Lisianski View - ASLS 2007 - 18

Looking east across Lisianski Inlet at parcels 1005 - 1009

LOCATION

The Lisianski View Subdivision is about 1.5 miles south, and outside of, the City of Pelican. Pelican is located on the northwest coast of Chichagof Island on Lisianski Inlet about 80 miles north of Sitka and 70 miles west of Juneau.

ACCESS

Pelican is dependent on boats, float planes, and the State of Alaska ferry for travel. Daily scheduled air taxi services are available from Juneau. Facilities include a State-owned seaplane base, a small boat harbor, dock, and State ferry terminal.

The Lisianski View subdivision is accessed via the waters of Lisianski Inlet by boat or float plane. There is no road access and the State of Alaska has no present or future plans to build roads to the subdivision.

UTILITIES

Electricity and telephone service are not available. 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.

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

Subject to all platted easements and reservations of record, including a 50-foot public access easement along the ordinary high water line of Lisianski Inlet. No structures may be built within this 50-foot easement. See ASLS 2007-18. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers (Preliminary Jurisdictional Determination POA-2009-1066, dated Feb. 12, 2010) before placing any dredged or fill material in wetlands.

Lisianski Inlet, being totally exposed to strong southeast winds, has limited potential to provide safe boat anchorage or dock facilities for any of the lots.

MUNICIPAL AUTHORITY

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

NOTES

Parcels in this subdivision that do not recieve a high bid in this auction may not be offered in the IOTC Offering, but in a future auction.

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/L**andrecords/

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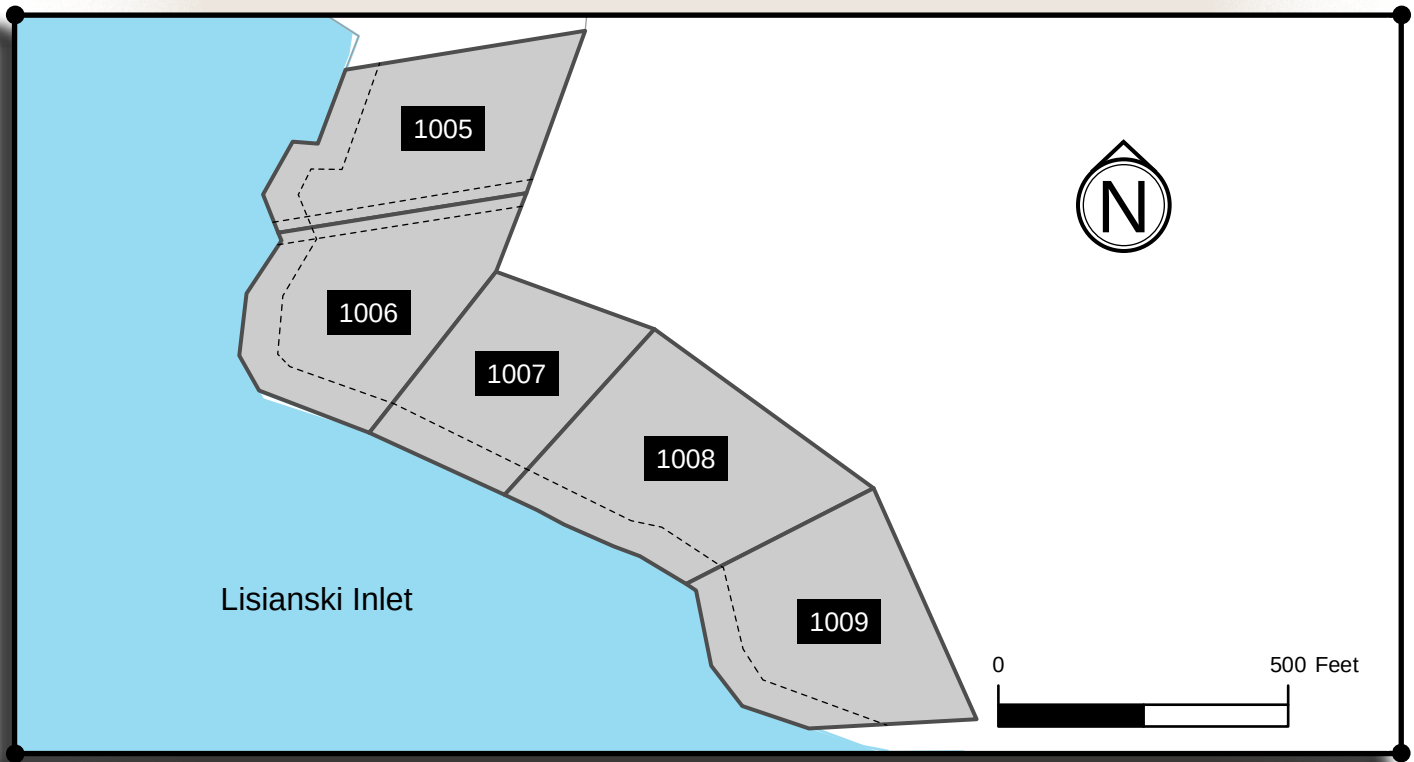

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1005	107951	C045S057E28	ASLS 2007-18	2.7	5	**$37,500**
1006	107952	C045S057E28	ASLS 2007-18	2.71	6	**$37,500**
1007	107953	C045S057E28	ASLS 2007-18	2.05	7	**$32,300**
1008	107954	C045S057E28	ASLS 2007-18	3.01	8	**$33,800**
1009	107955	C045S057E28	ASLS 2007-18	2.81	9	**$41,300**

Looking west across Lisianski Inlet from the Lisianski View Subdivision