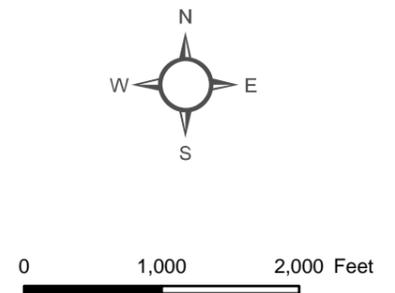
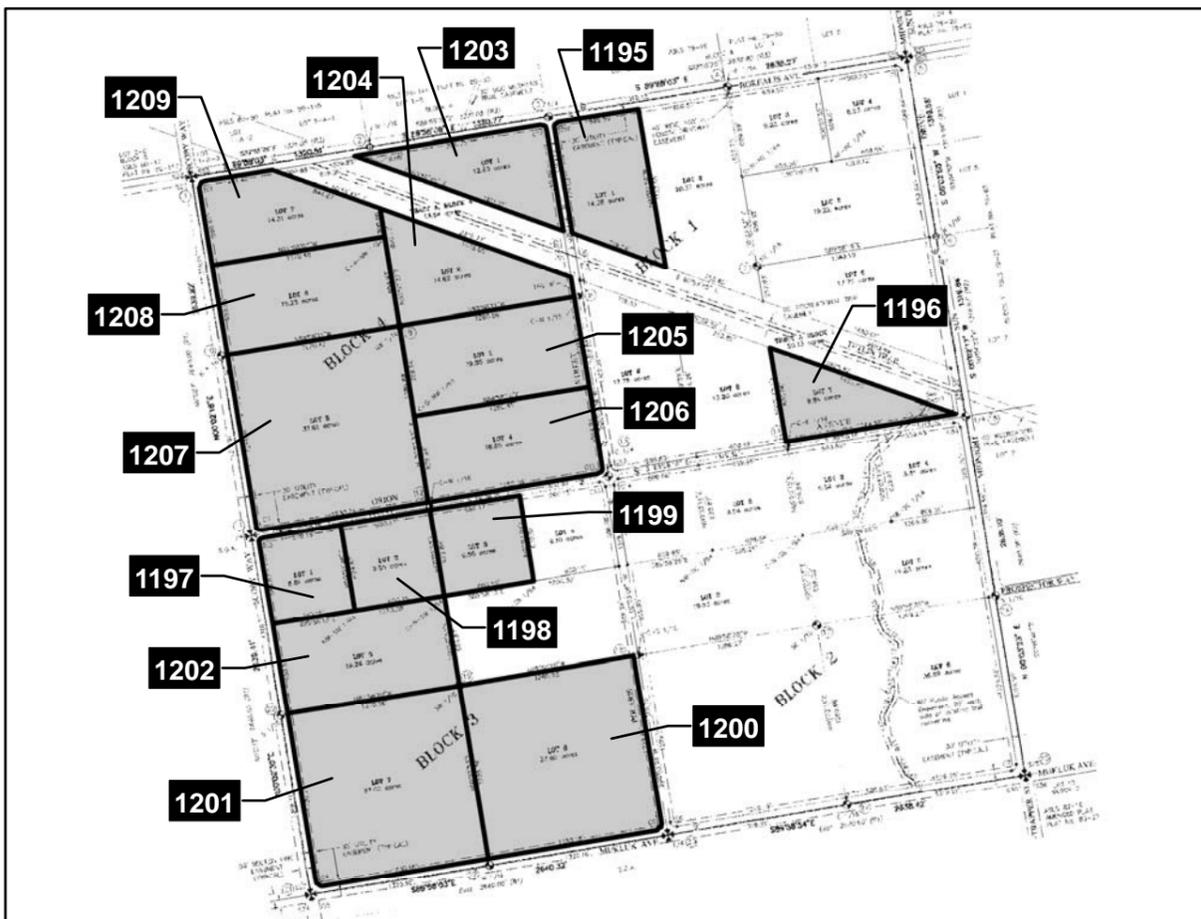


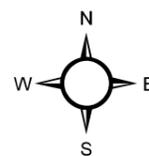
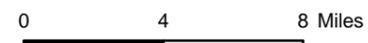
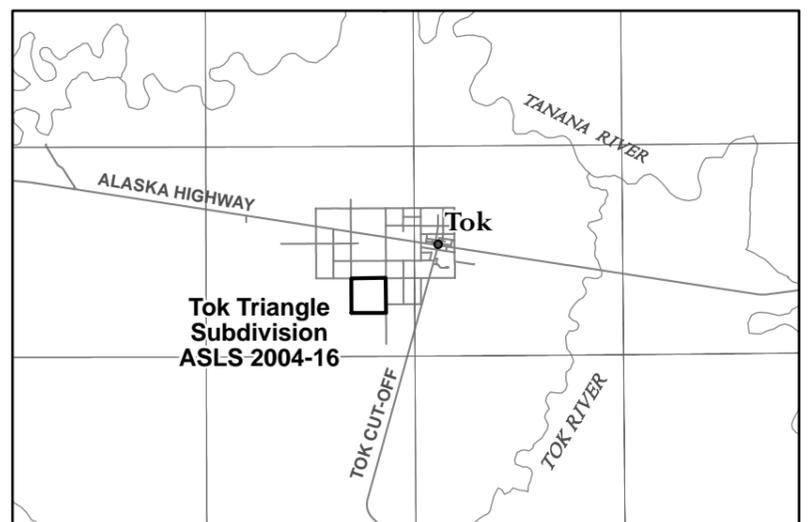
Map 27 - Tok Triangle Subdivision ~ ASLS 2004-16 Phase I, Offering 2



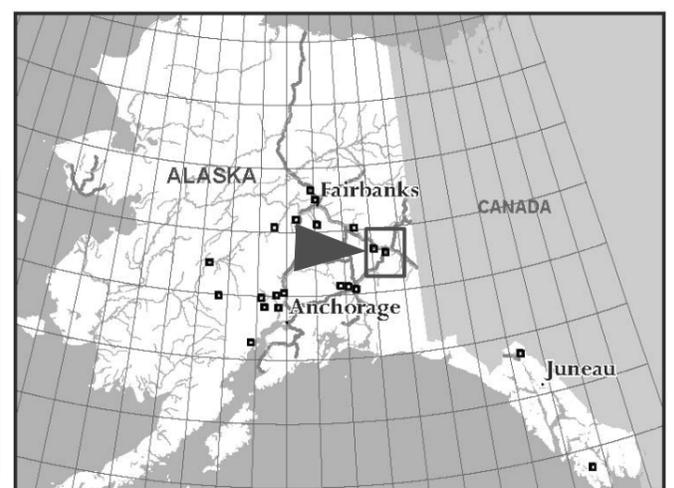
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1195	417782	C018N012E26	ASLS 2004-16	14.28	1	1	\$19,300
1196	417788	C018N012E26	ASLS 2004-16	9.84	7	1	\$13,300
1197	417799	C018N012E26	ASLS 2004-16	8.81	1	3	\$11,900
1198	417800	C018N012E26	ASLS 2004-16	9.55	2	3	\$12,400
1199	417801	C018N012E26	ASLS 2004-16	9.55	3	3	\$12,400

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1200	417804	C018N012E26	ASLS 2004-16	37.6	6	3	\$32,000
1201	417805	C018N012E26	ASLS 2004-16	37.02	7	3	\$31,500
1202	417806	C018N012E26	ASLS 2004-16	19.24	8	3	\$18,300
1203	417807	C018N012E26	ASLS 2004-16	12.63	1	4	\$17,100
1204	417808	C018N012E26	ASLS 2004-16	14.92	2	4	\$16,400
1205	417809	C018N012E26	ASLS 2004-16	19.55	3	4	\$18,600
1206	417810	C018N012E26	ASLS 2004-16	18.65	4	4	\$17,700
1207	417811	C018N012E26	ASLS 2004-16	37.61	5	4	\$32,000
1208	417812	C018N012E26	ASLS 2004-16	19.25	6	4	\$18,800
1209	417813	C018N012E26	ASLS 2004-16	14.31	7	4	\$19,300

Location	The Tok Triangle subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.
Topo Map	USGS Tanacross B-5
Access	From the Glenn Highway or from the Alaska Highway, access to the subdivision is by constructed roads such as Scoby Way, Midnight Sun Drive, Borealis Avenue, Prospector Way and Mukluk Avenue. The platted rights-of-way for Orion Avenue, Polaris Street and Tetlin Trail have been cleared but the roads have not been constructed.
Terrain	This area is flat, with an elevation of 1,675 feet above sea level.
Soils	Soils are well drained with a thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.
Vegetation	Stands of mixed spruce and hardwoods are most common in this area. Some continuous stands of black spruce are present.
Water Frontage	None
View	Unknown
Climate	Average winter temperatures range from -32 to 25 degrees F; average summer temperatures range from 33 to 72 degrees F. Extremes of -60 and 94 degrees F have been recorded. Average annual precipitation is 11 inches, including 34 inches of snow.
Water Source	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).
Utilities	Electricity is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power lines.
Restrictions	Subject to all platted easements and reservations of record, see ASLS 2004-16. 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	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
Fire Management	This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.



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 18 North, Range 12 East, Section 26
Copper River Meridian, Alaska