



ALASKA STATE LAND OFFERING SPRING 2004 AUCTION #433



AUCTION SCHEDULE

March 17, 2004 - April 30, 2004
Sealed Bid Application Period

Bids will be accepted within this period. All bids must be received by the Department of Natural Resources or submitted online no later than **5:00 p.m., Friday, April 30, 2004**. Bids received after the designated date and time will not be considered.

May 6, 2004 ~ Sealed Bid Opening

Bids will be opened at **10:00 a.m., Thursday, May 6, 2004**, in the Anchorage Department of Natural Resources Public Information Office, located in the Atwood Building, Suite 1260, 550 West 7th Avenue, Anchorage, Alaska. Bidders do not need to be present at the bid opening. Apparent high bidders will be posted at www.dnr.state.ak.us/mlw/landsale/ the following day.

May 7, 2004 ~ Bid Return

Unsuccessful bidders may pick up their deposits after the bid opening until **5:00 p.m., Thursday, May 6, 2004** at the Anchorage Department of Natural Resources Public Information Office, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. will be returned by mail on May 7, 2004.

May 12, 2004 ~ Award Notification

Award Notification letters will be mailed to successful bidders on May 12, 2004.

May 12, 2004 - June 18, 2004
Over-The-Counter Lottery Application Period

A complete list of OTC Lottery parcels will be posted on May 12, 2004 at www.dnr.state.ak.us/mlw/landsale/ and will also be available at any of the Department of Natural Resources Public Information Offices. All applications for the initial opening must be received by DNR or submitted on-line no later than **5:00 p.m., Friday, June 18, 2004**.

June 24, 2004 ~ Initial Over-The-Counter Lottery

The Initial OTC Lottery begins at **10:00 a.m., Thursday, June 24, 2004** in the Anchorage Department of Natural Resources Public Information Office located in the Atwood Building, Suite #1260, Anchorage, Alaska. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Initial OTC Lottery.

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PLEASE NOTE:

This brochure is provided free of charge by the Department of Natural Resources. Additional copies may be obtained by contacting any of the DNR Public Information Offices. To have a copy mailed to you, a postage and handling cost of \$1.50 will apply. This brochure can also be viewed on the web at www.dnr.state.ak.us/mlw/landsale/.

This publication was released by the Department of Natural Resources, Division of Mining, Land & Water, to inform the public about the Spring 2004 Alaska State Land Auction #433, produced at a cost of 58 cents per copy, in Anchorage, Alaska.

General Information

Introduction

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW) in the Spring 2004 Alaska State Land Offering ~ Auction #433 and explains how to bid on a parcel. The Spring 2004 Alaska State Land Offering is a public Sealed-Bid Auction sale of 66 parcels, including two parcels that have been previously offered.

This brochure first presents general information about this land offering, followed by conditions for purchase, and concludes with the specific requirements and procedures for participating in the Sealed-Bid Auction and Initial Over-The-Counter Lottery. The brochure lists and describes the auction parcels located in each of the three DNR regions (Southcentral, Northern, and Southeast). Application forms are provided at the end of this brochure. Additional copies of this brochure and application materials may be obtained at the DNR Public Information Offices located in Anchorage, Fairbanks, and Juneau. Copies may also be downloaded from the DNR web site at www.dnr.state.ak.us/mlw/landsale/. If you need this brochure in an alternate format in order to utilize assistive technology for visual impairments, please call one of the three DNR Public Information Offices listed below.

DNR Contact Offices

Each DNR Public Information Office has display maps, appraisal reports, area plans, and other information relevant to the parcels offered in that region.

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Avenue, Suite 1260
Anchorage, Alaska 99501-3557
Tel: (907)269-8400, Fax: (907)269-8901, TDD: (907)269-8411
Recorded land sales information (907)269-8400
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.

NORTHERN REGION

DNR Public Information Center
3700 Airport Way
Fairbanks, Alaska 99709-4699
Tel: (907)451-2705, Fax: (907)451-2706, TDD: (907)451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.

SOUTHEAST REGION

Division of Mining, Land & Water Information Office
400 Willoughby Avenue, Suite 400
Juneau, Alaska 99801
Tel: (907)465-3400, Fax: (907)586-2954,
For TDD call Anchorage (907)269-8411
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.

Bidder Qualifications

It is your responsibility to prove that you are eligible to participate in the program. Regulation changes adopted in February 2001 have affected bidder/applicant qualifications. These changes are found at 11 AAC 67.005 and 11 AAC 67.008. **Please read this section on bidder qualification thoroughly before you submit a bid.**

Corporations, businesses, and non-Alaska residents are NOT eligible to bid for parcels at the Sealed-Bid Auction but are eligible to participate in the Initial OTC Lottery Offering.

In order to bid, you must be a current resident of the State of Alaska and must certify your eligibility by signing a certification statement on the bid form or application that you:

1. Have been a resident of Alaska for at least **one year** (12 months) immediately preceding the date of the auction;
2. Are 18 years of age or older at the date of sale;

If you are the successful bidder for a parcel and wish to enter into a purchase contract with the state, you must also certify that you:

3. Have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years (contact the Contract Administration Unit at (907) 269-8594 if you have any questions about eligibility);
4. Are not currently in default for nonpayment on a purchase contract or lease issued by the department; and
5. Are not currently in default for nonpayment of municipal taxes or assessments on property currently under a DNR lease or purchase contract.

Purchase contracts will not be issued by the State of Alaska unless all five qualifications listed above are met. If you are the successful bidder for a parcel and do not meet the qualifications for a purchase contract in 3-5 listed above, you must pay the bid amount in full upon notification. Failure to submit payment in full upon notification will result in the forfeiture of bid deposit.

Multiple Applicants on One Bid Form

Two or more individuals may jointly submit a single bid. However, to do so, all those bidding must be eligible to bid. Successful bidders' names will carry forward to the purchase contract, or patent if the purchase price is paid in full. Names may not be added to or deleted from the bid form after it has been submitted. The contract or patent will be issued in the name or names as submitted on the winning bid. Successful joint applicants will not be eligible to individually win an additional parcel in the Sealed-Bid Auction.

Residency Requirement

To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident and have resided in Alaska for at least one year immediately preceding the date of the auction (AS 38.05.055).

You are not allowed to claim Alaska residency during any period that you claim residency in another state or nation, were registered to vote in another state, or claimed another state or nation as your residence for purposes such as taxes, school tuition, or benefits.

If you are in the armed forces or were in the armed forces during the one-year residency period, you must either have been an Alaska resident prior to enlisting or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local per-

sonal property taxes. If you collect overseas pay or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

Proof of Residency

Successful bidders will be required to verify their Alaska residency (11 AAC 67.010). Proof of residency may be any proof acceptable to the Director, including:

- Voter registration and voting records;
- Hunting, fishing, driver's, or other current and valid licenses;
- School records;
- Rent receipts, proof of home ownership, or a home purchase contract;
- Motor vehicle registration;
- Tax records;
- Employment, unemployment, or military records;
- Court or other government agency records;
- Birth or other vital statistic records;
- Affidavits of persons acquainted with but not related to the applicant; such affidavits may be used as corroborative evidence, but unless otherwise specified, will not be accepted as the sole proof of residency; or
- Other proof of residency acceptable to the Director.

Misrepresentation – Price Fixing

You may not attempt to influence bidding by others, conspire with other purchasers to reduce the price of a parcel or otherwise act to defeat an open, fair-market bidding process.

If you provide false information on forms or other required documents, you may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, you will forfeit all monies paid and may lose all right, title, and interest in the land if a purchase contract has been issued.

Anyone who misrepresents themselves as owners of any of these parcels of land or who wrongfully represents that they have any legal rights to these parcels may be engaged in a fraudulent practice and may be prosecuted to the full extent of the law.

If you are approached by someone or become aware of someone who claims any ownership or other legal rights in these parcels, please contact the Department of Natural Resources Public Information Center, at pic@dnr.state.ak.us or (907) 269-8400, and provide any information that you may have.

Site Inspection

DNR strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before submitting a bid. The land chosen by a bidder/applicant is taken "AS - IS" with no guarantees, expressed or implied, as to its suitability for any intended use. Failure to inspect prior to submitting a bid constitutes acceptance of the parcel "AS - IS" and "WHERE - IS".

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

Copies of the recorded survey plats are available at DNR Public Information Offices for \$2.00 per sheet or at the appropriate District Recorder's Office for \$3.00 per sheet. State status plats and survey plats are also available on the DNR Land Records web site at www.dnr.state.ak.us/landrecords.

Locating Topographic Maps

Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall Alaska Pacific University, 4230 University Drive, Room 101, Anchorage, AK 99508, (907) 786-7050; or Map Office, Geophysical Institute, University of Alaska, Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99775-7320, (907) 474-6960, fax (907) 474-2645; or other commercial sources.

Use of Adjacent State Land

Uses of state land, other than those uses "generally allowed" as stated in 11 AAC 96.020 or in the DNR Fact Sheet "Generally Allowed Uses on State Land" (available at DNR Public Information Offices or at www.dnr.state.ak.us/mlw/factsht), may require a land use authorization from the Department of Natural Resources.

Right to Adjourn/Postpone/Cancel

DNR reserves the right to postpone or cancel a land offering, in whole or in part, if necessary to protect the interest of the State of Alaska at any time prior to or during the offering, even after the apparent high bidder has been notified, prior to DNR signing a final conveyance document, including all Over-the-Counter offerings. In the event that DNR cancels a land offering, bid deposits will be returned.

Brochure Amendments

This brochure is intended for informational purposes only and does not constitute an offer to sell. At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published as soon as possible in supplemental information sheets called *errata sheets*. You may obtain a copy of new or existing errata sheets from the DNR Public Information Offices or from the DNR web site at www.dnr.state.ak.us/mlw/landsale.

It is your responsibility to keep informed. Check with DNR for any changes or corrections prior to submitting a bid. DNR reserves the right to make changes up to the time a contract or patent is issued. You should inquire whether there are any errata sheets before submitting a bid. DNR reserves the right to waive technical defects or errors in this publication.

No Warranty of Suitability, Fitness, or Title

Parcels are sold "AS - IS" and "WHERE - IS" with all faults, and in the condition as of the date of the sale with no guarantees, expressed or implied, as to suitability or fitness for any intended use, or whether public utilities or services will be provided. The State makes no warranty, expressed or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the parcel, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability of the parcel. It is your responsibility to inspect the parcel and be thoroughly acquainted with the parcel condition prior to bidding.

The State makes no warranty, expressed or implied, regarding marketable title. It is your responsibility to determine and consider if encumbrances or the possibility of encumbrances, which may affect marketable title, including those of record or apparent by inspection of the property, matter in your decision to enter into this contract.

Filing Policy for State Employees

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

Submitting Sealed Bids

Bids may be submitted on our secure web site using your Visa or MasterCard credit card. The three DNR Public Information Offices will accept walk-in applications. (Faxed submittals will not be accepted).

If you are *mailing* your bid, send it directly to the following address:

Alaska State Land Auction #433
Department of Natural Resources
Financial Services Section
550 West 7th Avenue, Suite 1410
Anchorage, AK 99501-3561

Withdrawing Bids Prohibited

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

Buying Multiple Parcels

11 AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each department land offering. For administrative purposes, the Sealed-Bid Auction will still be limited to one parcel per person; however, additional parcels from this offering may be purchased during the Initial OTC Lottery and the Over-the-Counter Offerings. You may submit sealed bids on multiple parcels (each in a separate envelope); however only your first eligible high bid will be awarded.

Appeals

Aggrieved bidders may appeal the determination of a high bid for a Sealed-Bid Auction parcel by writing to the Commissioner of the Department of Natural Resources. The Commissioner must receive appeals within five days after the auction is conducted. Appeals may be sent by mail to Commissioner Thomas E. Irwin, Department of Natural Resources, 550 West 7th Avenue, Suite 1400, Anchorage, AK 99501, by fax to (907) 269-8918, or by electronic mail to dnr_appeals@dnr.state.ak.us.

The Spring 2004 Alaska State Land Offering brochure and auction sale results will be available on the DNR web site at www.dnr.state.ak.us/mlw/landsale/ on May 7, 2004.

Conditions Of Purchase

Access

The location of legal access to a parcel may be obtained from the appropriate regional DNR Public Information Office. It is your responsibility to properly locate yourself when crossing both public and private land to ensure you are on a legal right-of-way or section-line easement. You are strongly urged to apply for a Right-of-Way Permit or obtain an Access Easement to document existing or newly established routes used to access your parcel. Improvements to existing rights-of-way may require a special permit depending on the activity and the type of right-of-way.

The state has no legal obligation to build roads or provide services to or within any subdivision or area. Rights-of-way shown on the survey plats designate areas reserved for access but do not necessarily indicate the existence of a constructed road. In many cases roads have not been constructed. However, legal access does exist to all parcels. For instance, access may be via section-line easements (unless the section-line easement has been vacated), platted rights-of-way, trail easements, navigable water bodies, or across unreserved state land. Physical access may be via roads, trails, fly-in, snowmachine, off-road vehicle, or boat. You should inquire at one of the DNR Information Offices or borough land office to see if there is an existing road on a reserved right-of-way.

PLEASE BE ADVISED THAT LEGAL ACCESS TO A PARCEL DOES NOT NECESSARILY CONSTITUTE PHYSICAL ACCESS.

As provided in 11 AAC 96.020, there are certain "generally allowed" uses on state land managed by the Division of Mining, Land & Water that do not require a permit from DNR. Travel across unreserved state land may be made without a permit by the following methods:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse or dogsled or with pack animals.
- Using a highway vehicle with a curb weight of up to 10,000 pounds, including a four-wheel drive vehicle or a pickup truck, or using a recreational-type off-road or all-terrain vehicle with a curb weight of up to 1,500 pounds, such as a snowmachine or four-wheeler, on or off an established road easement, if use off the road easement does not cause or contribute to water quality degradation, alteration of drainage systems, significant rutting, ground disturbance, or thermal erosion. An authorization is required from DNR Office of Habitat Management and Permitting for any motorized travel in fish bearing streams. Contact the Anchorage, Fairbanks, or Juneau DNR Office of Habitat Management and Permitting for further information.
- Landing an aircraft (such as a single-engine airplane or helicopter), or using watercraft (such as a boat, jet-ski, raft, or canoe), without damaging the land, including shoreland, tideland, and submerged land.

Limited trail construction may be allowed without a permit under certain conditions. Brushing or cutting a trail less than five feet wide using only hand-held tools such as a chainsaw (making a trail does not create a property right or interest in the trail) is generally allowed.

Vehicles are required to use existing trails where possible. Where no trails exist, vehicles are required to use the legal access to minimize the number of trails across public lands. Moving heavy equipment, such as a bulldozer, is not authorized on state land without a permit. A permit can be obtained from the appropriate DNR regional office.

Public access and utility easements, waterbody easements, and public or navigable waterways may not be obstructed or made unusable by the public.

Alaska Railroad Corporation's 200-foot right-of-way, bridges, and trestles may NOT be used as legal access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 11.46.330). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

Revised Statute 2477 is a federal law that granted states and territories unrestricted rights-of-way over federal lands that had no existing reservations or private entries. Historic RS 2477 trails and/or roads may exist on state land and the transfer of state land into private ownership does not extinguish pre-existing rights. Some rights-of-way could potentially be improved for access to valuable state resources, communities, and land. Others will be used as they have been in the past. Some may not be used at all, or may be developed only as foot trails. If in doubt whether there is an RS 2477 right-of-way across the parcel, check the public land records. More information regarding RS 2477 rights-of-way is available at the local DNR Public Information Office and on-line at www.dnr.state.ak.us/mlw/trails/rs2477.

Check with your local DNR Public Information Office for further information regarding "Generally Allowed Uses on State Land" or see 11 AAC 96.020.

Existing Easements and Reservations

All parcels offered in this disposal are subject to platted and valid existing easements and reservations including rights-of-way, building setbacks, utility easements, pedestrian easements, roads, and trails. These easements and reservations may be shown graphically on the survey plat or may be listed in the 'Notes' section of the plat. It is your responsibility to thoroughly review the recorded survey or subdivision plat, any reservations represented in this brochure, and any other items found in the recorded land records for a complete picture of the restrictions and conditions that may affect each individual lot, along with a physical inspection of the parcel.

All state-owned lands bordering section lines have a reserved public access easement 50 feet in width along each side of the section line, unless the easement has been vacated or officially erased. In many state subdivision plats, if a section line passes through the subdivision but is not shown as a road, this means the section-line easement has been vacated. If the section line is unsurveyed, a survey will be required before access construction is allowed on the easement. If the section line easement has been vacated, no public access is allowed.

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

You may not construct buildings within or in any way obstruct a utility easement.

Subdivision plats and surveys may be viewed on-line at www.dnr.state.ak.us/landrecords, or by visiting the nearest DNR Public Information Office.

Driveways and Approach Roads

Driveways and/or approach roads from established Department of Transportation and Public Facilities (DOTPF) maintained roads may have to be constructed in order to provide access to individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a state right-of-way, the Right-of-Way Section of the appropriate regional office of DOTPF must be consulted.

Archaeological Sites

The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological), or archaeological site without a permit from the Commissioner of the Department of Natural Resources. Should any sites be discovered during field operations, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks & Outdoor Recreation (907-269-8721) and the appropriate Coastal District Office shall be notified immediately.

Mineral Estate

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. The state may lease them to mineral developers or allow mining locations to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development (AS 38.05.130).

Timber & Other Building Materials on Site

Before receiving title to state land, purchasers are strictly prohibited from selling or removing from the parcel any surface resource such as stone, gravel, sand, peat, topsoil, timber, or any other material valuable for commercial or off-site purposes. Such materials may be used only on the parcel.

The DNR Division of Forestry issues personal use permits for the purchase of fuel wood you wish to obtain from state land. Personal use contracts are also issued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need.

Wetlands

Some state land offerings contain areas of wetlands. Wetlands perform many important functions, including providing habitat for wildlife, preserving water quality, providing flood protection, and enhancing groundwater recharge. Before putting any dredged or fill material in wetlands (for example, to build a road, or any other land-clearing activity involving land leveling), purchasers may need a permit from the District Engineer of the U.S. Army Corps of Engineers. Dredging wetlands or adding fill without a valid permit may result in civil fines or criminal charges. For further information or wetlands delineation, contact the U.S. Army Corps of Engineers.

Homeowners Associations

If a subdivision has an active, incorporated Homeowners Association, subsequent owners of parcels automatically become members. To find out if a subdivision has an active, incorporated Homeowners Association, contact the Alaska Department of Community and Economic Development, Division of Banking, Securities, and Corporations (907) 465-2530, or via the Internet at www.dced.state.ak.us/bsc/ by using the 'Search Corporation Database' feature and the name of the subdivision.

Improvements

It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (11 AAC 67.020). No improvements (other than access improvements) may be placed or constructed within any easements (including section-line easements) or rights-of-way of record. There may be additional requirements, building setbacks, etc. It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

Previously Authorized Improvements/Hazards

Some parcels in this brochure may have abandoned improvements or limited development on the land. The minimum bid price of the parcels include the value of any improvements. DNR has not necessarily inspected the parcels in this brochure to determine if garbage or hazardous waste is present. The purchaser of the parcel is responsible for the disposal of any existing garbage or wastes. You should inspect all parcels prior to bidding/purchasing. Please note that parcels #65, ADL 408187, and #66, ADL 408195, have been previously offered.

Taxes

Property offered in this disposal is subject to taxes and assessments levied by local taxing authorities. Failure to pay property taxes on parcels purchased under contract with the state is a violation of the purchase contract and may result in contract termination.

Restrictions on Subdividing

You may not subdivide or re-plat the land prior to receiving title. After title is conveyed, subdividing of any parcel must comply with state or local platting requirements and in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC).

Sewer and Water

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such systems shall be obtained from ADEC. Many of the subdivisions included in this land offering have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or lot, please refer to the subdivision survey plat and contact the appropriate regional office of ADEC.

Water Rights and Usage

To obtain water rights, you must apply for a permit from the Division of Mining, Land & Water. Applications for water rights are available at DNR Public Information Offices and on the DNR web page at www.dnr.state.ak.us/mlw/water/mgmt/wrfact.htm.

Fire Protection

Some state lands are in areas without fire protection or with only limited fire protection. The state assumes no duty to fight fires in these areas. Wildfires should be considered a serious potential hazard even in areas designated for fire protection. If you wish to develop your parcel, you should plan on implementing wildfire mitigation methods, including establishing a defensible space.

Existing interagency programs, such as FIREWISE, at www.firewise.org, can provide prospective landowners with valuable information regarding wildfire mitigation. For information on FIREWISE and burning permits, contact the local Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from one of the three DNR Public Information Offices as well as the DNR web page at www.dnr.state.ak.us/forestry.fire.htm.

Future Offerings

The state reserves the right to offer additional parcels of land adjacent to or near previously sold parcels, thereby potentially increasing the population density in that area.

Fish Habitat Requirements

Conducting any development activity below the ordinary high water line of a specified anadromous waterbody requires the prior written approval of DNR, pursuant to AS 41.14.870. These development activities include, but are not limited to: constructing dams, bank protection, dock construction (including the installation or replacement of pilings), culvert installation, crossing streams with vehicles, in-water dredging, debris removal, and water withdrawals. DNR is responsible for reviewing and, if appropriate, issuing permits for these projects pursuant to state law AS 41.14.870. The DNR Office of Habitat Management and Permitting administers all Fish Habitat Permits. If you conduct any development activity below the ordinary high water line of a specified anadromous waterbody without notifying and receiving the prior written approval from DNR, you are violating state law and may be charged with a Class A misdemeanor. Contact DNR for more information on obtaining permits.

Fish and Game Requirements

Alaska Department of Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, by unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

Eagle Nesting Sites

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

Wildlife

Development activities may potentially displace wildlife. You are encouraged to contact the Alaska Department of Fish and Game at (907) 267-2137 for information on how to minimize conflicts with wildlife.

Sealed-Bid Auction

The parcels being offered in the Spring 2004 Alaska State Land Public Sealed-Bid Auction are located in four subdivisions and throughout the state. These parcels are listed and described in the map section of this brochure.

All bids must be received by one of the designated DNR Public Information Offices or submitted on-line, no later than **5:00 p.m., Friday, April 30, 2004**. Bids received after the designated date and time will not be considered. All bids will be opened beginning at **10:00 a.m., Thursday, May 6, 2004** in the Anchorage DNR Public Information Office, located in the Atwood Building, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. The minimum bid for each parcel is the current appraised fair market value as indicated in this brochure or errata. Each bid must include a personal check, cashier's check, money order, or Visa/MasterCard information and authorization for at least five percent (5%) of the bid amount. Credit card transactions will be processed at bid opening for successful bids only. **TWO-PARTY CHECKS AND CASH WILL NOT BE ACCEPTED.**

You may bid on multiple parcels, but only one parcel per person will be awarded during the Sealed-Bid Auction. DNR will accept bids for the minimum bid price listed in this brochure although there is no assurance a minimum bid will be the high bid. Successful high bidders may also participate in the Initial OTC Lottery Offering. As previously stated, there is no limit on the number of parcels that can be purchased during the Initial OTC Lottery Offering.

Auction Procedures

- Bids will be kept confidential and stored in a safe until the auction.
- The auction will begin at 10:00 a.m., Thursday, May 6, 2004, in the Anchorage DNR Public Information Office, located in the Atwood Building, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the auction is not required and will not affect the outcome. The DNR Public Information Offices in Juneau and Fairbanks will have access to the bid opening via internet. For more information during the bid opening, log on to www.dnr.state.ak.us/mlw/landsale.
- Auction bids will be opened in an order determined by the number of bids received. The parcel having the most bids will be opened first. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest parcel number will be opened first.

- The eligible bidder who submitted a properly completed bid form having the highest bid amount will be named the apparent high bidder. Acceptable bids must be for at least the minimum bid listed for each parcel in this brochure.
- Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the Sealed-Bid Auction. In the case of multiple applicants on a winning bid, the winning applicants will not be eligible to individually win additional bids in the Sealed-Bid Auction. Additional parcels may be purchased through the Over-the-Counter Offerings only.
- If there are two or more identical high bids for a parcel, the apparent high bidder will be determined by the earliest DNR date-received stamp on the sealed-bid envelope (not the postmark). If the date stamps are also identical, then the name of the successful bidder will be determined by a drawing.
- Following the auction, a list of apparent high bidders will be posted at the DNR Public Information Offices and on the DNR web page at www.dnr.state.ak.us/mlw/landsale/. Apparent high bidders will be sent an "Award Notification" letter by certified mail. The letter will give successful bidders 30 days to submit the following requirements:
 - Completed Declaration of Intent form;
 - A non-refundable \$100.00 document handling fee (11 AAC 05.010 (7) (F));
 - If applying for a Veterans Land Discount, a Veteran Eligibility Affidavit along with a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty, and the Waiver of Veterans Land Discount form, if there is more than one applicant (see Veterans Land Discount section for more information);
 - Proof of Alaska residency; and
 - Any other documents requested in the Award Notification letter.
- If a successful bidder fails to comply with the requirements stated in the "Award Notification" letter by the deadline, the bidder forfeits the bid deposit and all rights to the parcel. The second highest eligible bidder will then be given the opportunity to purchase the parcel. Failure to comply with the requirements stated in the "Award Notification" letter does not prevent the first apparent high bidder from purchasing another parcel in the subsequent Over-the-Counter Offering.
- Parcels not awarded at this auction will be placed in the Over-the-Counter Offering and offered for sale at the minimum bid price, which is the appraised fair market value as listed in this brochure or subsequent errata.

Initial Over-The-Counter Lottery

Parcels not sold during the Spring 2004 Alaska State Land Auction #433 Sealed-Bid Auction will be offered for sale, at the minimum bid price, through an Initial OTC Lottery. Occasionally, parcels with an apparent high bidder in the Sealed-Bid Auction may become available in the Initial OTC Lottery due to relinquishment or rejection of the bid. DNR will post a list of all parcels to be included in the Initial OTC Lottery on our website at www.dnr.state.ak.us/mlw/landsale on May 12, 2004. The list will also be available at all DNR Public Information Offices. If bids are relinquished or rejected after May 11, 2004, they will not be included in the Initial OTC Lottery, but will become available Over-The-Counter at a later date.

The purchase price is the appraised value, which is the same as the minimum acceptable bid for the Sealed-Bid Auction. Initial OTC Lottery applications may be made on-line, by mail, or in person, and may be made by an agent with power of attorney. An agent may only represent one person per day, in addition to him/herself. The Initial OTC Lottery is **not** limited to one parcel per person.

For the Initial OTC Lottery:

- Completed application packages are due by **5:00 p.m. Friday, June 18, 2004**.
- Applications will not be accepted by phone, by fax, or by email.
- Applications received after the above designated date and time will not be accepted for the Initial OTC Lottery.
- No preference will be given to walk-in applications, mail-in applications, or on-line applications at the Initial OTC Lottery.
- The Initial OTC Lottery will begin at **10:00 a.m. on Thursday, June 24, 2004**, at the Anchorage DNR Public Information Office. The DNR Public Information Offices in Juneau and Fairbanks will participate in the sale via Internet.
- Members of the public who attend the Initial OTC Lottery opening will not be allowed to change or withdraw any applications.
- Upon completion of the Initial OTC Lottery, all remaining parcels will become available Over-The-Counter at the DNR Public Information Offices on a first-come, first-served basis.
- Complete application packets for the Initial OTC Lottery may be submitted on-line, hand delivered to any DNR Public Information Office or mailed to Department of Natural Resources, Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, AK 99501-3561.

The outside of the envelope should clearly state that the application applies to the Spring 2004 Initial OTC Lottery.

- During the sale, a lottery will be held to determine the winning applicant for any parcel where multiple applications have been received. The five percent down payment and application fee will be returned by mail to any applicant who is not successfully awarded a parcel at the opening. **If the winning applicant subsequently decides not to complete the sale, both the five percent deposit and the application fee are forfeited to DNR.**
- Applicants do not need to be present for the Initial OTC Lottery. Immediately following the Initial OTC Lottery, a list of winning applicants will be available at the DNR Public Information Offices and online at www.dnr.state.ak.us/mlw/landsale. All remaining parcels become available Over-The-Counter on a first-come, first-served basis immediately following the completion of the Initial OTC Lottery. Additionally, the OTC webpage will be updated on a quarterly basis. There will be a 30 day notice period for every parcel placed on the OTC page during a quarterly update.

Over-The-Counter Application Requirements

All Over-The-Counter purchase applications, whether submitted online, in person, or by mail, must include:

1. A completed Over-The-Counter application form. If purchasing multiple parcels, a separate application must be completed for each parcel.
2. A non-refundable \$100.00 document handling fee for each parcel.
3. A down payment of at least five percent (5%) of the minimum bid amount for each parcel the applicant wishes to purchase, in the form of a cashiers check, personal check, money order, or Visa/MasterCard information and authorization.
4. A completed Declaration of Intent form for each parcel (this form is combined with the application form when submitting online).
5. If applying for a Veterans Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of the applicant's discharge and length of service must also be submitted. If there is more than one person on the application, the additional applicant must submit a Waiver of Veterans Discount form.

Purchase Information Applicable to All State Purchases

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

You are responsible for maintaining a current address with the Division of Mining, Land & Water during the life of the sale contract. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record.

Lump Sum Payment

If the purchase price minus the down payment, per parcel, is \$2,000 or less, the purchase price must be paid in full. A land sale contract will not be issued per 11 AAC 67.875. The balance due (purchase price minus the five percent down payment) will be due 30 days after the Award Notification is received by the purchaser.

If you are the successful bidder for a parcel and do not meet requirements 3 - 5 listed in the "Bidder Qualifications" section, a lump sum payment will be required.

Sale Contracts

If the purchase price minus the down payment is greater than \$2,000, the remainder may be paid by sale contract. Once you have signed a state land sale contract, you have entered into a legal, binding contract. Your money will not be refunded if the contract is in default, has been relinquished, or is otherwise terminated.

A sale contract will not be issued by the State of Alaska unless all five requirements listed in the "Bidder Qualifications" section are met.

The terms for purchasing state land by sale contract are:

1. Down payment of five percent (5%) of the purchase price;
2. Non-refundable document handling fee of \$100.00;
3. Contract for payment of the balance, with interest, over a period of up to 20 years based on the following payment schedule:

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

- a) \$ 2,000.00 or less must be paid in full at time of purchase;
 - b) \$ 2,000.01 to \$9,999.99, contract length will not be more than 5 years;
 - c) \$10,000.00 to \$14,999.99, contract length will not be more than 10 years;
 - d) \$15,000.00 to \$19,999.99, contract length will not be more than 15 years;
 - e) \$20,000.00 or more, contract length will not be more than 20 years.
4. The interest rate on all land sale contracts will be the prime rate as reported in the Wall Street Journal on the first business day of the month in which the contract is sent to you for signature, plus three percent; however, the total rate of interest may not exceed 13.5 percent. Interest begins to accrue on the date shown on the face of the contract.

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

Your contract will be issued as soon as possible, however delays up to and exceeding 120 days are possible. The state does not allow early entry for development activity until the sale contract is issued, or patent is received. Please contact the Land Sale Unit at (907) 269-8594 for additional information.

Service Charge

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

1. Late Payment Penalty: A breach caused by the failure of the purchaser to make payments required by the contract may be cured by payment of the sum in default and a fee, as specified in AS 38.05.065(d), of \$50.00 or five percent (5%) of the sum in default, whichever is larger. Contract payments received apply first toward any late fees, then towards interest owed, and any remainder reduces the principal balance.
2. Returned Check Penalty: A returned check fee of \$25.00, as provided in 11 AAC 05.010, will be assessed for any check on which the bank refuses payment. The default termination date, the date payment is due, will not be altered due to a delay caused by a bank refusing payment. Late penalties under (1) of this section shall continue to accumulate.



Tract A and Diamond Lake in Southcentral Region



Forest in Southeast Alaska

Veterans Land Discount

Per AS 38.05.940, eligible veterans may receive a 25% discount on the purchase of state land, once costs reimbursable to the state have been subtracted from the purchase price. This Veterans Land Discount may only be used once in an applicant's lifetime.

Veterans Discount Qualifications

A qualifying veteran must apply for the discount at the time of purchase by submitting a completed Veteran Eligibility Application/Affidavit form and proof, acceptable to the department, that you:

1. Are 18 years of age or older at the date of sale;
2. Have been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see Residency Requirement section);
3. Have served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
4. Have received an honorable discharge or general discharge under honorable conditions.

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

The Veterans Land Discount may be applied only to acquisition of surface rights to the land. Per AS 38.05.940, survey, platting, and road construction costs (reimbursable costs) will be subtracted from the purchase price before the 25% discount is applied. The reimbursable cost per acre or lot is listed in the table below. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if paid in full at the time of initial purchase.

In the case where two or more applicants wish to purchase a parcel and apply a Veterans Land Discount, both purchasers must be eligible bidders but only one qualifying applicant needs to be an eligible veteran and apply for the discount. However, upon approval, a single 25% discount will be given and all applicants will have exhausted their "once in a lifetime" Veterans Land Discount. If there is more than one applicant, the applicant(s) not applying for the discount must fill out

the Waiver of Veterans Discount form and return it to DNR with the other required documentation.

The Veteran Eligibility Application/Affidavit form and the Waiver of Veterans Discount form can be found at any regional DNR Public Information Office, as well as on the DNR website at www.dnr.state.ak.us/mlw/forms under "Land Forms".

Below is an example of how a Veterans Land Discount is calculated for a 1.82 acre parcel with reimbursable costs of \$987 per acre, if the bid price were \$40,000.

Veterans Discount Calculation	
Reimbursable cost per acre	\$ 987.00
Parcel size in acres	x 1.82
Total Reimbursable Cost	\$ 1,796.34
Bid price	\$ 40,000.00
Less reimbursable cost	- \$ 1,796.34
Amount eligible for discount	\$ 38,203.66
Amount eligible for discount	\$ 38,203.66
25% Veterans discount rate	x .25
Veterans discount	\$ 9,550.91
Bid price	\$ 40,000.00
Less the veterans discount	- \$ 9,550.91
Discounted purchase price	\$ 30,449.09
Discounted purchase price	\$ 30,449.09
Less 5% deposit of bid price	- \$ 2,000.00
Balance due	\$ 28,449.09

Reimbursable Cost for Calculating Veteran Discounts		
Area Name	Project Description	Reimbursable Cost per Acre
Clover Passage Subdivision	ASLS 2002-45	\$ 987.00
Desperation Subdivision	ASLS 81-1	\$ 458.00
Mystery Alaska Subdivision	ASLS 2002-28	\$3,809.00
North Diamond Lake Subdivision	ASLS 2002-27	\$3,497.00

Instructions To Applicant

How and Where to Submit a Bid

The minimum bid for each parcel is the appraised fair market value listed in each subdivision description. A bid may be for the appraised value. The highest bid received for a parcel will be the winner, provided all bid information has been submitted correctly, the minimum bid deposit of at least 5% is received, and the bidder is determined eligible. Bids may be mailed to the DNR Financial Services Section, 550 West 7th Avenue, Suite 1410, Anchorage, Alaska 99501-3561, submitted online, or hand delivered to any of the DNR Public Information Offices. The envelope containing a bid should have no additional markings except as follows:

Spring 2004 Alaska State Land Auction #433

(Subdivision or Area Name)

(Parcel #)

(Bidder's First, Middle, and Last Name)

(Bidder's Address, City, Zip)

Place the envelope containing the bid inside a larger envelope, if you will be submitting it by mail. Be sure to include "Spring 2004 AUCTION #433 BID" on the outside of the mailing envelope. The Department of Natural Resources is not responsible for opening improperly marked bid envelopes. Each bid must be submitted in a separate, sealed envelope.

Bids must be received no later than 5:00 p.m., April 30, 2004.

DNR Contact Offices

SOUTHCENTRAL REGION

DNR Public Information Center
550 West 7th Avenue, Suite 1260, Anchorage, Alaska 99501-3557
Tel: (907)269-8400, Fax: (907)269-8901, TDD: (907)269-8411
Recorded land sales information (907)269-8400
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.

NORTHERN REGION

DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709-4699
Tel: (907)451-2705, Fax: (907)451-2706, TDD: (907)451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.

SOUTHEAST REGION

Division of Mining, Land & Water Information Office
400 Willoughby Avenue, Suite 400, Juneau, Alaska 99801
Tel: (907)465-3400, Fax: (907)586-2954,
For TDD call Anchorage (907)269-8411
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.

Each bid must include:

1. A completed Alaska State Land Auction Bid Form. Incomplete forms will be rejected.
2. Bid deposit.
 - a) Must be at least five percent (5%) of the total bid amount, **DO NOT ROUND DOWN**;
 - b) A separate bid deposit must be included for each bid submitted;
 - c) The bid deposit must be in the form of a cashiers check, personal check, money order, or Visa/MasterCard payment information and authorization, payable to the Department of Natural Resources. Two-party checks will not be accepted. **DO NOT SEND CASH!**

Please Note: When using the Visa or MasterCard payment options, **contact your financial institution to pre-authorize your bid deposit for the day of the auction.** Some institutions have authorization limits of \$1000 per day regardless of available credit. If DNR staff can not obtain authorization at the time of the bid opening, the bid will be rejected.
- d) For successful bidders, the deposit is non-refundable and will be applied to the purchase price.
3. A self-addressed, stamped envelope to return the unsuccessful bidder's deposit. The deposit for unsuccessful bidders will be returned by mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. May 6, 2004. A self-addressed, stamped envelope must be included with the bid for this purpose.

VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), **DO NOT** subtract your discount from your bid amount or your bid deposit. If you are a successful bidder, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price after the auction (Please see Veterans Land Discount section).

Please note that as of the date of this publication, the Mystery Alaska Subdivision survey, ASLS 2002-28, is currently under final review with the Mat-Su Borough. The offerings within the Mystery Alaska Subdivision are contingent upon the final approval of this survey. All auction bids will be opened following final survey approval. As soon as the Mystery Alaska Subdivision plat has passed final approval, it will be recorded and available to the public. Please contact the nearest DNR Public Information Center for updates.

Returned Bid Deposits

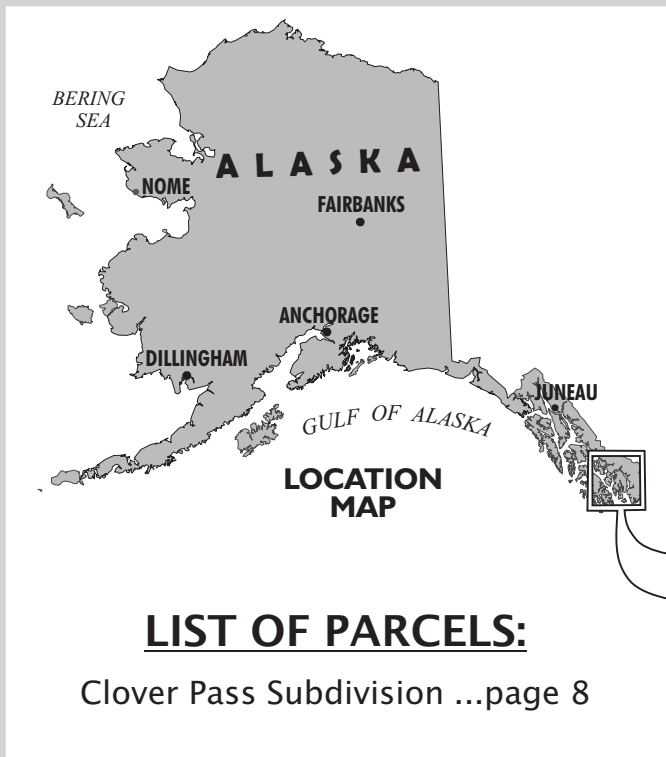
Unsuccessful bidders may pick up their deposits until 5:00 p.m. May 6, 2004, upon proper presentation of identification (Alaska drivers license or other similar picture identification). The deposits may be picked up at the Anchorage DNR Public Information Office, 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up will be returned by mail. NO interest will be paid on the bid deposit while it is in the possession of the state.

There's More!

Stay informed about more land offerings coming up in Spring 2005 and beyond by checking out page 12 of this brochure, visiting the DNR land sale web page at www.dnr.state.ak.us/mlw/landsale/, or by visiting one of the DNR Public Information Offices. A large number of parcels are also currently available Over-the-Counter from prior offerings, which can be purchased online or at any one of the DNR Public Information Offices.

Check out the Remote Recreational Cabin Sites program, for a way to "STAKE" land to buy. There are new areas offered yearly. For information on the program and what is available, go to the website at www.dnr.state.ak.us/mlw/landsale/remotecsites.htm.

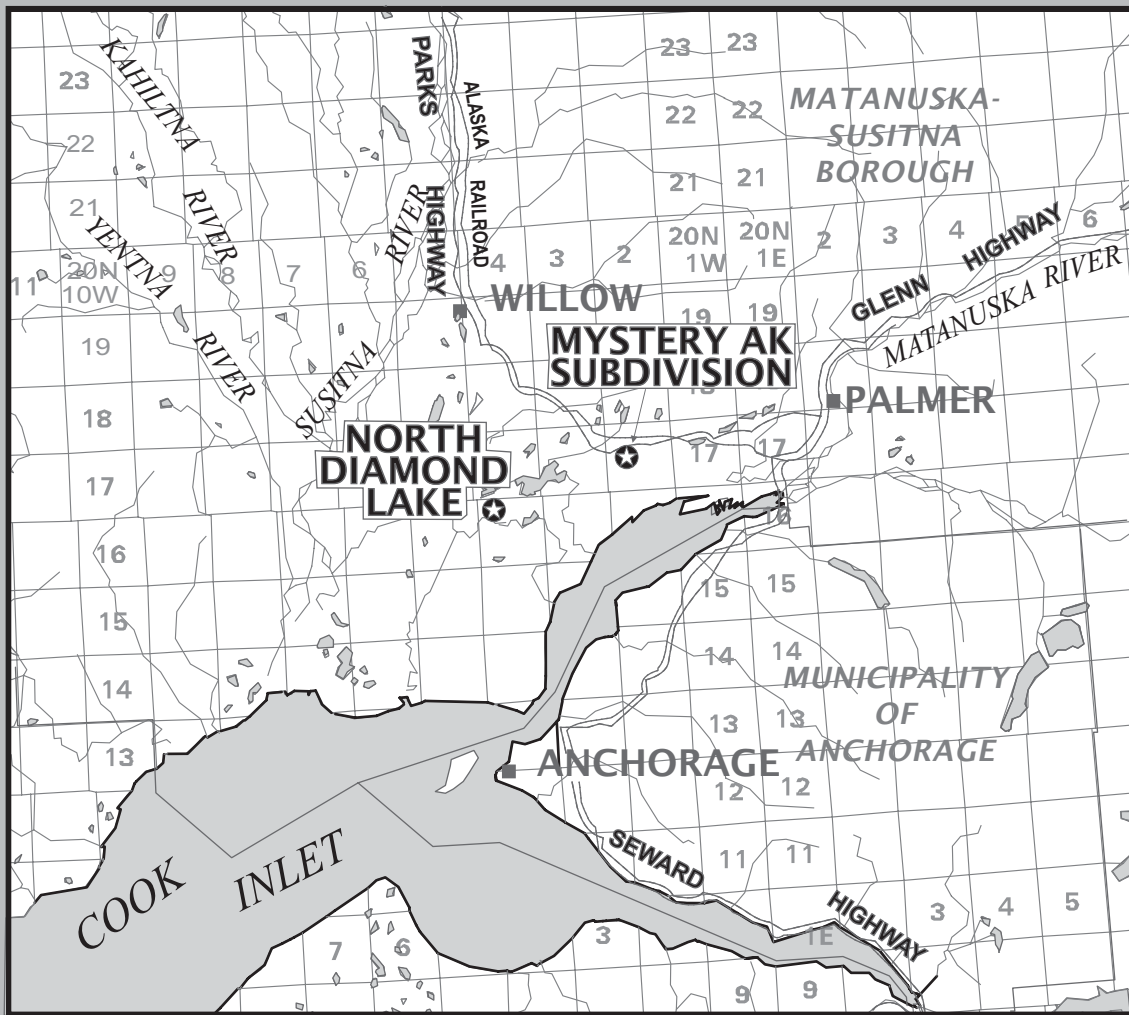
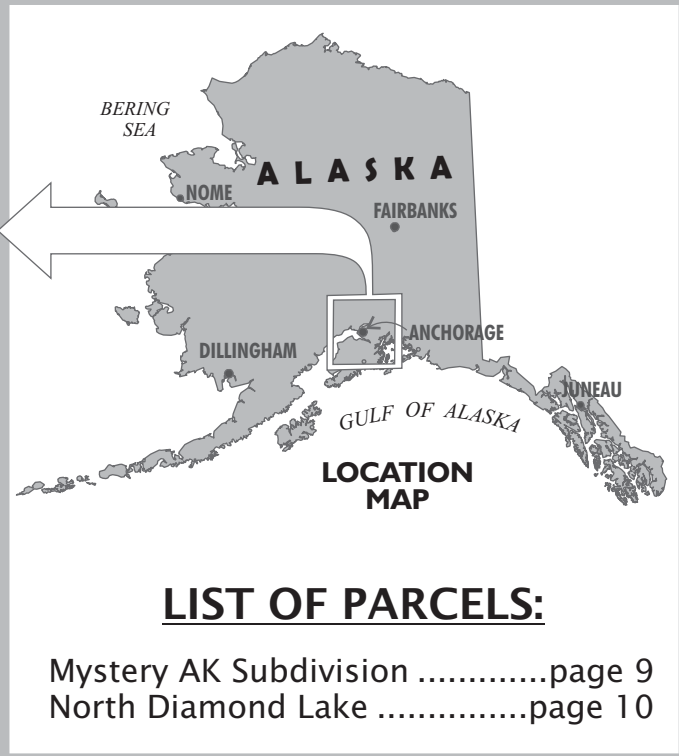
SOUTHEAST REGION



LIST OF PARCELS:
Clover Pass Subdivision ...page 8




SOUTHCENTRAL REGION

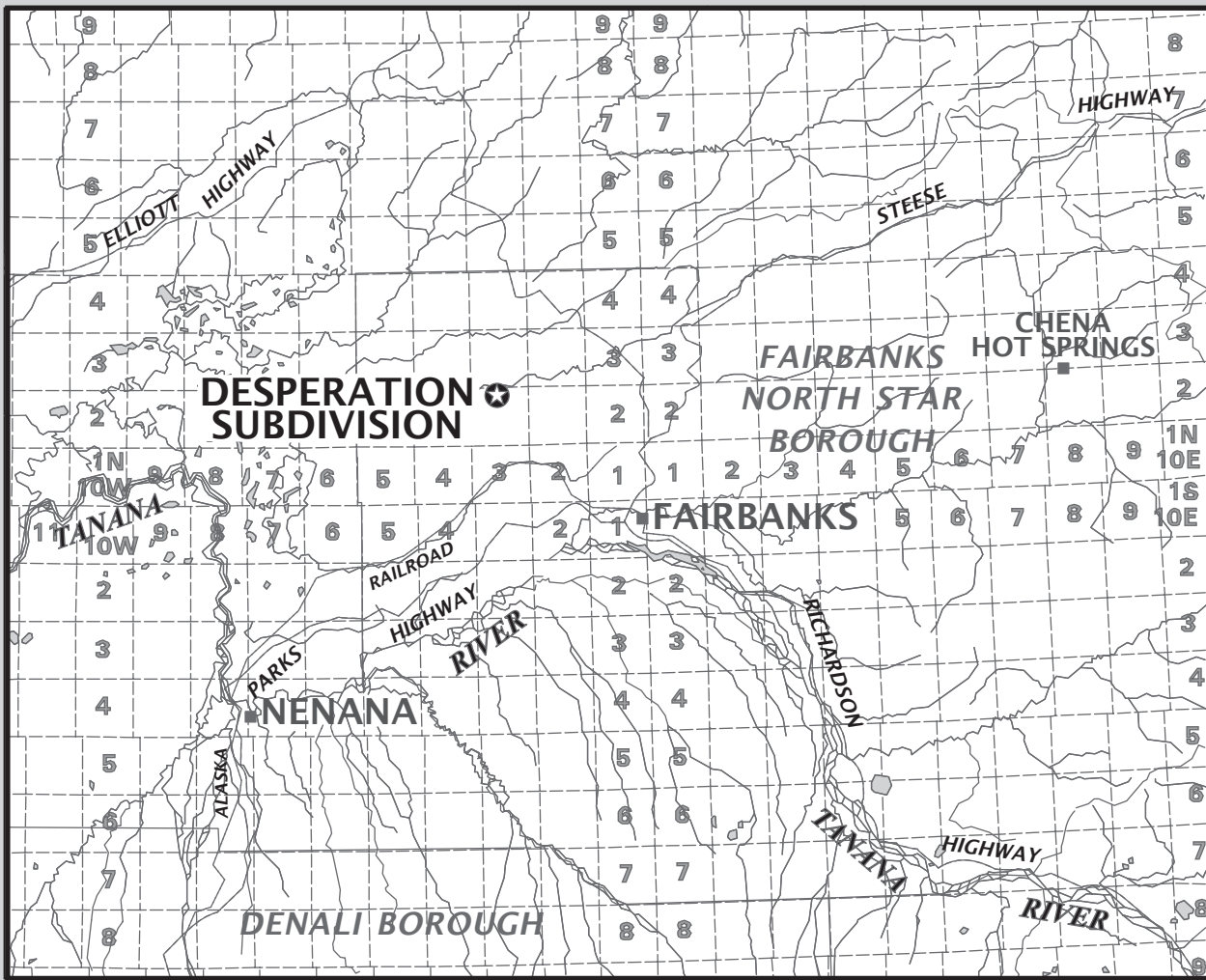



LIST OF PARCELS:
Mystery AK Subdivisionpage 9
North Diamond Lakepage 10

NORTHERN REGION

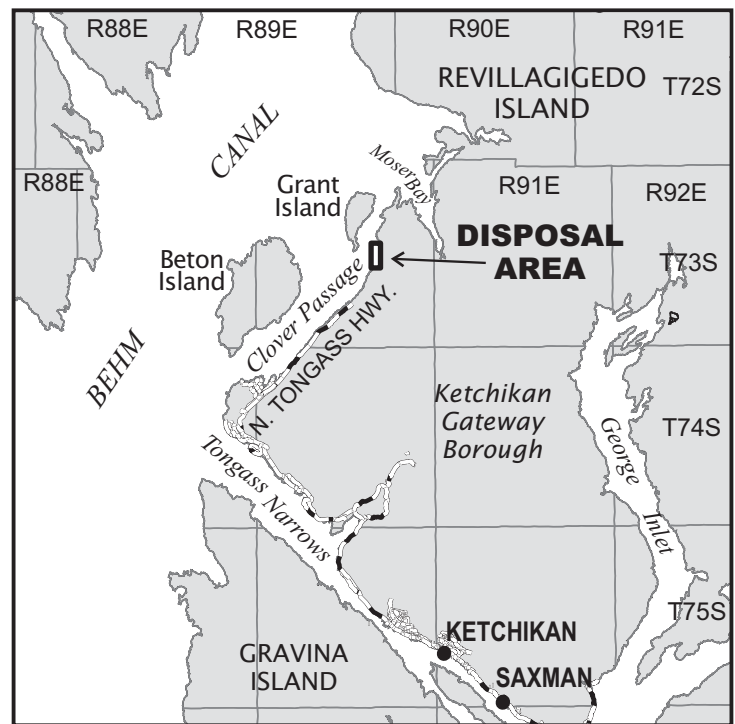


LIST OF PARCELS:
Desperation Subdivisionpage 11



Map 1 - Clover Pass ASLS 2002-45

Location	The Clover Pass subdivision is located within the Ketchikan Gateway Borough, on the northwest shore of Revillagigedo Island, in Southern Southeast Alaska, approximately 13 air miles north of Ketchikan.
Topo Map	USGS Quad Ketchikan C-6.
Access	All lots have water front, ocean access. There is no developed overland access. Settlers Cove public campground is located two miles southwest of the subdivision. However, buyers of these lots may not park in the campground to access private lands.
Terrain	Parcels 1, 2, and 3, are level to moderately sloped; parcels 4 and 5 are moderately to steeply sloped; and parcels 6, 7, and 8 are steeply sloped. (See information under "Water Frontage" regarding the no-build zone within the 50-foot public access easement along the shoreline of each lot).
Soils	Shallow, with rock outcroppings; there are areas of wetlands on all of the parcels.
Vegetation	Heavily forested with Sitka spruce, hemlock and red cedar as well as a lush ground cover of devil's club, blueberries, and shrubs.
Water Frontage	All lots have ocean frontage that ranges from fair to average. Parcels 1 and 2 have a rocky shore. Parcel 3 is predominantly rocky, but contains a sandy beach area that could be used for moorage at high and low tides. Parcels 4 and 5 share a small sandy beach area that could be used for moorage at low tide but all water frontage is rocky at high tide. Parcels 6, 7, and 8 have rocky water frontage. There is a public access easement 50 feet in width extending from the line of mean high water upland along the entire shoreline of each lot. No structures are allowed in the public access easement.
View	There are good views of Clover Passage and Grant Island.
Climate	The Ketchikan area has mild winters, cool summers and heavy precipitation. Average summer temperatures range from 40 degrees F to 65 degrees F. Maximum summer temperatures, rarely exceeding 70 degrees F, usually occur in August. Average winter temperatures range from 28 degrees F to 48 degrees F with the coldest days occurring in January. Average annual precipitation is 150 inches, including 37 inches of snow. Southeasterly winds predominate. Storms with winds from the southeast or southwest are common in the fall and winter.
Water Source	There is no public water system to these lots. Collection and storage of rainwater from a roof-catchment system or use of surface runoff are the most likely ways to obtain water for domestic use.
Water/Sewage Disposal	There is no sewage service to these lots. Any sewage disposal system must be approved by the Alaska Department of Environmental Conservation (ADEC) prior to installation. Contact ADEC at 907-465-5317 for more information.
Utilities	No public utilities are available.
Restrictions	Parcels are subject to platted easements and reservations, see ASLS 2002-45. Parcels are subject to a 50 foot public access easement along the ordinary or mean high water line of Clover Passage.
Municipal Authority	The subdivision falls within the Ketchikan Gateway Borough and is subject to borough ordinances and property assessments. The parcel is zoned "Rural Residential / Cottage Industry" which allows residential and some commercial activities.
Homeowners Association	None
Other	These lots contain wetlands. Purchasers need to obtain a permit from the District Engineer of the U.S. Army, Corps of Engineers before putting any dredged or fill material in wetlands or any other land clearing activity involving land leveling.

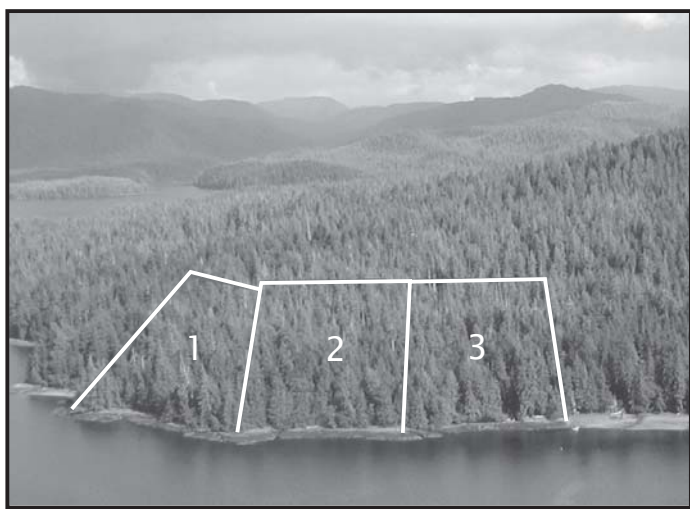
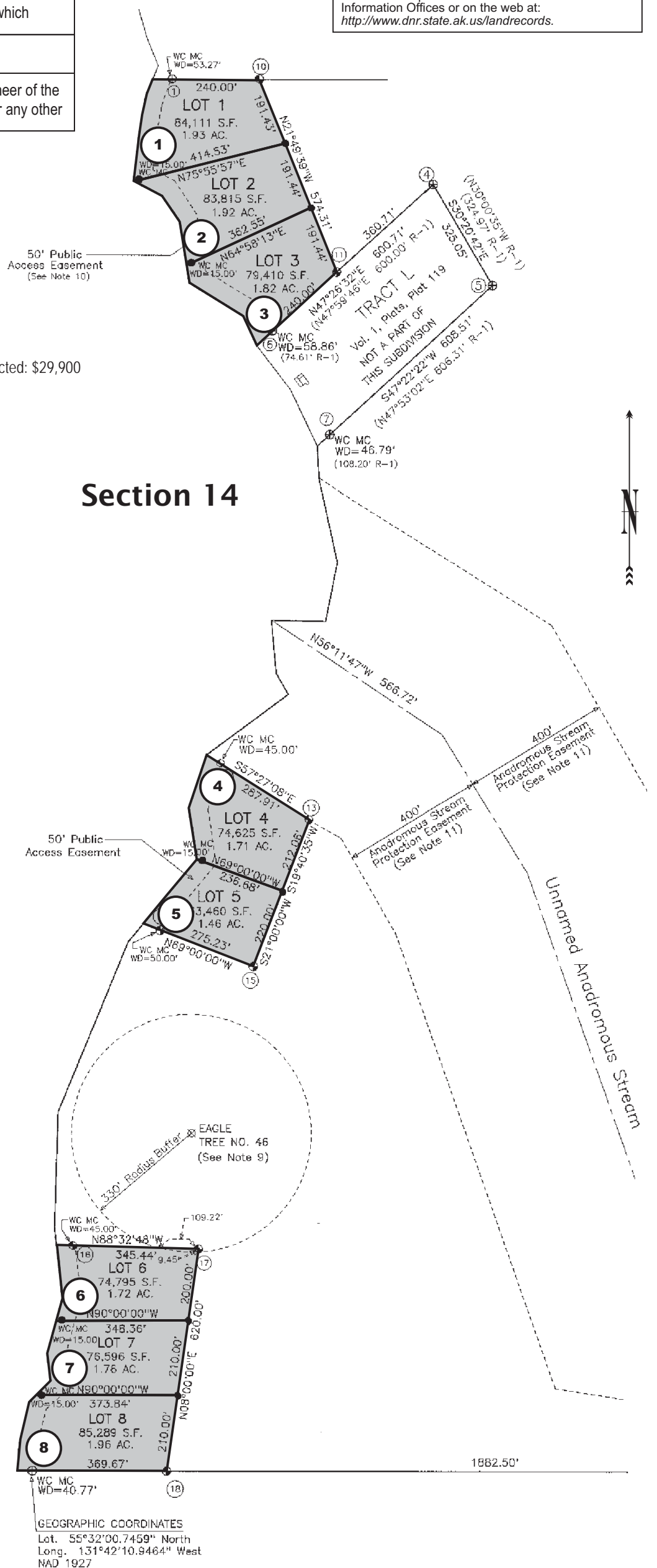


USGS Quad Ketchikan C-6, Alaska

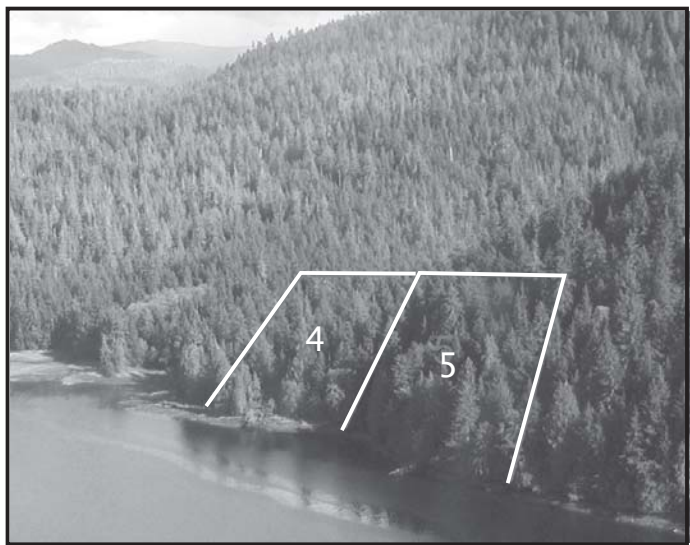
Vicinity Map
Township 73 South, Range 90 East, Section 14
Copper River Meridian, Alaska

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

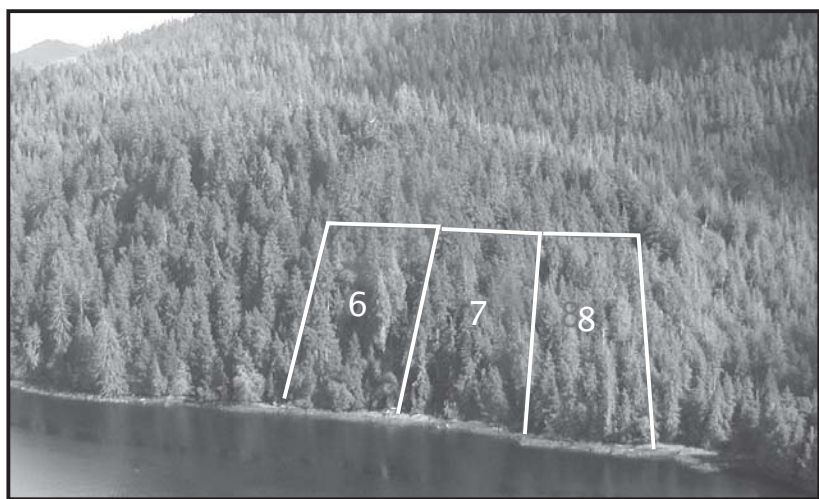
PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
1	107023	C073S090E14	ASLS 2002-45	1	1.930	\$36,500
2	107024	C073S090E14	ASLS 2002-45	2	1.920	\$36,300
3	107025	C073S090E14	ASLS 2002-45	3	1.820	\$38,200
4	107026	C073S090E14	ASLS 2002-45	4	1.710	\$30,900
5	107027	C073S090E14	ASLS 2002-45	5	1.460	\$26,400
6	107028	C073S090E14	ASLS 2002-45	6	1.720	\$29,300
7	107029	C073S090E14	ASLS 2002-45	7	1.760	\$29,300
8	107030	C073S090E14	ASLS 2002-45	8	1.960	\$33,300



Lots 1, 2, and 3



Lots 4 and 5

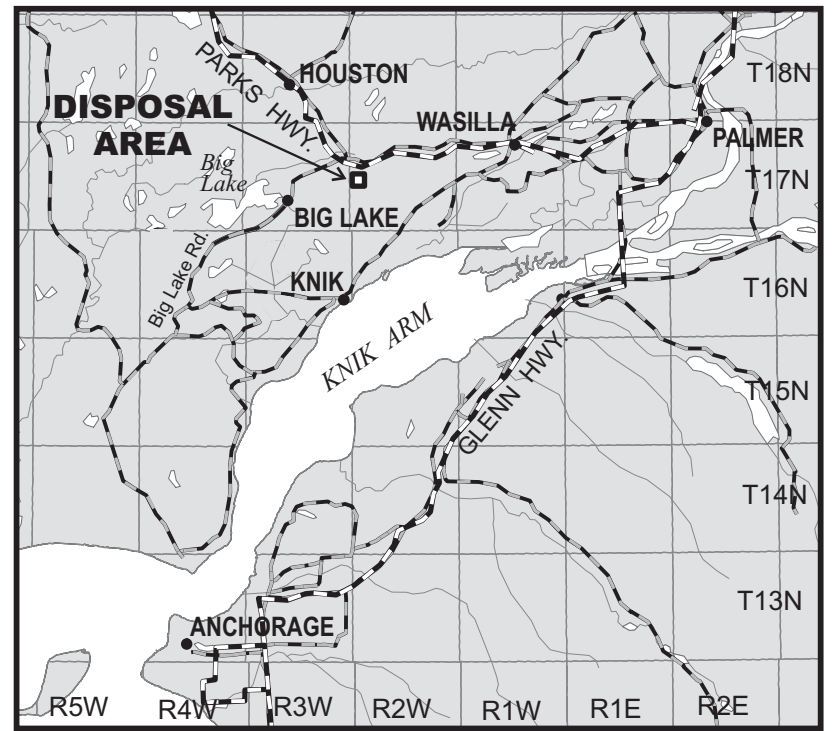


Lots 6, 7, and 8

Southcentral Region -- Spring 2004 State Land Auction # 433

Map 2 - Mystery Alaska Subdivision ASLS 2002-28

Location	The subdivision is located approximately 10 miles west of Wasilla and .5 mile south of the Parks Highway, west of S. Johnsons Road.
Topo Map	USGS Quad Anchorage C-8
Access	From the Parks Highway, turn south on S. Johnsons Road. Subdivision is one half mile down S. Johnsons Road, turn west onto Pinckney or Backus Drive to access subdivision.
Terrain	The subdivision varies from gently sloping to generally level terrain. The approximate elevation is 300 feet above sea level.
Soils	The area consists of very shallow Homestead silt loam.
Vegetation	The area primarily consists of spruce, with a mix of birch, and alders.
Water Frontage	None
View	Potential views of Mount Susitna from the southern end of the subdivision, and of the Talkeetna Mountains from the northern portion.
Climate	January temperatures range from -33 degrees F to 33 degrees F; July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow.
Water Source	Wells in area can reach 100 feet.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	Phone and electrical utilities run along S. Johnsons Road.
Restrictions	Parcels are subject to platted easements and reservations, see ASLS 2002-28. No lot within this subdivision shall have direct access to S. Johnsons Road.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough
Homeowners Association	Any subsequent owner of any lot automatically becomes a member of the Mystery Alaska Subdivision Homeowners Association if active.
Other	These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. As of the time of this publication, ASLS 2002-28 has not yet been recorded. This survey will be available on the LandRecords webpage once recorded. In the interim, for a hard copy of this survey please call 269-8469 or contact any of the DNR Public Information Centers. The cost is \$2.00 per page.

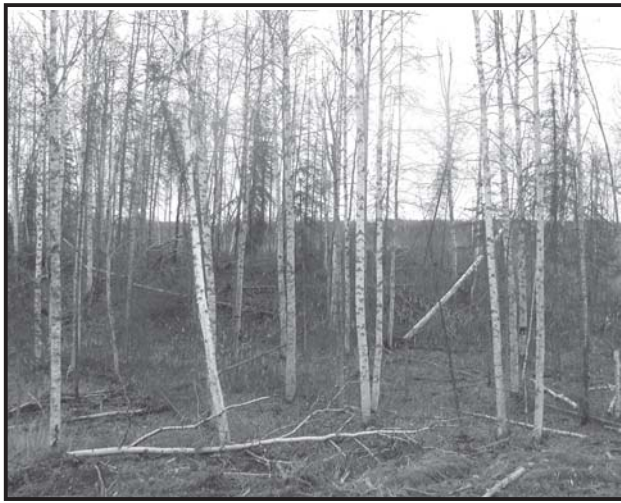


USGS Quad Anchorage C-8, Alaska

Vicinity Map

Township 17 North, Range 2 West, Section 18
Seward Meridian, Alaska

Mystery Alaska Subdivision survey plat is currently under final review with the Mat-Su Borough. Parcels 9-43 are contingent upon final approval of plat.

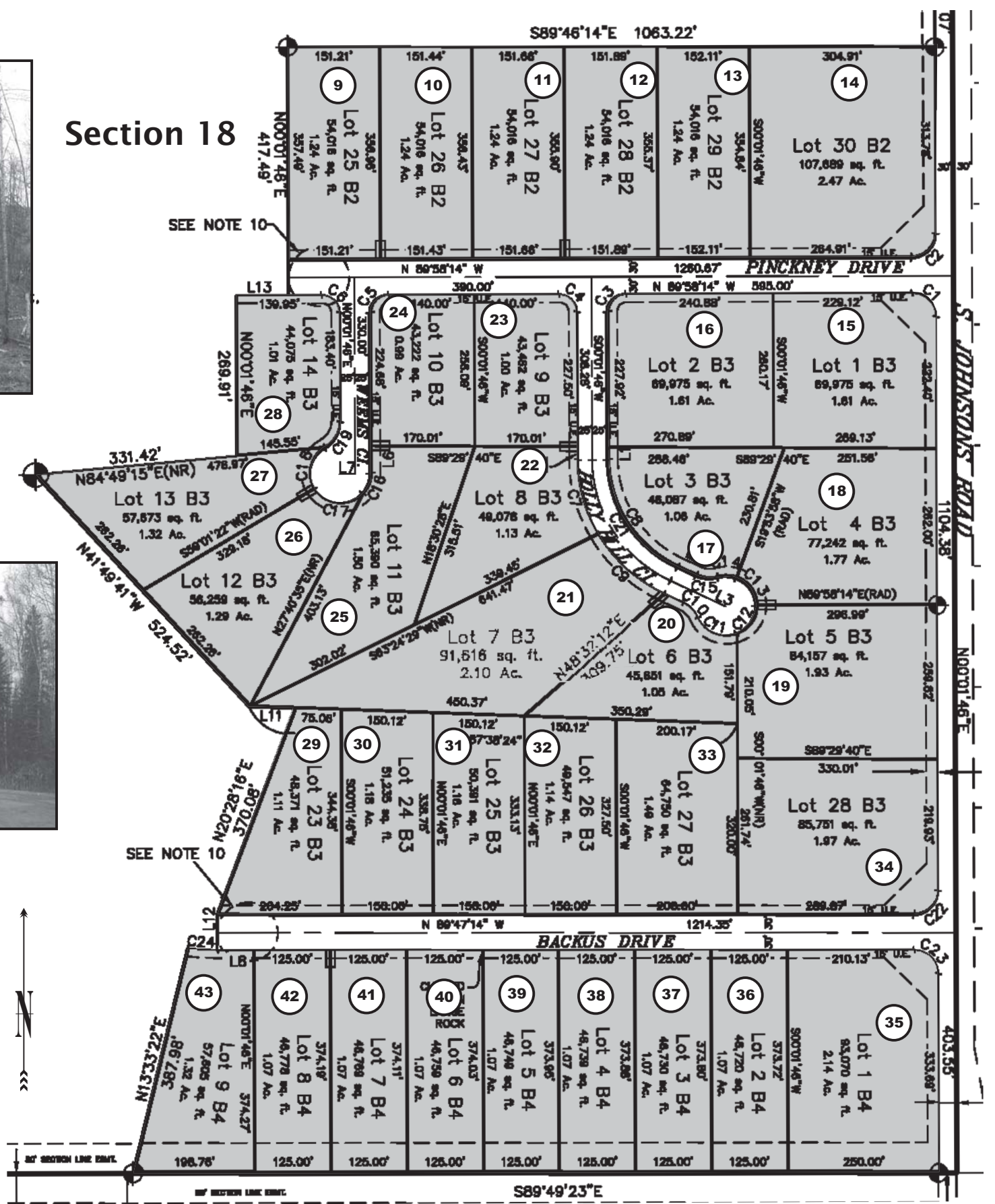


Mystery Alaska Subdivision



Pinckney Drive

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

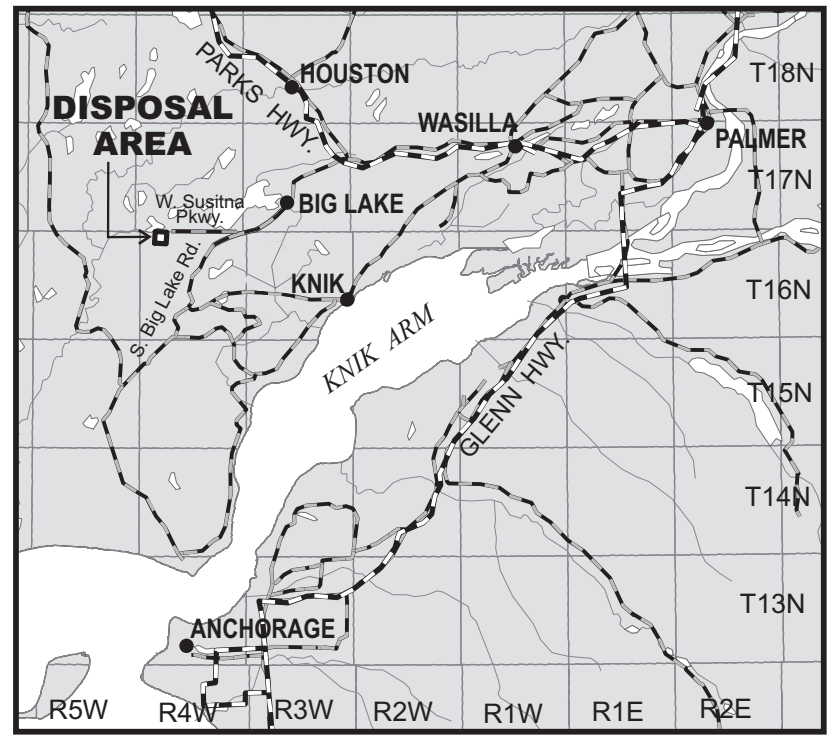


PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
9	228513	S017N002W18	ASLS 2002-28	25	2	1.240	\$7,400
10	228514	S017N002W18	ASLS 2002-28	26	2	1.240	\$7,400
11	228515	S017N002W18	ASLS 2002-28	27	2	1.240	\$7,400
12	228516	S017N002W18	ASLS 2002-28	28	2	1.240	\$7,800
13	228517	S017N002W18	ASLS 2002-28	29	2	1.240	\$8,700
14	228518	S017N002W18	ASLS 2002-28	30	2	2.470	\$14,500
15	228519	S017N002W18	ASLS 2002-28	1	3	1.610	\$10,900
16	228520	S017N002W18	ASLS 2002-28	2	3	1.610	\$8,700
17	228521	S017N002W18	ASLS 2002-28	3	3	1.060	\$6,200
18	228522	S017N002W18	ASLS 2002-28	4	3	1.770	\$11,300
19	228523	S017N002W18	ASLS 2002-28	5	3	1.930	\$11,800
20	228524	S017N002W18	ASLS 2002-28	6	3	1.050	\$5,500
21	228525	S017N002W18	ASLS 2002-28	7	3	2.100	\$7,900
22	228526	S017N002W18	ASLS 2002-28	8	3	1.130	\$6,400
23	228527	S017N002W18	ASLS 2002-28	9	3	1.000	\$6,100
24	228528	S017N002W18	ASLS 2002-28	10	3	0.990	\$6,000
25	228529	S017N002W18	ASLS 2002-28	11	3	1.500	\$6,400

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
26	228530	S017N002W18	ASLS 2002-28	12	3	1.290	\$6,000
27	228531	S017N002W18	ASLS 2002-28	13	3	1.320	\$6,400
28	228532	S017N002W18	ASLS 2002-28	14	3	1.010	\$5,700
29	228533	S017N002W18	ASLS 2002-28	23	3	1.110	\$6,000
30	228534	S017N002W18	ASLS 2002-28	24	3	1.180	\$6,500
31	228535	S017N002W18	ASLS 2002-28	25	3	1.160	\$6,500
32	228536	S017N002W18	ASLS 2002-28	26	3	1.140	\$6,800
33	228537	S017N002W18	ASLS 2002-28	27	3	1.490	\$7,600
34	228538	S017N002W18	ASLS 2002-28	28	3	1.970	\$13,200
35	228539	S017N002W18	ASLS 2002-28	1	4	2.140	\$13,700
36	228540	S017N002W18	ASLS 2002-28	2	4	1.070	\$8,200
37	228541	S017N002W18	ASLS 2002-28	3	4	1.070	\$7,300
38	228542	S017N002W18	ASLS 2002-28	4	4	1.070	\$7,300
39	228543	S017N002W18	ASLS 2002-28	5	4	1.070	\$6,900
40	228544	S017N002W18	ASLS 2002-28	6	4	1.070	\$6,900
41	228545	S017N002W18	ASLS 2002-28	7	4	1.070	\$6,900
42	228822	S017N002W18	ASLS 2002-28	8	4	1.070	\$6,500
43	228823	S017N002W18	ASLS 2002-28	9	4	1.320	\$7,100

Map 3 - North Diamond Lake Subdivision ASLS 2002-27

Location	The subdivision is located approximately 19 miles west of Wasilla approximately 2.5 miles southwest of Big Lake, south of W. Susitna Parkway.
Topo Map	USGS Quad Tyonek C-1
Access	From mile 52.3 of W. Parks Highway, turn south on Big Lake Road for 3.6 miles to the 'Y'. Turn left at the 'Y' onto S. Big Lake Road and travel approximately 5.5 miles. Turn west onto W. Susitna Parkway, travel 3 miles. Subdivision is south of W. Susitna Parkway via Diamond Circle.
Terrain	The subdivision is generally level, approximately 150 feet above sea level. There is a hill that terraces across Lot 10, 9, and 7.
Soils	The area contains very shallow homestead silt loam.
Vegetation	Vegetation consists of mixed spruce and birch forest.
Water Frontage	None
View	Lots in southern end of subdivision have potential lake views.
Climate	January temperatures range from -33 degrees F to 33 degrees F. Temperatures in July can vary from 42 degrees F to 83 degrees F. Annual precipitation includes 14 inches of rain and 48 inches of snow.
Water Source	Wells in the area can reach below 40 feet.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	Phone and electric lines run along S. Susitna Parkway. A Borough refuse transfer station is located at Big Lake.
Restrictions	Parcels are subject to platted easements and reservations, see ASLS 2002-27. Lots 1,2, and 3 are subject to a 50-foot section line easement along the east lot line. Access to Lots 1-19 are limited to the subdivision's interior roads. There is a common driveway for the expressed use of Lots 20 & 21.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough
Homeowners Association	Any subsequent owner of any lot automatically becomes a member of the North Diamond Lake Homeowners Association, if active.
Other	These sale areas may, on a case-by-case basis, be open to competitive oil and gas leasing and are continually open for application under Exploration Licensing and Shallow Natural Gas Leasing. As of the time of this publication, ASLS 2002-27 has not yet been recorded. This survey will be available on the LandRecords webpage once recorded. In the interim, for a hard copy of this survey, please call 269-8469 or contact any of the DNR Public Information Centers. The cost is \$2.00 per page.

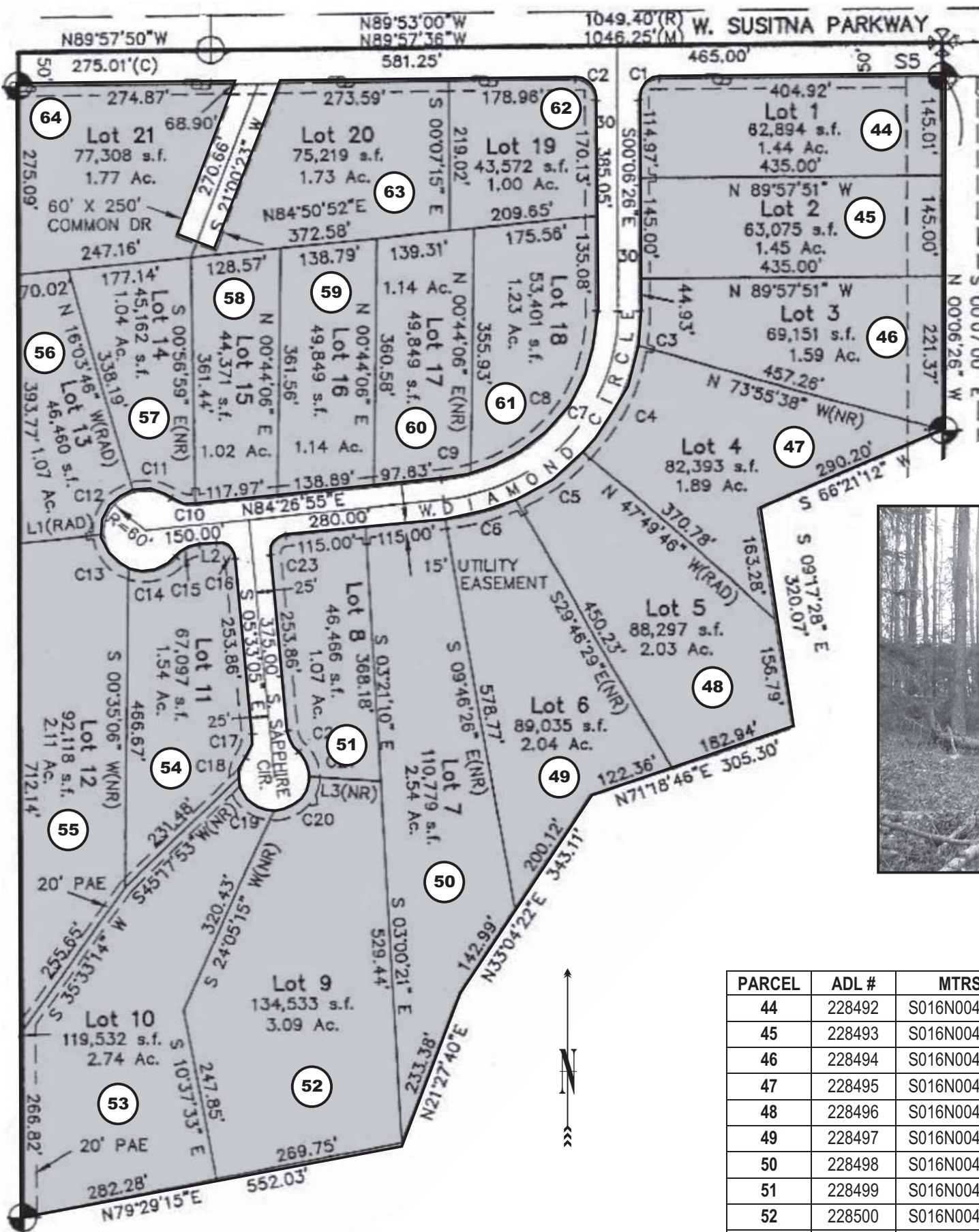


USGS Quad Tyonek C-1, Alaska

Vicinity Map

Township 16 North, Range 4 West, Section 5
Seward Meridian, Alaska

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



Section 5



North Diamond Lake Subdivision



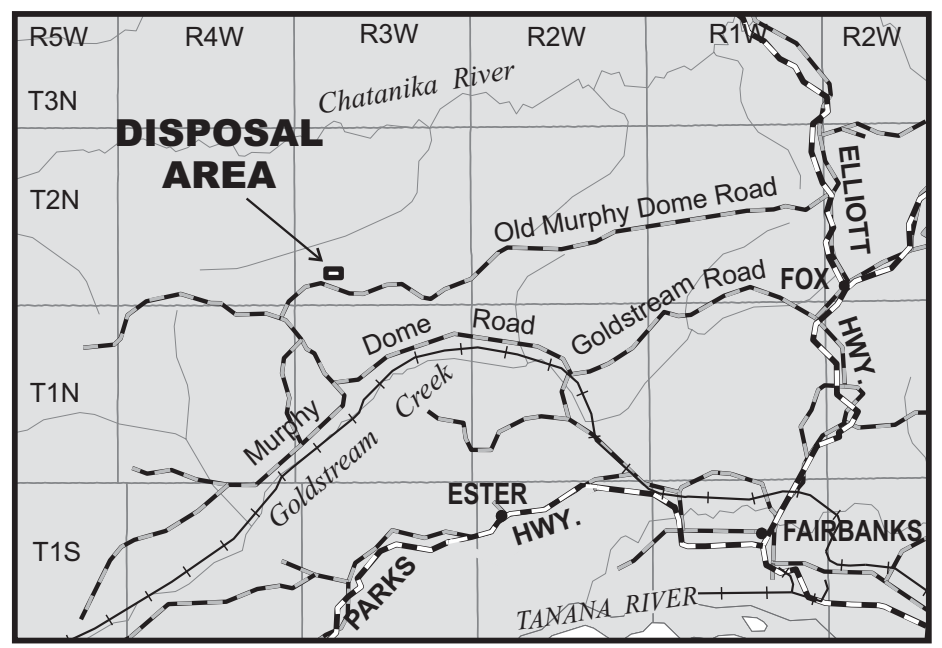
Diamond Circle

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
44	228492	S016N004W05	ASLS 2002-27	1	1.440	\$9,800
45	228493	S016N004W05	ASLS 2002-27	2	1.450	\$9,900
46	228494	S016N004W05	ASLS 2002-27	3	1.590	\$10,200
47	228495	S016N004W05	ASLS 2002-27	4	1.890	\$13,400
48	228496	S016N004W05	ASLS 2002-27	5	2.030	\$13,100
49	228497	S016N004W05	ASLS 2002-27	6	2.040	\$12,300
50	228498	S016N004W05	ASLS 2002-27	7	2.540	\$14,300
51	228499	S016N004W05	ASLS 2002-27	8	1.070	\$7,000
52	228500	S016N004W05	ASLS 2002-27	9	3.090	\$13,900
53	228501	S016N004W05	ASLS 2002-27	10	2.740	\$13,800
54	228502	S016N004W05	ASLS 2002-27	11	1.540	\$6,800
55	228503	S016N004W05	ASLS 2002-27	12	2.110	\$8,300
56	228504	S016N004W05	ASLS 2002-27	13	1.070	\$6,900
57	228505	S016N004W05	ASLS 2002-27	14	1.040	\$6,900
58	228506	S016N004W05	ASLS 2002-27	15	1.020	\$7,200
59	228507	S016N004W05	ASLS 2002-27	16	1.140	\$7,500
60	228508	S016N004W05	ASLS 2002-27	17	1.140	\$7,500
61	228509	S016N004W05	ASLS 2002-27	18	1.230	\$9,200
62	228510	S016N004W05	ASLS 2002-27	19	1.000	\$8,000
63	228511	S016N004W05	ASLS 2002-27	20	1.730	\$10,600
64	228512	S016N004W05	ASLS 2002-27	21	1.770	\$10,700

Northern Region -- Spring 2004 State Land Auction # 433

Map 4 - Desperation Subdivision ASLS 81-1

Location	Desperation Subdivision is located 25 miles northwest of Fairbanks and approximately four miles east of Murphy Dome, on the Old Murphy Dome Road.
Topo Map	USGS Quad Fairbanks D-3
Access	Access to the subdivision is via Sheep Creek Road or Goldstream Road to Murphy Dome Road, Spinach Creek Road, and then approximately four miles east on Old Murphy Dome Road to Desperation Loop, which has not been constructed. Access during certain times of the year may require four-wheel drive vehicles.
Terrain	The terrain is variable with the elevation ranging from 900 feet to 1,850 feet.
Soils	Soils primarily contain silt with some sand and gravel. Permafrost may be present in the area.
Vegetation	Most of the area is covered with poplar, black spruce, and a thick ground cover of mosses, lichens, and willows.
Water Frontage	None
View	View of the surrounding woods and potential view of the Chatanika Valley.
Climate	Average winter temperatures range from -22 to 26 degrees F; average summer temperatures range from 35 to 69 degrees F. Average annual precipitation is 15 inches.
Water Source	Wells are expected to be deep. Water quality and quantity are unknown.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alaska Department of Environmental Conservation.
Utilities	Electricity and phone lines are located adjacent to Old Murphy Dome Road.
Restrictions	Subject to platted easements and reservations of record, see ASLS 81-1.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
Other	Currently, the subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.



USGS Quad Fairbanks D-3, Alaska

Vicinity Map

Township 2 North, Range 3 West, Section 29
Fairbanks Meridian, Alaska

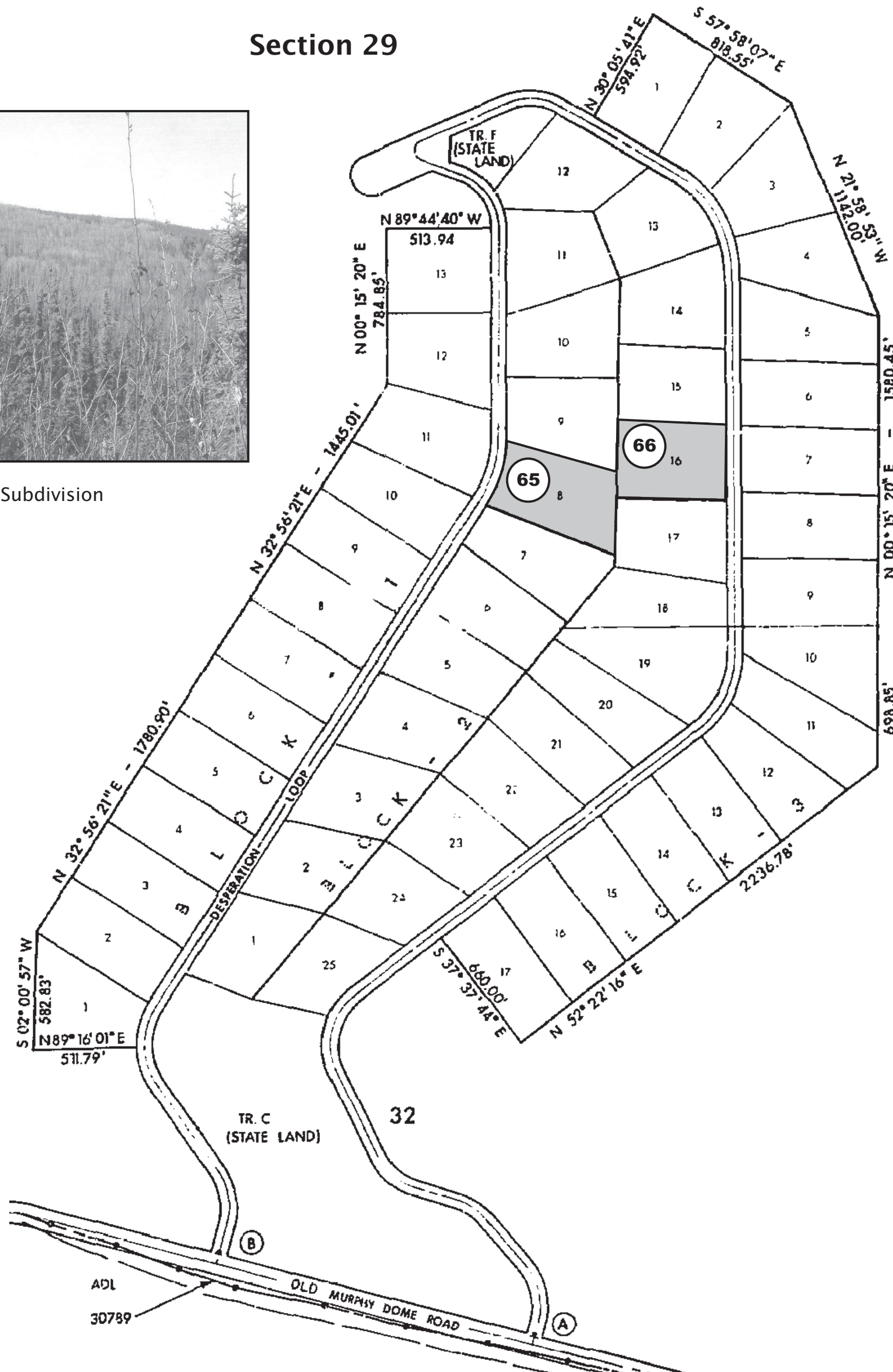
Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

PARCEL	ADL #	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
65	408187	F002N003W29	ASLS 81-1	8	2	5.000	\$2,500
66	408195	F002N003W29	ASLS 81-1	16	2	5.000	\$2,500

Section 29



Desperation Subdivision



Over-The-Counter Parcels Available!

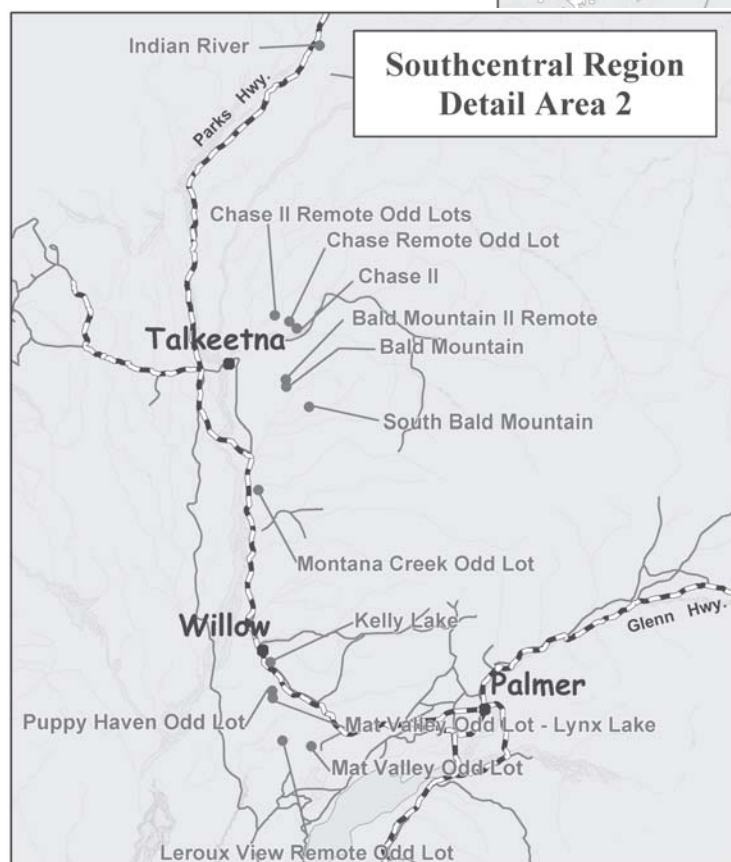
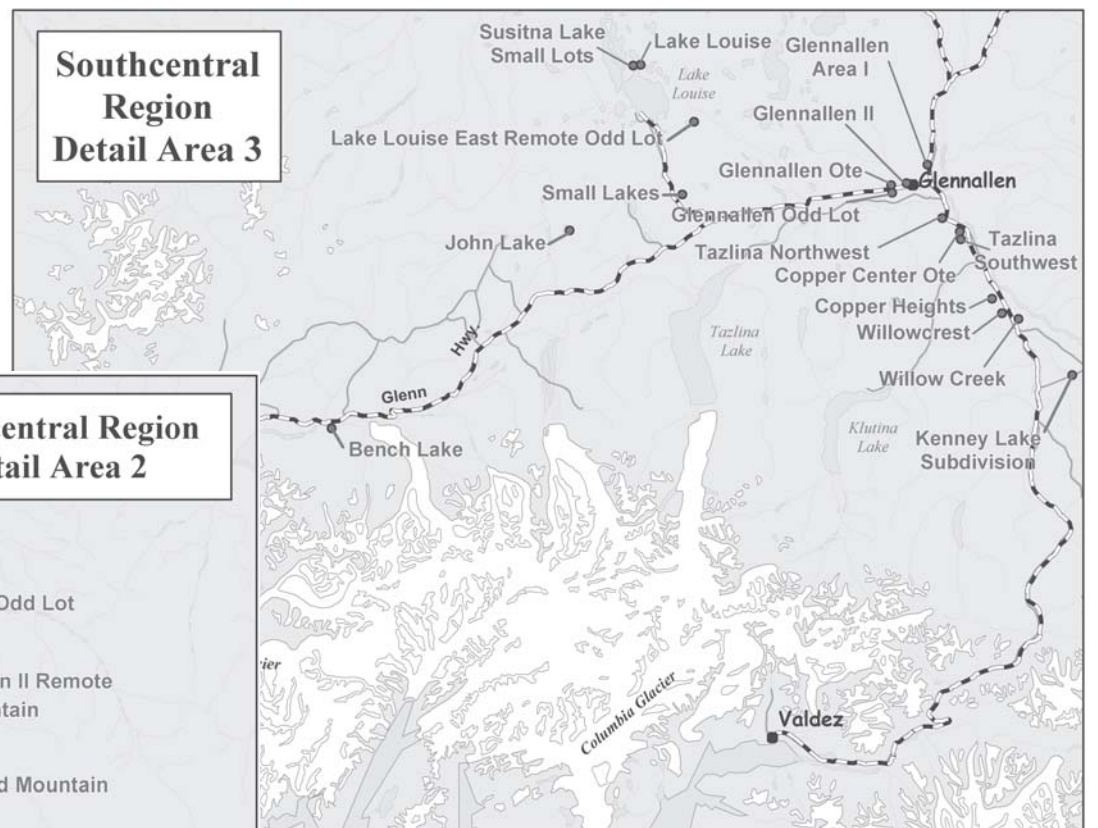
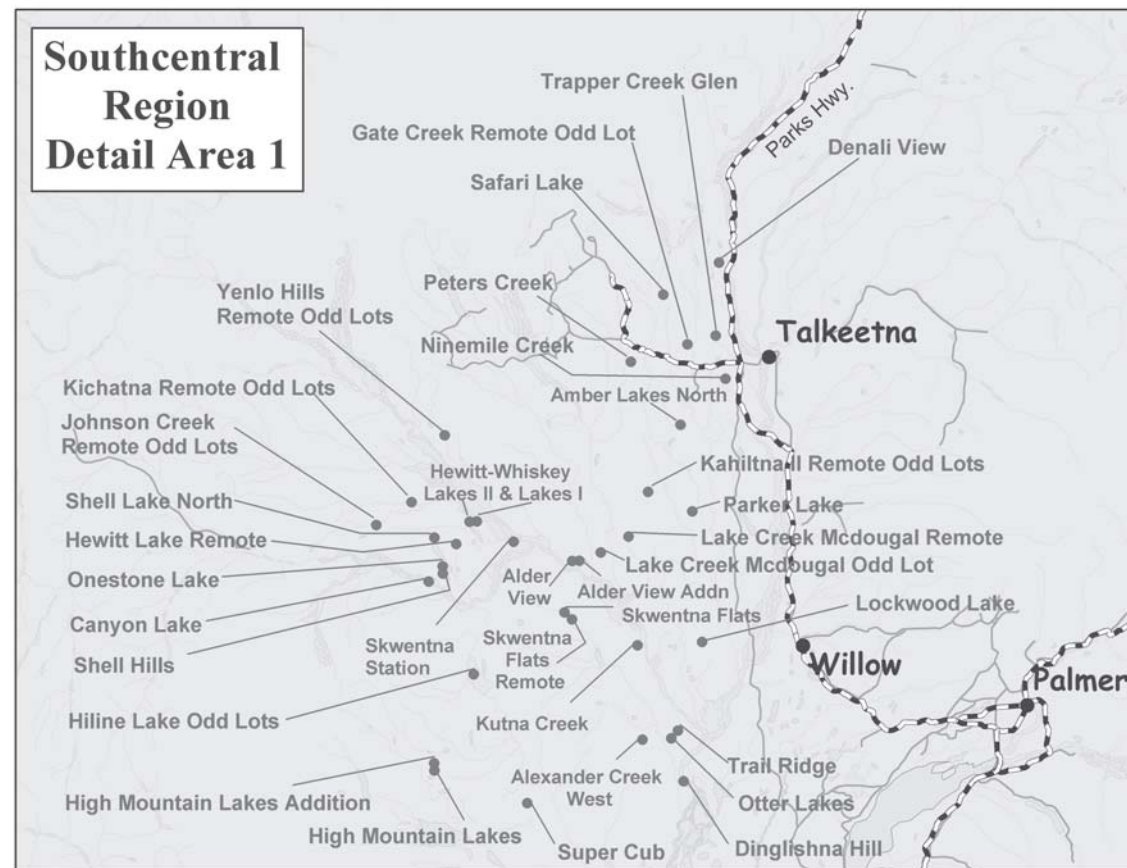
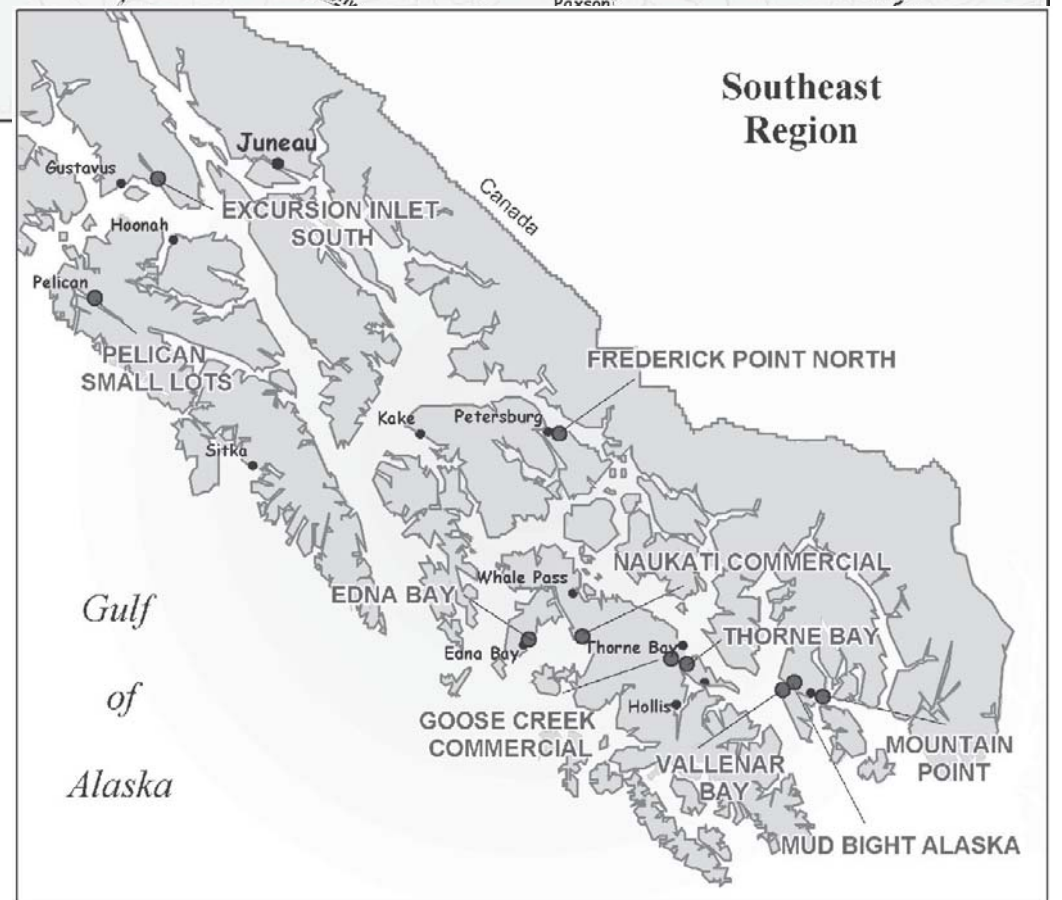
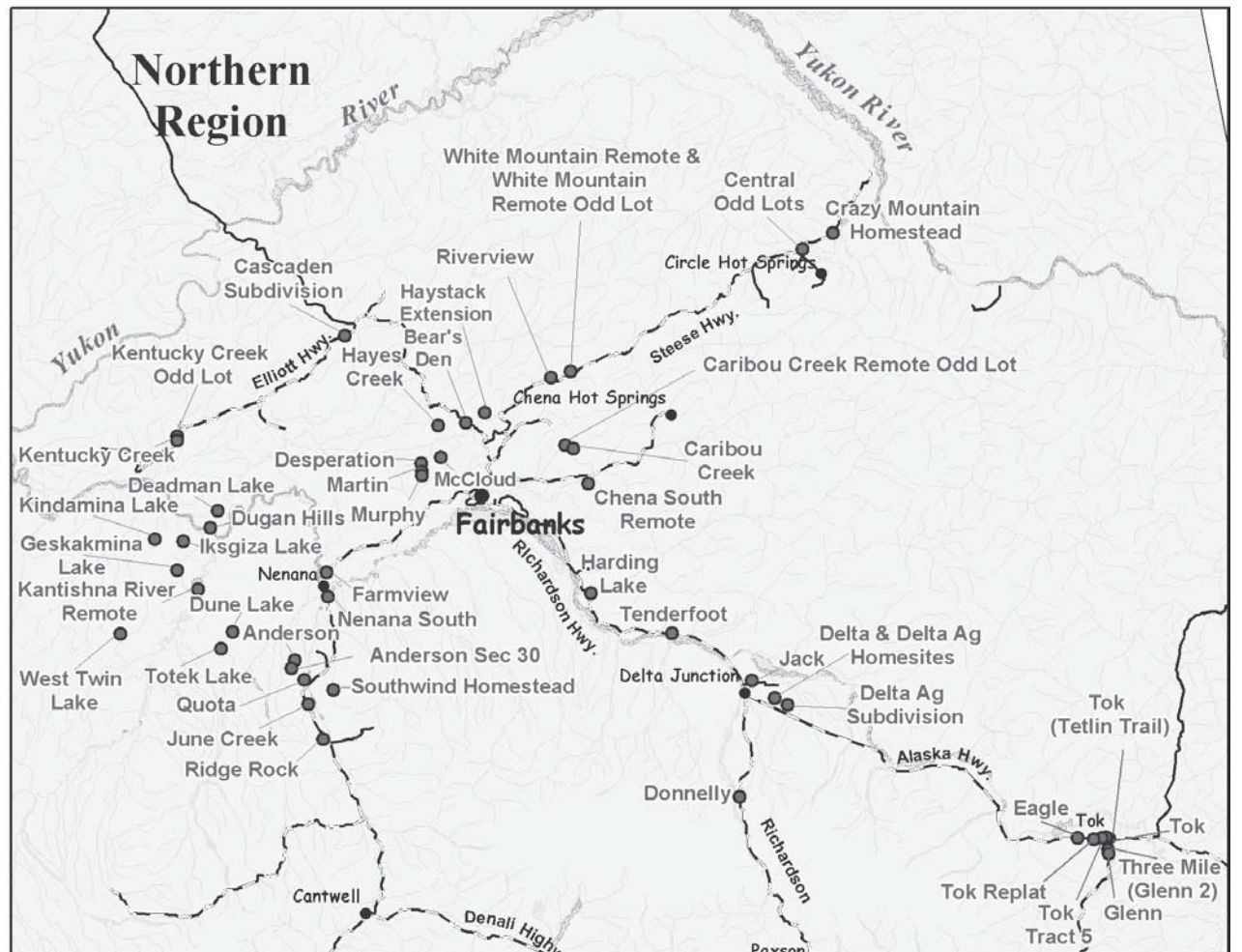
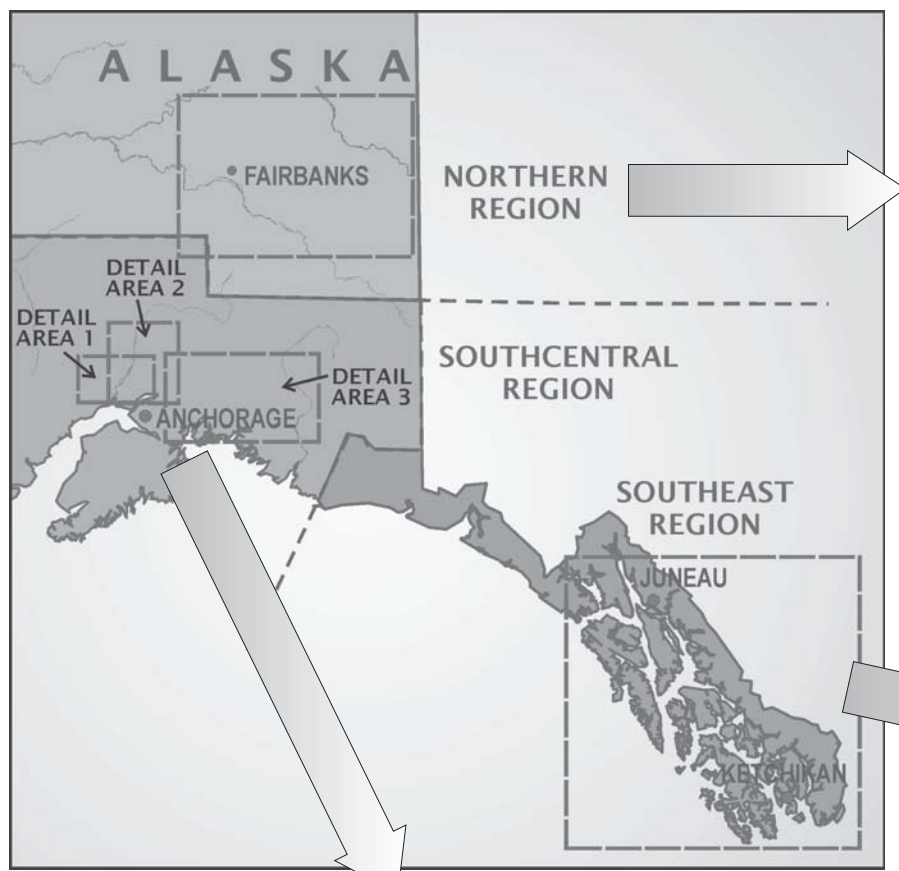
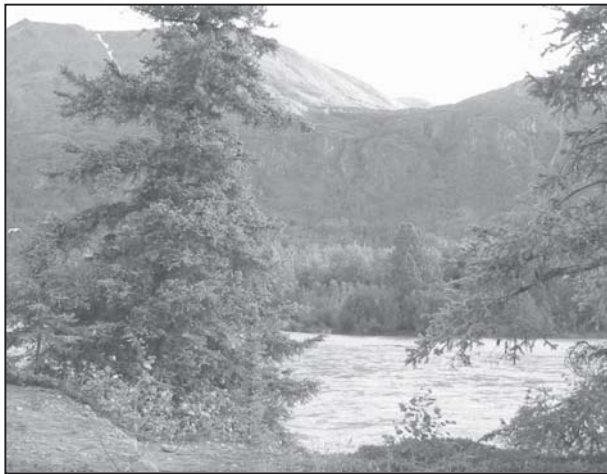
Almost 3000 parcels containing over 20,000 acres are immediately available for purchase!

The Department of Natural Resources currently has 2,938 parcels available for purchase Over-The-Counter on a first-come, first-served basis. These parcels are offered at the minimum bid price and are located throughout the state. For a complete listing of available parcels and purchase information, go to any one of our Public Information Offices, or go to our website at <http://www.dnr.state.ak.us/mlw/landsale/otc/index.cfm>.

All Over-The-Counter purchase applications, whether submitted on-line, in person, or by mail, must include:

1. A completed Over-The-Counter application form. If purchasing multiple parcels, a separate application must be completed for each parcel.
2. A non-refundable \$100.00 document handling fee for each parcel.

3. A down payment of at least five percent (5%) of the minimum bid amount for each parcel the applicant wishes to purchase, in the form of a cashiers check, personal check, money order, or Visa/MasterCard information and authorization.
4. A completed Declaration of Intent form for each parcel (this form is combined with the application form when submitting online).
5. If applying for a Veterans Land Discount, a completed Veteran Eligibility Application/Affidavit form and a copy of the applicant's Form DD 214, Report of Separation from Active Duty, or equivalent, showing the character of the applicant's discharge and length of service must also be submitted. If there is more than one person on the application, the additional applicant must submit a Waiver of Veterans Discount form.



DNR APPRECIATES YOUR FEEDBACK!

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

1. How did you first hear about the State of Alaska's land sale programs?
Friend_____Newspaper_____Radio_____Flyer_____Website_____
Other_____
2. What land sale programs are you interested in?
Sealed-Bid Auction__ _____Over-the-Counter_____Remote Staking_____
3. Have you ever purchased land from the state, and if so, were you satisfied with the process? Yes____No____
Comments_____
4. Would you prefer areas with road access directly to the parcels or parcels that are less accessible, requiring other means such as hiking, boating, flying, or ATV? With road access____ Without road access____
5. For parcels with no direct road access, what type of access would you prefer?
Nearby Airstrip_____Floatplane_____Boat_____ATV/Snowmachine_____Hiking_____
6. In a remote area without road access, what size parcel would interest you?
1-5 acres_____ 5-10 acres_____10-20 acres_____20 + acres_____
7. If road access were provided, which typically increases the per acre value, what size parcel would interest you?
1-5 acres_____ 5-10 acres_____10-20 acres_____20 + acres_____
8. In your opinion, do you feel the state is offering reasonably priced land?
Yes____ No____
9. Have you used the DNR website (www.dnr.state.ak.us) to obtain information on state land sale programs?
Yes____ No____
Comments_____
10. If yes, in your opinion was it user-friendly?
Yes____ No____
11. Are you satisfied with the way parcels are presented in the newspaper-style land sale brochures?
Yes____ No____
12. Are the brochures easy to read and understand?
Yes____ No____
13. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
Yes____ No____
14. What time of the year would you like to see state land sales held?
Nov - Feb_____Mar - June_____July - Oct_____

Additional comments:

AUCTION BID FORM

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

Name(s): _____

Authorized Agent (if any): _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Daytime Telephone Number: _____ Alternate Telephone Number: _____

Bidders must be Alaska residents for at least one year immediately preceding the date of the auction and must be at least 18 years of age on or before the date of the auction. Corporations, businesses and non-Alaska residents are NOT eligible to bid for parcels in the sealed-bid auction, but they are eligible to apply for parcels available over-the-counter.

I hereby submit a bid to purchase:

Parcel # _____ Subdivision/Area Name: _____ ADL # _____

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

_____ ***\$ Dollars _____

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

Amount of Bid Deposit \$ _____ (minimum 5% of the bid amount)

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

By my signature below, I hereby certify that:

- I have been an Alaska resident for at least one year immediately preceding the date of the auction;
- I am 18 years of age or older, and;
- I have checked for any erratas or supplemental information and accept the terms and conditions therein.

By signing below, I also acknowledge that if I am the successful bidder and do not meet the qualifications for a purchase contract listed below, I must pay the bid amount in full. Failure to submit payment in full when notified will result is the forfeiture of my bid deposit.

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

Signature: _____ Date: _____

Signature: _____ Date: _____

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

CREDIT CARD USERS: Your credit card will not be charged unless you are the successful bidder when all bids are opened. If, at the time of the auction, we are unable to obtain an authorization to charge against the credit card presented due to specific limitations of the account, your bid will be declared VOID and the next highest bidder will be awarded the parcel. *All credit card information will be destroyed immediately following the auction and will not become public information.*

Check one: VISA _____ MASTERCARD _____ Credit Card Number: _____

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

Billing address (optional) _____

Verification Code (optional; last 3 digits in signature block) _____

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

Cardholder's Signature: _____ Phone Number: _____