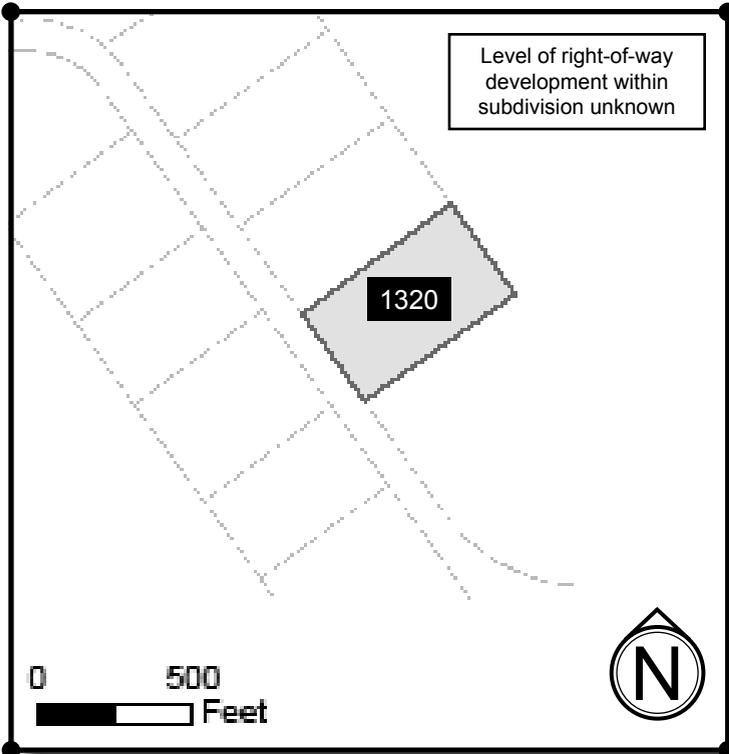


Trapper Creek Glen - ASLS 79 - 242



PARCEL #	1320
AK DIVISION OF LANDS (ADL) #	206037
MERIDIAN TOWNSHIP RANGE SECTION	S027N006W36
SURVEY	ASLS 79 - 242
ACRES	4.821
LOT	1
BLOCK	22
MINIMUM BID	\$8,400



LOCATION

This subdivision is located approximately 82 miles northwest of Anchorage, five miles northwest of Trapper Creek, and a mile west of the Parks Highway.

ACCESS

Access to the subdivision is via the platted easement (ADL 60022) from mile 120 of the Parks Highway. Additional access to the subdivision has been constructed from mile 118 of the Parks Highway.

The parcels are along platted road rights-of-way, which may not have been constructed. Existing trails exist between this subdivision and the Parks Highway and care should be taken to properly locate platted rights-of-way or easements to gain access to parcels. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

UTILITIES

Electricity is available along the Parks Highway and Petersville Road. Purchasers will be responsible for extending the existing power lines.

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. Water availability and quality are expected to be good. Local wells were reported to be at a depth of 70 feet.

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 State of Alaska, Department of Environmental Conservation (DEC). ADEC has approved these parcels for non-water carried sewage disposal systems.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

RESTRICTIONS

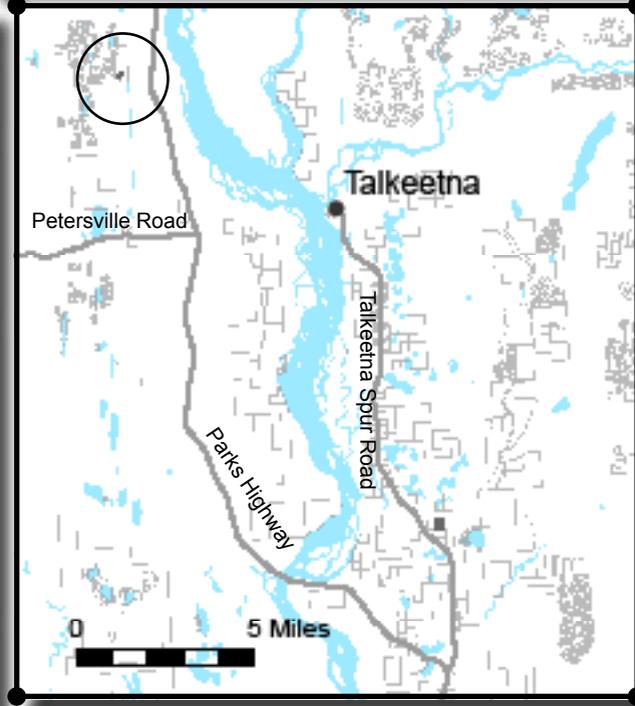
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76 on Page 604. See the association's website for more information at <http://tcghoa.org/>

Subject to all platted easements and reservations of record, see ASLS 79-242.

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.

MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.