

Copper Bluff - ASLS 2006 - 61



View of Copper River from Copper Bluff Subdivision

LOCATION

The Copper Bluff Subdivision is located between Glennallen and Copper Center on the east side of the Richardson Highway, 6 miles south of the Glenn and Richardson Highway junction at approximately milepost 108. The subdivision is on the top of a bluff overlooking the confluence of the Tazlina and Copper Rivers.

ACCESS

Access into the subdivision is from the Richardson Highway onto a brushed/undeveloped, platted right-of-way called Ravine Road.

UTILITIES

There is no municipal water supply. Water for domestic use may be obtained by well, the collection of surface water from small streams in the area, or rainwater roof catchment systems.

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 (DEC).

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

RESTRICTIONS

There is a 50 - foot building setback off the bluff for any lots along the bluff (Parcels 1036 and 1037). No permanent structures shall be constructed within this setback. Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions.

MUNICIPAL AUTHORITY

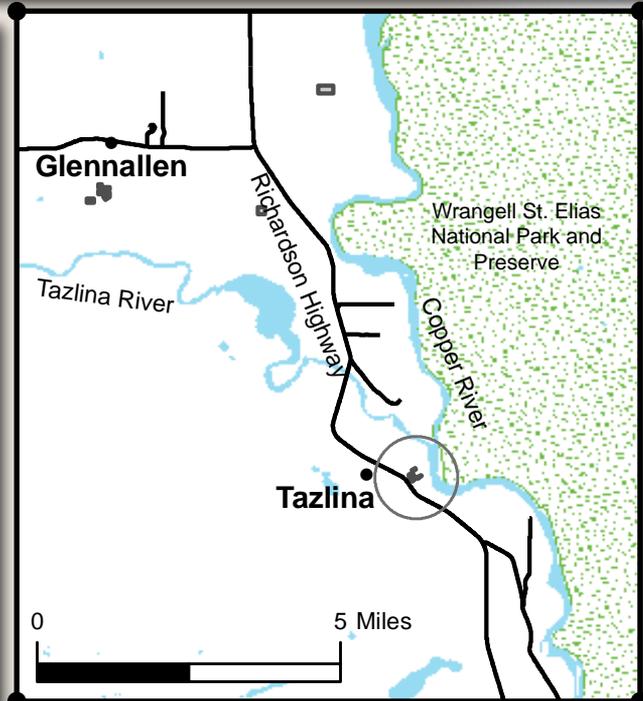
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

*The State will not be constructing or improving the rights-of-way in the subdivision. Construction or improvement of the roads within the subdivision will be the responsibility of future land owners. Construction and improvement of an approximate 80 - foot portion of Ravine Road within the Richardson Highway right-of-way requires a permit from DOT, call 907-822-3222 for more information.

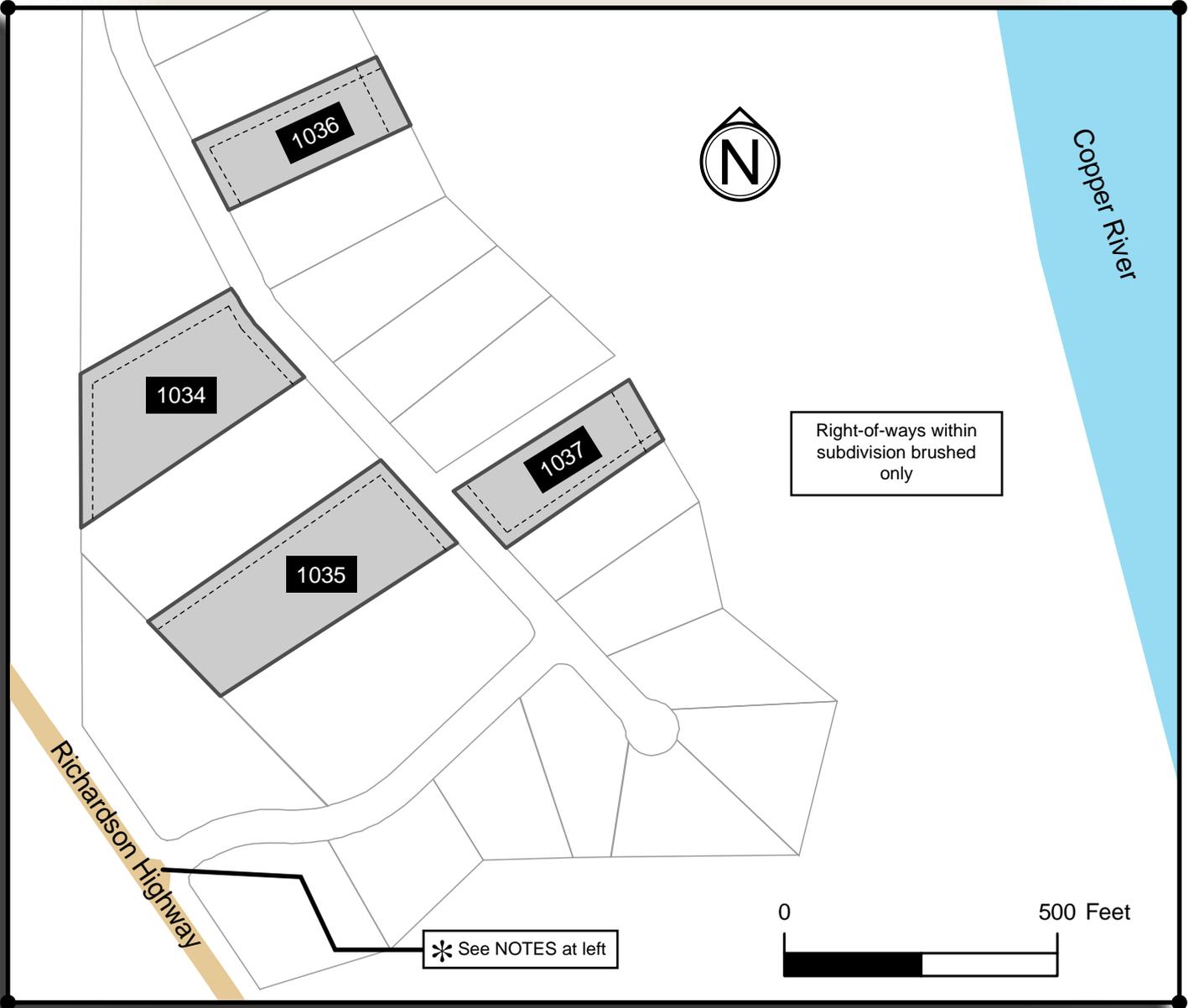
Clearing state land, such as that between the bluff and the subdivision, is illegal without a permit. For more information see page 8, "Use of Adjacent State-Owned Land" or contact the DNR Public Information Center (see page 4).

The main visitor center for Wrangell Saint Elias National Park and Preserve is approximately 1 mile to the south of the subdivision on the Richardson Highway.



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/>

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| PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|---------------------------------|--------------|-------|-----|-------|-------------|
| 1034 | 230577 | C003N001W16 | ASLS 2006-61 | 2.06 | 2 | 1 | \$8,700 |
| 1035 | 230579 | C003N001W16 | ASLS 2006-61 | 2.33 | 4 | 1 | \$9,800 |
| 1036 | 230586 | C003N001W16 | ASLS 2006-61 | 1.22 | 5 | 2 | \$18,400 |
| 1037 | 230591 | C003N001W16 | ASLS 2006-61 | 1.11 | 10 | 2 | \$17,000 |

