchina Lake School is located at mile 170 of the Glenn Highway. A Remote Recreational Cabin Sites Staking offering is proposed for the land north of this subdivision in the near future. For more information, go to www.dnr.state.ak.us/mlw/landsale/remotesites.htm . The Department of Natural Resources (DNR) has received a permit (POA-2006-923-4, Tazlina River) from the Corps of Engineers (COE) allowing the construction of two road aprons and a one-acre parking area in Ridgeview Subdivision. DNR has constructed the two road aprons but will not be constructing the parking area. However, the parking area remains permitted through June 30, 2012 and the permit could be transferred to the current or future subdivision parcel owners under the terms of the permit. For a complete copy of the permit, contact the DNR or the COE. The conditions of the permit require DNR to notify purchasers that COE permits may be required prior to constructing roads and placing fill material on individual lots in the subdivision. DNR also is required to provide the COE with a complete list of the names and addresses of purchasers of lots in the Ridgeview Subdivision within 30 days of the sale of each property.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1086	229953	C004N006W27	ASLS 2005-16	10.82	2	2	\$9,500
1087	229955	C004N006W27	ASLS 2005-16	10.91	4	2	\$9,600
1088	229959	C004N006W26	ASLS 2005-16	8.49	1	3	\$7,700
1089	229961	C004N006W27	ASLS 2005-16	9.09	3	3	\$7,700
1090	229967	C004N006W27	ASLS 2005-16	9.70	2	4	\$10,100
1091	229969	C004N006W27	ASLS 2005-16	10.24	4	4	\$9,300
1092	229971	C004N006W27	ASLS 2005-16	10.38	6	4	\$10,800
1093	229973	C004N006W26	ASLS 2005-16	10.66	2	5	\$11,700
1094	229975	C004N006W26	ASLS 2005-16	10.09	4	5	\$10,000
1095	229977	C004N006W26	ASLS 2005-16	10.42	6	5	\$9,600
1096	229978	C004N006W26	ASLS 2005-16	9.81	1	6	\$9,100
1097	229980	C004N006W26	ASLS 2005-16	10.08	3	6	\$11,100
1098	229982	C004N006W26	ASLS 2005-16	10.04	5	6	\$9,400
1099	229984	C004N006W26	ASLS 2005-16	9.87	7	6	\$10,900
1100	229986	C004N006W26	ASLS 2005-16	11.21	1	7	\$9,900
1101	229988	C004N006W26	ASLS 2005-16	9.78	3	7	\$11,800
1102	229990	C004N006W26	ASLS 2005-16	10.27	5	7	\$9,000
1103	229992	C004N006W27	ASLS 2005-16	10.55	7	7	\$11,600
1104	229994	C004N006W27	ASLS 2005-16	8.98	9	7	\$10,600
1105	230003	C004N006W26	ASLS 2005-16	9.93	2	8	\$10,400



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>.



Township 4 North, Range 6 West, Section 26 and 27
Copper River Meridian, Alaska