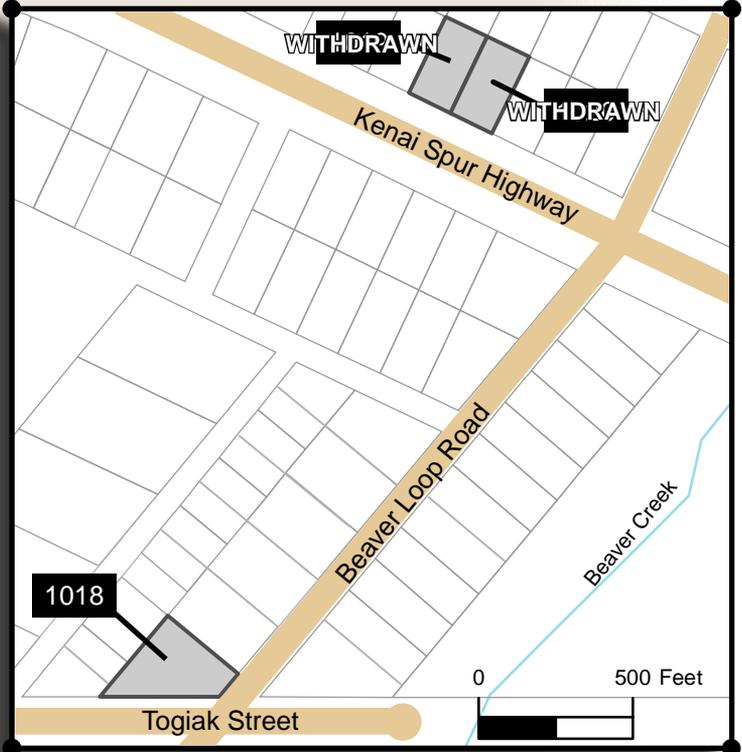


Beaver Creek - EPF 3 - 9

PARCEL #	1018	4019	4020
AK DIVISION OF LANDS (ADL) #	201232	228872	228873
MERIDIAN TOWNSHIP RANGE SECTION	S006N 011W36	S006N 041W36	S006N 041W36
SURVEY	EPF 3 - 9	EPF 3 - 9	EPF 3 - 9
ACRES	1.488	.947	.947
LOT	6	10	11
BLOCK	I	B	B
MINIMUM BID	\$25,000	WITHDRAWN	WITHDRAWN



Looking West down Togiak St., parcel 1018 on right

LOCATION

The Beaver Creek Subdivision is on the north and south sides of the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.

ACCESS

Access to the subdivision is by the Kenai Spur Highway, then by platted rights-of-way. Beaver Loop Road (notated as Shotgun Drive on City of Kenai maps) has been developed.

UTILITIES

Electricity, telephone, and natural gas service are available to the lots adjacent to the Kenai Spur Highway and Beaver Loop Road, but may need to be extended to the other parcels.

There is no municipal water supply. 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.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see EPF 3-9.

These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

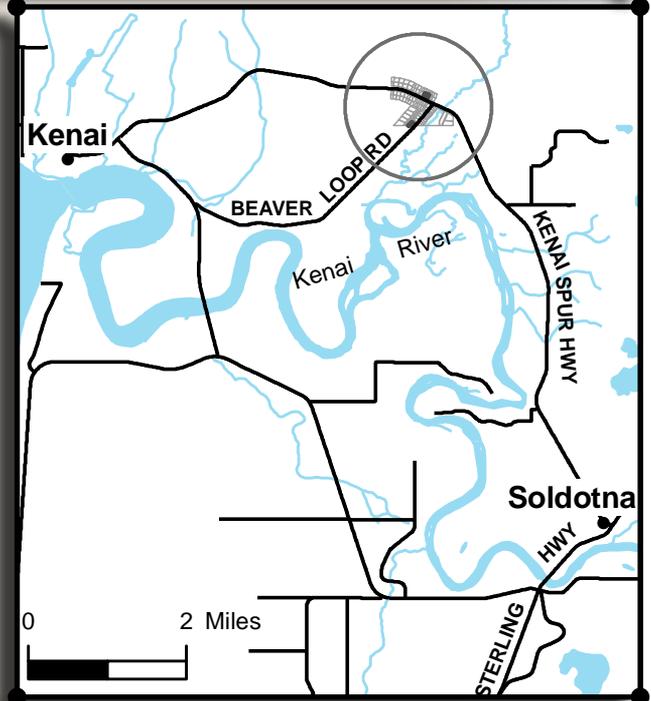
MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough, and the City of Kenai, a home rule city, and are subject to applicable local ordinances and property assessments.

NOTES

Parcel 1018 is eligible for the Veteran's Preference Auction (see page 17 for details).

There is a dilapidated cabin on parcel 1018. Two empty oil barrels are on the parcel and several empty paint cans in the cabin. Any clean up or removal of these or other items will become the responsibility of the purchaser. See the Existing Improvements and Hazardous Materials and Potential Contaminants sections on Page 13 of this brochure for more 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://dnr.alaska.gov/Landrecords/>