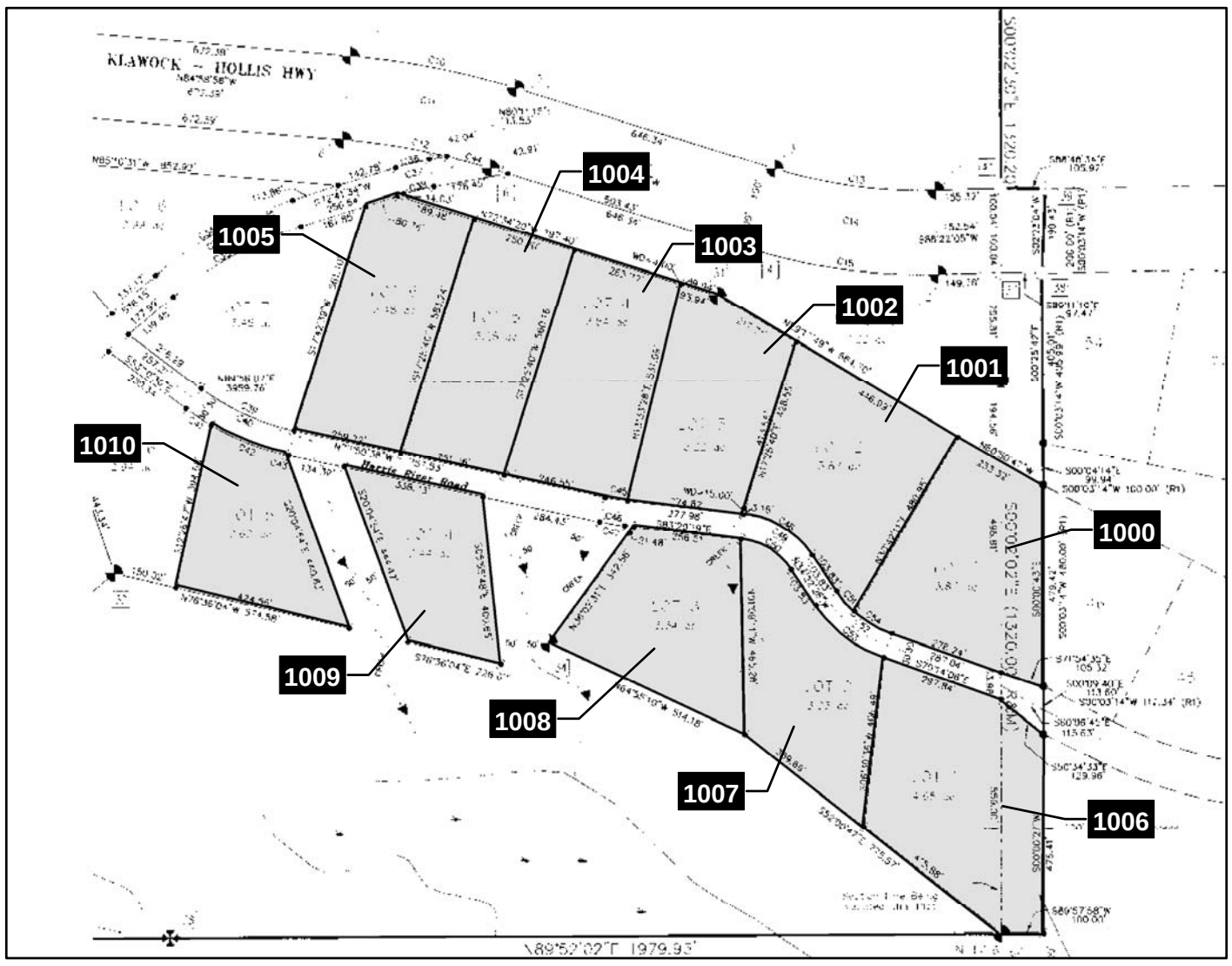
Map 1 ~ Harris River West Subdivision Phase II

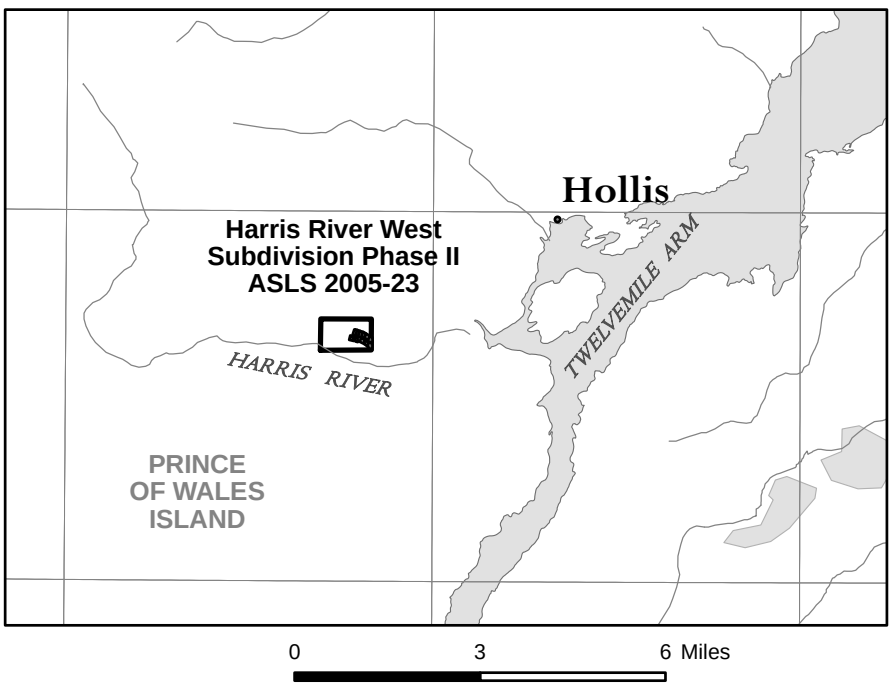


N W E S 0 250 500 Feet

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1000	107472	C074S083E13,14	ASLS 2004-29	3.87	1	1	**$25,200**
1001	107473	C074S083E11,14	ASLS 2004-29	3.87	2	1	**$25,200**
1002	107474	C074S083E11,14	ASLS 2004-29	3.22	3	1	**$25,500**
1003	107475	C074S083E11,14	ASLS 2004-29	3.54	4	1	**$26,700**
1004	107476	C074S083E11,14	ASLS 2004-29	3.28	5	1	**$27,000**
1005	107477	C074S083E11,14	ASLS 2004-29	3.48	6	1	**$31,500**
1006	107479	C074S083E13,14	ASLS 2004-29	4.65	1	2	**$20,700**
1007	107480	C074S083E14	ASLS 2004-29	3.23	2	2	**$18,900**
1008	107481	C074S083E14	ASLS 2004-29	3.34	3	2	**$18,900**
1009	107482	C074S083E14	ASLS 2004-29	2.44	4	2	**$19,800**
1010	107483	C074S083E14	ASLS 2004-29	2.62	5	2	**$28,500**

Location	These parcels are located approximately four miles southwest of the Hollis ferry terminal. Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm, about 19 miles east of Klawock and 35 miles west of Ketchikan by water.
Topo Map	USGS Quad Craig B-3
Access	The subdivision is accessible from the paved Craig/Klawock/Hollis Highway and gravel road FDR 2024060. The highway is part of the Prince of Wales Island road system with Alaska Marine Highway (ferry) connections from Hollis to Ketchikan, and other southeast Alaska communities via Ketchikan. Parcels 1004 through 1008 and 1010 through 1017 have direct access by FDR 2024060. Parcel 1009 is just off FDR 2024060 on River Lane, a single lane gravel logging road. There is a State owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in the community of Hollis.
Terrain	Terrain is steeply sloping to nearly level and is best described as “rugged”, with numerous fallen trees and slash.
Soils	The soils have a shallow organic layer, with an underlying mineral layer. There are areas of rock outcroppings and pot-holed wet areas.
Vegetation	The area is heavily treed with a mix of old and second growth cedar, spruce and hemlock.
Water Frontage	None
View	None
Climate	The area is dominated by a cool, maritime climate. Average winter temperatures range from 29 to 39 degrees F; average summer temperatures range from 49 to 63 degrees F. Average annual precipitation is 145 inches.
Water Source	Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
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 from the Alaska Power and Telephone Company along the Klawock–Hollis Highway. Purchasers will be responsible for extending the existing power lines to the individual parcels.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-29. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	None
Homeowners Association	None. The community association can be contact by mail at Hollis Community Council, P.O. Box 706, Craig, AK 99921 or by phone at (907) 530-7033.
Other	Hollis’s K–12 school, with about 19 students, is part of the Southeast Island School District and is located approximately four miles from the proposed subdivision.

Township 74 South, Range 83 East, Section 11, 13 and 14
Copper River Meridian, Alaska



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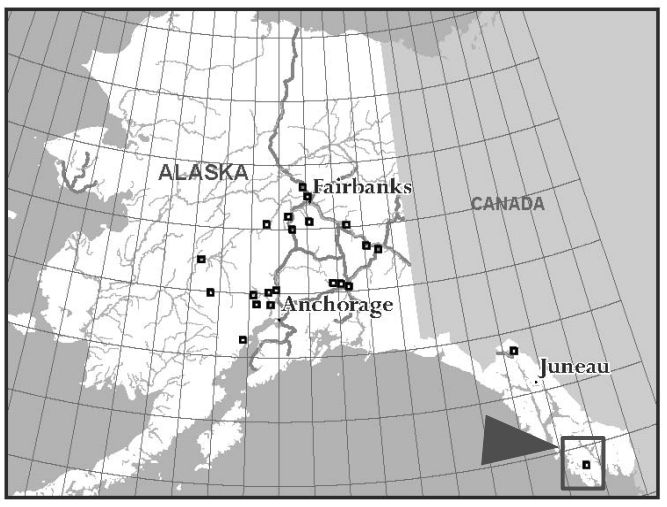
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: *http://www.dnr.state.ak.us/landrecords*.