

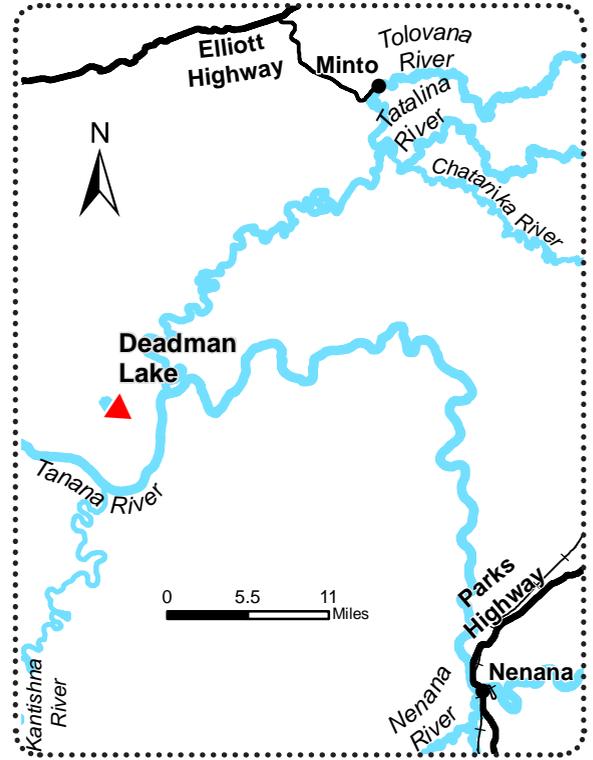


Deadman Lake



Aerial view of Deadman Lake

| LOCATION |
|---|
| Deadman Lake is approximately 3 miles north of the Tanana River, about 60 miles west of Fairbanks. |
| ACCESS |
| Access is by float or ski plane to Deadman Lake. Snowmachine access may be possible from Nenana or Manley Hot Springs. |
| RIGHT-OF-WAY STATUS |
| The rights-of-way within the subdivision are undeveloped. |
| SURVEY & MTRS |
| Deadman Lake is survey ASLS 81-40A, located in F001S012W10. The survey has been filed as plat 81-9 in the Manley Hot Springs Recording District. |
| RESTRICTIONS |
| Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. |
| LOCAL GOVERNMENT |
| This area does not have an incorporated local government, and is subject to State of Alaska platting authority. |
| NOTES |
| This area is in a Full Fire Management Option. See the Fire section of this brochure for details. These parcels are located on Tentatively Approved land, please see page 115 for details. |
| UTILITIES |
| There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area. |
| HOMEOWNER'S ASSOCIATION |
| Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on August 31, 1981 in the Manley Hot Springs Recording District. |

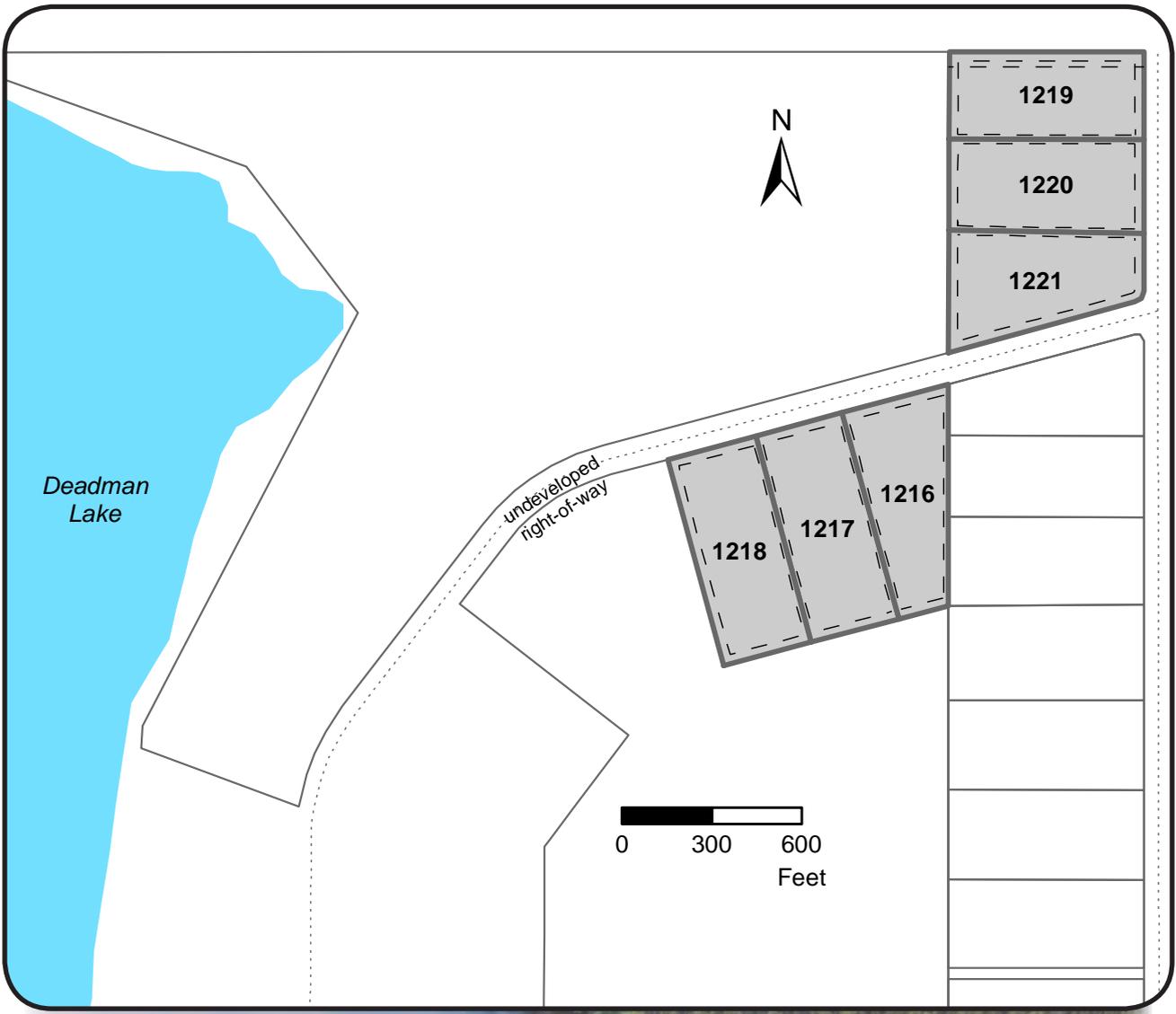


Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other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

Interior Remote



Deadman Lake



Deadman Lake

undeveloped right-of-way

0 300 600 Feet

| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|-------|-----|-------|-------------|
| 1216 | 419018 | 4.487 | 32 | 10 | \$3,600 |
| 1217 | 419019 | 4.959 | 33 | 10 | \$4,000 |
| 1218 | 419020 | 4.959 | 34 | 10 | \$4,000 |
| 1219 | 419021 | 4.785 | 1 | 11 | \$3,800 |
| 1220 | 419022 | 4.646 | 2 | 11 | \$3,700 |
| 1221 | 419023 | 4.613 | 3 | 11 | \$3,700 |

Southeast AK

Mat-Su Road

Kodiak

Copper River Valley

Susitna Valley Remote

Southwest AK

Fairbanks, Elliott Hwy.

N. Parks Highway

Steese Highway

Richardson, AK Highways

Interior Remote

General Information