

Ridgeview - ASLS 2005 - 16



View south along Meteor Lake Road (undeveloped) towards the Glenn Highway

LOCATION

The Ridgeview Subdivision, Addition 1 is located 20 miles west of Glennallen, on the north side of approximately mile 163 of the Glenn Highway, east of the Lake Louise Road junction and west of Atlasta Creek.

ACCESS

From the Glenn Highway, turn north onto the platted rights-of-way Woodlot Road to access this subdivision. Parking on the Glenn Highway or within the work area of the nearby material sites is not allowed.

UTILITIES

Electricity is available along the Glenn Highway. Purchasers will be responsible for extending the existing power lines. Contact the Copper Valley Electric Association Inc. for more information.

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. Local wells have reported depths of 260 to 510 feet. Hauling in potable water may be necessary. 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 page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 16 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information). No lot within this subdivision shall have direct access to the Glenn Highway. This area has several drainages that require protection. These have been identified with a 100' building setback on ASLS 2005-16.

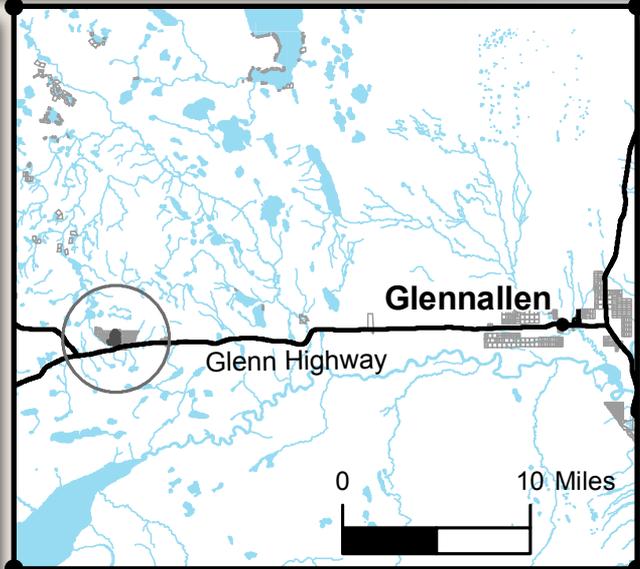
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Chitina Recording District as Document Number 2006 - 114.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority. For community information, contact the Tolsona Community Corporation.

NOTES

Parcels 1085, 1086 and 1092 are subject to a 100' building setback from protected drainages. See ASLS 2005-16 for more information.

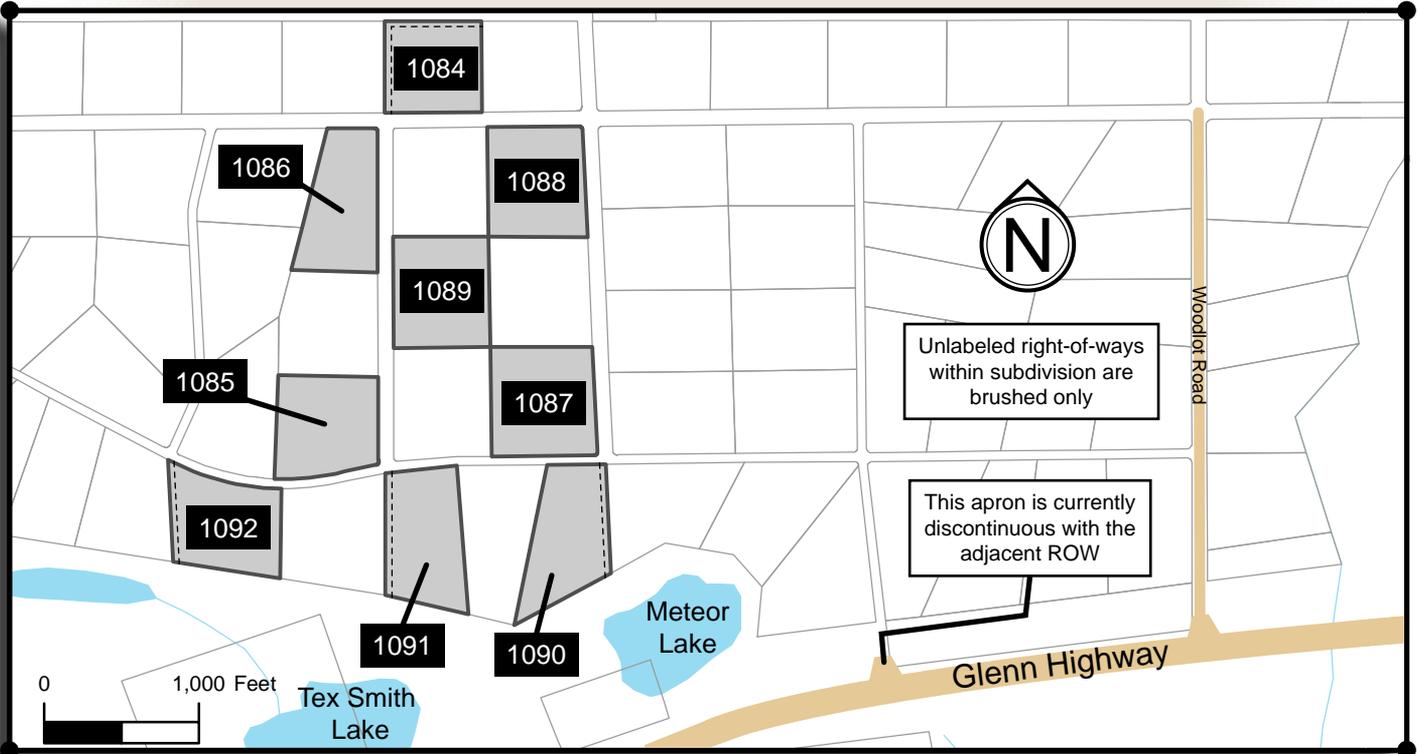


NOTES continued

The Department of Natural Resources (DNR) has received a permit (POA-2006-923-4, Tazlina River) from the US Army Corps of Engineers (USACE) allowing the construction of two road aprons and a one-acre parking area in Ridgeview Subdivision. DNR has constructed the two road aprons but will not be constructing the parking area. However, the parking area remains permitted through June 30, 2012 and the permit could be transferred to the current or future subdivision parcel owners under the terms of the permit. For a complete copy of the permit, contact DNR or the USACE.

The conditions of the permit require DNR to notify purchasers that USACE permits may be required prior to constructing roads and placing fill material on individual lots in the subdivision. DNR also is required to provide the USCAE with a complete list of the names and addresses of purchasers of lots in the Ridgeview Subdivision within 30 days of the sale of each property.

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| PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|---------------------------------|--------------|-------|-----|-------|-------------|
| 1084 | 229960 | C004N006W26 | ASLS 2005-16 | 8.54 | 2 | 3 | \$10,300.00 |
| 1085 | 229966 | C004N006W27 | ASLS 2005-16 | 9.53 | 1 | 4 | \$10,500.00 |
| 1086 | 229968 | C004N006W27 | ASLS 2005-16 | 9.42 | 3 | 4 | \$8,300.00 |
| 1087 | 229972 | C004N006W26 | ASLS 2005-16 | 10.98 | 1 | 5 | \$10,600.00 |
| 1088 | 229974 | C004N006W26 | ASLS 2005-16 | 10.3 | 3 | 5 | \$10,200.00 |
| 1089 | 229976 | C004N006W26 | ASLS 2005-16 | 10.36 | 5 | 5 | \$12,500.00 |
| 1090 | 229989 | C004N006W26 | ASLS 2005-16 | 9.65 | 4 | 7 | \$10,600.00 |
| 1091 | 229991 | C004N006W26 | ASLS 2005-16 | 10.1 | 6 | 7 | \$8,900.00 |
| 1092 | 229993 | C004N006W27 | ASLS 2005-16 | 9.74 | 8 | 7 | \$10,700.00 |



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/>