

2011

Alaska State Land Offering

Auction 467 and Initial Over the Counter Offering



**2011
Alaska State Land Offering
Auction 467**

■ = Offered Parcel(s)



AUCTION SCHEDULE

April 1, 2011 - May 20, 2011 ~ Sealed Bid Auction Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Friday, May 20, 2011. Applications received after the designated date and time will be rejected.

May 25, 2011 ~ Sealed Bid Opening

Bids will be opened at 10 a.m., Wednesday, May 25, 2011 at the Anchorage Department of Natural Resources Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. Bidders do not need to be present at the bid opening. A list of apparent high bidders will be posted at dnr.alaska.gov/mlw/landsale/ by May 26, 2011. Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m. on May 25, 2011. For our Returned Deposits policy, see page 17.

June 1, 2011 ~ Award Notification

Award notification letters will be mailed to successful bidders on Wednesday, June 1, 2011.

June 1, 2011 ~ Initial Over the Counter Offering Parcel List

A complete list of Initial Over the Counter Offering parcels (parcels not sold in the auction) will be posted on Wednesday, June 1, 2011 at dnr.alaska.gov/mlw/landsale/ and will also be available at any Department of Natural Resources Public Information Center.

June 1, 2011 – July 15, 2011 ~ Initial Over the Counter Offering Application Period

All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Friday July 15, 2011. Applications received after the designated date and time will be rejected.

July 20, 2011 ~ Initial Over the Counter Offering

The Initial Over the Counter Offering will be held at 10:00 a.m., Wednesday, July 20, 2011 at the Anchorage Department of Natural Resources Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. Applicants do not need to be present to win. A list of Initial Over the Counter Offering winners will be posted at dnr.alaska.gov/mlw/landsale/ by July 21, 2011. All remaining parcels will become available for purchase Over the Counter following the completion of the Offering. Unsuccessful applicants may pick up their deposits after the offering until 5:00 p.m. For our Returned Deposits policy, see page 17.

Dear Fellow Alaskans,

I am pleased to announce this year's Department of Natural Resources annual land sale auction and lottery, as envisioned by the Alaska Constitution.

This year's offering includes more than 200 parcels from across the State. Each surveyed lot offers the purchaser a variety of unique amenities and attributes -- oceanfront, lakefront, and roadside parcels, as well as remote interior lots are all available.

If part of your Alaskan dream is to own a piece of America's last frontier, then I encourage you to review the properties listed here and to visit the Department's website, where you will find additional information about the Department's other land sale programs at: <http://dnr.alaska.gov/mlw/landsale/>

*Best regards,
Governor Sean Parnell*



Dear Alaskans,

This brochure lists the properties offered in this year's auction and describes the rules and procedures for submitting a sealed bid. I urge you to take the time to thoroughly review the terms of this offering and submit a bid for one of the many fine parcels detailed within.

Good luck!

*Dan Sullivan
Commissioner, Alaska Department of Natural Resources*



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INTRODUCTION

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land, and Water (DMLW) in the 2011 Alaska State Land Offerings - Auction 467. This brochure also contains information on how to bid on a parcel in the Sealed-Bid Auction and how to participate in the subsequent Initial and general Over-The-Counter Offerings.

This brochure is divided into three main sections. The first section provides general information applicable to all parcels; auction and lottery policies; purchasing information; special information for veterans; specific auction and offering procedures; application instructions; and a list of online resources. The second portion of this brochure contains maps of the parcels and subdivisions, along with specific information about each area, as well as the parcels' legal descriptions and minimum bid prices. The last portion of this brochure contains application forms, information about other land offerings, and customer surveys.

Additional copies of this brochure and application materials may be obtained from the Public Information Centers located in Anchorage, Fairbanks, and Juneau, whose contact information is listed below. Copies may also be viewed or downloaded from the DNR website at <http://dnr.alaska.gov/mlw/landsale/>. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please contact the Anchorage Public Information Center.

Public Information Centers

Each Public Information Center has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels offered in their specific region. These centers also provide information regarding DNR's programs and policies, and can help you find the applications, forms, and fact sheets to answer your DNR-related questions.

SOUTHCENTRAL REGION - DNR Public Information Center
550 West 7th Avenue, Suite 1260, Anchorage, AK 99501-3557
Tel: (907) 269-8400, Fax: (907) 269-8901, TDD: (907) 269-8411
Recorded Information: (907) 269-8400
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.,
excluding State holidays
dnr.pic@alaska.gov

NORTHERN REGION - DNR Public Information Center
3700 Airport Way, Fairbanks, AK 99709-4699
Tel: (907) 451-2705, Fax: (907) 451-2706, TDD: (907) 451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.,
excluding State holidays
fbx-pic@alaska.gov

SOUTHEAST REGION - DNR DMLW Public Information Center
400 Willoughby Avenue, 4th Floor, Juneau, AK 99801
Tel: (907) 465-3400, Fax: (907) 586-2954
TDD: Anchorage (907) 269-8411 or Fairbanks (907) 451-2770
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.,
excluding State holidays
sero@alaska.gov

GENERAL INFORMATION

Site Inspection

Important: It is the responsibility of all interested parties to personally inspect the parcel before submitting a bid or application.

The land chosen by a bidder/applicant is taken **AS IS** with no guarantees, expressed nor implied, as to its suitability for any intended use. The submission of a bid or application constitutes acceptance of the parcel **AS IS** and **WHERE IS**. The reader is referred to the No Warranty of Suitability or Fitness section of this brochure for more information. It is the responsibility of all interested parties to fully review this brochure and investigate the parcel before bidding or applying to purchase.

Land Records, Survey Plats, and Maps

Important: It is the responsibility of the purchaser to review recorded plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that may affect any individual parcel prior to submitting a bid or application.

Comprehensive parcel and area information can be found by researching various state and federal websites or by contacting or visiting one of the Public Information Centers (see previous page). A valuable resource developed by DNR and the Bureau of Land Management (BLM) is:

<http://landrecords.info>

This site lists links to many DNR and BLM websites where you can find information such as recorded state survey plats, federal surveys, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and casefile summaries.

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 4210 University Drive, Room 208, Anchorage, AK 99508-4664, (907) 786-7011; or Map Office, Geophysical Institute, University of Alaska Fairbanks, 903 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-5823; or from numerous other commercial sources.

Full-sized copies of the recorded survey plats are available at Public Information Centers or District Recorder's Offices. A nominal fee for the maps may apply. Find the appropriate District Recorder's Office at:

<http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>

For more information on finding and using basic parcel information sources like surveys and casefile information, see the Online Resources section of this brochure or visit one of the Public Information Centers.



Tentatively-Approved Lands

The State of Alaska may not yet have received final patent from the federal government for some of the land in these offerings. Such lands are designated as “tentatively approved”. Title for parcels on tentatively-approved lands will be conditioned upon the State of Alaska receiving patent from the federal government. In accordance with 11 AAC 67.015 Land Available, in addition to selling, leasing, or granting patented land, DMLW may conditionally sell, lease, or grant land that has been tentatively approved by the federal government for patent to the State, but that is not yet patented. A sale, lease, or grant on this conditional basis will be cancelled if the State is denied title to the land. Money paid to purchase such land will be refunded, or may be applied to the purchase of another parcel.

Additionally, the State is in no way liable for any damage that may be done to the land by the purchaser, lessee, or grantee, or liable for any claim of any third party or for any claim that may arise from ownership. If the State does receive title to the land, the conditional sale, lease, or grant then has the same effect as other sales, leases, or grants.

Department regulations provide that if for any reason the State of Alaska is denied patent to the land, a sale, lease, or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The State of Alaska has no further liability to the purchaser, lessee, or any third party for termination of the contract.

Title to tentatively-approved lands will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively-approved lands, however, there may be practical problems including (1) title insurance companies might not provide title insurance unless this contingency is “excepted” from coverage, and (2) banks might not loan money for construction on, or the purchase of tentatively-approved lands. **In these offerings, the following parcels and subdivisions are on tentatively-approved lands:**

- Cannon (Parcel #1126)
- Cascaden (Parcel #s 1134 - 1143)
- Dillingham Odd Lot (Parcel #1041)
- Dugan Hills (Parcel #s 1144 - 1145)
- Hurricane Remote (Parcel #1058)
- June Creek (Parcel #s 1162 - 1171)
- Ridgeview Addition I (Parcel #s 1084 - 1092)
- Selatna (Parcel #s 1093 and 1094)
- Snake River (Parcel #s 1097 - 1102)
- White Mountain (Parcel #s 1202 and 1207)

No Warranty of Suitability or Fitness

Important: In accordance with 11 AAC 67.022 No Warranty Implied, by selling, granting, or leasing land, the State does not give nor imply any warranty as to the land’s fitness, use, or suitability, or whether public utilities or services will be provided. It is the responsibility of the purchaser, grantee, or lessee to determine whether the land will meet their needs.

Parcels are sold AS IS and WHERE IS with all faults, and in the condition as of the date of the sale, with no guarantees, expressed nor implied, as to suitability or fitness for any intended use, or whether public utilities or services will be provided.

The State of Alaska makes no warranty, expressed nor implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel.

It is the responsibility of all interested parties to inspect the parcel and be thoroughly acquainted with the parcel’s condition prior to bidding or applying to purchase. It is also the responsibility of all interested parties to determine and consider encumbrances or the possibility of encumbrances, which may affect the use of the property, including those of record or apparent by inspection of the property, in your decision to enter into a purchase.

Access

The location of legal access to a parcel may be obtained from the appropriate regional Public Information Center. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section line easement and to avoid trespass. It is important to note that while access may be legally reserved, it may not yet be improved.

Important: Please be advised that legal access to a parcel does not necessarily constitute developed, practical or developable access.

Establishing new routes or making improvements to existing right-of-ways or easements may require an authorization depending on the type of activity and the site-specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel. Contact the Public Information Centers for more information.

The State of Alaska has no legal obligation to build roads or provide services to or within any subdivision or parcel. Right-of-ways shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. As previously mentioned, although every parcel offered has some legal, platted access, in many cases roads might not yet exist. For instance, access may be via section line easements (unless the section line easement has been vacated), platted right-of-ways, trail easements, navigable water bodies, or across unreserved State-owned land. Contact the Public Information Centers for more information.

Physical access may be on rivers and lakes or across land by roads or trails by means of on- and off-road vehicles, snowmachines, airplanes, boats, all-terrain vehicles, dogsleds, by foot, or other means of transport. You should inquire at one of the Public Information Centers or appropriate borough land office to see if there is an existing road on a reserved right-of-way.

There are certain generally allowed uses on State-owned land managed by the Division of Mining, Land, and Water that do not require a permit from DNR (11 AAC 96.020 Generally Allowed Uses).

The fact sheet, available online at:

http://dnr.alaska.gov/mlw/factsht/gen_allow_use.pdf

contains more information about these generally allowed uses, including a list of areas where they do not apply and other restrictions.

Travel across unreserved State-owned land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine or four-wheeler, on or off an established road easement, if use of the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from the State of Alaska, Department of Fish and Game, Division of Habitat for any motorized travel in fish-bearing streams. Contact and program information can be found online at:

<http://habitat.adfg.alaska.gov>

- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Access improvements on unreserved State-owned land may be allowed without a permit under the following conditions:

- Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail).
- Anchoring a mooring buoy in a lake, river, or marine waters, or placing a float, dock, boat haul out, floating breakwater, or boathouse in a lake, river, or in marine waters, for the personal, noncommercial use of the upland owner, if the use does not interfere with public access or another public use, and if the improvement is placed within the projected sidelines of the contiguous upland owner's parcel or otherwise has the consent of the affected upland owner.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands.

Moving heavy equipment, such as a bulldozer, is not authorized on State-owned land without a permit. A permit can be obtained from the appropriate DNR regional office.

RS 2477

Revised Statute 2477 is a federal law that granted states and territories unrestricted right-of-ways over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on State-owned land and the transfer of State-owned land into private ownership does not extinguish pre-existing rights. Some right-of-ways could potentially be improved for access to or across valuable state resources, communities, and land. Others will be used as they have been in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way to or across a parcel, check the public land records. More information regarding RS 2477 right-of-ways is available at any of the Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/trails/rs2477/>

Use of Adjacent State-Owned Land

Uses of unreserved State-owned land, other than those uses stated in 11 AAC 96.020 Generally Allowed Uses, may require a land use authorization from DNR.

Existing Easements and Reservations

All parcels offered in this brochure are subject to all platted and valid existing easements and reservations such as right-of-ways, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat, which may be detailed on a page of the recorded documents separate from the map or plan. It is your responsibility to thoroughly review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual parcel. It is also your responsibility to physically inspect the parcel prior to submitting a bid or application to purchase. Subdivision survey plats may be viewed at the nearest Public Information Center or online at:

<http://dnr.alaska.gov/Landrecords/>

All State-owned lands bordering section lines have a reserved public access easement usually 33 or 50 feet in width along each side of the section line, **unless the easement has been vacated or officially removed**. Contact the appropriate Public Information Center before constructing access, especially within surveyed or unsurveyed section line easements.

All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.

The Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330 Criminal Trespass in the Second Degree). The Alaska Railroad Corporation may issue permits to cross the railroad. Contact the nearest railroad agent for more information at: <http://alaskarailroad.com>

Driveways, Approaches, and Roads

Driveways and/or approach roads from established roads maintained by the State of Alaska, Department of Transportation and Public Facilities (DOTPF) may need to be constructed in order to provide access to the subdivision and individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a State-managed right-of-way, the Right-of-Way Section of the appropriate regional office of DOTPF must be consulted. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder and these activities may be restricted or disallowed.

Mineral Estate

In accordance with AS 38.05.125 Reservation of Mineral Rights to Alaska, the State of Alaska retains ownership of oil, gas, coal, ore, minerals, fissionable material, geothermal resources, and fossils that may be in or upon the land that it sells. The State of Alaska and its successors reserve the right to enter onto the land for the purposes of exploring for, developing, and producing these reserved mineral resources. Under common law, this access reservation is superior to any and all surface uses. The State of Alaska may also lease these interests to mineral developers or allow mining locations to be staked. However, AS 38.05.130 Damages and Posting of Bond also provides that the surface owner will be compensated for damages resulting from mineral exploration and development.

Mineral orders that close an area to mineral entry, where they have been established, close that area to new exploration and development of locatable minerals such as gold, copper, platinum, etc. Such mineral orders do not apply to leasable minerals, including oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing for such, nor do they preclude reasonable surface access to these resources. However, AS 38.05.130 Damages and Posting of Bond stipulates that the surface owner will be compensated for damages resulting from exploration and development.

Mining activity would be incompatible with the past, current, and proposed surface uses for land disposals. To allow new mineral location within the boundaries of the parcels offered for sale could create serious conflicts between surface and subsurface users. Area plan subsurface management policy states that, in general, areas scheduled for disposal will be closed to mineral entry prior to sale to minimize potential conflict between surface and subsurface users.

Timber and Other Materials on Site

Before receiving title to State-owned land, purchasers are strictly prohibited from selling or removing from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel. Local governments may have additional restrictions regarding on-site material use after receiving title. For more information contact your local government and the Public Information Center (See page 4 for details).

Archaeological Sites

The Alaska Historic Preservation Act prohibits the appropriation, excavation, removal, injury, or destruction of any historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of DNR (AS 41.35.200 Unlawful Acts). Should any sites be discovered, activities that may damage the site must cease and the Office of History and Archaeology (OHA) in the DNR Division of Parks and Outdoor Recreation must be immediately notified. To contact OHA, visit:

<http://dnr.alaska.gov/parks/oha/>

Multiple Uses

The land sale described in this brochure is only one of the disposals or allowed uses that may occur in any given area. A variety of other authorized uses such as mining or timber sales can and do occur on municipal, state, or federal lands near the offered parcels. Such uses not only affect adjacent land, but also roads that are intended for access to those areas. Large truck and heavy equipment traffic may occur, and in some cases, small roads or trails are developed, improved, and maintained to accommodate increased traffic. It is strongly recommended that you take this into consideration when applying to purchase land through these offerings.

Future Offerings

The State of Alaska reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area. Public notices about potential state disposals are available at:

<http://notes4.state.ak.us/pn/>

Nomination of Land for Future Offerings

DNR seeks land nominations from the public for State-owned land sales and considers public interest when offering land for disposal. If you are interested in nominating land for disposal, fill out a nomination form available online at: http://dnr.alaska.gov/mlw/factsht/land_nominating.pdf and return it to one of DNR's Public Information Centers. You will need to include basic information about the location and ownership of the nominated land and if it is classified for settlement under relevant land use plans.

Restrictions on Subdividing

You may not subdivide or re-plat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of other agencies such as the State of Alaska, Department of Environmental Conservation, the United States Army Corps of Engineers, relevant municipalities, relevant homeowners' associations, and the like. See Land Records, Survey Plats, and Maps section of this brochure for additional information.

Homeowners' Associations

Some subdivisions were created with the framework for a homeowners' association in place as authorized by 11 AAC 67.025 Homeowners' Association. Homeowners' associations may be established to handle such tasks as constructing or maintaining roads, trails, easements, and related drainage improvements within the subdivision; reserved or common areas; common sewer or water systems serving a subdivision; and other necessary services, particularly until a unit of local government is able and willing to assume responsibility for them.

If a subdivision has a homeowners' association, subsequent purchasers of parcels will automatically become members, which may involve fees or recurring dues. To find out if a subdivision has an active, incorporated homeowners' association, contact the appropriate District Recorder's Office(s). To find the appropriate District Recorder's Office, visit:

<http://dnr.alaska.gov/ssd/recoff/findYourDistrict.cfm>

Additional information may also be available from the Alaska Department of Commerce, Community, and Economic Development, Division of Corporation, Business, and Professional Licensing at (907) 465-2530, or online at:

<https://myalaska.state.ak.us/business/>

Taxes

Parcels offered in this disposal may be subject to taxes and assessments levied by local taxing authorities.

Failure to make timely payment of all taxes and assessments on parcels purchased under contract with the State of Alaska is a violation of the purchase contract and may result in contract termination.



Sewer and Water

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 of the State of Alaska, Department of Environmental Conservation (DEC). Approval of such systems shall be obtained from DEC. Many of the subdivisions included in these land offerings have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or parcel, please refer to the survey plat and contact the appropriate regional office of DEC. If any such systems exist on parcels in these offerings, the State of Alaska makes no representations or warranties, express nor implied, concerning the existence or condition of such items. **Interested parties are responsible for inspecting the parcels prior to submitting a bid or application and buyers assume all responsibility for such items.** Refer to the Existing Improvements and Hazardous Materials and Potential Contaminants sections of this brochure for additional information and disclaimers.

Water Rights and Usage

Depending on your usage, construction plans, or demand relative to supply of water in the area, you may be required to obtain a water right or permit. Certain activities involving the diversion of water, even temporary routing during trail or road construction, may require advance authorizations. For information, contact DNR's Division of Mining, Land, and Water, Water Resources Section. Information and applications are also available at any of the Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/water/>

Wetlands

Some State-owned land offerings contain waters of the United States, including wetlands. Section 10 of the Federal Rivers and Harbors Act requires a permit for any structures or work in navigable waters of the United States, which includes those waters subject to the ebb and flow of the tide and/or presently used, have been used in the past, or may be used in the future to transport interstate or foreign commerce. Section 404 of the Federal Clean Water Act requires a permit for the discharge of dredged or fill material into all waters of the United States, including wetlands.

Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. Before putting any dredged or fill material in wetlands and/or waters (for example, to build a road, or any other land clearing activities), and/or before working or placing any structures in such waters (for example, dredging, or constructing a dock or pier), purchasers must obtain a permit from the U.S. Army Corps of Engineers.

Working or building structures in waters of the United States and/or discharging dredged or fill material into waters of the United States, including wetlands, without a valid permit may result in civil fines or criminal charges. A wetland determination or delineation may be required before any construction can occur. For a wetland determination on your parcel or more information on permit requirements contact the U.S. Army Corps of Engineers, Alaska District, at (800) 478-2712 or visit:

<http://www.poa.usace.army.mil/hm/default.htm>

Fire

Some State-owned lands are in areas without fire protection or with only limited fire protection. The State of Alaska assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. Visit the Division of Forestry's Fire Information webpage online at <http://forestry.alaska.gov/fire/> for full descriptions of current Interagency Fire Management Plans and more information.

If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space. Existing interagency programs, such as FIREWISE, can provide prospective landowners with valuable information regarding wildfire mitigation. To find out more information, visit:

<http://firewise.org>

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking, or warming. All other burning in the permit areas requires a permit during the fire season. There are potential liabilities if your fire escapes control (AS 41.15.060 Permits, AS 41.15.090 Building or Leaving Fires). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the Public Information Centers as well as online at:

<http://forestry.alaska.gov>

Fish and Game Requirements

State of Alaska, Department of Fish and Game (DFG) regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted, and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance (5 AAC 92.420 Taking Nuisance Wildlife). More information is available at:

<http://www.adfg.alaska.gov>

Fish Habitat Requirements

Conducting any development activity across or within (below the ordinary or mean high-water line of) a specified anadromous waterbody requires the prior written approval of the DFG, Division of Habitat, which is responsible for reviewing and, if appropriate, issuing permits for these activities (AS 16.05.841 Fishway Required). A list of common activities requiring permits is available at:

<http://www.habitat.adfg.alaska.gov>

Failure to abide by these requirements may lead to a violation of state law and the charge of a misdemeanor. Contact DFG Division of Habitat for more information on obtaining permits.

Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the DFG for information on how to minimize conflicts with wildlife.

Eagle Nesting Sites

Federal law prohibits any disturbance of bald eagles or their nests. The U.S. Fish and Wildlife Service (USFWS) enforces this law. The USFWS generally recommends no clearing of vegetation within 330 feet of any nest. Additionally, no construction or other potentially disturbing activity should occur within 660 feet of any nest between March 1 and June 1. Further, between June 1 and August 31, no construction activity should occur within 660 feet of active eagle nests until after juvenile birds have fledged. Nest trees should not be disturbed at all. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet of a nest tree.

Migratory Birds

The Federal Migratory Bird Treaty Act prohibits the disturbance or destruction of nest areas during nesting season. Nearly all bird species in Alaska are migratory and subject to protection under the Act. Compliance with the Act would preclude road construction activities during nesting season. Additional information is available from the USFWS at:

<http://www.fws.gov/pacific/migratorybirds/>



Existing Improvements

Some parcels in this brochure have existing improvements, structures, and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. If any such improvements exist on parcels in these offerings, the State of Alaska makes no representations or warranties, express nor implied, concerning the existence or condition of such items. Interested parties are responsible for inspecting the parcels prior to submitting a bid or application and buyers assume all responsibility for such items. Refer to the Hazardous Materials and Potential Contaminants section of this brochure for additional information and disclaimers.

Hazardous Materials and Potential Contaminants

Interested parties are responsible for inspecting the property and familiarizing themselves with the condition and quality of the land. Unless otherwise noted herein, there are no known environmental hazards present within the parcels offered. However, DNR has not necessarily inspected all the parcels in this brochure to determine if refuse or hazardous waste is present. The State of Alaska makes no representations or warranties, expressed nor implied, concerning the existence or absence of any hazardous substances, hazardous wastes, contaminants, or pollutants on the land here proposed for conveyance. The State of Alaska further assumes no liability for the removal of hazardous substances, hazardous wastes, contaminants, or pollutants, nor for the remediation of the site should such substances eventually be found. The purchaser of the parcel is responsible for the disposal of any existing refuse or wastes.

New Construction, Development, or Improvements

Important: The State of Alaska does not allow early entry for development activity until the sale contract is issued, or patent is received. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020 Proper Location). **No improvements, other than access, may be placed or constructed within any easements or right-of-ways of record.** This includes, but is not limited to, section line easements, public access easements, road right-of-ways, utility easements, and building setbacks. It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

INFORMATION ON SEALED-BID AUCTION AND INITIAL OVER-THE-COUNTER OFFERING

Privacy Notice

AS 38.05.035 (a) Powers and Duties of the Director authorizes the Division Director to decide what information is needed to process an application for the sale or use of State-owned land or resources. This information is made a part of the State public land records and becomes public information under AS 40.25.100 Disposition of Tax Information and AS 40.25.120 Public Records; Exceptions; Certified Copies, unless the information qualifies for confidentiality under AS 38.05.035 (a) (8) and confidentiality is requested, or AS 45.48, Alaska Personal Information Protection Act. Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 40.25.310 Information Accuracy and Completeness by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210 Unsworn Falsification in the Second Degree.

Personal information such as social security numbers, credit card numbers, bank information, etc. is held confidential. However, all other information concerning bids or applications to purchase State-owned land is considered public and available upon request. Such public information may include, but is not limited to bids, bidding parties, sale terms, and payment histories.

Bidder/Applicant Qualifications

Important: It is your responsibility to prove that you are eligible to participate in the program. In accordance with AS 38.05.045 Generally [Sale of Land], to be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident and have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 25, 2011 (from May 25, 2010 to May 25, 2011).

Regulation changes adopted in February 2001 have affected bidder/applicant qualifications (11 AAC 67.005 General Qualifications and 11 AAC 67.008 Ineligibility Due to Default). Please read this section on eligibility thoroughly before you submit a bid or application.

It is your responsibility to prove that you are eligible to participate in the program. AS 38.05.045 Generally [Sale of Land] requires that **in order to bid in the Sealed-Bid Auction you must be a current resident of the State of Alaska and must certify that you have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 25, 2011** (see Residency Requirement for Residential Parcels in the Sealed-Bid Auction section of this brochure). All bidders in the Sealed-Bid Auction and applicants in the OTC Offerings must be 18 years of age or older on the date of sale.

Corporations, businesses, and non-Alaska residents ARE NOT eligible to bid for parcels of residential land in the Sealed-Bid Auction, but ARE eligible to apply in the IOTC and OTC Offerings.

If you are the successful bidder or applicant for a parcel, you may choose to pay for the entire parcel up front, or enter into a purchase contract with the State of Alaska. If you elect to enter into a purchase contract with the State of Alaska, in accordance with 11 AAC 67.008 Ineligibility Due to Default, you must also certify that you:

1. have not held a purchase contract or lease issued by DNR that has been administratively foreclosed or terminated for cause within the past three years (contact the Land Sales and Contract Administration Section at (907) 269-8594 and speak to a contract administrator if you have questions about eligibility);
2. are not currently in default for nonpayment on a purchase contract or lease issued by DNR; and
3. are not currently in default for nonpayment of municipal taxes or assessments on property currently under a purchase contract or lease issued by DNR.

Purchase contracts will not be issued by the State of Alaska unless all three qualifications listed above are met for parcels purchased in the Sealed-Bid Auction or in the IOTC Offering. If you are the successful bidder or applicant for a parcel and do not meet the qualifications for a purchase contract as listed above, you must pay the bid/appraised amount in full upon notification. Failure to submit payment in full upon notification may result in the forfeiture of your deposit and loss of purchase rights to the parcel.

Residency Requirement for Residential Parcels in the Sealed-Bid Auction

You are not allowed to claim Alaska residency during any period that you were registered to vote in another state, or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits. If you are a member of the Armed Forces of the United States or were during any part of the one-year residency period, you must either have been an Alaska resident prior to enlisting and maintained your Alaska residency, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes for at least one year immediately preceding the date of the auction. If you collect overseas pay for being stationed in Alaska, or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you do not qualify as an Alaska resident.

Proof of Residency

Successful bidders in the Sealed-Bid Auction are required to submit proof of Alaska residency upon notification of their winning bid. In accordance with AS 01.10.055 Residency and AS 38.05.055 Auction Sale Procedures, you must show you were physically present in Alaska the one year prior to the date of the auction with an intent to make a home and remain in the state indefinitely. Failure to prove your residency in the State of Alaska for the one year immediately preceding the date of the auction will result in the loss of purchase rights to the parcel and may result in the forfeiture of some or all of your deposit. Proof of residency must address the one year prior to the date of the auction, **May 25, 2011**, and include:

A copy of the front and back of your valid and current Alaska Driver's License or ID Card issued by the State of Alaska. If you do not have a valid, current Alaska Driver's License or ID Card issued by the State of Alaska with an issue date at least one year prior to the auction, please contact the Land Sales and Contract Administration Section before bidding to inquire about acceptable substitutions for this requirement;

AND

ONE of the following primary items:

- voter registration and voting records;
- school records;
- rent receipts, proof of home ownership, or a home purchase contract for your primary residence in Alaska;
- motor vehicle registration for your primary vehicle;
- tax records for your primary residence in Alaska;
- employment, unemployment, or military records;
- court or other government agency records; or
- birth or other vital statistic records;

OR

TWO of the following secondary items:

- current and valid occupational or other licenses, such as hunting, fishing, and commercial driver licenses issued by the State of Alaska; or
- notarized affidavits of persons acquainted with but not related to the applicant; such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency.

Secondary and self-certifying items above may only be used as corroborative evidence. Upon notification of apparent high bid, successful bidders are required to submit as many primary (non-self-certifying) items of proof of residency as needed to document the minimum, one full year of Alaska residency.

The Director may accept other forms of proof, which may be deemed either primary or secondary. If you are relying on such other proof not specifically listed above, please contact the Land Sales and Contract Administration Section before bidding to inquire.



Buying Multiple Parcels

11 AAC 67.005 (b) General Qualifications has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each DNR land offering. For administrative purposes, the Sealed-Bid Auction will still be limited to one parcel per person; however, additional parcels from these offerings, if not purchased at auction, may be purchased during the IOTC Offering.

You may submit sealed bids on multiple parcels (each in a separate envelope). However, if you do, and you have a high bid for more than one parcel, you may not end up with your first choice. Parcel opening order is determined by the total number of bids received per parcel (See "Sealed-Bid Auction Procedures"), which cannot be determined until after the application period has ended. You will be awarded the first parcel for which you are the high bidder. For example:

*Jane Doe bids on two fictitious Parcels A and B. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest bidder for Parcel B, she will win that parcel and will be **ineligible** to win Parcel A, even if she would have been the high bidder for that parcel as well.*

Multiple Applicants

Two or more individuals may jointly submit a single bid in the Sealed-Bid Auction or application for the IOTC Offering. **To do so, all bidders/applicants must be eligible to bid and/or apply.** Successful bidders'/ applicants' names will carry forward to the purchase contract, or patent if the purchase price is paid in full. Names may not be added or deleted after the form has been submitted.

Additionally, successful joint bidders will be ineligible to individually win an additional parcel in the Sealed-Bid Auction. For example:

*If John and Jane Doe are the high bidders of fictitious Parcel C in the sealed-bid auction, both John Doe and Jane Doe are **ineligible** to win any additional parcels, **either as joint applicants or as individuals**, for the remainder of the Sealed-Bid Auction.*

If your previous bid or application had multiple applicants, and a subsequent bid or application is submitted for just one of the applicants, the subsequent single-party bid or application will stand and the previous multiple-party bid or application will NOT be considered. This can have important implications for the joint applicants. For example:

If a bid is submitted jointly by John and Jane Doe for fictitious Parcel D, and subsequently John Doe individually submits a new bid for fictitious Parcel D, the previous joint bid for fictitious Parcel D is cancelled. John Doe now has an active bid submitted, but the party of John and Jane Doe and the individual Jane Doe do not.

Withdrawing Bids and Applications Prohibited

Once you have submitted a bid or application, it cannot be withdrawn. If you feel your bid or application was submitted with an error, you must submit a new bid or application to be eligible for the parcel. If you submit multiple bids or applications on the same parcel, only the MOST RECENT, VALID bid or application will be considered, even if you submitted a higher or duplicate bid or application at an earlier time.



Returned Deposits

Unsuccessful bidders and applicants may pick up their deposits until 5:00 p.m. on the day of the offering (Sealed-Bid Auction May 25, 2011 or IOTC Offering July 20, 2011), upon proper presentation of identification (valid and current Alaska driver's license or other similar picture identification). The deposits may be picked up at the Anchorage Public Information Center, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up by this time will be returned by mail on the next day if a self-addressed, stamped envelope (SASE) was included with the bid. Deposits made by check will be destroyed if not picked up or accompanied by a SASE. No interest will be paid on the deposit while it is in the possession of the State of Alaska.

Misrepresentation – Price Fixing

You may not attempt to influence bidding by others, conspire with other purchasers to reduce the price of a parcel, or otherwise act to defeat an open, fair-market bidding process. **If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law.** In addition to any other penalties prescribed by law, you will forfeit monies paid and may lose all right, title, and interest in the land.

Anyone who misrepresents him or herself as owner of any of these parcels of land or who wrongfully represents that he or she has any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law. If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, immediately contact a Public Information Center and provide any information you have.

Bidder/Applicant Responsibility to Keep Address Current

Throughout the bid/application, contract, and patent processes, in accordance with 11 AAC 67.005 (g) General Qualifications, an applicant or bidder is responsible for keeping DNR DMLW Land Sales and Contract Administration Section (LSCAS) informed of their current address. The application or bid is subject to rejection if LSCAS is unable to contact the applicant or bidder at the current address of record. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you.

Brochure Amendments

At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called Errata. You may obtain a copy of new or existing Errata from the Public Information Centers or online at:

<http://dnr.alaska.gov/mlw/landsale/>

It is your responsibility to stay informed of any changes or corrections prior to submitting a bid or application and prior to the actual auction. DNR reserves the right to make changes up to the time a contract or patent is issued. DNR also reserves the right to waive technical defects or errors in this publication.

Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel an offering, in whole or in part, if necessary to protect the interest of the State of Alaska. Such a postponement or cancellation may occur at any time prior to or during the offering, even after the apparent high bidder has been notified, but prior to DNR signing a final conveyance document. This policy also includes all over-the-counter offerings. In the event that DNR cancels an offering, deposits will be returned. This brochure is intended for informational purposes only and does not constitute an offer to sell.



Appeals

An aggrieved bidder may appeal to the Commissioner within five days after the sale for a review of the Director's determination (AS 35.05.055 Auction Sale Procedures). Appeals may be sent by mail to Commissioner, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501-3561, by fax to (907) 269-8918, or by electronic mail to:

dnr.appeals@alaska.gov

Filing Policy for State of Alaska Employees

State of Alaska employees, employees of State-funded agencies (such as the University of Alaska), or employees of a contractor employed by the State of Alaska or a State-funded agency, who gained knowledge of a land offering area at State of Alaska expense or were in a position to obtain inside information about the offering process, may not file a sealed bid during the last 15 days of the bidding period and may not acquire land within the first 30 days that it is offered over the counter (11 AAC 67.005 (c) General Qualifications).

This requirement disqualifies those employees from applying for a parcel in the IOTC Offering. Parcels may only be purchased 30 days after they are placed in the general Over-The-Counter (OTC) inventory, following the IOTC Offering. If you have questions about employee eligibility, contact one of the Public Information Centers.

PURCHASE INFORMATION

Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative.

You are responsible for maintaining a current address with the Division of Mining, Land, and Water during the life of the sale contract. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record, even if it does not reach you.

Lump Sum Payment

If the purchase price minus the minimum five percent (5%) down payment, per parcel, is \$2,000 or less, the balance due must be paid in full and a land sale contract will not be issued (11 AAC 67.875 Installment Payments). The balance after down payment plus a non-refundable document handling fee of \$100.00 will be due 30 days after the Award Notification Letter is received by the purchaser.

If you are the successful bidder for a parcel and do not meet requirements listed in the Bidder/Applicant Qualifications section of this brochure, to qualify for a contract, a lump sum payment will be required.

Sale Contracts

If the balance due (purchase price minus the down payment), per parcel, is greater than \$2,000, the remainder may be paid by sale contract, if you meet the requirements to qualify for a contract as described in the Bidder/Applicant Qualifications section of this brochure. Once you have signed a State of Alaska land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

A sale contract will not be issued by the State of Alaska unless all three requirements listed in the Bidder/Applicant Qualifications section of this brochure are met.

The terms for purchasing State-owned land by sale contract are:

- minimum down payment of five percent (5%) of the purchase price;
- non-refundable document handling fee of \$100.00; and
- contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:

DNR will provide for a monthly installment payment schedule unless the Department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875 Installment Payments):

- \$2,000.00 or less must be paid in full at time of purchase;
- \$2,000.01 to \$9,999.99, contract length will not be more than 5 years;
- \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
- \$15,000.00 to \$19,999.99, contract length will not be more than 15 years; and
- \$20,000.00 or more, contract length will not be more than 20 years.

The interest rate on all land sale contracts will be 3% plus the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to you for signature; not to exceed 13.5%. Interest begins to accrue on the effective date shown on the face of the contract.

You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. You may make payments in person, by mail, or online. Checks returned for any reason may invalidate the transaction and terminate all rights of the purchaser.

Your contract will be issued as soon as possible, however delays may occur.

Important: The State of Alaska does not allow early entry for development activity until the sale contract is issued or patent is received. Please contact the Land Sales and Contract Administration Section at (907) 269-8594 for additional information.

Service Charge

Once the contract for sale has been executed, you will owe a service fee for any late or returned payment as follows:

- **Late Payment Penalty:** A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065 (d) Terms of Contract of Sale, of \$50.00 or five percent (5%) of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then toward interest owed, and any remainder reduces the principal balance.
- **Returned Check Penalty:** A returned payment fee of \$25.00, as provided in 11 AAC 05.010 Fees, will be assessed for any payment that the bank refuses. The default termination date (the date payment is due) will not be altered due to a delay caused by a bank refusing payment. Late penalties, as previously described in this section, shall continue to accumulate.

VETERAN'S PREFERENCE AUCTION

A Veteran's Preference Auction is a restricted sale at which qualified veterans have first option to purchase certain parcels being offered (AS 38.05.067 Preference For Veterans For Unoccupied Residential Land and 11 AAC 67.050 Veteran's Preference).

Non-veterans and veterans not wishing to participate in the Veteran's Preference Auction may also bid on these parcels, however, a Veteran's Preference bidder will be given preference, even if their bid amount is lower than the non-Veteran's Preference bid amount.

Parcels that are offered under this preference must be five acres or less, classified as Settlement land, and zoned for residential use only. If two or more individuals jointly submit a bid and intend to use their Veteran's Preference, all bidders must be eligible veterans and provide the required proof. This Veteran's Preference option may only be used once in an applicant's lifetime. This is a separate program from the Veterans' Land Discount Program that is described later in this brochure. **A Veterans' Land Discount may NOT be used on a parcel purchased through the Veteran's Preference Auction.**

The bids for the Veteran's Preference Auction will be opened before the regular Sealed-Bid Auction, beginning at 10:00 a.m., Wednesday, May 25, 2011, at the Anchorage Public Information Center, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. Any of the eligible parcels not sold during the Veteran's Preference Auction will then be auctioned along with the remaining parcels to qualified bidders during the regular Sealed-Bid Auction.

The following parcel will be offered in a Veteran's Preference Auction for the 2011 Alaska State Land Offerings – Auction 467:

- **Beaver Creek Alaska Subdivision Parcel 1018.**

Parcels purchased at the Veteran's Preference Auction are subject to the following restrictions:

- The veteran may not sell or otherwise transfer ownership of the land for five years, except to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the Director of the Division of Mining, Land, and Water.
- The veteran shall submit proof within two years that residential development has begun. Proof shall show that access has been developed, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent foundation, or the construction of waste disposal and sanitary facilities under a building permit issued by the appropriate authority. The two-year development requirement will begin on the effective date of the contract for sale or on the date of payoff if a contract has not been issued.

The Director may not convey title to the parcel until the above requirements have been met.

Clearly Mark Your Bid

If a Veteran's Preference Auction sealed-bid envelope is not clearly marked as such, DNR will not consider the bid part of the Veteran's Preference Auction and it will only be considered in the regular Sealed-Bid Auction.

Qualifications for Veteran's Preference Auction

Important: In order to verify eligibility, veterans wishing to participate in this program must submit the required proof with their Sealed-Bid Application. Any bid submitted for the Veteran's Preference Auction without this proof enclosed will not be considered for a Veteran's Preference, but will be considered in the regular Sealed-Bid Auction, if the parcel is still available at that time. If you submit your bid online, this proof must be mailed to the Anchorage Public Information Center, and be received by the application deadline.

In addition to the "Bidder/Applicant Qualifications" stated in this brochure, a person applying for the Veteran's Preference Auction must submit proof, acceptable to the Department, that he or she:

1. has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see Residency Requirement sections of this brochure);
2. has served on active duty in the Armed Forces of the United States for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214 Report of Separation from Active Duty); and
3. has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, the Armed Forces of the United States are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in State National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty, must be submitted.

Veterans are encouraged to request their Form DD 214 well in advance of the auction.

VETERANS' LAND DISCOUNT

In accordance with AS 38.05.940 Land Purchase Price Discount For Veterans eligible veterans may receive a 25% discount on the purchase of State-owned land, once costs reimbursable to the State of Alaska have been subtracted from the purchase price.

The Veterans' Land Discount may only be used once in an applicant's lifetime. **A Veterans' Land Discount may NOT be used on a parcel purchased through the Veteran's Preference Auction**, but may be used when bidding on a parcel in the regular Sealed-Bid Auction or in the OTC Offerings.

The Veterans' Land Discount may be applied only to acquisition of surface rights to the land. Survey, platting, and road development costs (reimbursable costs) will be subtracted from the purchase price before the 25% discount is applied. The reimbursable cost per acre for subdivision parcels, and the reimbursable cost per parcel for remote parcels is listed in tables on the following pages. The amount of the discount will be deducted from the purchase price. However, the 5% minimum down payment is still calculated on the original, undiscounted bid price.

Subdivision Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a 1.82-acre Subdivision Parcel with reimbursable costs of \$987 per acre, if the bid price was \$40,000:

Reimbursable Cost / Acre	\$ 987.00
Parcel Size in Acres	x 1.82
Total Reimbursable Costs	\$ 1,796.34
Bid Price	\$ 40,000.00
Less Reimbursable Cost	- \$ 1,796.34
Amount Eligible for Discount	\$ 38,203.66
Amount Eligible for Discount	\$ 38,203.66
25% Veterans' Discount Rate	x 0.25
Veterans' Land Discount	\$ 9,550.91
Bid Price	\$ 40,000.00
Less the Veterans' Land Discount	- \$ 9,550.91
Discounted Purchase Price	\$ 30,449.09
Bid Price	\$ 40,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	\$ 2,000.00
Discounted Purchase Price	\$ 30,449.09
Less 5% Minimum Down Payment	\$ 2,000.00
Balance Due	\$ 28,449.09

Remote Parcel Example

Below is an example of how a Veterans' Land Discount is calculated for a Remote Parcel with reimbursable costs of \$5,410, if the bid price was \$15,000:

Total Reimbursable Costs	\$ 5,140.00
Bid Price	\$ 15,000.00
Less Reimbursable Cost	- \$ 5,140.00
Amount Eligible for Discount	\$ 9,860.00
Amount Eligible for Discount	\$ 9,860.00
25% Veterans' Discount Rate	x 0.25
Veterans' Land Discount	\$ 2,465.00
Bid Price	\$ 15,000.00
Less the Veterans' Land Discount	- \$ 2,465.00
Discounted Purchase Price	\$ 12,535.00
Bid Price	\$ 15,000.00
5% Minimum Down Payment	x 0.05
Minimum Down Payment	\$ 750.00
Discounted Purchase Price	\$ 12,535.00
Less 5% Minimum Down Payment	- \$ 750.00
Balance Due	\$ 11,785.00

Qualifications for Veterans’ Land Discount

In addition to the “Bidder/Applicant Qualifications” stated in this brochure, a person applying for the Veterans’ Land Discount must submit a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to the Department, that he or she:

1. has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see Residency Requirement sections of this brochure), even for parcels purchased over the counter;
2. has served on active duty in the Armed Forces of the United States for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214 Report of Separation from Active Duty); and
3. has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, the Armed Forces of the United States are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in State National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty, must be submitted. **Veterans are encouraged to request their Form DD 214 well in advance of the auction or over-the-counter purchase.**

In the case where two or more bidders or applicants wish to purchase a parcel and apply a Veterans’ Land Discount, both must be eligible applicants but only one need be an eligible veteran and apply for the discount. However, upon approval, a single 25% discount will be given and all applicants will have exhausted their “once in a lifetime” Veterans’ Land Discount. If there is more than one applicant, the applicant(s) not applying for the discount must fill out the Waiver of Veterans’ Land Discount form and return it to DNR with the other required documentation.

The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at any regional Public Information Center, as well as under “Land Forms” online at:

<http://dnr.alaska.gov/mlw/forms/>

If you are the successful bidder for a parcel in the Sealed-Bid Auction, a copy of these forms will be included in your “Award Notification” Letter. If you are applying for the IOTC Offering, include the completed forms and required proof with your application materials.

Reimbursable Costs for Determining Veterans’ Land Discount for Subdivision Parcels

Subdivision Name	Survey	Reimbursable Costs / Acre
Southeastern Region:		
Clark Bay North	ASLS 2006-73	\$678
Lisianski View	ASLS 2007-18	\$1,519
Whale Passage Add. 1	ASLS 2002-22	\$636
Whale Passage Add. 5	ASLS 2002-23	\$1,509
Southcentral Region:		
Bartlett Hills	ASLS 79-143A	\$234
Beaver Creek	EPF 3-9	n/a
Chase II	ASLS 79-149	\$236
Chase Remote	ASLS 72-58	n/a
Checkpoint	ASLS 2009-9	\$452
Chignaki Pond Ph. II	ASLS 2006-12	\$6,422

Subdivision Name	Survey	Reimbursable Costs / Acre
Southcentral Region:		
Glennallen I	ASLS 79-144	\$122
Glennallen II	ASLS 79-251	\$122
Happy Creek	ASLS 2009-11	\$896
Hewitt-Whiskey Lakes	ASLS 80-134	\$235
High Mountain Lakes	ASLS 80-154	\$273
Hurricane Remote	ASLS 92-164	n/a
Mariner’s Walk	ASLS 85-225	\$395
Otter Lakes	ASLS 79-147	\$225
Peter’s Creek	ASLS 80-144	\$302
Ridgeview Addition I	ASLS 2005-16	\$137

Reimbursable Costs for Determining Veterans' Land Discount for Subdivision Parcels (cont'd)

Subdivision Name	Survey	Reimbursable Costs / Acre
Southcentral Region:		
Copper Bluff	ASLS 2006-61	\$2,478
Dillingham OTE	ASLS 80-159	n/a
Talkeetna Bluffs	ASLS 80-94	\$231
Talkeetna Bluffs Add.	ASLS 81-196	\$453
Trapper Creek Glen	ASLS 79-242	\$265
Willow Creek	ASLS 79-122	\$156
Willowcrest	ASLS 80-8	\$310
Yentna II	ASLS 94-28	\$3500

Subdivision Name	Survey	Reimbursable Costs / Acre
Northern Region:		
Cascaden	ASLS 86-98	\$367
Glenn	ASLS 81-205	\$410
June Creek	ASLS 79-166	\$88
Riverview	ASLS 83-128	\$262
Tatalina	ASLS 2003-14	\$198
Tok Triangle Phase III	ASLS 2008-41	\$58

Reimbursable Costs for Determining Veterans' Land Discount for Remote Parcels

Southcentral Region

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Southcentral Region:			
Dillinger River	2007-7	1038	\$3,862
		1039	\$3,766
		1040	\$4,066
Friday Creek	2003-11	1042	\$4,750
		1043	\$4,919
Kogrukluk River	2007-8	1059	\$3,530
		1060	\$4,059
		1061	\$3,875
		1062	\$3,887
		1063	\$4,123
		1064	\$4,141
		1065	\$4,102
		1066	\$4,152
Moose Creek East	2006-22	1067	\$4,077
		1068	\$3,771
		1069	\$3,867
		1071	\$4,453
Ninemile	2003-43	1072	\$4,389
		1073	\$4,454
		1074	\$4,445
		1075	\$4,020
		1076	\$3,927

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Southcentral Region:			
Ninemile	2003-43	1075	\$4,020
		1076	\$3,927
Porcupine Butte	2005-27	1080	\$5,340
		1081	\$5,464
Quartz Creek	2003-42	1082	\$5,336
		1083	\$5,816
Selatna	2006-25	1093	\$4,460
		1094	\$4,262
Skwentna Flats	80-126	1095	\$4,460
		1096	\$4,262
Snake River	2005-29	1097	\$3,627
		1098	\$3,553
		1099	\$3,514
		1100	\$3,117
		1101	\$3,610
		1102	\$3,027
Talachulitna West	2006-24	1103	\$4,545
		1104	\$4,263
		1105	\$4,620
		1106	\$4,300
Weary River	2003-13	1114	\$5,662
Yentna	2003-12	1124	\$3,263

Reimbursable Costs for Determining Veterans' Land Discount for Remote Parcels

Northern Region

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Northern Region:			
Cannon	2007-6	1126	\$4,746
		1127	\$4,481
		1128	\$4,146
		1129	\$4,217
		1130	\$3,968
		1131	\$4,108
		1132	\$4,107
Dugan Hills	2005-26	1133	\$4,801
		1144	\$3,469
		1145	\$2,814

Remote Area Name	ASLS Survey	Parcel #	Reimbursable Costs / Parcel
Lost Creek	2007-9	1172	\$2,900
		1173	\$2,539
		1174	\$2,375
		1175	\$2,886
		1176	\$2,500
		1177	\$2,694
		White Mountain	2002-11
1203	\$3,611		
1204	\$3,453		
1205	\$3,500		
1206	\$3,500		
1207	\$3,444		



SEALED-BID AUCTION PROCEDURES

All bids for the 2011 Alaska State Land Sealed-Bid Auction must be RECEIVED by one of the designated DNR offices, or submitted online, no later than 5:00 p.m., Friday, May 20, 2011. Bids received after the designated date and time will not be considered.

A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. The minimum bid for each parcel is the current appraised market value as indicated in this brochure or subsequent Errata.

You may bid on multiple parcels, but only one parcel per person will be awarded during the Sealed-Bid Auction, as described throughout this brochure. DNR will accept bids for the minimum bid price listed in this brochure or subsequent Errata, although there is no assurance a minimum bid will be the high bid. Successful high bidders may also participate in the IOTC Offering. There is no limit on the number of parcels that can be purchased over the counter.

Sealed-Bid Auction Procedures

DNR date-stamps all sealed bids on the day they are received. Bids will be kept confidential and stored in a safe until the auction.

The auction will begin at 10:00 a.m., Wednesday, May 25, 2011, in the Anchorage DNR Public Information Center, at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501. All bids will be opened during the auction. Attendance at the auction is not required and will not affect the outcome. Members of the public who attend the sealed-bid opening will not be allowed to change or withdraw any bids as discussed throughout this brochure.

As the auction progresses, an updated results list will be available online at:

<http://dnr.alaska.gov/mlw/landsale/>

You may need to 'refresh' your browser occasionally to view the updates.

As detailed in the Veteran's Preference Auction section of this brochure, Veteran's Preference Auction bids will be opened first. Veteran's Preference Auction parcels that have no qualified veteran bidders will be auctioned to qualified bidders during the next phase of the sealed-bid auction.

For the Veteran's Preference and General Sealed-Bid Auction, auction bids will be opened in an order determined by the number of bids received. The parcel with the most bids will be opened first, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest Parcel # (not ADL #) will be opened first.

The eligible bidder who submitted a properly completed bid form with the highest bid amount will be named the apparent high bidder. Acceptable bids must be submitted for an amount equal to or greater than the minimum bid price listed for each parcel in this brochure. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the Veteran's Preference and General Sealed-Bid Auctions. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids. Multiple parcels may be purchased through over-the-counter offerings only. For more information, please refer to the qualification sections throughout this brochure.

If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date-received stamp on the bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.

Following the auction, a list of apparent high bidders will be posted at the Public Information Centers and online at:

<http://alaska.gov/mlw/landsale/>

During the week following the auction, apparent high bidders will be sent an Award Notification Letter by certified mail. The letter will give successful bidders 30 days to submit the following requirements:

- a completed Declaration of Intent Form (blank copy included in letter);
- a non-refundable \$100.00 document handling fee in accordance with 11 AAC 05.010 (a) (7) (F) Fees;
- if applying for a Veterans' Land Discount, a Veteran Eligibility Affidavit (blank copy included in letter) along with a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty, and the Waiver of Veterans' Land Discount form (blank copy included in letter), if there is more than one applicant (see Veterans' Land Discount section of this brochure for more information);
- a copy of the front and back of your valid and current Alaska Driver's License or State-issued ID Card and other required items as described in the Proof of Residency section of this brochure; and
- any other documents or items requested in the Award Notification Letter.

If a successful bidder fails to comply with the requirements stated in this brochure and the Award Notification Letter by the deadline, the bidder forfeits the bid deposit and all rights to the parcel. The next highest eligible bidder may then be given the opportunity to purchase the parcel. Failure to comply with the requirements stated in the Award Notification Letter does not prevent the first apparent high bidder from purchasing another parcel in the subsequent over-the-counter offerings.

Parcels not sold at this auction may be made available in the following IOTC Offering where they will be offered for sale at the minimum bid price, which is the appraised market value as listed in this brochure or subsequent Errata.

INITIAL OVER-THE-COUNTER (IOTC) OFFERING

Parcels not sold at this auction may be made available in the following IOTC Offering where they will be offered for sale at the minimum bid price, which is the appraised market value as listed in this brochure or subsequent Errata. Occasionally, parcels with an apparent high bidder in a preceding auction may become available in the IOTC Offering due to relinquishment or rejection of the bid.

On Wednesday, June 1, 2011, a complete list of all parcels to be included in the IOTC Offering will be available at all Public Information Centers as well as online at:

<http://dnr.alaska.gov/mlw/landsale/>

If additional bids are relinquished or rejected by the highest bidder after May 31, 2011, they will not be included in the IOTC Offering immediately following the auction, but may become available at a later date.

All applications for the 2011 Alaska State IOTC Land Offering must be RECEIVED by one of the designated Public Information Centers or submitted online, no later than 5:00 p.m., Friday, July 15, 2011. Applications received after the designated date and time will not be considered. The offering will begin at 10:00 a.m., Wednesday, July 20, 2011 in the Anchorage Public Information Center, at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576.

The purchase price for parcels in the IOTC Offering is the appraised market value, which is the same as the minimum acceptable bid for the auction, held May 25, 2011.

IOTC Offering applications may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to him/herself. The IOTC Offering is not limited to one parcel per person.

Initial Over-The-Counter (IOTC) Offering Procedures

Applications will be kept confidential and stored in a safe until the offering.

The offering will begin at 10:00 a.m., Wednesday, July 20, 2011, in the Anchorage DNR Public Information Center, at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3576. Attendance at the offering is not required and will not affect the outcome. Members of the public who attend the IOTC Offering will not be allowed to change or withdraw any applications, as discussed throughout this brochure.

As the offering progresses, an updated results list will be available online at:

<http://dnr.alaska.gov/mlw/landsale/>

You may need to 'refresh' your browser occasionally to view the updates.

A drawing will be held to determine the winning applicant for any parcel where multiple applications have been received. The first name drawn for each parcel will be named the winner. If there is only one applicant for a parcel, that applicant is automatically the winner.

For the IOTC Offering, applicants have the opportunity to purchase multiple parcels. Applicants will win the opportunity to purchase all parcels for which their name is drawn, or when they are the only applicant.

If the winning applicant decides not to complete the sale, the deposit, application fee, and all rights to the parcel are forfeited to the State of Alaska.

Following the offering, a list of winners will be posted at the Public Information Centers and online at:

<http://dnr.alaska.gov/mlw/landsale/>

During the week following the offering, winners will be sent a letter informing them of the parcel(s) for which they won an opportunity to purchase.

Upon completion of the IOTC Offering, remaining parcels may become available over the counter at the Public Information Centers and online on a first-come, first-served basis. Additionally, future OTC parcel availability updates will be posted periodically online at:

<http://dnr.alaska.gov/mlw/landsale/>

ONLINE RESOURCES

These websites are listed here as a reference to assist you when researching a parcel, a land region, or certain development restrictions or policies. They may also include links to appropriate regional office and phone numbers. This is by no means a complete list of agencies that have authority over all aspects of land ownership and development, but it is a good place to start. Many of these websites are referenced throughout this brochure.

State of Alaska Home Page.....	http://alaska.gov
Alaska Legislature	http://w3.legis.state.ak.us
Alaska Statutes and Regulations.....	http://www.legis.state.ak.us/basis/folio.asp
State of Alaska, Department of Natural Resources (DNR).....	http://dnr.alaska.gov
DNR, Division of Parks, Office of History and Archaeology.....	http://dnr.alaska.gov/parks/oha/
DNR, Division of Forestry	http://forestry.alaska.gov/
Firewise	http://firewise.org
DNR, Division of Mining, Land & Water (DMLW).....	http://dnr.alaska.gov/mlw/
DNR Land Records Information	http://dnr.alaska.gov/Landrecords/
Alaska State Land Offerings from DNR DMLW	http://dnr.alaska.gov/mlw/landsale/
DNR DMLW Fact Sheets.....	http://dnr.alaska.gov/mlw/factsht/
State of Alaska, Department of Fish and Game (DFG)	http://dfg.alaska.gov
DFG, Division of Habitat.....	http://www.habitat.adfg.alaska.gov
DNR DMLW Water Resources Section	http://dnr.alaska.gov/mlw/water/
State of Alaska, Department of Transportation & Public Facilities.....	http://dot.alaska.gov
State of Alaska, Department of Commerce, Community, & Economic Development.....	http://commerce.alaska.gov
State of Alaska, Department of Environmental Conservation.....	http://dec.alaska.gov
RS 2477 Right-of-Ways.....	http://dnr.alaska.gov/mlw/trails/rs2477/
Alaska Railroad Corporation.....	http://alaskarailroad.com
U.S. Government.....	http://www.usa.gov
U.S. Department of the Interior, Bureau of Land Management (BLM), Alaska.....	http://www.ak.blm.gov/ak/st/en.html
Land Records Information from DNR and BLM.....	http://landrecords.info
U.S. Army Corps of Engineers, Alaska District, Regulatory Branch	http://www.poa.usace.army.mil/reg/
U.S. Fish and Wildlife Service	http://www.fws.gov





INSTRUCTIONS TO APPLICANT

At this time there are two ways to apply for a parcel in the Sealed-Bid Auction or Initial Over-The-Counter (IOTC) Offerings:

- online; or
- by traditional paper applications, which must be mailed or hand delivered to the appropriate DNR office.

Fax, e-mail, and telephone applications will not be accepted.

Submitting a Sealed Bid Online

To apply for a parcel online, go to:

<http://dnr.alaska.gov/mlw/landsale/>

The online application process will ask for a MasterCard or Visa credit card authorization. Your credit card will only be charged on the day of the Sealed-Bid Auction if you are the successful bidder for that parcel. **(See note below regarding availability of funds when using a credit card.)**

If you will be applying online for the Veteran's Preference Auction, the following two items must be MAILED to the Anchorage Public Information Center, and be received by the application deadline:

1. a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty; (see Veteran's Preference Auction section of this brochure for more information); and
2. a copy of the front and back of your valid and current Alaska Driver's License or State-issued ID Card and other required items as described in the Proof of Residency section of this brochure.

Submitting a Sealed Bid by Mail or in Person

A complete Sealed-Bid Auction application package (for mailing or hand delivery) includes the following three items (additional items listed below, if applying for the Veteran's Preference Auction):

1. a completed 2011 Alaska Land Auction Bid Form;

- forms are included within this brochure. Additional copies may be found at any of the Public Information Centers or online at:

<http://dnr.alaska.gov/mlw/landsale/>

2. a bid deposit; and

- a separate bid deposit must be included for each bid submitted;
- the bid deposit for each bid must be at least 5% of the total, undiscounted bid amount (**CHECK YOUR MATH, DO NOT ROUND DOWN!**)

VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, DO NOT subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price after the auction (see Veterans' Land Discount section of this brochure for more detailed information);

- you must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. Two-party checks will not be accepted (**DO NOT SEND CASH!**);
- payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa/MasterCard only);

NOTE: When using the Visa/MasterCard payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit; and

- for successful bidders, the deposit is non-refundable and will be applied to the purchase price

3. a self-addressed, stamped envelope (SASE) to return the bid deposit for an unsuccessful bid, if deposit was made by cashier's check, personal check, or money order.

- the deposit for unsuccessful bidders will be returned by regular mail if they are not picked up at the Anchorage Public Information Center by 5:00 p.m. May 25, 2011. A self-addressed, stamped envelope (SASE) must be included with the bid for this purpose. If the unsuccessful bidder's deposit was made by a credit card authorization or by check without a SASE, the deposit will be destroyed after the auction.

VETERANS: If you will be applying for the Veteran's Preference Auction, also include the following two items in your application package:

1. a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty; (see Veteran's Preference Auction section of this brochure for more information); and
2. a copy of the front and back of your valid and current Alaska Driver's License or State-issued ID Card and other required items as described in the Proof of Residency section of this brochure.

All bid materials are to be placed in a **sealed, interior envelope** marked as follows:

2011 Alaska State Land Auction 467
 (Parcel # and Subdivision/Area Name)
 (Bidder's First, Middle, and Last Names)
 (Bidder's Address, City, Zip)
 If applicable: (Joint Bidder's First, Middle, and Last Names)
 (Joint Bidder's Address, City, Zip)
 (If applying for the Veteran's Preference Auction, indicate that here as well.)

There should be no additional markings on the interior envelope. **Each bid must be submitted in a separate, sealed envelope.**

Place the sealed, interior, bid/application envelope(s) inside an exterior envelope for mailing or delivery marked with the words "2011 Auction 467 – SEALED BID (or IOTC APPLICATION)" and addressed to the appropriate mailing address for DNR as described in the following section entitled, Where to Submit Sealed Bids and Initial Over-The-Counter (IOTC) Applications. You may include more than one interior bid/application envelope within a single external, delivery envelope.

Where to Submit Sealed Bids and Initial Over-The-Counter (IOTC) Applications

As described in the preceding Submitting a Sealed Bid by Mail or in Person section of this brochure, sealed-bid envelope(s) must be enclosed in a separate envelope for delivery.

To submit a bid/application by mail, address the exterior, delivery envelope to:

2011 Auction 467 – SEALED BID(S) (or IOTC APPLICATIONS) ENCLOSED
 DNR Financial Services Section
 550 West 7th Avenue, Suite 1410
 Anchorage, Alaska 99501-3561

To submit a bid/application by hand delivery, drop off your sealed packet at any DNR Public Information Center as listed in the Public Information Centers section of this brochure. Be sure to include “**2011 Auction 467 – SEALED BID(S) (or IOTC APPLICATIONS) ENCLOSED**” on the exterior, delivery envelope. DNR is not responsible for opening improperly marked bid envelopes.

To submit a bid/application online, visit:

<http://dnr.alaska.gov/mlw/landsale/>

Submitting an Initial Over-The-Counter (IOTC) Offering Application by Mail or in Person

A complete Initial Over-The-Counter (IOTC) Offering application package (for mailing or hand delivery) includes the following five items (additional items listed below, if applying for Veterans’ Land Discount):

1. a completed OTC application form;

- forms may be found at any of the Public Information Centers or online at:
<http://dnr.alaska.gov/mlw/landsale/>
- if applying for multiple parcels, a separate application must be completed for each parcel

2. a completed Declaration of Intent form;

- forms may be found at <http://dnr.alaska.gov/mlw/landsale/> or obtained from any of the Public Information Centers; and
- if applying for multiple parcels, a separate form must be completed for each parcel

3. a non-refundable \$100.00 document handling fee;

- if applying for multiple parcels, a separate document handling fee must be included for each parcel

4. a down payment; and

- if applying to purchase multiple parcels, a separate down payment must be included for each parcel;
- the deposit for each application must be at least 5% of the total, undiscounted purchase price (**CHECK YOUR MATH, DO NOT ROUND DOWN!**)

VETERANS PLEASE NOTE: If you will be applying for the Veterans’ Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, DO NOT subtract your discount from your purchase price amount or your deposit. If you are a successful applicant, and you are an eligible veteran who will be applying for the Veterans’ Land Discount, the discount will be deducted from the purchase price after the offering (see Veterans’ Land Discount section of this brochure for more detailed information);

- you must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. Two-party checks will not be accepted (**DO NOT SEND CASH!**);
- payment must be made in the form of a cashier’s check, personal check, money order, or credit card (Visa/MasterCard only);

NOTE: When using the Visa/MasterCard payment option, contact your financial institution to pre-authorize your deposit for the day of the offering. Some institutions have authorization limits of \$1,000 per day regardless of available credit; and

- for successful applicants, the deposit is non-refundable and will be applied to the purchase price

5. a self-addressed, stamped envelope (SASE) to return an unsuccessful applicant's deposit and document handling fee, if deposit and document handling fee were made by cashier's check, personal check, or money order.
 - the deposit and document handling fee for unsuccessful applicants will be returned by regular mail if they are not picked up at the Anchorage Public Information Center by 5:00 p.m. July 20, 2011. A self-addressed, stamped envelope (SASE) must be included with the application for this purpose. If the unsuccessful applicant's deposit and document handling fee were made by a credit card authorization or by check without an SASE, that information will be destroyed after the offering.

VETERANS: If you will be applying for a Veterans' Land Discount, also include the following three items in your application package:

1. a completed Veteran Eligibility Affidavit/Application Form and, if there is more than one applicant, a completed Waiver of Veterans' Land Discount form;
2. a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty; and
3. a copy of the front and back of your valid and current Alaska Driver's License or State-issued ID Card and other required items proof as described in the Proof of Residency section of this brochure.

Submitting an Initial Over-The-Counter (IOTC) Offering Application Online

To apply for a parcel online, go to:

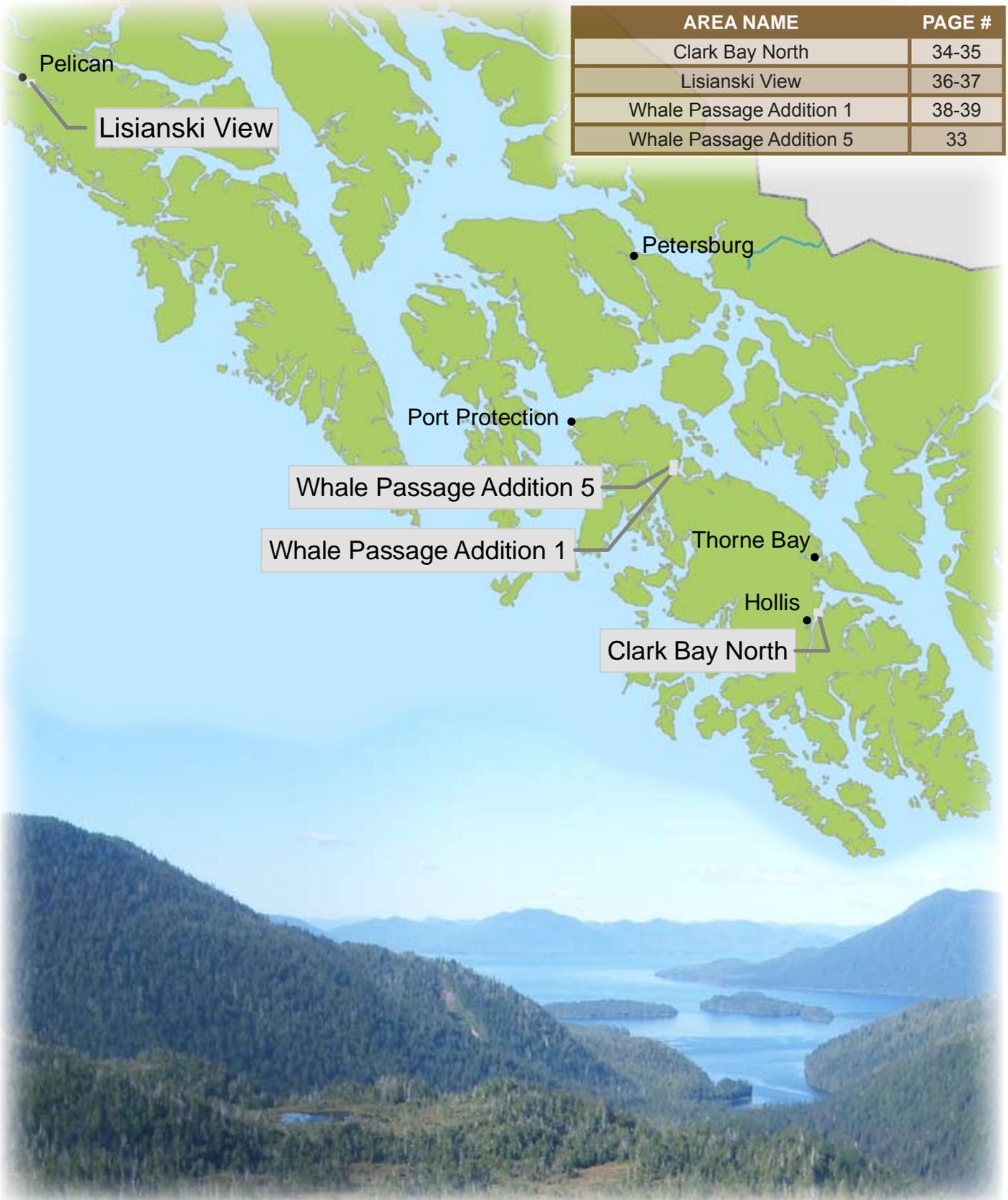
<http://dnr.alaska.gov/mlw/landsale/>

The online application process will ask for a credit card authorization (MasterCard/Visa). Your credit card will only be charged on the day of the offering if your name is drawn for that parcel. See note below regarding availability of funds when using a credit card.

- **NOTE: When using the Visa/MasterCard payment option, contact your financial institution to pre-authorize your bid deposit for the day of the auction. Some institutions have authorization limits of \$1,000 per day regardless of available credit.**

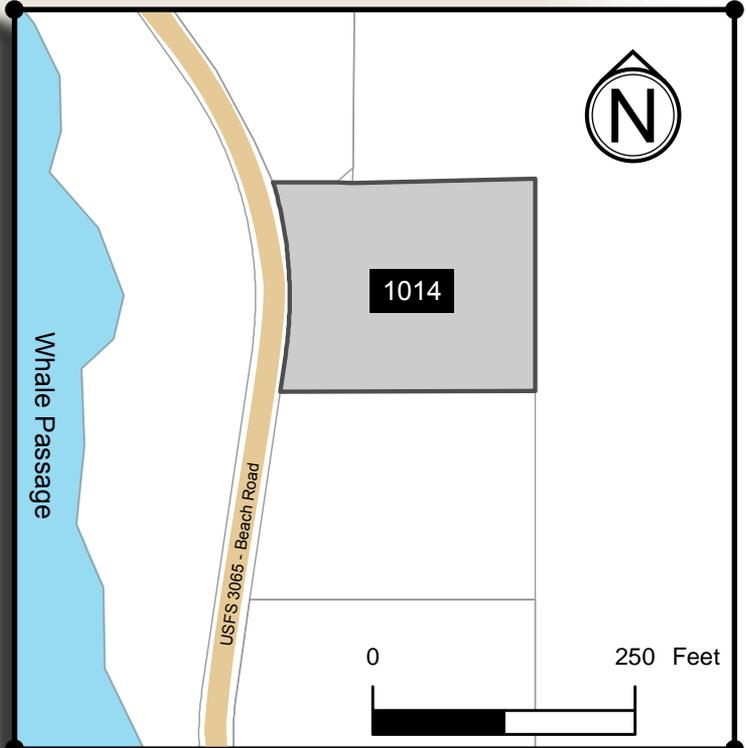


Southeast Region Map



Whale Passage Addition 5 - ASLS 2000 - 23

PARCEL #	1014
AK DIVISION OF LANDS (ADL) #	107457
MERIDIAN TOWNSHIP RANGE SECTION	C066S079E25
SURVEY	ASLS 2000 - 23
ACRES	1.1
LOT	1
BLOCK	14
MINIMUM BID	\$24,800



LOCATION

This subdivision is in the community of Whale Pass. Whale Pass lies on the northeast coast of Prince of Wales Island, north of Coffman Cove, on Forest Development Road (FDR) 25, about 64 road miles north of Klawock. It is about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg. Prince of Wales Island has Inter-Island Ferry Authority (ferry) connections from Hollis to Ketchikan and Alaska Marine Highway (ferry) connections from Ketchikan to other southeast Alaska communities.

ACCESS

This parcel has frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a state owned float plane float, dock, mooring slips, and boat launch ramp in the community.

UTILITIES

Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.

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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2000-23.

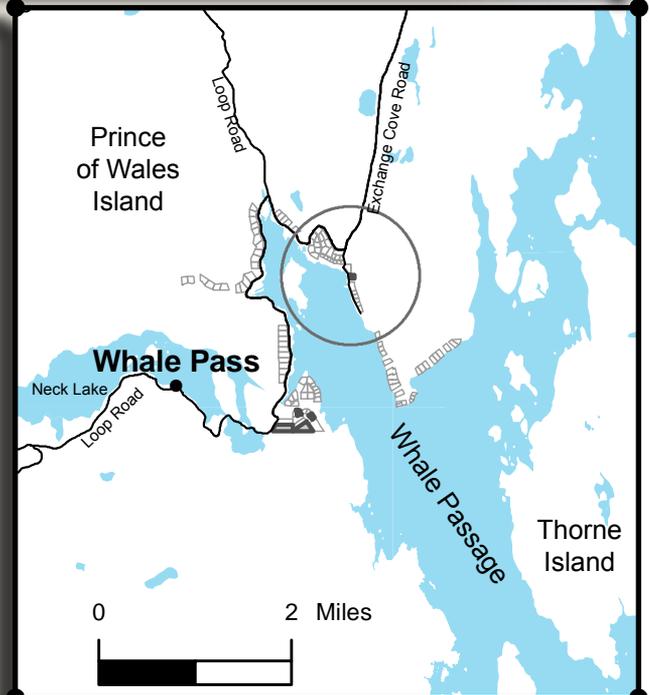
This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

NOTES

The Whale Pass Community Association can be contacted by mail at PO Box WWP-Whale Pass, Ketchikan, Alaska, 99950 or by phone at (907) 846-5329.



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/>

Clark Bay North - ASLS 2006 - 73



Looking north across Twelvemile Arm towards the Clark Bay North Subdivision

LOCATION

Hollis is located on the east side of Prince of Wales Island on Twelvemile Arm, about 19 miles east of Klawock by road and about 35 miles west of Ketchikan by water. The Clark Bay North Subdivision is approximately 1 mile northeast of the Hollis ferry terminal adjacent to the older Clark Bay Terminal Subdivision (ASLS 79-181) and extends approximately 1.5 miles along the coast and 500 feet inland.

ACCESS

Both Hollis and the Hollis ferry terminal are accessible from the paved Craig / Klawock / Hollis Highway. The highway is part of the Prince of Wales Island road system with Alaska Marine Highway (ferry) connections from Hollis to Ketchikan and other southeast Alaska communities via Ketchikan.

Direct access to the subdivision would be by boat, floatplane or overland on foot along the beach and from the brushed, but un-drivable, right of way behind the parcels (Nanny Bay Road).

There is a State-owned seaplane float with regularly scheduled seaplane service, a dock, boat slips and launch ramp in Hollis.

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.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record. See ASLS 2006-73. 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.

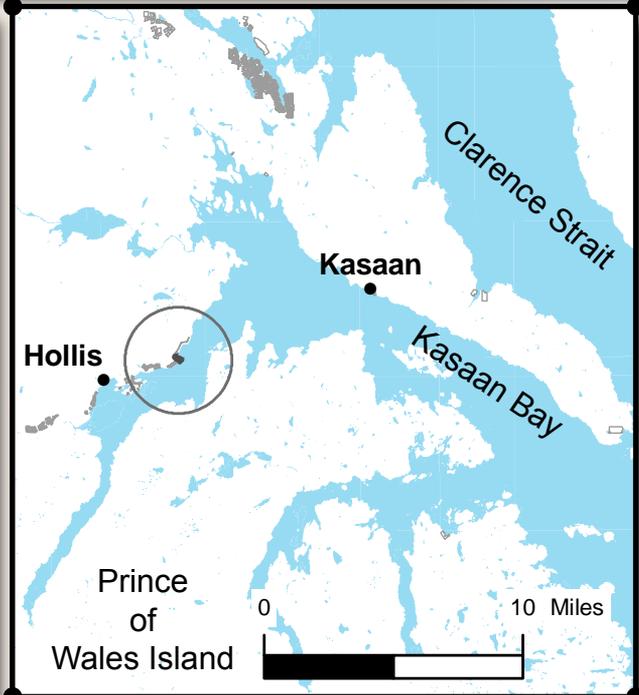
Contact the Hollis Community Council by mail at, PO Box 706, Craig, AK 99921 or by Phone at 907-530-7033 for more information.

MUNICIPAL AUTHORITY

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

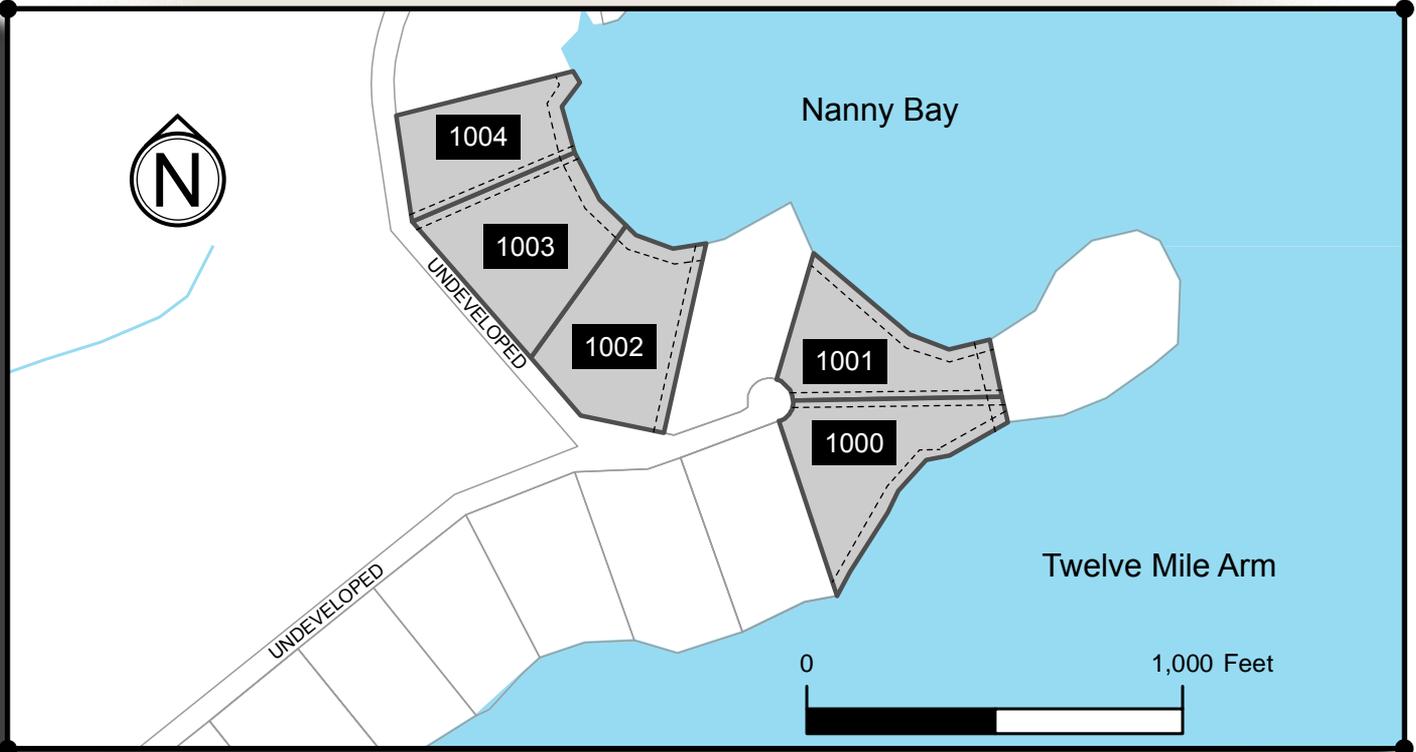
NOTES

Hollis's K-12 school, with about 10 students and one teacher, is part of the Southeast Island School District.

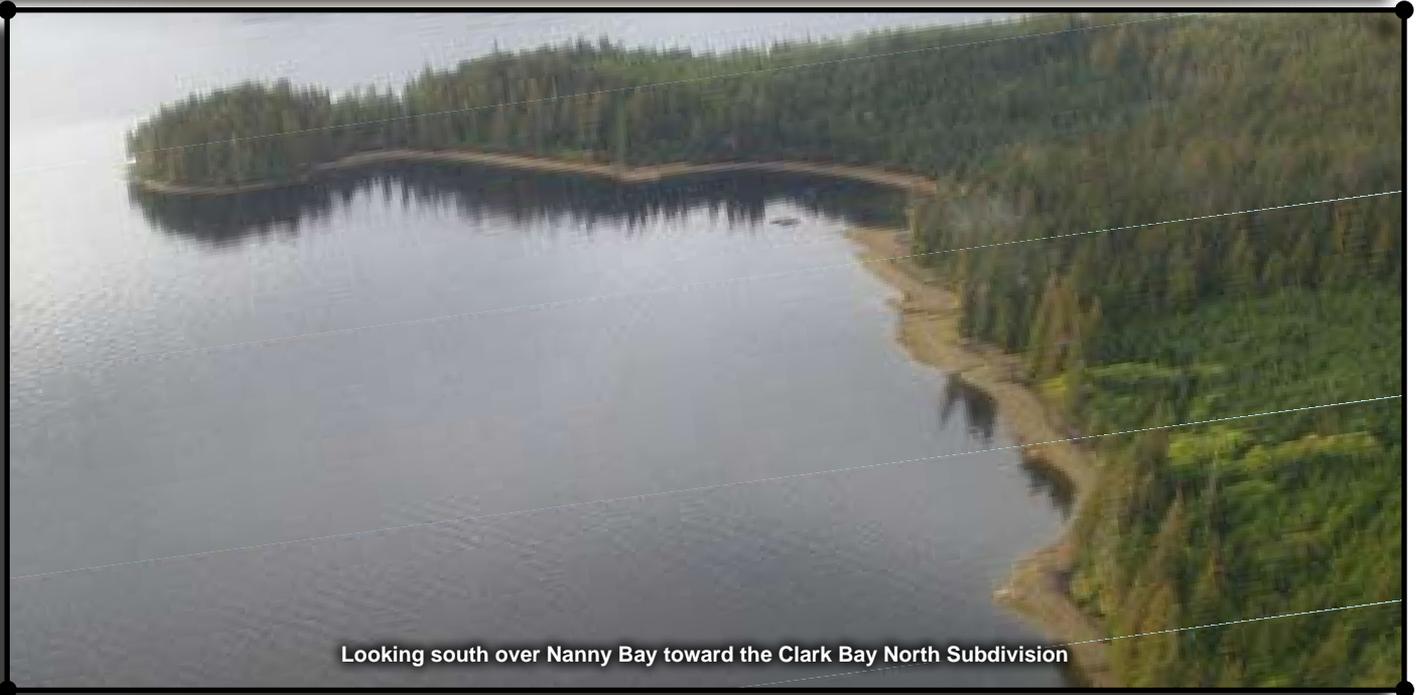


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Clark Bay North - ASLS 2006 - 73



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1000	107770	C073S084E35	ASLS 2006-73	3.43	10	\$55,000
1001	107771	C073S084E35	ASLS 2006-73	2.91	11	\$55,000
1002	107772	C073S084E35	ASLS 2006-73	3.55	13	\$55,000
1003	107773	C073S084E35	ASLS 2006-73	3.57	14	\$55,000
1004	107774	C073S084E35	ASLS 2006-73	2.64	15	\$55,000



Looking south over Nanny Bay toward the Clark Bay North Subdivision

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.

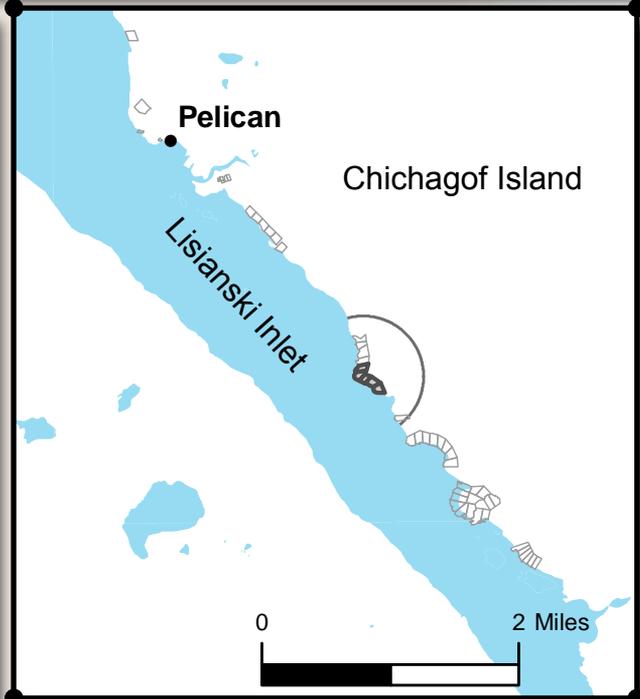
Lisianski Inlet, being totally exposed to strong southeast winds, has limited potential to provide safe boat anchorage or dock facilities for any of the lots.

MUNICIPAL AUTHORITY

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

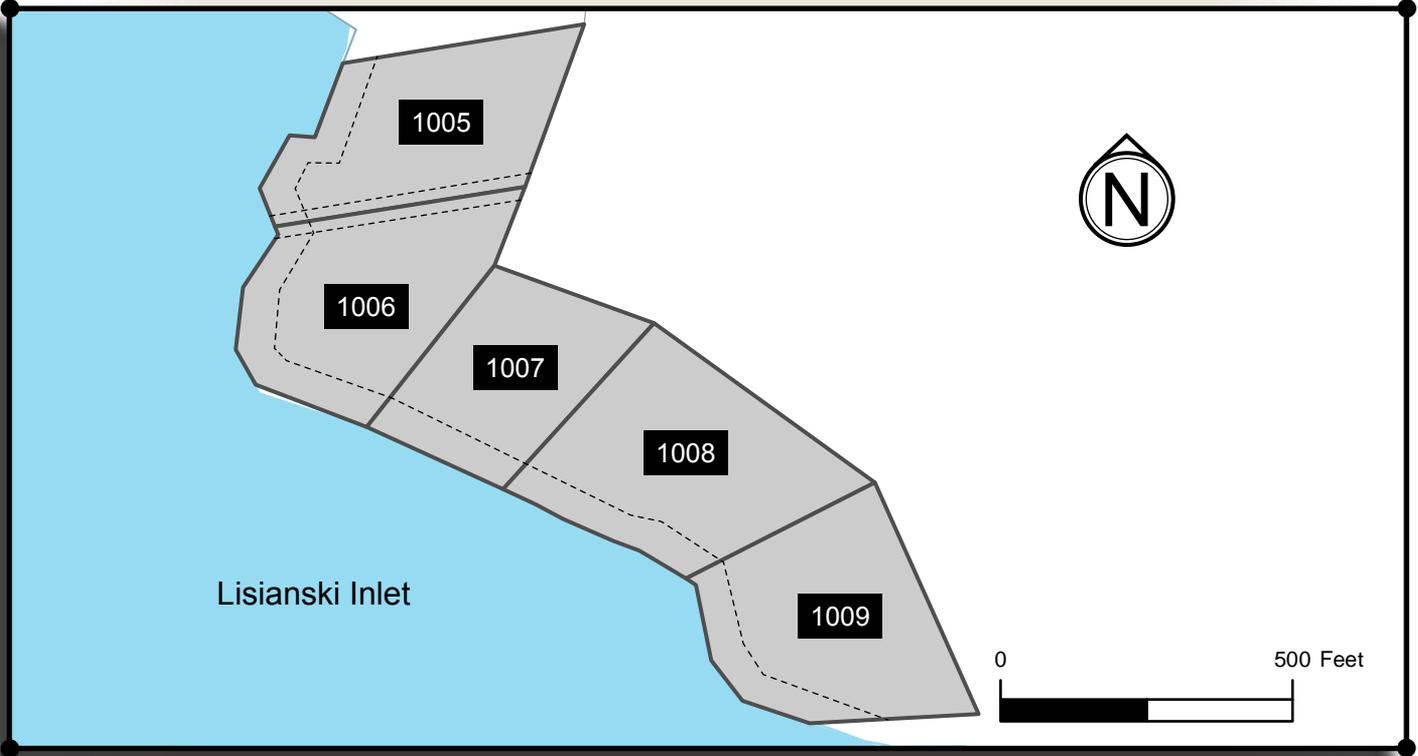
NOTES

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

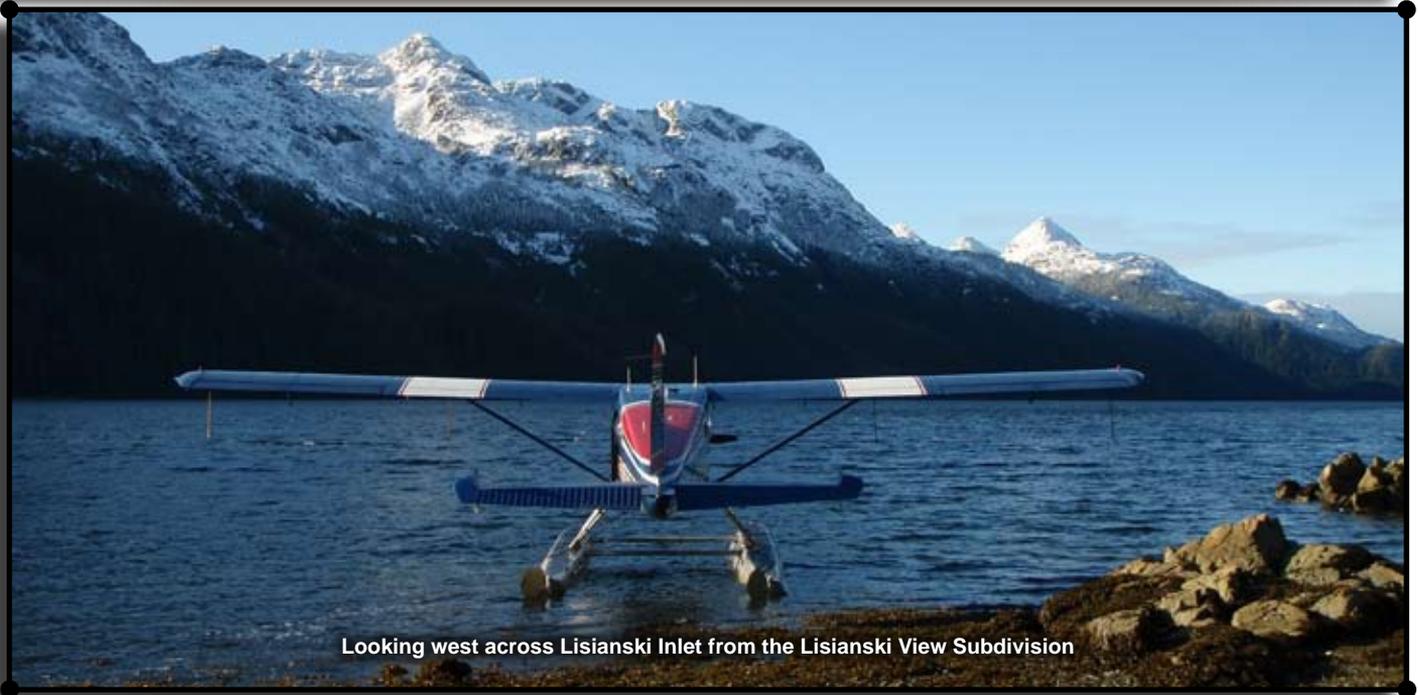


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Lisianski View - ASLS 2007 - 18



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

Whale Passage Addition 1 - ASLS 2000 - 22



Looking northeast at Parcel 1010



Looking southeast, Parcel 1013 is on right



Parcel 1011



Typical vegetation

LOCATION

This subdivision is in the community of Whale Pass. Whale Pass lies on the northeast coast of Prince of Wales Island, north of Coffman Cove, on Forest Development Road (FDR) 25, about 64 road miles north of Klawock. It is about 80 miles northwest of Ketchikan and 48 miles southwest of Petersburg. Prince of Wales Island has Inter-Island Ferry Authority (ferry) connections from Hollis to Ketchikan and Alaska Marine Highway (ferry) connections from Ketchikan to other southeastern Alaska communities.

ACCESS

Parcels 1010, 1011 and 1013 have frontage on existing gravel roads, Forest Development Road #25 and Forest Development Road #30, part of the Prince of Wales Island road system. Parcels 1011 and 1012 are along a platted 60-foot right-of-way named Rocky Bay Road. This road has not been constructed. Construction of this road will be the responsibility of purchasers. Whale Pass is also accessible by boat and has regularly scheduled float plane service. There is a state owned float plane float, dock, mooring slips, and boat launch ramp in the community.

UTILITIES

Electricity and telephone service are available to the area, but may need to be extended to this particular parcel.

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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

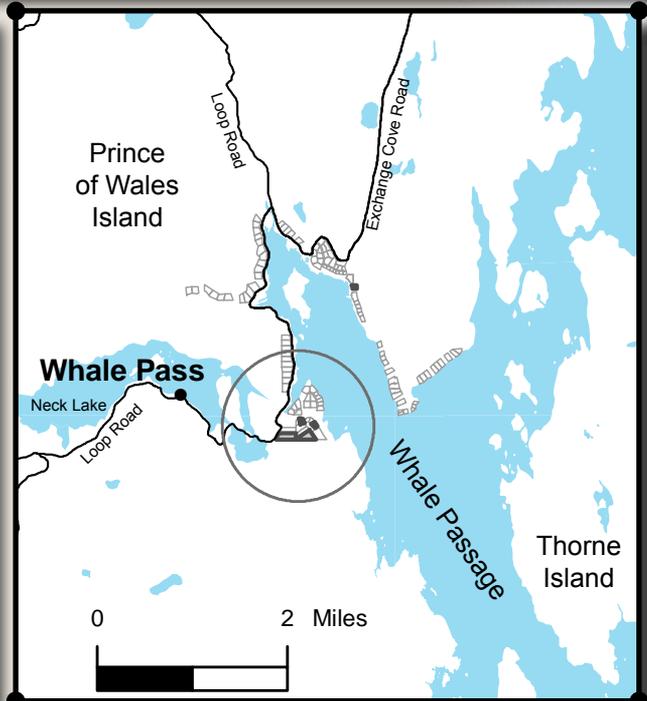
RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2000-22.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

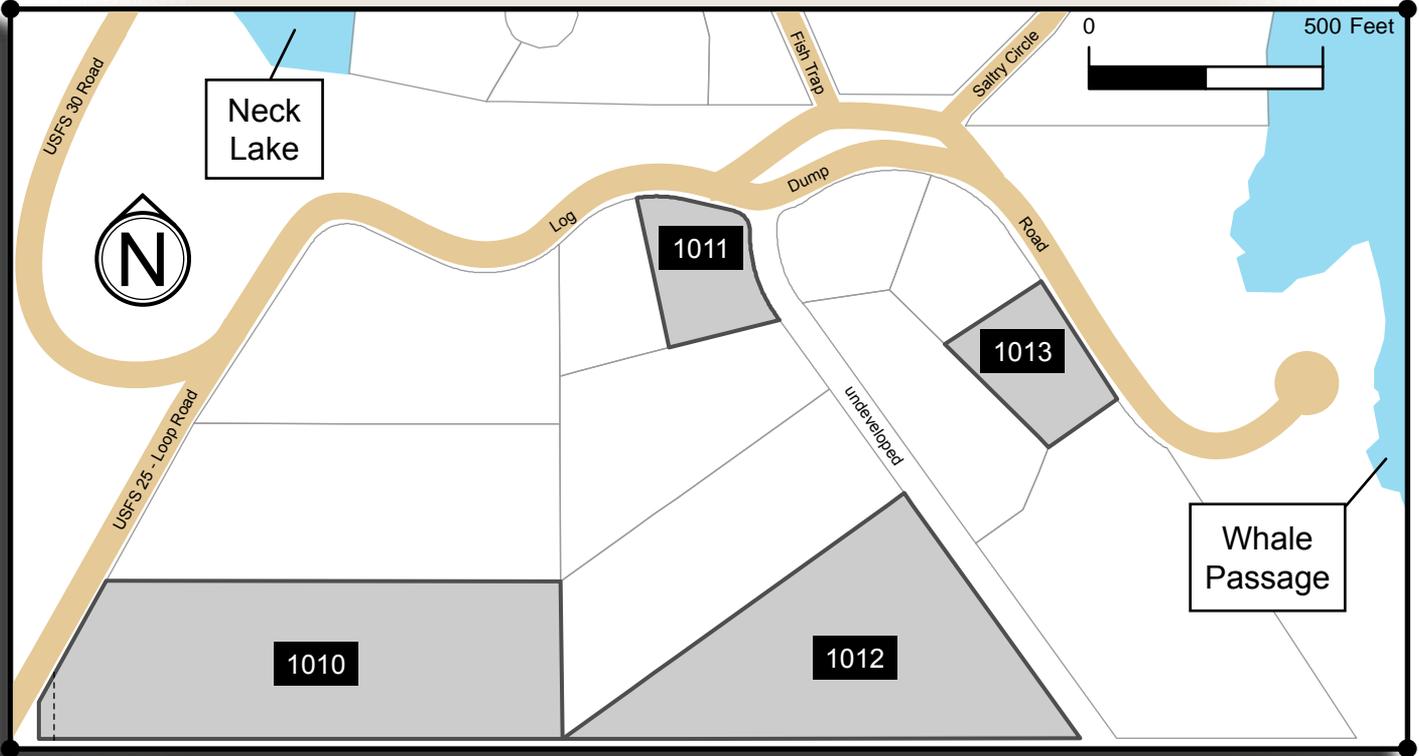
MUNICIPAL AUTHORITY

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



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/>

Whale Passage Addition 1 - ASLS 2000 - 22



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1010	106762	C067S079E2	ASLS 2000-22	8.3	1	11	\$33,800
1011	106765	C067S079E1, 2	ASLS 2000-22	1.5	4	11	\$22,500
1012	106768	C067S079E1, 2	ASLS 2000-22	6.82	7	11	\$15,800
1013	106771	C067S079E1	ASLS 2000-22	1.52	3	12	\$22,500



Looking southwest across Whale Passage towards Whale Passage Addition 1

Southcentral Region Map

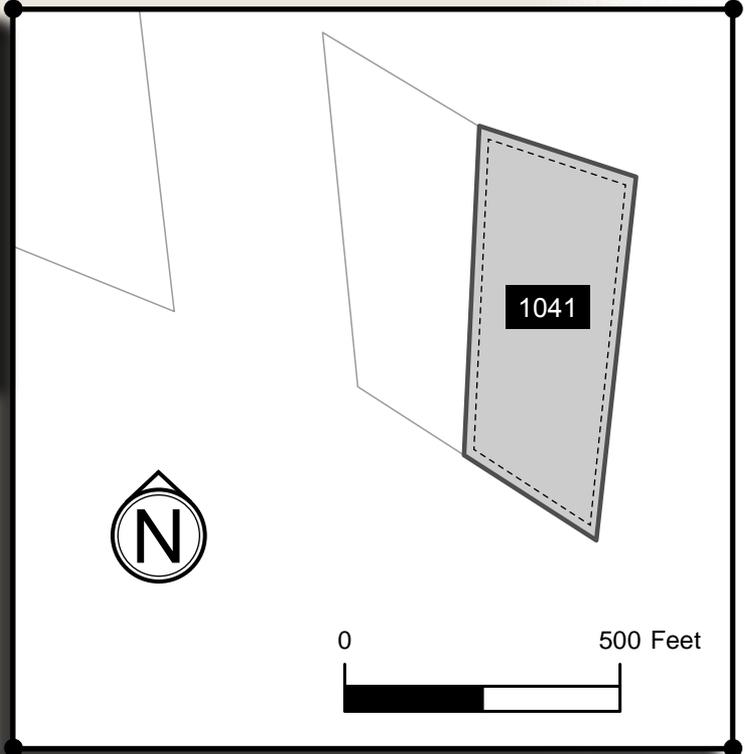


AREA NAME	PAGE #
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Chase II	44
Chase Remote	45
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Hurricane Remote	62
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Dillingham Odd Lot - ASLS 80 - 159

PARCEL #	1041
AK DIVISION OF LANDS (ADL) #	202258
MERIDIAN TOWNSHIP RANGE SECTION	S012S056W18
SURVEY	ASLS 80-159
ACRES	4.41
TRACT	D
MINIMUM BID	\$3,400



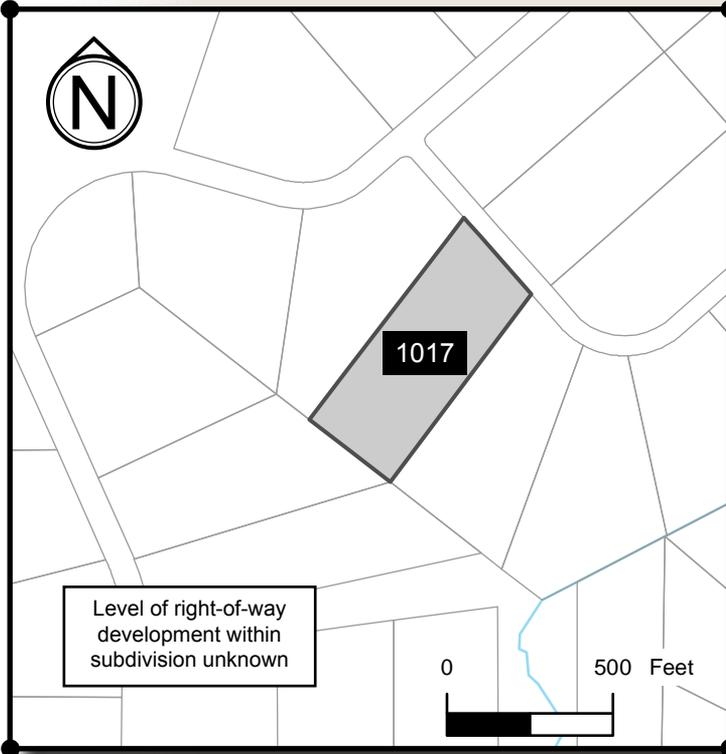
Aerial view of the Dillingham Open to Entry area

LOCATION
The parcel is located approximately 15 miles northwest of Dillingham.
ACCESS
Access is via Aleknagik Road, 10 miles northwest of Dillingham. Site access is from Aleknagik Road by ATV or snowmachine along existing trail easements. Fly-in access may be possible during the winter; conditions of landing areas are unknown.
UTILITIES
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 quality is unknown.
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 Alaska Department of Environmental Conservation (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Parcel is subject to a minimum 25-foot public access easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.
Subject to platted easements and reservations, see ASLS 80-159
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES

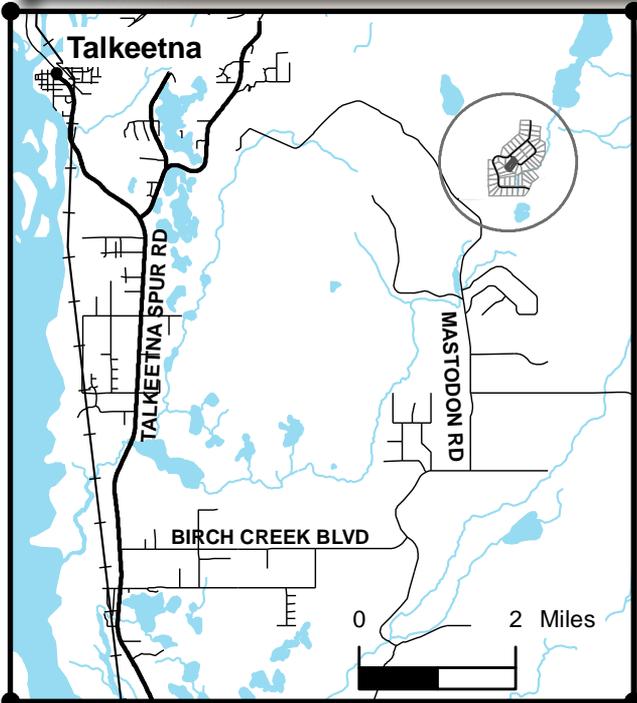


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Bartlett Hills - ASLS 79 - 143A



PARCEL #	1017
AK DIVISION OF LANDS (ADL) #	205622
MERIDIAN TOWNSHIP RANGE SECTION	S026N004W25,36
SURVEY	ASLS 79-143A
ACRES	5
LOT	15
BLOCK	2
MINIMUM BID	\$8,000

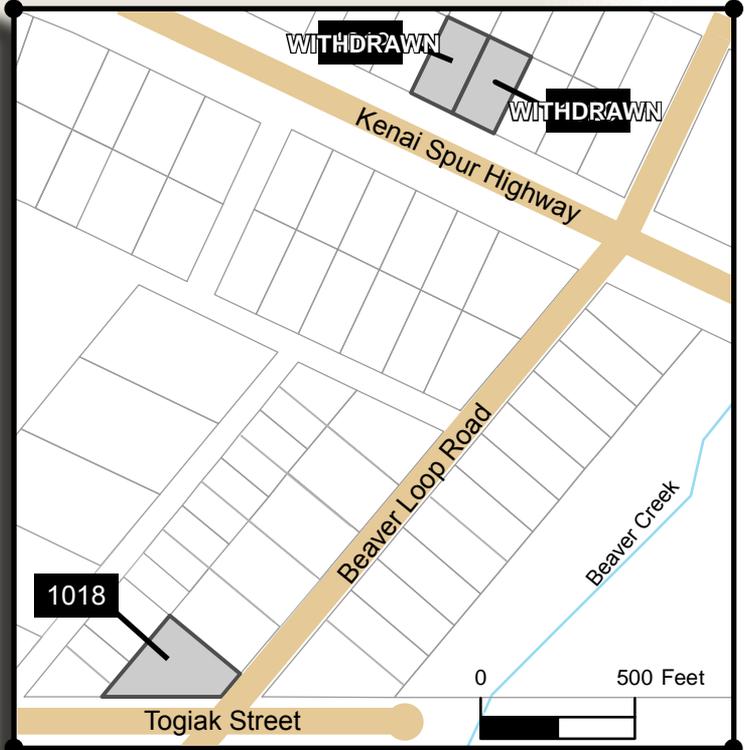


LOCATION
This subdivision is located about 60 miles north of Anchorage and about 10 miles southeast of Talkeetna.
ACCESS
Access is by Birch Creek Blvd. and then Mastodon Road from the Talkeetna Spur Road. Mastodon Rd. becomes a developed trail approximately 2 miles south of the parcel.
UTILITIES
None.
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 (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
There is a 15' utility easement each side of common interior lot lines and inside any lot lines fronting a right-of-way
The subdivision plat may impose additional restrictions not listed in the brochure.
Subject to all platted easements and reservations of record. Please see ASLS 79 143A and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
MUNICIPAL AUTHORITY
This parcel is located within the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES

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/>

Beaver Creek - EPF 3 - 9

PARCEL #	1018	4019	4020
AK DIVISION OF LANDS (ADL) #	201232	228872	228873
MERIDIAN TOWNSHIP RANGE SECTION	S006N 011W36	S006N 011W36	S006N 011W36
SURVEY	EPF 3 - 9	EPF 3 - 9	EPF 3 - 9
ACRES	1.488	.947	.947
LOT	6	10	11
BLOCK	I	B	B
MINIMUM BID	\$25,000	WITHDRAWN	WITHDRAWN



Looking West down Togiak St., parcel 1018 on right

LOCATION

The Beaver Creek Subdivision is on the north and south sides of the Kenai Spur Highway, 4 miles east of the central business district of the City of Kenai.

ACCESS

Access to the subdivision is by the Kenai Spur Highway, then by platted rights-of-way. Beaver Loop Road (notated as Shotgun Drive on City of Kenai maps) has been developed.

UTILITIES

Electricity, telephone, and natural gas service are available to the lots adjacent to the Kenai Spur Highway and Beaver Loop Road, but may need to be extended to the other parcels.

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.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see EPF 3-9.

These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

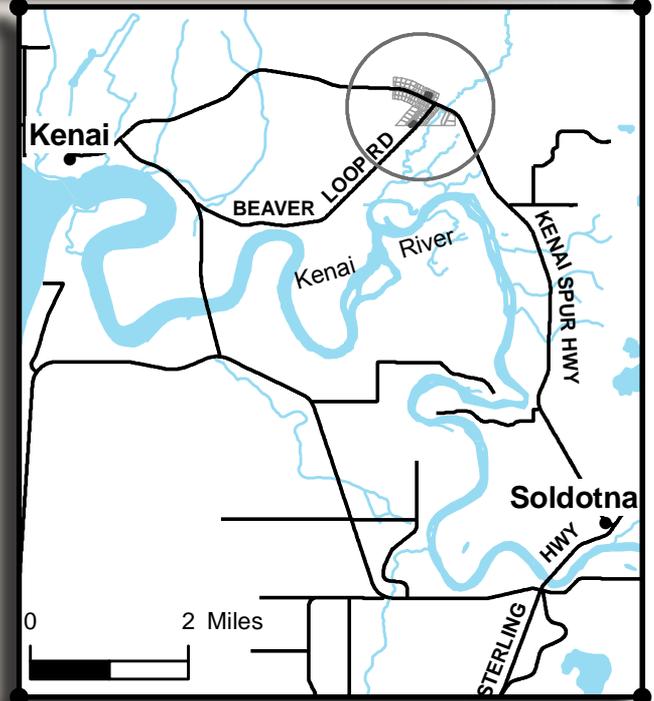
MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Kenai Peninsula Borough, a second class borough, and the City of Kenai, a home rule city, and are subject to applicable local ordinances and property assessments.

NOTES

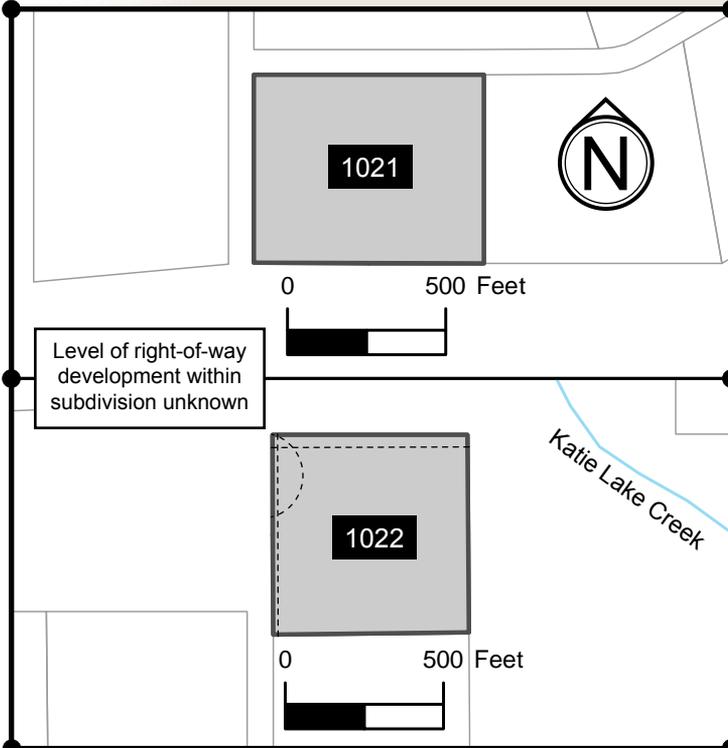
Parcel 1018 is eligible for the Veteran's Preference Auction (see page 17 for details).

There is a dilapidated cabin on parcel 1018. Two empty oil barrels are on the parcel and several empty paint cans in the cabin. Any clean up or removal of these or other items will become the responsibility of the purchaser. See the Existing Improvements and Hazardous Materials and Potential Contaminants sections on Page 13 of this brochure for more information.

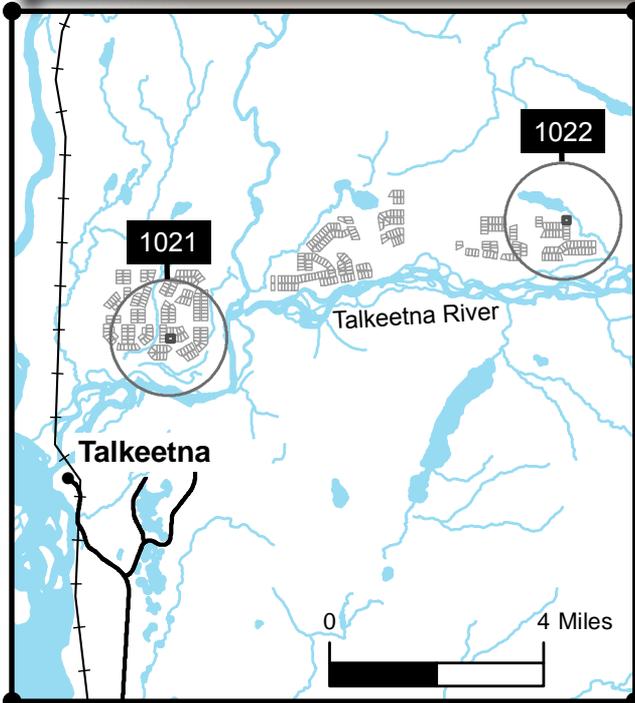


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Chase II - ASLS 79 - 149



PARCEL #	1021	1022
AK DIVISION OF LANDS (ADL) #	214441	214563
MERIDIAN TOWNSHIP RANGE SECTION	S026N004W8	S027N003W34
SURVEY	ASLS 79-149	ASLS 79-149
ACRES	10	8.988
LOT	5,6	1,2
BLOCK	12	15
MINIMUM BID	\$7,900	\$7,900



LOCATION

This subdivision is located approximately 100 miles northeast of Anchorage and 10 to 13 miles northwest of Talkeetna.

ACCESS

Primary access to this area is by the Clear Creek Trail/Road, which runs from mile 232 of the Alaska Railroad and continues approximately seven miles to Chase Road. The Alaska Railroad right-of-way may not be used as legal access but "Flag Stop" train passenger service may be available. Contact the Alaska Railroad for availability, schedules and fares. Portions of this road may not be constructed, including the crossing over Chunilna Creek. The parcels are along platted road rights-of-way, which may not have been constructed.

Additional access may be from the south via the Talkeetna Spur Highway and Comsat Road, then continuing along a platted public easement (ADL 33023). This trail, including the crossing over the Talkeetna River, may not have been constructed.

UTILITIES

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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 79-149. Parcel 1022 is subject to a 50' section line easement.

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.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 77 on Page 419.

MUNICIPAL AUTHORITY

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

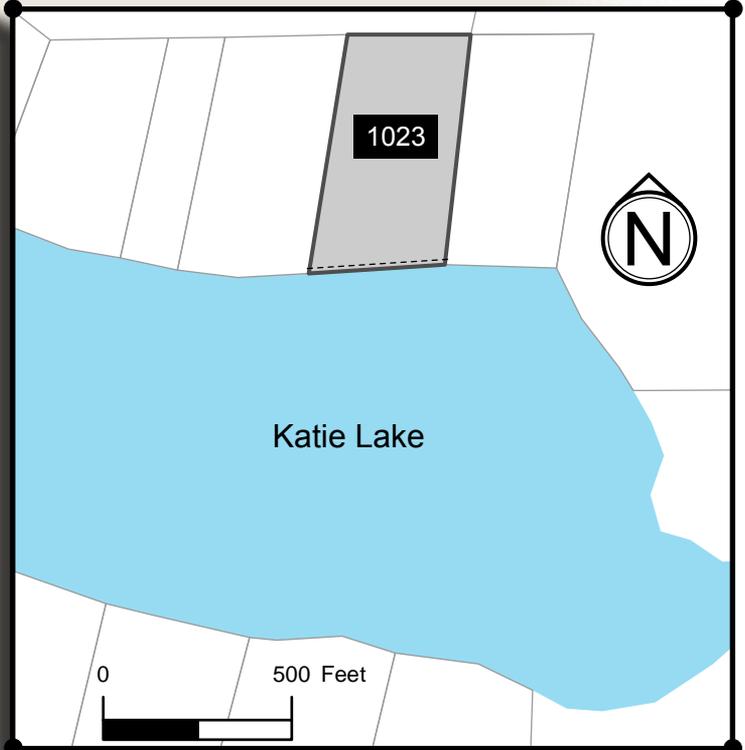
NOTES

ADL 213063, a public easement issued to the Alaska Energy Authority for the Willow-Healy Intertie electric transmission line, intersects the subdivision, approximately 4 miles east of parcel 1021 and approximately 2.5 miles west of parcel 1022.

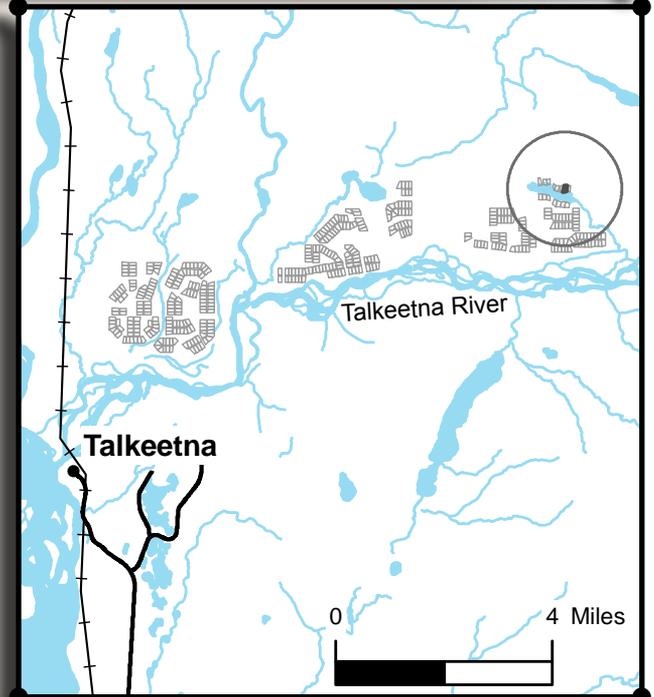
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Chase Remote - ASLS 72 - 58

PARCEL #	1023
AK DIVISION OF LANDS (ADL) #	52104
MERIDIAN TOWNSHIP RANGE SECTION	S027N003W28
SURVEY	ASLS 72-58
ACRES	4.84
TRACT	L
MINIMUM BID	\$16,700



LOCATION
This parcel is located approximately 82 miles north of Anchorage and 11 miles northeast of Talkeetna. The area is bounded to the east by the Talkeetna Mountains and to the south by the Talkeetna River.
ACCESS
Primary access to this parcel is by floatplane. 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
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. The quality of the water in Katie Lake is unknown.
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 Alaska Department of Environmental Conservation (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
The parcel is subject to a 10 foot pedestrian easement along the ordinary high water line of Katie Lake and any other water frontage of any sort.
Subject to all platted easements and reservations of record, see ASLS 72-58.
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
The parcel has water frontage on Katie Lake.



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/>

Checkpoint - ASLS 2009 - 9



View of the Yentna River from the Checkpoint Subdivision

LOCATION

Checkpoint subdivision is located approximately 44 air miles northwest of Anchorage or approximately 21 air miles west of Willow, on a southwest shore of the Yentna River.

ACCESS

Access to the parcels is by float or ski plane, snowmachine, or riverboat via the Yentna River. Primary access to the area is by boat or snowmachine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snowmachine from the Point Mackenzie/Burma Road area via Flat Horn lake, Susitna Station and the Yentna River.

UTILITIES

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 (ADEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 50-foot public access and 100-foot building setback along the ordinary high water line of all water bodies. Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

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.

The section line easements in Lot 1 were vacated as part of ASLS 2009-9. Alternative access has been provided along the western and southern boundaries of the Checkpoint subdivision. Additionally, "Sled Dog Street", a platted right-of-way north of Lot 4, ASLS 2009-9, can provide access from a landing area along the Yentna River back to the platted alternate access.

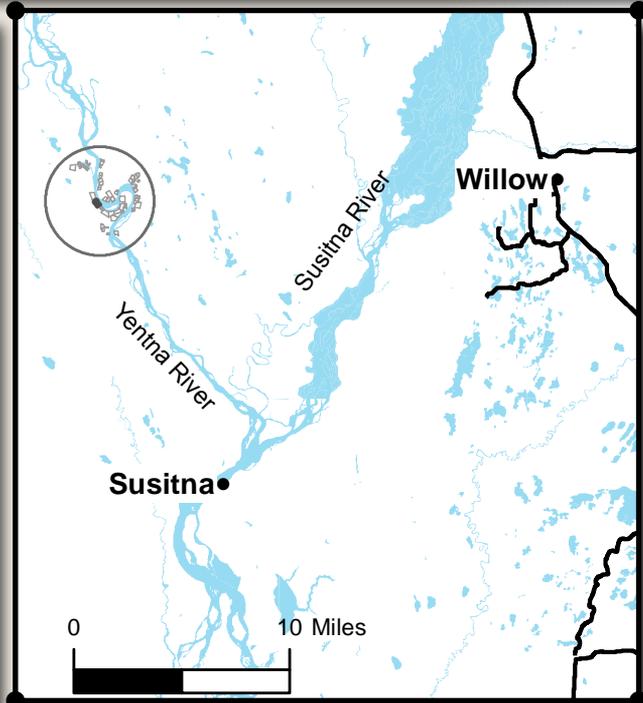
Subject to all platted easements and reservations of record, see ASLS 2009-9.

MUNICIPAL AUTHORITY

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

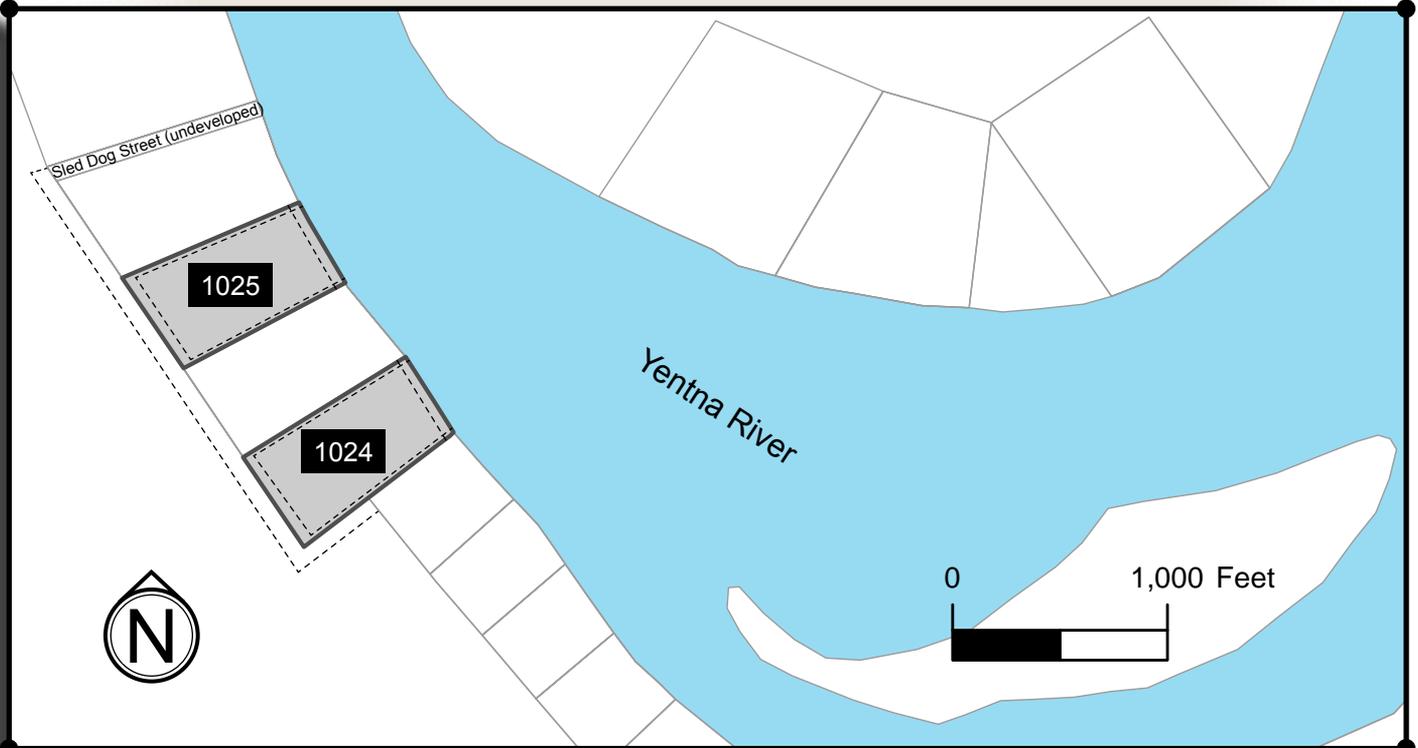
NOTES

Parcels have water frontage on the Yentna River.



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/>

Checkpoint - ASLS 2009 - 9



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1024	231116	S019N008W14, 15, 22	ASLS 2009-9	9.3	1	\$30,000
1025	231118	S019N008W15	ASLS 2009-9	9.29	3	\$30,000



Looking southwest across the Yentna River towards the Checkpoint subdivision

Chignaki Pond, Phase II - ASLS 2006 - 12



Looking north on West Trumpeter Swan Drive

LOCATION

The Chignaki Pond Phase II subdivision is located northwest of Wasilla off of Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Schrock Road.

ACCESS

Access is from the Parks Highway on borough roads:
 • North onto Church Road, turn right onto Shampine Lane, left on N. Sandhill Crane Street, right on W. Trumpeter Swan Drive and continue into subdivision.
 • North onto Church Road, right on W. Schrock Road, right on N. Infinite Road and continue south into subdivision.

UTILITIES

Electricity and telephone service is available close to the subdivision. Purchasers will be responsible for extending the existing lines.

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.

See pages 11 "Sewer and Water" and "Water Rights and Usage" for more information.

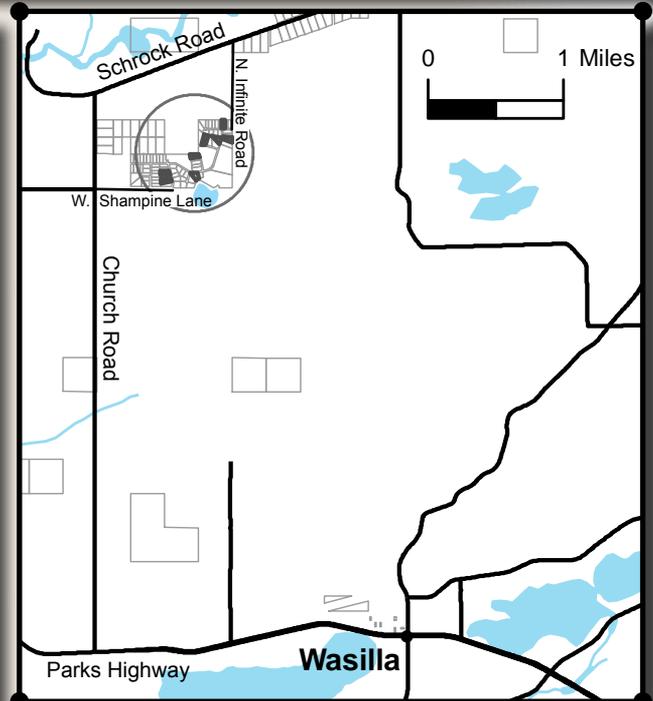
RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2006-12 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.

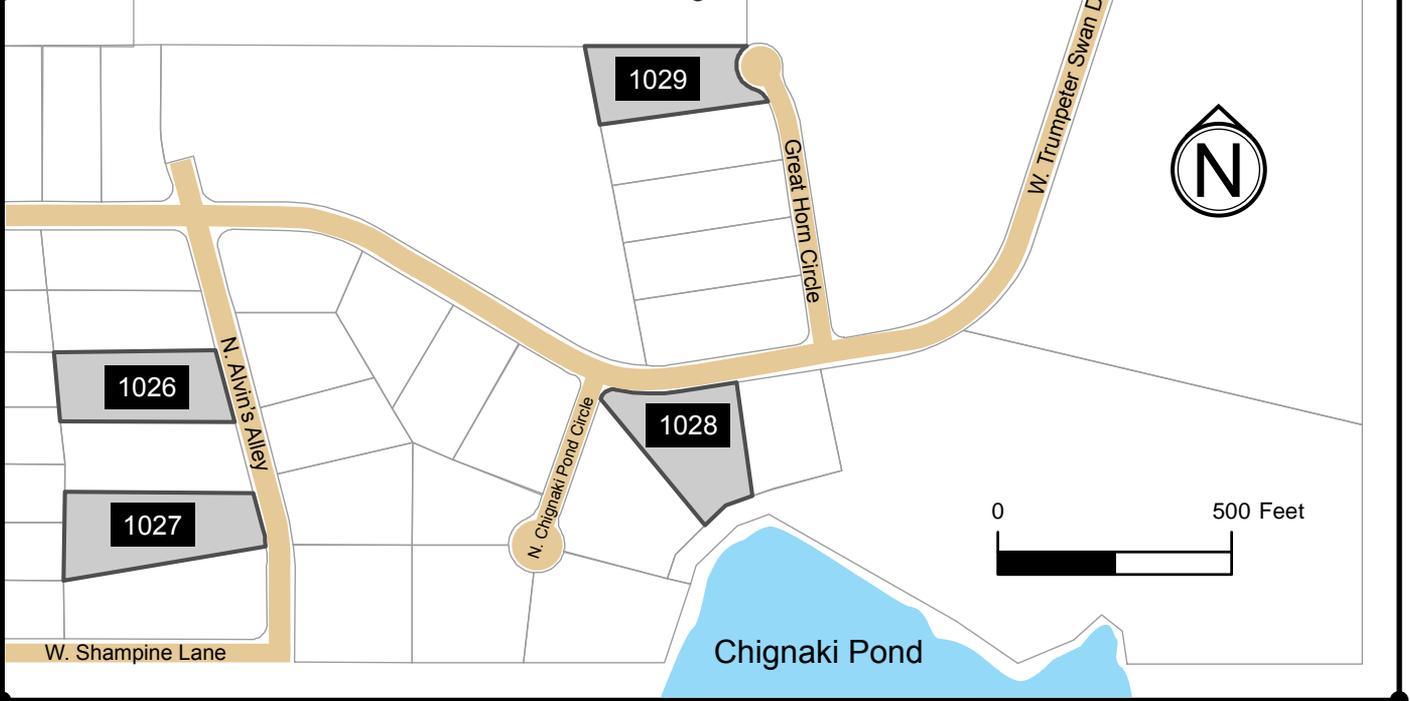
MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class 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 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/>

Chignaki Pond, Phase II - ASLS 2006 - 12



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1026	230317	S018N001W20	ASLS 2006-12	1.26	10	2	\$20,000.00
1027	230319	S018N001W20	ASLS 2006-12	1.47	12	2	\$20,600.00
1028	230322	S018N001W20	ASLS 2006-12	1.3	2	4	\$22,000.00
1029	230338	S018N001W20	ASLS 2006-12	1.11	5	5	\$20,600.00
1030	230341	S018N001W20	ASLS 2006-12	1.52	3	6	\$18,800.00
1031	230345	S018N001W20	ASLS 2006-12	0.92	3	7	\$19,400.00
1032	230357	S018N001W20	ASLS 2006-12	1.27	15	7	\$21,300.00
1033	230360	S018N001W20	ASLS 2006-12	1.64	18	7	\$23,300.00

Copper Bluff - ASLS 2006 - 61



View of Copper River from Copper Bluff Subdivision

LOCATION

The Copper Bluff Subdivision is located between Glennallen and Copper Center on the east side of the Richardson Highway, 6 miles south of the Glenn and Richardson Highway junction at approximately milepost 108. The subdivision is on the top of a bluff overlooking the confluence of the Tazlina and Copper Rivers.

ACCESS

Access into the subdivision is from the Richardson Highway onto a brushed/undeveloped, platted right-of-way called Ravine Road.

UTILITIES

There is no municipal water supply. Water for domestic use may be obtained by well, the collection of surface water from small streams in the area, or 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

There is a 50 - foot building setback off the bluff for any lots along the bluff (Parcels 1036 and 1037). No permanent structures shall be constructed within this setback. Subject to all platted easements and reservations of record. Please see ASLS and current status plat for up to date restrictions.

MUNICIPAL AUTHORITY

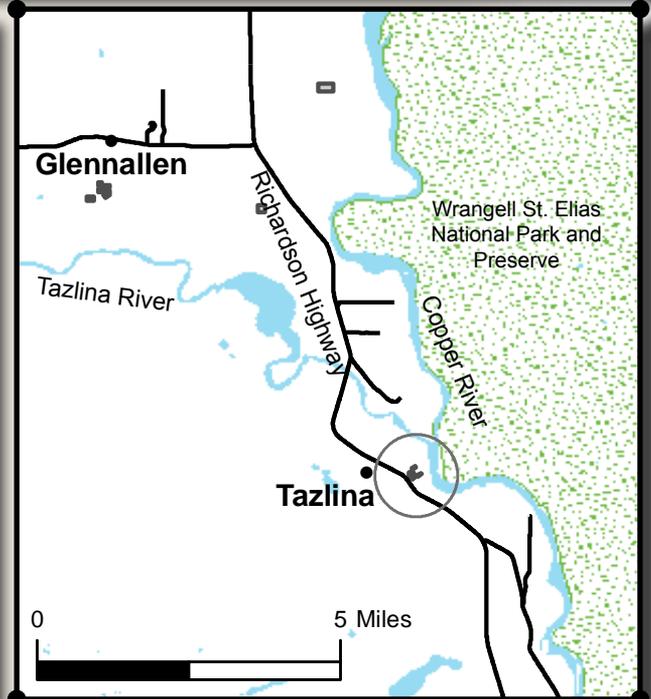
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

*The State will not be constructing or improving the rights-of-way in the subdivision. Construction or improvement of the roads within the subdivision will be the responsibility of future land owners. Construction and improvement of an approximate 80 - foot portion of Ravine Road within the Richardson Highway right-of-way requires a permit from DOT, call 907-822-3222 for more information.

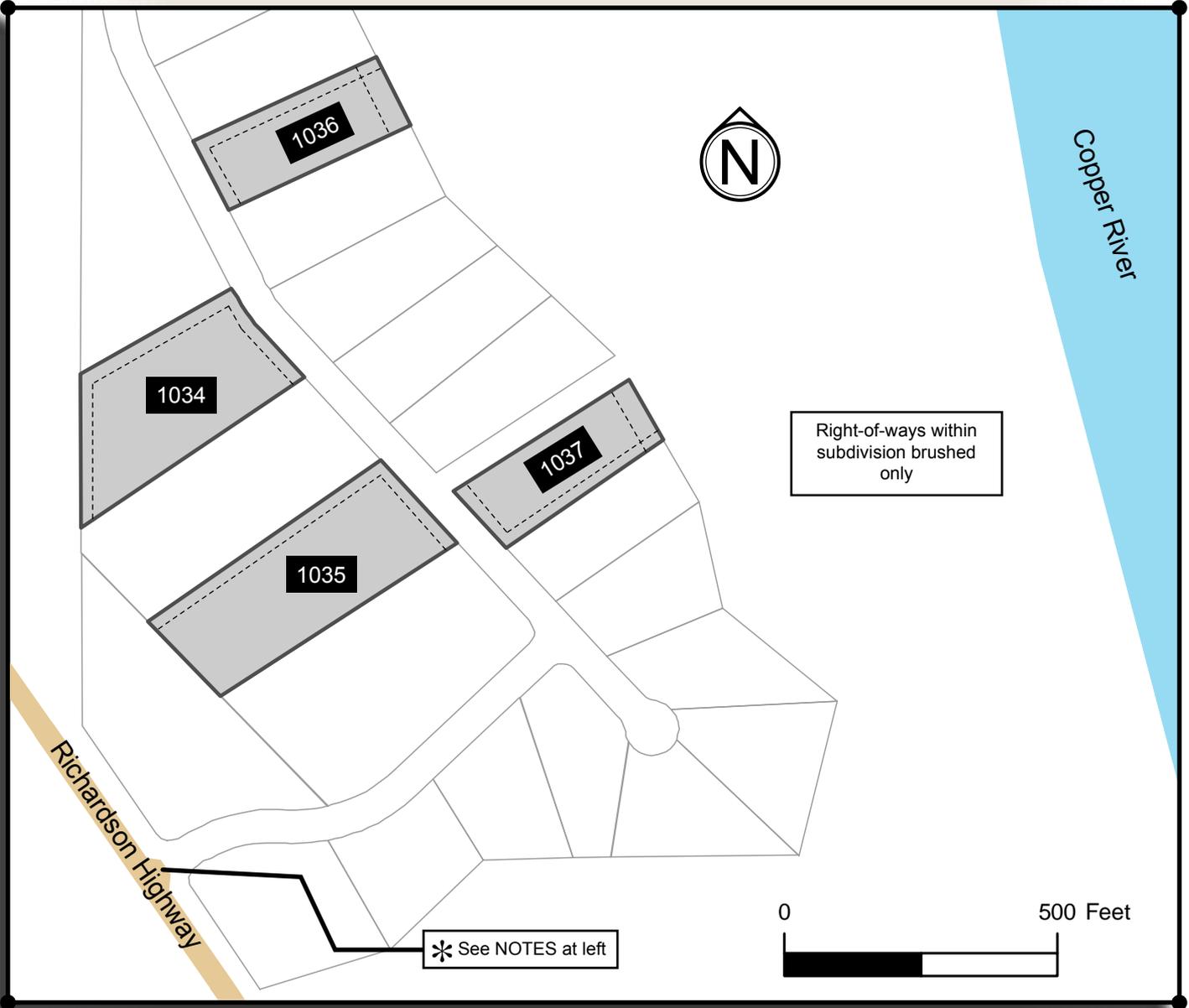
Clearing state land, such as that between the bluff and the subdivision, is illegal without a permit. For more information see page 8, "Use of Adjacent State-Owned Land" or contact the DNR Public Information Center (see page 4).

The main visitor center for Wrangell Saint Elias National Park and Preserve is approximately 1 mile to the south of the subdivision on the Richardson Highway.



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/>

Copper Bluff - ASLS 2006 - 61



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1034	230577	C003N001W16	ASLS 2006-61	2.06	2	1	\$8,700
1035	230579	C003N001W16	ASLS 2006-61	2.33	4	1	\$9,800
1036	230586	C003N001W16	ASLS 2006-61	1.22	5	2	\$18,400
1037	230591	C003N001W16	ASLS 2006-61	1.11	10	2	\$17,000



Dillinger River - ASLS 2007 - 7



Looking south from parcel 1040 towards the Alaska Range

LOCATION

The Dillinger River area is approximately 65 miles southeast of McGrath, east of the South Fork Kuskokwim River and Farewell Lake, bisected by the Dillinger River.

ACCESS

Access to the area is primarily by plane, either ski or float depending on the season and local conditions. Wheeled planes may be able to land on gravel bars along the South Fork Kuskokwim River. Access is also possible by snowmachine or boat along the South Fork Kuskokwim River and Dillinger River, and then across state land by snowmachine or ATV.

Public access to parcels in the area is available along the top of the bluff south of Parcel 1038 (ADL 229854)

UTILITIES

Water for domestic use may be obtained by well or from the collection of surface water from lakes or small streams in the area or by rainwater roof catchment systems. Ground water quality and depth is unknown, but is likely to be affected by permafrost.

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 Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 100-foot building setback along the ordinary high water line of all water bodies. In addition, parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 50-foot public access easement along the ordinary high water line of all water bodies. Parcel 1040 is subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements.

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.

Subject to all platted easements and reservations of record, see ASLS 2007-7.

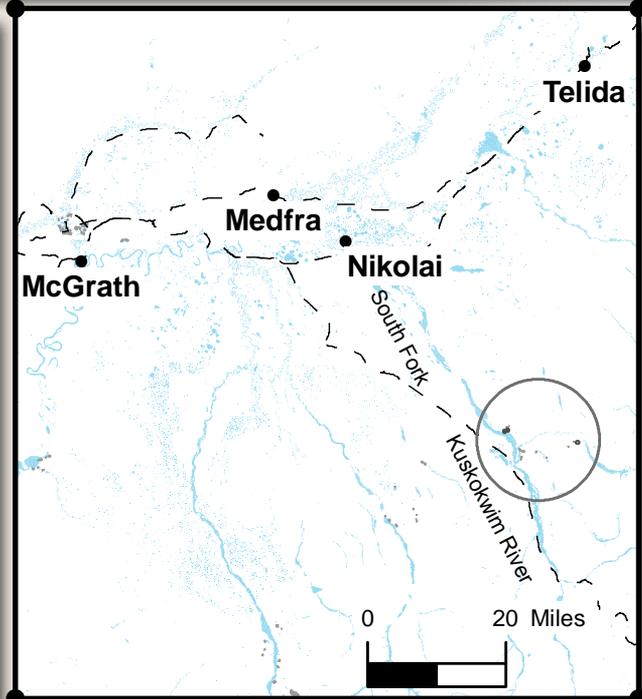
MUNICIPAL AUTHORITY

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

NOTES

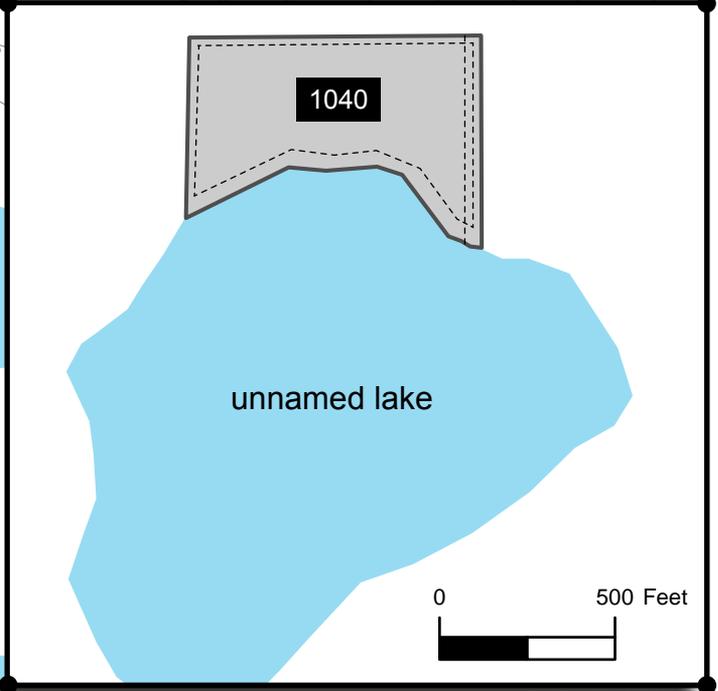
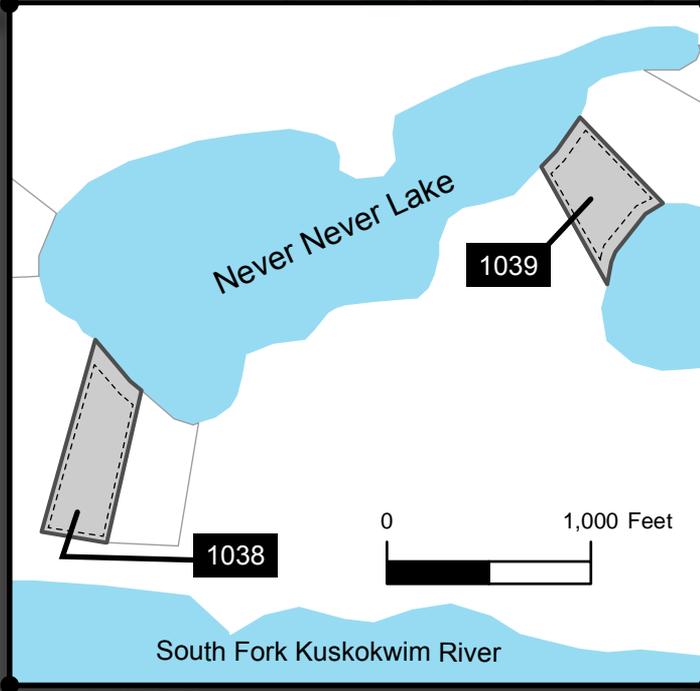
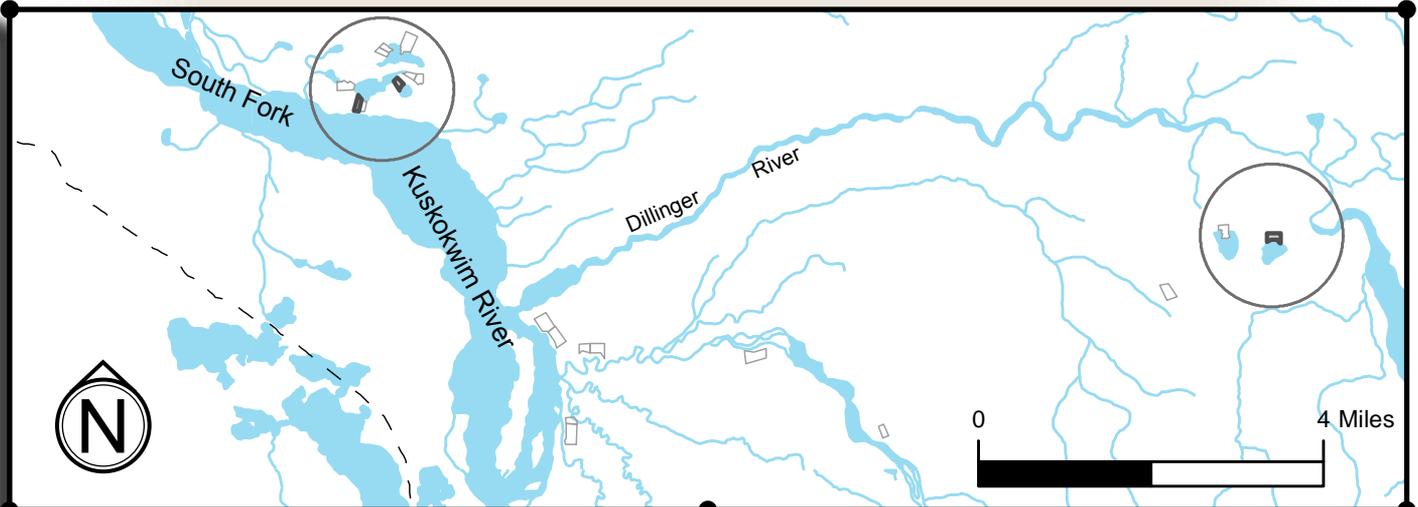
Fire Management Option - Limited Protection - see page 11 for more information.

All parcels in this offering have water frontage. Lots have potentially excellent views.



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/>

Dillinger River - ASLS 2007 - 7

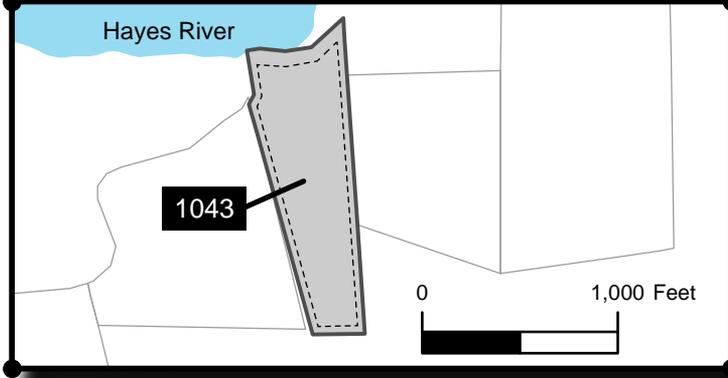
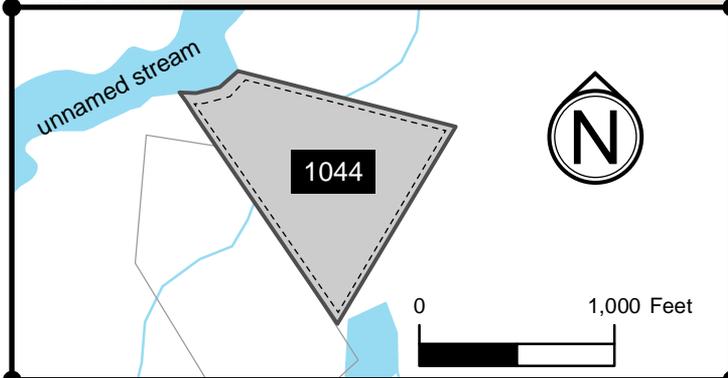


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1038	229854	S029N023W08	ASLS 2007-7	6.24	N	\$16,500
1039	229870	S029N023W08	ASLS 2007-7	5.17	L	\$14,100
1040	229939	S029N022W24	ASLS 2007-7	8.52	A	\$18,300

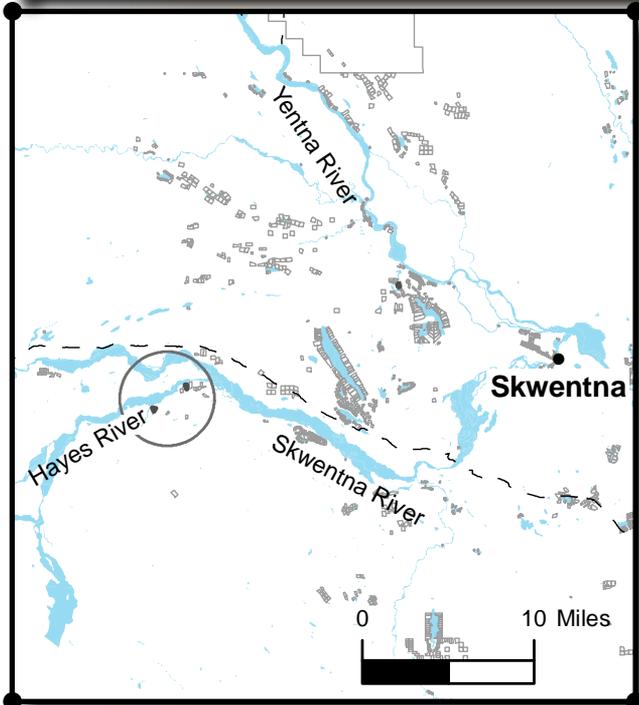


Looking southwest across Never Never Lake

Friday Creek - ASLS 2003 - 11



PARCEL #	1043	1044
AK DIVISION OF LANDS (ADL) #	229518	228405
MERIDIAN TOWNSHIP RANGE SECTION	S021N014W03	S021N014W08
SURVEY	ASLS 2003-11	ASLS 2003-11
ACRES	14.11	20
TRACT	K	B
MINIMUM BID	\$13,000	\$15,400



LOCATION

The Friday Creek staking area is located approximately 110 air miles northwest of Anchorage and 20 air miles west of Skwentna on the western slope of the Alaska Range. The area is between on the Hayes and Skwentna Rivers to the north, and the Dickason Mountain to the south.

ACCESS

Primary access is via wheeled aircraft on sand bars along the Hayes and Skwentna Rivers or by snowmachine in the winter. The staking area is 3 miles from the Iditarod Trail.

UTILITIES

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 Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 50-foot public access easement and 100-foot building setback along the ordinary high water line of all water bodies.

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements.

Subject to platted easements and reservations, see ASLS 2003-11.

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.

NOTES

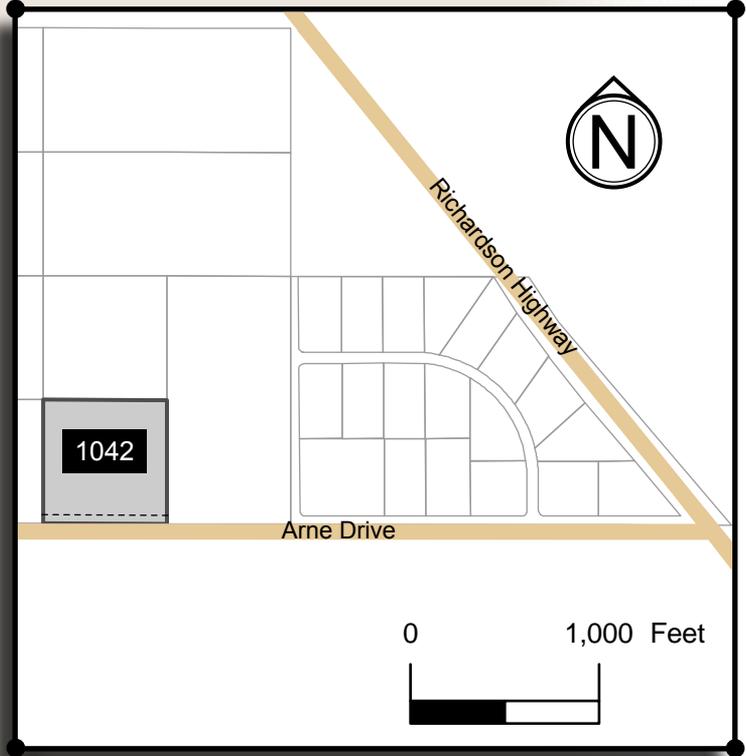
Fire Management Option - Full Protection - see page 11 for more information.

Parcel 1044 is located on an unnamed anadromous stream that supports rearing king salmon and spawning sockeye salmon populations. Parcel 1043 is located adjacent to the Hayes River, which supports king and sockeye salmon populations.

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://plats.landrecords.info/>

Glennallen Area I - ASLS 79 - 144

PARCEL #	1042
AK DIVISION OF LANDS (ADL) #	203247
MERIDIAN TOWNSHIP RANGE SECTION	C004N001W30
SURVEY	ASLS 79-144
ACRES	9.99
LOT	101
MINIMUM BID	\$32,500



LOCATION

Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. The parcel is situated about three miles east of Glennallen, one mile south of the intersection of the Glenn Highway and the Richardson Highway, and about one and a half miles west of the Copper River.

ACCESS

Access is from the Richardson Highway and on to Arne Drive which is a platted, improved right-of-way.

UTILITIES

Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.

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 (ADEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

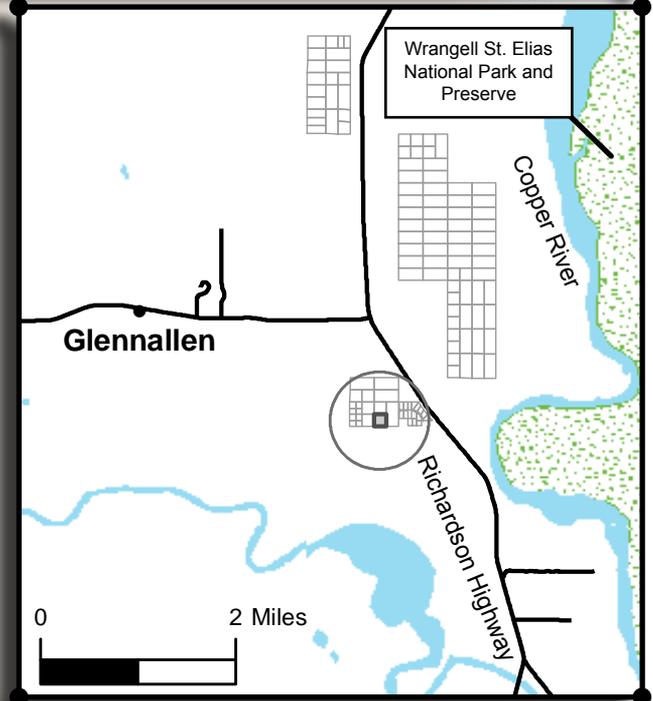
The parcel is subject to a 66-foot public access and utility easement along the southern parcel boundary. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 79-144.

MUNICIPAL AUTHORITY

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

NOTES



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/>

Glennallen II - ASLS 79 - 251



Looking south along Marion Street right-of-way, Parcel 1050 is on the right

LOCATION

Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. These parcels are located south of the Glenn Highway, approximately two and a half miles west of the intersection of the Glenn Highway and the Richardson Highway.

ACCESS

These parcels may be accessed across unreserved state land and section line easements from the Glenn Highway. Currently access exists to the subdivision via Pilcho Drive to Marion Drive, which connects to the Glenn Highway. 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 and telephone service are available in the community of Glennallen. Service to the subdivision is unknown at this time. Purchasers will be responsible for extending the existing power lines.

Permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.

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 Alaska Department of Environmental Conservation (ADEC). These parcels may not be suitable for conventional subsurface sewage disposal, in which case pit privies or alternative systems may be required.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcel 1050 is subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements.

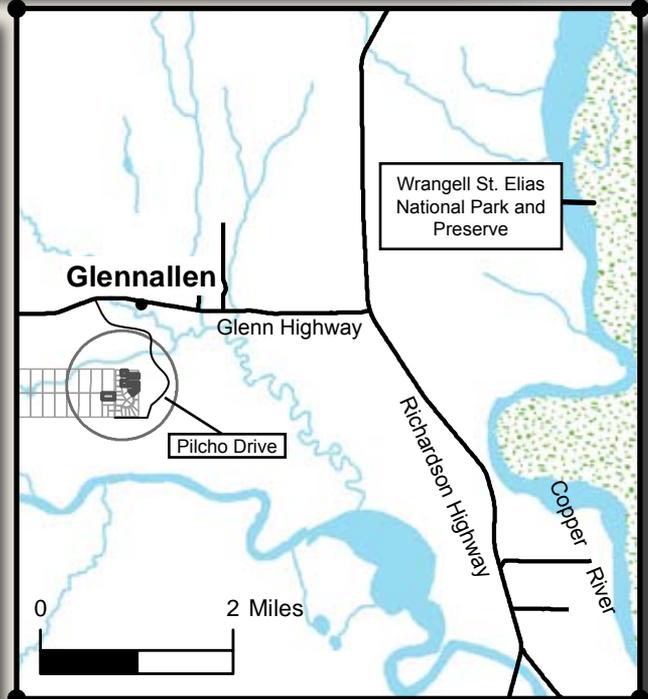
Subject to all platted easements and reservations of record, see ASLS 79-251.

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.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

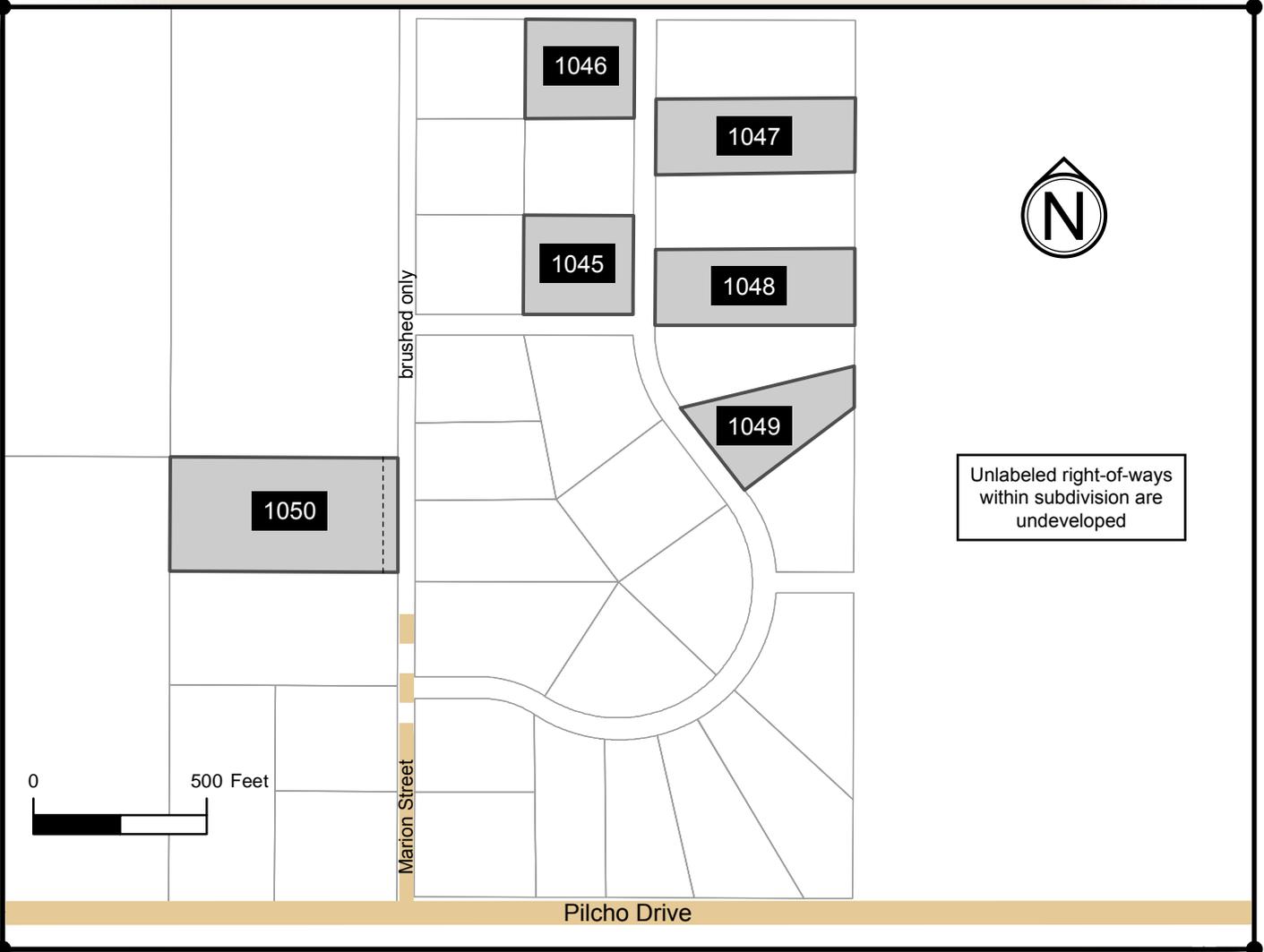
MUNICIPAL AUTHORITY

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



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/>

Glennallen II - ASLS 79 - 251



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1045	204806	C004N002W26	ASLS 79-251	2.06	12	\$4,100
1046	204808	C004N002W26	ASLS 79-251	2.06	14	\$4,100
1047	206095	C004N002W26	ASLS 79-251	2.86	16	\$5,700
1048	206097	C004N002W26	ASLS 79-251	2.86	18	\$5,700
1049	206099	C004N002W26	ASLS 79-251	2.02	20	\$4,000
1050	204817	C004N002W27	ASLS 79-251	5	37	\$9,700



Happy Creek - ASLS 2009 - 11



Looking west along Tim Avenue toward parcel 1051 on the left

LOCATION

The Happy Creek subdivision is located near the community of Happy Valley, about 12 miles north-east of Anchor Point and approximately 8 miles southwest of Ninilchik.

ACCESS

Access to the subdivision is from the Sterling Highway via Tim Avenue, a gravel road. Tim Avenue joins the Sterling Highway at approximately mile 142.5. Access into the parcels is walk-in along the platted road, Jacob Samuel Street, which runs south from Tim Avenue.

UTILITIES

Electricity and telephone service are available along the Sterling Highway and partway down Tim Avenue. 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.

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 (ADEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies). Soil conditions, water table, levels, and soil slopes have been found suitable for onsite wastewater treatment and disposal systems for single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 20-foot building setback along all rights-of-way, a 25-foot building setback from the eastern boundary of all lots, and a 10-foot building setback from all side lot lines.

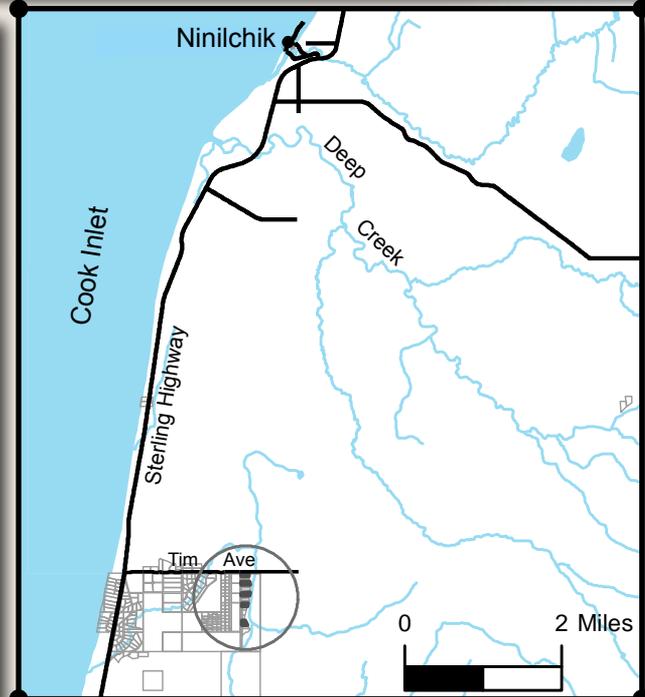
Parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Subject to all platted easements and reservations of record, see ASLS 2009-11.

MUNICIPAL AUTHORITY

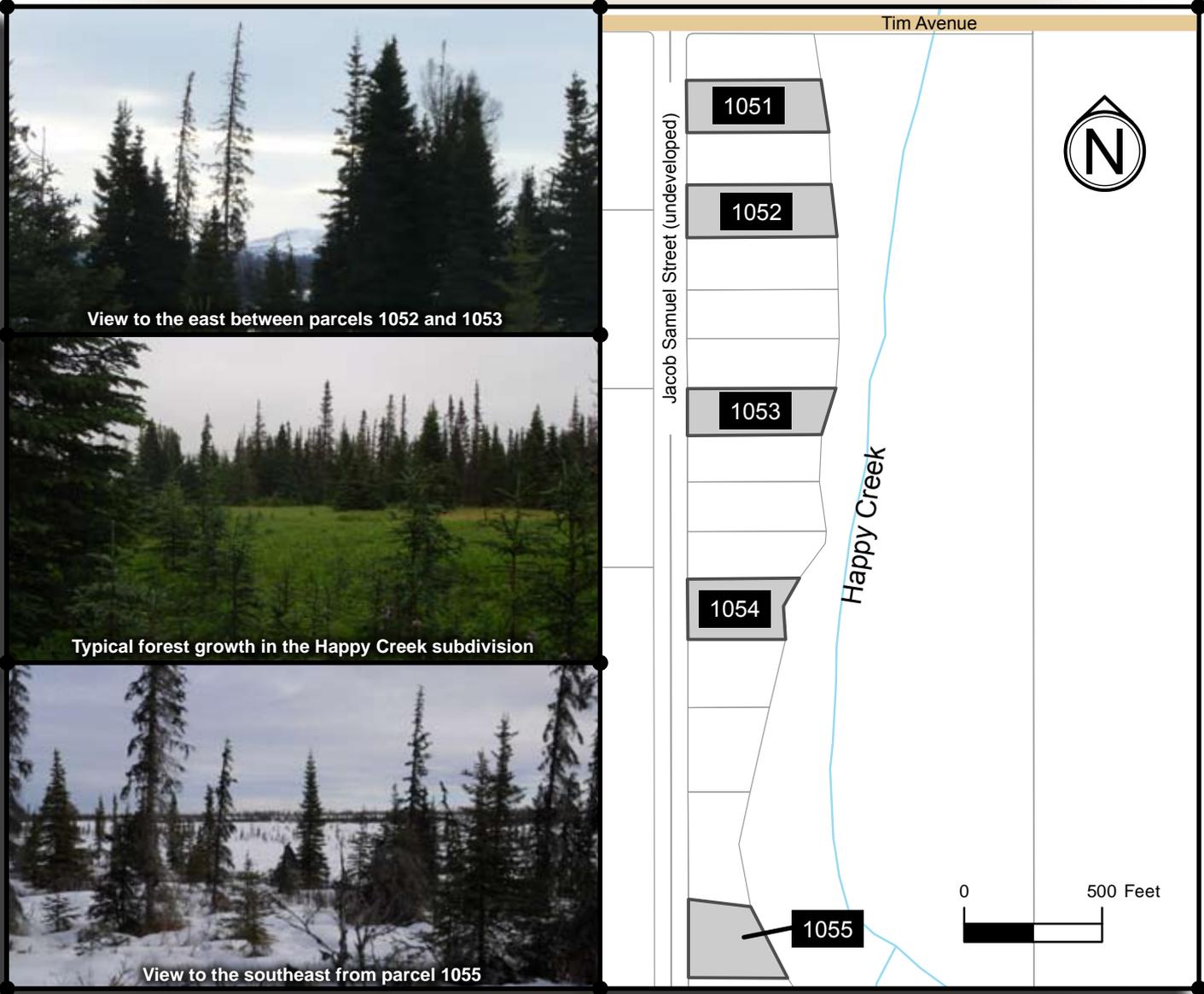
These parcels are located within the boundary of the Kenai Peninsula Borough, and are subject to applicable local ordinances and property assessments.

NOTE: The offering of Happy Creek Subdivision is contingent upon plat approval by the Kenai Peninsula Borough and recordation in the Homer Recording District. If such approval is not received, parcels 1051 - 1055 will be withdrawn in subsequent errata sheets, and offered at a later date.



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/>

Happy Creek - ASLS 2009 - 11

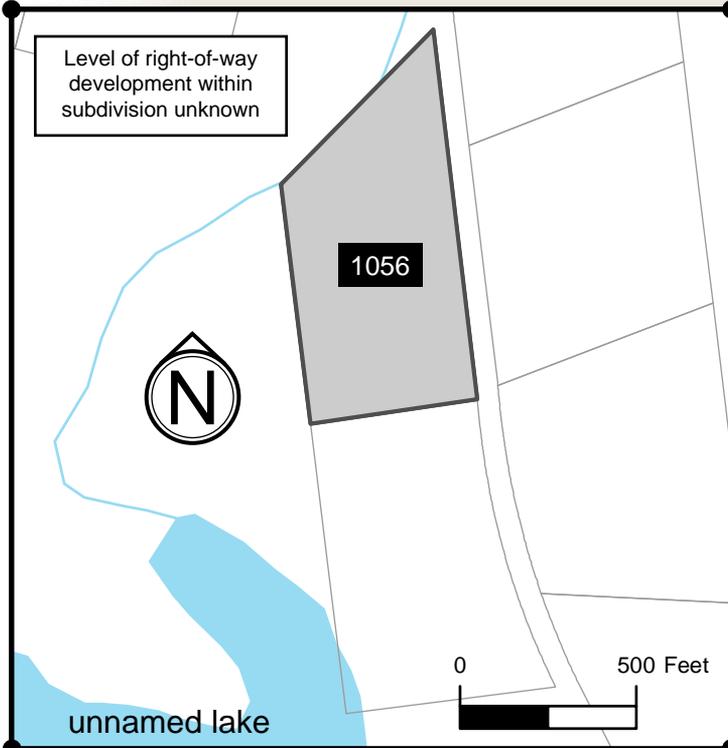


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1051	231135	S003S014W4	ASLS 2009-11	2.189	2	\$11,200
1052	231137	S003S014W4	ASLS 2009-11	2.332	4	\$11,900
1053	231141	S003S014W4	ASLS 2009-11	2	8	\$10,200
1054	231145	S003S014W4	ASLS 2009-11	1.839	12	\$9,400
1055	231149	S003S014W4	ASLS 2009-11	1.839	16	\$9,400

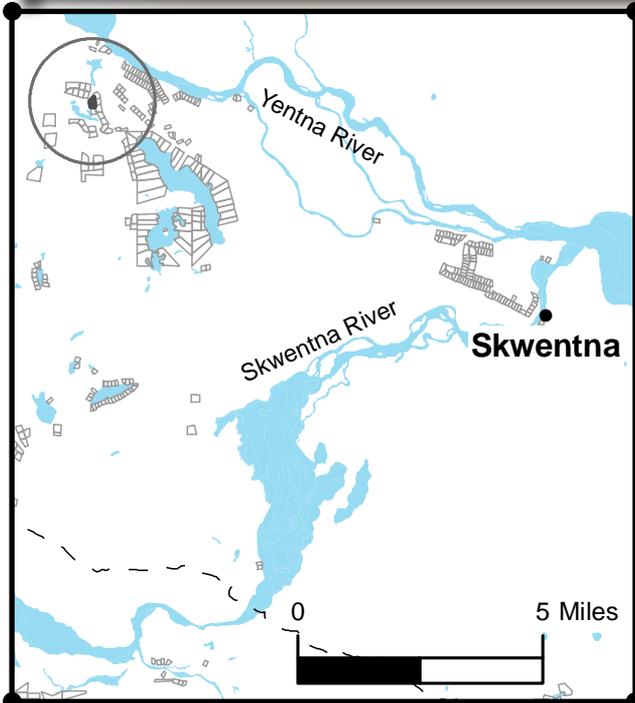


View to the southeast from the Happy Creek subdivision

Hewitt-Whiskey Lakes II - ASLS 80-134



PARCEL #	1056
AK DIVISION OF LANDS (ADL) #	214226
MERIDIAN TOWNSHIP RANGE SECTION	S022N012W3
SURVEY	ASLS 80-134
ACRES	10
LOT	1,2
BLOCK	9
MINIMUM BID	\$9,300



LOCATION

This subdivision is located between the Yentna River and Hewitt Lake, Approximately 75 miles northwest of Anchorage and eight miles northwest of Skwentna.

ACCESS

The Yentna River provides access to this subdivision by boat during the summer and snow machine during the winter. Access to the area is also possible with floatplanes on the Yentna River and Hewitt Lake or by wheeled aircraft on gravel bars or the platted airstrip within the subdivision. Condition of landing areas is unknown. The parcel is along a platted road right-of-way, which may not have been constructed.

UTILITIES

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. The quality of water in the Yentna River, local streams, and local lakes is unknown.

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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcel is subject to a 50-foot wide access easement along the mean high water line of any water frontage of any sort.

Subject to all platted easements and reservations of record, see ASLS 80-134.

The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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 Anchorage Recording District in Book 675 on Page 506.

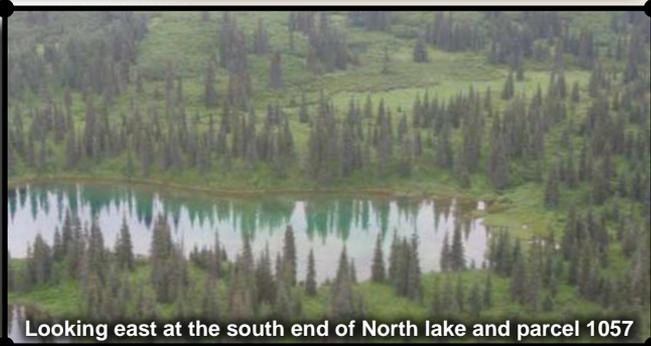
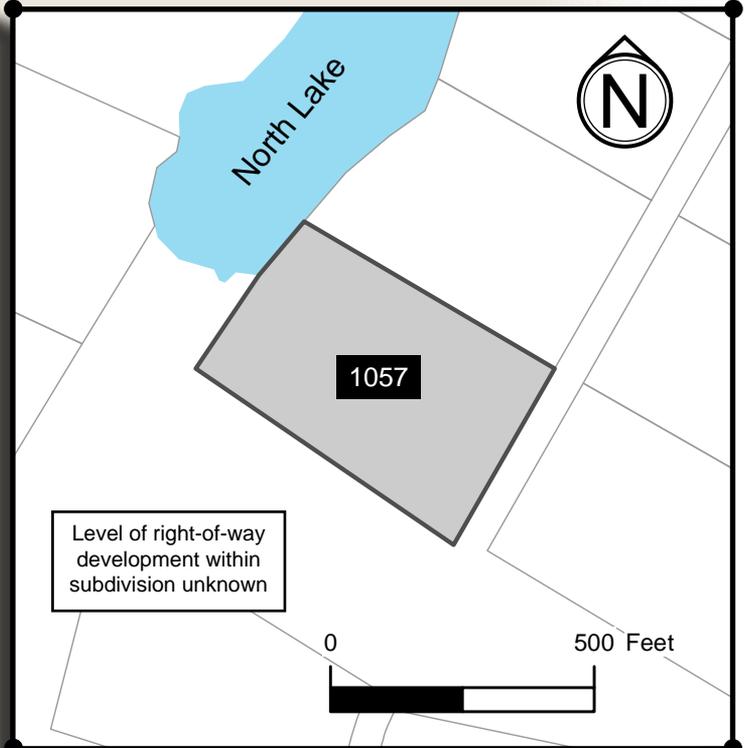
MUNICIPAL AUTHORITY

This parcel is 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 being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://plats.landrecords.info/>

High Mountain Lakes - ASLS 80 -154

PARCEL #	1057
AK DIVISION OF LANDS (ADL) #	210384
MERIDIAN TOWNSHIP RANGE SECTION	S017N013W27
SURVEY	ASLS 80 - 154
ACRES	4.92
LOT	4
BLOCK	6
MINIMUM BID	\$6,800



LOCATION

The parcel is located approximately 60 miles northwest of Anchorage, 32 miles southwest of Skwentna, and eight miles north of Beluga Lake.

ACCESS

Primary access to this subdivision is by float plane. The parcel has some water frontage on North Lake, and is along a platted right-of-way, which may not have been constructed.

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

Water for domestic use may be obtained by well or from the collection of surface water from small streams or lakes in the area or by rainwater roof catchment systems. The quality of the water in area lakes is unknown.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.

RESTRICTIONS

The parcel is subject to a 50-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort. No structure shall be nearer than 75 feet from the normal high water mark of a water course or body of water in a shoreland.

Subject to all platted easements and reservations of record, see ASLS 80-154.

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 Anchorage Recording District in Book 588 on Page 954.

The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

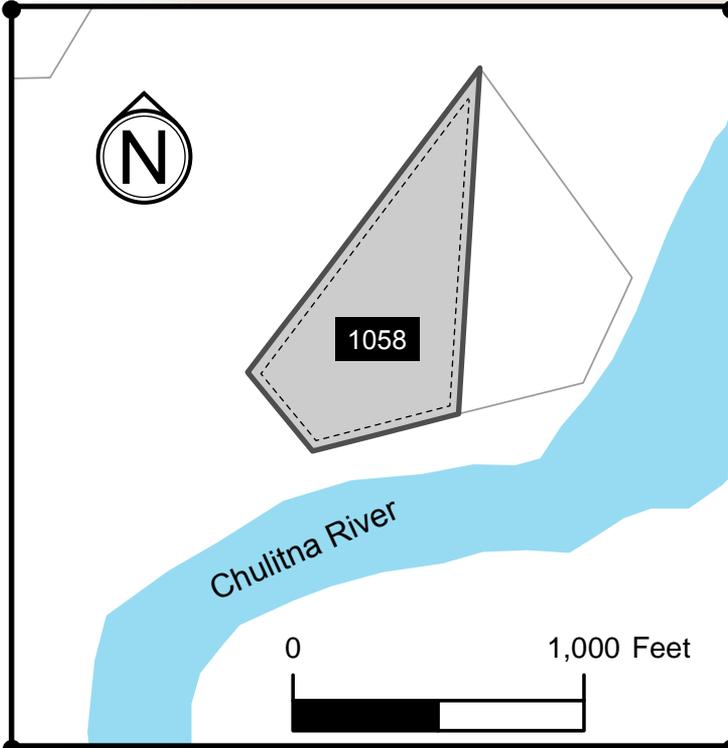
MUNICIPAL AUTHORITY

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

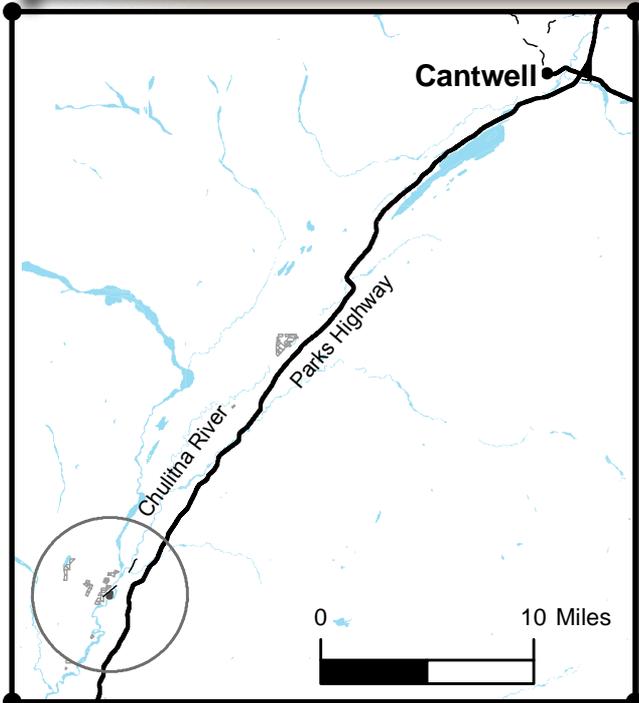


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://plats.landrecords.info/>

Hurricane Remote - ASLS 92 - 164



PARCEL #	1058
AK DIVISION OF LANDS (ADL) #	221690
MERIDIAN TOWNSHIP RANGE SECTION	F022S011W2
SURVEY	ASLS 92-164
ACRES	11.95
TRACT	A
MINIMUM BID	\$20,000

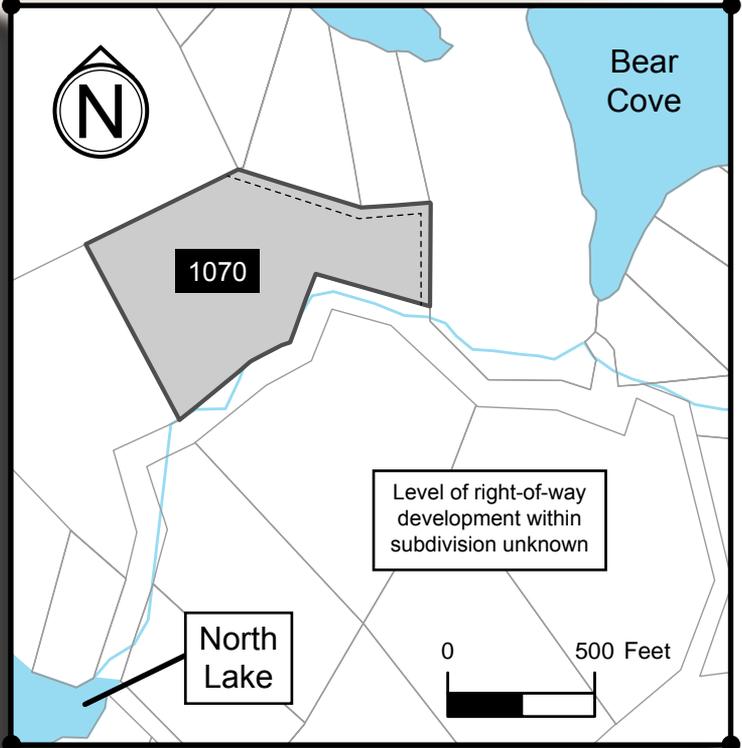


LOCATION
This parcel is located north of the Chulitna River, about one mile west of mile 175 of the Parks Highway, approximately 32 miles southwest of Cantwell.
ACCESS
Access is primarily by boat or floatplane on the Chulitna River. Additional access routes may be across unreserved state land and section 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. The Alaska Railroad right-of-way may not be used as legal access but "Flag Stop" train passenger service may be available. Contact the Alaska Railroad for availability, schedules and fares. There is a footbridge crossing the Chulitna River less than 1 mile up river from the parcel.
UTILITIES
Water for domestic use may be obtained by well or by rainwater roof catchment systems. The quality of water in the Chulitna River is unknown. No individual water supply system or sewage disposal system shall be permitted unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC). See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Parcel is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements. Subject to all platted easements and reservations of record, see ASLS 92-164.
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
Potential views of the Chulitna River Parcel is set back 200 feet from the high water mark of the Chulitna River; ownership of this lot does not convey ownership of water frontage. Permafrost may be present throughout the area. The mean annual soil temperature is below freezing.

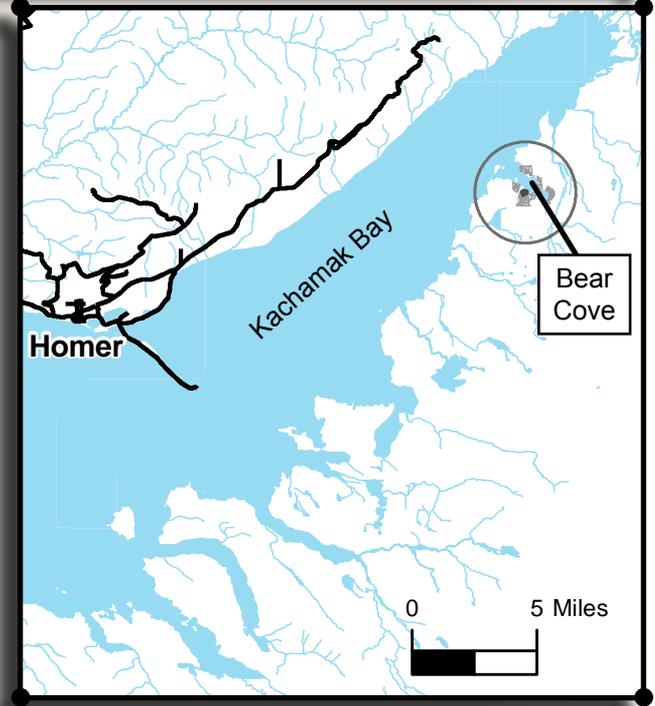
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Mariner's Walk - ASLS 85 - 225

PARCEL #	1070
AK DIVISION OF LANDS (ADL) #	223009
MERIDIAN TOWNSHIP RANGE SECTION	S005S010W29, 30
SURVEY	ASLS 85-225
ACRES	12.414
LOT	13
BLOCK	5
MINIMUM BID	\$11,500



LOCATION
The Mariner's Walk Subdivision is located at the southeast end of Kachemak Bay, approximately 12 miles east of Homer. Bradley Lake is located about six miles to the northeast. Kachemak Bay State Park and Kenai National Wildlife Refuge are approx. two miles to the south.
ACCESS
Access to the subdivision is by boat or floatplane from Homer to Bear Cove. From the coast there is a platted right-of-way to reach the lot.
UTILITIES
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 page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Parcel 1070 is subject to a 30' pedestrian easement. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record. Please see ASLS 85 - 225 and current status plat for up to date restrictions.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' association, if active.
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Kenai Peninsula Borough and is subject to applicable local ordinances and property assessments.
NOTES
The area is densely forested with predominately Sitka spruce of an average height of 60 feet. Lutz spruce, balsam, poplar, paper birch, and various shrubs are also present.



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/>

Kogruklu River - ASLS 2007 - 8



Looking NE towards eastern unnamed lake in the Kogruklu River remote area

LOCATION

The Kogruklu River staking area is located approximately 94 miles north of Dillingham, just north and east of the Wood-Tikchik State Park boundary east of Ishlik and Upnuk Lakes.

ACCESS

Primary summer and winter access is possible by float or ski plane to the three larger lakes located within the staking area. Access is also possible to the area across state lands by snowmachine or ATV.

UTILITIES

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 quality and depth in the area is unknown.

No individual water supply system or sewage disposal system shall be permitted unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. In addition, parcels are subject to a 50-foot public access easement and 100-foot building setback along the ordinary high water line of all water bodies. Parcels 1059-1067 are subject to a 50' section line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2007-8.

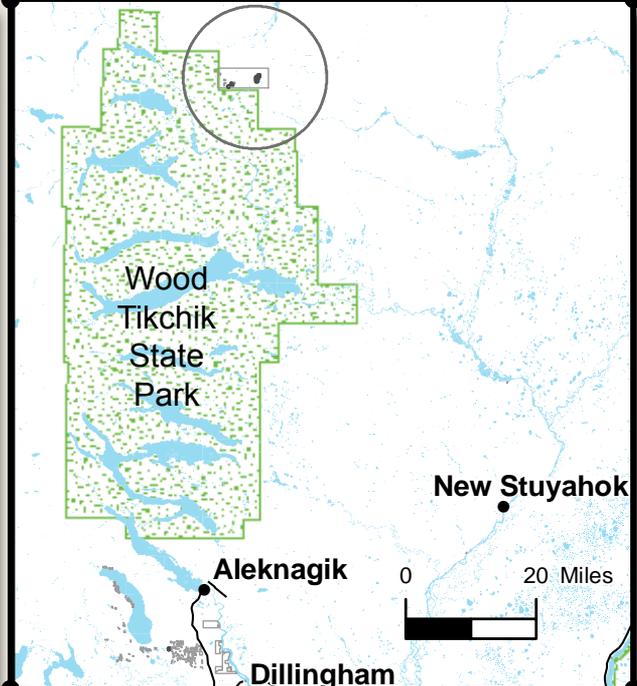
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

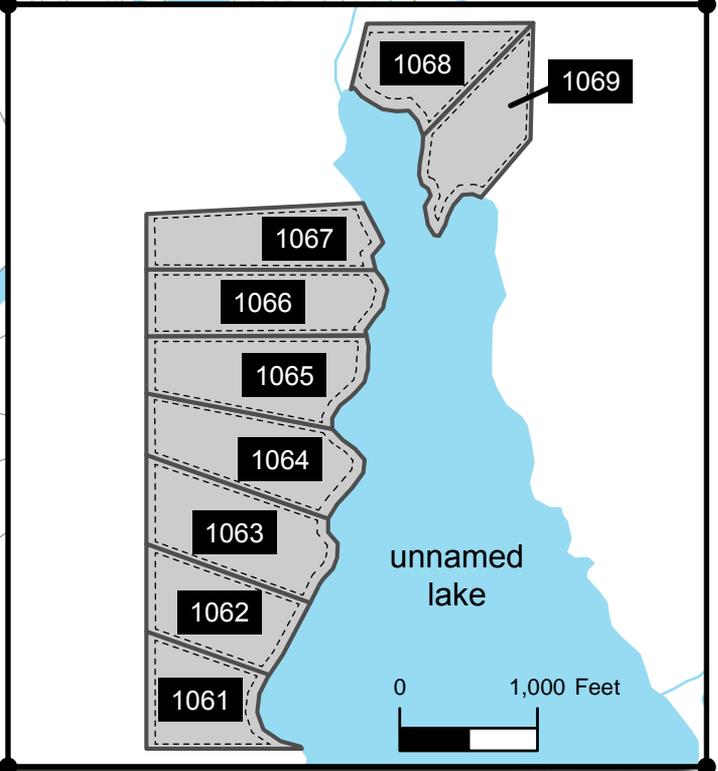
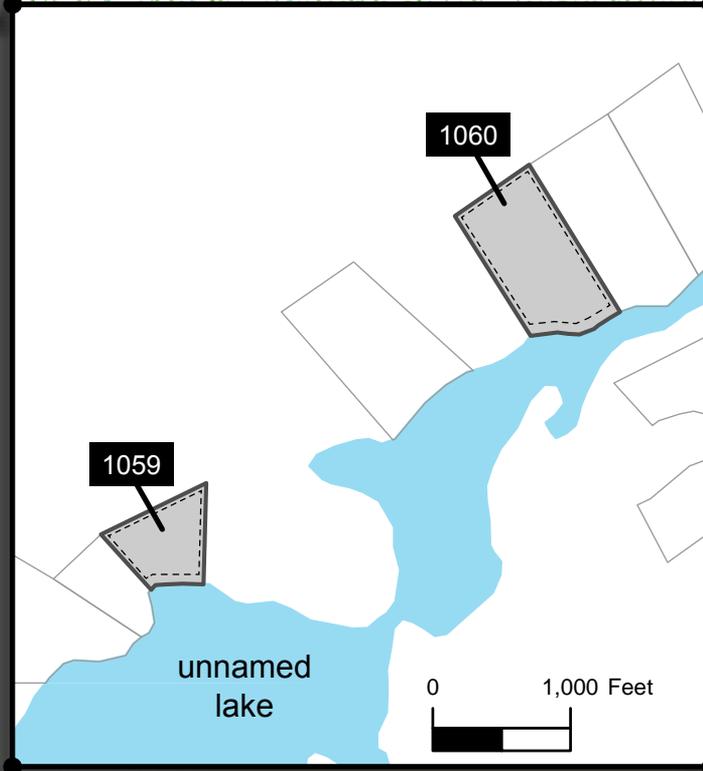
NOTES

Fire Management Option - Limited Protection - see page 11 for more information.



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/>

Kogruklu River - ASLS 2007 - 8



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1059	230106	S04N53W32	ASLS 2007-8	8.18	H	\$7,400.00
1060	229874	S04N53W33	ASLS 2007-8	17.97	J	\$11,500.00
1061	230107	S04N52W30	ASLS 2007-8	14.57	Q	\$10,300.00
1062	230108	S04N52W30	ASLS 2007-8	14.79	R	\$10,400.00
1063	230109	S04N52W30	ASLS 2007-8	19.15	S	\$11,800.00
1064	230110	S04N52W30	ASLS 2007-8	19.49	T	\$11,800.00
1065	230111	S04N52W30	ASLS 2007-8	18.76	U	\$11,900.00
1066	230112	S04N52W30	ASLS 2007-8	19.69	V	\$12,000.00
1067	230113	S04N52W30	ASLS 2007-8	18.31	W	\$11,600.00
1068	230114	S04N52W30	ASLS 2007-8	12.65	X	\$9,400.00
1069	230115	S04N52W30	ASLS 2007-8	14.43	Y	\$10,200.00

Moose Creek East - ASLS 2006 - 22



Looking south at western shore of unnamed lake and parcels 1071 and 1074

LOCATION

The Moose Creek East staking area is approximately 6 miles west of the Susitna River, two miles north of Trapper Lake, and 1 mile east of Moose Creek.

ACCESS

Access to the area is by float plane to the small lakes along the western border of the unit, by snowmachine or ATV along a winter trail, ADL 228646-B, Trapper Lake Trail which is east of the staking area, or by other reserved public easements, section line easements, or across undesignated state lands.

Snowmachine trails crisscross the region. Easement applications have been initiated for the Trapper Lake-Amber Lake Trails, which is a system of trails that includes the Trapper Lake Trail mentioned above.

UTILITIES

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 unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. In addition, parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Parcel 1072 is subject to a 50' section line easement. Landowners may not obstruct or block access within these easements.

The 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.

Subject to all platted easements and reservations of record, see ASLS 2006-22.

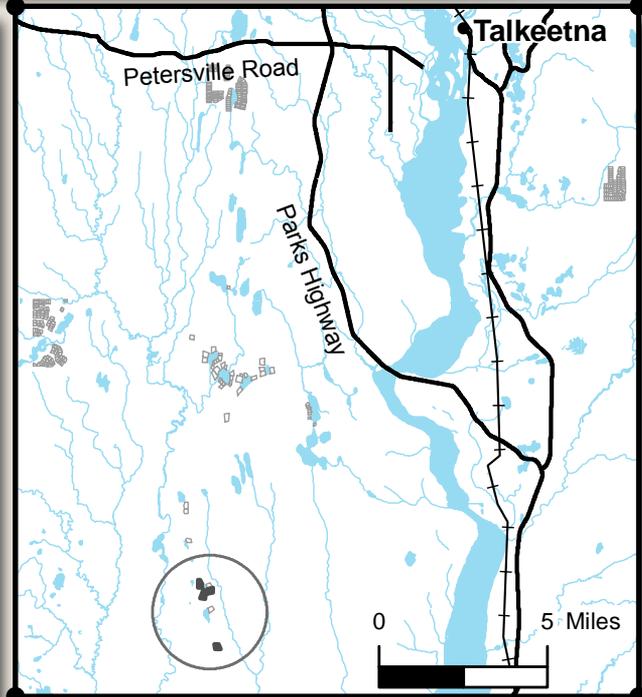
MUNICIPAL AUTHORITY

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

NOTES

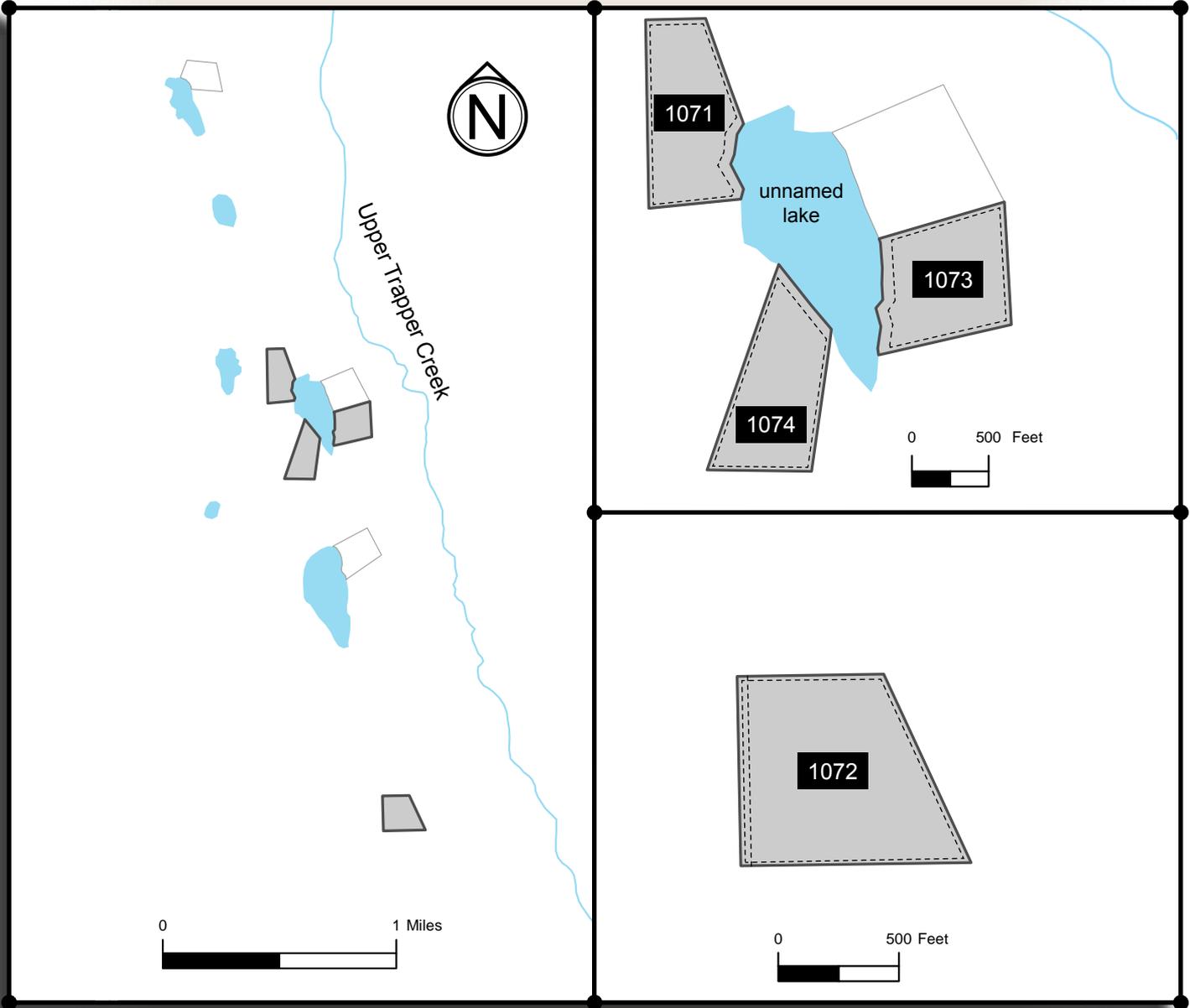
Fire Management Option - Full Protection - see page 11 for more information.

Parcels 1071, 1073 and 1074 contain Flood Hazard areas, see ASLS 2006-22



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/>

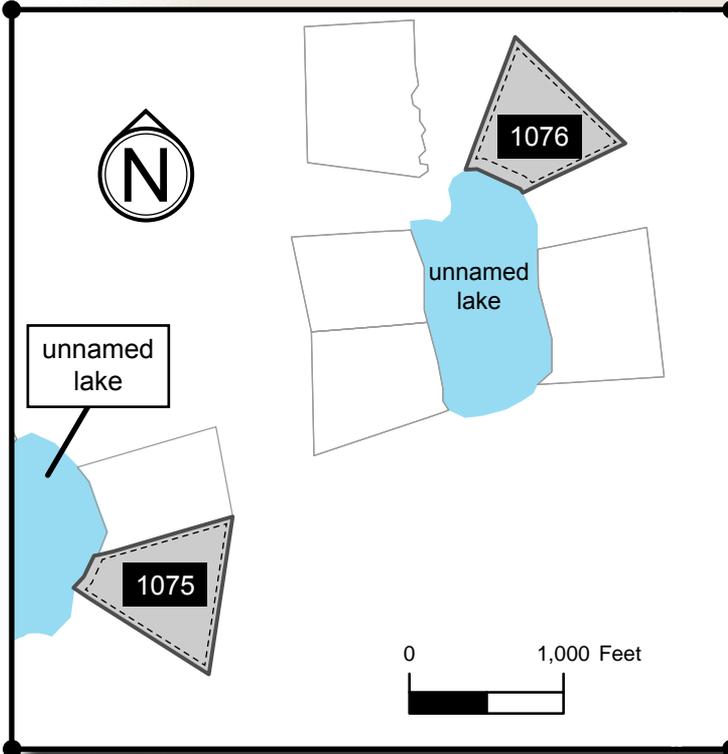
Moose Creek East - ASLS 2006 - 22



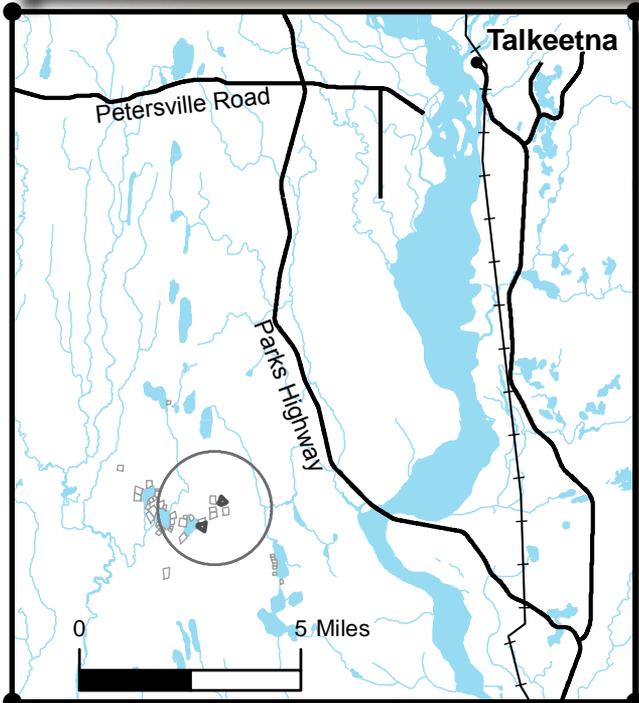
PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1071	229602	S023N006W15	ASLS 2006-22	14.92	D	\$13,000
1072	229759	S023N006W25	ASLS 2006-22	14.1	I	\$6,900
1073	229790	S023N006W15	ASLS 2006-22	14.93	F	\$13,000
1074	229791	S023N006W15	ASLS 2006-22	14.82	G	\$12,900



Ninemile - ASLS 2003 - 43



PARCEL #	1075	1076
AK DIVISION OF LANDS (ADL) #	229067	228838
MERIDIAN TOWNSHIP RANGE SECTION	S024N006W13	S024N006W12
SURVEY	ASLS 2003-43	ASLS 2003-43
ACRES	13.11	11.82
LOT	H	I
MINIMUM BID	\$16,400	\$15,400



LOCATION
The Ninemile staking area is located approximately 108 road miles northwest of Anchorage, 10 miles south of Mile 3 of the Petersville Road, and approximately three miles west from the Parks Highway.

ACCESS
Winter access to the area is by snow machine, dog team or ski plane. Summer access is by ATV or float plane.
There is a public easement (ADL 228646) at milepost 105 of the Parks Highway which has been issued for the Amber Lake-Trapper Lake Trail system within the area, connecting to the Parks Highway and Susitna River.

UTILITIES
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.
Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. Contact ADEC for information.
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information

RESTRICTIONS
Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. In addition, all parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record, see ASLS 2003-43.
The 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.

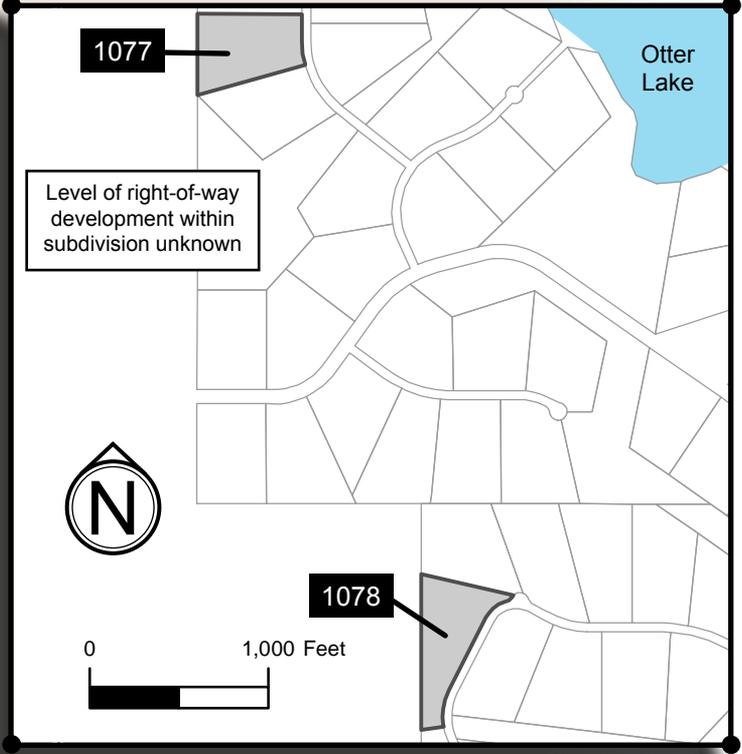
MUNICIPAL AUTHORITY
This area is within the Matanuska-Susitna Borough. Parcels are subject to local ordinances and property assessments

NOTES
Full Fire Protection area- see page 11 for more information
This staking area could potentially be affected by the Susitna I and II exploration license area activities. Buyers should be aware that the potential for oil and gas exploration in this area exists.

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/>

Otter Lakes - ASLS 79 - 147

PARCEL #	1077	1078
AK DIVISION OF LANDS (ADL) #	205037	205001
MERIDIAN TOWNSHIP RANGE SECTION	S017N007W7	S017N007W18
SURVEY	ASLS 79-147	ASLS 79-147
ACRES	5	4.96
LOT	56	20
MINIMUM BID	\$4,800	\$4,700



LOCATION

The Otter Lakes subdivision is located in the Alexander Creek area, approximately 36 miles northwest of Anchorage and approximately four miles northwest of the Skwentna.

ACCESS

Access is provided via ATV or snowmachine along section line easements or seismic line trails. Access may also be gained via aircraft on one or more of the local lakes in the summer or platted airstrips in swampy areas during winter. Landing conditions are unknown.

Access to the subdivision is provided by a public access easement (ADL 222930) and RST 199 (Susitna-Rainy Pass trail).

UTILITIES

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 unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line. Parcels are subject to a minimum 15-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.

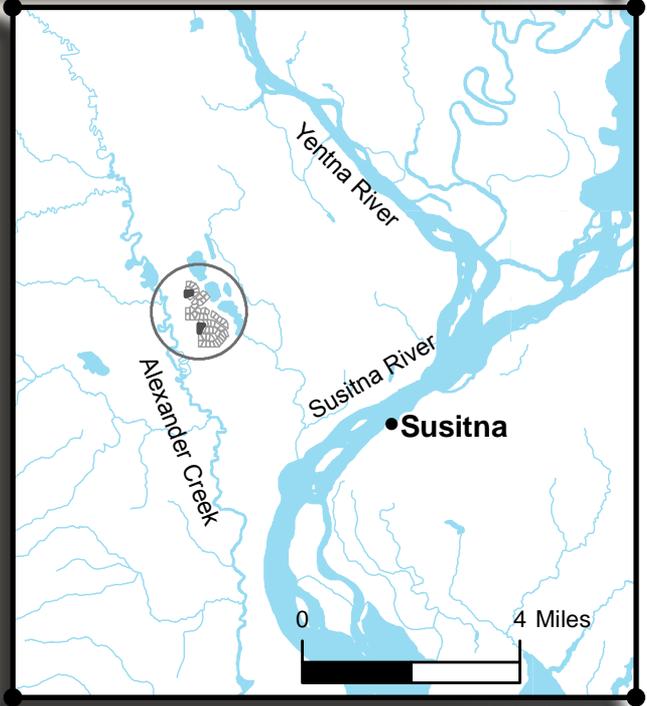
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Homeowner's covenants pertaining to this subdivision are recorded in Book 529, page 959 within the Anchorage Recording District.

Subject to platted easements and reservations, see ASLS 79-147.

MUNICIPAL AUTHORITY

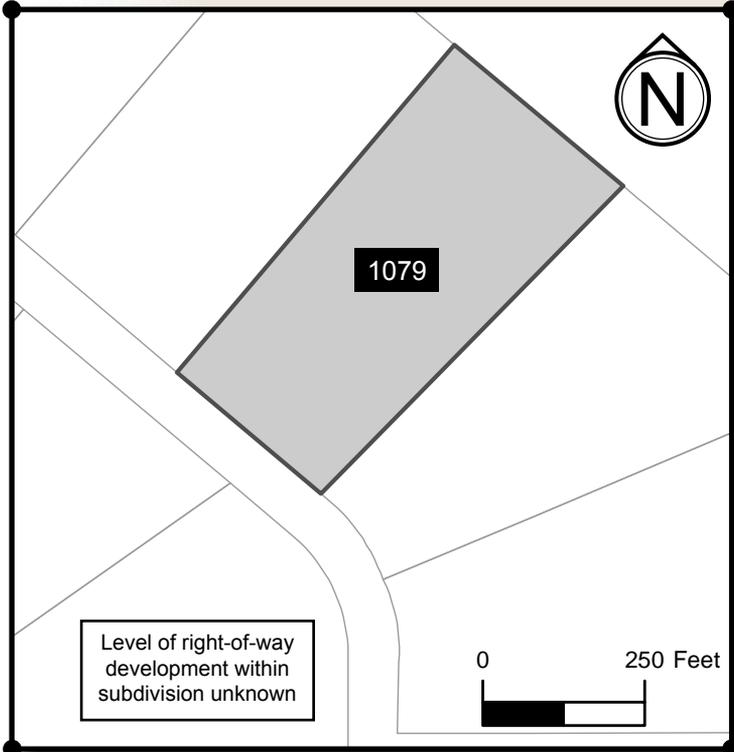
These parcels are located within the boundary of the Matanuska-Susitna Borough, and are subject to applicable local ordinances and property assessments.

NOTES

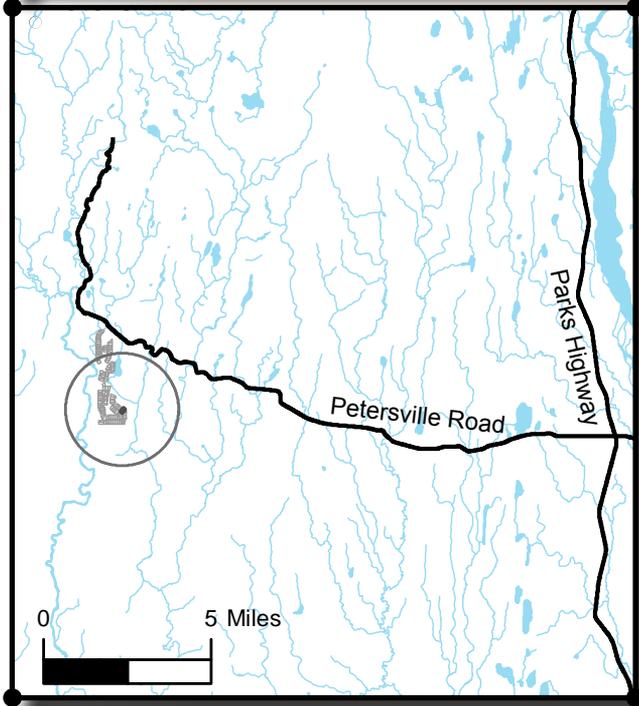


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Peter's Creek - ASLS 80 - 144



PARCEL #	1079
AK DIVISION OF LANDS (ADL) #	210719
MERIDIAN TOWNSHIP RANGE SECTION	S026N008W23, 24
SURVEY	ASLS 80-144
ACRES	5
LOT	5
BLOCK	4
MINIMUM BID	\$11,500

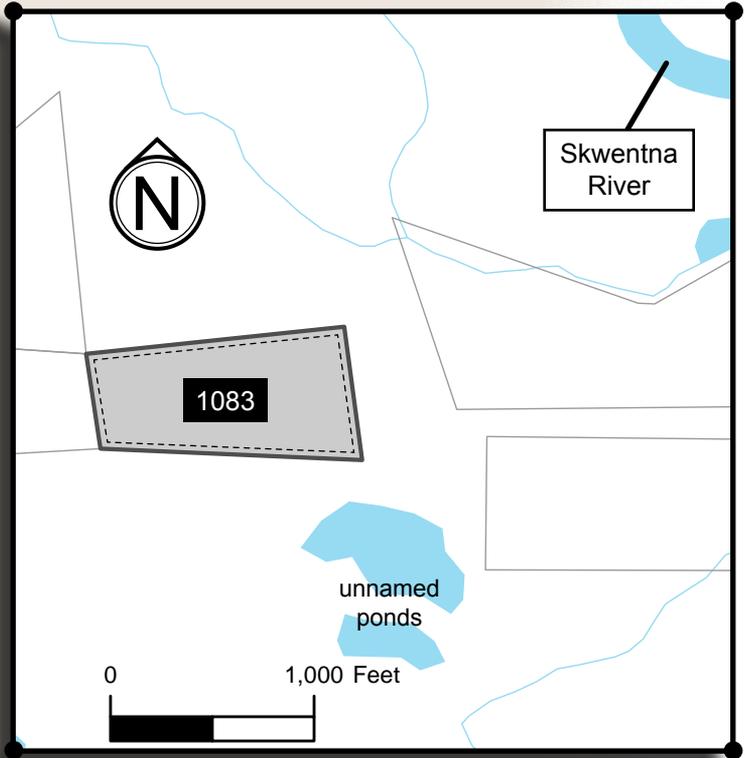


LOCATION
This subdivision is located south of Petersville Road approximately 15 miles west of Trapper Creek.
ACCESS
Access to this subdivision is by Petersville Road, then south onto Shulin Lake Trail. Petersville Road is only maintained to Kroto Creek in the winter. Care should be taken to properly locate platted rights-of-ways or easements to gain access to the parcel. The parcel is along platted road rights-of-way, which may not have been constructed.
UTILITIES
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 (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
Parcel is subject to a 25-foot building setback from the right-of-way line of any public right-of-way, and a 10-foot building setback from any side lot line.
Subject to all platted easements and reservations of record, see ASLS 80-144.
The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 367.
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES

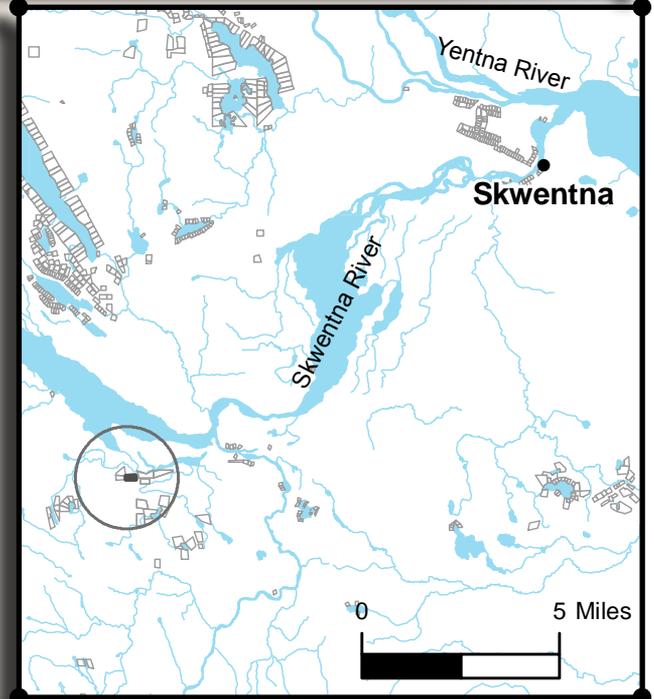
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Quartz Creek - ASLS 2003 - 42

PARCEL #	1083
AK DIVISION OF LANDS (ADL) #	228745
MERIDIAN TOWNSHIP RANGE SECTION	S020N012W05
SURVEY	ASLS 2003-42
ACRES	19.77
TRACT	M
MINIMUM BID	\$13,800



LOCATION
The Quartz Creek West staking area is located south of the Skwentna River, 3 miles southwest of the confluence of the Talachulitna and Skwentna Rivers and 10 air miles from the community of Skwentna.
ACCESS
Access to the area is by wheel plane on the gravel bars of the Skwentna River and then overland or by riverboat from a slough of the Skwentna (near the NE corner of the staking area) to the mouth of Quartz Creek. Two small lakes located in located T20NR12W sec. 7 and in T20NR13W sec 12 may provide access by floatplane. Winter access is by snowmachine along the river system or via the Iditarod Trail and then across the Skwentna River and overland to the staking area. Winter access is also possible by ski plane.
The Iditarod Trail is across the Skwentna River and approximately 4 miles north of the staking area.
UTILITIES
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. Ground water quality and depth is unknown.
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 (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
This parcel is subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record, see ASLS 2003-42.
The parcel 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
This parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.
NOTES
Modified Fire Protection - see page 11 for more information.



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/>

Porcupine Butte - ASLS 2005 - 27



Aerial view, looking east over the wetlands south of parcels 1080 and 1081

LOCATION

The Porcupine Butte West remote area is located south of the Skwentna River, 6 miles west of the confluence of the Hayes and Skwentna Rivers and 25 air miles from the community of Skwentna.

ACCESS

Access is by wheel plane on the gravel bars of the Skwentna River and at Old Man Creek. Winter access is by ski plane. Snowmachine travel along the river system, or the Iditarod Trail and overland across the Skwentna River and state land to the staking area, is possible but difficult.

UTILITIES

None.

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. Please see ASLS 2005 - 27 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

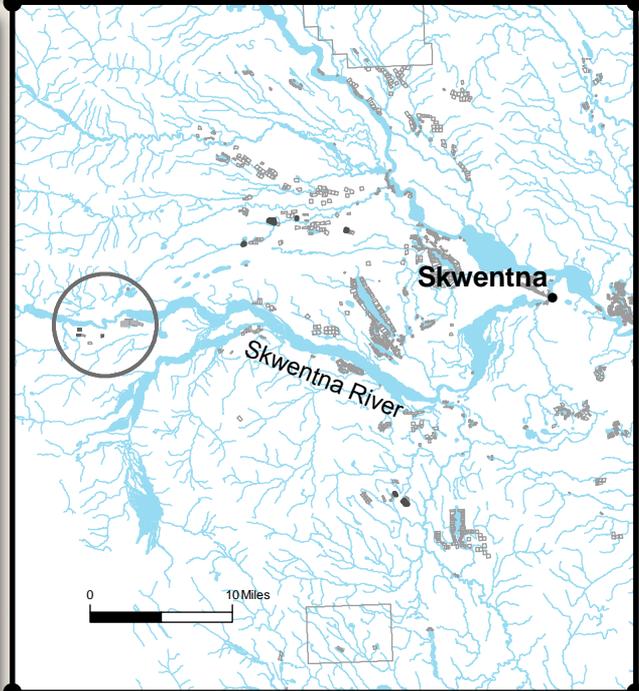
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a minimum 60-foot public access easement along all existing trails and a 50-foot public access easement along the ordinary high water line of public or navigable water bodies.

MUNICIPAL AUTHORITY

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

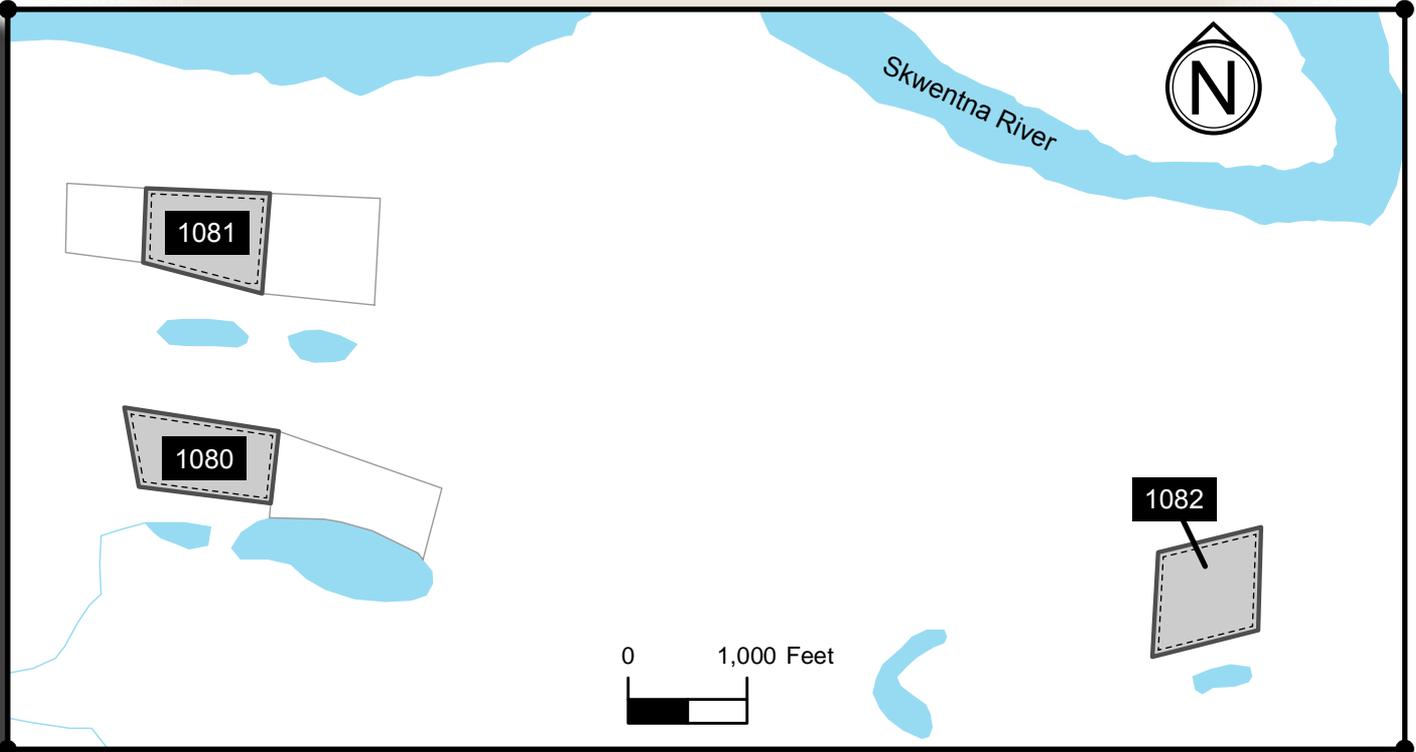
NOTES

The Iditarod National Historic Trail runs along the north side of the Skwentna River north of this area.



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/>

Porcupine Butte - ASLS 2005 - 27



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1080	229140	S021N016W03	ASLS 2005-27	17.59	D	\$21,400
1081	229160	S022N016W34	ASLS 2005-27	19.26	B	\$13,500
1082	229245	S021N016W01	ASLS 2005-27	17.54	G	\$13,400



Looking west towards Parcel 1082 on hill overlooking wetland

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.

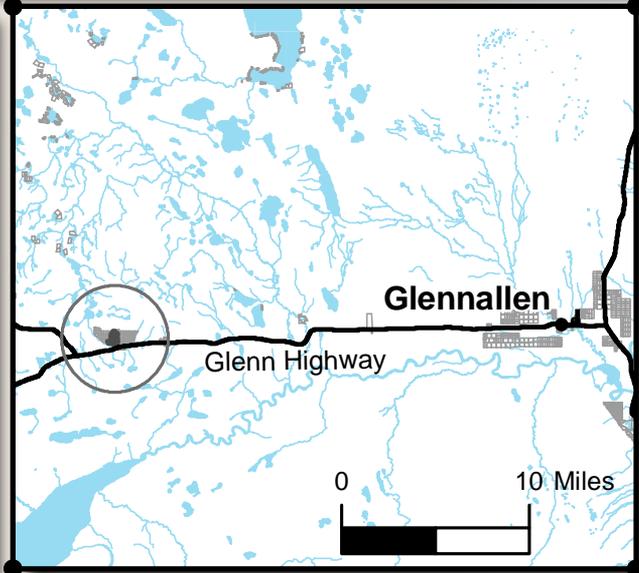
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners Association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Chitina Recording District as Document Number 2006 - 114.

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.

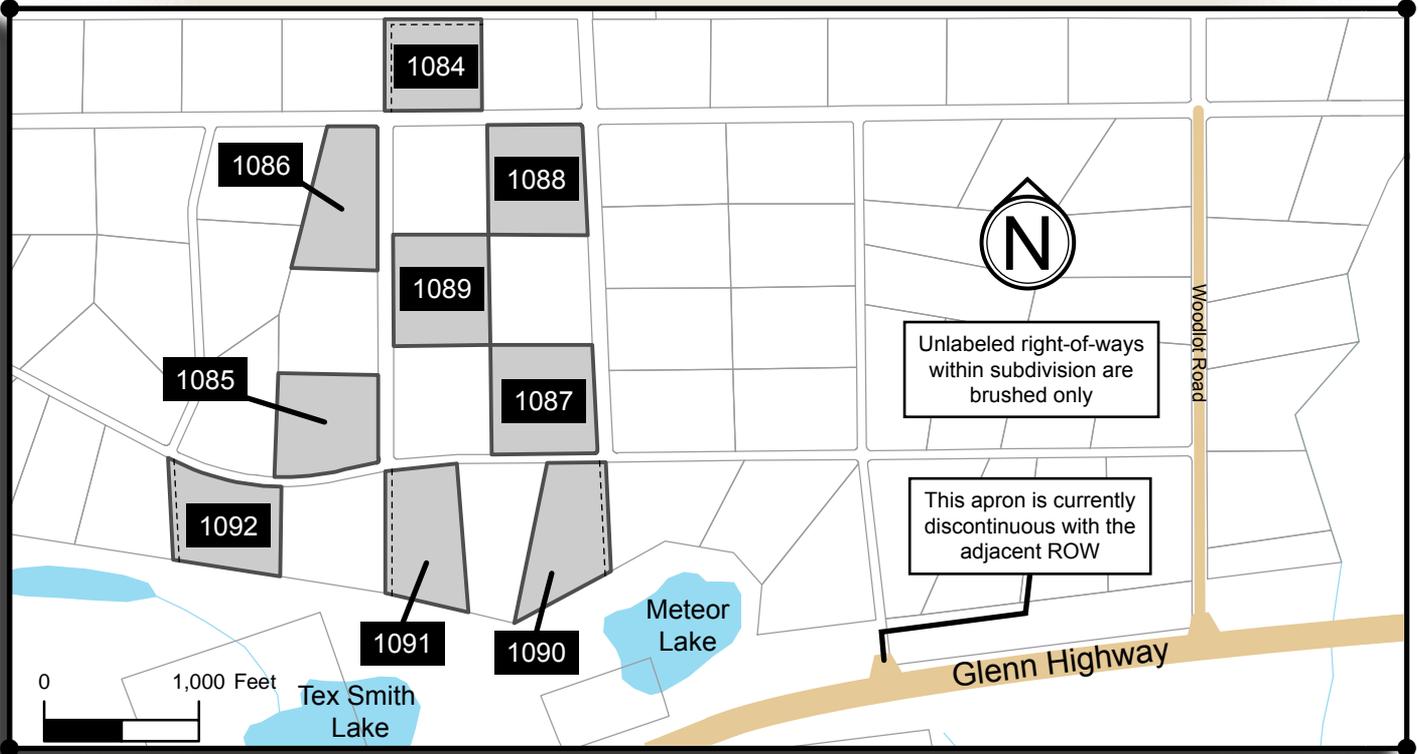


NOTES continued

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.

Ridgeview - ASLS 2005 - 16

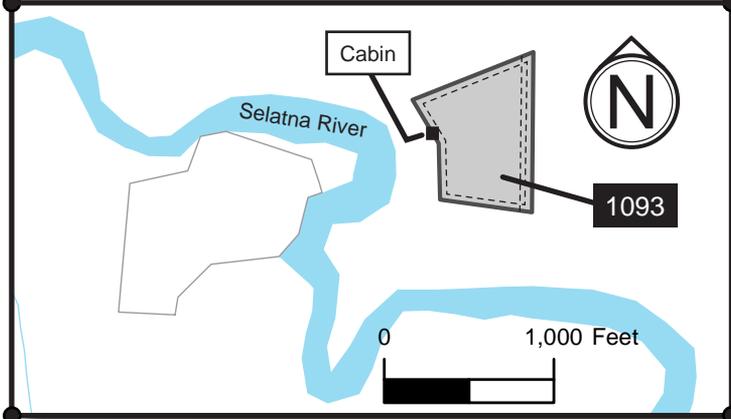
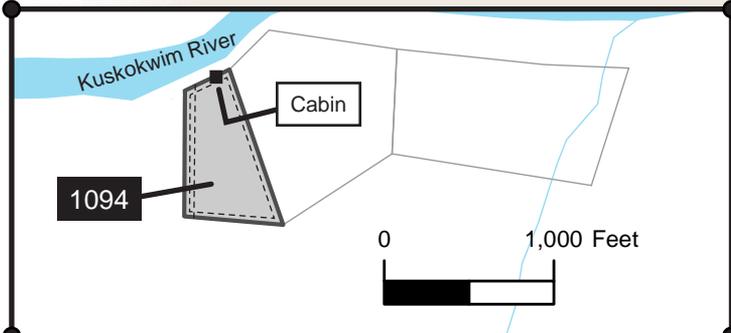


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1084	229960	C004N006W26	ASLS 2005-16	8.54	2	3	\$10,300.00
1085	229966	C004N006W27	ASLS 2005-16	9.53	1	4	\$10,500.00
1086	229968	C004N006W27	ASLS 2005-16	9.42	3	4	\$8,300.00
1087	229972	C004N006W26	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

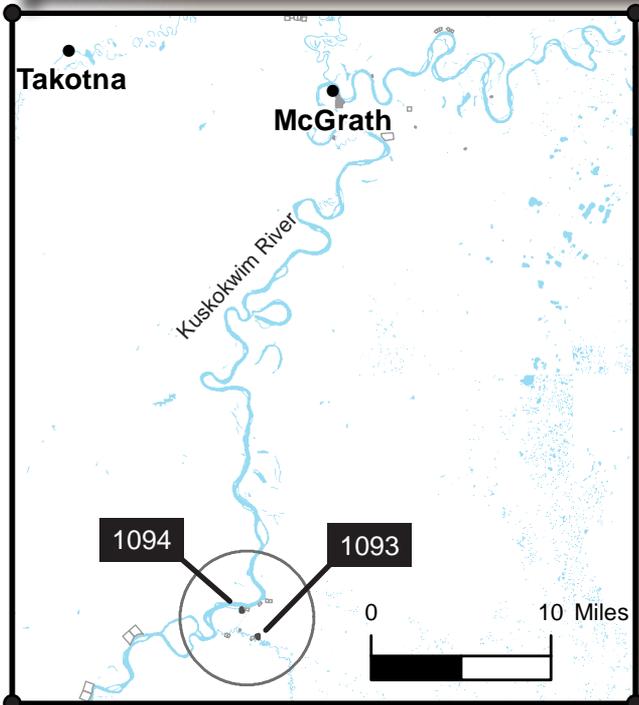


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Selatna - ASLS 2006 - 25



PARCEL #	1093	1094
AK DIVISION OF LANDS (ADL) #	226212	229598
MERIDIAN TOWNSHIP RANGE SECTION	S028N035W15	S028N035W10
SURVEY	ASLS 2006-25	ASLS 2006-25
ACRES	10.73	8.25
TRACT	A	F
MINIMUM BID	\$11,100	\$12,800



LOCATION
The Selatna staking area is located south and west of the Kuskokwim River, approximately 34 miles south of McGrath.

ACCESS
Access is by float plane to the Kuskokwim River, Selatna River, or one of the many small lakes in the area; by boat or snowmachine along the Kuskokwim or Selatna Rivers, and wheeled plane access may be possible along gravel bars. Conditions of landing areas are not known.

UTILITIES
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 (ADEC).
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS
Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Both parcels are subject to a 50' section line easement. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record, see ASLS 2006-25.
The 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.

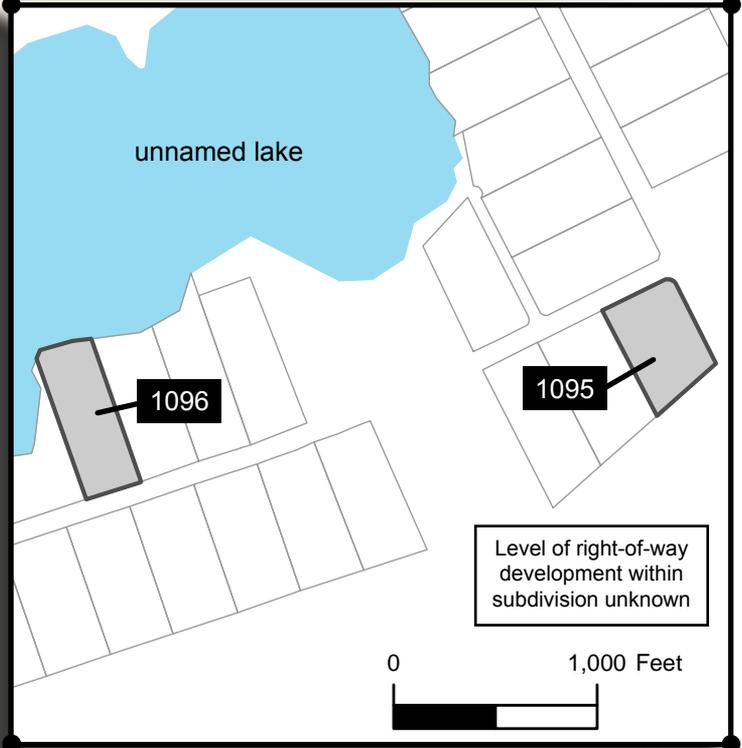
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES
Fire Management Option - Full Protection - see page 11 for more information.
Both parcels contain old illegal cabins, in poor condition, that are on the property lines and within the 30' public access and utility easement. **The respective purchasers of these parcels will be responsible for removing these cabins from the easement.**

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://plats.landrecords.info/>

Skwentna Flats - ASLS 80 - 126

PARCEL #	1095	1096
AK DIVISION OF LANDS (ADL) #	211684	211687
MERIDIAN TOWNSHIP RANGE SECTION	S020N010W14	S020N010W14
SURVEY	ASLS 80-126	ASLS 80-126
ACRES	4.914	4.882
LOT	11	3
BLOCK	5	4
MINIMUM BID	\$5,500	\$8,800



LOCATION

The Skwentna Flats Subdivision is located approximately 55 air miles northwest of Anchorage in the Yentna River drainage, approximately 10 miles southeast of Skwentna.

ACCESS

Primary access is by aircraft to Tea Lake, located near the center of the subdivision. There are also numerous lakes and landing areas within the subdivision area, conditions of which are unknown. Winter access may be possible via snowmachine along the Yentna River and on existing trails or public easements.

UTILITIES

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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 75-foot building setback along the ordinary high water line of all water bodies, a 25-foot building setback from road easements, and a 10-foot building setback from side and back lot lines.

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District as Document Number 1981-029832.

Subject to all platted easements and reservations of record, see ASLS 80-126.

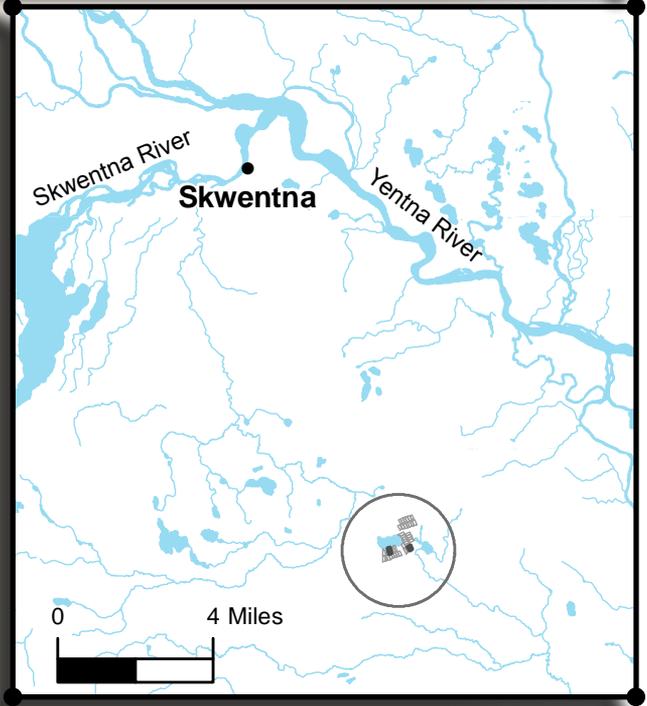
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

NOTES

RST-199 (Susitna-Rainy Pass) has been identified in the area, but the actual location of the trail has not been established by survey, and the condition of the trail is unknown. Parcels may be subject to an easement for the historic trail.



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/>

Snake River - ASLS 2005 - 29



Looking west from the Snake River area

LOCATION

The Snake River remote area is located 15 miles north of Dillingham on both sides of the Snake River, .5 mile south of Lake Nunavaugaluk (Snake Lake) and east of the Weary River lowlands.

ACCESS

Summer access to the staking area from Dillingham is by small boat from Nushagak Bay up the Snake River (3-4 hour trip) or float plane. There is road access from Dillingham to the eastern shore of Lake Nunavaugaluk, where boats may be launched, but the outlet where Snake River leaves Lake Nunavaugaluk can be low and impassable at times.

UTILITIES

None.

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 page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

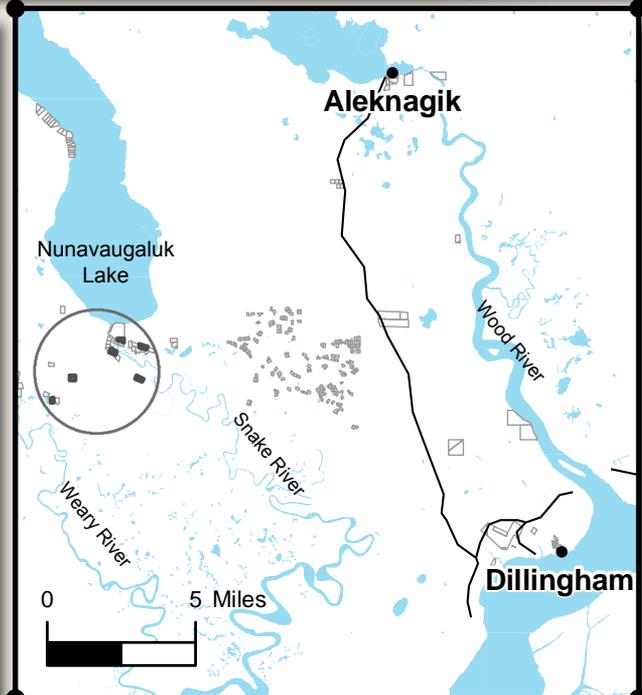
Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines, a minimum 60-foot public access easement along all existing trails, a 50-foot public access easement along the ordinary high water line of public or navigable water bodies and a 100-foot building setback along the ordinary high water line of all water bodies. Parcel 1100 is subject to a 50' section line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record. Please see ASLS 2005 - 29 and current status plat for up to date restrictions.

MUNICIPAL AUTHORITY

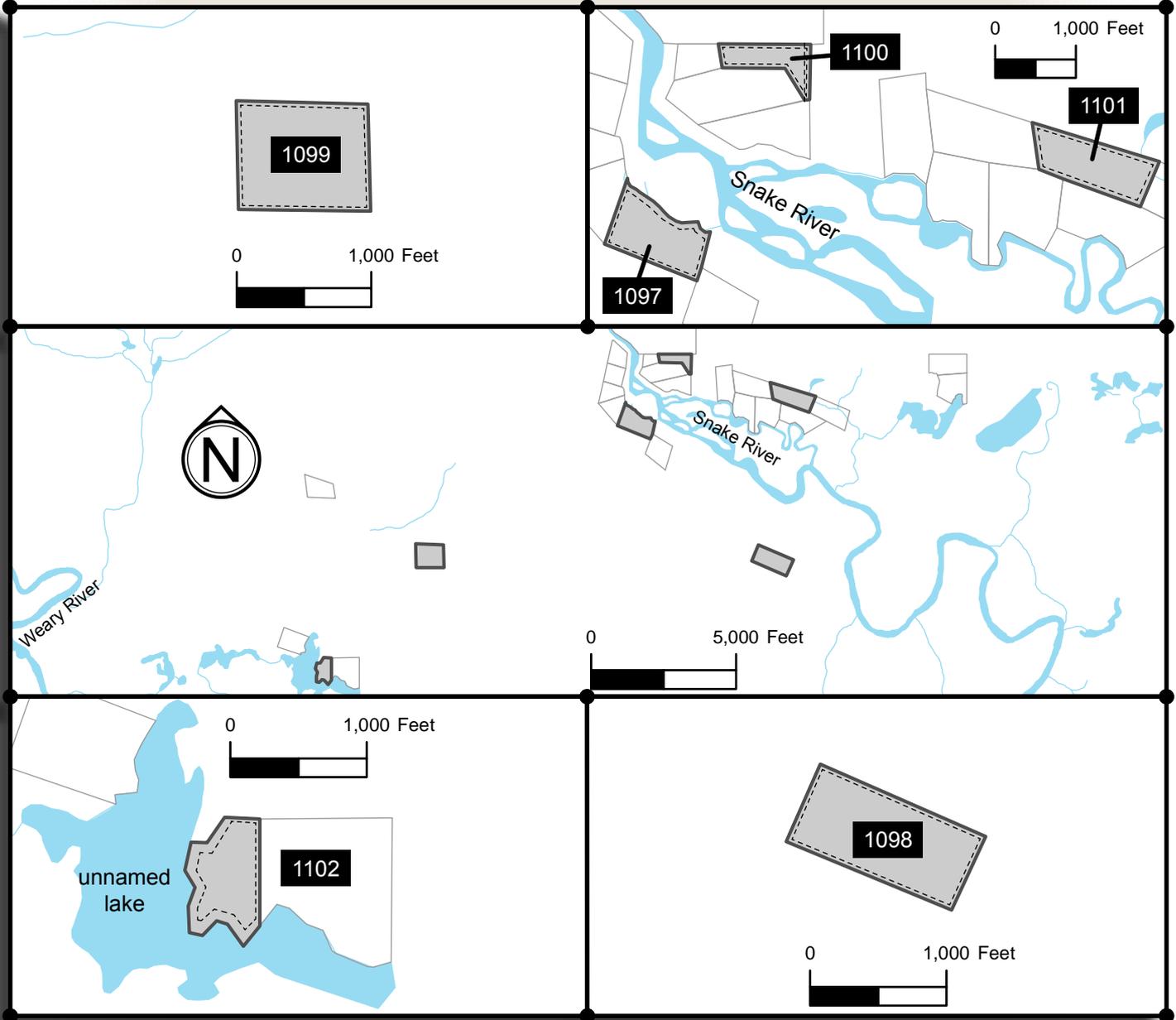
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES



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/>

Snake River - ASLS 2005 - 29



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1097	229260	S012S057W16	ASLS 2005-29	19.95	W	\$8,300
1098	229310	S012S057W22	ASLS 2005-29	18.57	S	\$8,200
1099	229246	S012S057W20	ASLS 2005-29	17.85	K	\$8,000
1100	229588	S012S057W15,16	ASLS 2005-29	10.43	X	\$5,700
1101	229589	S012S057W15	ASLS 2005-29	19.63	Y	\$8,800
1102	229590	S012S057W30	ASLS 2005-29	8.75	P	\$7,800



Talachulitna West - ASLS 2006 - 24



Looking south at parcel 1105 and the two unnamed lakes to the west

LOCATION

The Talachulitna West staking area is approximately one half mile west of the Talachulitna River, 4 miles south of its confluence with the Skwentna River, and 13 miles southwest of Skwentna.

ACCESS

Access to the area is by float plan onto one of several small lakes within the area. Winter access may be by ski plane. Conditions of landing areas are unknown. Snowmachine travel may be along the river system. Overland access is by ATV or snowmachine along existing public trails and easements or across unreserved State lands. Condition of existing overland access is not known. Only non-motorized access is allowed on the Talachulitna River from the confluence with Thursday Creek (River Mile 9) to Hell's Gate (River Mile 18) from June 15 through August 20.

Access to Parcel 1106 is provided from an unnamed lake to the southwest via easement ADL 230247.

UTILITIES

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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Parcels are subject to a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of all water bodies. Parcel 1104 is subject to a 50' section line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2006-24.

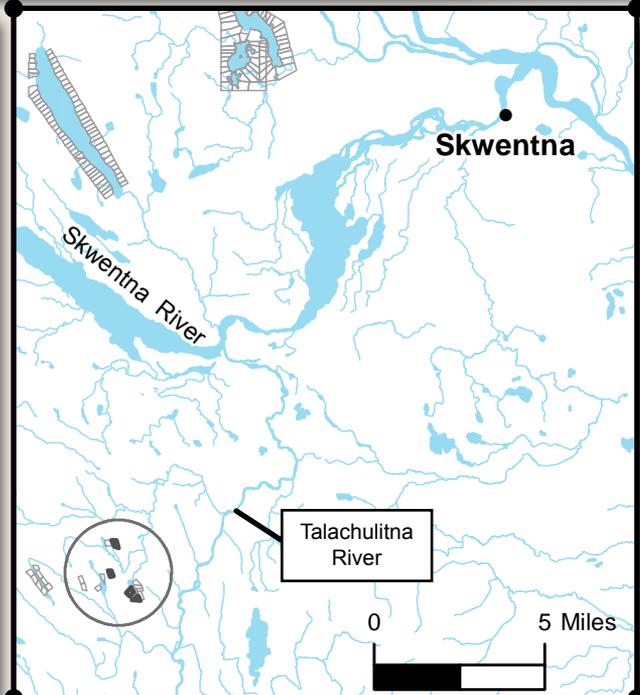
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

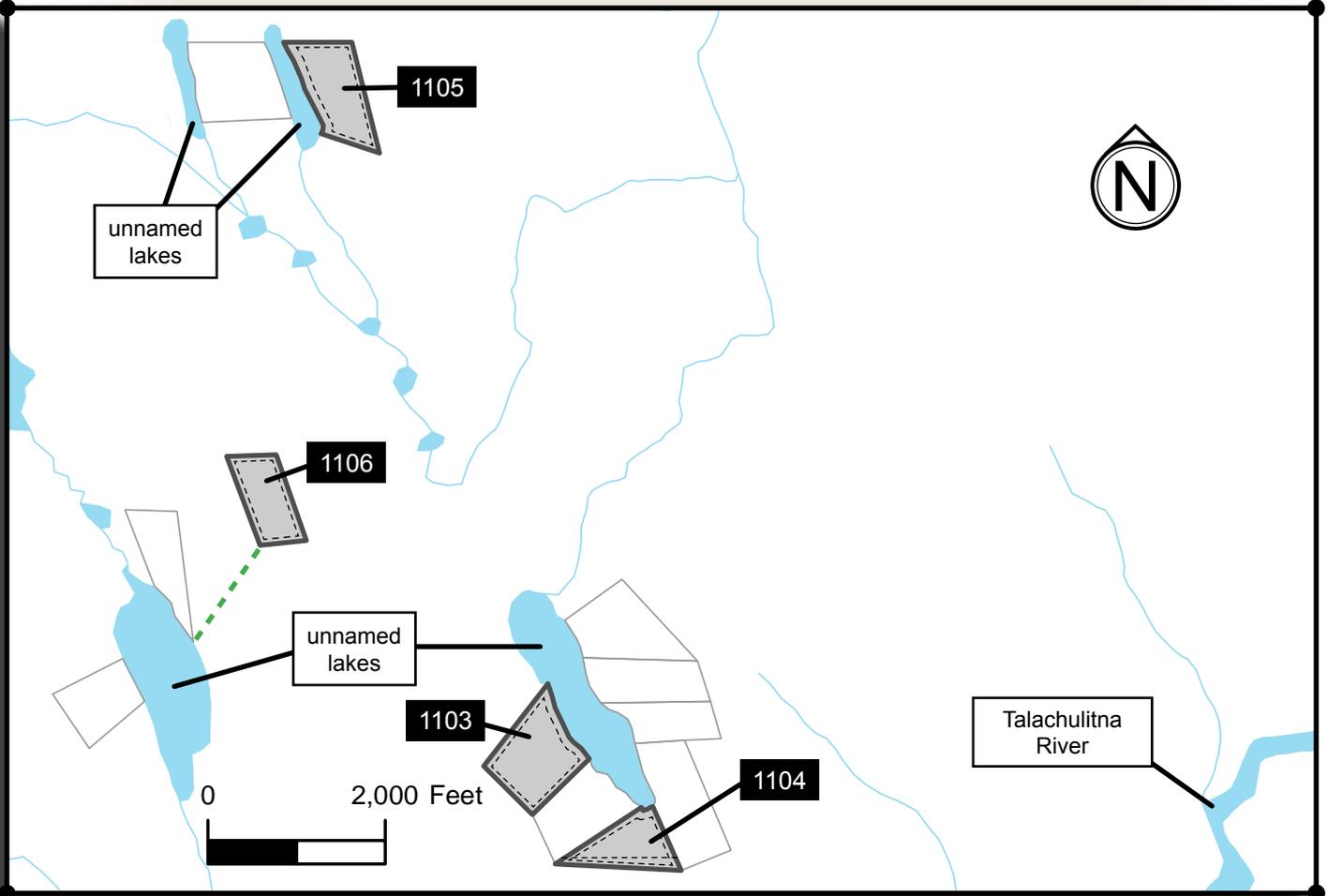
NOTES

Fire Management Option – Modified Protection - see page 11 for more information.
Flood Hazard areas are noted around several of the unnamed lakes in the staking area.



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/>

Talachulitna West - ASLS 2006 - 24

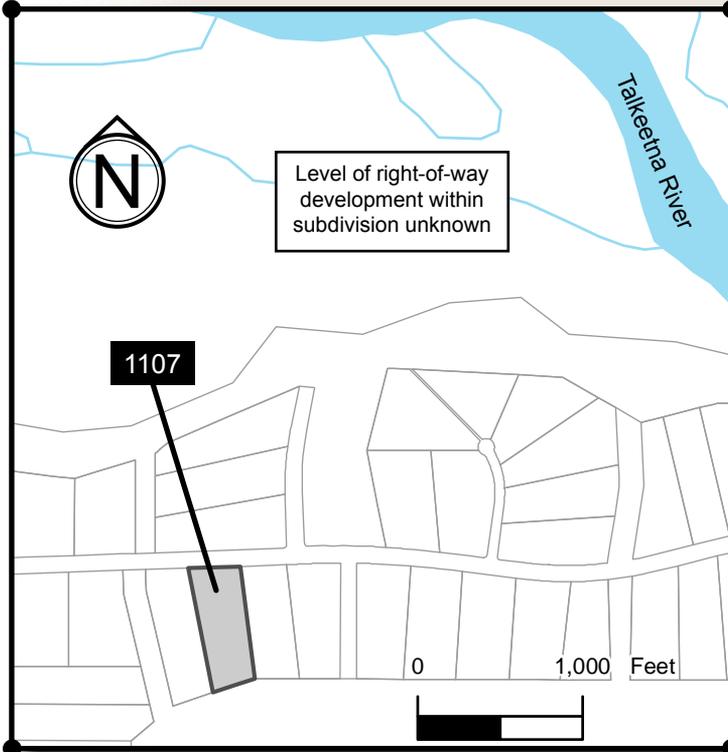


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1103	229564	S019N012W5	ASLS 2006-24	19.09	P	\$21,900
1104	230385	S019N012W5	ASLS 2006-24	12.19	V	\$17,100
1105	229754	S020N012W31	ASLS 2006-24	17.34	O	\$21,100
1106	229758	S019N012W6	ASLS 2006-24	12.73	M	\$11,000

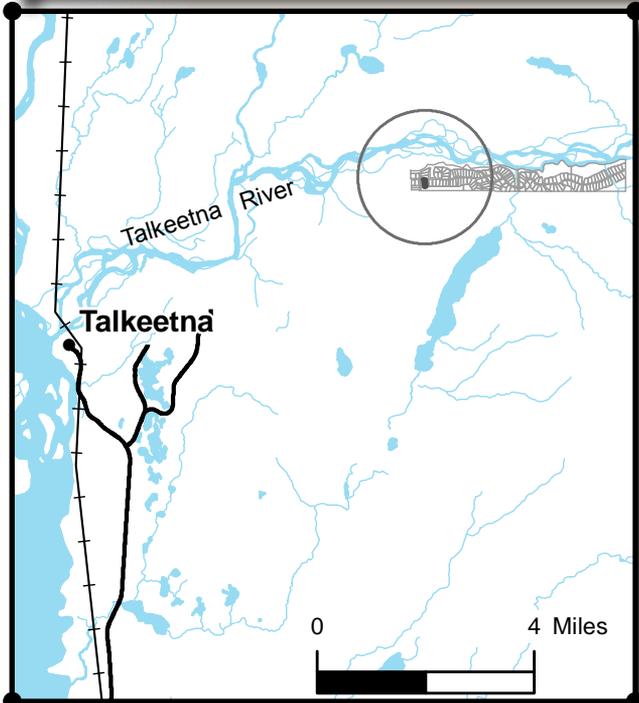


Looking north at unnamed lake to the southwest of parcel 1106

Talkeetna Bluffs - ASLS 80 - 94



PARCEL #	1107
AK DIVISION OF LANDS (ADL) #	210346
MERIDIAN TOWNSHIP RANGE SECTION	S026N003W6
SURVEY	ASLS 80-94
ACRES	4.903
LOT	2
BLOCK	3
MINIMUM BID	\$8,000



LOCATION

This subdivision is located seven miles northeast of Talkeetna, on a bluff overlooking the south bank of the Talkeetna River.

ACCESS

Legal access to this subdivision is via the Talkeetna River. Additional access routes may be across unreserved state land and section line easements. There is an established trail to the parcel with a trailhead at the end of Comsat Road. 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

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. The quality of water in the Talkeetna River is unknown.

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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 372. Amended covenants were recorded in Book 129 on Page 769 in 1990. Homeowner association bylaws were amended and recorded as document 2005-691 in 2005.

Subject to all platted easements and reservations of record, see ASLS 80-94.

The parcel 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

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

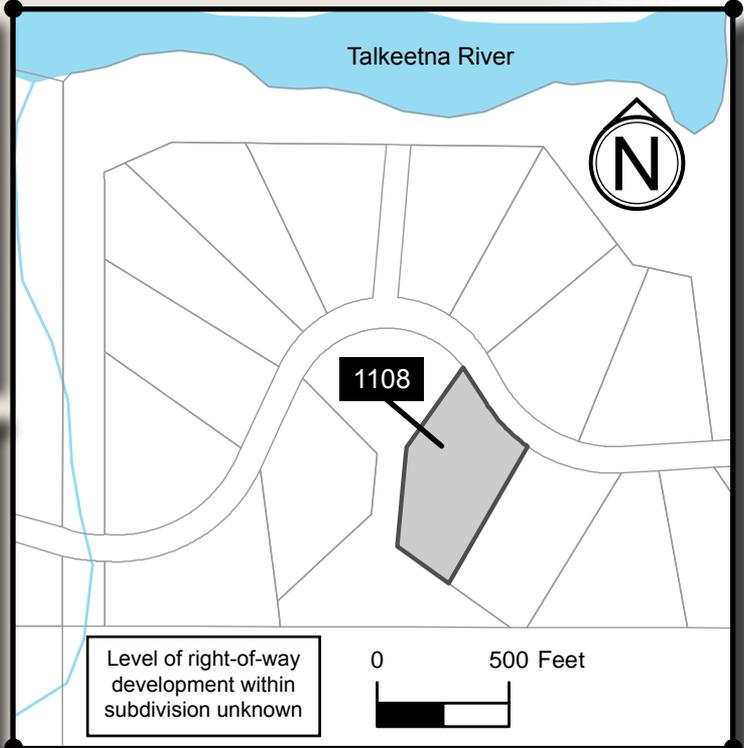
NOTES

ADL 213063, a public easement issued to the Alaska Energy Authority for the Willow-Healy Intertie electric transmission line is approximately 1 mile west of the parcel.

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/>

Talkeetna Bluffs Addition - ASLS 81 - 196

PARCEL #	1108
AK DIVISION OF LANDS (ADL) #	214372
MERIDIAN TOWNSHIP RANGE SECTION	S026N003W4
SURVEY	ASLS 81-196
ACRES	5
LOT	1
BLOCK	3
MINIMUM BID	\$8,000



LOCATION
This subdivision is located seven miles northeast of Talkeetna, on a bluff overlooking the south bank of the Talkeetna River.

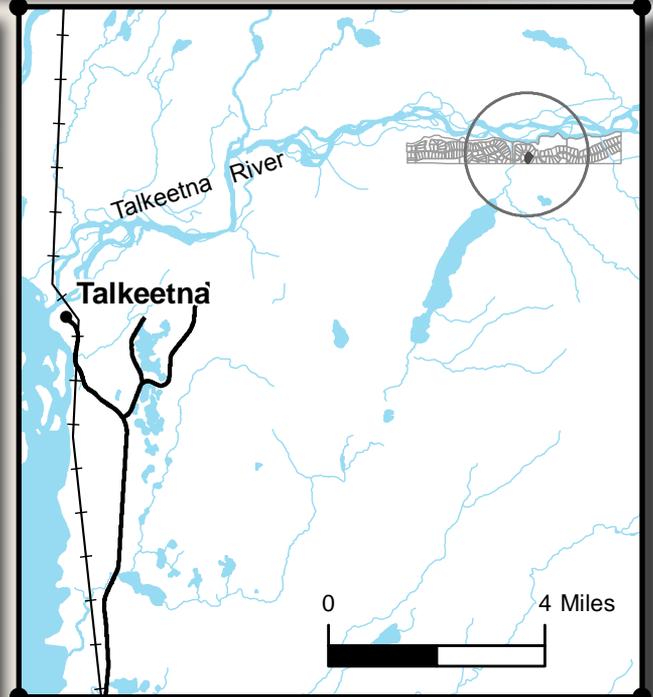
ACCESS
Legal access to this subdivision is via the Talkeetna River. Additional access routes may be across unreserved state land and section line easements. There is an established trail to the parcel with a trailhead at the end of Comsat Road. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

UTILITIES
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. The quality of water in the Talkeetna River is unknown.
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 (ADEC). ADEC has approved this subdivision for non-water carried type sewage disposal systems.
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 83 on Page 607.
Subject to all platted easements and reservations of record, see ASLS 81-196.
The parcel 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
The parcel is located within the boundary of the Matanuska-Susitna Borough, and is subject to applicable local ordinances and property assessments.

NOTES
ADL 213063, a public easement issued to the Alaska Energy Authority for the Willow-Healy Intertie electric transmission line, is approximately 3 miles west of the parcel.



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/>

Trapper Creek Glen - ASLS 79 - 242



Looking toward the northeast and September Lake over the Trapper Creek Glen Subdivision

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

See page 11, "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

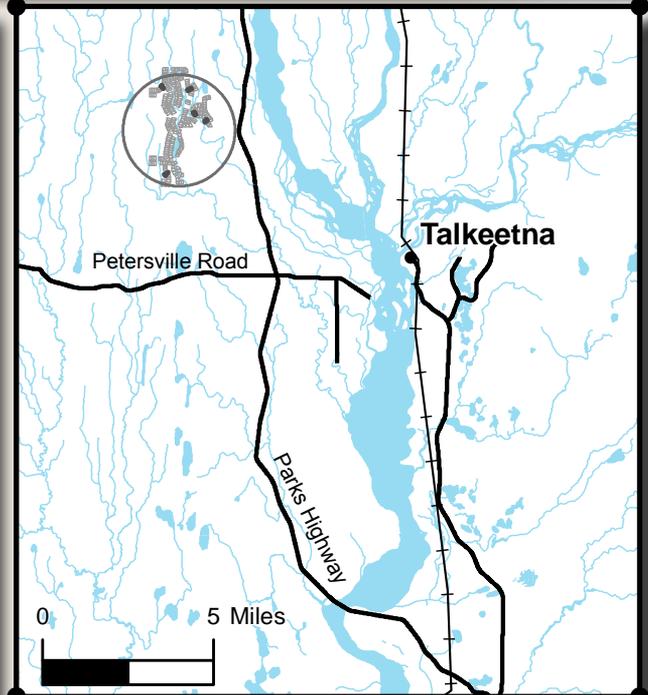
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 76 on Page 604. See the association's website for more information at: <http://tcghoa.org/>

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.

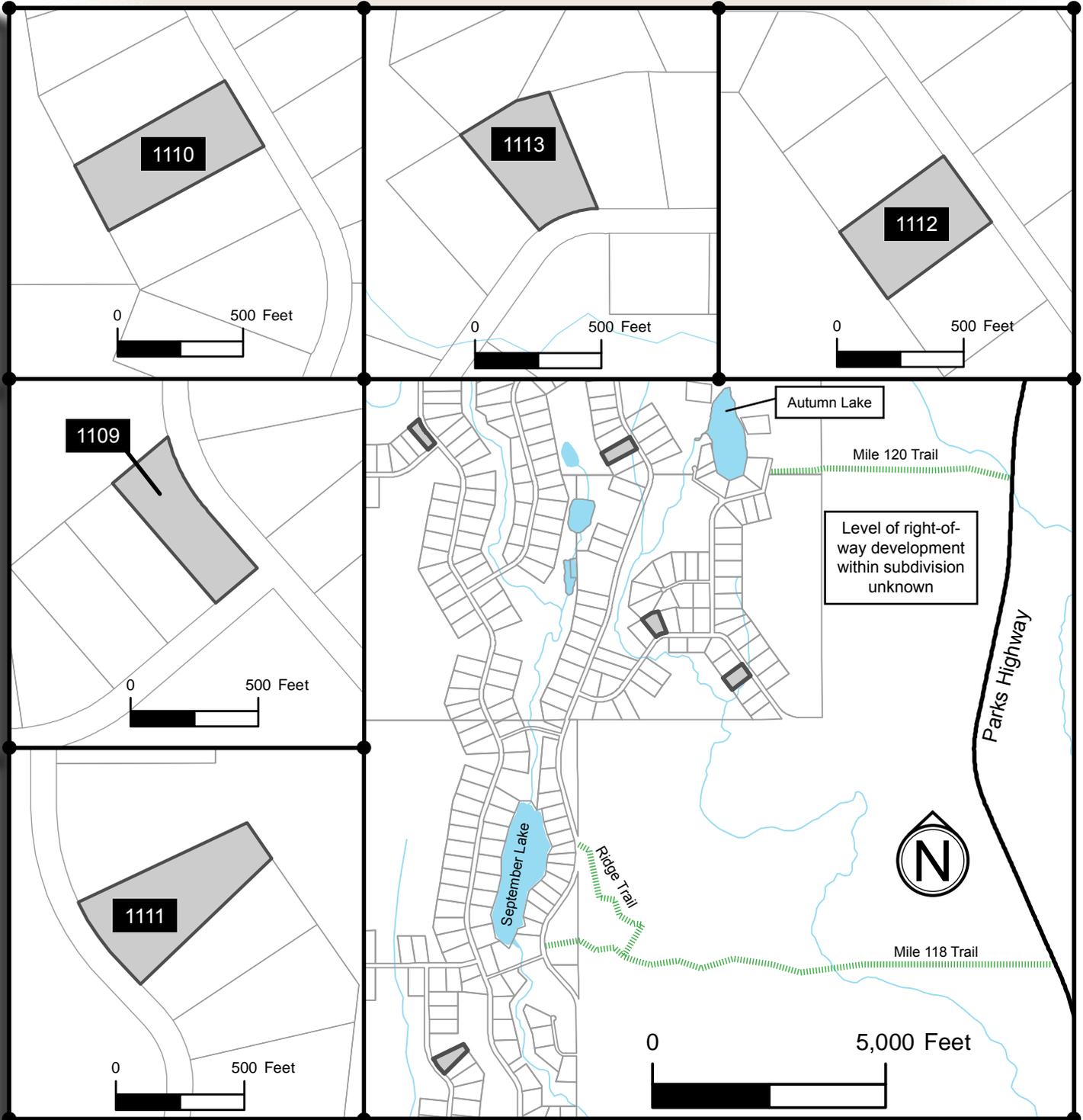
MUNICIPAL AUTHORITY

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



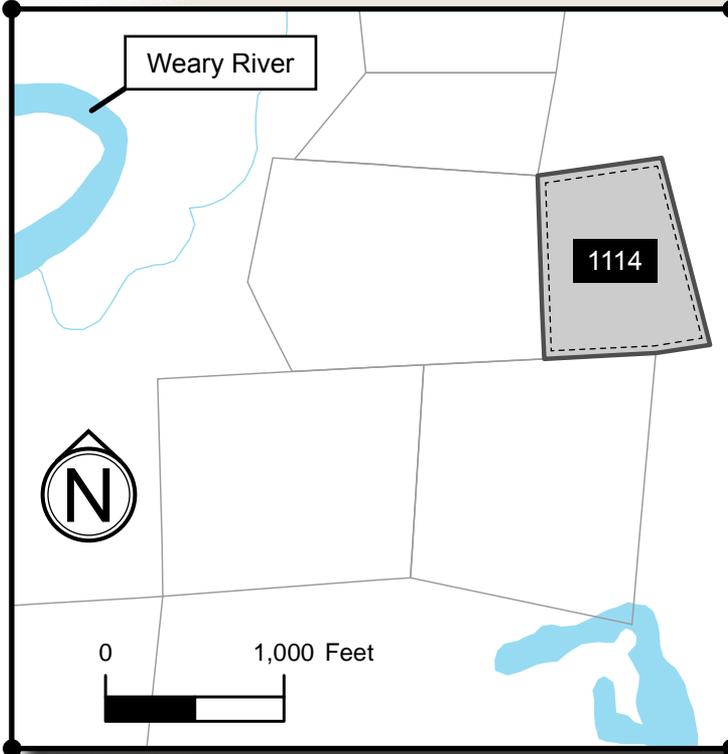
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://dnr.alaska.gov/Landrecords/>

Trapper Creek Glen - ASLS 79 - 242

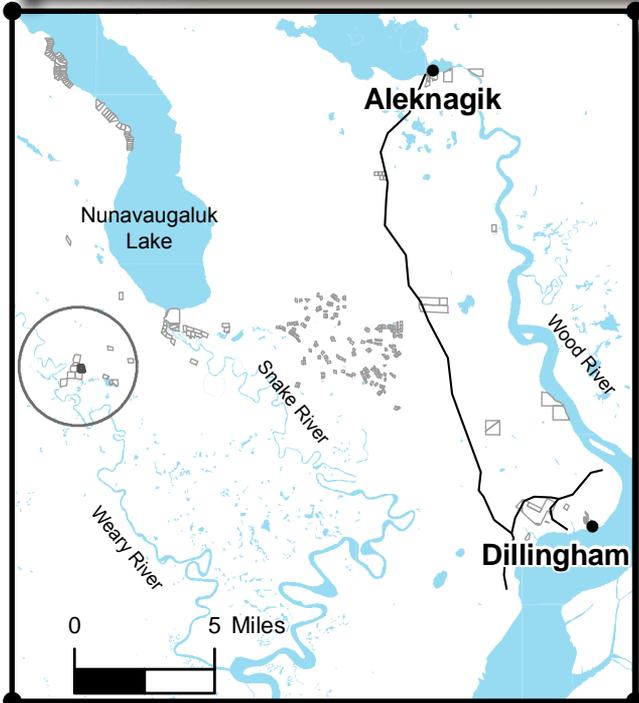


PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1109	205744	S027N006W26	ASLS 79-242	3.135	8	27	\$7,600
1110	206267	S027N006W25	ASLS 79-242	4.765	4	32	\$8,000
1111	205663	S026N006W11	ASLS 79-242	4.742	7	2	\$8,000
1112	206019	S027N006W36	ASLS 79-242	3.747	4	20	\$7,600
1113	206023	S027N006W36	ASLS 79-242	3.452	2	21	\$7,600

Weary River - ASLS 2003 - 13



PARCEL #	1114
AK DIVISION OF LANDS (ADL) #	228596
MERIDIAN TOWNSHIP RANGE SECTION	S012S058W24
SURVEY	ASLS 2003-13
ACRES	20
TRACT	D
MINIMUM BID	\$8,500



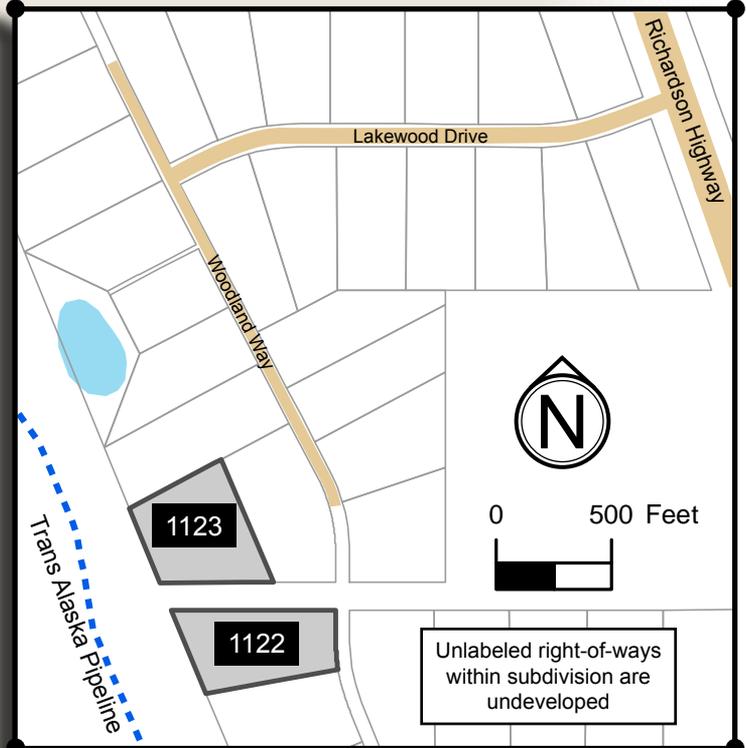
LOCATION
The parcel is located approximately 19 miles northwest of Dillingham. It is located about four miles southwest of Snake Lake, just east of Weary River.
ACCESS
Access to the parcel is by boat via Weary River, conditions of which are unknown, and then across platted easements or general state land. Tundra-tire equipped light air craft should also be able to land in this area.
UTILITIES
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 (ADEC). ADEC has approved these parcels for non-water carried sewage disposal systems.
See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.
RESTRICTIONS
The parcel is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines. Landowners may not obstruct or block access within these easements.
Subject to all platted easements and reservations of record, see ASLS 2003-13.
The parcel 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
This parcel is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES
Fire Management Option – "Unplanned" Protection - see page 11 for more information.

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/>

2011 Alaska State Land Offering

Willowcrest - ASLS 80 - 8

PARCEL #	1122	1123
AK DIVISION OF LANDS (ADL) #	204433	204407
MERIDIAN TOWNSHIP RANGE SECTION	C001N001E28	C001N001E20, 21
SURVEY	ASLS 80-8	ASLS 80-8
ACRES	4.836	4.867
LOT	1	17
BLOCK	5	1
MINIMUM BID	\$9,700	\$9,700



LOCATION

The Willowcrest Subdivision is located within the Copper River Valley and is bounded by the Richardson Highway on the east and the Trans-Alaska pipeline on the west. The subdivision is located approximately 8 miles south of Copper Center at about mile 93.5 of the Richardson Highway.

ACCESS

Access is provided by the Richardson Highway, which fronts the eastern side of the subdivision. Access from the highway is to Lakewood Drive and then south on Woodland Way which ends just to the north of the parcels. Both of the parcels are along the platted right-of-way, Crestwood Avenue which has not been constructed.

UTILITIES

Electricity and telephone service are available in the subdivision. Purchasers will be responsible for extending the existing power lines.

Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may have to be hauled, or may be obtained 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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

Subject to all platted easements and reservations of record, see ASLS 80-8.

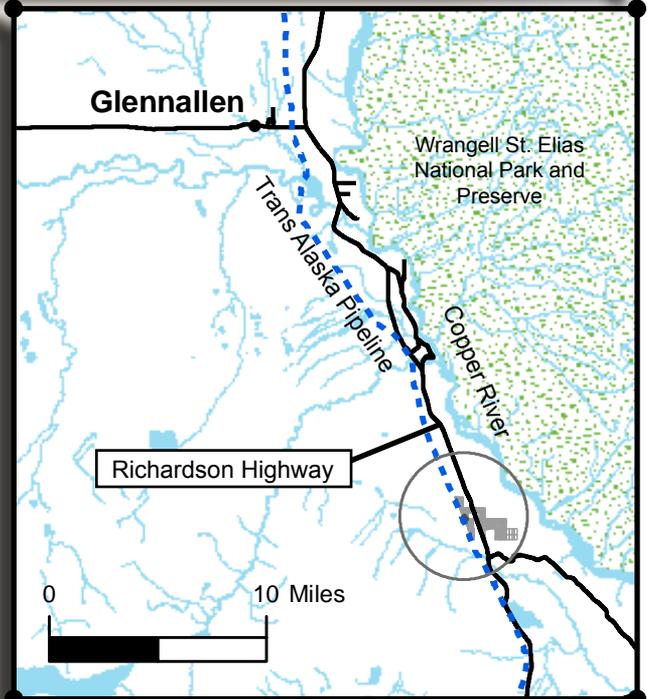
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

NOTES

The Trans-Alaska pipeline corridor is adjacent to the western lot lines of these two parcels.



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/>

Willowcreek - ASLS 79 - 122



Willow Loop Road between parcels 1117 and 1118

LOCATION

This subdivision is located within the Copper River Valley east of the Richardson Highway, approximately eight miles south of Copper Center.

ACCESS

Access to the subdivision is provided from the Richardson Highway, which fronts the western side of the subdivision, on Willow Loop Road and Birch Road. Willow Loop Road is improved as a gravel road to approximately Lot 13 (not up for bid), where it becomes a dirt four-wheeler trail for a portion of the south section of Willow Loop Road. Birch Road is a single-lane, gravel road. The parcels are along platted road rights-of-way, which may not have been constructed.

UTILITIES

Electricity and telephone service extend along the beginning portion of Willow Loop Road from the Richardson Highway. Purchasers will be responsible for extending the existing power lines.

Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may be obtained 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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information

RESTRICTIONS

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

Subject to all platted easements and reservations of record, see ASLS 79-122.

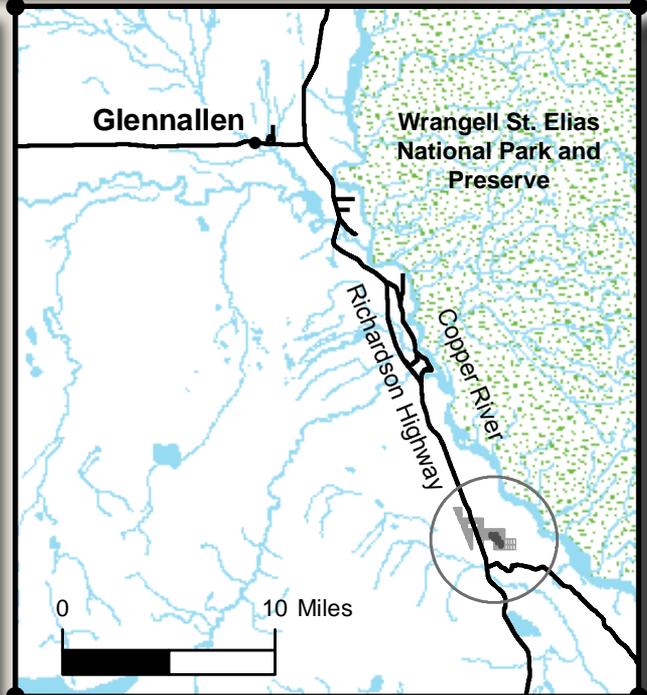
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

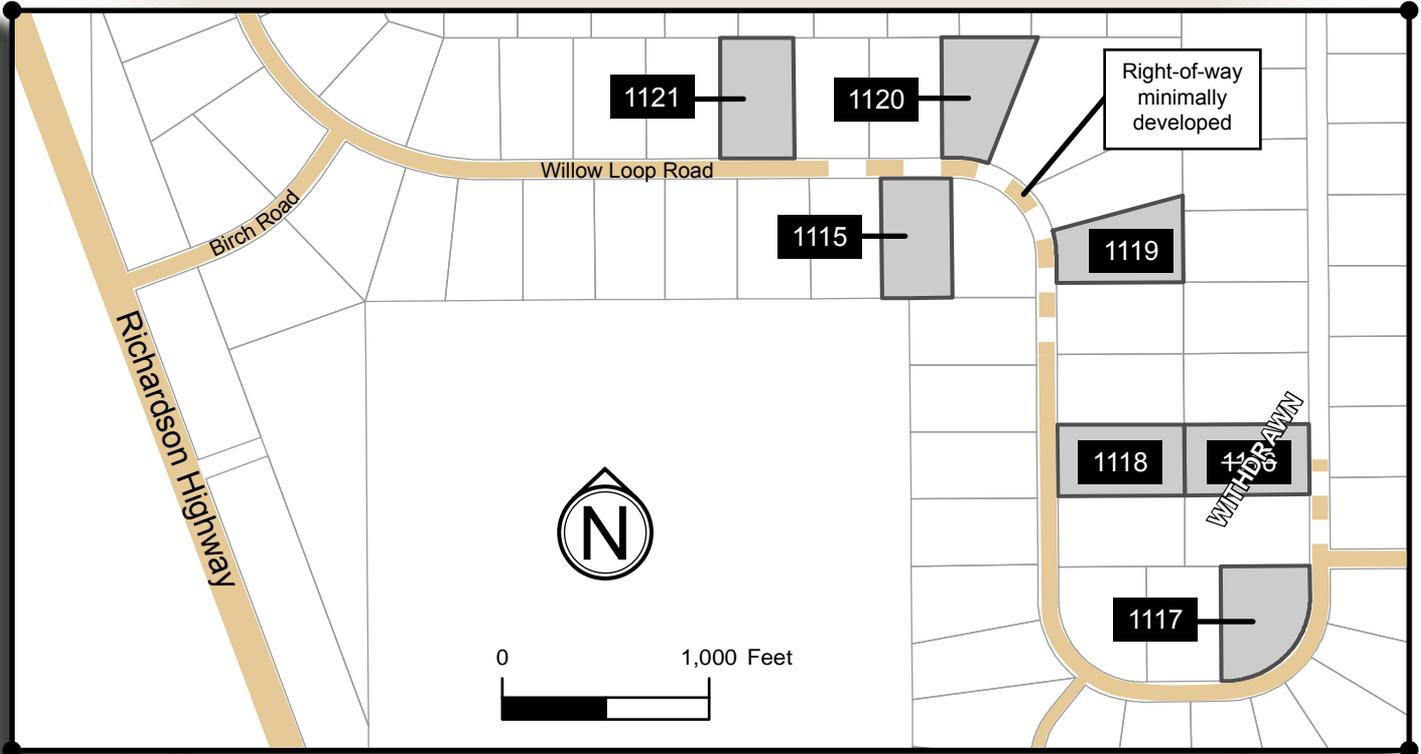
NOTES

Trails or roads going through private property within the subdivision are not to be used without the express permission of the current landowners.



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/>

Willowcreek - ASLS 79 - 122



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	MINIMUM BID
1115	203085	C001N001E27	ASLS 79-122	4.852	64	\$9,700
1116	203112	G001N004E27	ASLS 79-122	-5-	-107-	WITHDRAWN
1117	203114	C001N001E27	ASLS 79-122	4.827	109	\$9,700
1118	203118	C001N001E27	ASLS 79-122	5	113	\$10,000
1119	203121	C001N001E27	ASLS 79-122	4.908	116	\$9,800
1120	203124	C001N001E27	ASLS 79-122	4.943	119	\$9,900
1121	203127	C001N001E27	ASLS 79-122	5	122	\$10,000

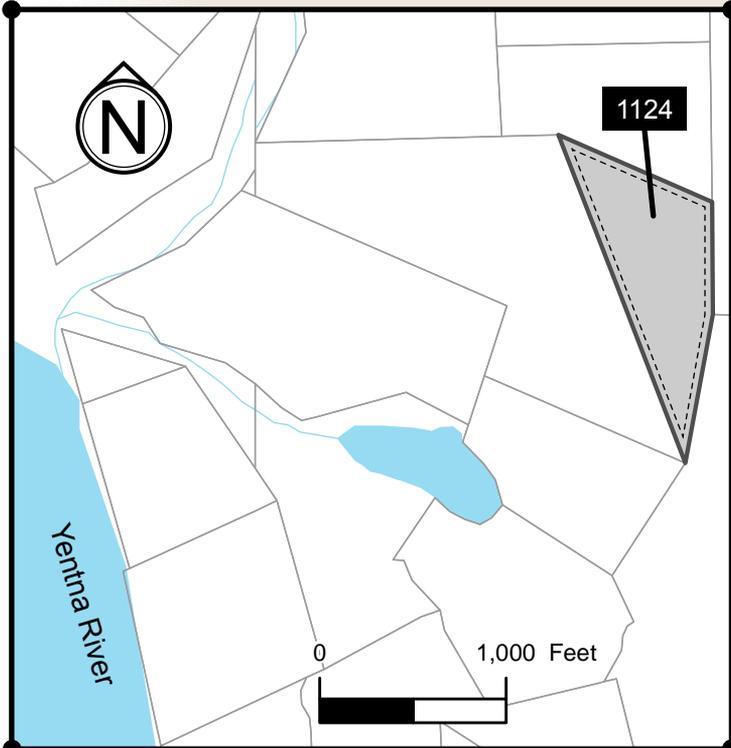


Alaska State Land Survey sign at the Birch Road entrance of Willowcreek Subdivision

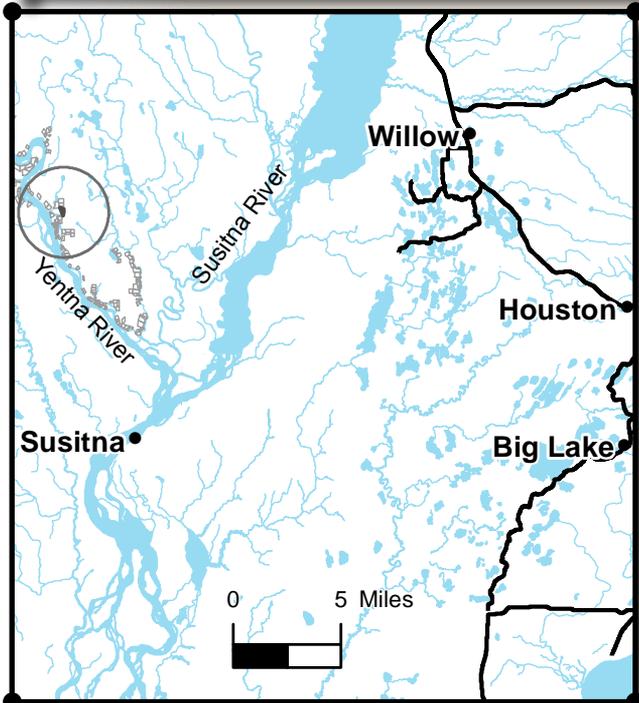


Monument and Witness Post on Parcel 1120

Yentna - ASLS 2003 - 12



PARCEL #	1124
AK DIVISION OF LANDS (ADL) #	228595
MERIDIAN TOWNSHIP RANGE SECTION	S019N007W31
SURVEY	ASLS 2003-12
ACRES	15
TRACT	9
MINIMUM BID	\$12,200

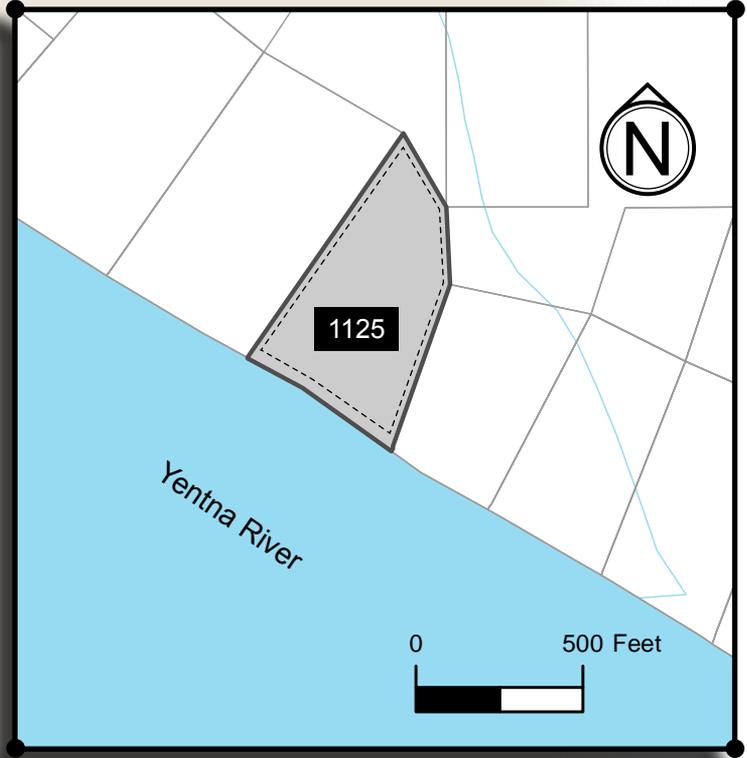


LOCATION
The Yentna remote area is located approximately 50 miles northwest of Anchorage between Fish Creek and the Yentna River, northeast of its confluence with the Susitna River.
ACCESS
Access is by float or ski plane, snow machine and riverboat via the Yentna River. Primary access to the area is by boat or snow machine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snow machine from the Point MacKenzie/ Burma Road area via Flat Horn Lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.
UTILITIES
None. 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. Water availability and quality are expected to be good.
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
All parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails.
Subject to all platted easements and reservations of record. Please see ASLS 2003 - 12 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
MUNICIPAL AUTHORITY
This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.
NOTES

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/>

Yentna II - ASLS 94 - 28

PARCEL #	1125
AK DIVISION OF LANDS (ADL) #	217586
MERIDIAN TOWNSHIP RANGE SECTION	S018N007W20
SURVEY	ASLS 94-28
ACRES	6.81
MINIMUM BID	\$28,500



The Yentna River

LOCATION

The parcel is located approximately 37 air miles northwest of Anchorage and approximately 19 miles southwest of Willow. It is located on the shore of the Yentna River, between Kroto Slough and the Yentna River, northwest of the Yentna confluence with the Susitna River.

ACCESS

Access to the parcel is by float or ski plane, snowmachine, or riverboat via the Yentna River. Primary access to the area is by boat or snowmachine from the Susitna or Deshka landings located north of Willow along the Parks Highway. Additional winter access is by snowmachine from the Point Mackenzie/Burma Road area via Flat Horn lake, Susitna Station and the Yentna River. Commercial barging and winter freighting businesses operate on the Susitna/Yentna Rivers for the transportation of supplies.

UTILITIES

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 (ADEC). ADEC has approved this subdivision for non-water carried sewage only (outhouses and privies).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

The parcel is subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 50-foot public access easement along the ordinary high water line of all water bodies. Landowners may not obstruct or block access within these easements.

The parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Subject to all platted easements and reservations of record, see ASLS 94-28.

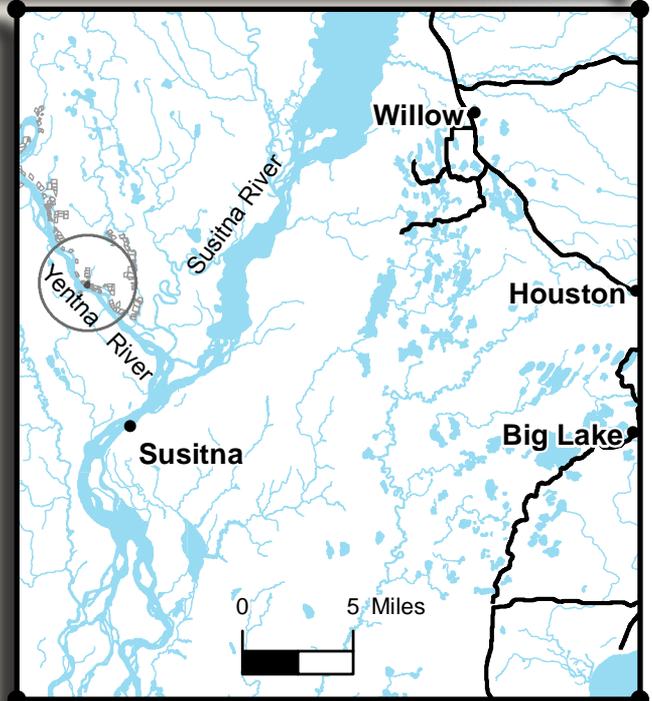
MUNICIPAL AUTHORITY

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

NOTES

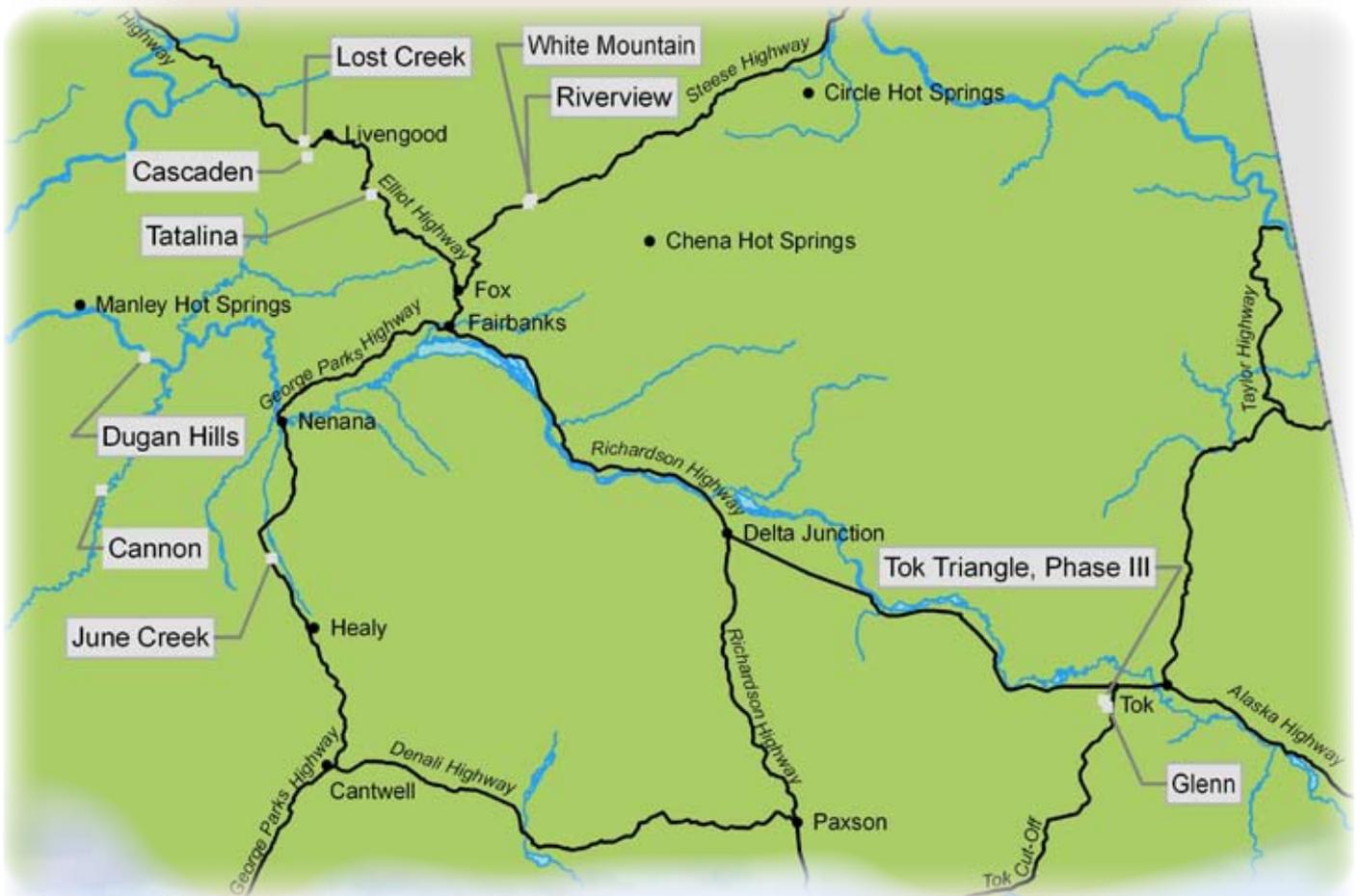
Fire Management Option - Unplanned Protection - see page 11 for more information.

The parcel has water frontage on the Yentna River.



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/>

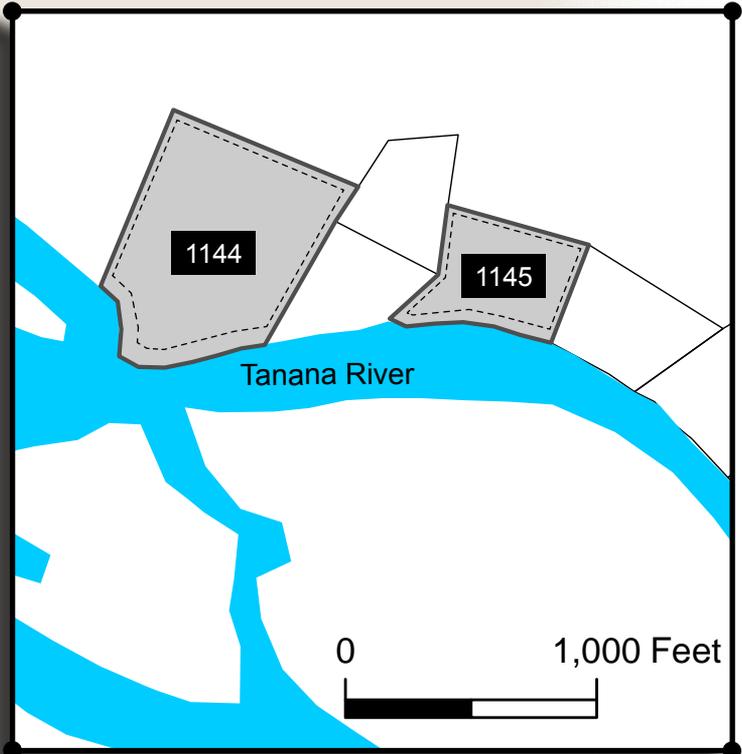
Northern Region Map



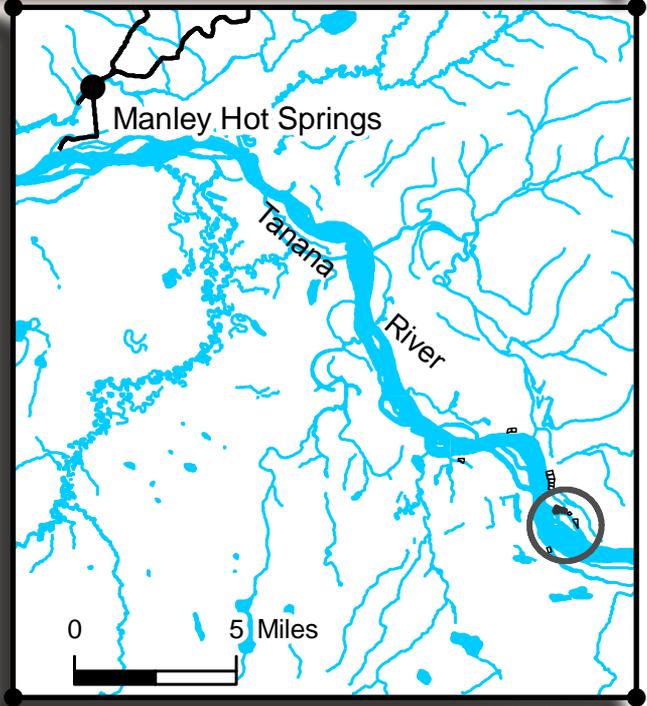
AREA NAME	PAGE #
Cannon	94-95
Cascaden	96-97
Dugan Hills	93
Glenn	98-99
June Creek	100-101
Lost Creek	102-103
Riverview	104-105
Tatalina	106-107
Tok Triangle, Phase III	108-109
White Mountain	110-111

Dugan Hills - ASLS 2005 - 26

PARCEL #	1144	1145
AK DIVISION OF LANDS (ADL) #	417241	417385
MERIDIAN TOWNSHIP RANGE SECTION	F001S013W22	F001S013W22
SURVEY	ASLS 2005-26	ASLS 2005-26
ACRES	14.91	5
TRACT	B	C
MINIMUM BID	\$29,100	\$15,000



LOCATION
The Dugan Hills remote area is located adjacent to the Tanana River, approximately 13 miles south-east of Manley Hot Springs and west of the Kantishna River.
ACCESS
Access is by boat along the Tanana River during the summer and by snowmachine, dogteam and ski-plane during the winter months.
UTILITIES
None.
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
These parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a 60-foot public access easement along all existing trails. In addition, the Tanana River has 50-foot public access easement within a 100-foot scenic easement. Both are inland from the ordinary high water mark.
Subject to all platted easements and reservations of record. Please see ASLS 2005 - 26 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).
MUNICIPAL AUTHORITY
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.
NOTES
This area is surrounded by the Tanana Valley State Forest.
The Tanana River is a tributary of the Yukon River.



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/>

Cannon - ASLS 2007 - 6



Looking east over the Ketzler Slough towards a bend in the Kantishna River

LOCATION

Cannon staking area is located approximately 50 air miles west of Nenana and 40 air miles south of Manley Hot Springs, southwest of the confluence of the Kantishna and Toklat Rivers.

ACCESS

Floatplane access is possible on East Twin Lake or the Kantishna River. River access is via the Tanana River from Nenana or Manley Hot Springs to the mouth of the Kantishna River, then upriver past Toklat River flats. Overland access to the area may be possible in winter on trails from Nenana that cross a tract of land being conveyed to the University of Alaska. Trail easements crossing the tract include segments of the Brice Trail and seismic lines between the Brice Trail and Dune Lake (ADL 417405) and segments of seismic lines between the Teklanika River and Teklanika Channel Lake Subdivision (ADL 417386).

UTILITIES

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 quality and depth in the area are unknown.

No individual water supply system or sewage disposal system shall be permitted unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a 50-foot public access easement and 100-foot building setback along the ordinary high water line of all water bodies. In addition, parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Parcels 1127, 1128, 1129, and 1133 are subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements.

Subject to all platted easements and reservations of record, see ASLS 2007-6.

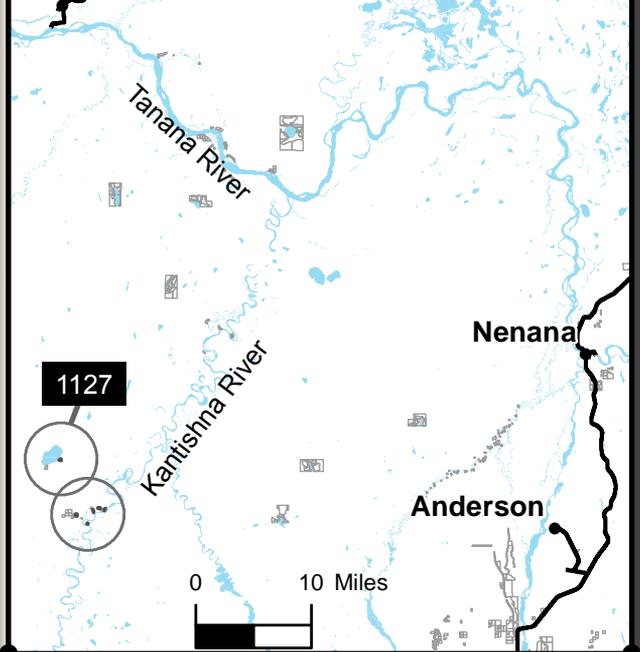
The parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. Prior to construction of any structure or waste disposal system, contact the platting authority for any permits or for required setbacks from water bodies, lot lines and easements.

MUNICIPAL AUTHORITY

The southern portion of this area is located within the boundary of the Denali Borough and is subject to applicable local ordinances and property assessments.

The northern portion of the staking area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority. Parcel 1127.

Manley Hot Springs



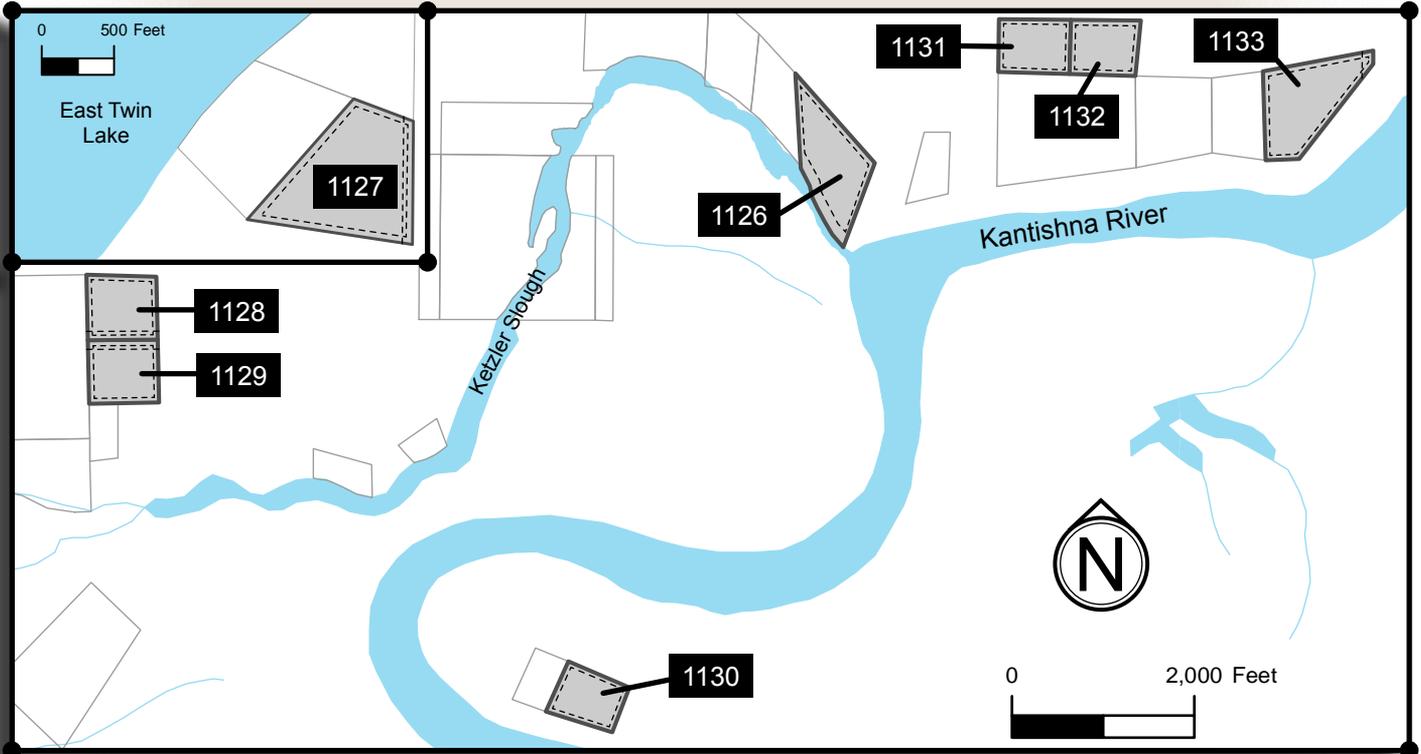
NOTES continued

Fire Management Option - Full Protection - see page 11 for more information.

Be aware of the proximity to seasonal and year-round residents, and be respectful of private property. Hunting, trapping, transportation, and resource harvest for personal use are some of the principal uses of this area. There are active trap lines in the area; use caution when traveling and avoid disturbing traps. Trapping is a generally allowed use on unreserved state land.

2011 Alaska State Land Offering

Cannon - ASLS 2007 - 6



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1126	417977	F006S015W28	ASLS 2007-6	18.55	D	\$26,000.00
1127	417998	F006S016W1	ASLS 2007-6	15	G	\$8,400.00
1128	417999	F006S015W29	ASLS 2007-6	10.53	H	\$7,600.00
1129	418000	F006S015W32	ASLS 2007-6	11.48	I	\$7,900.00
1130	418001	F006S015W33	ASLS 2007-6	8.15	J	\$16,600.00
1131	418002	F006S015W27	ASLS 2007-6	10.02	K	\$7,200.00
1132	418003	F006S015W27	ASLS 2007-6	10.01	L	\$7,200.00
1133	418004	F006S015W27	ASLS 2007-6	19.28	M	\$26,700.00



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/>

Cascaden - ASLS 86 - 98



View to the southeast from the Cascaden Subdivision

LOCATION

Cascaden Subdivision is located approximately 85 miles northwest of Fairbanks and 8 miles south of Livengood, between mile 77 and mile 82 of the Elliott Highway.

ACCESS

Access to the subdivision is via the Elliott Highway and then via Last Chance Road, which intersects the Elliott Highway at approximately Milepost 78.2, or Monitor Way, which intersects the Elliott Highway at approximately Milepost 77. Last Chance Road has been partially constructed through Block 6 and Monitor Way has been partially constructed to the intersection with Virginia City Way; be careful to avoid trespassing on driveways leading from Last Chance Road or Monitor Way to privately owned lots. Where not yet constructed, the centerlines of Last Chance Road and Monitor Way have been cleared of vegetation to better locate the rights-of-way.

UTILITIES

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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 86-98. Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners' association, if active.

Parcels 1134, 1135, 1137, 1138, 1140, and 1143 are subject to a 20' public non-motorized trail easement along some parcel boundaries; see easements on ASLS 86-98.

No lots will have direct access to the Elliott Highway. Driveways must be established from dedicated rights-of-way within the subdivision.

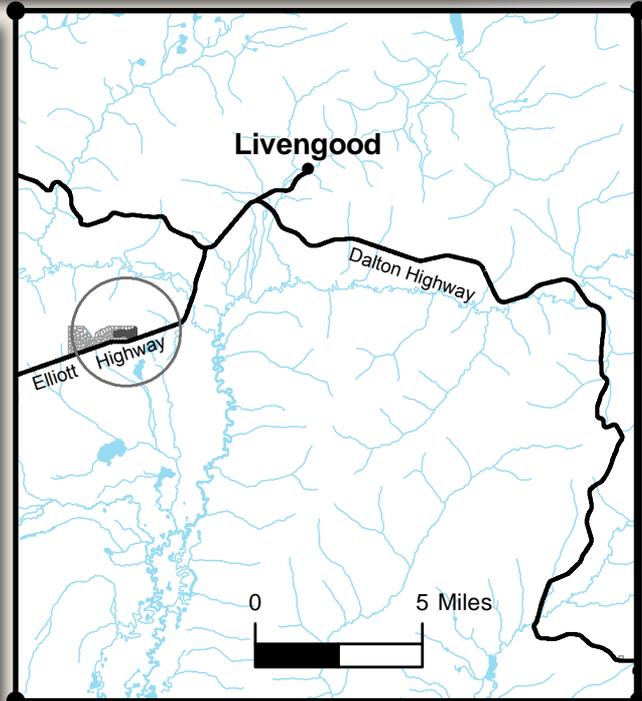
These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

MUNICIPAL AUTHORITY

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

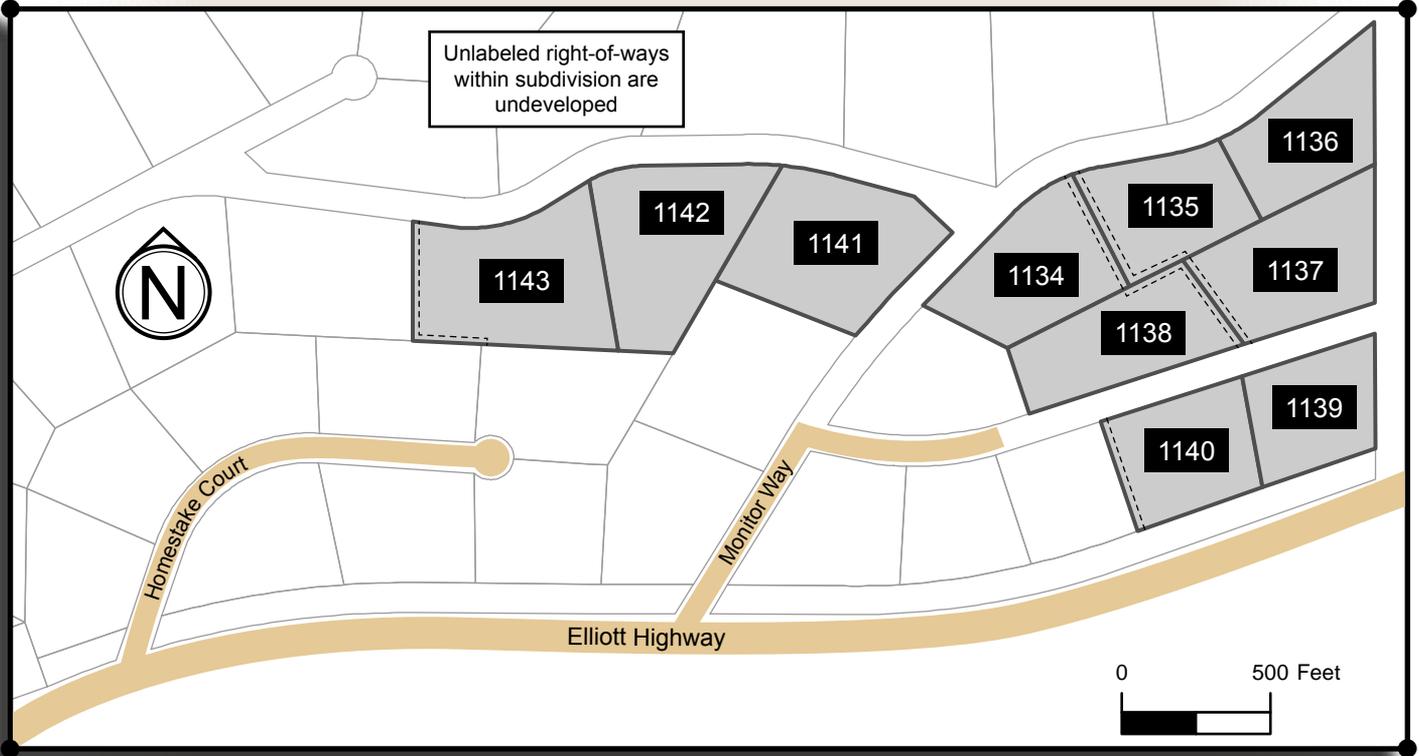
NOTES

Fire Management Option - Full Protection - see page 11 for more information.



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/>

Cascaden - ASLS 86 - 98



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1134	413683	F007N006W11	ASLS 86-98	4.833	2	9	\$8,500.00
1135	413684	F007N006W11	ASLS 86-98	4.174	3	9	\$7,900.00
1136	413685	F007N006W11	ASLS 86-98	4.284	4	9	\$7,100.00
1137	413702	F007N006W11	ASLS 86-98	5.274	5	9	\$9,300.00
1138	413703	F007N006W11	ASLS 86-98	4.684	6	9	\$8,200.00
1139	413700	F007N006W11	ASLS 86-98	3.736	5	8	\$7,500.00
1140	413699	F007N006W11	ASLS 86-98	4.189	4	8	\$8,000.00
1141	413679	F007N006W11	ASLS 86-98	6.26	6	7	\$11,400.00
1142	413680	F007N006W11	ASLS 86-98	6.077	7	7	\$10,200.00
1143	413681	F007N006W10,11	ASLS 86-98	6.591	8	7	\$10,400.00



Glenn - ASLS 81 - 205



Looking north along Yukon Ben Street, parcel 1149 on right

LOCATION

The Glenn Subdivision is located approximately 4 miles south of Tok, adjacent to the west side of the Tok Cutoff Highway.

ACCESS

From the Tok Cutoff Highway, access is by platted rights-of-way to the individual parcels. Tony Conrad III Avenue, Jack Wade Avenue, Knut Peterson Road and Butch Kuth Avenue have been constructed. Other rights-of-way may not be constructed.

UTILITIES

Electricity is available in the subdivision. Purchasers will be responsible for extending the existing lines to individual lots.

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 page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 81-205.

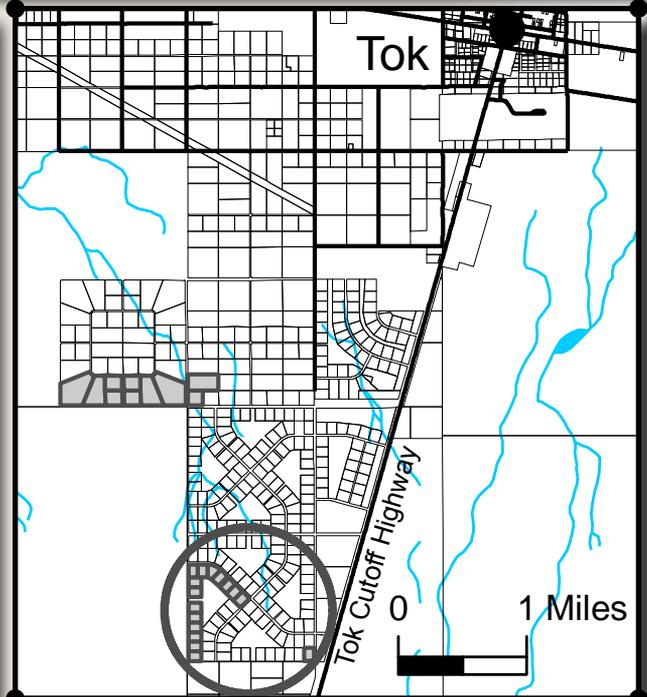
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Homeowners' association, if active. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 295 on Page 447.

MUNICIPAL AUTHORITY

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

NOTES

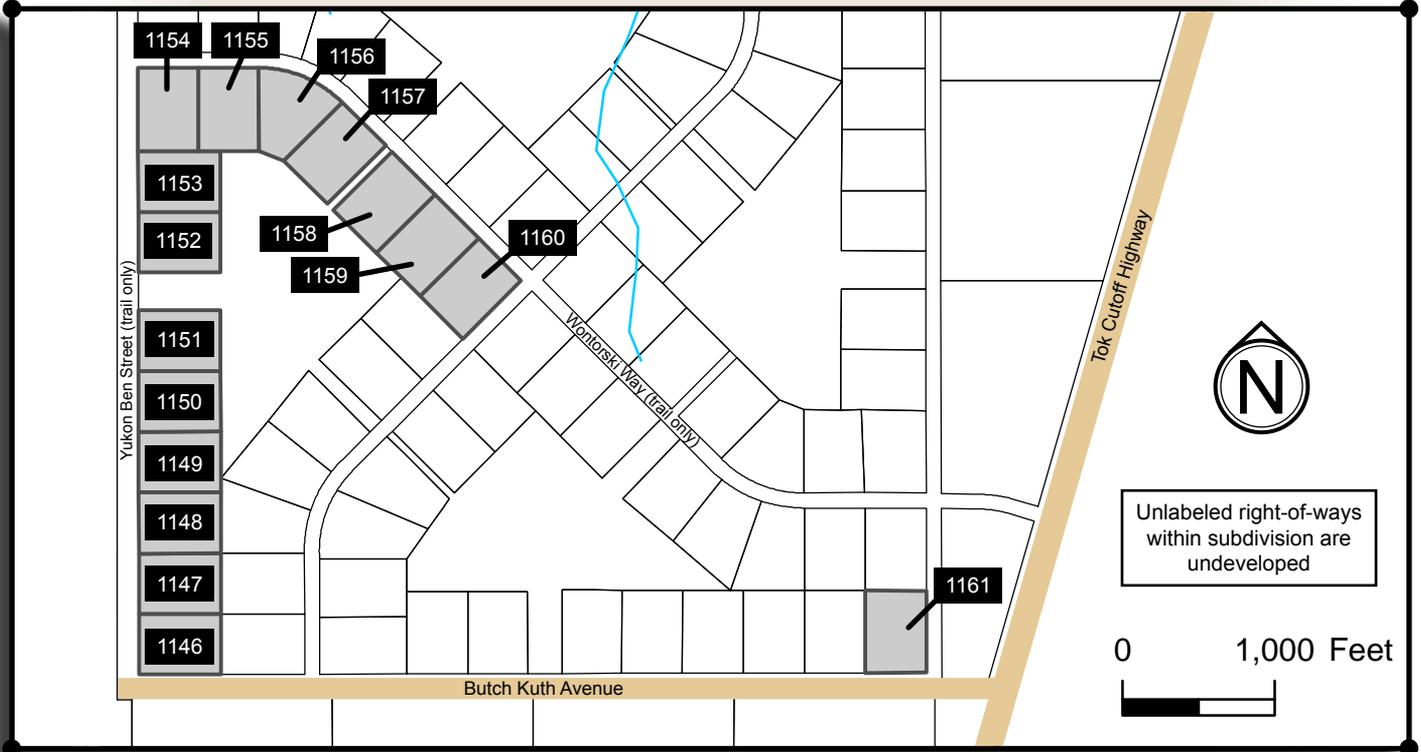
This subdivision is in "Critical" fire management option. See page 11 for more information



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/>

2011 Alaska State Land Offering

Glenn - ASLS 81 - 205



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1146	418376	C017N012E11	ASLS 81-205	5	1	7	\$8,900
1147	418377	C017N012E11	ASLS 81-205	5	2	7	\$8,000
1148	418378	C017N012E11	ASLS 81-205	5	3	7	\$8,000
1149	418379	C017N012E11	ASLS 81-205	5	4	7	\$8,000
1150	418380	C017N012E11	ASLS 81-205	5	5	7	\$8,000
1151	418381	C017N012E11	ASLS 81-205	5	6	7	\$8,000
1152	418382	C017N012E11	ASLS 81-205	5	7	7	\$8,000
1153	418383	C017N012E11	ASLS 81-205	5	8	7	\$8,000
1154	418384	C017N012E11	ASLS 81-205	5	9	7	\$8,000
1155	418385	C017N012E11	ASLS 81-205	5	10	7	\$8,000
1156	418386	C017N012E11	ASLS 81-205	5	11	7	\$8,000
1157	418387	C017N012E11	ASLS 81-205	5	12	7	\$8,000
1158	418388	C017N012E11	ASLS 81-205	5	13	7	\$8,000
1159	418389	C017N012E11	ASLS 81-205	5	14	7	\$8,000
1160	418390	C017N012E11	ASLS 81-205	5	15	7	\$8,000
1161	417758	C017N012E11	ASLS 81-205	4.99	1	8	\$11,500



June Creek - ASLS 79 - 166



View of utility easement from parcel within June Creek Subdivision

LOCATION

June Creek Subdivision is located approximately 26 miles north of Healy on the west side of the Parks Highway.

ACCESS

Access is via the Parks Highway, from mile 266.2 to 269.9, to platted rights-of-way within the subdivision. Many of the rights-of-way within the subdivision have not been constructed. Dark sections of Washington Way and Kennedy Drive shown in the map to the right have been improved.

UTILITIES

Electricity is present in portions of the subdivision. Purchasers will be responsible for extending the existing lines.

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 page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 79-166.

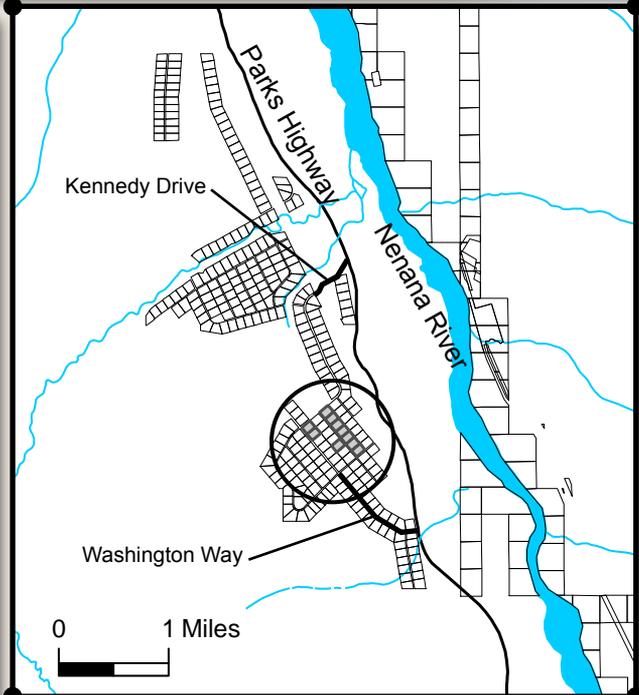
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the June Creek Homeowners' association, if active.

MUNICIPAL AUTHORITY

These parcels are located within the Denali Borough, and are subject to applicable local ordinances and property assessments.

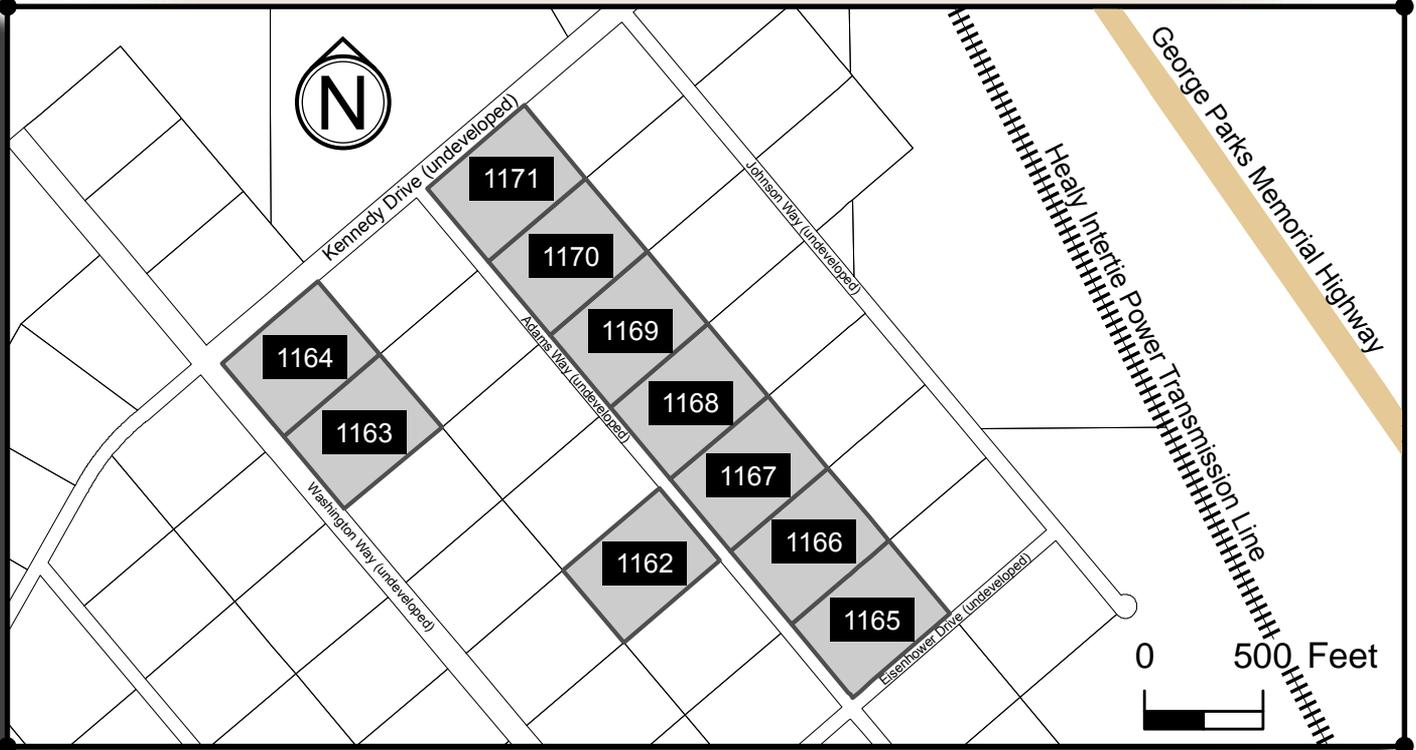
NOTES

This subdivision is in " Full " fire management option. See page 11 for more information.



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/>

June Creek - ASLS 79 - 166



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1162	405341	F009S009W26	ASLS 79-166	4.959	5	21	\$6,400.00
1163	405349	F009S009W26	ASLS 79-166	4.959	13	21	\$6,400.00
1164	405350	F009S009W26	ASLS 79-166	4.959	14	21	\$8,600.00
1165	405358	F009S009W25,26	ASLS 79-166	4.959	8	22	\$6,400.00
1166	405359	F009S009W25,26	ASLS 79-166	4.959	9	22	\$6,400.00
1167	405360	F009S009W26	ASLS 79-166	4.959	10	22	\$6,400.00
1168	405361	F009S009W26	ASLS 79-166	4.959	11	22	\$6,400.00
1169	405362	F009S009W26	ASLS 79-166	4.959	12	22	\$6,400.00
1170	405363	F009S009W26	ASLS 79-166	4.959	13	22	\$6,400.00
1171	405364	F009S009W26	ASLS 79-166	4.959	14	22	\$8,600.00



The Healy Intertie where it crosses Kennedy Drive in the June Creek Subdivision

Lost Creek - ASLS 2007 - 9



View of Lost Creek area from the Dalton Highway

LOCATION

The Lost Creek staking area is located approximately 83 miles northwest of Fairbanks by road. The area is north of the Dalton Highway two miles west of its junction with the Elliott Highway and 5 miles west of Livengood.

ACCESS

Access to the area is primarily via the Elliott Highway to the Dalton Highway and north to the staking area. The nearest public runway is the Livengood Camp Airport, several road miles from the staking area. The TAPS right-of-way maintenance pad along the TAPS right-of-way corridor does not constitute public access. Travel along this maintenance pad within the right-of-way is not allowed without individual permission from the Alyeska Pipeline Service Company. Legal access within the area is across unreserved state land or on section lines. 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

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 quality is unknown.

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 (ADEC).

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Parcels 1172, 1173, 1174, and 1177 are subject to a 50-foot section line easement. Landowners may not obstruct or block access within these easements. Subject to all platted easements and reservations of record, see ASLS 2007-9.

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.

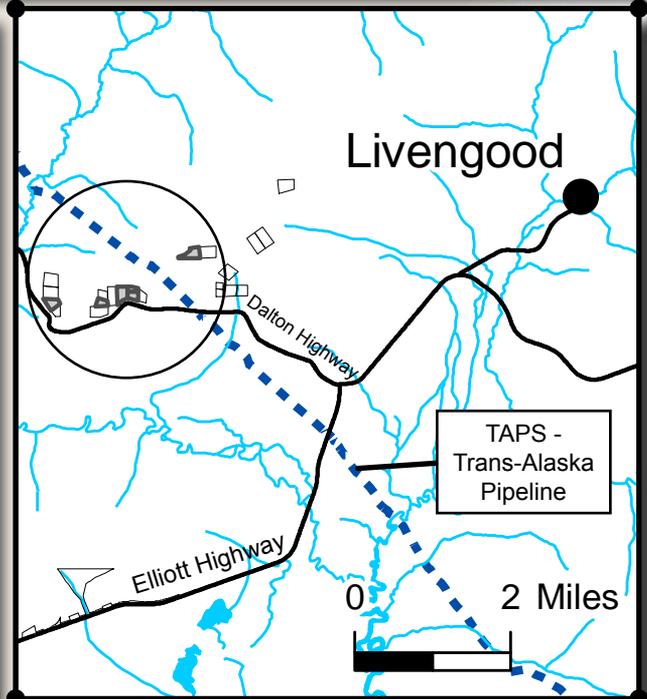
MUNICIPAL AUTHORITY

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

NOTES

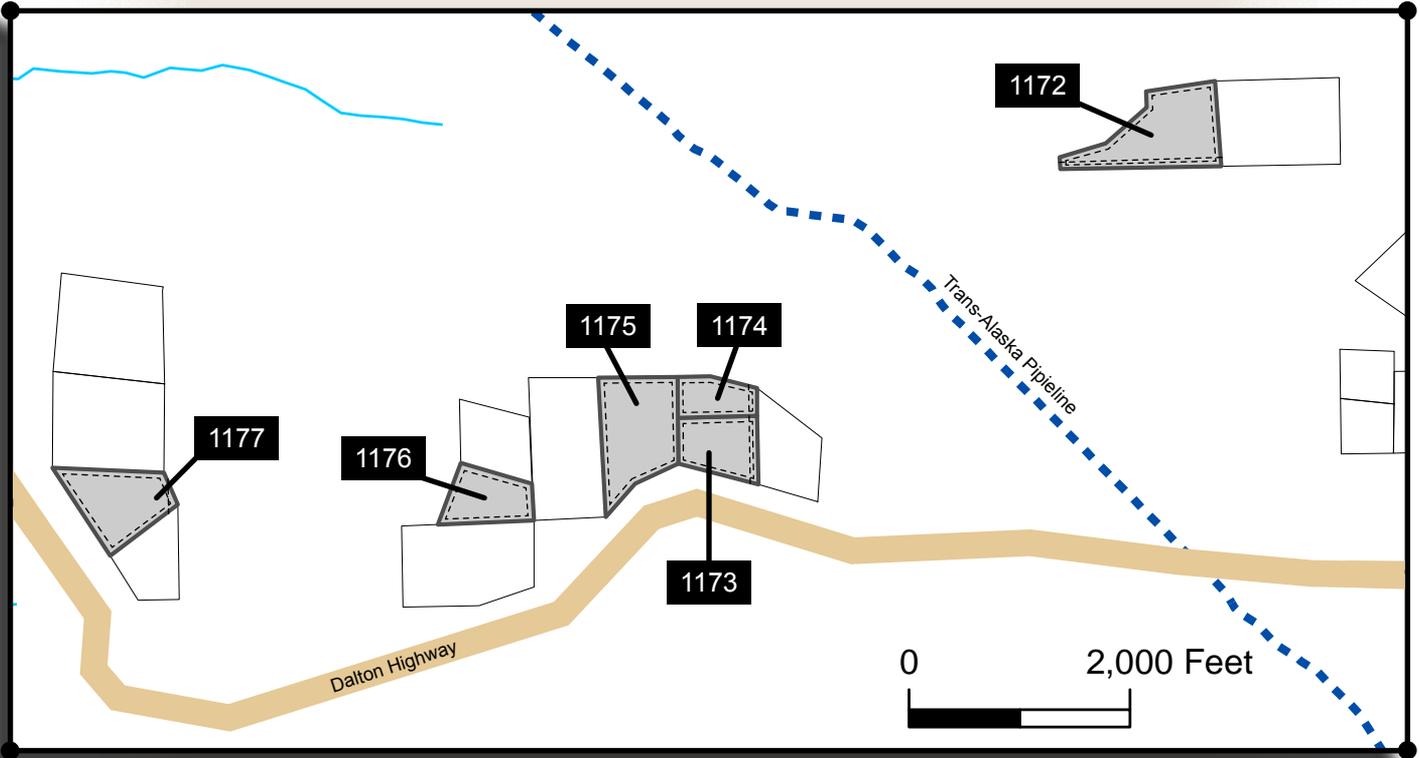
Fire Management Option - Limited Protection - see page 11 for more information.

Mining, forestry, recreation, wildlife habitat, traditional hunting, and resource harvest for personal use are some of the principal uses of state land within this area.



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/>

Lost Creek - ASLS 2007 - 9



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1172	417231	F008N006W14	ASLS 2007-9	15.87	E	\$10,900
1173	417936	F008N006W22	ASLS 2007-9	8.71	L	\$9,400
1174	418049	F008N006W22	ASLS 2007-9	5.46	M	\$7,100
1175	417933	F008N006W22	ASLS 2007-9	15.59	N	\$13,200
1176	417984	F008N006W22	ASLS 2007-9	7.95	Q	\$8,100
1177	417889	F008N006W21	ASLS 2007-9	11.78	T	\$10,200



Riverview - ASLS 83 - 128



Aerial view of Riverview subdivision from the northwest, Camp Creek's gully can be seen at lower left

LOCATION

The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.

ACCESS

Access is between 43-48 miles on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.

UTILITIES

Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.

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 (ADEC).

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.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 83-128

Direct access to the Steese Highway from any lot is prohibited.

MUNICIPAL AUTHORITY

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

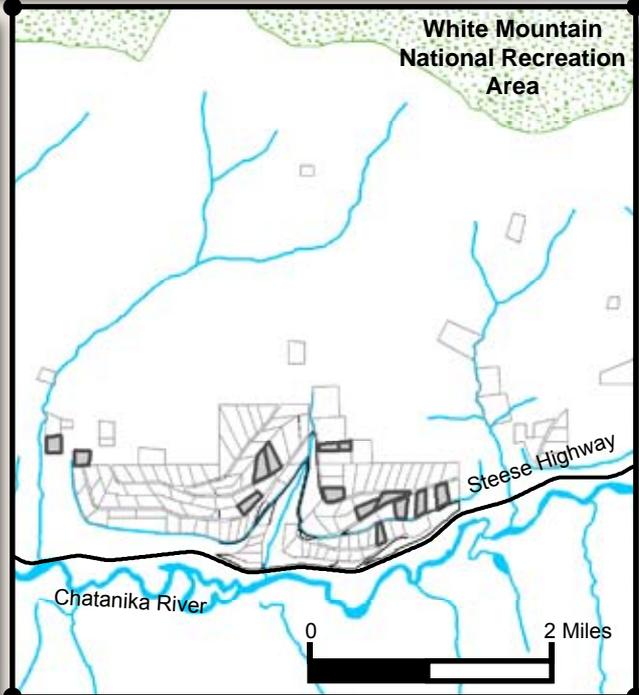
NOTES

Parcels may have burned during the 2004 fire season. This subdivision is in "Full" fire management option. See page 11 for more information

The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.

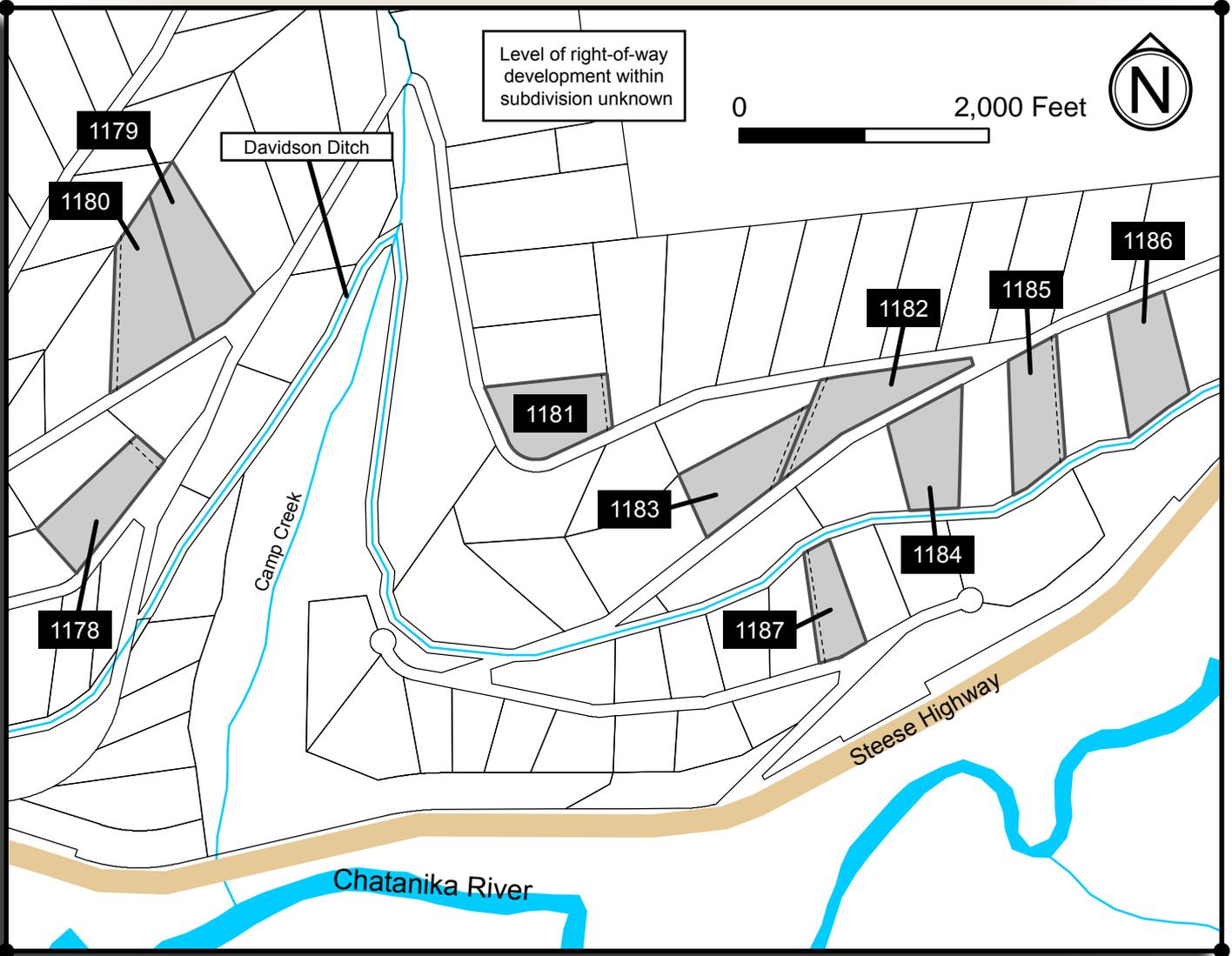
There are active mining claims in the vicinity of this subdivision.

Excellent views of the Chatanika River Valley and surrounding Steese-White Mountain Conservation Area.



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/>

Riverview - ASLS 83 - 128



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1178	411135	F005N004E30	ASLS 83-128	10.072	10	2	\$13,100
1179	411168	F005N004E30	ASLS 83-128	12.48	11	4	\$16,200
1180	411169	F005N004E30	ASLS 83-128	13.816	12	4	\$18,000
1181	411177	F005N004E30	ASLS 83-128	11.547	3	7	\$9,800
1182	411191	F005N004E29	ASLS 83-128	10.45	4	8	\$8,900
1183	411192	F005N004E29	ASLS 83-128	10.453	5	8	\$8,900
1184	411198	F005N004E29	ASLS 83-128	10.054	3	9	\$8,500
1185	411200	F005N004E29	ASLS 83-128	10.233	5	9	\$8,700
1186	411202	F005N004E29	ASLS 83-128	11.035	7	9	\$9,400
1187	411213	F005N004E29,32	ASLS 83-128	6.568	6	10	\$9,200



View to the south from a parcel in the Riverview subdivision

Tatalina - ASLS 2003 - 14



Typical forest growth in the Tatalina subdivision

LOCATION

Tatalina Subdivision is located approximately 40 miles northeast of Fairbanks along the Elliott Highway.

ACCESS

Access is via platted rights-of-way from 43 mile on the Elliott Highway. The rights-of-way have been cleared, but are unimproved.

UTILITIES

None.

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, see ASLS 2003-14.

Direct access to the Elliott Highway from any lot is prohibited.

MUNICIPAL AUTHORITY

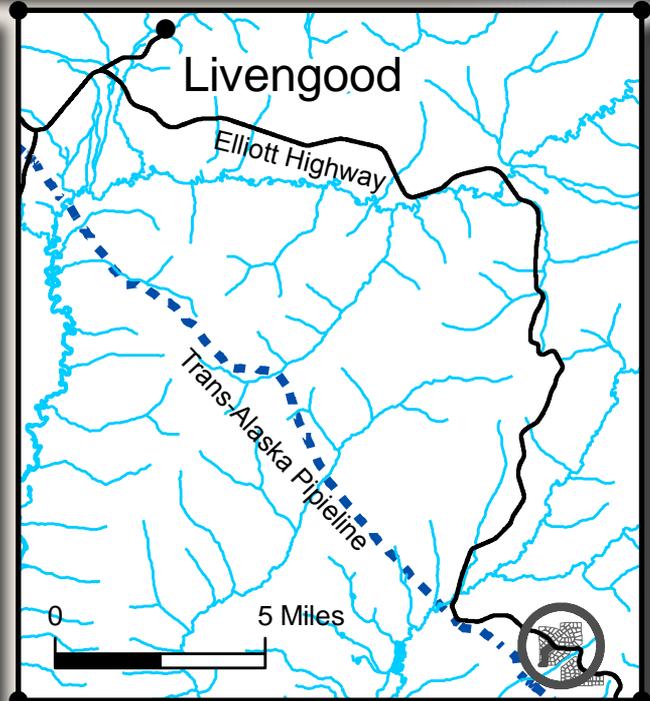
This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

This subdivision is in "Full" fire management option area. See pages 11 for more information.

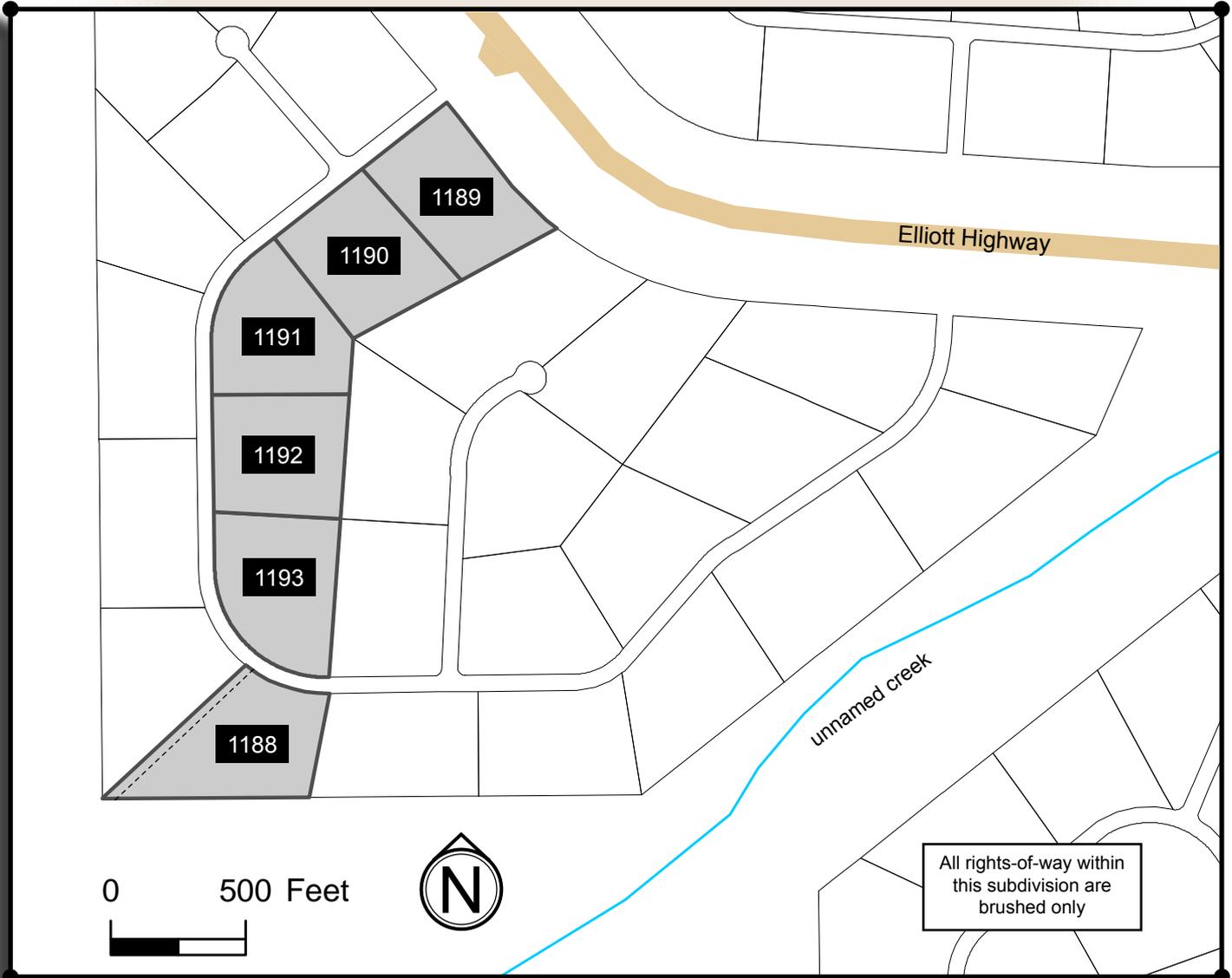
There are active mining claims in the vicinity of this subdivision.

The Trans-Alaska Pipeline runs along the west side of the Elliott Highway.



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/>

Tatalina - ASLS 2003 - 14



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1188	418293	F006N003W31	ASLS 2003-14	5.51	7	6	\$8,400.00
1189	418292	F006N003W31	ASLS 2003-14	5.23	14	5	\$9,200.00
1190	418291	F006N003W31	ASLS 2003-14	5	13	5	\$8,800.00
1191	418290	F006N003W31	ASLS 2003-14	5.12	12	5	\$9,000.00
1192	418289	F006N003W31	ASLS 2003-14	5.03	11	5	\$8,000.00
1193	418288	F006N003W31	ASLS 2003-14	5.26	10	5	\$8,400.00



Tok Triangle Phase III - ASLS 2008 - 41



Looking west along Warbelow Avenue, Block 2 is on the right

LOCATION

The Tok Triangle Phase III subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.

ACCESS

From the Glenn/Tok Cutoff Highway, access to the subdivision is by constructed roads Sled Dog Way and Mushers Way to Mukluk Avenue to Midnight Sun Drive/Trapper Street and then to Warbelow Avenue.

UTILITIES

Electricity is available along Midnight Sun Drive and Borealis Avenue. Purchasers will be responsible for extending the existing power lines.

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 page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2008-41

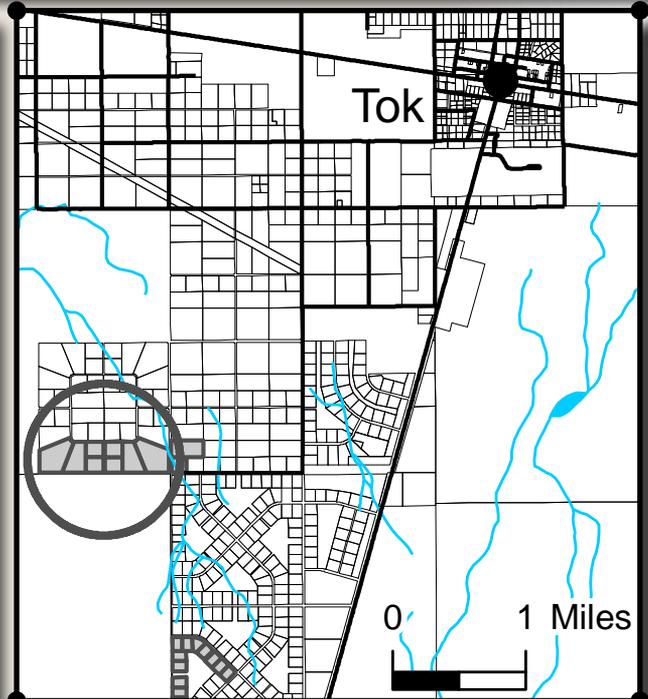
Parcel 1194 is subject to a 100-foot building setback.

MUNICIPAL AUTHORITY

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

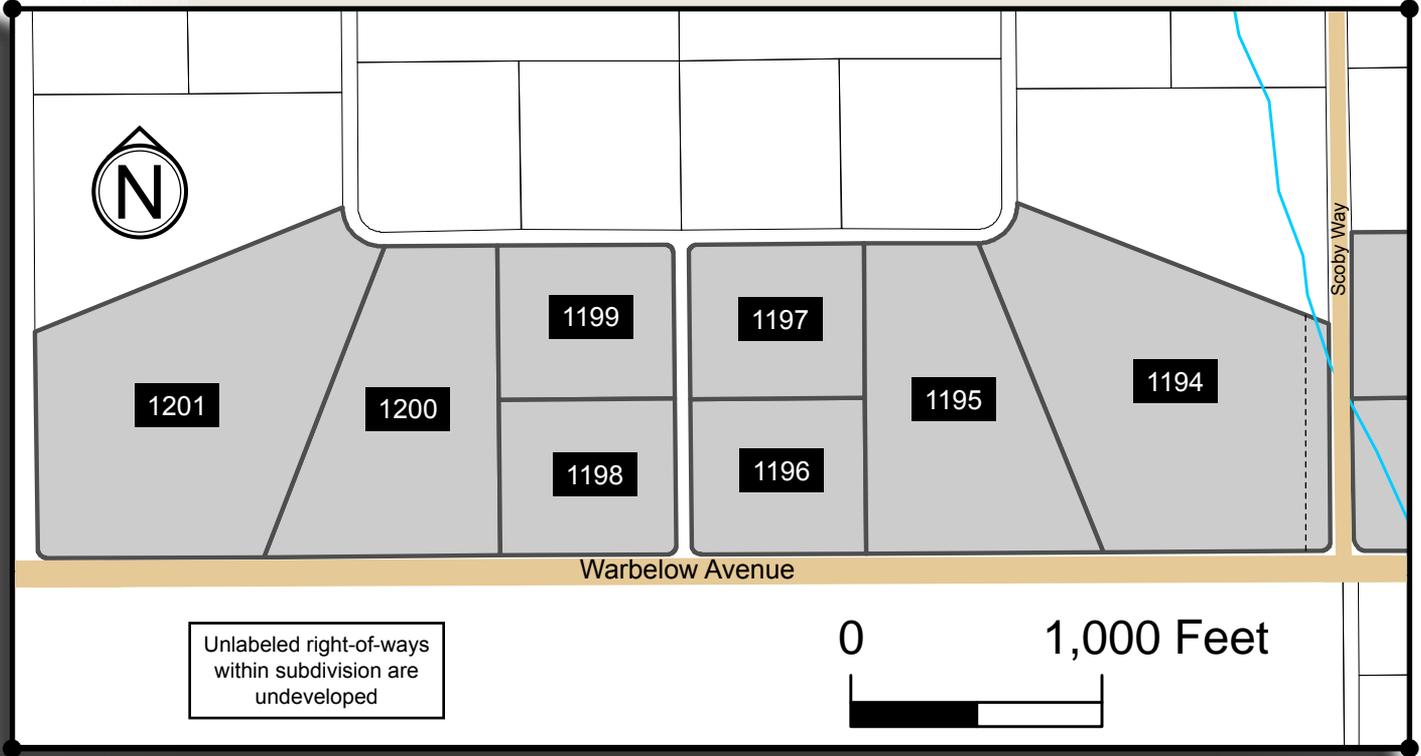
NOTES

These parcels are located in a "Critical" Protection fire management option area. See page 11 for more information.



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/>

Tok Triangle Phase III - ASLS 2008 - 41



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1194	419058	C018N12E34	ASLS 2008-41	30.58	3	2	\$25,000
1195	419059	C018N12E34	ASLS 2008-41	20	4	2	\$18,900
1196	419060	C018N12E34	ASLS 2008-41	10	5	2	\$12,600
1197	419061	C018N12E34	ASLS 2008-41	10	6	2	\$12,000
1198	419062	C018N12E34	ASLS 2008-41	10	1	3	\$12,600
1199	419063	C018N12E34	ASLS 2008-41	10	2	3	\$12,000
1200	419064	C018N12E34	ASLS 2008-41	20.01	3	3	\$18,900
1201	419065	C018N12E34	ASLS 2008-41	30.58	4	3	\$25,000



White Mountain - ASLS 2002 - 11



Looking east at parcels 1205 and 1206

LOCATION

The White Mountain staking area is located approximately 45 miles northeast of Fairbanks, north of the Steese Highway.

ACCESS

Access is between 43-48 miles on the Steese Highway and then along existing trails and platted rights-of-way.

UTILITIES

Electricity is available in some portions of the nearby Riverview subdivision. 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.

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 (ADEC). ADEC has approved these parcels for non-water carried sewage disposal systems.

See page 11 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Parcels are subject to a minimum 25-foot public access and utility easement along interior parcel boundary lines and a minimum 60-foot public access easement along all existing trails. Landowners may not obstruct or block access within these easements. These parcels are also subject to a 50-foot public access easement and 100-foot building setback along the ordinary high water line of all water bodies. In addition, parcels 1205 and 1206 are subject to a 50-foot section line easement.

Subject to all platted easements and reservations of record, see ASLS 2002-11.

The 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.

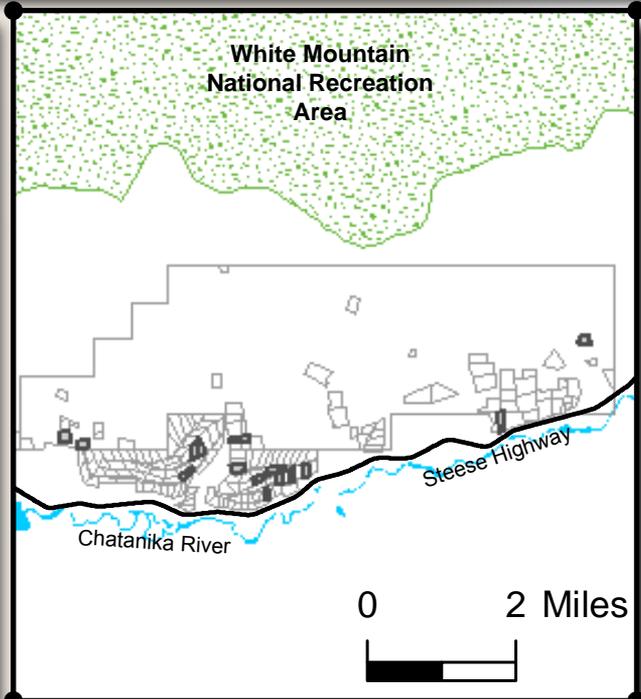
MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Fairbanks North Star Borough and are subject to applicable local ordinances and property assessments.

NOTES

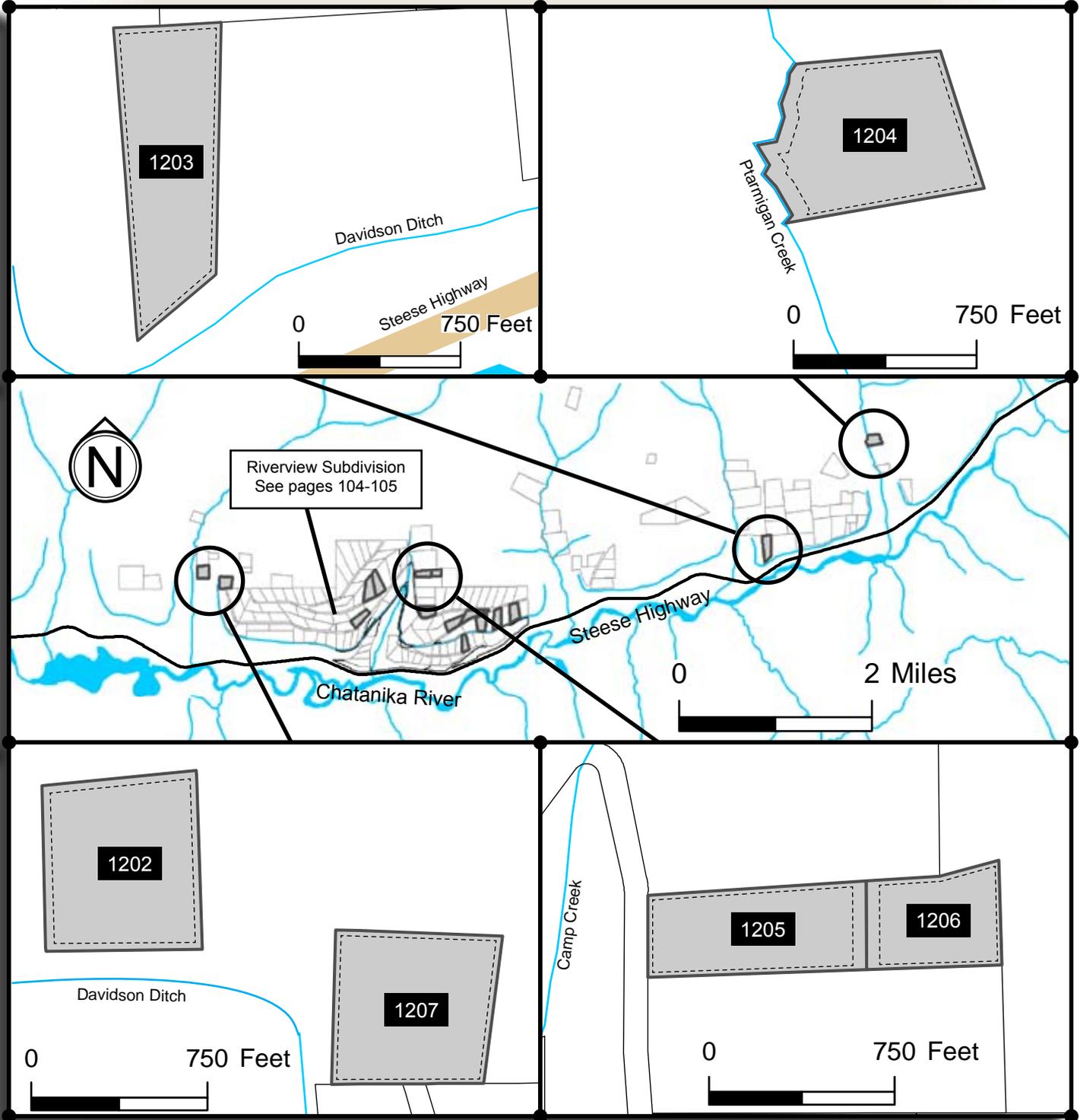
Fire Management Option – for most parcels, Full Protection - see page 11 for more information.
Tract G – Modified Protection

The Davidson Ditch is south of the White Mountain area.



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/>

White Mountain - ASLS 2002 - 11



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1202	416738	F005N003E26	ASLS 2002-11	10.76	B	\$10,300
1203	416718	F005N004E23,26	ASLS 2002-11	13.19	I	\$10,600
1204	416652	F005N004E13, 24	ASLS 2002-11	10.74	G	\$8,600
1205	417048	F005N004E30	ASLS 2002-11	6.94	M	\$6,600
1206	417049	F005N004E29	ASLS 2002-11	4.78	N	\$4,500
1207	416660	F005N003E26	ASLS 2002-11	10.60	C	\$10,600



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.
Thank you!

1. How did you first hear about the State of Alaska's land sale programs?
 Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Advertisement ___ Brochure ___
 Other (please specify) _____
2. What land sale programs are you interested in?
 Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___
3. Have you ever purchased land from the state? Yes ___ No ___ If yes, which land sale program did you use?
 Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___
4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
 With road access ___ Without road access ___
5. For parcels with no direct road access, what type of access would you prefer?
 Nearby Airstrip ___ Floatplane ___ Boat ___ ATV/Snowmachine ___ Hiking ___
6. In a remote area without road access, what size parcel would most interest you?
 1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___
7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?
 Less than 1 acre ___ 1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___
8. What time of the year would you choose to see state land sales held?
 Winter (December - February) ___ Spring (March - May) ___ Summer (June - August) ___ Fall (September - November) ___
9. Have you used the DNR land sales website (www.dnr.state.ak.us/mlw/landsale) to obtain information on state land sale programs?
 Yes ___ No ___
10. Was the website organized so that information was easy to find?
 Yes ___ No ___ Did not use website ___
11. Did you find all the information you needed on the website?
 Yes ___ No ___ Did not use website ___
12. Have you used the newspaper-style state land brochures to find information on state land sales?
 Yes ___ No ___ Did not use brochures ___
13. Are the brochures easy to read and understand?
 Yes ___ No ___ Did not use brochures ___
14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
 Yes ___ No ___

Additional comments:

ALASKA STATE LAND AUCTION BID FORM

Please read all the information in the current Alaska State Land Offering Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and remember to sign the certification below.

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Daytime Telephone Number: _____ Alternate Number: _____

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction and must be 18 years of age or older on or before the date of the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, but are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

I hereby submit a bid to purchase Parcel #

The amount of my bid is (please write out the amount in words and numbers): \$ _____ Dollars*****

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

The amount of my bid deposit is \$ _____ (minimum 5% of the bid amount - ROUND UP!)

I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

- I have been an Alaska resident for at least one year immediately preceding the date of the auction;
- I am 18 years of age or older;
- I have checked for any erratas or supplemental information and accept the terms and conditions therein, and;
- I am making an unconditional promise to pay, on demand or on the date of acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full.

- I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
- I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: _____ Date: _____

Signature: _____ Date: _____

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

CREDIT CARD USERS: This authorization constitutes an unconditional promise to pay the bid deposit amount, if you are the successful bidder. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the bid amount. Your credit card will not be charged unless you are the successful bidder when all bids are opened. All credit card information will be destroyed immediately following the auction and will not become public information. Please print information clearly.

Check one: VISA Mastercard Credit Card Number: ---

Expiration Date: _____ Amount of Charge: \$ _____ Name on Card: _____

Billing Address (optional): _____

Verification Code (optional; last 3 digits in signature block, on back of card): _____

(Note: Some financial institutions require the Verification Code for large transactions.)

Customer Signature: _____ Phone Number: _____



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.
Thank you!

1. How did you first hear about the State of Alaska's land sale programs?

Friend ___ Newspaper ___ Radio ___ Flyer ___ Website ___ Advertisement ___ Brochure ___
Other (please specify) _____

2. What land sale programs are you interested in?

Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___

3. Have you ever purchased land from the state? Yes ___ No ___ If yes, which land sale program did you use?

Sealed-Bid Auction ___ Over-the-Counter Sales ___ Remote Recreational Cabin Sites Staking ___

4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?

With road access ___ Without road access ___

5. For parcels with no direct road access, what type of access would you prefer?

Nearby Airstrip ___ Floatplane ___ Boat ___ ATV/Snowmachine ___ Hiking ___

6. In a remote area without road access, what size parcel would most interest you?

1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___

7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?

Less than 1 acre ___ 1 to 5 acres ___ 5 to 10 acres ___ 10 to 20 acres ___ 20 + acres ___

8. What time of the year would you choose to see state land sales held?

Winter (December - February) ___ Spring (March - May) ___ Summer (June - August) ___ Fall (September - November) ___

9. Have you used the DNR land sales website (www.dnr.state.ak.us/mlw/landsale) to obtain information on state land sale programs?

Yes ___ No ___

10. Was the website organized so that information was easy to find?

Yes ___ No ___ Did not use website ___

11. Did you find all the information you needed on the website?

Yes ___ No ___ Did not use website ___

12. Have you used the newspaper-style state land brochures to find information on state land sales?

Yes ___ No ___ Did not use brochures ___

13. Are the brochures easy to read and understand?

Yes ___ No ___ Did not use brochures ___

14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?

Yes ___ No ___

Additional comments:

ALASKA STATE LAND AUCTION BID FORM

Please read all the information in the current Alaska State Land Offering Brochure before completing this form. Please PRINT LEGIBLY when filling out this form and remember to sign the certification below.

Name(s): _____
 Authorized Agent (if any): _____
 Mailing Address: _____
 City: _____ State: _____ Zip Code: _____
 Daytime Telephone Number: _____ Alternate Number: _____

Bidders must have been Alaska residents for at least one year immediately preceding the date of the auction and must be 18 years of age or older on or before the date of the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the Sealed-Bid Auction, but are eligible to apply for parcels in the subsequent Over-the-Counter Offering.

I hereby submit a bid to purchase Parcel #
 The amount of my bid is (please write out the amount in words and numbers): \$ _____ Dollars*****

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

The amount of my bid deposit is \$ _____ (minimum 5% of the bid amount - ROUND UP!)
 I have enclosed a personal check, money order, cashier's check, or a certified check, payable to the Department of Natural Resources, or have provided Visa or MasterCard information and authorization for payment, in an amount not less than five percent of the bid amount as a bid deposit to purchase the above described parcel. I agree that the bid amount represents the purchase price that I shall pay for the parcel if my offer is accepted. I further agree that the bid deposit also constitutes a deposit required under AS 38.05.860(a) to reimburse the department for costs incurred in the disposal, and an earnest money deposit required under AS 38.05.860(b). If my offer is accepted, and for whatever reason I decide not to purchase the parcel, I understand that this bid deposit shall be forfeited as earnest money to the State of Alaska.

By my signature below, I hereby certify that:

- I have been an Alaska resident for at least one year immediately preceding the date of the auction;
- I am 18 years of age or older;
- I have checked for any erratas or supplemental information and accept the terms and conditions therein, and;
- I am making an unconditional promise to pay, on demand or on the date of acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full.

- I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;
- I am not currently in default for nonpayment on a purchase contract or lease issued by the department, and;
- I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

Signature: _____ Date: _____
 Signature: _____ Date: _____

NOTE: This bid form must be filled out completely and submitted with all of the appropriate attachments and fees. Failure to do so may result in the rejection of your bid. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information at the time the bid is opened under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

CREDIT CARD USERS: This authorization constitutes an unconditional promise to pay the bid deposit amount, if you are the successful bidder. This authorization includes consent to adjust the amount charged if the amount you specify is less than the required 5% of the bid amount. Your credit card will not be charged unless you are the successful bidder when all bids are opened. All credit card information will be destroyed immediately following the auction and will not become public information. Please print information clearly.

Check one: VISA Mastercard Credit Card Number: ---
 Expiration Date: _____ Amount of Charge: \$ _____ Name on Card: _____
 Billing Address (optional): _____
 Verification Code (optional; last 3 digits in signature block, on back of card): _____

(Note: Some financial institutions require the Verification Code for large transactions.)

Customer Signature: _____ Phone Number: _____
Form #102-4036 (Rev. 2/07) (Note: Please provide a phone number where you may be reached on the day of the auction)



DNR APPRECIATES YOUR FEEDBACK!

To help us better serve you, please take a few moments to complete the following customer survey and return it with your application, or drop it off at your nearest DNR Public Information Office.
Thank you!

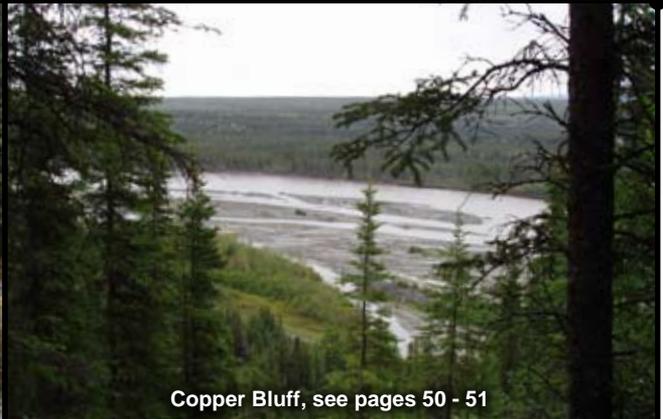
1. How did you first hear about the State of Alaska's land sale programs?
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13. Are the brochures easy to read and understand?
 Yes ___ No ___ Did not use brochures ___
14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
 Yes ___ No ___

Additional comments:

Photo Album



Lisianski View, see pages 36 - 37



Copper Bluff, see pages 50 - 51



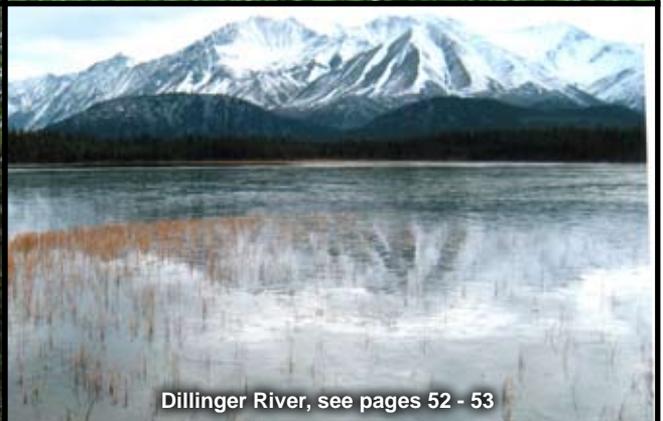
Checkpoint, see pages 46 - 47



Mariner's Walk, see page 63



Ridgeview, see pages 74 - 75



Dillinger River, see pages 52 - 53

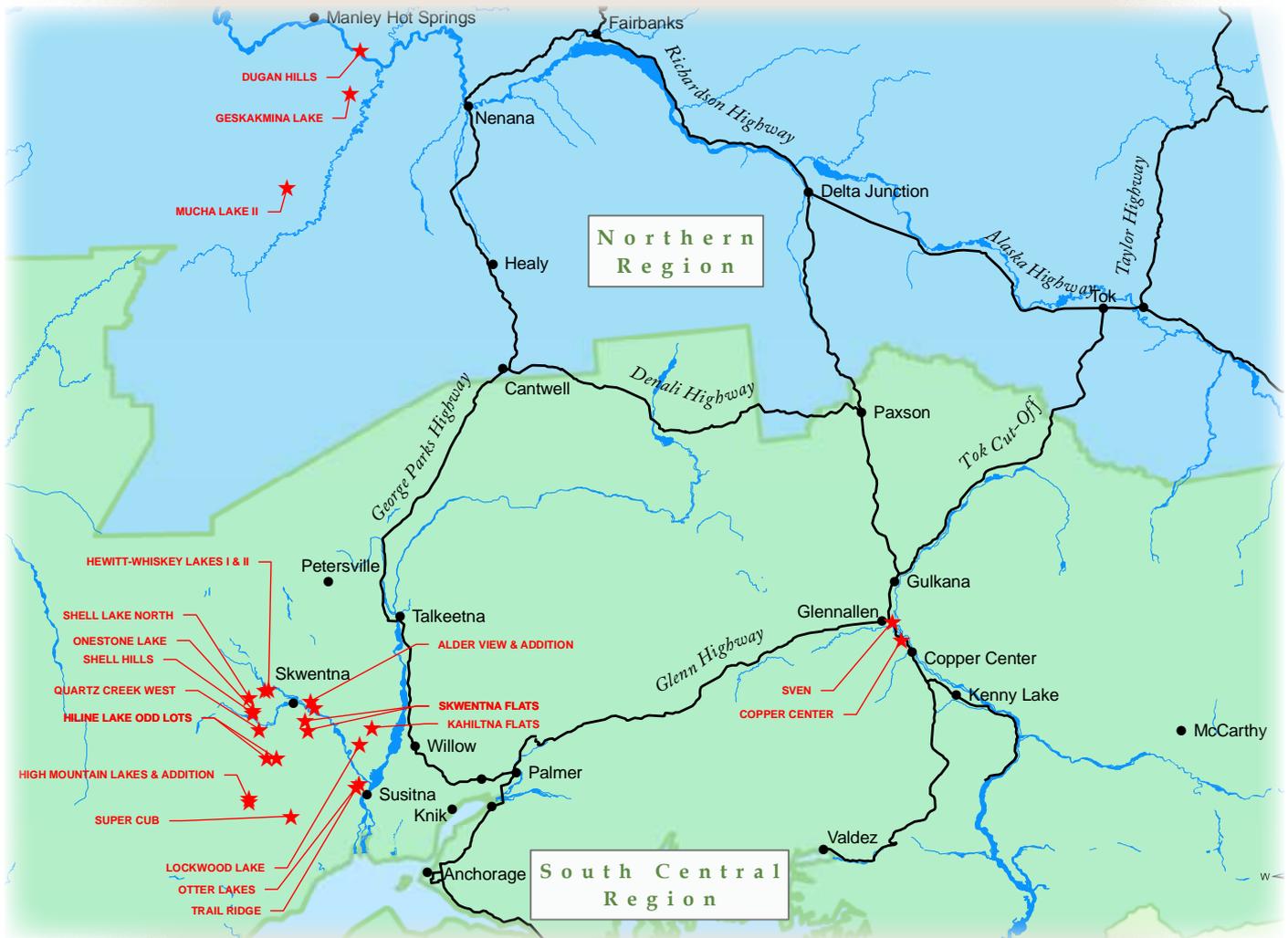


Tok Triangle, Phase III, see pages 108 - 109



Tatalina, see pages 106 - 107

Over the Counter (OTC) Parcels Available



DNR currently has over 1,100 parcels around the state available for purchase over the counter on a first-come, first-served basis. These parcels are offered at the minimum bid price established by appraised market value. For a complete listing of available parcels and purchase information, go to any one of our Public Information Offices, or go to our website at:

<http://dnr.alaska.gov/mlw/landsale/otc/>

How to Submit an Over-The-Counter (OTC) Application Online

To apply for a parcel online, go to:

<http://dnr.alaska.gov/mlw/landsale/>

Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel online are available on the individual parcel pages. The online application process will ask for a credit card authorization (MasterCard/Visa).



How to Submit an Over-The-Counter (OTC) Application by Mail or in Person

A complete OTC application package (for mailing or hand delivery) includes the following items:

1. a completed OTC application form;

- Forms may be found at any of the Public Information Centers or online at:
<http://dnr.alaska.gov/mlw/landsale/>
- If applying for multiple parcels, a separate application must be completed for each parcel

2. a completed Declaration of Intent form;

- Forms may be found at <http://dnr.alaska.gov/mlw/landsale/> or obtained from any of the Public Information Centers; and
- If applying for multiple parcels, a separate form must be completed for each parcel.

3. a non-refundable \$100.00 document handling fee;

- If applying for multiple parcels, a separate document handling fee must be included for each parcel

4. a down payment; and

- if applying to purchase multiple parcels, a separate down payment must be included for each parcel;
- the deposit for each application must be at least 5% of the total, undiscounted purchase price (**CHECK YOUR MATH, DO NOT ROUND DOWN!**)

VETERANS PLEASE NOTE: If you will be applying for the Veterans' Land Discount under AS 38.05.940 Land Purchase Price Discount For Veterans, DO NOT subtract your discount from your purchase price amount or your deposit. If you are a successful applicant, and you are an eligible veteran who will be applying for the Veterans' Land Discount, the discount will be deducted from the purchase price after the offering (see Veterans' Land Discount section of this brochure for more detailed information);

- you must include payment information and authorization, payable to the State of Alaska, Department of Natural Resources. Two-party checks will not be accepted (**DO NOT SEND CASH!**);
- payment must be made in the form of a cashier's check, personal check, money order, or credit card (Visa/MasterCard only);

NOTE: When using the Visa/MasterCard payment option, contact your financial institution to pre-authorize your deposit for the day of the offering. Some institutions have authorization limits of \$1,000 per day regardless of available credit; and

- for successful applicants, the deposit is non-refundable and will be applied to the purchase price.

VETERANS: If you will be applying for a Veterans' Land Discount, also include the following three items in your application package:

1. a completed Veteran Eligibility Affidavit/Application Form and, if there is more than one applicant, a completed Waiver of Veterans' Land Discount form;
2. a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty; and
3. a copy of the front and back of your valid and current Alaska Driver's License or State-issued ID Card and other required items proof as described in the Proof of Residency section of this brochure.

DNR Public Information Center
550 West 7th Avenue, Suite 1260
Anchorage, AK 99501-3557

This publication was released by the Department of Natural Resources, Division of Mining, Land and Water, to inform the public about the spring 2011 Alaska State Land Offering, produced in Alaska at a cost of \$1.30 per copy.

To:



PLEASE RECYCLE

PLEASE NOTE:

This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Centers. To have a copy mailed to you, a postage and handling cost of \$2.00 will apply. This brochure can also be viewed in full **COLOR** on the web at <http://dnr.alaska.gov/mlw/landsale/>