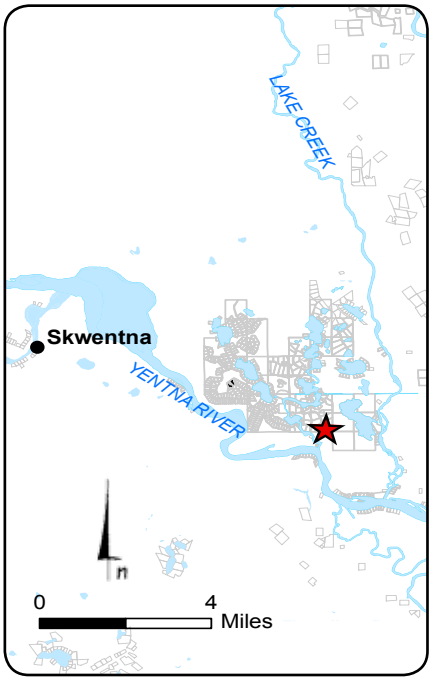
Alder View Addition



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1051	216710	12	6	16	$8,900

LOCATION

Alder View is approximately 64 air miles northwest of Anchorage, 1/4-1/2 mile off the Yentna River, and approximately 7 air miles southeast of Skwentna landing strip.

ACCESS

Access is by plane to a small local landing strip, or to one of the small lakes in the area, for which landing conditions are unknown. Access is also possible from the Yentna River. Access to individual parcels is along platted rights-of-way or across general state land. See page 117 for details of access across state land.

SURVEY & MTRS

Alder View Addition is survey ASLS 81-207, located in S021N009W05. The survey has been filed as plat 83-10 in the Talkeetna Recording District.

RESTRICTIONS

Parcels are subject to all platted easements and reservations of record. Additional information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

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.

UTILITIES

There is no municipal water supply or sewer system. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and page 121 for details.

There are no utilities (electric, phone, internet, etc.) currently in this area.

MUNICIPAL AUTHORITY

This area is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

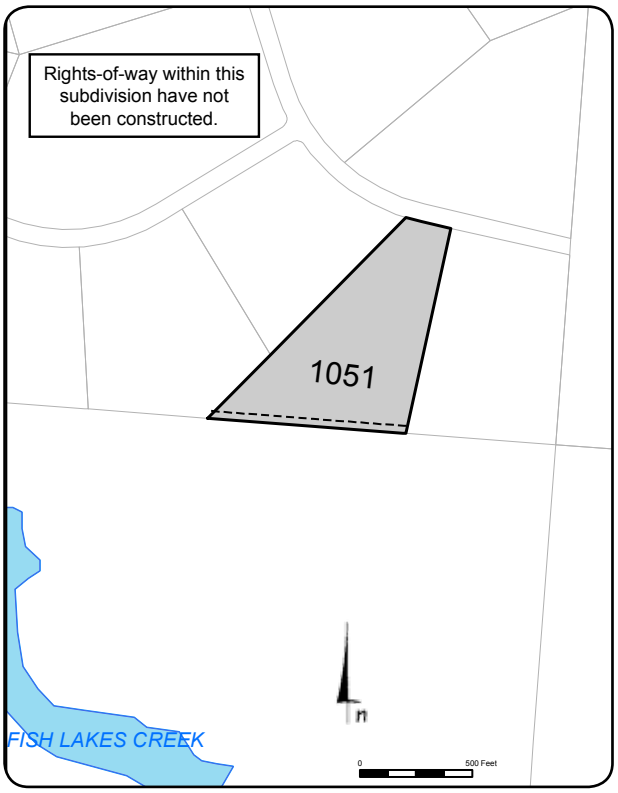
HOMEOWNER'S ASSOCIATION

Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Alder View Addition Homeowner's Association, if active. The declaration of covenants, conditions, and restrictions for this association was recorded in the Talkeetna Recording District on 8/4/1982 in book 85, page 172.

MINERAL ESTATE

This area was closed to entry for locatable minerals (e.g. gold, silver, platinum, etc.) by Mineral Closing Order (MCO) 87. Refer to the Mineral Estate section of this brochure for details.

These parcels were subject to oil and gas exploration license ADL 390078 which has expired and is in the process of being converted to oil and gas leases. For more information, please refer to the Mineral Estate Section on page 119 of this brochure.



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at **http://dnr.alaska.gov/landrecords/**.