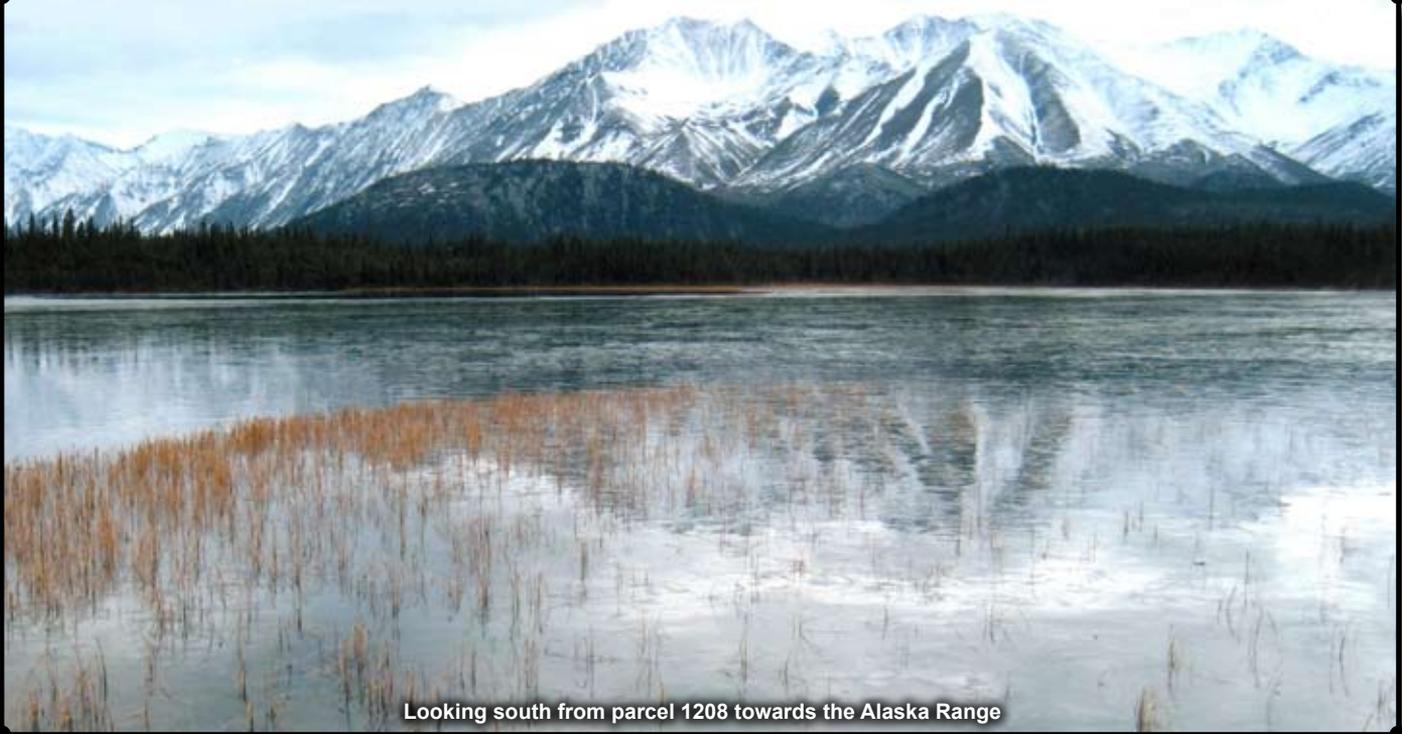


Dillinger River - ASLS 2007 - 7



Looking south from parcel 1208 towards the Alaska Range

LOCATION

The Dillinger River area is approximately 65 miles southeast of McGrath, east of the South Fork Kuskokwim River and Farewell Lake, bisected by the Dillinger River.

ACCESS

Access to the area is primarily by plane, either ski or float depending on the season and local conditions. Wheeled planes may be able to land on gravel bars along the South Fork Kuskokwim River. Access is also possible by snowmachine or boat along the South Fork Kuskokwim River and Dillinger River, and then across state land by snowmachine or ATV.

Public access to parcels in the area is available along the top of the bluff south of Parcel 1038 (ADL 229854)

UTILITIES

Water for domestic use may be obtained by well or from the collection of surface water from lakes or small streams in the area or by rainwater roof catchment systems. Ground water quality and depth is unknown, but is likely to be affected by permafrost.

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 Alaska Department of Environmental Conservation (ADEC).

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

RESTRICTIONS

Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. In addition, parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 50-foot public access easement along the ordinary high water line of all water bodies. Parcel 1208 is subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements.

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.

Subject to all platted easements and reservations of record, see ASLS 2007-7.

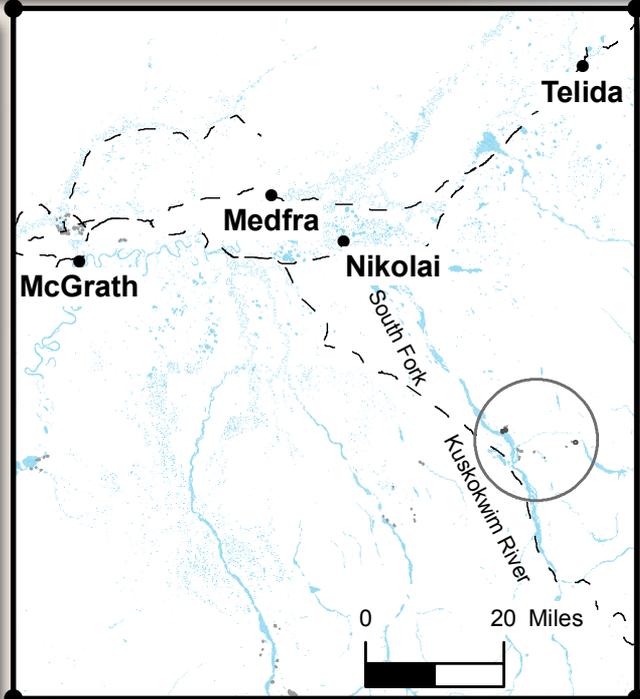
MUNICIPAL AUTHORITY

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

NOTES

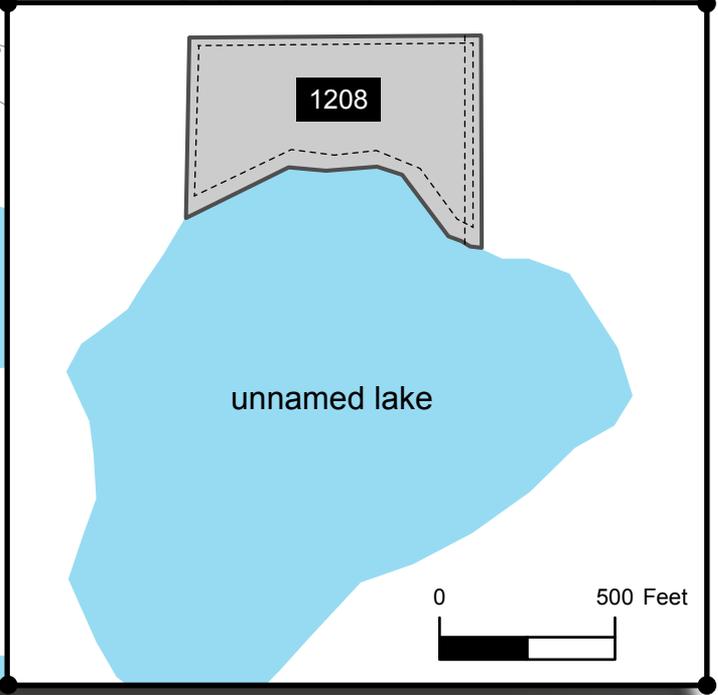
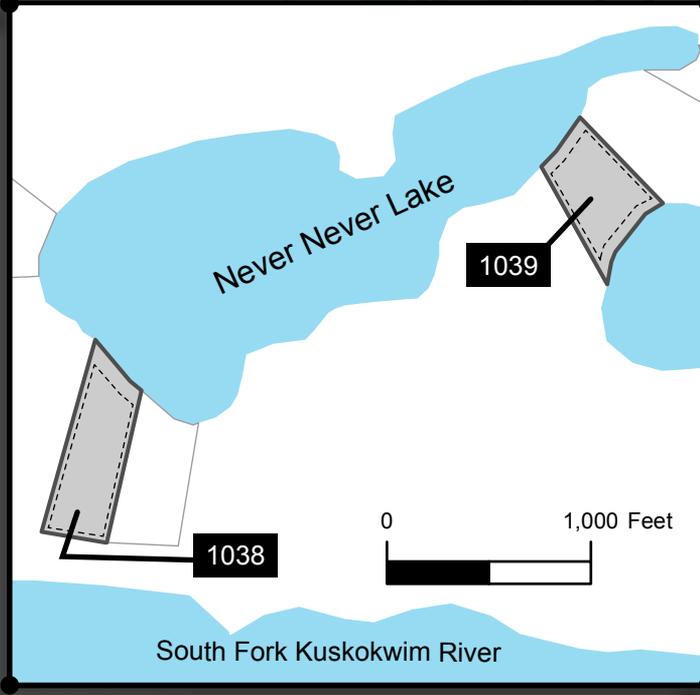
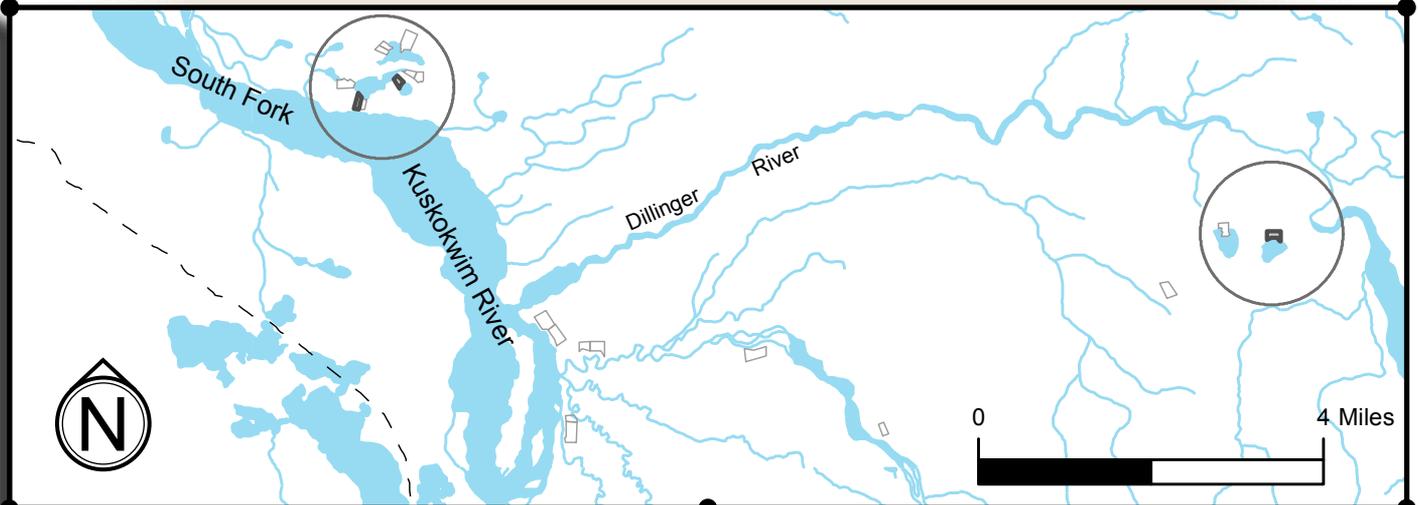
Fire Management Option - Limited Protection - see page 11 for more information.

All parcels in this offering have water frontage. Lots have potentially excellent views.



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://plats.landrecords.info/>

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PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1038	229854	S029N023W08	ASLS 2007-7	6.24	N	\$16,500
1039	229870	S029N023W08	ASLS 2007-7	5.17	L	\$14,100
1208	229939	S029N022W24	ASLS 2007-7	8.52	A	\$18,300

