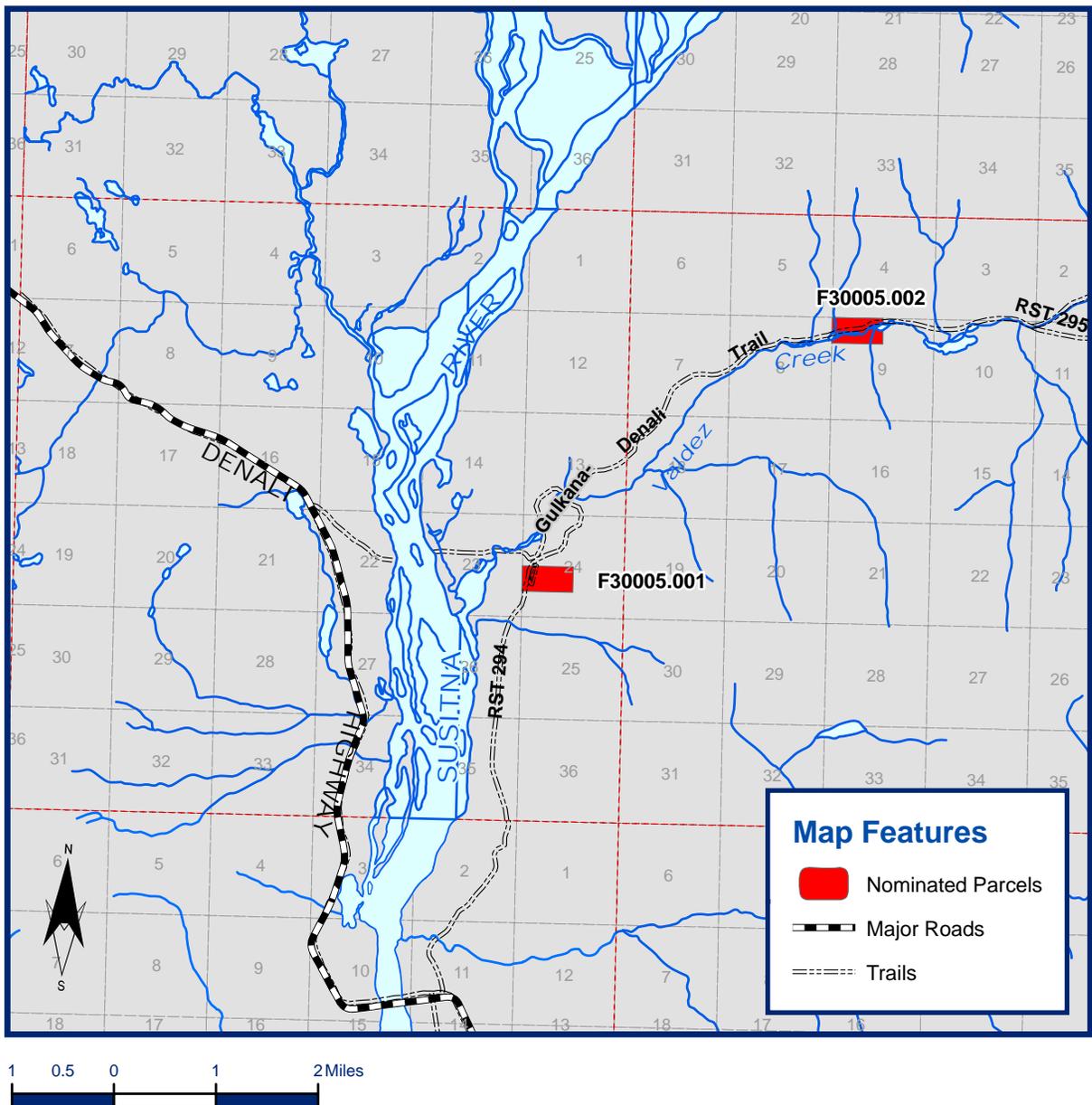


MHT NOMINATED REPLACEMENT LAND

Valdez Creek - F30005.001, F30005.002

FM T20S R01E, Section 24 &
FM T20S R02E, Section 9



Northern Region

Parcel Number: F30005.001

MTR: F020S001E

Acres: 80

Location: Valdez Creek

Community: Cantwell

Area Plan: Susitna Area Plan

Classification Number : none

Unit: Talkeetna 1b

Classification: unclassified

MCO: none

Acquisition Authority: GS 5235 (Appn.)

General Description: This parcel lies about a mile east of the Susitna River, adjacent to the shorelands of Valdez Creek. The terrain is relatively level, sustaining arctic vegetation and has been cleared for development. The Gulkana-Denali Winter Trail (RST294) traverses the western edge of this parcel, connecting up with RST 318 (Gulkana-Paxon Trail) and eventually the Elliot Highway to the west.

Access: Current access is by way of RST 318 (Paxson-Denali Trail) & RST 294 (Gulkana-Denali Trail).

Known Encumbrances: A federal mining claim (USMS 2333) encroaches on the western end of this parcel and Native Allotments also overlap in the same area. A landing strip lies parallel to the western boundary of this parcel as well.

Identified Easements: The Gulkana-Denali Winter Trail (RST 294) is identified as a trail of regional significance in the Susitna Area Plan and is thus designated to be retained in state ownership. A one hundred foot right-of-way (50' either side of centerline) is suggested.

Comments: This parcel was designated as part of the Mental Health Replacement Pool in 1998. The area along Valdez Creek has a number of state and federal mining claims. Status plats and MTP's show a federal mining claim overlapping this parcel (USMS 2333) which is scheduled to be closed and reclaimed before the property is conveyed to the state. The MTP shows Native Allotments also overlapping the west end of this parcel and a landing strip is shown on status plats. It may have to be reconfigured to accommodate overlapping claims. Conveyance is subject to prior existing rights which may include the Gulkana-Denali Winter Trail right-of-way.

This parcel is not yet in state ownership. It is topfiled and is scheduled to be conveyed to the Mental Health Trust upon receipt of title by the state. It is currently unclassified by the Susitna Area Plan, but the surrounding area is classified Public Recreation and Wildlife Habitat.

Local Zoning: Area is zoned Gu-1 by the Matanuska-Susitna Borough. A Conditional Use permit for commercial development would be required.

Existing Use(s): The Susitna Area Plan reports that the Valdez Creek area is heavily used for recreational purposes by residents and tourists.

Northern Region

Parcel Number: F30005.002

MTR: F020S002E

Acres: 70

Location: Valdez Creek

Community: Cantwell

Area Plan: Susitna Area Plan

Classification Number : none

Unit: Unit 1c

Classification: unclassified

MCO: none

Acquisition Authority: GS 6263

General Description: The area surrounding this parcel is rich in minerals and the parcel is inside a designated placer mining district. Valdez Creek runs through this parcel from northeast to southwest in a braided configuration. The terrain is relatively level and has been reclaimed after closing of mining operations. The soil is compacted and firm and sustains arctic vegetation. On the eastern end of this parcel, Valdez Creek runs into a manmade lake created during reclamation of the area. This is a popular recreation area for both locals and tourists.

Access: The Gulkana-Denali Winter Trail runs through the parcel following the northern shoreline of Valdez Creek from southwest to northeast and connects up with the Gulkana-Valdez Creek summer trail in the vicinity of the northeast corner of the parcel. Possible access by way of private dirt road developed for access to Valdez Creek Mine from Denali Highway.

Known Encumbrances: State mining claims.

Identified Easements: The Gulkana-Denali Winter Trail (RST 294) and the Gulkana-Valdez Creek Summer Trails (RST 295) are identified as trails of regional significance in the Susitna Area Plan and are thus designated to be retained in state ownership. A one hundred foot right-of-way (50' either side of centerline) is suggested.

Comments: This parcel was added to the Mental Health Replacement Land pool in 1998. State mining claims are contained within this parcel. A Federal mining claim has been excluded from this parcel by patent taking approximately a 10 acre quadrilateral chunk out of the southwest corner. Conveyance of this parcel is subject to prior existing rights such as identified RS 2477 trails.

This parcel was not in state ownership at the time of adoption of the Susitna Area Plan so it is unclassified. The surrounding area is classified public recreation and wildlife habitat.

Local Zoning: Area is zoned Gu-1 by the Matanuska-Susitna Borough. A Conditional Use permit for commercial development would be required.

Existing Use(s): The Susitna Area Plan reports that the Valdez Creek area is heavily used for recreational purposes by residents and tourists.