

PRELIMINARY FINDING AND DECISION

Conveyance of State Replacement Land to the Mental Health Trust Authority

· Division of Mining, Land & Water ~ Resource Assessment & Development Section



Alaska Department of
**NATURAL
RESOURCES**

PRELIMINARY FINDING AND DECISION
CONVEYANCE OF STATE REPLACEMENT LAND TO THE
MENTAL HEALTH TRUST AUTHORITY

ADL 229606

December 2005

Proposed Action. This Preliminary Finding and Decision (PFD) identifies 66 parcels of state land totaling about 16,040 acres that may be transferred to the Mental Health Trust Authority (Trust), to compensate the Trust for other parcels of state land that were conveyed in error by the Department of Natural Resources (DNR) or that have been determined to contain hazardous substances. The value of the state land that may be conveyed to the Trust is estimated to be up to 6.42 million dollars.

These parcels of state land, termed Nominated Replacement Land (NRL)¹, consist of the fee estate, mineral estate, or the hydrocarbon portion of the mineral estate, with most this acreage associated with the mineral estate (6,400 acres) and the fee estate (7,404 acres). The two mineral estate parcels occur west of the Nenana area while the fee estate parcels are scattered throughout the Northern, Southcentral, and Southeastern Regions of the state. The single parcel involving the selection of the hydrocarbon portion of the mineral estate occurs in the Knik area, north of Anchorage, and consists of 2,236 acres. The value of the proposed NRL parcels identified exceeds the value of the former Trust land that is being returned to DNR by about 1.15 million dollars. NRL fee estate parcels are estimated to have a value of 6.42 million dollars and the value of the Trust land being returned is estimated at 5.272 million dollars. DNR proposes to select, following public and agency review and consultation with the Mental Health Trust Land Office (TLO), those parcels of Replacement Land² for immediate conveyance to the Trust Authority that equal the value of the former Trust land (5.272 million dollars) and meet the ‘best interest finding’ requirement of AS 38.05.035. These parcels will be conveyed to the Trust within a five-year period from the date of approval of the Final Finding and Decision.

DNR has identified additional parcels for potential conveyance to Trust over the next eight year period if additional parcels of Trust Land are determined during that period to contain hazardous substances or were conveyed in error by the state. The value of these

¹ Nominated Replacement Land: Land (fee estate, mineral estate, and the hydrocarbon portion of the mineral estate) nominated by DNR or the TLO for consideration in a PFD with the intention of being used to compensate the Trust for designated mental health parcels previously determined to have been improperly conveyed or to contain hazardous materials.

² Replacement Land: Land (fee estate, mineral estate, and the hydrocarbon portion of the mineral estate) that have been accepted by DNR in a Final Finding and Decision that are to be used to compensate the Trust for designated mental health parcels previously determined to have been improperly conveyed or to contain hazardous materials. Replacement Land will be conveyed to the Trust within a 5-year period from the date of approval of the Final Finding and Decision.

Potential Replacement Land (PRL)³ parcels is approximately 01.152 million dollars. These parcels are to be ranked in order of importance by the TLO and DNR in the Final Finding and Decision (FFD), with the intent that should additional Replacement Land need to be transferred to the Trust over the next eight year period, they are to be conveyed according to this ranking. Since 1998, numerous additional parcels of Trust Land were found to have been conveyed in error or to contain hazardous materials, and therefore it is almost certain that some of the PRL reserve will need to be used.

Prior Replacement Land Decision

This decision proceeds a prior DNR action to convey Replacement Land to the Trust. The previous action occurred in October 1998 and is explained in more depth later in the section 'Land Conveyed in Error or with Hazardous Materials'. This decision continues the format and approach of the previous Preliminary Finding and Decision. It retains the small number of parcels that were included in the 1998 decision but were not conveyed to the Trust and adds parcels in order to meet the probable replacement value of 5.272 million dollars and provide a land reserve in the event that more parcels are found to have been conveyed in error or that contain hazardous materials subsequent to this decision.

Authority

DNR proposes to convey state land to the Trust Authority in accordance with Section 40, Chapter 5, FSSLA (1994) as amended by Sections 4 and 5, Chapter 1, SSLA 1994; the Settlement Agreement between the state and the Settling Plaintiffs (Articles III and IV(4); AS 38.05.801(b)2 and 3; AS 38.05.035(e); and AS 38.50. These documents are available for review at the address given in the Public Notice paragraph of this decision.

Administrative Record

The administrative record includes parcel files of each tract of state land under consideration for conveyance. These files are available in the Resource Assessment and Development Section of the Division of Mining, Land, and Water. Also incorporated by reference are applicable DNR area plans, the Settlement Agreement between the state and the Settling Plaintiffs (June 1994), Department Order #142 (Management of Mental Health Trust Land), and Replacement Land Process (January 2, 2000) between the Division of Mining, Land, and Water and the Trust Land Office.

³ Potential Replacement Land: Land (fee estate, mineral estate, and the hydrocarbon portion of the mineral estate) that have been accepted by DNR in a Final Finding and Decision that may be used to compensate the Trust for mental health parcels determined to have been improperly conveyed or to contain hazardous materials within a eight year period from the date of the approval of the Final Finding and Decision that is issued by DNR.

Scope of Decision

The scope of this decision is limited to deciding if it is in the best interest of the state to convey certain lands, or interests in land, to the Trust in order to satisfy the state's obligation to compensate the Trust for parcels conveyed in error or that contain hazardous substances. It also includes the determination of whether it is in the state's best interest to pre-identify additional state lands for possible conveyance to the Trust if it is later determined that additional Trust land contains hazardous substances or were conveyed in error during the settlement process and therefore require replacement in value.

Background

Mental Health Legislation and Settlement Agreement

After a series of failed attempts, the State was successful in reconstituting the Mental Health Trust in 1994. Under the enacting legislation⁴, approximately 570,900 acres of Original Trust Land were returned to the Trust and an additional 423,300 acres of other state land were designated as Trust Land.

A Settlement Agreement between the State of Alaska and certain settling plaintiffs to the Mental Health litigation preceded this legislation and was the basis, in part, for the enacting legislation. The Settlement Agreement recognized that, given the large number of parcels and their associated acreage, errors in conveyance, such as conveying parcels that already had been conveyed or committed to use by other parties, were likely. It provided⁵ that the Trust was to return such parcels to the state and that the DNR is to convey state land of equal value and similar character to the Trust. The Settlement Agreement also established the procedures that were to be followed in the event that hazardous materials were discovered on land that had been conveyed to the Trust Authority. Under this protocol, the state could either remediate the affected area(s) or could replace it with state land of equal value and similar character.

The requirements of the Settlement Agreement were made more explicit in two subsequent documents, DNR Department Order #142, which dealt in part with the management of Trust Land and with the requirement for replacement land, and a document between DMLW and TLO titled 'Replacement Land Process'⁶. The latter describes in detail the processes to be followed in identification of possible replacement land and its subsequent conveyance.

⁴ SCS CSHB 201(FIN, 1994 SLA and SB 382, Second Special Session, 1994)

⁵ Article III, "Provisions for Technical Corrections to List of Lands" in the "Settlement Agreement and Stipulations to Terms of Dismissal" in Civil case No. 4FA-82-2208 in the Superior Court of the Fourth Judicial District. (June 10, 1994).

⁶ Letter of Concurrence: Replacement Land Process dated January 5, 2000.

Requirement for Replacement Land

Under the terms of both the Settlement Agreement and the Replacement Land Process, the state is required to replace, with land of equivalent value and generally equal revenue potential, land conveyed in error by DNR to the Trust. The state is also responsible for replacing land conveyed to the Trust but that has subsequently been determined to contain hazardous substances.⁷ In almost all cases DNR will elect to provide Replacement Land rather than undertake the costs of remediation on parcels found to contain hazardous substances. This decision assumes that DNR will elect to replace such land rather than remediate the hazardous materials found on such parcels.

Land Conveyed in Error or with Hazardous Materials

As a result of an audit of land conveyed by the state to the Trust following the 1994 Settlement, it was determined that DNR had conveyed land in error to the Trust. The value of the parcels (fee estate) was estimated at \$616,200, the acreage of mineral estate parcels at 766 acres, and the acreage of the hydrocarbon estate at 5020 acres.⁸ DNR issued a Final Finding and Decision in October 1998 that established the basis for the conveyance of state land to the Trust in fulfillment of the state's obligation under the Settlement Agreement.⁹ Fee estate parcels in the amount of \$616,200 were subsequently conveyed to the Trust. In addition, 5,380 acres of mineral estate and 1,280 acres of hydrocarbon estate were conveyed. The Final Finding and Decision was valid for a period of five years from its date of adoption; it terminated in October 2003.

Since the 1998 decision, additional parcels of Trust Land have been identified that either were conveyed in error or contain hazardous substances. Approximately 130 parcels were conveyed in error and 10 parcels have been determined to contain hazardous materials, or at least a portion of the parcels were determined to contain such materials. The parcels conveyed in error total approximately 1,500 acres and have an estimated value of 2.66 million dollars. Parcels containing hazardous materials comprise about 950 acres and have an estimated value of 1.08 million dollars. In addition, DNR had previously agreed to compensate the Trust for parcels that had been already returned by the Trust; this amount is 0.673 million dollars. The total value of these parcels is 4.413 million dollars, and they comprise over 2,450 acres.

The state is required to convey state land to the Trust worth at least this value. To do so, the state must go through a formal 'best interest finding' determination under AS 38.05.035(e) since the 1998 decision has expired and since a new and significantly larger number of Nominated Replacement Land parcels are identified for possible

⁷ Article IV(4) of the aforementioned Settlement Agreement. The term 'subsequently' means after September 29, 1994.

⁸ Because of the difficulty in establishing the value of mineral estate and hydrocarbon estate parcels DNR and the TLO mutually agreed to use acreage as the basis for determining the amount of land to be conveyed to the Trust. Subsurface areas were to be similar in character and location to the areas that were determined to have been conveyed in error.

⁹ Final Finding and Decision (ADL 227494, dated October 1998)

conveyance. This decision uses a replacement value of \$5.272 million, in order to provide a parcel reserve in the event that additional state land is found to have been conveyed in error or to contain hazardous materials.

Nominated Replacement Land

Under Department Order 142, 'Management of Mental Health Trust Land', either the TLO or DNR may nominate new land to be included in a pool of Replacement Lands. These lands are termed 'Nominated Replacement Land'. DNR may not object to the parcels nominated by the TLO unless the value of the selected replacement parcels exceeds the value of the parcels that have been determined to have been conveyed in error or contain hazardous materials. Nominated Replacement Land parcels with values in excess of the latter may be approved for conveyance if this is consistent with the Settlement Agreement and both parties agree. The PFD includes those Nominated Land Parcels that have been found to be generally appropriate for conveyance, pending the results of the agency and public review processes.

The Trust Land Office has advanced a variety of parcels, scattered throughout the more developed parts of the state, as Nominated Replacement Land (NRL). Most of these are fee estate parcels, although a few are mineral estate (only) and hydrocarbon estate (only). NRL parcels are identified in Appendix A which provides a generalized description of the more important aspects of these parcels. It identifies their general location, nearest community, Meridian/Township/Range, their legal description, type of estate, acreage, and estimated value. Appendix B gives a more detailed description of these parcels, location, geography, resources, access and encumbrances. Location maps and individual parcel or parcel group maps can also be found in Appendix B.

Fee Estate Parcels. Generally, the majority of Nominated Replacement Land parcels that are fee estate either surround or border Trust land, or occur as enclaves within Trust land. There are some parcels that, in addition, are proposed either because they were included on the 1998 Replacement Land List, are intended to reconfigure Trust land into more manageable units, or are necessary to provide sufficient value to meet the estimated replacement value. The fee estate parcels comprise 7,404 acres, with the majority being of very small size (generally less than 10 acres), and have an estimated value of 6.424 million dollars. These parcels are distributed throughout the state with concentrations occurring around the Fairbanks area and Healy and within the Northern Region, around Willow in Southcentral and most notably in Southeast Alaska, near Ketchikan, Petersburg, and on Prince of Wales Island.

Mineral Estate Parcels. Two large, abutting tracts, comprising 6,400 acres, are identified as Mineral Estate only parcels. Situated directly west of Nenana, these parcels were nominated to deal with the possibility that future title problems may be encountered with state land conveyed as Mineral Estate to the Trust and because of the potential value of the hydrocarbon resources that exist in this location. This area is situated within the Nenana geologic basin, which has a high probability for the presence of both gas source rocks and reservoir rocks. In recently passed legislation (2005), the University of Alaska

was conveyed approximately 90,000 acres within the same geologic basin, primarily because of the potential gas resources of the basin.

Hydrocarbon Estate Parcels. A hydrocarbon estate parcel, totaling 2,235 acres and located near Knik in the Susitna Valley within South-central Alaska, is proposed. No monetary values are assigned to this parcel. This parcel was nominated to provide a reserve of replacement land in the event a Trust parcel of similar type is found to have been conveyed in error.

Description of Nominated Replacement Land Parcels

The description that follows provides a general overview of the parcels that have been advanced as Nominated Replacement Land by the TLO. Additional, more specific information on these parcels is contained within the two appendices. Appendix A provides basic information about parcels, including general location and nearest community, legal description, type of estate (fee, mineral, or hydrocarbon) and acreage. A more detailed description of these parcels, together with regional and individual parcel maps, is provided in Appendix B. Included in Appendix B is a general description of the parcel, information on acquisition authority, encumbrances that have been identified as affecting a parcel, area plan designation and classifications, local zoning or comprehensive plan designation if they exist, existing uses and improvements if known, access (physical and legal) and other resource information. Appendix B is organized by geographic region: Northern, Southcentral, and Southeast Alaska.

Title

Title. Parcels identified for possible conveyance to the Trust were acquired from the National Forest Community Grant in Southeast Alaska and from General Grant selections in other areas of the state. Except for one parcel west of Nenana, all of the parcels included in this list are owned by the state and may be conveyed to the Trust.

Encumbrances. There are relatively few encumbrances created by DNR that affect these parcels since they have not been developed or used in a significant manner. Most encumbrances that occur relate to easements or right-of-ways for public access.

Specific title acquisition authorities and known encumbrances are identified in Attachment B for specific parcels.

Public Access

Parcels conveyed to the Trust are to be subject to the requirements of AS 38.05.127 ('to and along' easements, corresponding to the requirements in 11 AAC 51.045), AS 19.10.010 (section line easements, corresponding to the requirements in 11 AAC 51.025), and any easement, right-of-way or other access under former 43 U.S.C.932 (sec. 8, Act of July 26, 1866, 14 Stat.253). Generally, 'along' easements are required adjacent to

tidal/submerged waters and adjacent to public and navigable streams. 'To' easements are generally provided by section line easements, where they exist. Section line easements that are surveyed only apply to a small number of parcels. RS2477 routes are those described in the 2001 Report to the Legislature and as depicted on DNR Map Guide software application. The requirements of these types of easements are identified in Attachment B on a parcel specific basis. There may be additional encumbrances that provide access; these are identified in the 'Encumbrance' column of this Attachment.

Planning and Classification

With few exceptions, all of the parcels are affected by DNR area plans. Because of the widespread distribution of the parcels in the decision, a variety of area plans affect the parcels. Area plans, plan designation, land use classification, and local zoning (if applicable) affecting these parcels are identified in Attachment B for specific parcels. The vast majority of the parcels are classified either Settlement or Resource Management. However, although not comprising significant acreage, some of the fee estate NRL parcels are classified Minerals or Wildlife Habitat, and some are not classified at all. Most of the unclassified parcels occur near Kashwitna, north of Willow in Southcentral Alaska. These parcels will be reclassified to Settlement in a Land Classification Order that is to be included within the Final Finding and Decision.

Mineral Closing Order

The Final Finding and Decision will include a mineral closing¹⁰ (MO 1046) that closes Replacement Land and Potential Replacement Land that has been determined to be appropriate for conveyance to the Trust. DNR Department Order 142 requires the Department to close Replacement Land to mineral entry and location until conveyed to the Trust. The purpose of this closure is to ensure that DNR can effectively convey the entirety of the fee estate. The effect of new mining claims would be to diminish the ability of DNR to convey lands approved for conveyance.

Traditional Use Finding

With the exception of the parcels on Prince of Wales Island, all other parcels occur within organized boroughs. Little conflict with traditional uses is expected on the Prince of Wales Island parcels since they are mostly located within established communities, particularly Hollis and Thorne Bay.

Environmental Risk

No known environmental risks are believed to be associated with these parcels. In the event that hazardous materials are subsequently discovered, the Settlement Agreement provides for the re-conveyance of the affected parcels by the Trust back to the state.

¹⁰ Section 7, DNR Department Order 142 (February 11, 1999).

Survey

Not all of the identified NRL parcels have been surveyed, although a substantial number have been surveyed. This, however, is not an issue as AS37.14.009 (a) (4) exempts conveyance to the Trust from survey requirements. The land will, however, have to be surveyed by the Trust Authority or its assigns at the time of project development or land disposal.

Valuation Process

Value estimates for fee estate parcels have been prepared, and the values are indicated for each fee estate parcel of Nominated Replacement Land in Appendix A. DNR and the TLO have agreed to use the values identified during the 1994 settlement process to determine the value of the fee estate parcels that are being returned to DNR as well as applied to Nominated Replacement Land parcels. These values are to a common 1994 base.¹¹ In some instances Nominated Replacement Land parcels may not neatly configure with Original Trust Land or Substitute Land parcels of the 1994 trust reconstitution process; in these instances per acre values from adjacent, similar Original Trust Land or Substitute Land parcels have been applied. Both parties have agreed to the use of these values. Because of the difficulty in estimating the value of the Mineral Estate, the parties have agreed to replace mineral estate and hydrocarbon estate parcels on a 'like-kind', acre for acre basis.

The value of the fee and land estate parcels that require replacement, either because they were conveyed in error or contain hazardous materials is estimated at 4.413 million dollars.¹² Past experience has shown, however, that additional parcels of Trust Land conveyed in error or to containing hazardous substances almost certainly will be found over the next five years, the period of application of this decision for Replacement Land parcels. Given this, both parties have agree to use an value expansion factor of 1.5 for parcels conveyed in error and a value expansion factor of 1.2 for parcels believed to contain hazardous materials. The resultant expanded value is intended to cover the value of those parcels that are determined to meet the standards for replacement in the Replacement Land Process over the next five years but are not identified at this time in the PFD. With these expansion factors applied, the estimated value for current and probably future land needing to be replaced is estimated at 5.272 million dollars.¹³

In addition, DNR has agreed to accept Potential Replacement Parcels in order to ensure that an adequate reserve of state land will exist beyond the first five years of this

¹¹ Replacement Land Process, paragraph VI, 'Conveyance of Replacement Land'.

¹² The final value of the parcels that are being returned to the state because they were conveyed in error may be somewhat different than the 4.12 million dollars estimates after a detailed analysis is conducted by DNR on each parcel submitted for replacement by the TLO, pursuant to the procedures described in Section V, Adjudication Process, of the Replacement Land Process report

¹³ DNR estimates this value at 4.413 million dollars but has agreed to use the larger figure to be conservative in the estimate of replacement value used in this decision, subject to the limitations given in footnote #13.

decision. Pursuant to this decision, DNR can convey these parcels of this type, if needed, to the Trust up to eight years from the date of adoption of the Final Finding and Decision. The value of the PRL parcels is estimated to be 1.15 million dollars. The additional value provided by the RPL parcels is intended to provide flexibility to DNR in making its decision on which parcels are appropriate to convey to the Trust in this decision. It is also intended to provide a ‘cushion’ in the event that additional parcels are determined to have been conveyed in error or contain hazardous materials and to pre-identify state land that can be used as a future reserve for additional parcels found to have been conveyed in error or to contain hazardous materials past the first five years of this decision.

Because of the difficulty of valuation of mineral and hydrocarbon, DNR and the TLO have agreed that tracts of these types are to be replaced on a ‘like-kind’, acre for acre basis.¹⁴ Although this PFD does not contain any state land of this type are that are believed to have been conveyed in error, it is probable that over the next five years that such instances may occur. Should this occur, such tracts will be replaced on a ‘like-kind’, acre by acre basis.

Performance Guarantees

Performance guarantees are not required since no projects are currently planned or scheduled on the Nominated Replacement Land identified in Attachment A. Once a project or further disposal of the land is intended, the Trust may require performance guarantees.

Agency Comments: General

DNR conducted a preliminary review of potential replacement land parcels in early 2003. This review was supplemented by a similar review in early 2005. Both the Southeast Regional Office (SERO) of DMLW as well as the Division of Forestry (DOF) provided extensive comments on a large number of parcels that were under consideration at that time for inclusion as nominated replacement land. Additional comments were provided by the Division of Agriculture (DOA), the Division of Oil and Gas (DOG), and DMLW on parcels that were nominated by the TLO in middle 2005. DOF was concerned with the inclusion of parcels at Control Lake, Exchange Cove, and Thorne Bay. They felt that, should these parcels be conveyed to the Trust, that DNR’s timber base in Southeast would be adversely affected. SERO was concerned with parcels at Middle Island (near Sitka), a parcel near Ketchikan, and Lena Creek in Juneau. The DMLW was concerned with a parcel nominated at McLaren summit on the Denali Highway and DOA expressed misgivings about the nomination of fee estate parcels west of Nenana. DOA maintained that these areas (parcels F33024 and F33027) were important agricultural lands and that, if conveyed to the Trust, it would be unlikely that they would be used for agricultural purposes. In addition, DOG and the Alaska Department of Fish and Game (ADF&G) were concerned with TLO selections of the hydrocarbon estate within the Minto Flats State Game Refuge.

¹⁴ DO #142 (paragraph 6) and Replacement Land Process (section VI)

As a result of these comments, and based upon subsequent discussions with the TLO, a number of parcels, or portions of parcels, were dropped and in nearly all instances agency concerns on individual parcels were resolved. In the case of the two parcels occupying state land with agricultural value, the TLO agreed to take only the Mineral Estate, which was acceptable to DOA¹⁵. The parcels that are identified as Nominated Replacement Land in Appendix A are, from a DNR perspective, considered appropriate for conveyance to the Trust, subject to the results of the public and agency review process associated with this decision.

Coastal Zone Consistency Determination

A coastal zone consistency determination is not required for this action. Land conveyed to the Mental Health Trust, including Replacement Land, is categorically exempt from coastal zone consistency review. The actions proposed in this decision fall under the 'A List' category of coastal zone reviews, which lists all actions exempt from coastal zone review.

Potential Replacement Land

Because it is probable that additional parcels of Trust Land conveyed in error to the state or containing hazardous materials are likely to be discovered beyond the next five year period, and possibly beyond that, the parties have agreed that additional parcels can be identified in the PFD/FFD to account for this probability.¹⁶ The value of 5.272 million dollars will be used in the Final Finding to identify Replacement Land and the value of 01.152 million dollars will be used to identify Potential Replacement Land. Replacement Land will be conveyed during the five year period following the date of adoption of the Final Finding. Potential Replacement Land may be transferred to the Trust up to an additional three years following the conveyance of Replacement Land, assuming that a need for these parcels can be justified under the standards of the Replacement Land Process. To accommodate this requirement, the Final Finding and Decision will be effective for eight years, starting from the date of adoption of the FFD.

The FFD will identify those parcels that are to be conveyed to replace those parcels known to have been conveyed in error or are likely to contain hazardous materials. Parcels with a total value of 5.272 million dollars are to be identified for probable conveyance. This listing will be prioritized by the TLO and DNR, with those parcels being conveyed first, ones that both parties agree meet the adjudication tests in the Replacement Land Process or that are confirmed to contain hazardous materials in

¹⁵ Although the intent in the Replacement Land Process is to allow the selection of the mineral estate to compensate for areas of the mineral estate that were conveyed in error to the Trust, because of the concerns expressed by DOA on the conveyance of the fee estate for parcels F33024 and F33027, the DNR and TLO agreed, in this one instance, to use the fee estate values as an estimate of parcel value. Other valuation approaches than that identified in the Replacement Land Process can be used if both parties agree to their use.

¹⁶ Replacement Land Process, VI, Conveyance of Replacement Land.

analyses designed to identify hazardous substances. The FFD, in addition, will identify a prioritized listing of those parcels, totaling 1.152 million dollars, to be identified as Potential Replacement Land. These parcels may not be conveyed to the Trust until the need for these parcels can be established through the normal DNR/TLO adjudication process and all Replacement Land parcels have been conveyed. These parcels will be held by DNR for use as Replacement Land and will be managed pursuant to the requirements of Department Order 142¹⁷.

Alternatives Considered

- A -- Do-nothing Alternative. The state is required under the Settlement Agreement to replace land that was conveyed in error (or was missed during the settlement process) or that contains hazardous substances with land of equal value and generally similar characteristics. The 'do-nothing' alternative cannot therefore be pursued.
- B -- Convey only that land necessary to satisfy the known obligation to the Trust. This alternative assumes that some of the land that is identified in this PFD will be dropped as a result of agency or public review and that DNR should only convey a sufficient number of parcels to satisfy the currently known replacement land value of 4.413 million dollars.

Conveying only those parcels considered appropriate for conveyance and that satisfy the state's current obligation is not considered prudent. Since the last Final Finding dealing with Replacement Land in 1998, additional parcels that were conveyed in error, were missed, or that contain hazardous substances have been found and continue to be found. This usually results from more detailed title research associated with the potential disposal or use of a parcel of Trust land. It can be expected that additional such problems will be discovered over the next five years, especially when parcels are proposed for disposal or development by the TLO.

- C -- Convey state land and pre-identify additional land for possible conveyance up to a value of 6.42 million dollars. This alternative would also require the MHT to prioritize prospective replacement land parcels in the Final Finding – creating one list of parcels to be immediately conveyed to the Trust and another that is to be used as a back-up list in the event that additional parcels are determined to have been conveyed in error or contain hazardous materials and for which the state must provide replacement value. Under this alternative parcels can be conveyed over an eight year period.

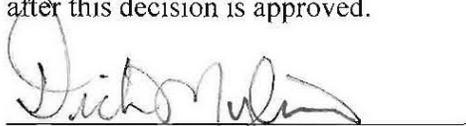
This alternative satisfies the probable replacement land value of \$5.272 million (includes value expansion factors) while also providing an additional \$01.152 million for parcels that may be determined to be needed as Replacement Land

¹⁷ DNR is required to manage these parcels so that permanent encumbrances are not created and disposals of interests in land are precluded.

over the next eight years from the date of adoption of the Final Finding. This approach recognizes the probability that additional parcels with problems related to conveyance and hazardous materials will be found over the next five to eight years. It also allows the state to convey land to the Trust in a systematic manner and without the need for an additional PFD/FFD process.

Preferred Alternative. Alternative C is the preferred alternative. The state is obligated to compensate the Trust when errors and omissions have been discovered, and it is prudent to pre-identify parcels for possible conveyance at a later time. The period of time that is considered appropriate for the conveyance of parcels of Replacement Land is five years from the date of the Final Finding and Decision and up to eight years for Potential Replacement Land. Prioritized lists of Replacement Land and Potential Replacement Land parcels will be identified in the FFD. A Land Classification Order will be included in the FFD that classifies unclassified state land to Settlement and reclassifies state land that is now classified Wildlife Habitat Minerals to, similarly, Settlement. A Mineral Order will also be included in the FFD that closes Replacement Land and Potential Replacement Land to mineral entry and location.

Finding and Preliminary Decision. I find that it is in the best interest of the state to proceed with the recommendations of Alternative C and as further described under 'Preferred Alternative'. The Final Finding and Decision will identify those parcels to be immediately conveyed to the Trust and those that may need to be conveyed to the Trust up to eight years from the date of adoption of the FFD if the state needs to replace Trust land determined to have been conveyed in error or that contain hazardous substances after this decision is approved.



Dick Mylius, Acting Director
Division of Mining, Land, and Water

12-07-05

Date

Public Notice, Decision, and Appeal Procedures

Public notice, required under AS 38.05.945, is now being conducted. Notice will be sent to newspapers (Anchorage Daily News, Juneau Empire, Fairbanks Daily News-Miner, Wrangell Sentinel, Ketchikan Daily News, Cordova Times, Chilkat Valley News, Skagway News, and Island News), post offices, agencies, local governments, and Native organizations. Public notice on the Internet will be posted on the State's web page under *Online Public Notice* and under DNR's public notice site at <http://www.dnr.state.ak.us/pic/pubnotfrm.htm>.

The public is invited to comment on the Preliminary Finding and Decision to convey 66 parcels of state land comprising 16,040 acres to the Mental Health Trust Authority. Any comments must be received in writing or e-mail by the Division of Mining, Land and Water, Attention: Bettie West, 550 W. 7th Avenue, Suite 1050, Anchorage, AK 99501-3579 on or before 5:00 p.m., **January 27, 2005** in order to ensure consideration. If you have any questions concerning this proposed action, please contact Bettie West at 1-907-269-8593 or email betview@dnr.state.ak.us

Following the comment deadline, all written responses will be considered and this decision may be modified to incorporate public and agency comments. Subsequently a Final Finding and Decision (FFD) will be issued that evaluates the agency and public comments and that identifies the final recommendations of the Department. The FFD will identify the specific parcels to be conveyed to the Trust and pre-identify those parcels that the state may need to convey to the Trust, if found necessary. Only persons who comment during the public comment period will be eligible to file an administrative appeal of the Final Finding and Decision. A copy of the final decision will be sent to any person who comments on the preliminary decision. The final decision will include appeal instructions.

The Department of Natural Resources is prepared to accommodate individuals with disabilities by providing auxiliary aids or services when requested. Individuals with audio impairments who wish to respond to this decision by telephone may call the department's Public Information Center in Anchorage between the hours of 10:00 a.m. and 5:00 p.m., Monday-Friday, at TDD# 1-907-269-8411.

Attachments:

Attachment A: Parcels Under Consideration for Conveyance

Attachment B: Description of Parcels Under Consideration for Conveyance

APPENDIX A

Preliminary Finding and Decision

December 2005

APPENDIX A
Mental Health Trust Nominated Replacement Land

Region	Parcel Number	General Location	Community	MTR	Complete Legal	Estate	Acres	Value
NR	F30001	Murphy Dome	Fairbanks	F001N003W	Sec. 8: SE 1/4, Block 4, Lot 8 Murphy Subdivision	Fee	7.886	\$9,031.84
NR	F30002	Murphy Dome	Fairbanks	F001N003W	Sec. 8: SE1/4, Block 4, Lot 10 Murphy Subdivision	Fee	6.054	\$6,933.65
NR	F30004	Little Willow Creek	Fairbanks	F003N001W	Sec. 11: portion SE1/4	Fee	100	\$65,000.00
NR	F30005.001	Valdez Creek	Cantwell	F020S001E	Sec. 24: N1/2SE1/4	Fee	80	\$117,280.00
NR	F30005.002	Valdez Creek	Cantwell	F020S002E	Sec. 9: N1/2NW1/4	Fee	70	\$102,620.00
NR	F33001	Monderosa Overpass area	Nenana	F003S008W	Sec. 36: SE1/4, portion of L. 7, Blk 1, Farmview Sub.	Fee	15.2	\$10,158.00
NR	F33002	Monderosa Overpass area	Nenana	F003S008W	Sec. 36: SE1/4, portion of L. 6, Blk 1, Farmview Sub.	Fee	42.7	\$28,463.00
NR	F33003	Monderosa Overpass area	Nenana	F003S008W Sec. 36, F004S008W Sec. 1	Sec. 36: SE1/4, N1/4 Tract C; Sec. 1: NE1/4, S1/2 Tract C, Farmview Subdivision	Fee	6.543	\$6,351.00
NR	F33004	Jarvis Creek	Delta Junction	F014S010E	Sec. 14: SE1/4	Mineral	160	
NR	F33006	Delta Junction	Delta Junction	F010S010E	Sec. 23: Lots 1 & 2, Blk 10, Delta Junction Townsite, West Addn.	Fee	0.645	\$6,000.00
NR	F33007	Ester Dome	Fairbanks	F001N003W	Sec. 13: Lot 2	Fee	16.44	\$7,994.00
NR	F33008	Ester Dome	Fairbanks	F001N003W	Sec. 12: Lot 6	Fee	0.34	\$165.00
NR	F33009	Ester Dome	Fairbanks	F001N003W	Sec. 12: Lot 7	Fee	0.05	\$24.00
NR	F33010	Chena Hot Springs	Fairbanks	F001N004E	Sec. 33: Tract B, Horseshoe Downs Subdivision	Fee	4.5	\$16,200.00
NR	F33011	Chena Hot Springs	Fairbanks	F003N008E	Secs. 20, 21, 28, 29: (configuration of USS 4261)	Fee	159.9	\$94,807.00
NR	F33012.001	Healy area	Healy	F012S008W	Sec. 21: (all)	Fee	640	\$256,000.00
NR	F33012.002	Healy area	Healy	F012S008W	Sec. 22: Tracts A, B, C and D	Fee	640	\$256,000.00
NR	F33012.003	Healy area	Healy	F012S008W	Sec. 23: Tracts A, B, C and D	Fee	552	\$304,704.00

APPENDIX A
Mental Health Trust Nominated Replacement Land

NR	F33013	Healy area	Healy	F012S008W	Sec. 13: NE1/4NE1/4NE1/4NW1/4	Fee	3	\$1,200.00
NR	F33014	Healy area	Healy	F012S008W	Sec. 13: portion of N1/2,SW1/4	Fee	25	\$10,000.00
NR	F33015	Healy area	Healy	F012S008W	Sec. 13: portion of S1/2, NE1/4	Fee	29.5	\$29,500.00
NR	F33016	Healy area	Healy	F012S008W	Sec. 13: portion of SE1/4, SW1/4	Fee	56	\$33,600.00
NR	F33017	Healy area	Healy	F012S008W	Sec. 24: portion of west 1/2	Fee	114	\$45,600.00
NR	F33018	Healy area	Healy	F012S008W	Sec. 24: portion of NE1/4	Fee	4	\$1,600.00
NR	F33019	Healy area	Healy	F012S008W	Sec. 24: NE1/4SW1/4	Fee	7.9	\$3,160.00
NR	F33020	Healy area	Healy	F012S008W	Sec. 24: portion of S1/2 SE1/4	Fee	44	\$17,600.00
NR	F33021	Nenana	Nenana	F004S008W	Sec. 14: SW1/4SW1/4, Lot 7 Sec. 15: SE1/4SE1/4, Lots 7 & 11	Fee	73.97	\$16,280.00
NR	F33022	Nenana	Nenana	F004S008W	Sec. 29: S1/2NE1/4, N1/2SE1/4	Fee	146.46	\$58,584.00
NR	F33024	Nenana Block - State Selected	Nenana	F002S008W	Secs. 17, 18, 19, 20, 29 and 30	Mineral	3840	\$624,192.00
NR	F33027	Nenana Block, state land	Nenana	F002S009W	Secs. 13, 14, 23 and 24	Mineral	2560	\$416,128.00
NR	F33029	Alder Creek	Ester	F001S003W	Sec. 29	Fee	1	\$867.00
SC	S30122	Point McKenzie	Knik	S014N004W	Sec. 22 All (635.9ac); Sec. 27 All; Sec. 28, All; Section 33, N1/2NE1/4; Section 34, NE1/4 and N1/2 NW1/4	Hydrocarbon	2235.9	
SC	S34002	Big Lake West End Lots	Big Lake	S017N004W	Sec. 27: Tract A	Fee	3.69	\$2,963.30
SC	S34004	Big Lake West End Lots	Big Lake	S017N004W	Sec. 27: Tract C	Fee	3.69	\$1,371.00
SC	S34007	Chase II Subdivision	Talkeetna	S026N004W	Sec. 5: portion of Lot 4, Blk 19	Fee	2.701	\$3,530.21
SC	S34011	Wasilla	Wasilla	S018N001W	Sec. 31: SE1/4NW1/4	Fee	40	\$22,750.00
SC	S34013	Kashwitna Lake	Willow	S020N005W	Sec.: 12 SE1/4SE1/4	Fee	36.08	\$28,322.00

APPENDIX A
Mental Health Trust Nominated Replacement Land

SC	S34014	Kashwitna Lake	Willow	S020N005W	Sec. 13: E1/2SE1/4	Fee	80	\$133,360.00
SC	S34015	Kashwitna Lake	Willow	S020N004W	Sec. 6: SE1/4NW1/4, Lots 8 & 9	FEE	33.9	\$50,700.00
SC	S34016	Kashwitna Lake	Willow	S020N004W	Section 7: NW1/2 SE1/4 and portion of SW1/4 (11 acres)	Fee	109	\$163,500.00
SC	S34017	Susitna River Valley	Talkeetna	S024N005W	Sec. 9: NE corner of S1/2	Fee	41.25	\$61,875.00
SC	S34018	Summit Lake	Fairbanks	F021S012E	Secs: 6 & 7 (uplands within lake)	Fee	581	\$174,300.00
SC	S34019	Summit Lake	Fairbanks	F021S011E	Secs. 1: (portion) and 2: (all)	Fee	735	\$117,600.00
SC	S34021	Eyak Lake	Cordova	C015S003W	Sec. 26: Tracts A & B	Fee	3.72	\$2,295.00
SE	C30002	Mt. Point Subdivision	Ketchikan	C076S091E	Sec. 11: Block 7, Lot 12	Fee	0.768	\$1,739.00
SE	C30005.001	Wrangell Narrows	Petersburg	C060S079E	Sec. 3: (upland portion of E1/2) Lots 1, 2, 3, 4	Fee	184.53	\$186,450.00
SE	C30005.002	Wrangell Narrows	Petersburg	C060S079E	Sec. 10: SW1/4, W1/2 NW1/4, and Lots 1, 2, 3, 4, and 5	Fee	399.19	\$402,385.00
SE	C30010.001	Mt. Point Subdivision	Ketchikan	C076S091E	Sec. 11: Lot 4, Block 6	Fee	0.76	\$2,279.00
SE	C30010.002	Mt. Point Subdivision	Ketchikan	C076S091E	Sec. 11: Block 6, lot 7, Mt. Point Sub.	Fee	0.73	\$2,189.00
SE	C30010.003	Mt. Point Subdivision	Ketchikan	C076S091E	Secs. 2 & 11: Block 8, lot 12, Mt. Point Sub.	Fee	1	\$2,969.00
SE	C30010.004	Mt. Point Subdivision	Ketchikan	C076S091E	Secs. 2 & 11: Block 10, Lot 5	Fee	0.993	\$2,969.00
SE	C30015.002	Thorne Bay	Thorne Bay	C071S084E	Sec. 34: Block 5, Lot 12	Fee	3.25	\$10,140.00
SE	C30019.001	Hollis Anchorage	Hollis	C074S084E	Sec. 4: Tract 4B	Fee	7.5	\$144,225.00
SE	C30021.001	Exchange Cove	Whale Pass	C065S080E	Sec. 20: Lots 1, 2 and 3	Fee	91.39	\$114,237.00
SE	C30021.003	Exchange Cove	Whale Pass	C065S080E	Sec. 32: Lots 1, 2 and 4	Fee	76.43	\$185,591.00
SE	C32007	Hollis Anchorage	Hollis	C073S084E	Sec. 33: SW1/4	Fee	4.532	\$87,150.36
SE	C32009	Clark Bay	Hollis	C073S084E	Sec. 34: SE1/4, remainder of Tract C	Fee	7.96	\$51,740.00
SE	C32015	Cat Island	Hollis	C074S084E	Secs: 8, 9, 17	Fee	283.46	\$141,730.00
SE	C32018	Upper George Inlet	Ketchikan	C073S091E	Sec. 35: uplands within E1/2SE1/4; Sec. 36: uplands within W1/2	Fee	264.41	\$502,099.00

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SE	C32019	Trollers Creek	Ketchikan	C074S090E	Sec. 17: W 1/2 NW 1/4 Sec. 18: portion of E1/2	Fee	293	\$439,500.00
SE	C32025	Skagway Hillside	Skagway	C027S059E	Sec. 35: SE1/4NE1/4	Fee	40	\$20,000.00
SE	C32026	Skagway Hillside	Skagway	C027S059E	Sec 36: SW1/4SW1/4NW1/4 excluding USS 5106A	Fee	10	\$5,000.00
SE	C32027	Skagway Hillside	Skagway	C027S059E	Sec 36: Portion E1/2SW1/4 excluding USS 5106A	Fee	22	\$18,150.00
SE	C32029	Thorne Bay inholdings	Thorne Bay	C072S084E	Sec 25: S1/2, S1/2N1/2	Fee	480	\$320,000.00
SE	C32030	Kasaan Bay	Kasaan	C072S084E	Sec. 35: upland portion SE1/4 (Lots 7, 8, 9 and NE1/4)	Fee	101	\$120,098.70
SE	C32033	Control Lake	Thorne Bay	C071S082E	Sec. 20: W1/2SE1/4, E1/2SW1/4 Sec. 29: SE1/4, W1/2NW1/4	Fee	455.75	\$355,485.00
							16,041.672	\$6,424,735.05

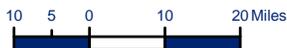
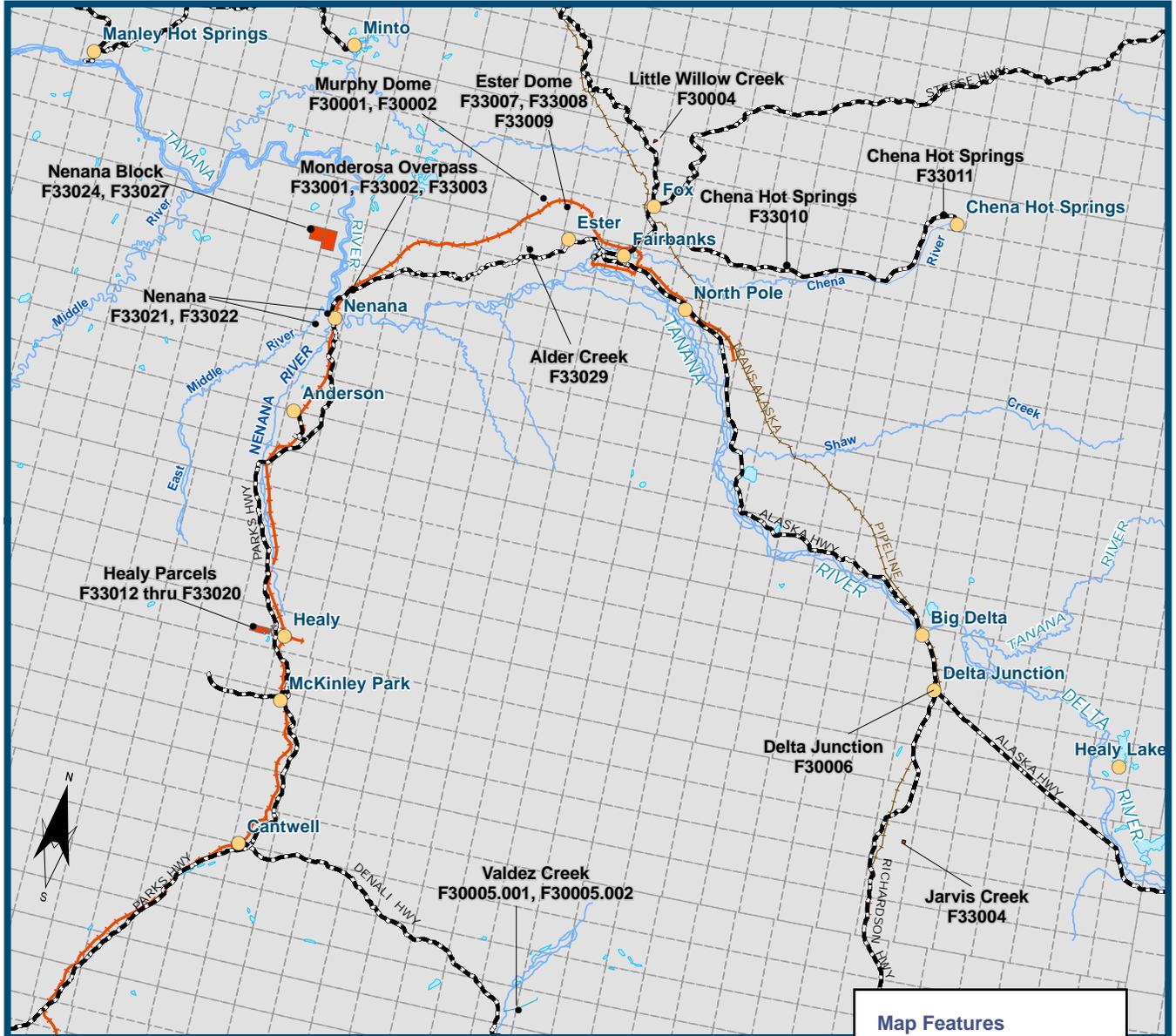
APPENDIX B
NORTHERN REGION

Preliminary Finding and Decision

December 2005

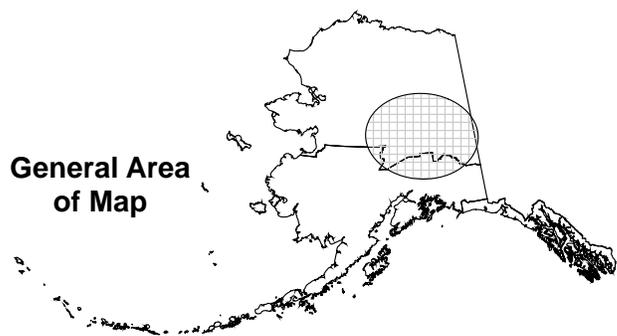
NORTHERN REGION AREA MAP

Mental Health Trust Nominated Replacement Land



Map Features

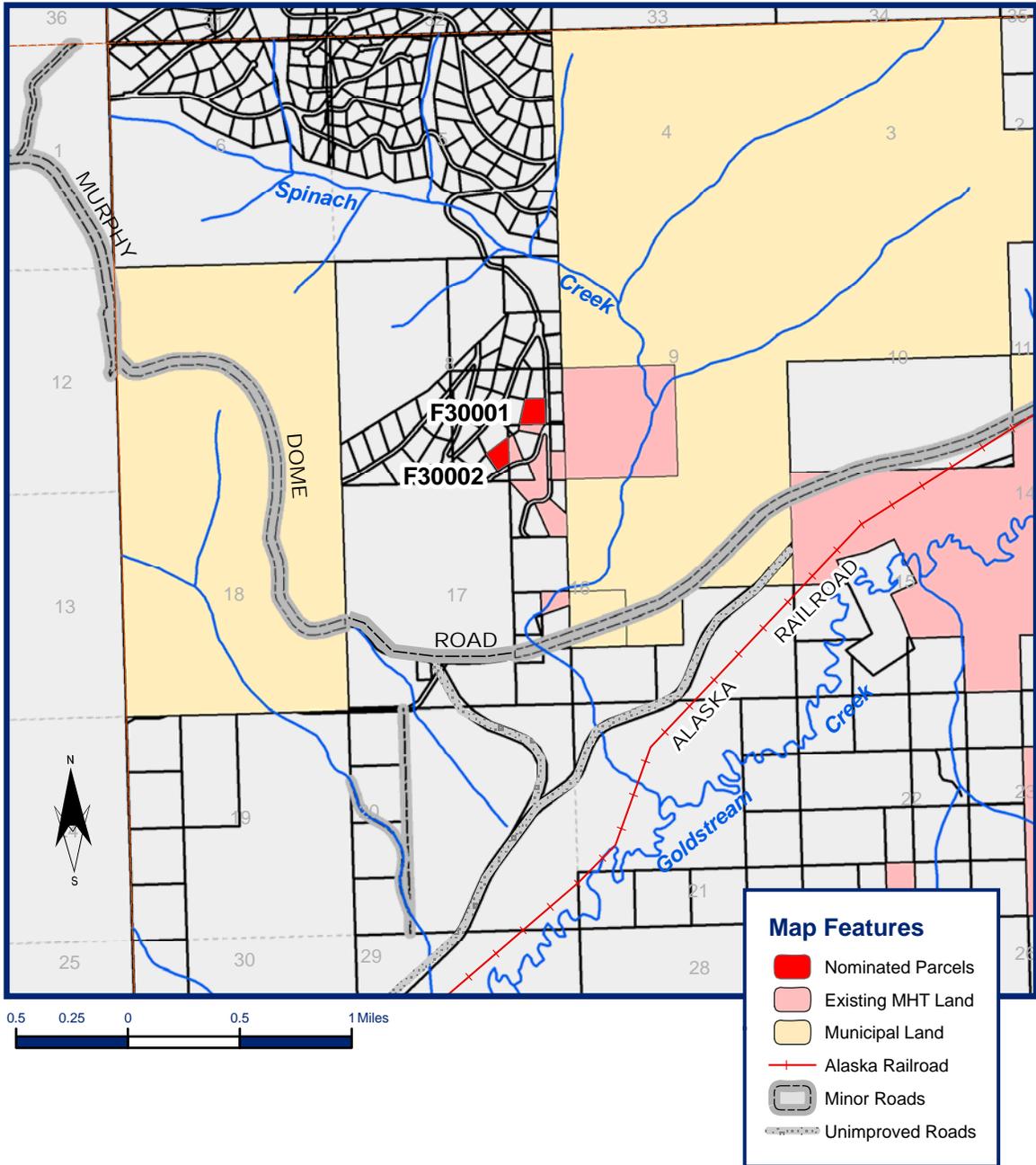
-  Communities
-  Nominated Parcels
-  Major Roads
-  Trans-Alaska Pipeline
-  Alaska Railroad



MHT NOMINATED REPLACEMENT LAND

Murphy Dome - F30001 and F30002

FM T1N R3W



Northern Region

Parcel Number: F30001

MTR: F001N003W

Acres: 7.886

Location: Murphy Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002, NC 80-031

Unit: Subregion 1, Unit 1C

Classification: Settlement

MCO: MCO 110

Acquisition Authority: GS 30

**General
Description:**

This lot is part of the Murphy Subdivision which is in the Murphy Dome area. The southern portion of this parcel was conveyed to the Mental Health Trust in 1984. The terrain is wooded and sloping down to Spinach Creek drainage. Spinach Creek drains into Goldstream Creek a little more than a mile from this parcel. Murphy Subdivision is classified settlement in the Tanana Basin Area Plan with the intent that it be made available for private ownership. Mineral Closing Order 110 closes this parcel to Mineral Entry.

Access:

This parcel sits at the intersection of Laird Lane and Williston Way, platted subdivision streets. Williston Way connects to Murphy Dome Road about three miles to the west. Access has been secured to nearest existing road (ADL 407127 & 403605 - approximately 1/4mi. To the northwest) through the Cooperative Easement Agreement with Fairbanks North Star Borough.

**Known
Encumbrances:**

A 50 foot non-motorized trail easement on the west property line and a 20 foot drainage and pedestrian easement on the north.

**Identified
Easements:**

none

Comments:

Portion (1.5 acres) of this lot was part of the original Mental Health Trust conveyance (FM-0400) in this area. This un-conveyed portion was added to the Mental Health Replacement Pool in 1998.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

Fairbanks North Star Borough classification is RE 4 (Rural Estate). The zoning intent is low density residential development where there are no sewage facilities.

Existing Use(s):

Vacant

Northern Region

Parcel Number: F30002

MTR: F001N003W

Acres: 6.054

Location: Murphy Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: Subregion 1, Unit 1C

Classification: Settlement

MCO: MCO 110

Acquisition Authority: GS 29

General Description:

This lot is part of the Murphy Subdivision which is in the Murphy Dome area. The eastern portion of this lot was conveyed to the Mental Health Trust in 1984. The terrain is wooded and sloping down to Spinach Creek drainage. Spinach Creek drains into Goldstream Creek a little more than a mile from this parcel. There are numerous established trails in the area, and the general area is used for recreation by the public. Murphy Subdivision is classified settlement in the Tanana Basin Area Plan with the intent that it be made available for private ownership. Mineral Closing Order 110 closes this parcel to Mineral Entry.

Access:

This parcel is bordered by Laird Lane to the south, a platted subdivision street. Laird Lane connects to Williston Way and thence to Murphy Dome Road about three miles to the west. Access has been secured to nearest existing road (ADL 407127 & 403605 - approximately 1/4mi. To the northwest) through the Cooperative Easement Agreement with Fairbanks Northstar Borough.

Known Encumbrances:

A 50 foot non-motorized trail easement on the north property line and a 20 foot drainage and pedestrian easement on the both the west and east property lines.

Identified Easements:

none

Comments:

Portion (2.59 acres) of this lot was part of the original Mental Health Trust conveyance (FM-0402) in this area. This unconveyed portion was added to the Mental Health Replacement Pool in 1998.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

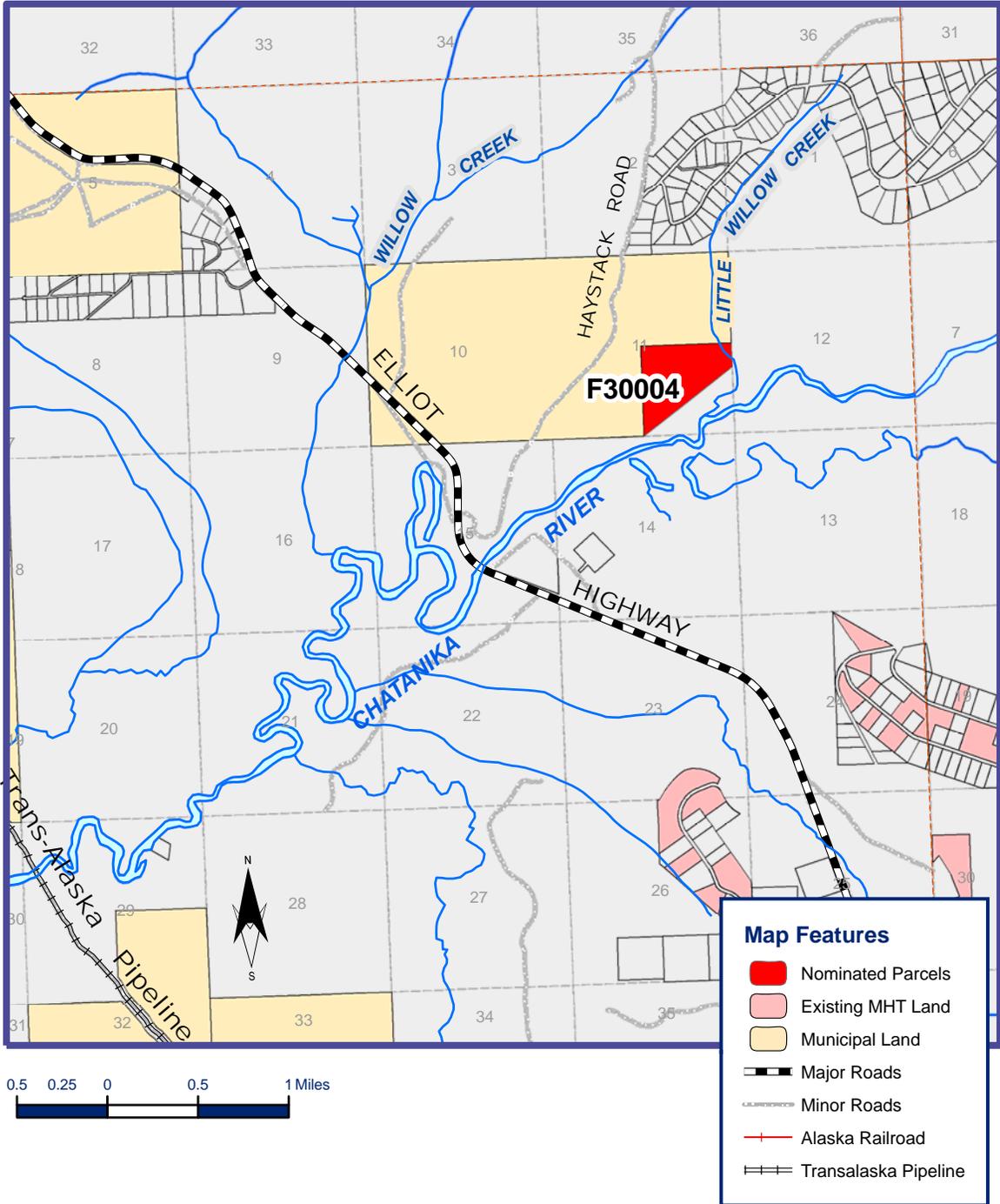
Fairbanks North Star Borough classification is RE 4 (Rural Estate). The zoning intent is low density residential development where there are no sewage facilities.

Existing Use(s):

MHT NOMINATED REPLACEMENT LAND

Little Willow Creek - F30004

FM T3N R1W, Section 11



Northern Region

Parcel Number: F30004

MTR: F003N001W

Acres: 100

Location: Little Willow Creek

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1E2

Classification: unclassified

MCO: MCO 510

Acquisition Authority: GS 566

General Description:

This is a triangular shaped parcel of undeveloped land in the southeast 1/4 of Section 11. It is bordered by Municipal Entitlement Land (FNSB) on the north and west legs of the triangle. The southeast leg of the triangle borders Little Willow Creek at its confluence with the Chatanika River. The terrain is wooded and gradually declines to the shorelands of the two rivers. Little Willow Creek meanders north and crosses the northeast corner of this parcel. To the west the area is being platted and developed as Haystack Ridge Subdivision Extension with some lots abutting this parcel. Haystack Road (100' right-of-way) meanders through the Haystack Subdivision west of this parcel.

Access:

No legal road access at this time. There is potential legal and physical access through Haystack Ridge Subdivision to Elliot Highway.

Known Encumbrances:

none

Identified Easements:

There is a required 100' public access easement 'along' Little Willow Creek where it crosses the northeast corner of this parcel.

Comments:

This parcel was added to the Mental Health Replacement Pool in 1998. The Tanana Basin Area Plan establishes the Chatanika River corridor and management guidelines. These guidelines intend that all disposals and facilities will be located more than 1/4 mile from ordinary high water mark of the Chatanika River. The remainder of Section 11 is in Borough ownership. A cooperative easement agreement with Fairbanks North Star Borough has been recommended for road access.

This parcel was not in state ownership at the time of adoption of the Tanana Basin Area Plan so it is unclassified. The surrounding area is classified settlement.

Local Zoning:

Fairbanks North Star Borough zoning is GU-1, General Use, permitting all uses except correctional facilities and planned development projects.

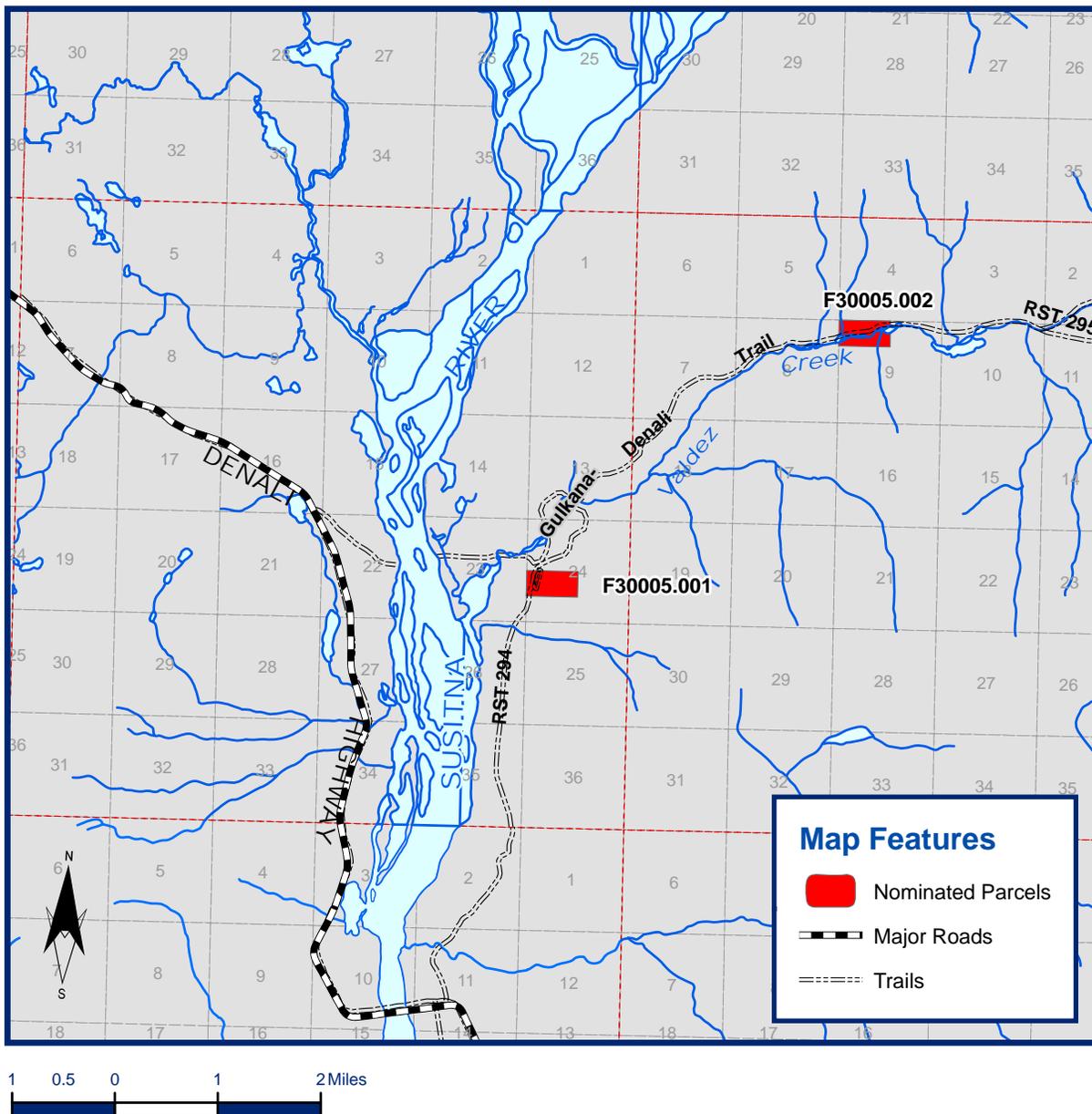
Existing Use(s):

Hunting, fishing and recreational uses occur along Chatanika River and Little Willow Creek.

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.

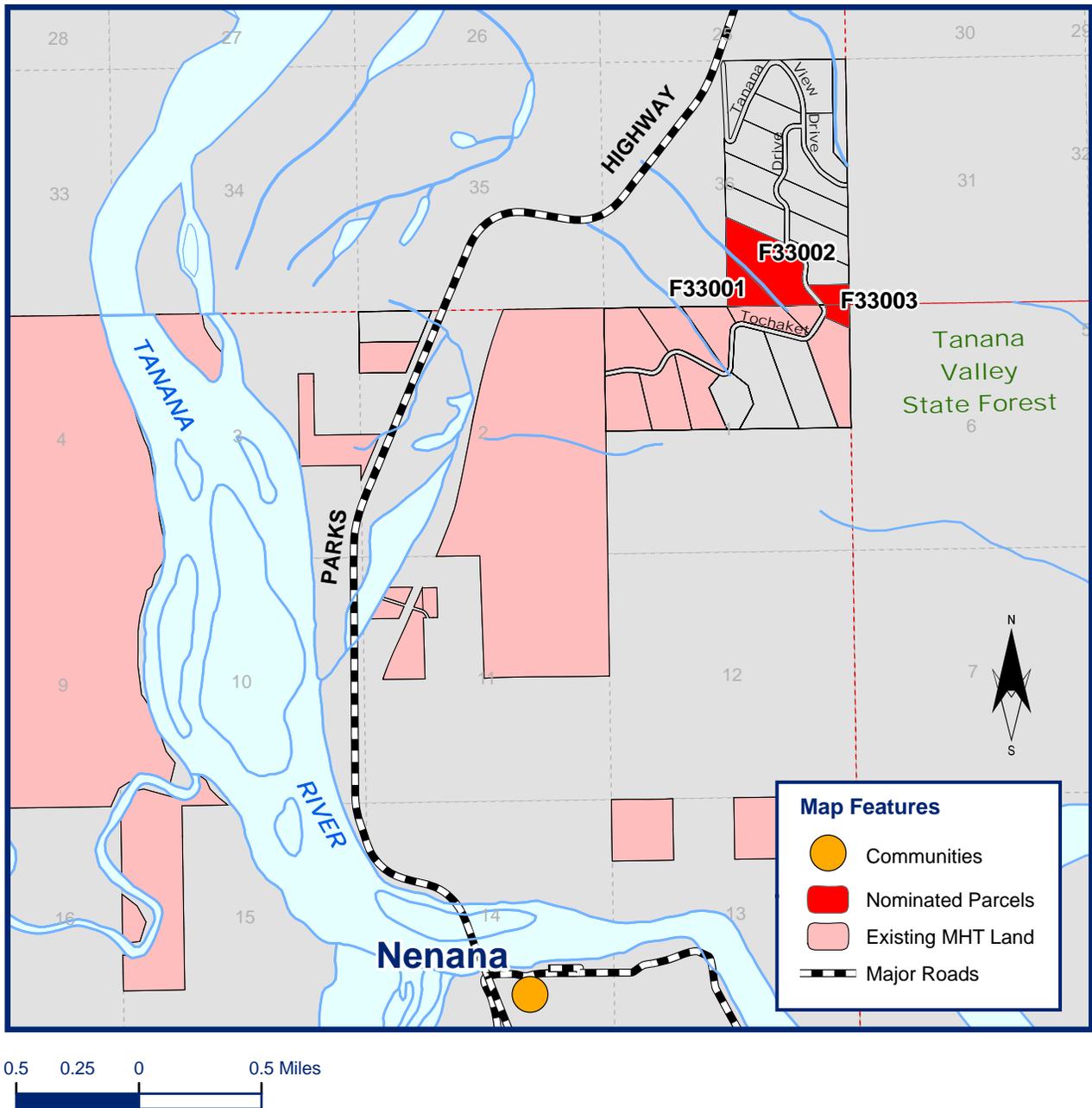
Local Zoning: Area is zoned Gu-1 by the Matanuska-Susitna Borough. A Conditional Use permit for commercial development would be required.

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

MHT NOMINATED REPLACEMENT LAND

Monderosa Overpass - F33001, F33002, F33003

FM T3S R8W, Section 36 &
FM T4S R8W, Section 01



Northern Region

Parcel Number: F33001

MTR: F003S008W

Acres: 15.2

Location: Monderosa Overpass area

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 4 - K2

Classification: Settlement

MCO: MCO 261

Acquisition Authority: SCH 178

General Description: Parcel is located within Farmview Subdivision, a state platted subdivision (ASLS 820123) classified for settlement. The terrain is rolling and supports second growth hardwoods and mixed stands of timber. This subdivision lies in the east 1/2 of Section 36 and borders the Tanana Valley State Forest to the east.

Access: Both the Parks Highway and the Alaska Railroad pass through the northwest corner of Section 36 about 1/2 mile from the subject parcels. Access to the Parks Highway is by way of subdivision street Tochaket Drive.

Known Encumbrances: none

Identified Easements: A 100 foot wide drainage easement runs the length of the eastern property line of this parcel.

Comments: This lot, along with Lot 6 (F33002) and Tract C (F33003) is bisected by the required section line easement on the southern border of Section 36. Because of the section line separation, only the southern portion of this lot (in section 1, 4s8w) was conveyed to the Mental Health Trust (FM-1163). The section line easement has now been vacated to allow for consolidation of this parcel with the conveyed portion.

Local Zoning: not applicable

Existing Use(s): vacant

Northern Region

Parcel Number: F33002

MTR: F003S008W

Acres: 42.7

Location: Monderosa Overpass area

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 4-K2

Classification: Settlement

MCO: MCO 261

Acquisition Authority: SCH 178

General Description: Parcel is located within Farmview Subdivision, a state platted subdivision (ASLS 82-123) classified for settlement. The terrain is rolling and supports second growth hardwoods and mixed stands of timber. This subdivision is platted in the east 1/2 of Section 36 and borders the Tanana Valley State Forest to the east.

Access: Both the Parks Highway and the Alaska Railroad pass through the northwest corner of Section 36 about 1/2 mile from the subject parcels. Access to the Parks Highway is by way of subdivision street Tochaket Drive.

Known Encumbrances: none

Identified Easements: A 100 foot drainage easement runs the length of the southern property line of this parcel.

Comments: This lot, along with Lot 7 (F33001) and Tract C (F33003) were bisected by the required section line easement on the southern border of Section 36. Because of the section line separation, only the southern portion of this lot (in section 1, 4s8w) has been conveyed to the Mental Health Trust (FM-1162). The section line easement was vacated in 1982 (EV 2-230) to allow for consolidation of this parcel with the conveyed portion.

Local Zoning: not applicable

Existing Use(s): vacant

Northern Region

Parcel Number: F33003

MTR: F003S008W Sec. 36,
F004S008W Sec. 1

Acres: 6.543

Location: Monderosa Overpass area

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 4K2

Classification: Settlement

MCO: MCO 261

Acquisition Authority: SCH 178

**General
Description:**

Parcel is located within Farmview Subdivision, a platted state (ASLS 80-123) subdivision classified for settlement. The terrain is rolling and supports second growth hardwoods and mixed stands of timber. This subdivision is located in the east 1/2 of Section 36 and borders the Tanana Valley State Forest to the east. To the south, this parcel borders a portion of the subdivision in Section 1, 4s8w which has been conveyed to the Trust.

Access:

Both the Parks Highway and the Alaska Railroad pass through the northwest corner of Section 36 about 1/2 mile from the subject parcels. Access is to the Parks Highway by way of subdivision street Tochaket Drive.

**Known
Encumbrances:**

Southern portion of in (Section 1, 4s8w) is designated on the survey as a material site.

**Identified
Easements:**

none

Comments:

This lot, along with Lot 6 (F33002) and Lot 7 (F33001) was bisected by the required section line easement on the southern border of Section 36 and the southern portion of the lot lies in Section 1, 4s8w. The section line easement has now been vacated to allow for consolidation of the two portions of Tract C. Conveyance of this parcel is subject to any prior existing rights.

Local Zoning:

not applicable

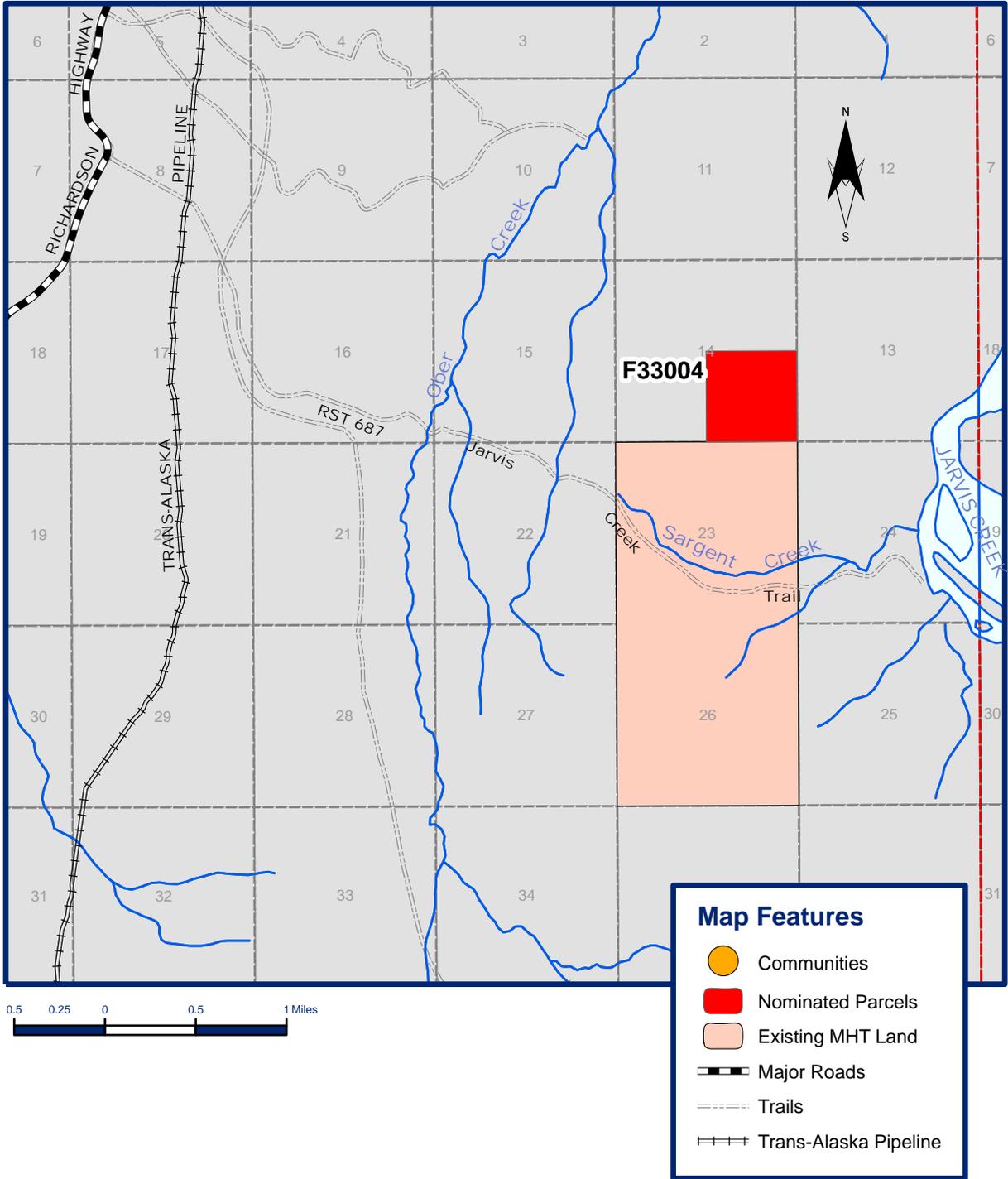
Existing Use(s):

vacant

MHT NOMINATED REPLACEMENT LAND

Jarvis Creek - F33004

FM T14S R10E, Section 14



Northern Region

Parcel Number: F33004

MTR: F014S010E

Acres: 160

Location: Jarvis Creek

Community: Delta Junction

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: Region 7 Unit M1

Classification: Mineral, Public Recreation, Wildlife Habitat

MCO: none

Acquisition Authority: GS 3768

General Description: This parcel is situated in an area high in potential for mineral development and adjoins Mental Health Trust land (mineral estate). The parcel is elevated above the tree line near the confluence of Jarvis Creek and Sargent Creek.

Access: Although there does not appear to direct access to this parcel, Jarvis Creek Trail (RS 2477 trail), roughly follows Sargent Creek, about a half mile south of the parcel.

Known Encumbrances: none

Identified Easements: none

Comments: Parcel is being selected for mineral value. Only mineral estate is to be conveyed. It is undeveloped land and has no discernable access.

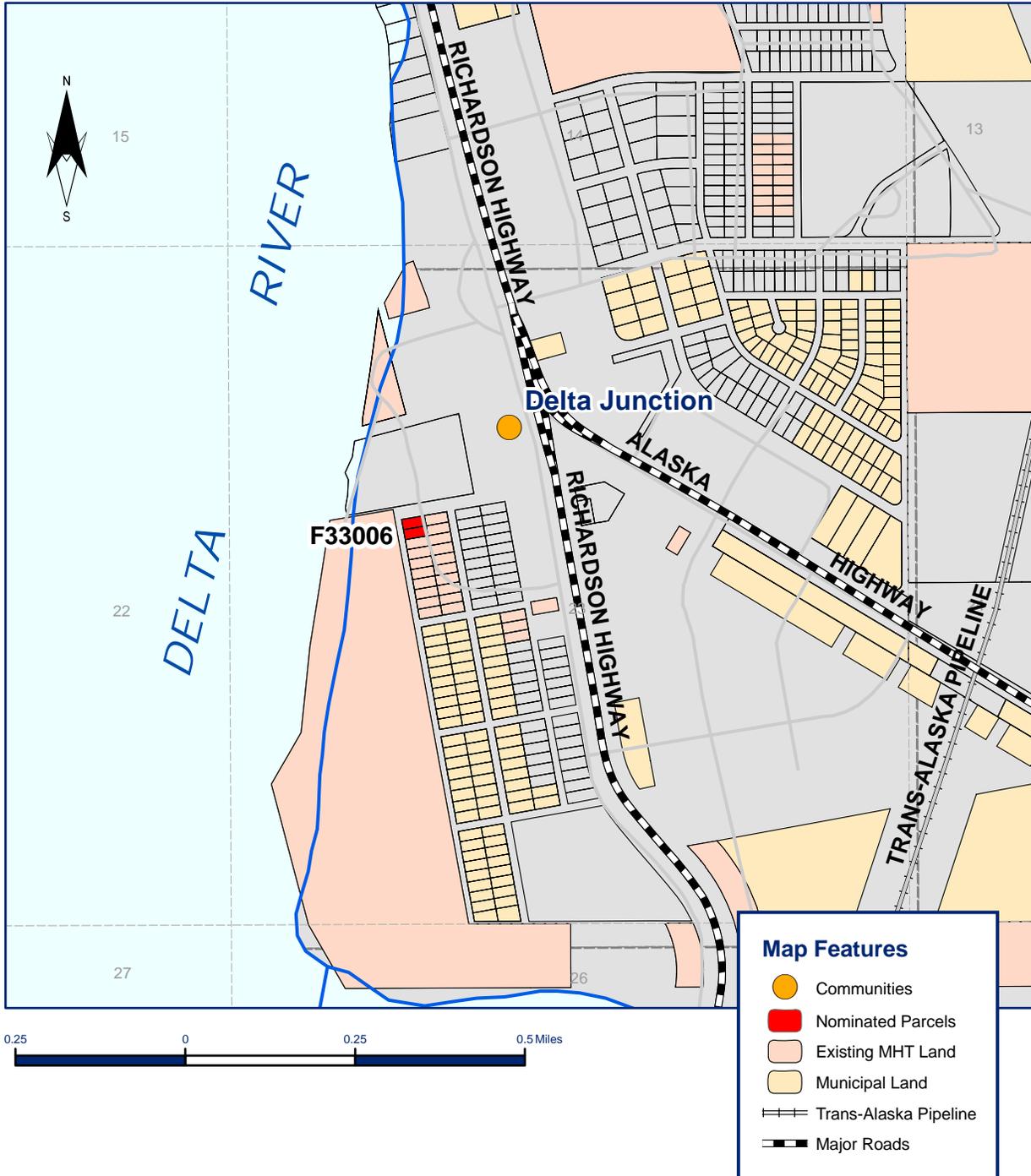
Local Zoning: not applicable

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Delta Junction Townsite - F33006

FM T10S R10E, Section 23



Northern Region

Parcel Number: F33006

MTR: F010S010E

Acres: 0.645

Location: Delta Junction

Community: Delta Junction

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 7 II

Classification: Settlement

MCO: None

Acquisition Authority: GS 956 -- GS 1220

General Description:

This parcel is within the Delta Junction city limits. The terrain is level and cleared. It consists of two platted lots located in Delta Junction Townsite, West Addition. The subdivision lies directly west of, and adjacent to, the Richardson Highway right-of-way. All of Block 10, with the exception of these two lots, has already been conveyed to the Trust. This subdivision is adjacent to a large tract of land to the west which slopes down to the Delta River. The Delta River runs north a few hundred feet west of this parcel.

Access:

Access to the Richardson Highway is available by way of Four Mile Street.

Known Encumbrances:

none

Identified Easements:

none

Comments:

This parcel consists of two lots within Block 10. Except for these two lots, Block 10 has already been conveyed to the Mental Health Trust as well as a large tract of land directly to the west which borders on the Delta River.

Local Zoning:

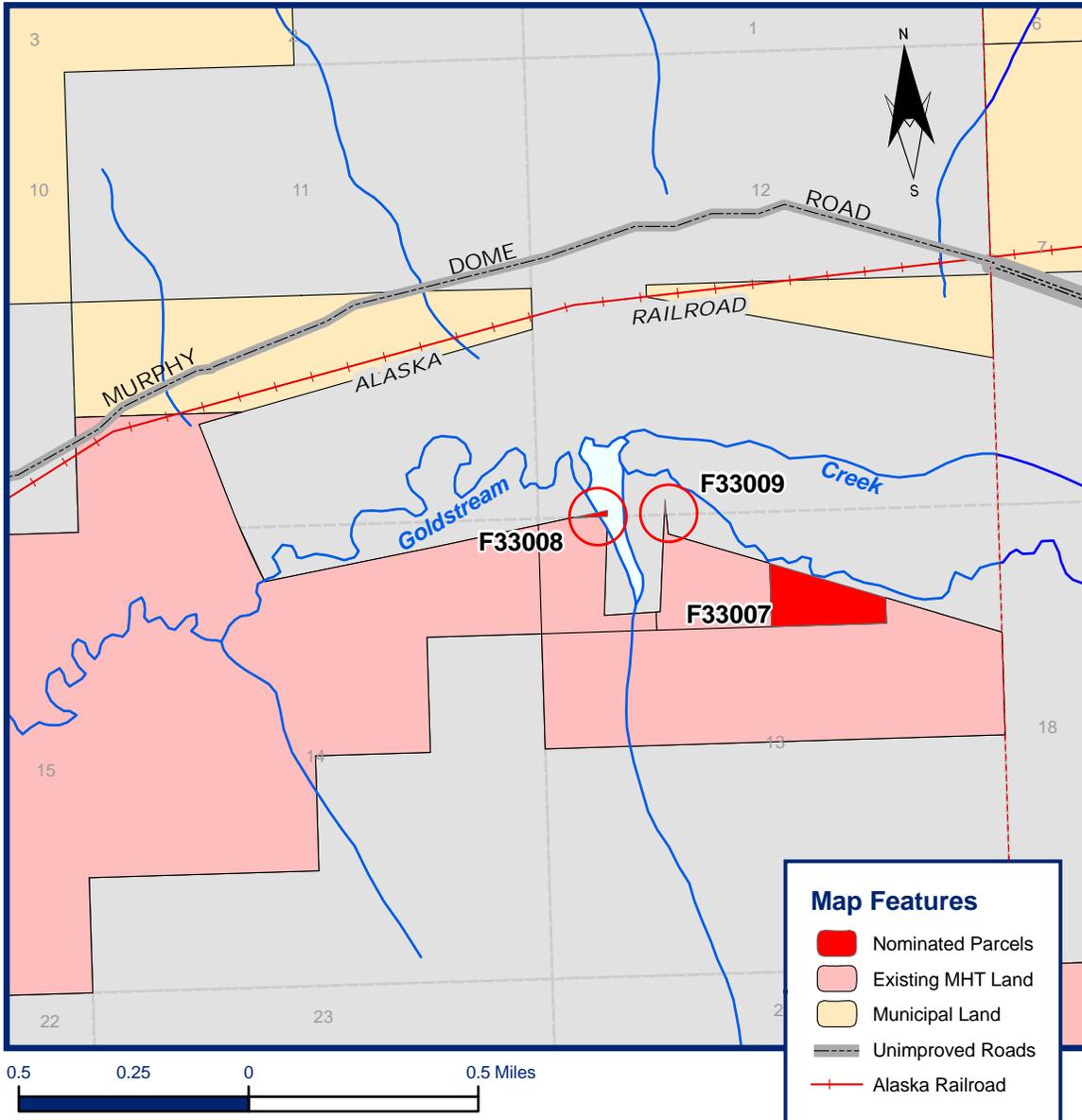
Matanuska-Susitna Borough regulations are unrestricted except for commercial or conditional use development.

Existing Use(s):

Aerial photos show some type of structure on Lot 2.

MHT NOMINATED REPLACEMENT LAND Ester Dome - F33007, F33008, F33009

FM T1N R3W, Sections 12 and 13



Northern Region

Parcel Number: F33007

MTR: F001N003W

Acres: 16.44

Location: Ester Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1C-1

Classification: Minerals

MCO: none

Acquisition Authority: GS 30

General Description:

This is a small parcel sandwiched between US Mineral Survey 2102 to the north and Trust land on the remaining three sides. It is about 1/2 mile south of Murphy Dome Road and the Alaska Railroad right-of-way. Goldstream Creek flows through a valley north of Ester Dome Mountain and meanders along the northern border of this parcel. The terrain is wooded and rises steeply toward the peak of Ester Dome.

Access:

No direct access by road. Possible access by way of Goldstream Creek.

Known Encumbrances:

none

Identified Easements:

none

Comments:

This is a small parcel which was missed when surveyed land was conveyed to the Mental Health Trust. It is surrounded by Trust land on three sides and thus inaccessible for any other purpose than to be included as Trust land.

Local Zoning:

Existing Use(s): none

Northern Region

Parcel Number: F33008

MTR: F001N003W

Acres: 0.34

Location: Ester Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1C-1

Classification: Minerals

MCO: none

Acquisition Authority: GS 30

General Description:

This parcel is a triangular sliver of land about 1/2 mile south of Murphy Dome Road and the Alaska Railroad right-of-way. US Mineral Survey 2102 borders the parcel to the north. The south leg of the triangle abuts Mental Health Trust land. The east leg of the triangle abuts Goldstream Creek at a low point where several small streams converge. The terrain is low and marshy and slopes gradually upward from the creek.

Access:

No road access. There is possible access by way of Goldstream Creek.

Known Encumbrances:

none

Identified Easements:

The parcel abuts the section line on the south and is subject to the required 50 foot section line easement.

Comments:

This sliver of land, less than 1/2, acre was missed when surveyed land was conveyed to the Mental Health Trust. It is surrounded by adjacent to a larger parcel of Trust land and is inaccessible for any other purpose than to be included as Trust replacement land.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33009

MTR: F001N003W

Acres: 0.05

Location: Ester Dome

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1C-1

Classification: Minerals

MCO: none

Acquisition Authority: GS 30

General Description:

This parcel is a triangular sliver (.05 acre) of land about 1/2 mile south of Murphy Dome Road and the Alaska Railroad right-of-way. This parcel is sandwiched in between two US mineral surveys, 2101 to the west and 2102 to the east. It abuts Mental Health Trust Land to the south. The terrain is low and marshy being close to a point where several small streams converge with Goldstream Creek.

Access:

There is no road access, but there is possible access to Goldstream Creek.

Known Encumbrances:

none

Identified Easements:

This parcel sits on both sides of a section line. The required 100 foot section line easement (50 feet each side of the line) has not been vacated.

Comments:

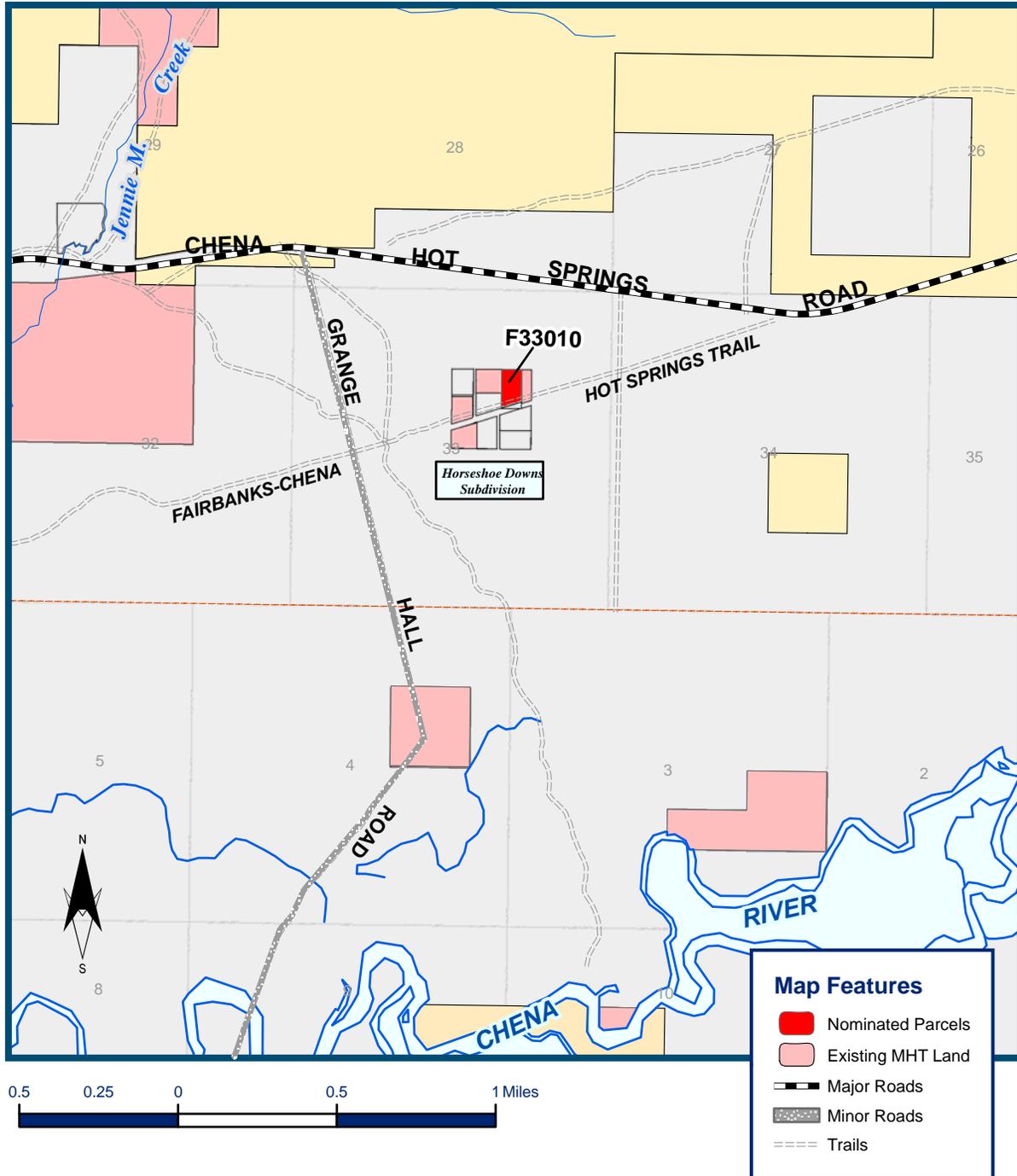
This sliver of land, less than 1/2 acre, was missed when surveyed land was conveyed to the Mental Health Trust. It is part of a larger piece of Trust land and is inaccessible for any other purpose than to be included as Trust land.

Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Chena Hot Springs - F33010



Northern Region

Parcel Number: F33010

MTR: F001N004E

Acres: 4.5

Location: Chena Hot Springs

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1U1

Classification: Recreation

MCO:

Acquisition Authority: GS 537

**General
Description:**

This parcel is part of an isolated state survey just south of Chena Hot Springs Road and east of Grange Hall Road called Horseshoe Downs. Horseshoe Downs is located in the Chena River Valley and is approximately 1-2 miles north of the Chena River. The terrain is level and rolling. It is covered with muskeg and other vegetation. The low areas of this parcel are wet and marshy. This parcel abuts the Chena Hot Springs Winter Trail on the south.

Access:

Chena Hot Springs Winter Trail is a surveyed right-of-way abutting this parcel on the south and connecting with Grange Hall Road and a junction with Chena Hot Springs Road.

**Known
Encumbrances:**

none

**Identified
Easements:**

none

Comments:

This parcel is bordered on the east and by Mental Health Trust land (Tract A); to the west by Trust land and state land. To the south it sits adjacent to the Fairbanks-Chena Hot Springs Winter Trail (RST 278), a surveyed right-of-way. This trail is a major historical trail which was established in the early 1900s as a winter sled route between Fairbanks and Chena Hot Springs. Its route generally coincides with the route of the Chena Hot Springs Road. This trail is a surveyed right-of-way where it passes through Horseshoe Downs Subdivision (ASLS 80-140) and abuts the south property line of this parcel.

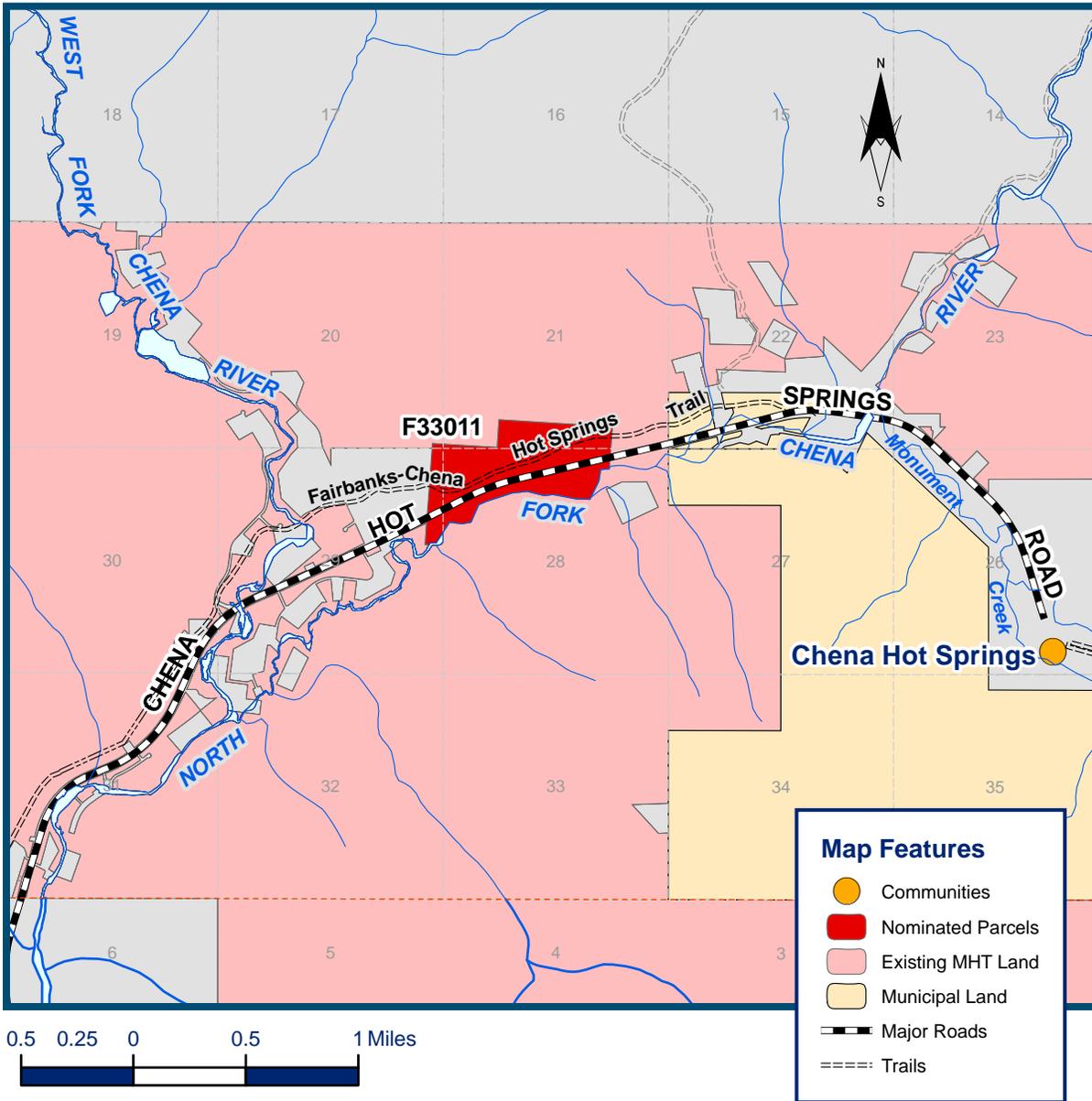
Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Chena Hot Springs - F33011

FM T3N R8E, Sections 20, 21, 27 and 28



Northern Region

Parcel Number: F33011

MTR: F003N008E

Acres: 159.9

Location: Chena Hot Springs

Community: Fairbanks

Area Plan: Tanana Basin AP

Classification Number : NC 90-002

Unit: 1-U3

Classification: Settlement, Public Recreation

MCO: MCO 136 - Applies only to
Sec. 21

Acquisition Authority: GS 1950

**General
Description:**

This is a large parcel of undeveloped land surrounded by Mental Health Trust land with the exception of a smaller parcel of encumbered state land abutting the west property line. The parcel is located in the Chena River Valley (North Fork) about 3 miles from Chena Hot Springs. The southern border of the parcel follows the meander line of the Chena River North Fork for about a mile. The terrain is rolling upwards from the river and is sparsely vegetated.

Access:

Access is by way of Chena Hot Springs Road and Fairbanks-Chena Hot Springs Trail. Water access by way of Chena River.

**Known
Encumbrances:**

Chena Hot Springs Road (ASLS 790044) is a surveyed 200 foot wide right-of-way crossing this parcel.

**Identified
Easements:**

The Tanana Basin Area Pla recommends a 200 foot easement for the Fairbanks-Chena Hot Springs Trail (RST 278). A public access easement is also recommended 'along' the Chena River where it abuts the southern property line.

This parcel sits across two section lines and is subject to the required section line easements.

Comments:

Chena Hot Springs Road crosses this parcel from southwest to northeast as does the North Fork Chena River Trail (RST 231), which roughly parallels the Hot Springs road. This trail is used extensively for recreational activities. The Tanana Basin Area plan identifies trail as a major historical trail to be retained in state ownership. Management intent for this trails is to for the state to retain a minimum 200 foot buffer (100 feet either side of centerline) to protect public use of the trail. The Chena River Corridor is also designated in the plan to be protected. A minimum access easement along the river corridor is 100 feet.

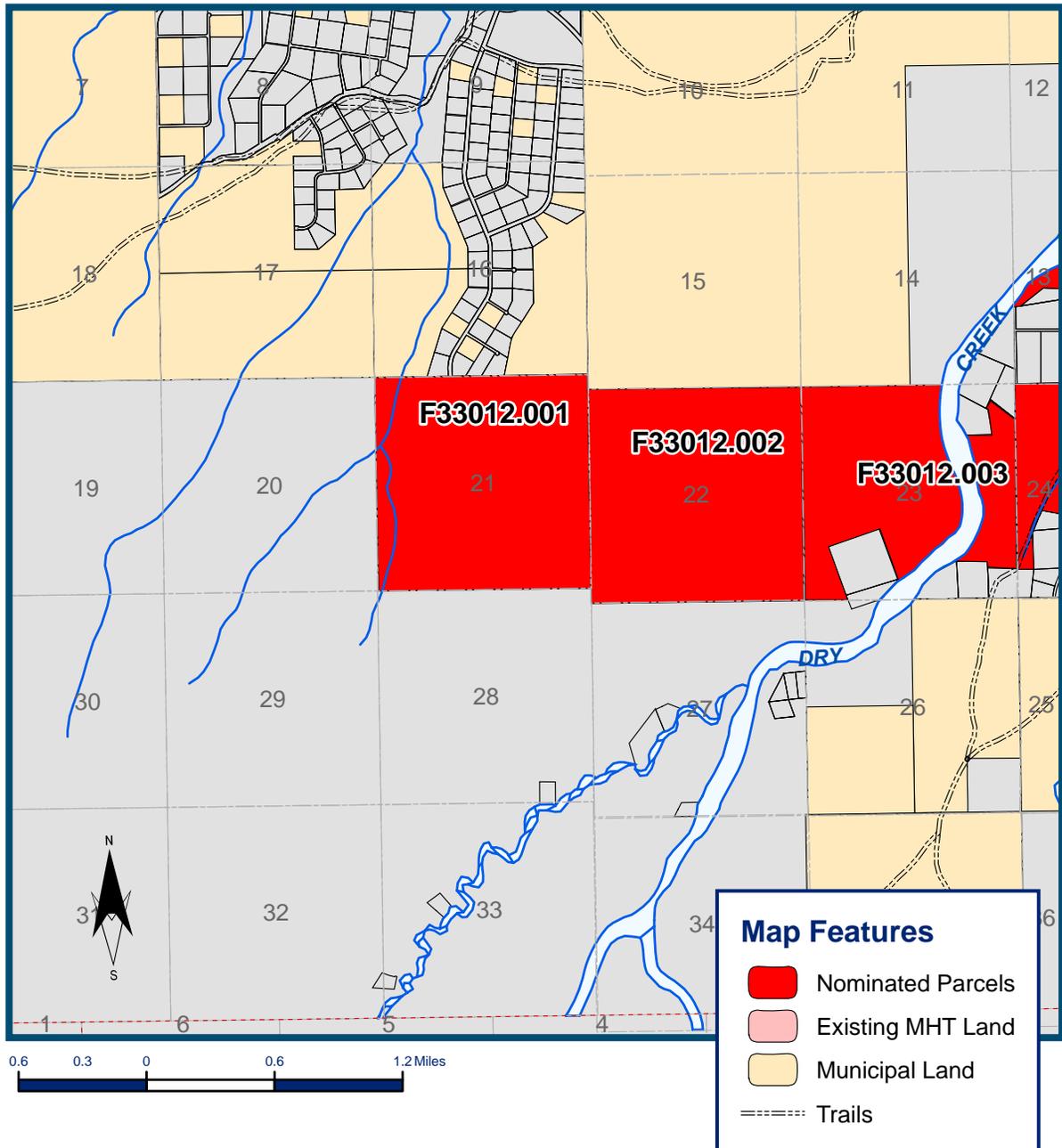
Local Zoning:

Existing Use(s):

Public recreation is the primary use along the Fairbanks-Chena Hot Springs Trail and the Chena River corridor..

MHT NOMINATED REPLACEMENT LAND

Healy Parcels - F33012.001, .002 and .003



Northern Region

Parcel Number: F33012.001

MTR: F012S008W

Acres: 640

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 41E1

Classification: Public Recreation - Wildlife Habitat

MCO: MCO 65 - Issued June 1975

Acquisition Authority: GS 765

**General
Description:**

This parcel is 640 acres of land about five miles west of Dry Creek and Healy in the Nenana River Corridor. Dry Creek is a shallow water body which flows north in a braided configuration to connect with the Nenana River. The parcel is located in the foothills of the Alaska Range directly north of Denali National Park at an elevation of about 2000 feet. The terrain is gently rolling in the northern half of the parcel and slopes gradually upward toward the south. The parcel supports willow, alder and other arctic vegetation. There is an un-named creek flowing north through the parcel paralleling the west boundary line. The parcel is bordered on the north by municipal land and a state platted subdivision.

Access:

There is no direct access to this parcel although there are numerous trails in the area.

**Known
Encumbrances:**

None

**Identified
Easements:**

All section lines are subject to a 50 foot easement reservation each side of the section line under AS 19.10.010.

Comments:

This parcel is within a popular back-country recreation area.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33012.002

MTR: F012S008W

Acres: 640

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Public Use Recreation and Wildlife Habitat

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel is 640 acres about four miles west of Healy and west of Dry Creek. Dry Creek is a shallow water body which flows north in a braided configuration to connect with the Nenana River north of Healy. The parcel is located in the foothills of the Alaska Range directly north of Denali National Park at an elevation of about 1700 feet at its lowest point. The terrain in the northeast half is gently rolling and gradually rises to an elevation of about 2000 feet at mid-point of the parcel. From mid-point the terrain rises steeply to the southwest. The parcel supports a combination of willow, alder and other arctic vegetation. It is bordered on the north by Municipal Land

Access:

There is no direct access to this parcel although there are numerous trails in the area.

Known Encumbrances:

None

Identified Easements:

All section lines are subject to a 50 foot easement reservation each side of the section line under AS 19.10.010.

Comments:

This parcel within a popular back-country recreation area.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33012.003

MTR: F012S008W

Acres: 552

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Public Use Recreation, Wildlife Habitat

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel comprises the majority of the acreage of Section 23. The parcel is located in the foothills of the Alaska Range directly north of Denali National Park at an elevation of about 1600 to 1700 feet. The terrain is level and rolling. The parcel supports a combination of willow, alder and other arctic vegetation. It is about three miles west of Healy and the Parks Highway. Dry Creek, a shallow water body, flows north in a braided configuration through the east half of the section to connect with the Nenana River.

Access:

Gravel road following Dry Creek provides access to the Parks Highway.

Known Encumbrances:

A fifty foot wide private gravel road (ADL 414756) follows the western shoreline of Dry Creek from Remote Parcel ADL402139 north, crossing Section 14 and 13 to connect to the Parks Highway in Section 12. Authorization for this road is valid through 2099.

Identified Easements:

All section lines are subject to a 50 foot easement reservation each side of the section line under AS 19.10.010.

Comments:

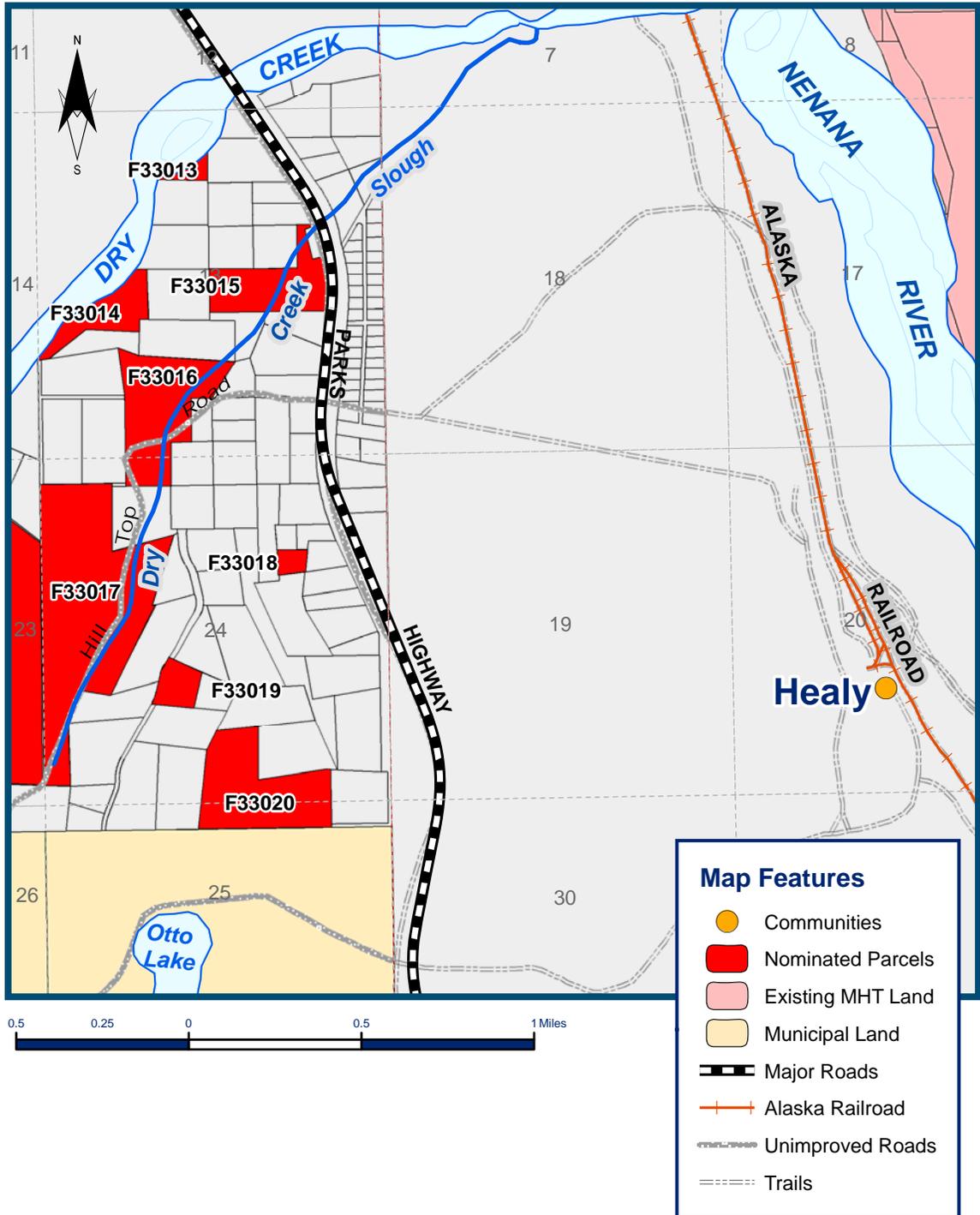
This parcel is within a popular back-country recreation area. The acreage of Section 23 is reduced by state patented Remote Parcels in portions of the northeast 1/4, the southeast 1/4 and the southwest 1/4. The Healy-Diamond Mine Dirt Road (RST 709) passes through the southeast corner of Tract D and connects with a dirt road in Section 24. Conveyance of this parcel is subject to prior existing rights.

Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Healy Parcels - F33013 thru F33020



Northern Region

Parcel Number: F33013

MTR: F012S008W

Acres: 3

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. This is a small triangular shaped parcel bordering on the east shoreline of Dry Creek at a spot where the creek widens and about a half mile from the Parks Highway. The terrain is level and sparsely vegetated. The parcel is bordered on the south and east by state patented remote staking parcels.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent properties or required public access easement along the Dry Creek ordinary high water line.

Known Encumbrances:

Dry Creek Archeological Study Site

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel. A 50' public access easement will be required upland of the Dry Creek ordinary high water line.

Comments:

This is an unstaked and unsurveyed parcel in a remote staking area. The Dry Creek Archeological Study Site (ADL 65667-90 acres) encompasses a large portion of Dry Creek and overlaps a small part of the southwest corner of this parcel. Conveyance of this parcel is subject to prior existing rights.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33014

MTR: F012S008W

Acres: 25

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is an elongated irregular shaped polygon on the west side of the Parks Highway west of Healy. The western boundary line of this parcel extends along Dry Creek for about half a mile. On the remaining sides, the parcel abuts several state patented remote staking parcels. The terrain is level and supports mixed vegetation.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent properties, required public access easement along Dry Creek, or along the 50 foot required section line easement.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel. A 50' public access easement will be reserved upland of the Dry Creek ordinary high water line. Parcel is also subject to a 50' section line easement at the far western corner.

Comments:

This is an unstaked and unsurveyed parcel in a remote staking area.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33015

MTR: F012S008W

Acres: 29.5

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is an irregular shaped polygon in the form of an "L" situated east of Dry Creek. The east boundary of this parcel abuts the Parks Highway. On the remaining sides, the parcel abuts several state patented remote staking parcels. The terrain is level and supports mixed vegetation. The Dry Creek Slough flows through the middle of this parcel from south to north and drains into Dry Creek.

Access:

This parcel has physical access to the Parks Highway although currently there are no constructed driveways. There is access to Dry Creek on the west by way public access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

This is an unstaked and unsurveyed parcel in a remote staking area.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33016

MTR: F012S008W

Acres: 56

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway just south of Healy. The parcel is an irregular shaped polygon roughly in the shape of a "T". It sits in the middle of a designated remote staking area and is surrounded on all sides by several state patented remote staking parcels. The terrain supports mixed vegetation and slopes downhill to the north. Dry Creek Slough, a tributary of Dry Creek, flows northeast through the east half of the parcel.

Access:

A 50 foot road right-of-way (ADL 411730) abuts this parcel on the east boundary, providing access to the Parks Highway. Another 50' wide road connects with the abutting right-of-way and meanders west and south uphill through this parcel. Access west to Dry Creek is by way of 25' access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 50' wide road right-of-way (ADL 411730) abuts this parcel on the east boundary, connecting with another 50' wide road which meanders west and south across this parcel. This road locally named Hill Top Road continues south across F33017 and connects with a series of trails to the south.

A utility right-of-way (ADL 413993) of 30 feet runs horizontally from Dry Creek to the Parks Highway cutting through the top of this parcel, overlapping the the 50' road right of way and extending to the Parks Highway.

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

The Dry Creek Slough flows north from the southwest corner of Section 24 through the northeast corner of Section 13, passing through the east half of parcels F33016 and F33017, to connect up with Dry Creek and subsequently with the Nenana River. A fifty foot road right-of-way roughly follows the path of the slough across F33016 and F33017 and connects another 50' right-of way leading to the Parks Highway.

In 1982 this parcel was broken up and leased as four different remote staking parcels (407845, 407846, 407829 and 407803). The remote staking requirements were never completed and the cases have all been closed.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33017

MTR: F012S008W

Acres: 114

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is a large irregular shaped polygon. It borders almost the entire length of the western section line of Section 24 and takes up a good portion of the northeastern 1/4 of Section 24. It sits in the middle of a designated remote staking area. It is surrounded to the east by several state patented remote staking parcels. The terrain is rolling and supports mixed vegetation. Dry Creek Slough, a tributary of Dry Creek, flows northeast through the eastern half of the parcel.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent properties, required 50 foot section line easement or 50 foot right-of-way passing through the eastern portion of the parcel and also parcel F33016 eventually connecting to the Parks Highway.

Known Encumbrances:

none

Identified Easements:

A 50' wide road meanders northeast across this parcel and F33016 to connect with another 50' right-of-way running east to the Parks Highway. This road, locally named Hill Top Road, continues connects with a series of trails south of this parcel.

A 25' public access easement will be required along all interior boundaries of this parcel. A 50 foot section line public access easement will be required along the western boundary line of this parcel.

Comments:

Dry Creek Slough flows north from the southwest corner of Section 24 through the northeast corner of Section 13, passing through the east half of this parcel and F33016, to connect up with Dry Creek and subsequently with the Nenana River. A public access right-of-way (ADL 403027) called Hill Top Road or Hill Top Lane. Roughly parallels the slough. This right-of-way continues through parcel F33016 and connects to another 50 foot right of way abutting the eastern boundary of F33016 which continues directly east to the Parks Highway.

This is an unstaked and unsurveyed parcel in a remote staking area.

Local Zoning:

Existing Use(s): Vacant

Northern Region

Parcel Number: F33018

MTR: F012S008W

Acres: 4

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and a few yards west of the Parks Highway. It is a small unsurveyed remote parcel. It sits almost in the middle of the NE1/4 of Section 24, a designated remote staking area and is surrounded on all sides by several state patented remote staking parcels. The terrain is rolling and supports mixed vegetation.

Access:

Access to this parcel is by way of the required 25 foot public access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33019

MTR: F012S008W

Acres: 7.9

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and a short distance west of the Parks Highway. It is a small rectangular parcel located in the southwest 1/4 of Section 24 in a designated remote staking area. The western boundary of the parcel abuts a 50 foot right-of-way. The other three sides abut patented remote parcels. The terrain is rolling and supports mixed vegetation.

Access:

Access to this parcel is by way of the 25' required access easements across other parcels.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel.

Comments:

The parcel is a previously staked remote parcel (ADL 407811), but the case file was closed before it was surveyed. Records are unclear whether this parcel abuts Hill Top Road or whether Hill Top Road lies further west.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33020

MTR: F012S008W

Acres: 44

Location: Healy area

Community: Healy

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 4F1

Classification: Settlement

MCO: MCO 65 - issued June 1975

Acquisition Authority: GS 765

General Description:

This parcel lies in the northern foothills of the Alaska Range just north of Denali National Park and west of the Parks Highway. The parcel is a large 'L' shaped polygon in a designated remote staking area. The southern boundary line of the parcel is a portion of the southern section line of Section 24. It is surrounded on all sides by state patented remote staking parcels. The terrain is level and supports mixed vegetation.

Access:

Access to this parcel is by way of required 25 foot public access easements across adjacent parcels.

Known Encumbrances:

none

Identified Easements:

A 25' public access easement will be required along all interior boundaries of this parcel.

A 50 foot section line public access easement will be required along the southern boundary line of this parcel.

Comments:

Portions of this parcel were staked previously (ADL 407867 and ADL 407820), but the files were closed before the surveys were conducted.

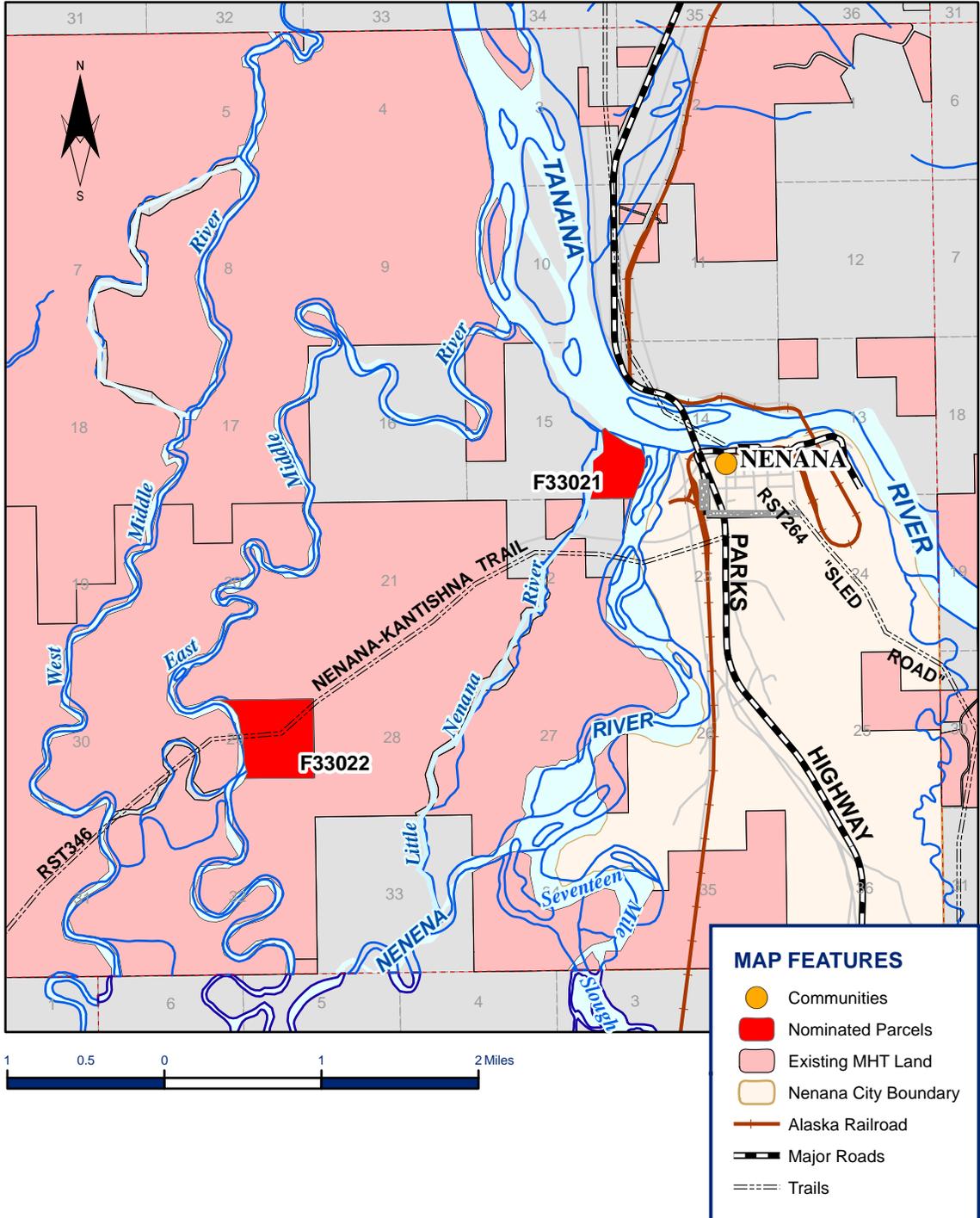
Local Zoning:

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Nenana - F33021 and F33022

FM T4S R8W



Northern Region

Parcel Number: F33021

MTR: F004S008W

Acres: 73.97

Location: Nenana

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 3T3

Classification: Settlement

MCO: None

Acquisition Authority: ESC 19

General Description:

This parcel lies in the Tanana River Basin and is surrounded on three sides by rivers. It is bordered on the north by the Tanana River, on the east by the Nenana River and on the west by the Little Nenana River. The Parks Highway and the Nenana Townsite are about a half mile to the east. The terrain is level, sloping gently down to the Tanana River. The parcel supports willow, alder and other arctic vegetation.

Access:

This parcel has access by way of the section line easement on the southern boundary. There is also water access on three sides.

Known Encumbrances:

possible structures

Identified Easements:

A 50 foot section line public access easement will be required along the section line on southern boundary of this parcel.

A 50 foot public access easement may be required 'along' the ordinary high water line of the three rivers surrounding this parcel.

Comments:

This parcel was part of a previous remote staking program. Current topo maps indicate that there are structures on the northern portion of the parcel. The City of Nenana is constructing a 500 foot right-of-way which abuts this parcel at the southwest corner. The right-of way begins at the banks of the Nenana River just south of this parcel, turns to parallel the section line of Section 15 and proceeds west to the Kantishna River (Permit Number ADL 409501). When completed, this right-of-way will provide access to Nenana by road.

Local Zoning:

N/A

Existing Use(s):

vacant

Northern Region

Parcel Number: F33022

MTR: F004S008W

Acres: 146.46

Location: Nenana

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number :

Unit: 3T3

Classification: Settlement

MCO: none

Acquisition Authority: FCL 15

General Description:

This parcel lies in the Tanana River Basin about three miles from the Tanana River and the Parks Highway at Nenana. It is bordered on the west by East Middle River and is surrounded on the remaining three sides by Mental Health Trust Land. The terrain is level and partially wooded with a mixture of vegetation. The Nenana-Kantishna Trail enters this parcel on the northeast corner and crosses through it east to west, proceeding south and west to Kantishna.

Access:

Access is by way of the RST 346, the Nenana-Kantishna Trail, which crosses the northwest corner of the parcel. There is water access by way of East Middle River.

Known Encumbrances:

none

Identified Easements:

An RS 2477 trail (RST 346, Nenana-Kantishna Trail) passes through this parcel.

Comments:

This parcel was part of a previous remote staking program. Current topo maps show structures near the river in the western portion of the parcel. The Nenana-Kantishna Trail (RST 346) is an established historical trail which begins at Nenana and proceeds south and west to Kantishna. The trail is listed in the Tanana Basin Area Plan as a trail of regional significance. The trail corridor through this parcel consists of 13 acres and is designated to remain in public ownership.

Further research into states ownership of this tract is required; this will be finalized in the FFD.

Local Zoning:

N/A

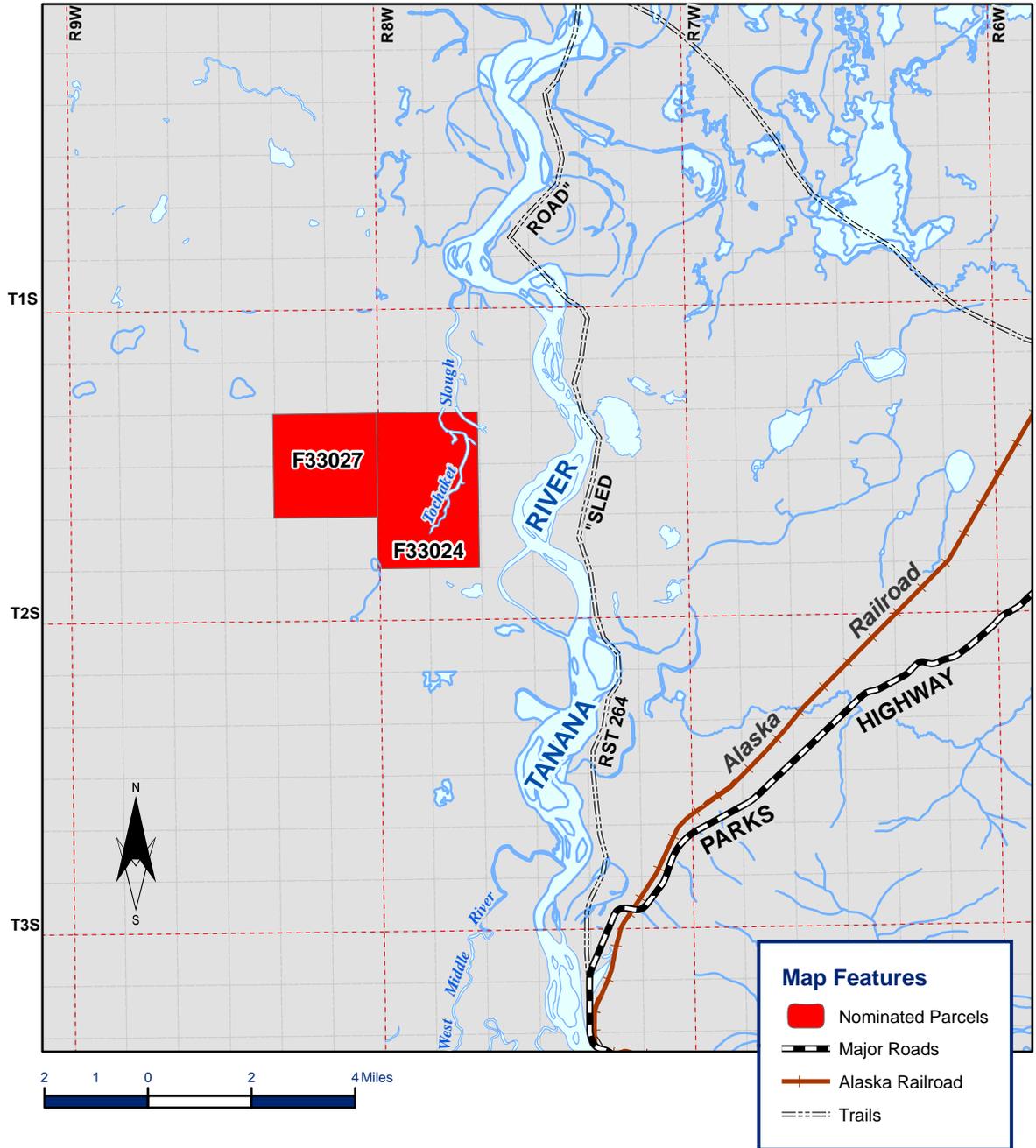
Existing Use(s):

none

MHT NOMINATED REPLACEMENT LAND

Nenana - F33024 and F33027

FM T2S R8W and T2S R9W



Northern Region

Parcel Number: F33024

MTR: F002S008W

Acres: 3,840

Location: Nenana Block - State Selected

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC-80-002

Unit: 3R1 and 3U1

Classification: Agriculture and Wildlife Habitat

MCO: Open to mineral entry.

Acquisition Authority: State Selected

General Description:

The parcel lies within the Tanana River Basin, west of the Tanana River. The Totchaket Slough meanders north through the east half of the parcel (Sections 29, 20 and 17) flowing into the Tanana River. The terrain is level and wooded in the south and west portions of the parcel. Approaching the Slough, the terrain becomes marshy and contains some wetlands.

Access:

Access to this area is only by plane or riverboat.

Known Encumbrances:

None

Identified Easements:

A 50 foot section line public access easement will be required on either side of all section lines. A 50 foot public access easement will be required 'along' the ordinary high water line on either side of the Tochaket Slough.

Comments:

Historically, this area has been intensively used for subsistence activities. There are several Native allotments along the Tanana River and the Tochaket Slough and there appears to be at least one Native allotment on this parcel in Section 17.

This parcel is state selected, but not yet in state ownership. The Tanana Basin Area Plan designates the Tochaket Slough area (portion of parcel in T2s R8w) as Wildlife Habitat. A portion of this parcel is in Subunit 3R1. The management intent of Subunit 3R1 is to preserve this area for agricultural potential. This parcel is considered by the Division of Agriculture to be important for agriculture only. Only the mineral estate is to be conveyed.

Local Zoning:

Existing Use(s): vacant

Northern Region

Parcel Number: F33027

MTR: F002S009W

Acres: 320

Location: Nenana Block, state land

Community: Nenana

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 3R1

Classification: Agriculture

MCO:

Acquisition Authority: GS 1059

General Description: This parcel lies in the Tanana River Basin about three miles west of the Tanana River and about nine miles north of Nenana. The parcel borders the Minto Flats State Game Refuge to the north. The terrain is level and wooded and contains several small lakes and ponds.

Access: None

Known Encumbrances: None

Identified Easements: A 50 foot section line public access easement will be required on either side of all section lines.

Comments: Historically, this area has been intensively used for subsistence activities.

This parcel has been TA'd to the state, but a patent has not yet been issued. The management intent for this area as stated in the Tanana Basin Area Plan is to preserve it for future agricultural development. This parcel is considered by the Division of Agriculture to be important for agricultural purposes only. Only the mineral estate is to be conveyed.

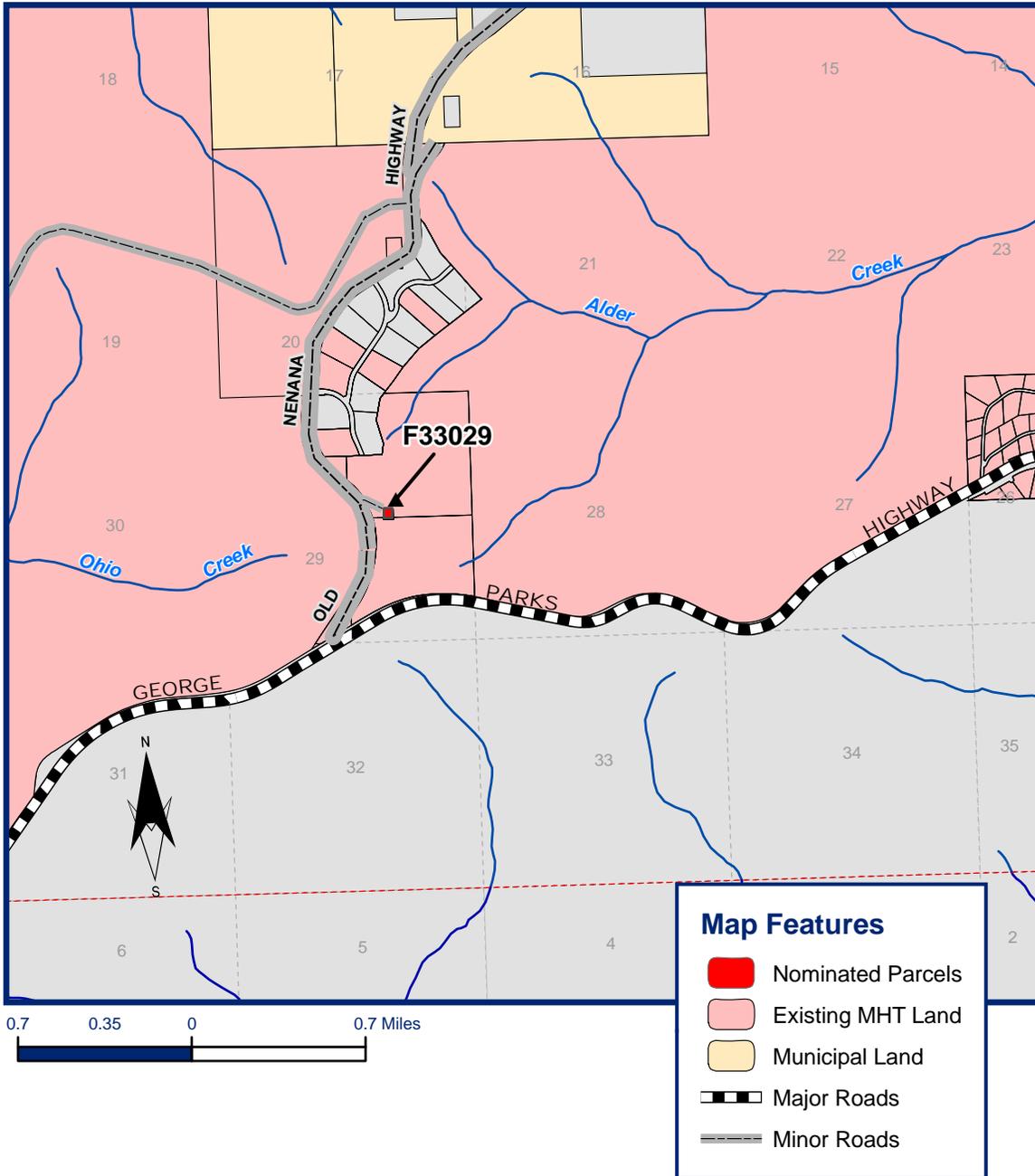
Local Zoning:

Existing Use(s): none

MHT NOMINATED REPLACEMENT LAND

Alder Creek - F33029

FM T1S R3W, Section 29



Northern Region

Parcel Number: F33029

MTR: F00SS003W

Acres: 1

Location: Alder Creek

Community: Ester

Area Plan: Tanana Basin AP

Classification Number : NC-90-002

Unit: 1D1a

Classification: Settlement

MCO: Open to mineral entry.

Acquisition Authority: GS 36

General Description:

This parcel is located in the northern foothills of the Alaska Range. It sits on a flat area at the top of a mountain "hill 1688" at about 1600 foot elevation. The terrain drops off steeply on all sides but especially to the northeast, dropping down to Alder Creek drainage. The Alder Creek Subdivision lies about a quarter of a mile to the north. Both this parcel and the subdivision are surrounded on all sides by larger tracts of Mental Health Trust land. The George Parks Highway borders Trust land a half mile south of this parcel. The Old Nenana Highway passes through Trust land within few hundred feet of this parcel to connect with the Parks Highway.

Access:

A dedicated right-of-way and utility easement (ADL 59843), 100 foot wide and 1020 feet long, connecting this parcel to the Old Nenana Highway.

Known Encumbrances:

none

Identified Easements:

none

Comments:

This is a one acre parcel which lies almost in the middle of Section 29. It was previously leased to AT&T as a communications site (ADL 410135). Survey of the property (ASLS 84-164) shows structures on the site including a 60 foot tower enclosed within a cyclone fence. A dedicated right-of-way and utility easement (ADL 59843), 100 foot wide and 1020 feet long, was constructed to connect this parcel to the Old Nenana Highway. ADL 59843 is now closed and unused.

Local Zoning:

Existing Use(s): Unused at this time.

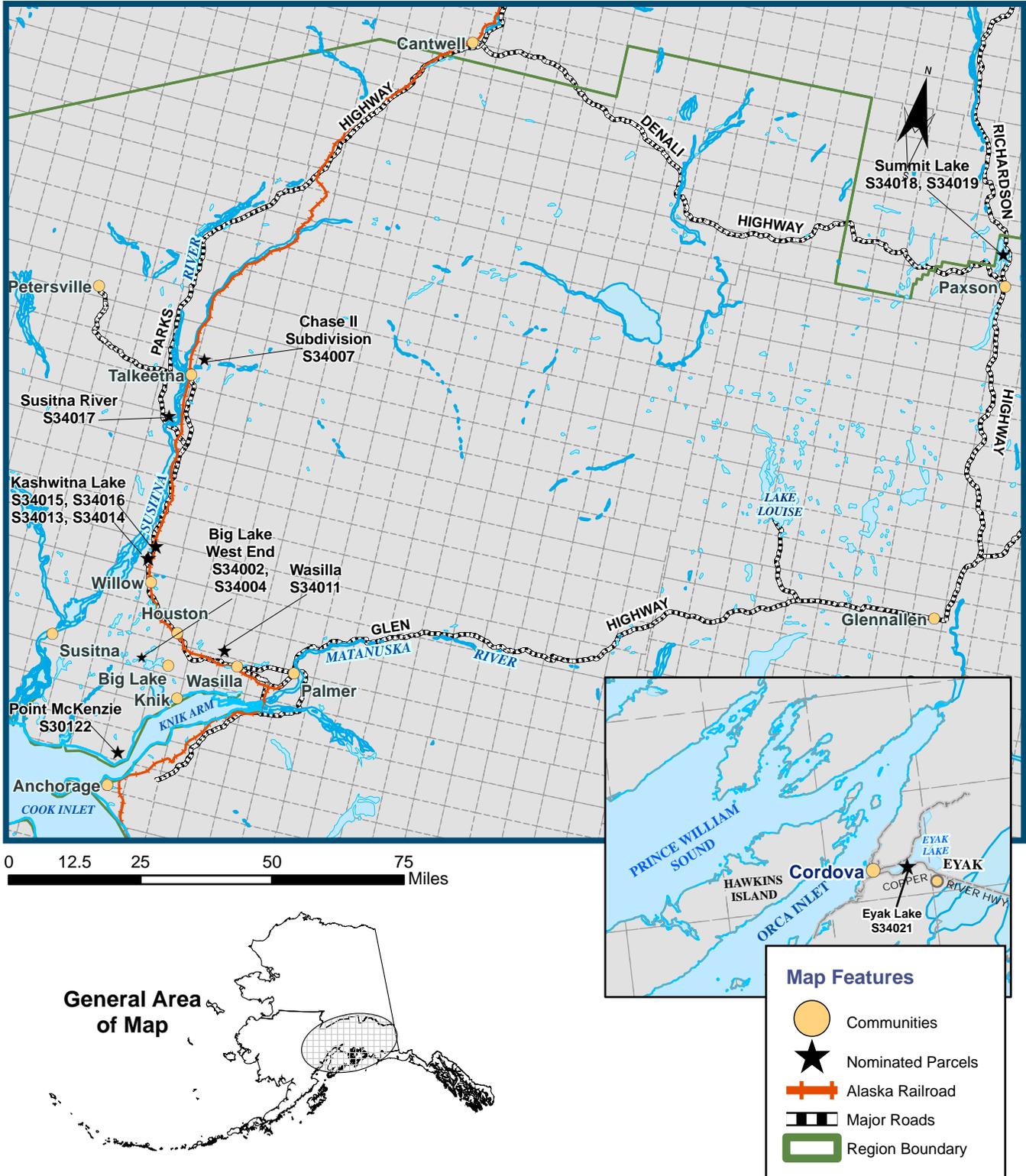
APPENDIX B
SOUTHCENTRAL REGION

Preliminary Finding and Decision

December 2005

SOUTHCENTRAL REGION AREA MAP

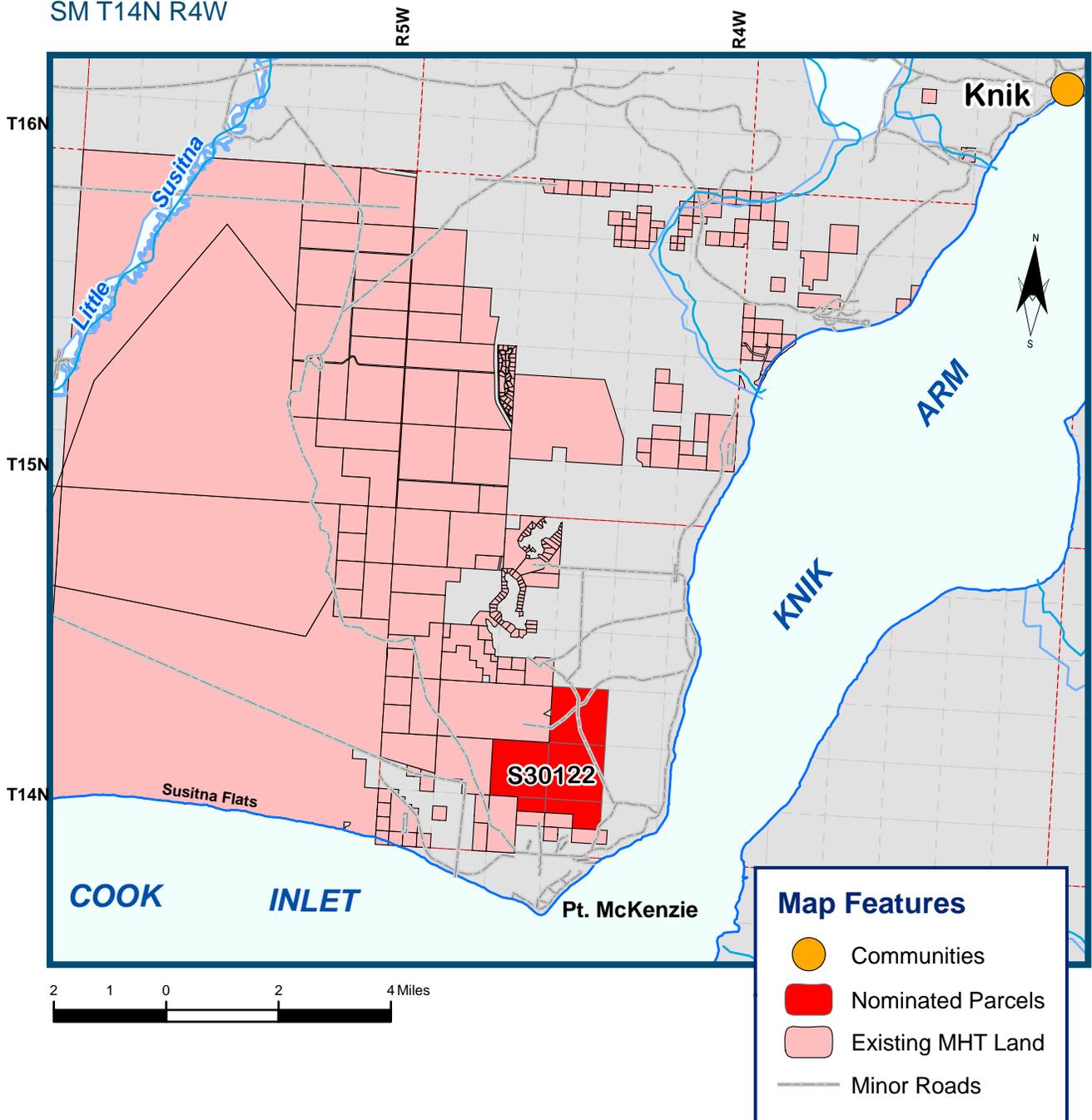
Mental Health Trust Nominated Replacement Land



MHT NOMINATED REPLACEMENT LAND

Point McKenzie - S30122

SM T14N R4W



Southcentral Region

Parcel Number: S30122

MTR: S014N004W

Acres: 2235.9

Location: Point McKenzie

Community: Knik

Area Plan: Willow Sub-Basin AP

Classification Number : SC 81-048

Unit: Point MacKenzie

Classification: Agriculture

MCO: none

Acquisition Authority: GS 863

General Description: This selection is of the Hydrocarbon Mineral Estate only.

Access:

Known Encumbrances: Public easement (ADL 32384)

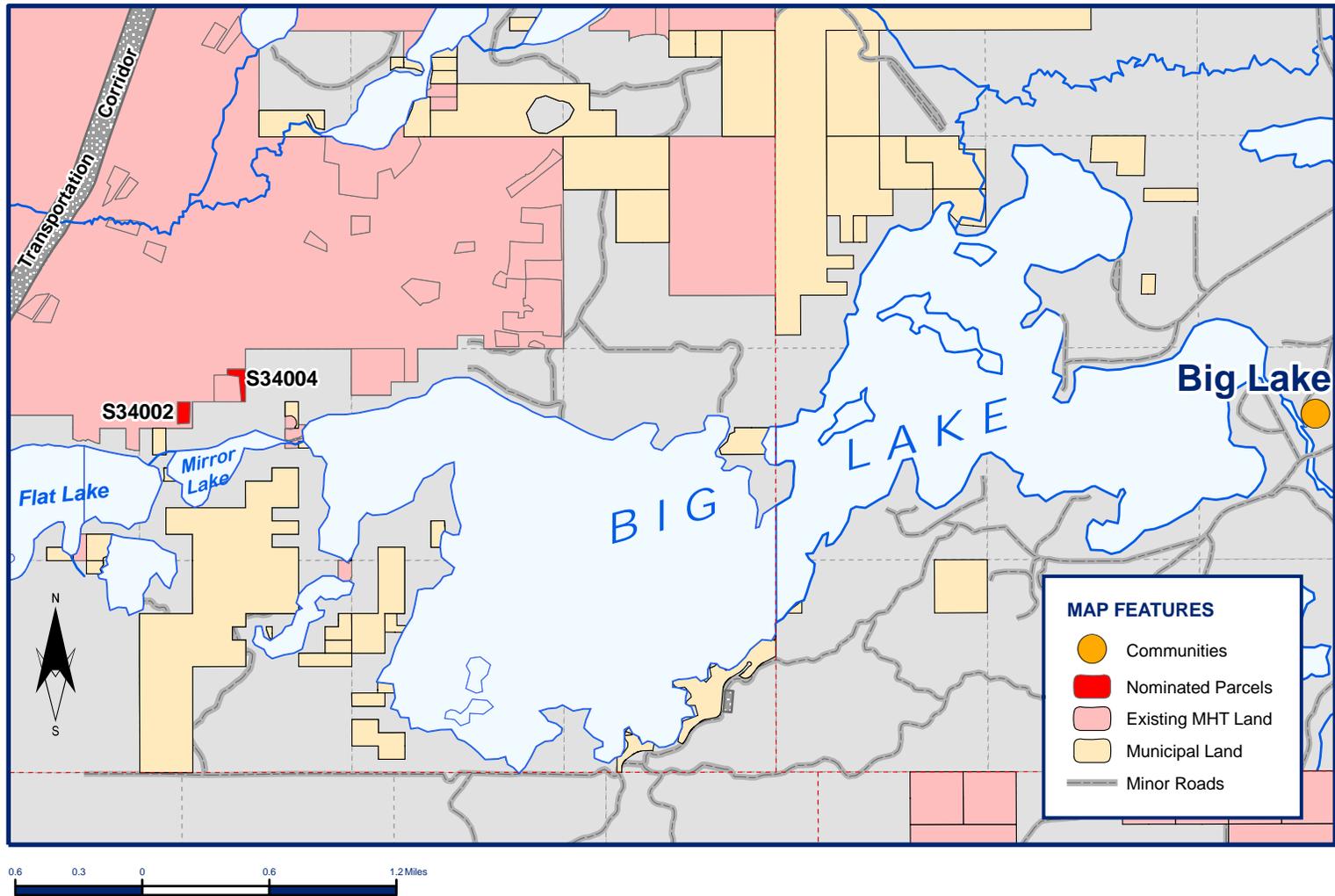
Identified Easements:

Comments:

Local Zoning: The Matanuska-Susitna Borough has no specific regulations for this parcel.

Existing Use(s): N/A

Big Lake West End Lots - S34002 and S34004



Southcentral Region

Parcel Number: S34002

MTR: S017N004W

Acres: 3.69

Location: Big Lake West End Lots

Community: Big Lake

Area Plan: Willow Sub-Basin AP

Classification Number : SC 81-048

Unit: Pear Lake -12b

Classification: Settlement

MCO: MCO 195

Acquisition Authority: GS 1264

**General
Description:**

This parcel is contained totally within a larger tract already conveyed to the Mental Health Trust. The parcel is a tract of approximately four acres, lying immediately north of Mirror Lake in the Big Lake area. The lot is wooded with black spruce and birch, but is somewhat marshy. The terrain gets increasingly wetter to the south. Private land abuts Mental Health land to the south.

Access:

Access is by way of 25' public access easements across adjacent lots.

Known

Encumbrances: none

Identified

Easements:

A 25 foot public access easement is required on all four sides.

Comments:

This parcel will infill existing Mental Health Trust land.

There is a DOT Transportation Corridor to the west of this parcel (ADL 20838) crossing Mental Health Trust Land.

Local Zoning:

No specific Mat-Su Borough regulations apply to this parcel.

Existing Use(s):

vacant

Southcentral Region

Parcel Number: S34004

MTR: S017N004W

Acres: 3.69

Location: Big Lake West End Lots

Community: Big Lake

Area Plan: Willow Sub-Basin AP

Classification Number : SC 81-048

Unit: Pear Lake -12b

Classification: Settlement

MCO: MCO 197

Acquisition Authority:

**General
Description:**

This parcel is adjacent on the north to Mental Health Trust land. It is a tract of approximately five acres, lying immediately north of Mirror Lake in the Big Lake area. The lot is wooded with black spruce and birch, but is somewhat marshy. The terrain gets increasingly wetter to the south. Private land abuts Mental Health land to the south.

Access:

Access is by way of public access easements across adjacent lots.

Known

Encumbrances: none

Identified

Easements:

A 25 foot public access easement is required on all five sides.

Comments:

This parcel will infill existing Mental Health Trust land.

There is a DOT Transportation Corridor to the west of this parcel (ADL 20838) crossing Mental Health Trust Land.

Local Zoning:

No specific Mat-Su Borough regulations apply to this parcel.

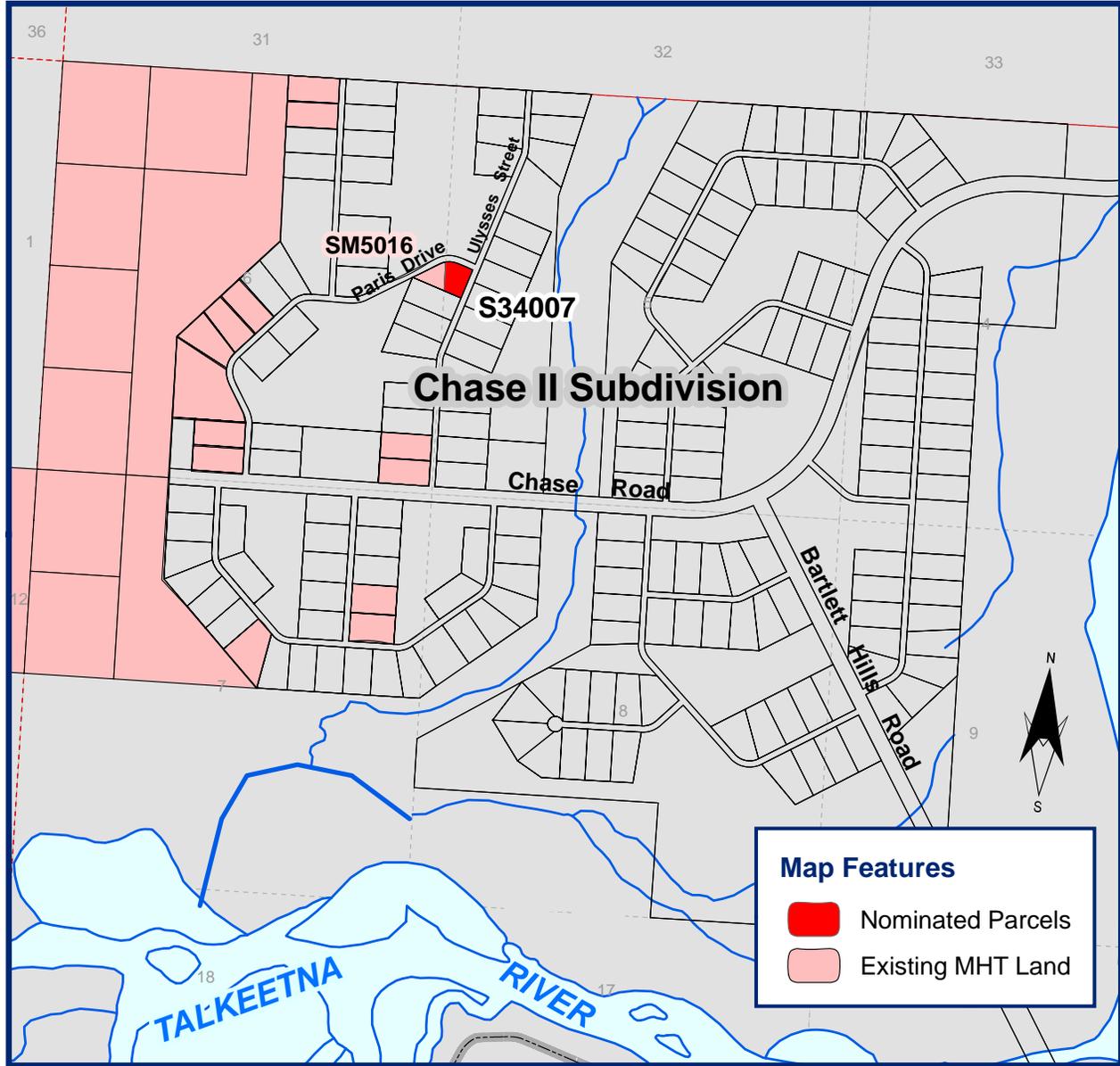
Existing Use(s):

Vacant

MHT NOMINATED REPLACEMENT LAND

Chase II Subdivision - S34007

SM T26N R4W, Section 5



Southcentral Region

Parcel Number: S34007

MTR: S026N004W

Acres: 2.701

Location: Chase II Subdivision

Community: Talkeetna

Area Plan: Susitna Area Plan

Classification Number : SC-86-005

Unit: Chase II Sub - Unit 5a

Classification: Settlement

MCO: MCO 171

Acquisition Authority: GS 353

**General
Description:**

This parcel is a portion of a lot (Lot 4, Block 19, ASLS 790149) which is divided by the section line between Sections 5 and 6. The portion of Lot 4 in Section 6 has already been conveyed to the Mental Health Trust. The parcel is part of platted Chase II Subdivision about four miles north of Talkeetna in the small community of Chase. The terrain is level and wooded. This subdivision is located north of the river in the Talkeetna River corridor. The river corridor remains in public ownership for public use and recreation. The parcel is a corner lot at the junction of Paris Drive and Ulysses Street. To the north of the parcel is a large state owned tract to be retained as a common area.

Access:

Platted subdivision streets connect with Chase Road and then to a state right-of-way. Public access is retained to the Talkeetna River Corridor.

Known

Encumbrances: none

Identified

Easements: A thirty foot utility easement runs along the north and west property lines.

Comments:

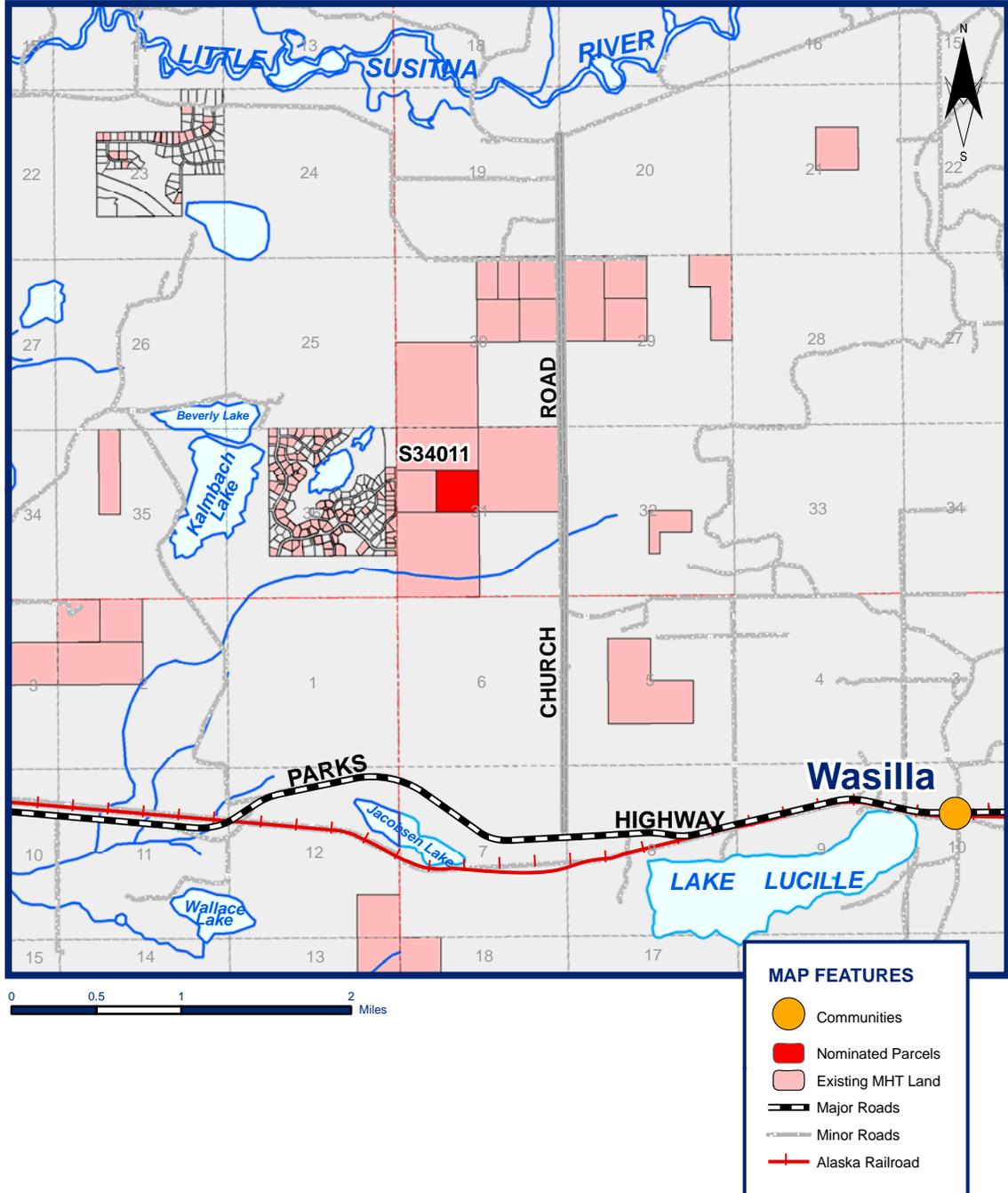
Local Zoning: Matanuska-Susitna Borough regulations apply.

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Wasilla - S34011

SM T18N R1W, Section 31



Southcentral Region

Parcel Number: S34011

MTR: S018N001W

Acres: 40

Location: Wasilla

Community: Wasilla

Area Plan: Willow Sub-Basin AP

Classification Number : SC-80-020, SC 81-048

Unit: Wasilla

Classification: Settlement

MCO: MCO 239

Acquisition Authority: 1220828 Univ 32, OSL

General Description: This parcel is located in the Matanuska Valley about three miles north of the Parks Highway and five miles from Wasilla. The terrain is rolling and drops fairly sharply at the southern end to a wetland area. Trust land surrounds this parcel.

Access: Access is by way of a 60 foot access easement (ADL 221698); see 'Identified Easements'.

Known Encumbrances: none

Identified Easements: An easement, intended to provide access to landlocked state land with state leases 'floats' within Section 3 (ADL 221598). The exact location is yet to be determined.

A 25 foot public access easement is required on all exterior boundaries of this parcel.

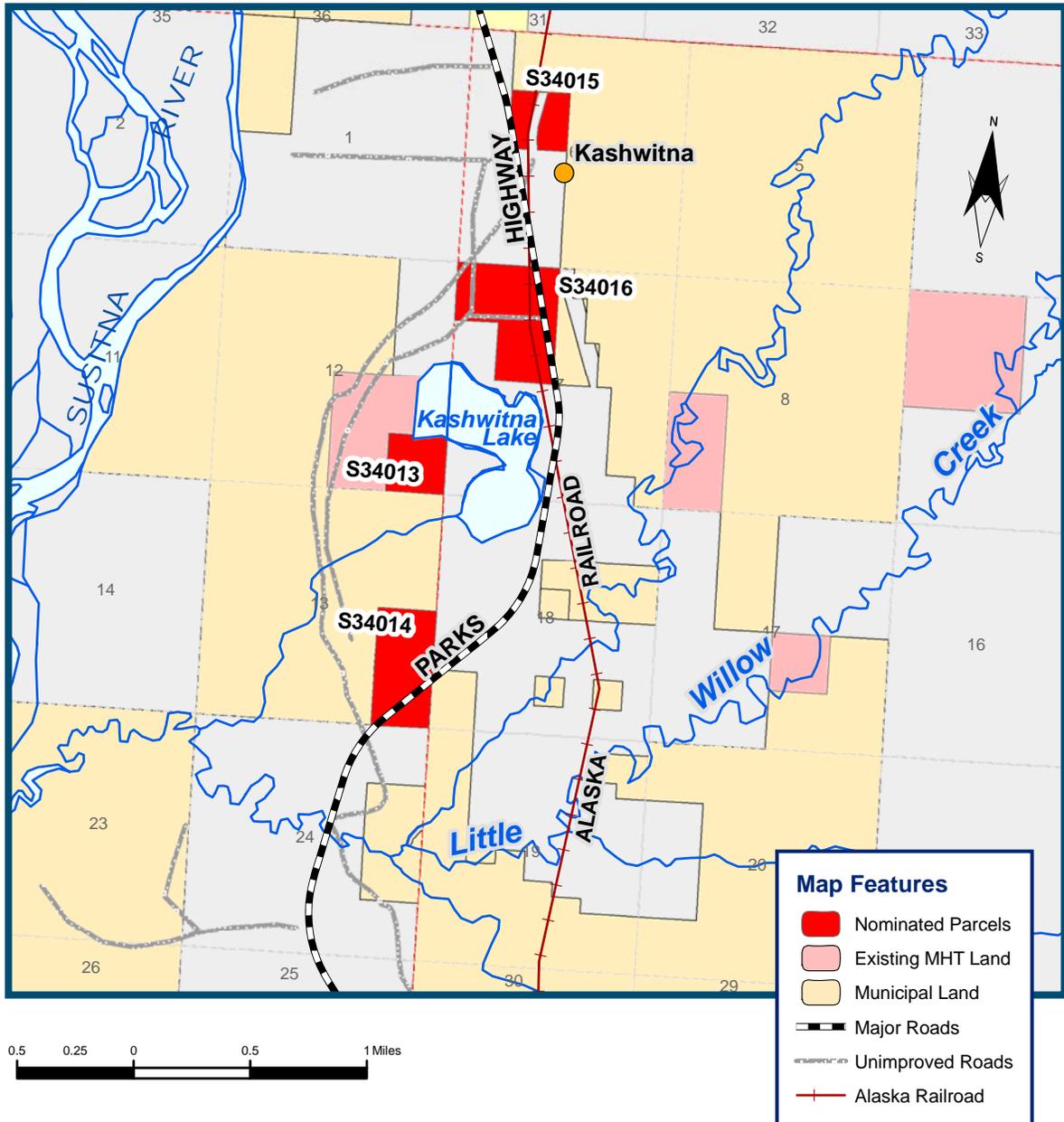
Comments: This parcel provides an infill to existing Trust land.

Local Zoning: Matanuska-Susitna Borough regulations apply.

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Kashwitna Lake - S34013, 14, 15 and 16



Southcentral Region

Parcel Number: S34013

MTR: S020N005W

Acres: 36.08

Location: Kashwitna Lake

Community: Willow

Area Plan: Willow Sub-Basin AP

Classification Number : SC-82-021

Unit: Rogers Creek

Classification: Unclassified

MCO: none

Acquisition Authority: CG 99

**General
Description:**

This parcel lies in the Susitna River Basin approximately five miles north of Willow and just west of the George Parks Highway. Part of the northern boundary line of this parcel follows the shoreline of Kashwitna Lake. Mental Health Trust land abuts this parcel on the north and west. Private property abuts this parcel to the south and east. The terrain is level and wooded.

Access:

There is no direct road access to this parcel although it lies only a short distance from the Parks Highway. Boat access is possible from Kashwitna Lake.

Known

Encumbrances:

Shallow Gas Lease (ADL 389310) expires May 2006.

Identified

Easements:

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01. The parcel is subject to a 50 foot public access easement 'along' the mean high water line of Kashwitna Lake.

Comments:

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates this Unit (Rogers Creek) for settlement and recreation.

This parcel was not in state ownership at the time of adoption of the area plan and is unclassified. The surrounding area is classified for Public Recreation and Wildlife Habitat.

Local Zoning:

Matanuska-Susitna Borough regulations apply.

Existing Use(s):

vacant

Southcentral Region

Parcel Number: S34014

MTR: S020N005W

Acres: 80

Location: Kashwitna Lake

Community: Willow

Area Plan: Willow Sub-Basin AP

Classification Number : SC-82-021

Unit: Rogers Creek

Classification: Unclassified

MCO: None

Acquisition Authority: CG 99

**General
Description:**

This parcel lies in the Susitna River basin just north of Kashwitna Lake and south of the community of Kashwitna, along the Parks Highway. The terrain is level and wooded. The parcel is bordered on the north and west by agricultural land owned by the Mat-Su Borough. Property to the east is private land leased for agricultural purposes. The Parks Highway right-of-way takes a diagonal slice across the southern half of the parcel beginning at the southwest corner. A 60' dirt road runs horizontally across the southern half of this parcel from the parks highway to the Municipal property abutting the western boundary.

Access:

The Parks Highway cuts through the southeast corner of this parcel.

Known

Encumbrances:

A Shallow Gas Lease (ADL 389310) was issued, expiring May 2006.

Identified

Easements:

Right-of Way permit (ADL 58667) has been issued for construction of a 60' wide road across the southern half of this parcel.

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01.

Comments:

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation. Right-of-way permit ADL 58667 is for improvement of a 60' wide dirt road connecting the Municipal property abutting this parcel on the west to the Parks Highway.

Local Zoning:

Matanuska-Susitna Borough regulations apply.

Existing Use(s):

Access to adjacent municipal property.

Southcentral Region

Parcel Number: S34015

MTR: S020N004W

Acres: 33.9

Location: Kashwitna Lake

Community: Willow

Area Plan: Willow Sub-Basin AP

Classification Number : SC-82-021

Unit: Rogers Creek

Classification: Unclassified

MCO: None

Acquisition Authority: GS 238

**General
Description:**

This parcel lies in the Susitna River drainage about 1/2 mile south of Kashwitna and north of Kashwitna Lake. Land owned by the Alaska Railroad creates a 250 foot wide separation between lots 8 and 9. The terrain is level and wooded. Lot 8 abuts railroad property to the east and the Parks Highway on its southwest corner. There is a gravel pit just north of Lot 8 and a dirt road follows its north property line appearing to connect to Lot 9. Lot 9 abuts railroad property to the west. Conveyed Municipal Entitlement property (ADL 25950) borders Lot 8 on the north and Lot 9 on the north and east. State land borders both lots on the south and private land borders Lot 8 on the west.

Access:

Lot 8 abuts the Parks Highway in the southwest corner. Aerial photos show a private dirt road which passes along the northern lot line of Lot 8 and ends at Lot 9.

Known

Encumbrances: none

Identified

Easements:

Alaska Railroad property (USS 9031) passes through this parcel, making a 250 foot separation between lots 8 and 9.

Comments:

This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation.

Local Zoning:

Matanuska-Susitna regulations apply.

Existing Use(s):

vacant

Southcentral Region

Parcel Number: S34016

MTR: S020N004W

Acres: 109

Location: Kashwitna Lake

Community: Willow

Area Plan: Willow Sub-Basin AP

Classification Number : SC-82-021

Unit: Rogers Creek

Classification: Unclassified

MCO: None

Acquisition Authority: GS 238

**General
Description:**

This is a large parcel lying close to the north shore of Kashwitna Lake about a mile south of Kashwitna on the Parks Highway. The terrain is level and wooded. The southern boundary of the parcel abuts a dirt road that follows the north shoreline of Kashwitna Lake. The Parks Highway crosses the eastern part of the parcel, starting at the southeast corner and running diagonally north.

Access:

Road access is by way of the Parks Highway. A dirt road that abuts the south property line provides access to Kashwitna Lake.

**Known
Encumbrances:**

none

**Identified
Easements:**

All section lines are subject to a 50 a foot public easement reservation under AS 19.10.01.

Comments:

A rectangular water body shows up on aerial photos in the southeast corner of the parcel adjacent to the Parks Highway . It looks like man-made construction. This parcel lies within the area classified by the Willow Sub-Basin Area Plan which was adopted in 1982. The parcel was not in state ownership at the time, so it is unclassified. The plan designates the Rogers Creek Unit for settlement and recreation.

Local Zoning:

Matanuska-Susitna Borough regulations apply.

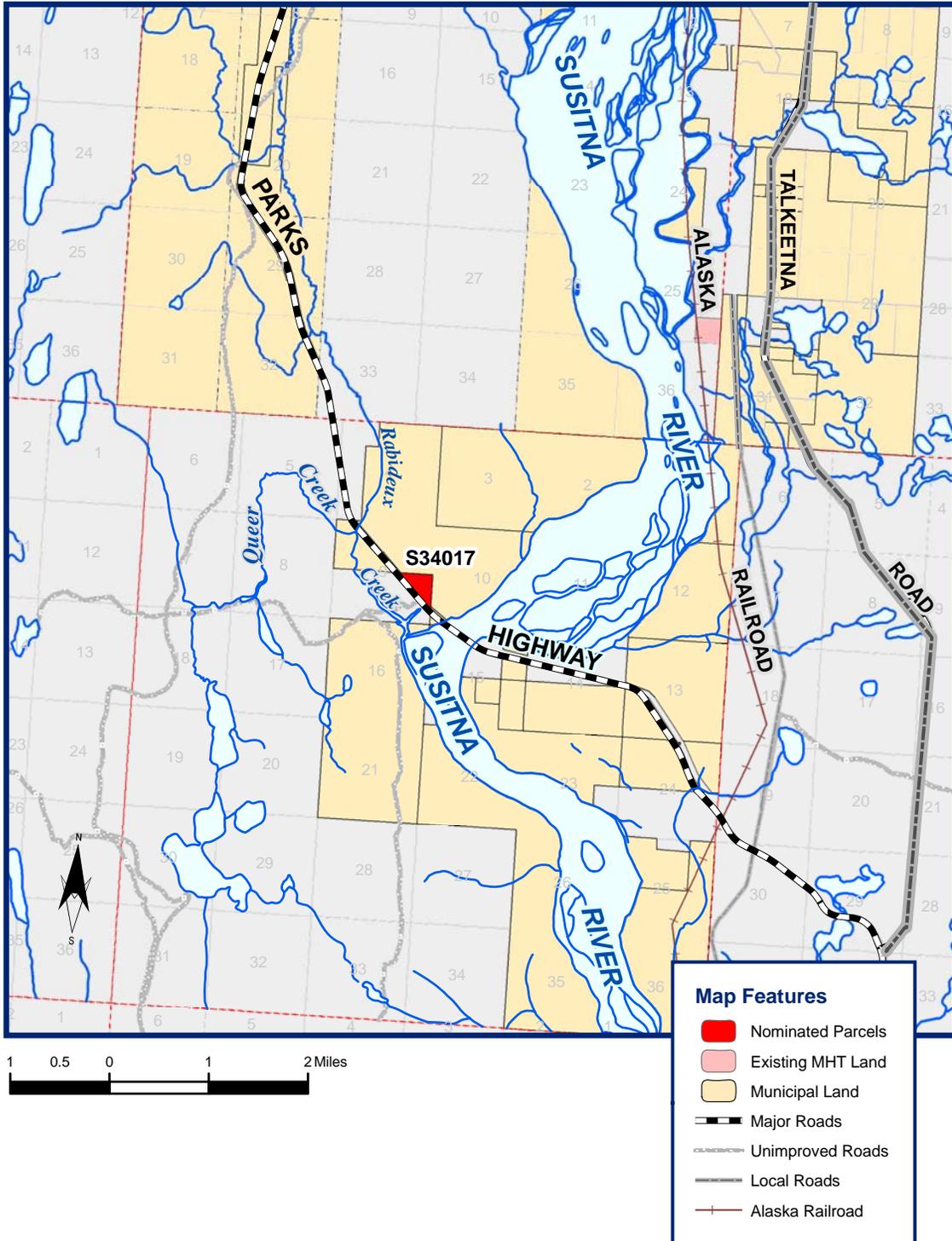
Existing Use(s):

vacant

MHT NOMINATED REPLACEMENT LAND

Susitna River Valley - S34017

SM T24N R5W, Section 9



Southcentral Region

Parcel Number: S34017

MTR: S024N005W

Acres: 41.25

Location: Susitna River Valley

Community: Talkeetna

Area Plan: Susitna Area Plan

Classification Number : SC-86-005

Unit: Region 2 - Susitna River
Corridor

Classification: Recreation

MCO: None

Acquisition Authority: GS 172

**General
Description:**

This parcel lies in the Susitna River drainage about ten miles south of Talkeetna. The parcel is a triangular shape with the base abutting the Parks Highway on the west. Conveyed Municipal Entitlement land (ADL 26063) surrounds the parcel on the other two sides. The terrain is level and forested.

Access:

There is access to the Parks Highway.

**Known
Encumbrances:**

none

**Identified
Easements:**

A 50 foot section line public access easement will be required along all section lines.

A partially constructed 100 foot wide gravel access easement (ADL 24747) extends 500 feet into this parcel.

Comments:

A permit (ADL 24747) was issued for construction or widening of a gravel access road extending 500 feet into this parcel. There is no indication that construction was completed or that permit has been closed. Records indicate that this road was intended to provide access to a way-side campsite with access to the Susitna River. Rabideaux Creek flows near or through the southern corner of this parcel and drains into the Susitna River a short distance from the parcel. The primary designation for this parcel in the Susitna Area Plan (1985) is public recreation.

Local Zoning:

Matanuska-Susitna Borough regulations apply.

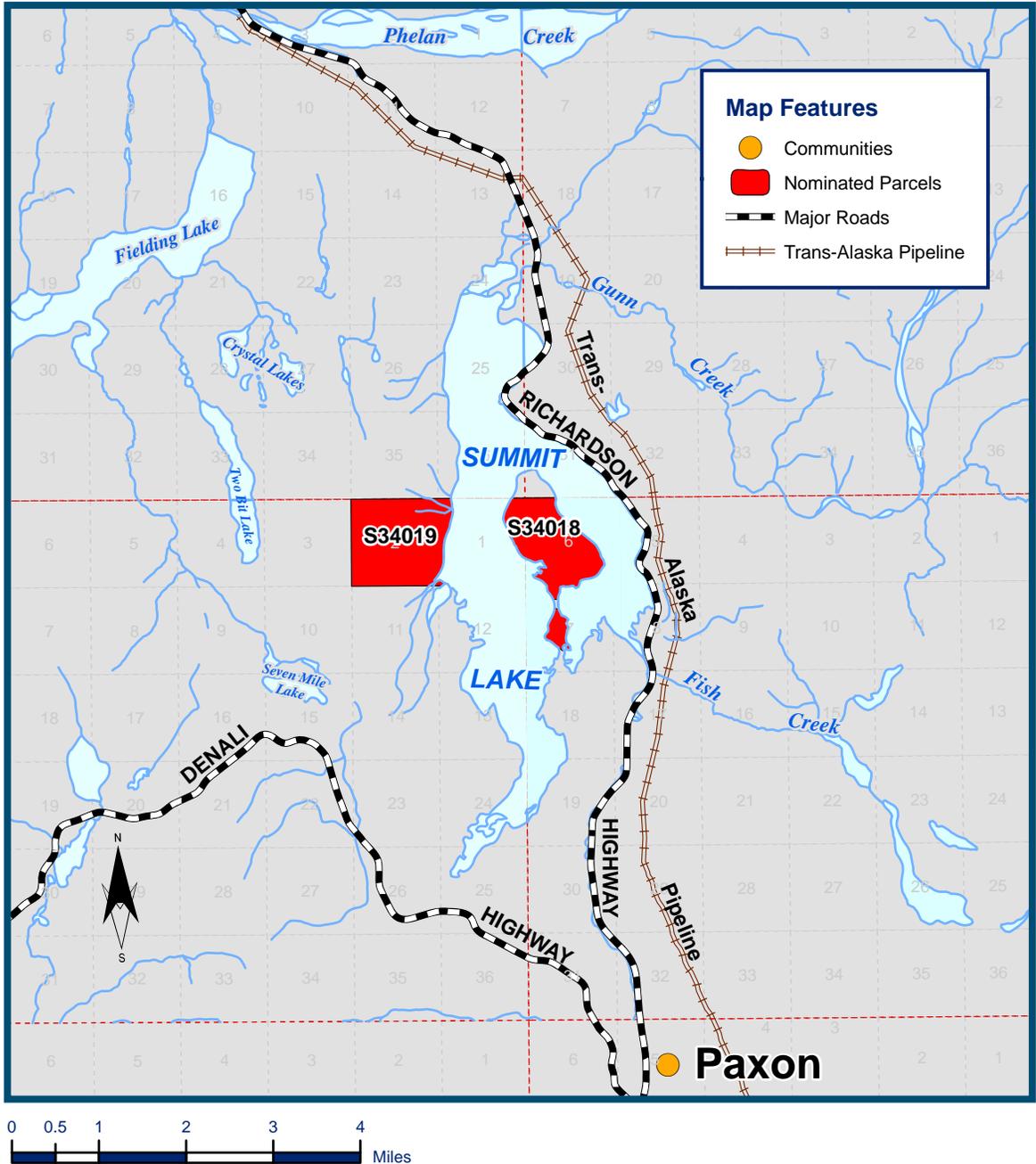
Existing Use(s):

none

MHT NOMINATED REPLACEMENT LAND

Summit Lake - S34018 and S34019

FM T21S R11E and 12E



Southcentral Region

Parcel Number: S34018

MTR: F021S012E

Acres: 581

Location: Summit Lake

Community: Fairbanks

Area Plan: Copper River Basin AP

Classification Number : SC-86-030

Unit: Unit 28

Classification: Public Recreation/Wildlife Habitat

MCO: Closed to Mineral entry.

Acquisition Authority: NFCG 4

**General
Description:**

Summit Lake is a large body of water covering approximately 4,000 acres and sits at an elevation of about 3,000 feet. The lake is directly north of the Denali Highway and abuts the west side of the Richardson Highway for a distance of about six miles. Summit Lake is a major salmon spawning and rearing area. This parcel consists of approximately the southern three quarters of a large island and the entirety of a small island in the middle of Summit Lake. Status plats show the two islands being connected by a narrow spit of land at the waterline. The islands are relatively level and covered with arctic vegetation with few trees.

Access: Access by boat or floatplane.

**Known
Encumbrances:** none

**Identified
Easements:**

All section lines within this parcel are subject to a 50 a foot easement reservation on each side of the section line under AS 19.10.010.

A minimum 50 foot and up to a 200 foot public access easement may be required 'along' the shoreline of any water frontage.

Comments: Management intent for the area around Summit Lake is to emphasize public recreation and protection of salmon habitat. Because the area is considered to be high value recreation land, the Copper River Basin Area Plan recommends that, if state land is sold around this lake, a public access easement of up to 200 feet be retained along the shoreline. Parcel S34019 sits on the boundary between the CRBAP and the Tanana Basin Area Plan. The Tanana Basin Area Plan identifies the Summit Lake area as a potential State Recreation Area, although there are other recreation areas that are of a higher priority.

The Gulkana River, Summit Lake, and the area between the south arm of the lake and Gulkana River, Fish Creek, and Gunn Creek will be closed to new mineral entry to protect salmon and resident fish habitat and populations.

Local Zoning: N/A

Existing Use(s): vacant

Southcentral Region

Parcel Number: S34019

MTR: F021S011E

Acres: 735

Location: Summit Lake

Community: Fairbanks

Area Plan: Copper River Basin AP

Classification Number : SC-86-030

Unit: Unit 28

Classification: Public Recreation/Wildlife Habitat

MCO: Closed to mineral entry.

Acquisition Authority: NFCG 4

General Description:

This parcel abuts the western shore of Summit Lake 170 miles south of Fairbanks. Summit Lake is a large body of water covering approximately 4,000 acres and sits at an elevation of about 3,000 feet. The lake sits directly north of the Denali Highway and follows the west side of the Richardson Highway for a distance of about six miles. The terrain in the area sustains alpine vegetation with few trees. There are numerous smaller lakes and streams in the area around Summit Lake. The northeast corner of this parcel drops steeply down to the lake shore. Moving south along the shoreline the parcel flattens out and slopes more gently to the lake. Several small streams flow into the lake from the south and converge at the southeast corner of this parcel where the terrain becomes sandy and gravelly, devoid of vegetation.

Access: Access by boat or floatplane.

Known Encumbrances: none

Identified Easements:

All section lines within this parcel are subject to a 50 a foot easement reservation on each side of the section line under AS 19.10.010.

A minimum 50' and up to a 200 foot public access easement may be required 'along' the shoreline of any water frontage.

Comments:

Management intent for the area around Summit Lake is to emphasize public recreation and protection of salmon habitat. Because the area is considered to be high value recreation land, the Copper River Basin Area Plan recommends that, if state land is sold around this lake, a public access easement of up to 200 feet be retained along the shoreline. This parcel sits on the boundary between the CRBAP and the Tanana Basin Area Plan. The Tanana Basin Area Plan identifies the Summit Lake area as a potential State Recreation Area, although there are other recreation areas that are of a higher priority.

The Gulkana River, Summit Lake, and the area between the south arm of the lake and Gulkana River, Fish Creek, and Gunn Creek will be closed to new mineral entry to protect salmon and resident fish habitat and populations.

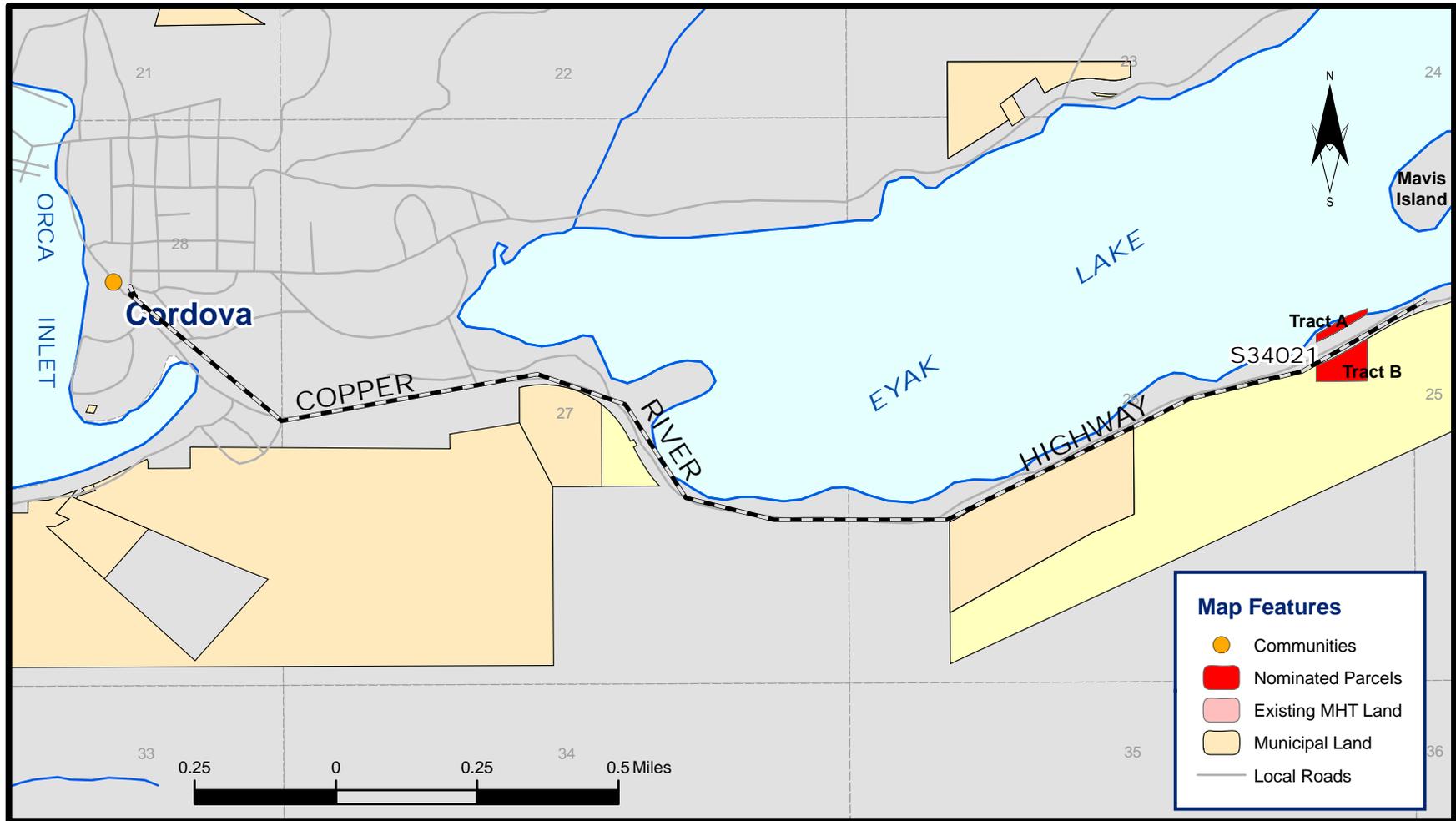
Local Zoning: N/A

Existing Use(s): vacant

MHT NOMINATED REPLACEMENT LAND

Eyak Lake - S34021

CRM T15S R3W, Section 26



Southcentral Region

Parcel Number: S34021

MTR: C015S003W

Acres: 3.72

Location: Eyak Lake

Community: Cordova

Area Plan: Prince William Sound AP

Classification Number : SC-88-004

Unit: Unit 27A

Classification: Public Recreation

MCO: MCO 556

Acquisition Authority: NFCG 4

**General
Description:**

This parcel consists of two tracts at Eyak Lake about two miles from the city center of Cordova but within city limits. The two tracts are separated by Copper River Highway, a 200 foot right-of-way. Tract A is an elongated oval parcel abutting the shoreline of Eyak Lake on the north and the highway right-of way on the south. Tract B is an irregular rectangle the northern boundary of which abuts the highway right-of-way. The tract is surrounded on the other three sides by University of Alaska land. The terrain is level and slopes gradually down to Eyak Lake.

Access:

Parcel has access to the Copper River Highway and to Eyak Lake.

Known

Encumbrances: none

Identified

Easements:

Survey notes for this parcel remark, "Tract A is subject to a 25 ft. pedestrian easement along the Ordinary High Water Line of Eyak Lake."

Comments:

The natural meanders of the line of Ordinary High Water forms the True Bounds of this Tract A where it is adjacent to Eyak Lake.

Eyak River and Eyak Lake contain important recreation and fisheries resources. Mavis Island in the middle of Eyak Lake will be retained by the state and managed for public recreation. There are picnic and fishing spots along the southern shoreline of the lake. Tract A is subject to a 25' pedestrian easement to provide for public access.

Local Zoning:

Existing Use(s): vacant

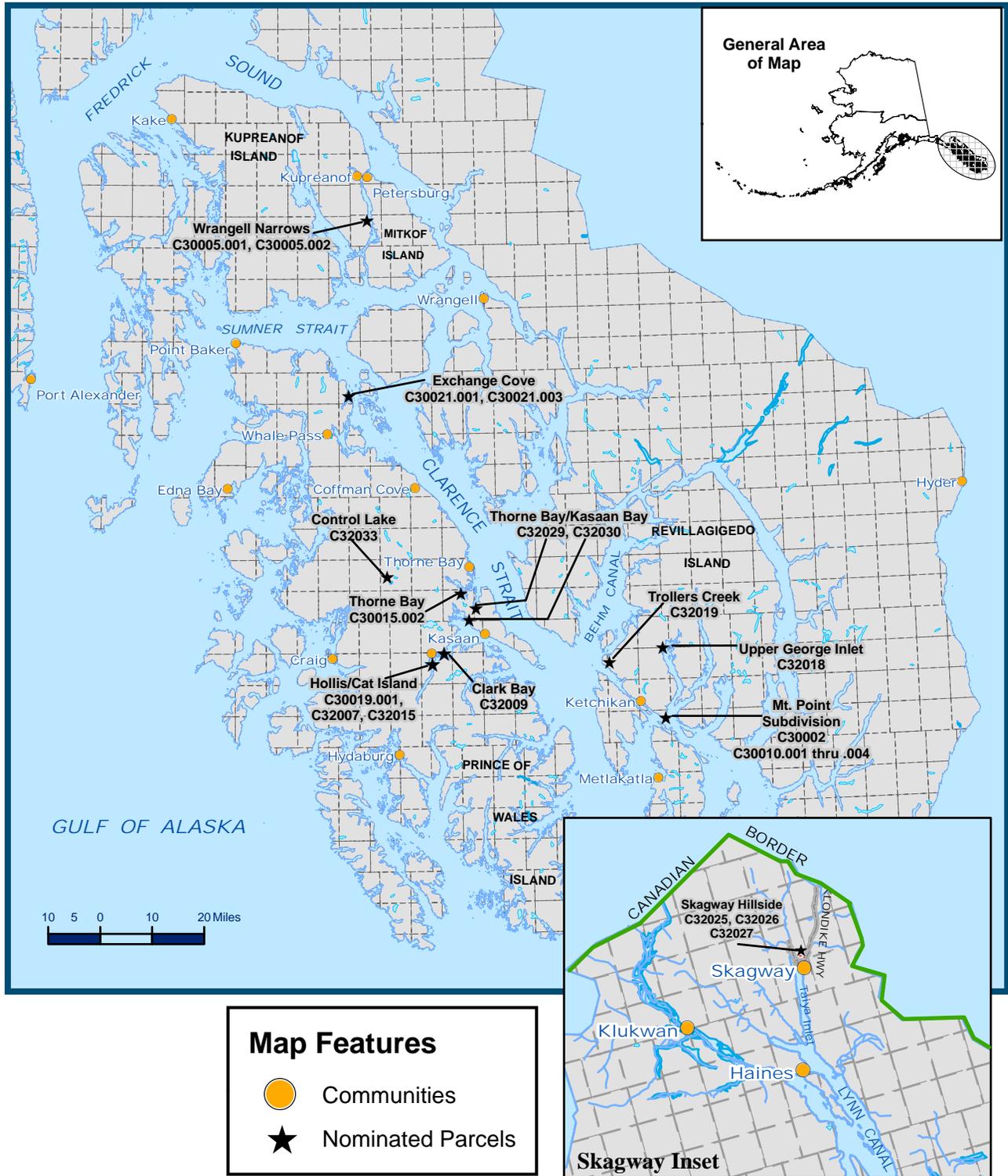
APPENDIX B
SOUTHEAST REGION

Preliminary Finding and Decision

December 2005

SOUTHEAST REGION AREA MAP

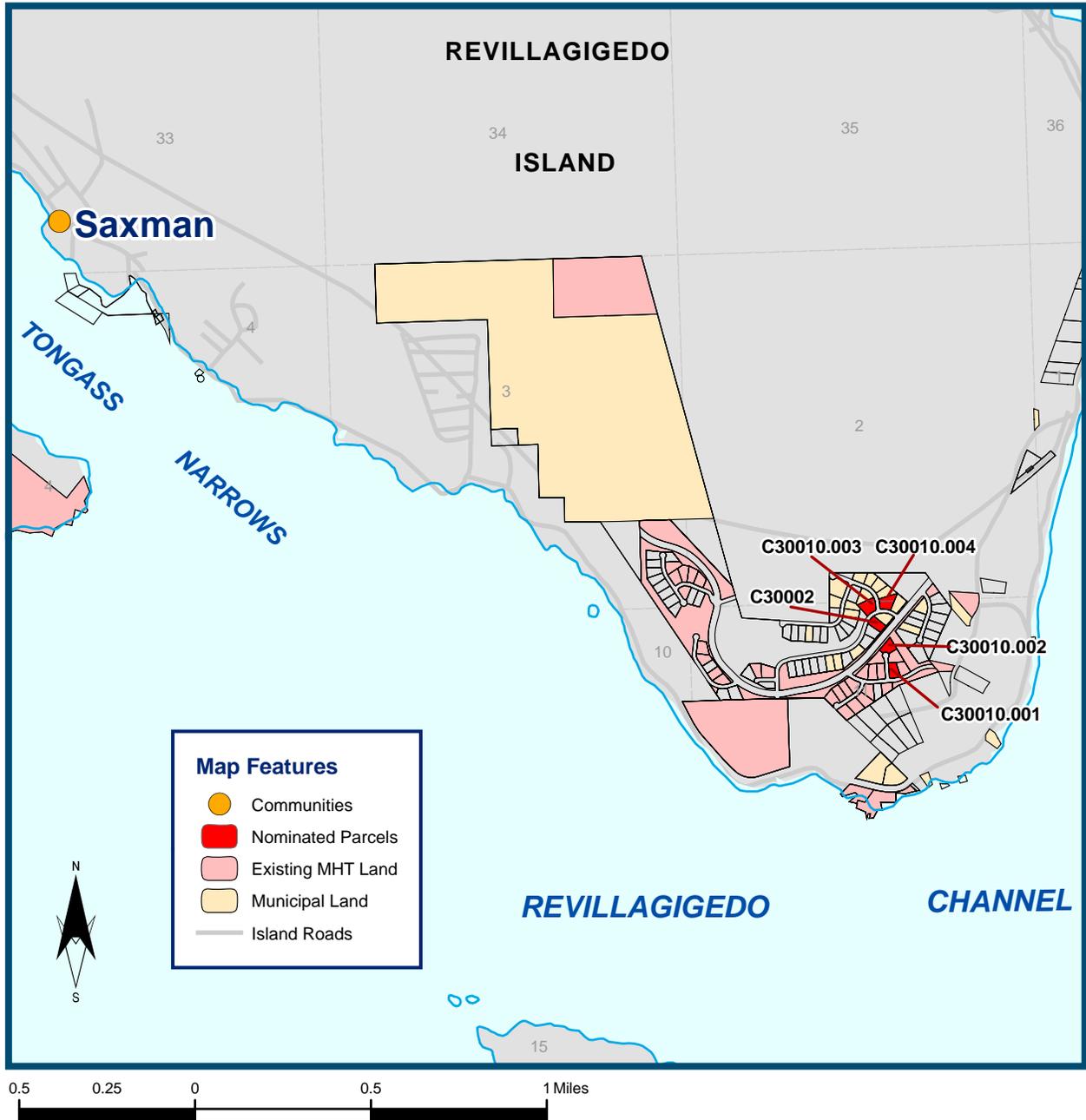
Mental Health Trust Nominated Replacement Land



MHT NOMINATED REPLACEMENT LAND

Mt. Point Subdivision - C30002, C30010.001 thru .004

CRM T76S R91E



Southeast Region

Parcel Number: C30002

MTR: C076S091E

Acres: 0.768

Location: Mt. Point Subdivision

Community: Ketchikan

Area Plan: Central/Southern Southeast

Classification Number : SE-00-001

Unit: K-44.000

Classification: Settlement

MCO: MCO 74

Acquisition Authority: NFCG 139

General Description: This parcel is part of Mountain Point Subdivision, a state platted subdivision just south of the cities of Ketchikan and Saxman and is designated for Settlement. The parcel is down slope from Fawn Mountain and is relatively flat. The land is cleared for settlement, but it remains vegetated.

Access: Access to subdivision lot is by way of Tongass Highway Bypass to South Tongass Highway. Both are 100' rights-of-way.

Known Encumbrances: none

Identified Easements: none

Comments: This parcel is part of a platted subdivision (ASLS 80-187) which is intended for settlement. The State has retained Tracts D,E, F, J and K within this subdivision for public open space. C30002 was reserved as part of the original Mental Health Replacement Pool in 1998.

Local Zoning: Residential

Existing Use(s): vacant

Southeast Region

Parcel Number: C30010.001

MTR: C076S091E

Acres: 0.76

Location: Mt. Point Subdivision

Community: Ketchikan

Area Plan: Central/Southern Southeast

Classification Number : SE-00-001

Unit: K-44.000

Classification: Settlement

MCO: MCO 74

Acquisition Authority: NFCG 139

General Description: This parcel is part of Mountain Point Subdivision, a state platted subdivision just south of the cities of Ketchikan and Saxman, and is designated for Settlement. The parcel is down slope from Fawn Mountain and is relatively flat. The land is cleared for settlement, but it remains vegetated.

Access: Access to subdivision lots is by way of Tongass Highway Bypass connecting to South Tongass Highway. Platted 60 foot wide subdivision roads connect to Tongass Highway Bypass.

Known Encumbrances: None

Identified Easements: none

Comments: This parcel is part of a platted subdivision which is intended for settlement. Several lots within this subdivision have already been conveyed to Mental Health Trust. The State has retained Tracts D,E, F, J and K within this subdivision for public open space. This lot was included as part of the original Mental Health Replacement Pool in 1998.

Local Zoning: Residential

Existing Use(s): Vacant

Southeast Region

Parcel Number: C30010.002

MTR: C076S091E

Acres: 0.73

Location: Mt. Point Subdivision

Community: Ketchikan

Area Plan: Central/Southern Southeast

Classification Number : SE-00-001

Unit: K-44.000

Classification: Settlement

MCO: MCO 74

Acquisition Authority: NFCG 139

General Description: This parcel is part of Mountain Point Subdivision, a state platted subdivision just south of the cities of Ketchikan and Saxman, and is designated for Settlement. The parcel is down slope from Fawn Mountain and is relatively flat. The land is cleared for settlement, but it remains vegetated.

Access: Access to this parcel is by way of Tongass Highway Bypass to South Tongass Highway, both 100' rights-of-way.

Known Encumbrances: None

Identified Easements: none

Comments: This parcel is part of a platted subdivision which is intended for settlement. The State has retained Tracts D,E, F, J and K within this subdivision for public open space. Several lots in this subdivision have already been conveyed to Mental Health. This lot was included as part of lthe original Mental Health Replacement Pool in 1998.

Local Zoning: Residential

Existing Use(s): Vacant

Southeast Region

Parcel Number: C30010.003

MTR: C076S091E

Acres: 1.00

Location: Mt. Point Subdivision

Community: Ketchikan

Area Plan: Central/Southern Southeast

Classification Number : SE-00-001

Unit: K-44.000

Classification: Settlement

MCO: MCO 74

Acquisition Authority: NFCG 139

General Description: This parcel is part of Mountain Point Subdivision, a state platted subdivision just south of the cities of Ketchikan and Saxman. The parcel is down slope from Fawn Mountain and is relatively flat. The land is cleared for settlement, but it remains vegetated.

Access: Access to subdivision lots is by way of Tongass Highway Bypass to South Tongass Highway. Platted 60 foot wide subdivision roads connect to Tongass Highway Bypass.

Known Encumbrances: None

Identified Easements: none

Comments: This parcel is part of a platted subdivision which is intended for settlement. The State has retained Tracts D,E, F, J and K within this subdivision for public open space. Several lots in this subdivision have already been conveyed to Mental Health. This lot was included as part of the original Mental Health Replacement Pool in 1998.

Local Zoning: Residential

Existing Use(s): Vacant

Southeast Region

Parcel Number: C30010.004

MTR: C076S091E

Acres: 0.993

Location: Mt. Point Subdivision

Community: Ketchikan

Area Plan: Central/Southern Southeast

Classification Number : SE-00-001

Unit: K-44.000

Classification: Settlement

MCO: MCO 74

Acquisition Authority: NFCG 139

General Description: This parcel is part of Mountain Point Subdivision, a state platted subdivision just south of the cities of Ketchikan and Saxman. The parcel is down slope from Fawn Mountain and is relatively flat. The land is cleared for settlement, but it remains vegetated.

Access: Access to subdivision lots is by way of Tongass Highway Bypass to South Tongass Highway. Platted 60 foot wide subdivision roads connect to Tongass Highway Bypass.

Known Encumbrances: None

Identified Easements: none

Comments: This parcel is part of a platted subdivision which is intended for settlement. The State has retained Tracts D,E, F, J and K within this subdivision for public open space. Several lots in this subdivision have already been conveyed to Mental Health. This lot was included as part of the original Mental Health Replacement Pool in 1998.

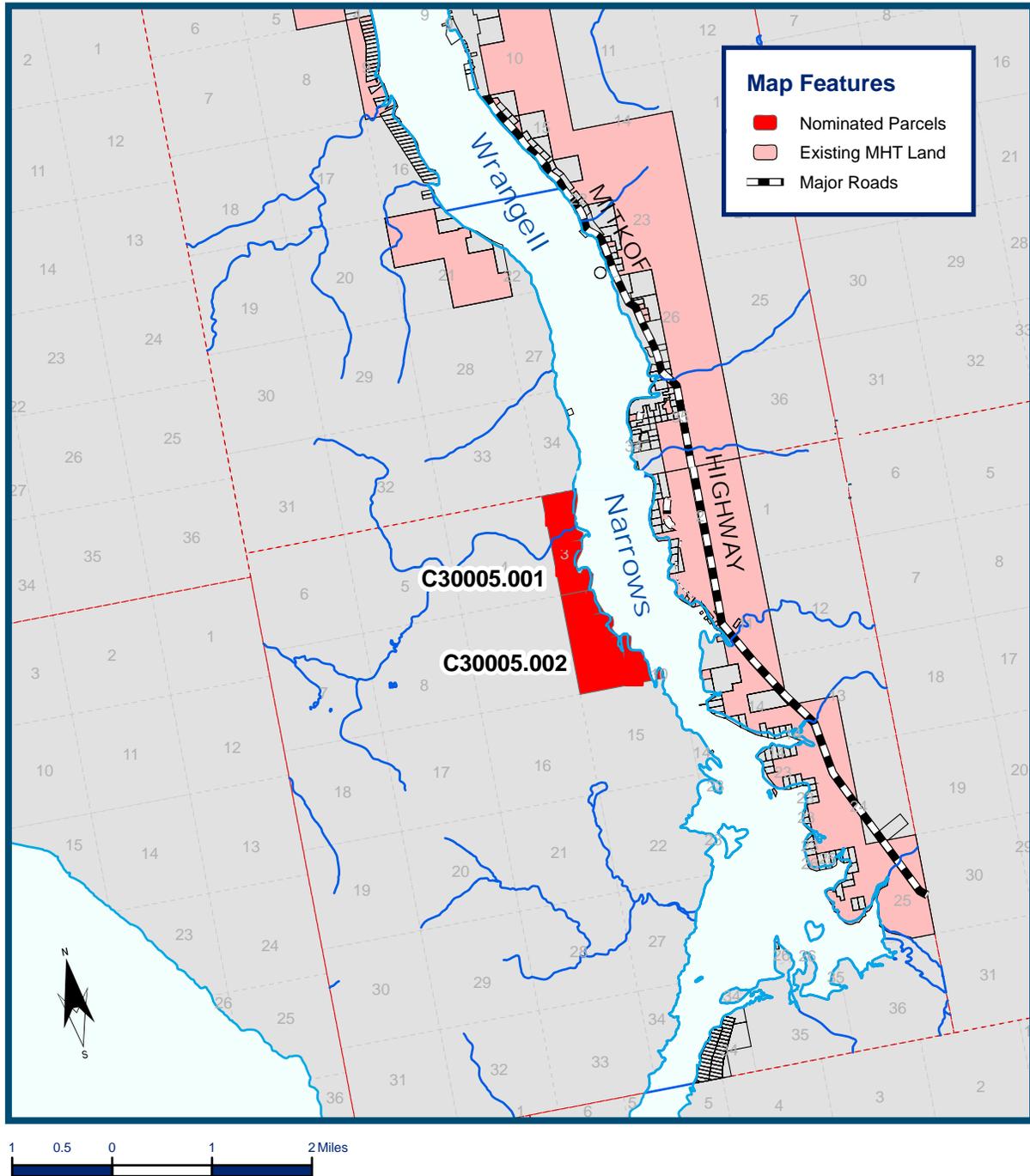
Local Zoning: Residential

Existing Use(s): Vacant

MHT NOMINATED REPLACEMENT LAND

Wrangell Narrows - C30005.001 and .002

CRM T60S R79E



Southeast Region

Parcel Number: C30005.001

MTR: C060S079E

Acres: 184.53

Location: Wrangell Narrows

Community: Petersburg

Area Plan: Central/Southern Southeast

Classification Number : SE-00-001

Unit: P-13

Classification: Resource Management

MCO: none

Acquisition Authority: NFCG 291

General Description: This parcel abuts the western tidelands of Wrangell Narrows on the eastern coastline of Kupreanof Island. Petersburg is across the narrows on Mitkof Island, about eight miles north of this parcel. The terrain is relatively flat and supports a fringe of old-growth forest particularly in the northern portion of the parcel. Much of the parcel supports extensive wetlands characterized by saturated spruce bog and sphagnum bog. Estuarine wetlands line the coast. One anadromous stream (Code 106-44-10500) passes through the middle of this parcel and empties into South Flats, an extensive tidal flat.

Access: Access is by boat or floatplane. There is possible access by way of Reserved Forest Development Road.

Known

Encumbrances: Reserved Forest Service Development Road No. 6350 crosses parcel at the northwest corner.

Identified

Easements: This parcel is subject to a public access easement 'along' the mean high water line where the property abuts Wrangell Narrows.

Comments: The uplands directly east across Wrangell Narrows are currently owned by the Mental Health Trust. This parcel was included in the Mental Health Replacement Pool of 1998 (ADL 227494). The parcel is designated Gu and is considered appropriate for settlement.

The Alaska Marine Highway route passes by this parcel on the way through Wrangell Narrows.

Local Zoning: N/A

Existing Use(s): vacant

Southeast Region

Parcel Number: C30005.002

MTR: C060S079E

Acres: 399.19

Location: Wrangell Narrows

Community: Petersburg

Area Plan: Central/Southern Southeast

Classification Number : SE-00-001

Unit: P-13

Classification: Resource Management

MCO: None

Acquisition Authority: NFCG 291

General Description: This parcel abuts the western tidelands of Wrangell Narrows on the eastern coastline of Kupreanof Island. Petersburg is across the narrows on Mitkof Island, about eight miles north of this parcel. A portion of this parcel is a small peninsula (3 acres) called Finger Point separated by a small inlet. The terrain is relatively flat and supports a fringe of old-growth forest. Much of the parcel supports extensive wetlands characterized by saturated spruce bog and sphagnum bog. Estuarine wetlands line the coast. Two anadromous streams (Codes 106-44-10490 and 106-44-10480) traverse this parcel and empty into South Flats, an extensive tidal flat.

Access: Access is by boat or floatplane.

Known Encumbrances: None

Identified Easements: To and along public access where the parcel abuts Wrangell Narrows.

Comments: The uplands directly east across Wrangell Narrows are currently owned by the Mental Health Trust. This parcel was included in the Mental Health Replacement Pool of 1998 (ADL 227494). The parcel is designated Gu and is considered appropriate for settlement.

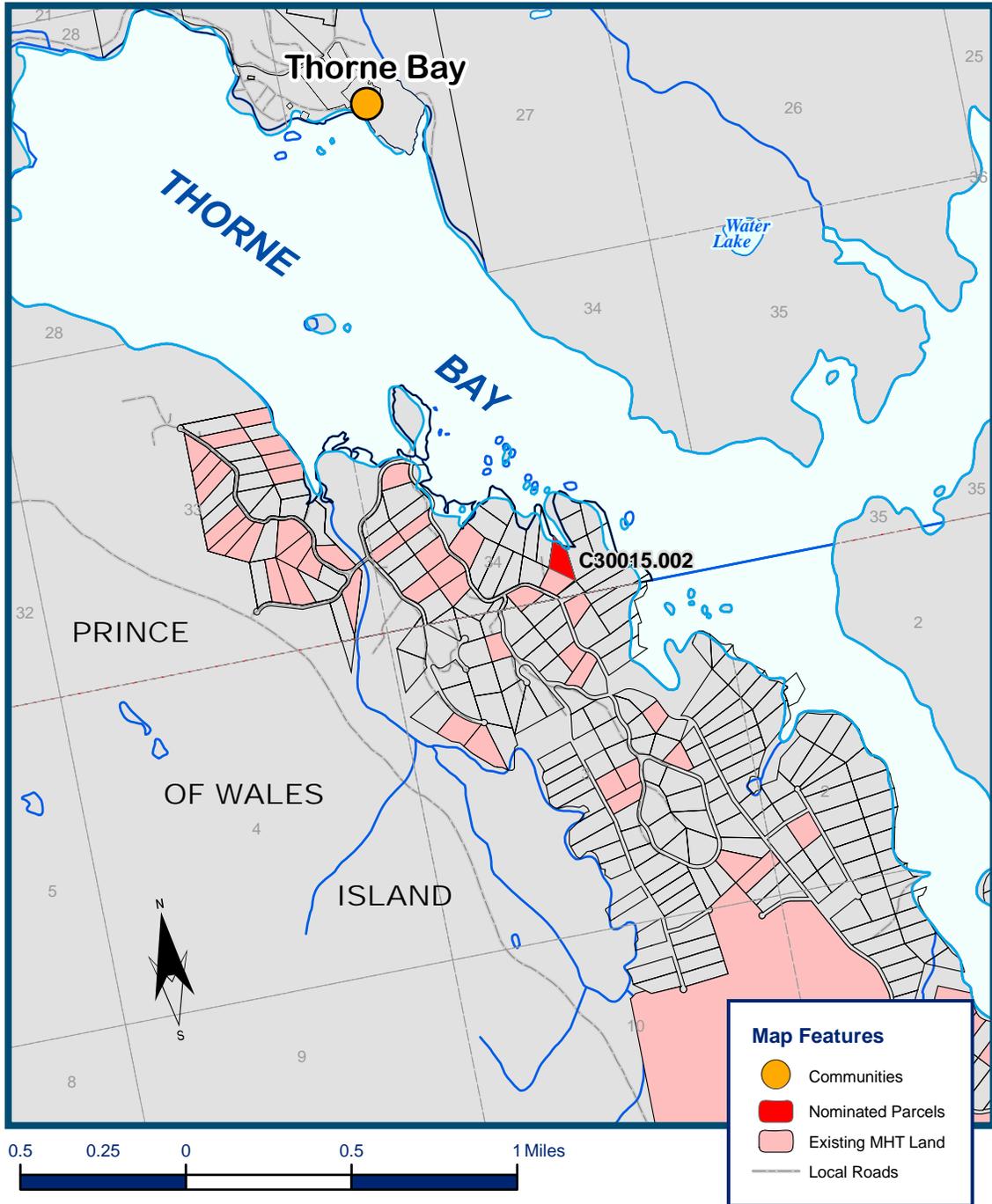
The Alaska Marine Highway route passes by this parcel on the way through Wrangell Narrows.

Local Zoning: None applicable

Existing Use(s): Vacant

MHT NOMINATED REPLACEMENT LAND C30015.002 - Thorne Bay

CRM T71S R84E, Section 34



Southeast Region

Parcel Number: C30015.002

MTR: C071S084E

Acres: 3.25

Location: Thorne Bay

Community: Thorne Bay

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 11c

Classification: Settlement

MCO: MCO 86

Acquisition Authority: NFCG 149

General Description: This parcel is located adjacent to Thorne Bay and is within the Thorne Bay city boundary. The area is heavily forested. This subdivision is level and cleared and is designated for settlement and possible commercial recreation development. The northern property line of this parcel borders on a small inlet which is an arm of Thorne Bay. The south property line abuts subdivision Lot 11 which has already been conveyed to the Mental Health Trust.

Access: Upland access to this lot is by use of thirty foot access easements across adjacent property to reach platted subdivision streets. Water access is by boat or floatplane.

Known Encumbrances: none

Identified Easements: A 50 foot public access easement is required 'along' the mean high water line where the parcel is adjacent to Thorne Bay.

Thirty foot property line easements are required on the west and south.

Comments: This lot was included as part of the original Mental Health Replacement Pool in 1998.

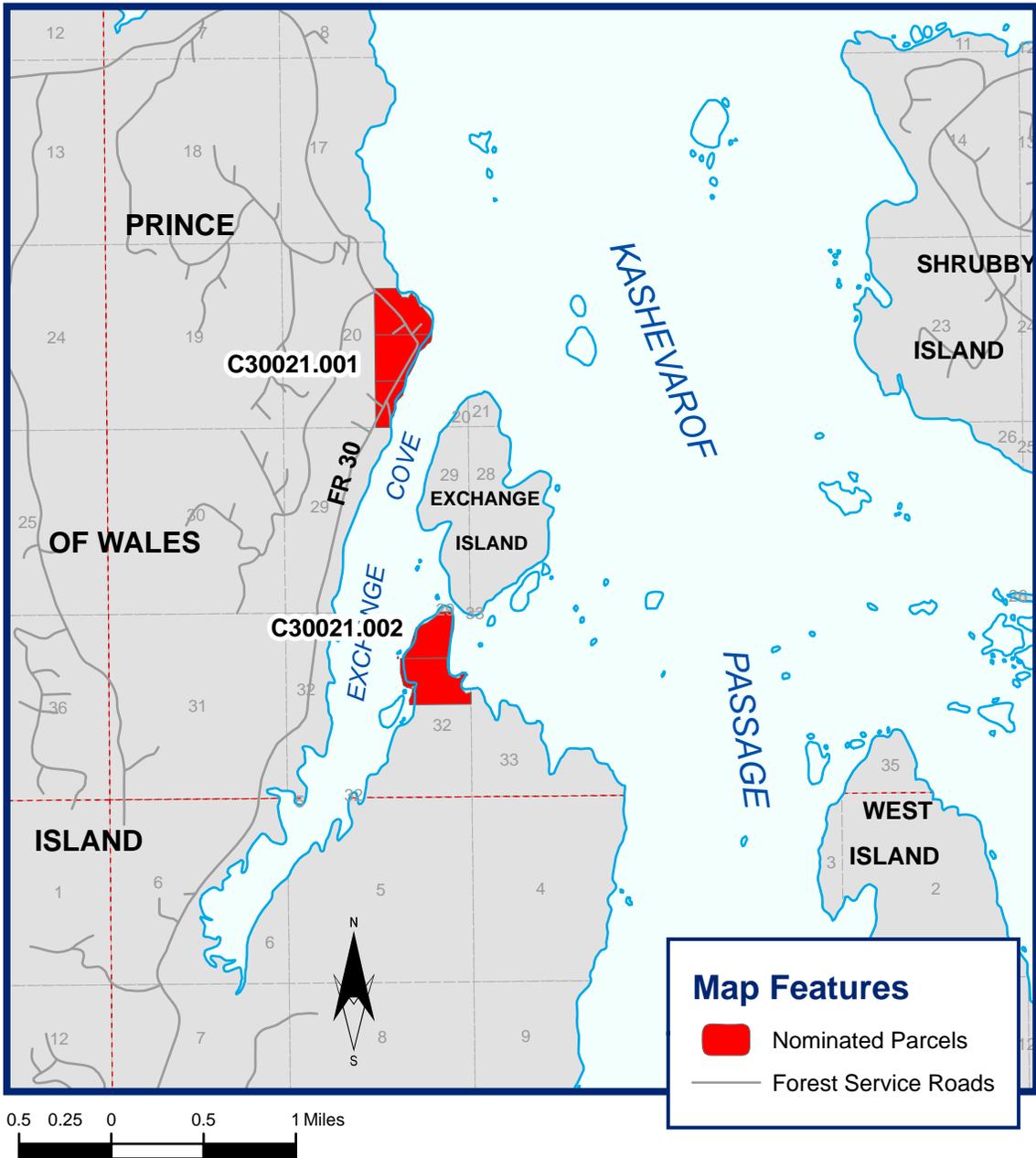
Local Zoning: Thorne Bay coastal management plan policies may apply.

Existing Use(s): vacabt

MHT NOMINATED REPLACEMENT LAND

Exchange Cove - C30021.001 and .002

CRM T65S R80E



Southeast Region

Parcel Number: C30021.001

MTR: C065S080E

Acres: 91.39

Location: Exchange Cove

Community: Whale Pass

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 1b

Classification: Public Recreation, Settlement

MCO: MCO 739 - Renumbered to
MO 1011

Acquisition Authority: NFCG 338

General Description: This parcel, situated at the mouth of Exchange Cove on Prince of Wales Island, is heavily vegetated and occupies an area of moderately sloped terrain abutting the shorelands of Exchange Cove to the east. A Forest Service road (No. 30) traverses this parcel from north to south, providing access to other parts of the island. This area is identified in the area plan as suitable for settlement or other forms of development.

Access: Road access to this parcel is by U.S Forest Service Road FR 30. Water access is by boat or floatplane.

Known Encumbrances: Patent granted reserving U.S. Forest Service development road (RD 30).

Identified Easements: none

Comments: This parcel was included as part of the original Mental Health Replacement Pool in 1998.

Note: MCO 739 applies to Lots 1 and 2 only. The Mineral Closing Order Number was changed in 2003 to MO 1011.

Local Zoning: N/A

Existing Use(s): Timber Harvest

Southeast Region

Parcel Number: C30021.003

MTR: C065S080E

Acres: 76.43

Location: Exchange Cove

Community: Whale Pass

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 1b

Classification: Public Recreation

MCO: None

Acquisition Authority: NFCG 338

General Description: This parcel is at the tip of a small peninsula jutting into the east side of Exchange Cove just south of Exchange Island. It is about one-half mile wide and is surrounded on three sides by about a mile and one-half of irregular coastline. It is mostly level and forested with stretches of beach. This peninsula is identified as having public recreation values.

Access: There is no road access. Access to this parcel is by boat, or floatplane.

Known Encumbrances: None

Identified Easements: none

Comments: This parcel was included as part of the original Mental Health Replacement Pool in 1998.

Local Zoning: This parcel is in an unorganized borough so there is no local zoning.

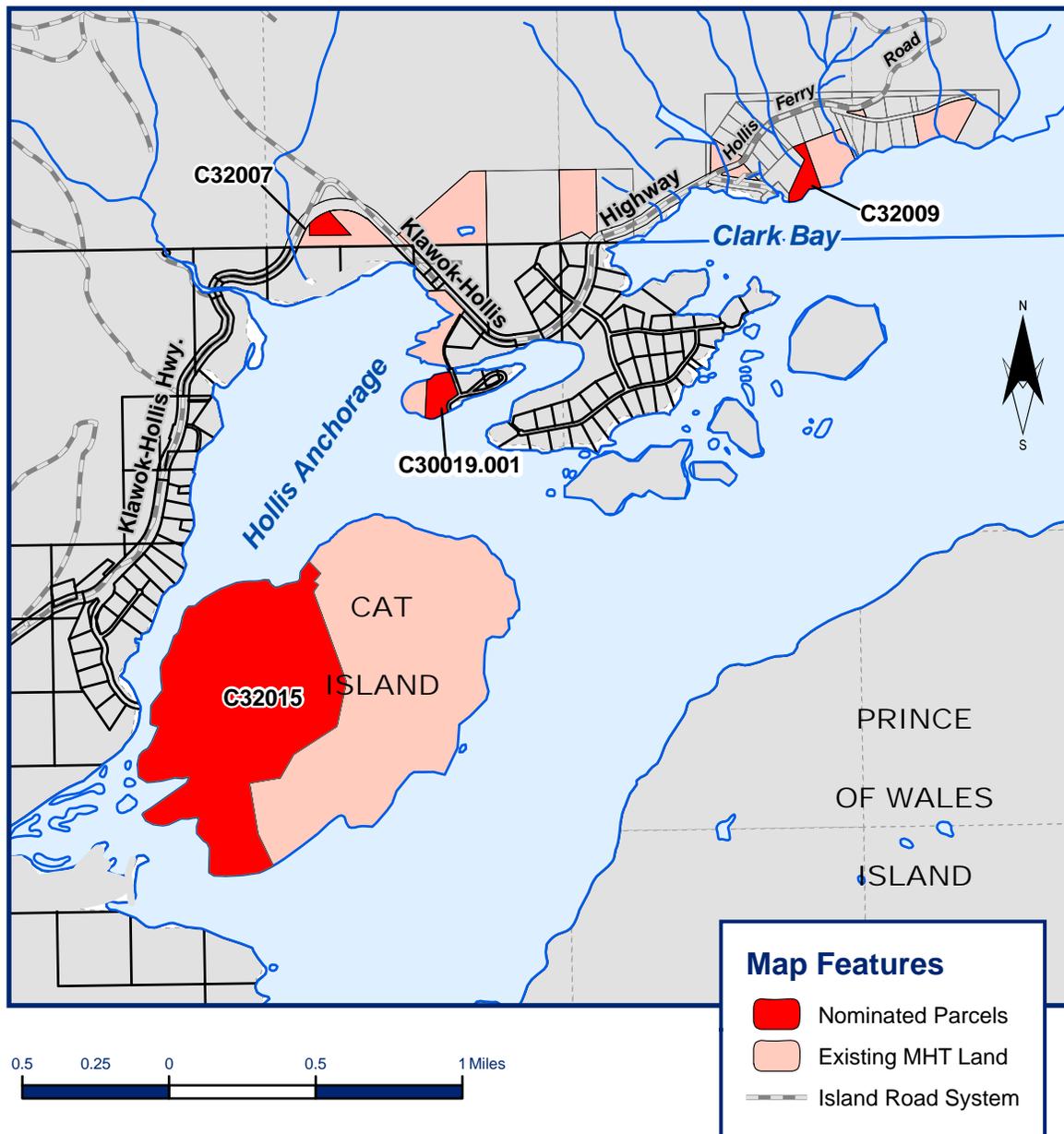
Existing Use(s): None

MHT NOMINATED REPLACEMENT LAND

Hollis - C32007, C32009 and C30019.001

Cat Island - C32015

CRM T73 T73S and T74S R84E



Southeast Region

Parcel Number: C30019.001

MTR: C074S084E

Acres: 7.5

Location: Hollis Anchorage

Community: Hollis

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 12b

Classification: Public Recreation, Settlement

MCO: MCO 573, MCO 98-739

Acquisition Authority: NFCG 147

General Description: This parcel is situated at the western end of a small oblong shaped peninsula which juts out into Hollis Anchorage and is a part of the community of Hollis. Approximately 5.6 acres of the 13 acre site were conveyed to MHTLO in 1991. This parcel occupies waterfront property and is the location of alternate docking facilities to those in Clark Bay. It abuts AST 902 which is governed by a management agreement with ADOT/PF. The parcel is developed and structures appear on ATS 902 US surveys. MHTLO is requesting conveyance of the remainder (7.5 acres) of the parcel.

Access: Parcel connects to Klawock-Hollis Highway by way of 66 foot Forest Service Road (ILMA ADL106524/ FDR 2024400). Water access is by boat or floatplane.

Known

Encumbrances: There is an existing overhead power line just inside the eastern property line.

Identified

Easements: A 50 foot public easement is required 'along' the mean high-water line where property abuts Hollis Anchorage and ATS 902.

Comments: This parcel was included as part of the original Mental Health Replacement Pool in 1998.

The peninsula was owned and used by the US Forest Service as an administrative site before conveyance to the state. USFS retains USS 6640 on the eastern portion of the peninsula for administrative offices. A sixty-six foot Forest Service Road bi-sects the peninsula running adjacent to the eastern boundary of this parcel and ending at tideland parcel ATS 902. Running north, the Forest Service road connects with the Klawock-Hollis Highway which traverses the island beginning at the State Ferry Terminal on Clark Bay (terminus of the Alaska Marine Highway) to Klawock, servicing several small communities in between.

Note: There are two ILMTs that, although not directly affecting this parcel, are adjacent to it: ILMT (ADL 59717) with DOTPF for management of docking facilities (ATS 902) adjacent to this parcel on the south; ILMA (ADL 59717) with DOTPF for management for 66 foot right-of-way providing access for this parcel to Klawock-Hollis Highway.

Local Zoning: N/A

Existing Use(s): Water Dependent Activities

Southeast Region

Parcel Number: C32007

MTR: C073S084E

Acres: 4.532

Location: Hollis Anchorage

Community: Hollis

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 12b

Classification: Public Facilities, Settlement

MCO: MCO 573, MCO 98-739

Acquisition Authority: NFCG 147

General Description: This parcel is an irregular shaped polygon adjacent on the north to a curve of the Klawock-Hollis Highway. It is surrounded on the other three sides by Mental Health Trust land which fills out the curve formed by the highway and just east of where the highway crosses Halfmile Creek. The surrounding area is heavily forested. This lot is level and cleared. It supports facilities for Alaska Power & Telephone Company. The power company was granted a twenty-five year lease (ADL 1051631) by the State of Alaska in October of 1992. Improvements are related to this lease and include fuel tanks, portable buildings and an antenna dish.

Access: Adjacent to 200' Klawock-Hollis Highway road right-of way.

Known

Encumbrances: Twenty-five year lease granted to Alaska Power & Telephone Co., dated Oct 15th 1992 (ADL 105161). An overhead powerline is situated on the northeastern corner of the parcel extending into the highway right-of-way.

Identified

Easements: none

Comments: There is a possible environmental risk on this property related to the storage of fuel. This parcel is an infill of Mental Health Trust Land on the south side of Klawock-Hollis Highway.

Local Zoning: This parcel is in an unorganized borough and there is no local zoning.

Existing Use(s): Power and Telephone Facilities.

Southeast Region

Parcel Number: C32009

MTR: C073S084E

Acres: 7.96

Location: Clark Bay

Community: Hollis

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 12b

Classification: Public Recreation, Settlement

MCO: MCO 573, MCO 98-739

Acquisition Authority: NFCG 147

General Description: This parcel is a portion of Tract C, Clark Bay Subdivision, and adjoins the shoreline of Clark Bay on its southern boundary. The western portion of Tract C (approximately 13 acres) has already been conveyed to the Mental Health Trust. Most of the area is forested. The terrain of Clark Bay Subdivision is level, flat and wooded.

Access: If conveyed to the Trust, access to this parcel will be provided by the Klawock-Hollis Highway. Water access is by boat or floatplane.

Known Encumbrances: none

Identified Easements: There is a 10 foot utility easement on the north boundary line.

A 50 foot public access easement must be maintained 'along' the meander line adjacent to Clark Bay.

Comments: Tract C in the Clark Bay Subdivision is prime waterfront property. The area plan recognizes this area as important for both settlement and public use. On the west, this parcel is adjacent to the State owned Clark Bay Ferry Terminal, the Hollis terminus of the Alaska Marine Highway. There exists a boat ramp and float plane docking facilities at the terminus managed by the State of Alaska. The Klawock-Hollis Highway lies west of Clark Bay Subdivision terminating at Ferry Terminal property. Hollis Ferry Road is a 60 foot right-of-way passing through this subdivision on its northern boundary and extends into undeveloped state land to the northeast. Currently, this parcel does not have physical access to either the Klawock-Hollis Highway or the Hollis Ferry Road.

Local Zoning: not applicable

Existing Use(s): none

Southeast Region

Parcel Number: C32015

MTR: C074S084E

Acres: 283.46

Location: Cat Island

Community: Hollis

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 12b

Classification: Public Recreation

MCO: MCO 573, MCO 98-739

Acquisition Authority: NFCG 147

General Description: This parcel is the remainder of Cat Island not previously conveyed to the Mental Health Trust. It occupies a fairly flat, forested portion of the western part of Cat Island. Cat Island is an undeveloped forested island located in Twelve Mile Arm southwest of Hollis community. The eastern portion of this island has already been conveyed to the Mental Health Trust.

Access: Access is by boat or floatplane.

Known Encumbrances: none

Identified Easements: All section lines within this parcel are subject to a 50 a foot easement reservation each side of the section line under AS 19.10.010; all lands are subject to a fifty foot public access easement 'along' the mean high water line of any water frontage of any sort.

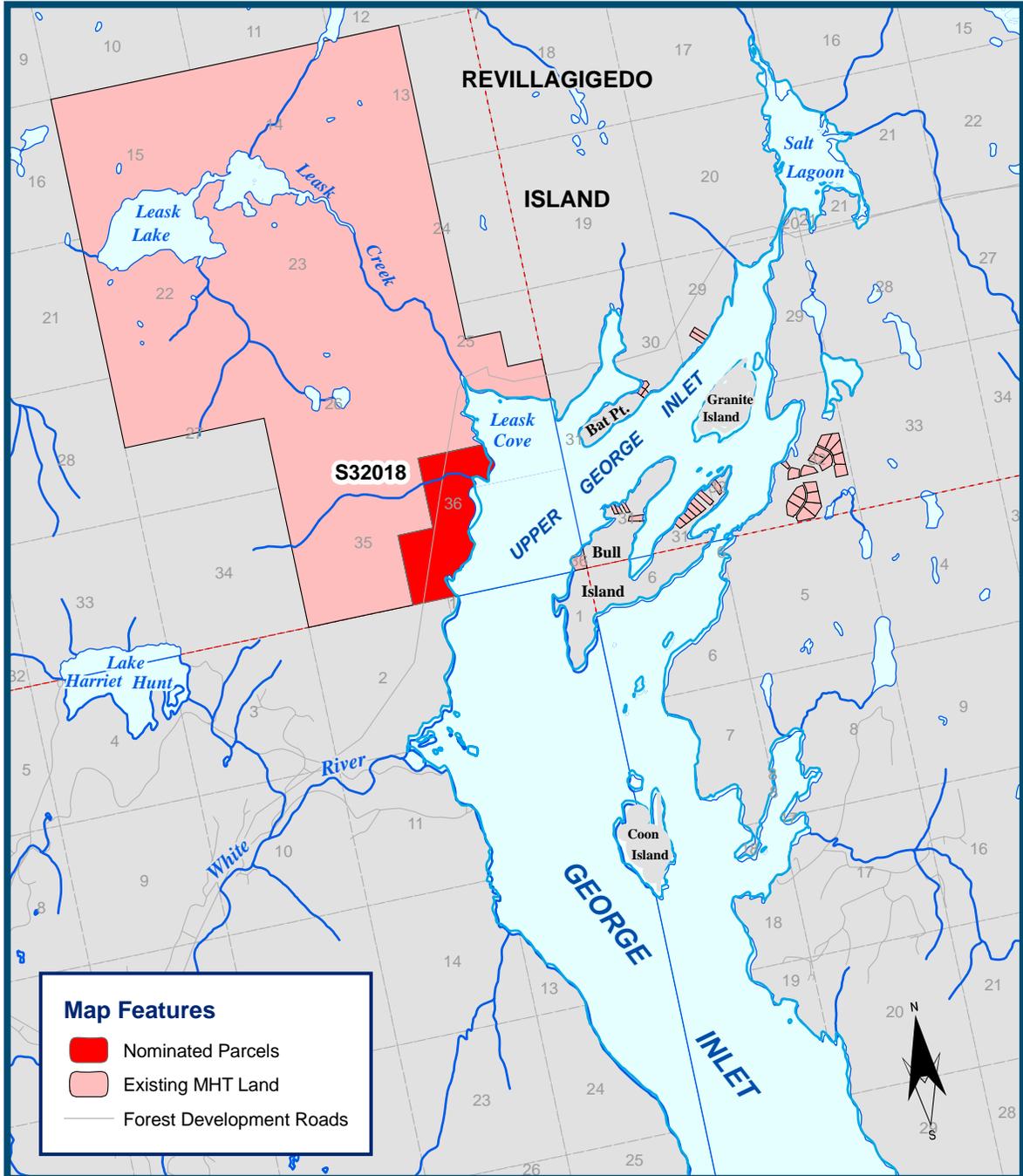
Comments:

Local Zoning: not applicable

Existing Use(s):

MHT NOMINATED REPLACEMENT LAND Upper George Inlet - C32018

CRM T73S R91E



Southeast Region

Parcel Number: C32018

MTR: C073S091E

Acres: 264.41

Location: Upper George Inlet

Community: Ketchikan

Area Plan: Central/Southern Southeast

Classification Number : SE 00-001

Unit: K-14

Classification: Resource Management, Settlement

MCO: MCO 552

Acquisition Authority: NFCG 143

General Description: This parcel is located south of Leask Cove along the western shore of Upper George Inlet, about 10 miles northeast of Ketchikan. It is an isolated parcel of state-owned land surrounded by Mental Health Trust land on the north and west and Native corporation land to the south. The terrain is primarily steep from saltwater and only "flattens" out in 2 or 3 areas. The area is heavily forested and this parcel contains 268 acres of commercial forest land. There are two unnamed anadromous streams on this parcel. A private road ends at the southern border of this parcel. This road roughly follows the course of the White River and connects up with the Island road system to the southwest.

Access: Although there is a private road ending at the southern property line, there is currently no road access. Present access is by boat or floatplane.

Known Encumbrances: none

Identified Easements: An application for 200 foot right-of-way/utility easement (ADL 106839) traverses the western portion of this parcel from northeast to southwest.

This parcel is subject to a 50 foot public access easement 'along' the surveyed (ASCS 880073) mean high water line where the property borders the shoreline.

Comments: The area plan recognizes this area as appropriate for both settlement and timber harvest. An application to construct a 100 foot road right-of-way across this parcel has been issued (ADL 107241). There is still an open application (ADL 106839) for a 300 foot wide utility easement crossing this parcel.

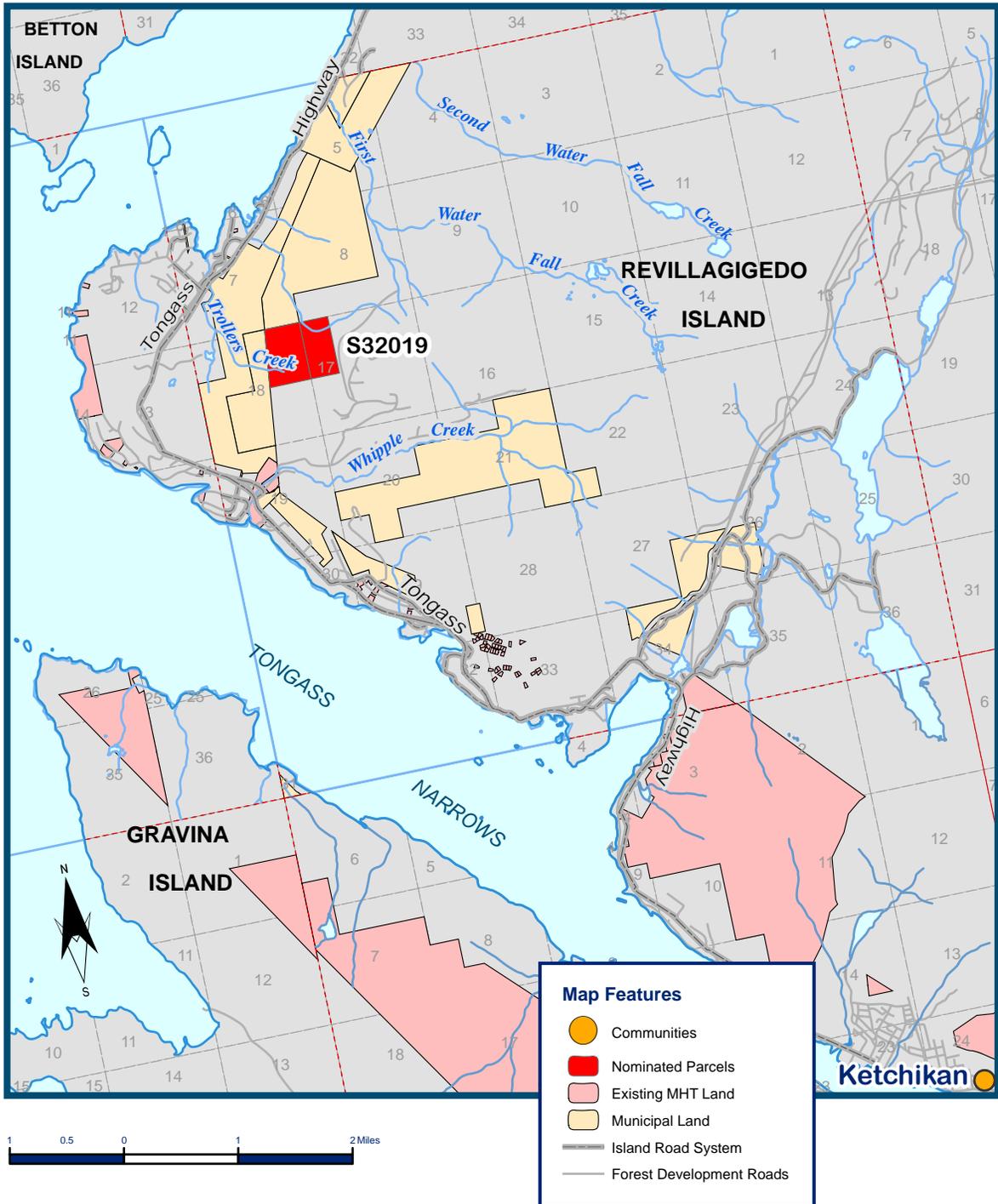
Local Zoning: This parcel is in the Ketchikan Gateway Borough and Borough regulations may apply.

Existing Use(s): recreation

MHT NOMINATED REPLACEMENT LAND

Trollers Creek - S32019

CRM T74S R90E



Southeast Region

Parcel Number: C32019

MTR: C074S090E

Acres: 293

Location: Trollers Creek

Community: Ketchikan

Area Plan: Central/Southern Southeast

Classification Number : SE 00-001

Unit: K-21

Classification: Resource Management, Settlement

MCO: None

Acquisition Authority: NFCG 141

General Description: This parcel is an irregular rectangle consisting of 80 acres in the NW1/4 of Section 17, and a portion of the E1/2 of Section 18. It is surrounded by Native lands on three sides. Municipal Entitlement lands lie to the west of the parcel.

The parcel is situated on a flat bench at 500 foot elevation north of Whipple Creek and east of the Tongass Highway. The northeastern corner is covered with saturated shrub bog. An unnamed anadromous stream (Stream Code 101-90-10700) also cuts through this corner. Except for the steeply sloped eastern edge the remainder of the parcel is covered with saturated spruce bog. There are about 200 acres of mature commercial forest scattered throughout, broken by muskeg openings. The source of Trollers Creek, an anadromous stream, starts in the southwestern corner of this parcel and flows west to the coastline.

Access: Although recent logging has brought road construction in close proximity to this parcel, currently there is no road access.

Known Encumbrances: none

Identified Easements: none

Comments:

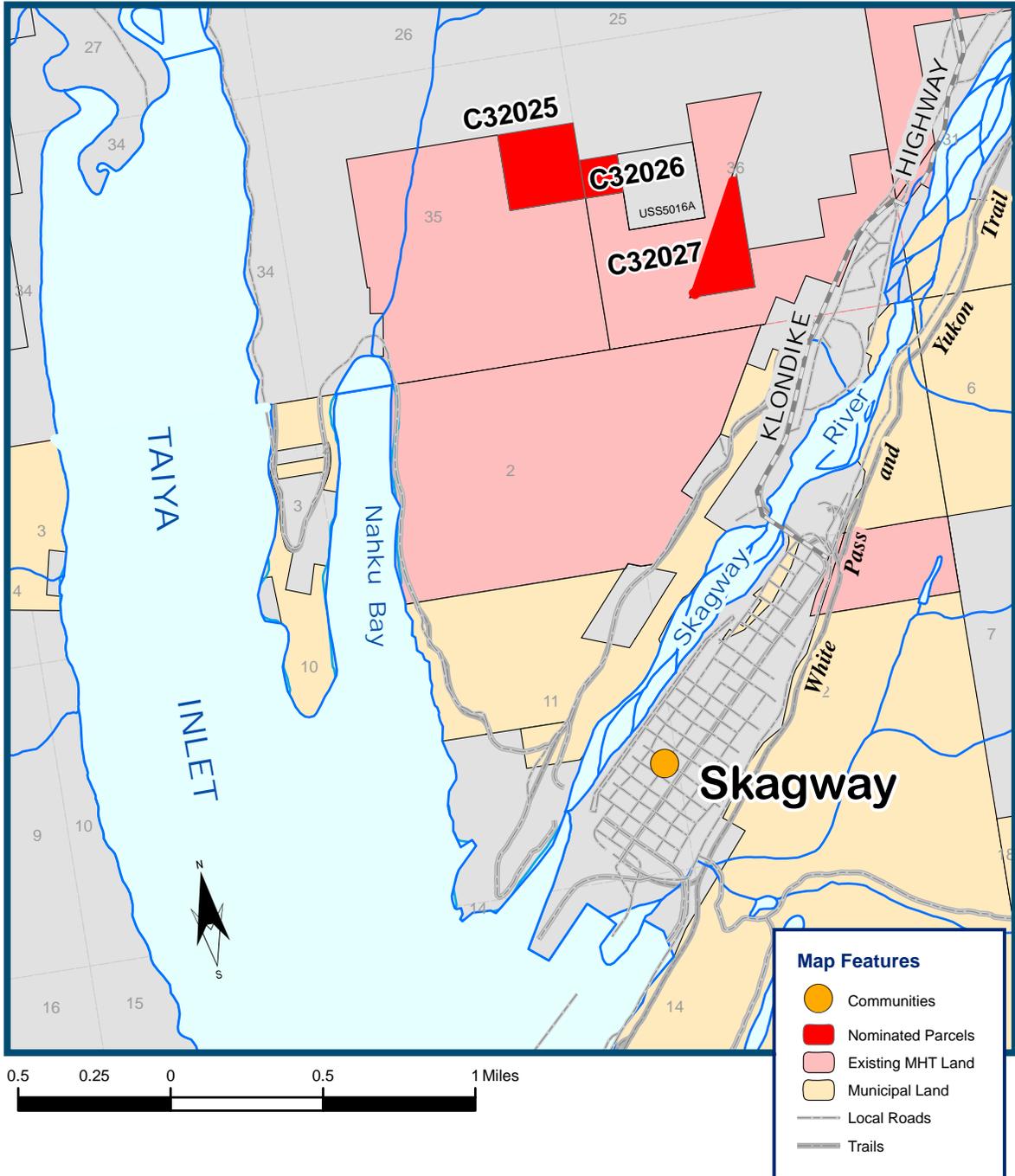
Local Zoning: Residential

Existing Use(s): recreation

MHT NOMINATED REPLACEMENT LAND

Skagway Hillside - C32025, 26 and 27

CRM T27S R59E



Southeast Region

Parcel Number: C32025

MTR: C027S059E

Acres: 40

Location: Skagway Hillside

Community: Skagway

Area Plan: Central/Southern Southeast

Classification Number : SE 01-002

Unit: S-14

Classification: Resource Management

MCO: None

Acquisition Authority: GS 837 TAP

General Description: This forty acre parcel is northeast of Nahku Bay. The parcel lies on a steeply sloped and heavily wooded hillside. The area is completely covered with Western Hemlock and Sitka Spruce. Mental Health Trust land adjoins this parcel to the south and west.

Access: The parcel does not have direct road access.

Known Encumbrances: None

Identified Easements: none

Comments: The purpose of this selection is to realign current state and Mental Health Trust land ownership patterns in this area. Acquiring this parcel will fill in the northeast corner of already held Mental Health land in section 35, filling in and squaring up that parcel.

Local Zoning: City of Skagway, RC (Residential-conservation)

Existing Use(s): Vacant

Southeast Region

Parcel Number: C32026

MTR: C027S059E

Acres: 10

Location: Skagway Hillside

Community: Skagway

Area Plan: Central/Southern Southeast

Classification Number : SE 01-002

Unit: S-15

Classification: Resource Management

MCO: none

Acquisition Authority: GS 837 TAP

General Description: This ten acre parcel is northeast of Nahku Bay and is sandwiched between private property (USS 5106A) to the east and Mental Health Trust conveyed and selected land to the west. It borders private land to the north and Trust land to the south. The parcel lies on a steeply sloped and heavily wooded hillside. The area is completely covered with Western Hemlock and Sitka Spruce.

Access: The parcel does not have direct road access.

Known Encumbrances: none

Identified Easements: none

Comments: The purpose of this selection is to realign current state and Mental Health Trust land ownership patterns in this area. Acquiring this parcel will fill in the northwest corner of already held Mental Health land in section 36, and squaring up the parcel.

Local Zoning: City of Skagway, RC (Residential-conservation)

Existing Use(s): vacant

Southeast Region

Parcel Number: C32027

MTR: C027S059E

Acres: 22

Location: Skagway Hillside

Community: Skagway

Area Plan: Central/Southern Southeast

Classification Number : SE 01-002

Unit: S-15

Classification: Resource Management

MCO: none

Acquisition Authority: GS 837 TAP

General Description: This triangular shaped 22 acre parcel is situated on a forested, steeply sloped hillside near the head of Nahku Bay. The parcel is fully covered by Western Hemlock and Sitka Spruce coastal rainforest. Mental Health Trust land adjoins this parcel to the south. The purpose of this selection is to realign current state and Mental Health Trust land ownership patterns in this area.

Access: none

Known Encumbrances: None

Identified Easements: none

Comments: The purpose of this selection is to realign current state and Mental Health Trust land ownership patterns in this area. Acquiring this parcel will fill in and square off the southwest 1/4 of section 36 most of which is already Mental Health Trust land.

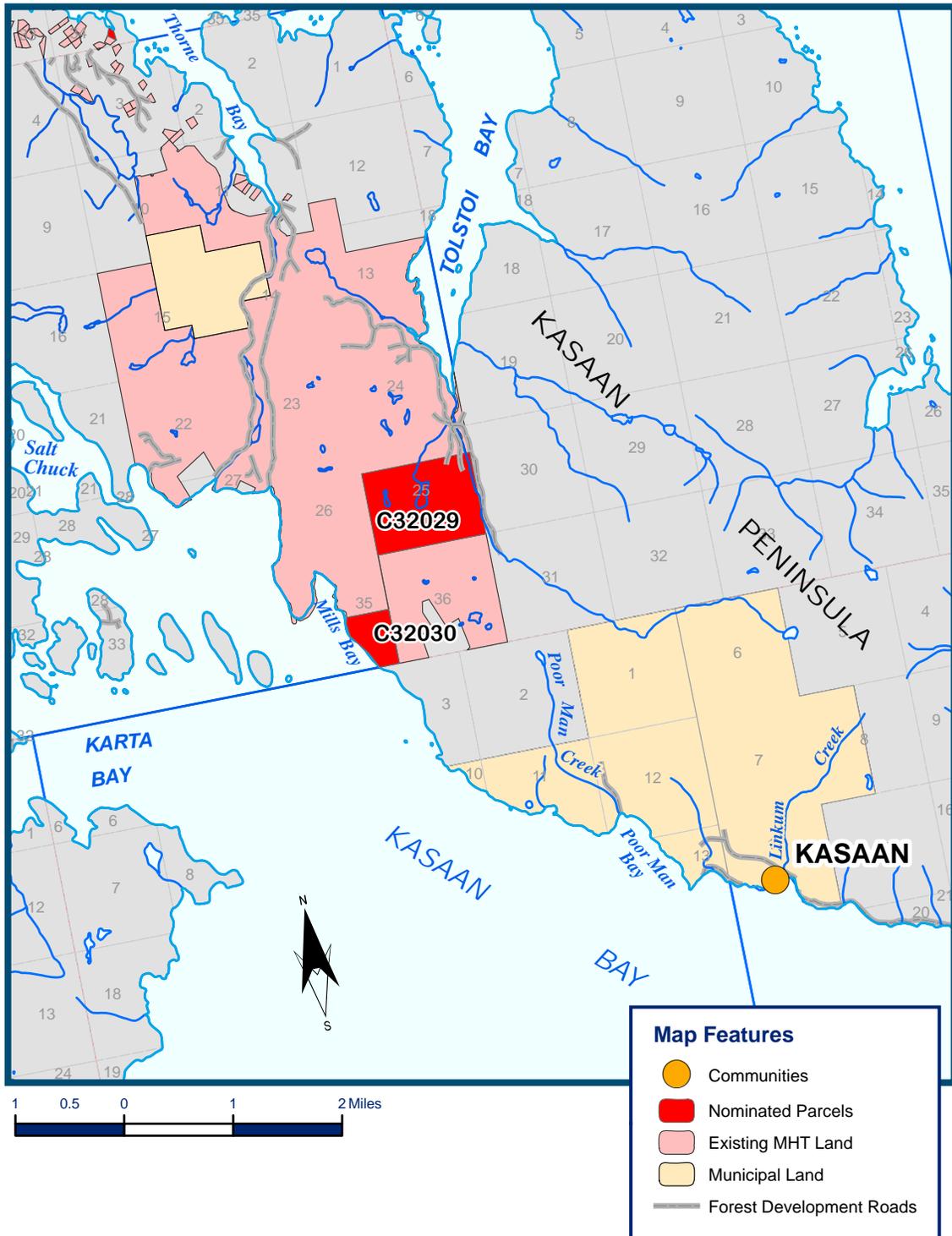
Local Zoning: City of Skagway, RC (Residential-conservation)

Existing Use(s): none

MHT NOMINATED REPLACEMENT LAND

Thorne Bay/Kasaan Bay - C32029 and C32030

CRM T72S R84E



Southeast Region

Parcel Number: C32029

MTR: C072S084E

Acres: 480

Location: Thorne Bay inholdings

Community: Thorne Bay

Area Plan: Prince of Wales Island

Classification Number : SE-98-001

Unit: 11c

Classification: Resource Management

MCO: None

Acquisition Authority: NFCG

General Description: This parcel is located generally in the center of the Kasaan Peninsula, on Prince of Wales Island. The terrain is level, almost completely forested and contains some commercial grade timber. There are two small lakes on the parcel, one in the northwest corner and a larger one almost in the middle of Section 25. An unnamed anadromous stream exits the larger lake to the north and connects with an anadromous stream (stream code 102-70-10410). A larger stream passes through this parcel just inside the east section line and drains into Tolstoi Bay. This nomination is bordered on the east by Native owned land and surrounded on the remaining three sides by Mental Health owned land.

Access: A Forest Development road runs north from Kasaan and passes through the northeastern corner of this parcel connecting to Thorne Bay Road and then to the Island road system.

Known Encumbrances: Right-of-way permit (ADL 104921) issued to city of Thorne Bay.

Identified Easements: A 50 a foot section line easement is required where the property abuts the section lines, under AS 19.10.010.

Comments: This parcel will be conveyed subject to prior existing rights which includes existing and scheduled Department of Forestry timber sales. This parcel will infill an area now owned by the Trust.

A right-of-way permit (ADL 104921) has been issued to the city of Thorne Bay to improve the existing Forest Service development road to a 100 foot right-of-way. The right-of-way permit affects this parcel only where the road crosses it at the northeast corner.

Local Zoning: N/A

Existing Use(s): Timber Harvest

Southeast Region

Parcel Number: C32030

MTR: C072S084E

Acres: 101

Location: Kasaan Bay

Community: Thorne Bay

Area Plan: Prince of Wales Island

Classification Number : SE 98-001

Unit: 11c

Classification: Resource Management

MCO: None

Acquisition Authority: NFCG 356

General Description: This is an irregularly shaped triangular parcel adjacent to Kasaan Bay south of Thorne Bay Community and is almost entirely surrounded by Trust land. The west side of the parcel abuts the tidelands of Kasaan Bay. The Tongass National Forest abuts the southern tip of the triangle. The terrain is level and completely forested containing commercial grade timber.

Access: There is no road access, but can be accessed by boat or floatplane using Kasaan Bay.

Known Encumbrances: none

Identified Easements: A 50 foot public access easement is required 'along' mean high water line where the property borders the shoreline.

A 50 a foot section line easement is required where the property abuts the section line, under AS 19.10.010.

Comments: This parcel will infill an area now owned by the Trust.

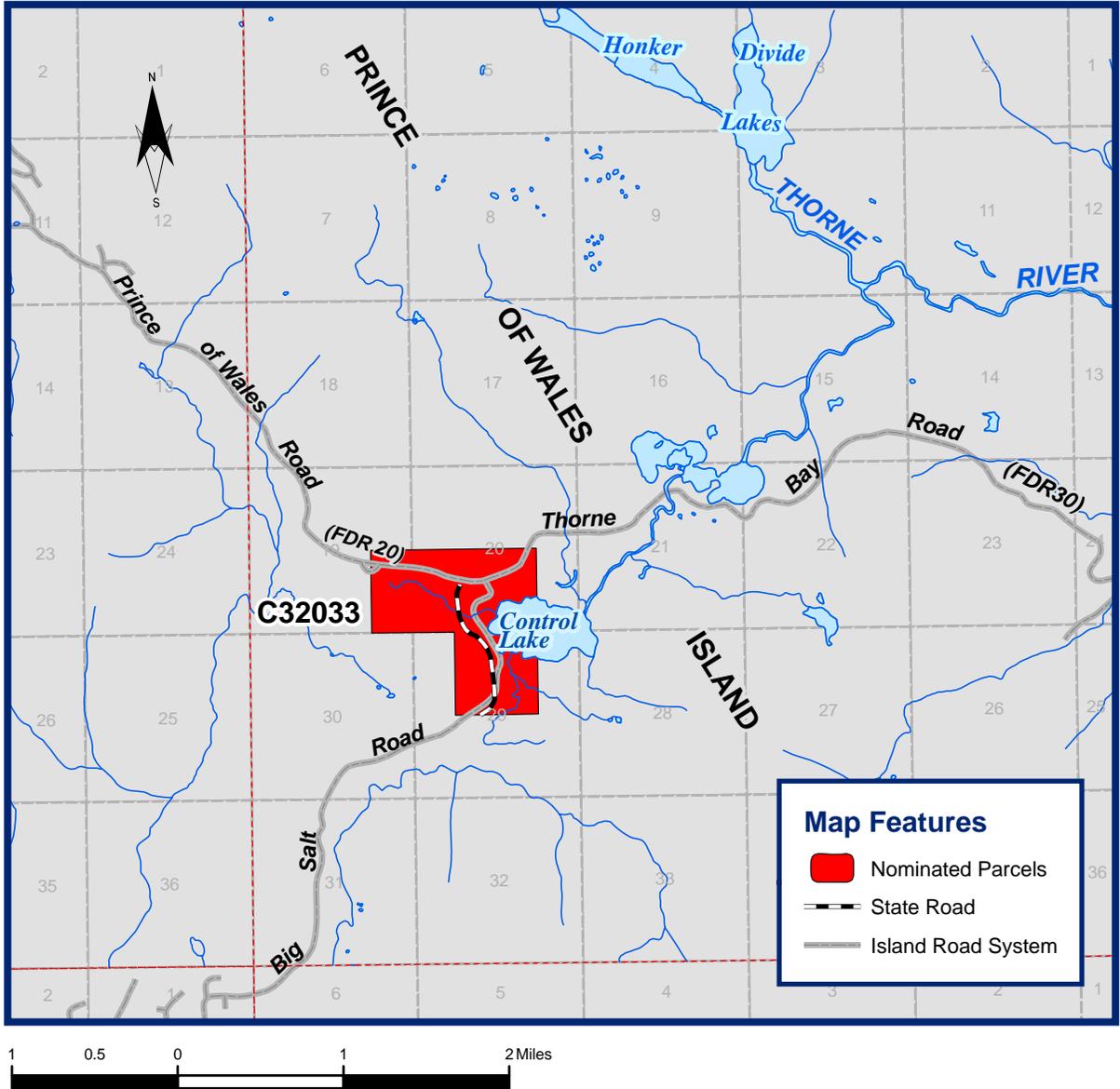
Local Zoning: N/A

Existing Use(s): Timber Harvest

MHT NOMINATED REPLACEMENT LAND

Control Lake - C32033

CM T71S, R82E, Sections 19, 20 and 29



Southeast Region

Parcel Number: C32033

MTR: C071S082E

Acres: 455.75

Location: Control Lake

Community: Thorne Bay

Area Plan: Prince of Wales Island

Classification Number : SE-98-001

Unit: 11a

Classification: Resource Management, Settlement

MCO: MCO 573

Acquisition Authority: NFCG 237

General Description: This parcel is a portion of state-owned land surrounding Control Lake. Control Lake is located almost in the center of Prince of Wales Island and is the site of an important junction of the Island road system. The terrain is gently rolling and is covered unevenly by timber. There has been extensive logging in the area and at least two Forest Service Roads cross this parcel. There are several unnamed anadromous streams emptying into Control Lake. The most significant anadromous stream (102-70-10580-2035-3013) enters Control Lake from the south and exits on the northeast. The other streams flow into Control Lake and do not exit.

The boundaries of this parcel coincide with the designations of General Use and Settlement/Commercial in the area plan. The development of this site for commercial and industrial uses is recognized in the area plan.

Access: Access to this parcel is provided by three major roads. Big Salt Road runs southwest 18 miles to Klawock, Thorne Bay Road extends 18 miles east to Thorne Bay, and Prince of Wales Road traverses the Island running from Thorne Bay, on the east side of the Island, all the way to Labouchere Bay 81 miles to the north of Control Lake Junction.

Known Encumbrances: none

Identified Easements: Public access corridors are required along Control Lake and navigable anadromous streams flowing through the property.

Comments: The Prince of Wales Island Area Plan requires a 300 foot public access easement where property abuts Control Lake. A site development permit has been issued (ADL 106262) and a 150 foot wide easement created for improvement to the Big Salt Lake Road where it enters the junction at Control Lake. This easement lies totally within the southeastern leg of the selected parcel.

Local Zoning: N/A

Existing Use(s): public recreation