AUCTION SCHEDULE

April 4, 2007 – May 18, 2007 - Sealed Bid Auction Application Period
All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Friday, May 18, 2007. Applications received after the designated date and time will be rejected.

May 23, 2007 - Sealed Bid Opening
Bids will be opened at 10:00 a.m., Wednesday, May 23, 2007 at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Bidders do not need to be present at the bid opening. A list of apparent high bidders will be posted at www.dnr.state.ak.us/mlw/landsale by May 24, 2007. Unsuccessful bidders may pick up their deposits after the bid opening until 5:00 p.m. on May 23, 2007. Deposits not picked up by 5:00 p.m. will be returned by mail on May 24, 2007.

May 30, 2007 - Award Notification
Award notification letters will be mailed to successful bidders on Wednesday, May 30, 2007.

May 30, 2007 - Initial Over-The-Counter Lottery Parcel List
A complete list of Initial Over-The-Counter Lottery parcels (parcels not sold in the auction) will be posted on Wednesday, May 30, 2007 at www.dnr.state.ak.us/mlw/landsale and will also be available at any of the Department of Natural Resources Public Information Offices.

Initial Over-The-Counter Lottery Application Period
All applications must be received by the Department of Natural Resources or submitted online no later than 5:00 p.m., Friday, July 13, 2007. Applications received after the designated date and time will be rejected.

July 18, 2007 - Initial Over-The-Counter Lottery
The Initial Over-The-Counter Lottery will be held at 10:00 a.m., Wednesday, July 18, 2007 at the Anchorage Department of Natural Resources Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Applicants do not need to be present to win. A list of Initial Over-The-Counter Lottery winners will be posted at www.dnr.state.ak.us/mlw/landsale/ by July 19, 2007. All remaining parcels will become available for purchase Over-The-Counter following the completion of the Lottery. Unsuccessful applicants may pick up their deposits after the lottery until 5:00 p.m. Deposits not picked up by 5:00 p.m. will be returned by mail on July 19, 2007.

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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 $1.85 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 2007 Alaska State Land Offering - Auction #446, produced in Alaska at a cost of $0.67 per copy.

PLEASE RECYCLE
Dear Fellow Alaskans,

Nearly everyone who experiences Alaska feels the same powerful attraction to the Last Frontier. And for many, nothing is more satisfying than owning a piece of the state and achieving the dream of actually living here.

Our Alaska Constitution specifically directs the state government to encourage settlement of the land. I am very pleased to announce our latest efforts to fulfill this mandate – the Spring 2007 Alaska State Land Offering, Auction #446.

This year’s land auction offers bidders the chance to purchase any of more than 170 parcels located across the state, from the shores of Chandalar Lake in the Interior to the community of Hollits in the Southeast Panhandle. Most parcels fall in between, in remote areas or near the communities of Tok, Glennallen, Fairbanks, Wasilla or Prince of Wales Island.

Responding to the desire for higher-quality land offerings, we’ve also made sure that some of this year’s parcels are in subdivisions where the state already has built roads to allow easier access.

Whether it’s a remote cabin site near a fishing stream, or a year-round home site near an established community, owning land is an important part of the Alaskan dream. I encourage you to read this brochure carefully, understand the sale terms clearly, and follow the bid process completely, so you can take the next step toward realizing your Alaskan dream.

Sincerely yours,
Governor Sarah Palin

Dear Alaskans,

One of my fundamental duties as commissioner of the Department of Natural Resources is to promote settlement and ownership of Alaska’s land. The Sealed Bid Auction program outlined in this brochure is an important way our department fulfills this responsibility.

I encourage anyone interested in securing a piece of Alaska for their own to carefully consider the terms of this offering, and to take full advantage of the opportunity to acquire one of these parcels, and realize their Alaskan dream of land ownership.

Tom Irwin, Commissioner
Alaska Department of Natural Resources

This brochure describes the parcels of land offered by the Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW) in the Spring 2007 Alaska State Land Offering - Auction #446 and explains how to bid on a parcel in the Sealed Bid Auction and participate in the subsequent Initial Over-The-Counter Lottery. This year, the Spring 2007 Alaska State Land Offering includes over 170 parcels, of which nearly 140 have never been offered previously. The Division of Mining, Land and Water is also pleased to include several areas with newly constructed access as part of our goal for providing a diversity of quality land for Alaskans.

This brochure is divided into three main categories to clearly describe this land offering. The first section provides general information applicable to all parcels, auction and lottery policies, purchasing information, specific auction and lottery procedures, application instructions, and a list of on-line resources. The second portion of this brochure contains maps of the parcels and subdivisions, along with specific information about each area and the parcel legal descriptions and minimum bid price. The last portion of this brochure contains application forms for the Sealed Bid Auction, information about other land offerings, and customer surveys.

Additional copies of this brochure and application materials may be obtained from the DNR Public Information Offices located in Anchorage, Fairbanks, and Juneau. Copies may also be viewed or downloaded from the DNR website 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 contact the Anchorage Public Information Center.

DNR Public Information Offices

Each DNR Public Information Office has access to survey and status plats, appraisal reports, area plans, and other information relevant to the parcels offered in that region. These offices also provide information regarding all DNR programs and policies, and may be able to help you find the applications, forms, and fact sheets to answer all of your DNR related questions.

SOUTHCENTRAL REGION

DNR Public Information Center
530 West 7th Avenue, Suite 1250, Anchorage, Alaska 99501-3557
Tel: (907)269-8400, Fax: (907)269-8901, TDD: (907)269-8411
Recorded Information (907)269-8400
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.
pic@dnr.state.ak.us

NORTHERN REGION

DNR Public Information Center
3700 Airport Way, Fairbanks, Alaska 99709-4699
Tel: (907)451-2700, Fax: (907)451-2700, TDD: (907)451-2770
Office hours: Monday through Friday, 10:00 a.m.-5:00 p.m.
fbx-pic@dnr.state.ak.us

SOUTHEAST REGION

Division of Mining, Land and Water Information Office
00 Willowby Avenue, 4th Floor, Juneau, Alaska 99801
Tel: (907)463-3400, Fax: (907)586-2984
For TDD call Anchorage (907)269-8411
Office hours: Monday through Friday, 8:00 a.m.-5:00 p.m.
southeast_land@dnr.state.ak.us

Spring 2007 Alaska State Land Offering ~ Auction #446
Land Records, Survey Plats, and Maps

Comprehensive parcel and area information can be found by researching various state and federal websites. A valuable resource developed by DNR and the Bureau of Land Management (BLM) is www.landrecords.info, which lists links to many DNR and BLM websites where you can find information such as recorded survey plats, federal surveys, federal master title plats, state status plats, recorded subdivision covenants, mapping/GIS applications, and casefile summaries. Topographic maps may be purchased from the United States Geological Survey (USGS), Earth Science Information Center, Grace Hall, Alaska Pacific University, 4230 University Drive, Room 101, Anchorage, AK 99508-4664, (907) 786-7011, or Map Office, Geophysical Institute, University of Alaska Fairbanks, 930 Koyukuk Drive, PO Box 757320, Fairbanks, AK 99773-7320, (907) 474-5823, or from numerous other commercial sources.

Full size 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.

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. The submission of a bid constitutes acceptance of the parcel “AS-IS” and “WHERE-IS.”

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.

Establishing new routes or making improvements to existing rights-of-way or easements may require an authorization depending on the type of activity and the site specific conditions. You are advised to apply for an access easement to reserve legal access to your parcel.

The state has no legal obligation to build roads or provide services to or otherwise has the consent of the affected upland owner. Access improvements on unreserved state land may be allowed without a permit under the following conditions:

- Hiking, backpacking, skiing, climbing, and other foot travel; bicycling; and traveling by horse or dogmiled 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 snowmobile 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 and program information can be found on-line at www.dnr.state.ak.us/habitat.
- 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 shoreline, tidal land, and submerged land.

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

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

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

RS 2477

Revised Statute 2477 is a federal law that granted states and territories unrestricted 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 any of the DNR Public Information Offices, and on-line at www.dnr.state.ak.us/mlw/trails/rs2477.
**Existing Easements and Reservations**

All parcels offered in this brochure are subject to all 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 detailed 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 parcel, along with a physical inspection of the parcel. Subdivision survey plats may be viewed on-line at www.dnr.state.ak.us/landrecords, or by visiting the nearest DNR Public Information Office.

All state-owned lands bordering section lines have a reserved public access easement 30 feet in width along each side of the section line, unless the easement has been vacated or officially removed. Contact the appropriate regional DNR office before constructing access in surveyed or unsurveyed section line easements. All public access easements, including those along public or navigable water bodies, are reserved for public use. You may not obstruct a public access easement or make it unusable by the public.

The Alaska Railroad Corporation’s 200 foot right-of-way, bridges, and trestles may NOT be used as access. Use of the railroad right-of-way is considered trespass and will be prosecuted (AS 41.36.000). The Alaska Railroad Corporation issues permits to cross the railroad. Contact the nearest railroad agent for more information.

**Use of Adjacent State Land**

Uses of unreserved state land, other than those uses stated in 11 AAC 96.020 (Generally Allowed Uses on State Land), may require a land use authorization from the Department of Natural Resources.

**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 the subdivision and individual parcels, and a permit may be required. Prior to any driveway or approach road construction utilizing a state managed right-of-way, the Right-Of-Way Section of the appropriate regional office of DOTPF must be consulted. Parking on the side or shoulder of roads can cause traffic safety problems and damage to the road shoulder.

**Archaeological Sites**

The Alaska Historic Preservation Act 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 (AS 41.35.200). Should any sites be discovered during parcel development, activities that may damage the site will cease. The Office of History and Archaeology in the Division of Parks and Outdoor Recreation should 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 38.03.125). 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 38.03.130).

Mineral closing orders, where they have been established, close the area to exploration and development of locatable minerals such as gold, copper, platinum, etc. Mineral closing orders do not apply to oil and gas leasing, coal leasing, shallow gas leasing, or exploration licensing, nor do they preclude reasonable surface access to these resources.

**Timber and 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.

**Tentatively Approved Land**

The state has not received final patent from the federal government for some of the land in this sale. Such lands are designated as “tentatively approved.” Title for parcels on tentatively approved land will be conditioned upon the state receiving patent from the federal government. Department regulations provide that if for any reason the state is denied patent to the land, a sale, lease or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the purchaser, lessee or any third party for termination of the contract (II AAC 67.015).

Title to tentatively approved land will be conveyed via quitclaim deed. Ordinarily, there is little risk of loss of title associated with tentatively approved land, however, there may be practical problems including (1) title insurance companies may not provide title insurance unless this contingency is “excepted” from coverage, and (2) banks may not loan money for construction on, or the purchase of tentatively approved lands. In the Spring 2007 Alaska State Land Offering, the following parcels and subdivisions are on tentatively approved land:

- Indian River Subdivision
- Naukati Bay Subdivision West, Addition No. 1

**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 encumbrances or the possibility of encumbrances, which may affect marketable title, including those of record or apparent by inspection of the property, in your decision to enter into this contract.

**Homeowners Associations**

Some subdivisions were created with the framework for a Homeowners Association in place. Homeowners Associations may be established to maintain roads, trails, easements, and related drainage improvements within the subdivision, maintain reserved or common areas, build a common sewer or water system within the subdivision, and to provide other necessary services until a unit of local government is able and willing to assume responsibility for them. 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 Commerce, Community and Economic Development, Division of Corporation, Business, and Professional Licensing at (907) 465-2530, or on-line at www.deed.state.ak.us/occe by using the ‘Search Corporation Database’ feature and the name of the subdivision.
**Taxes**
Parcels offered in this disposal are 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 on your parcel, you must apply for a permit from the Division of Mining, Land and Water. Information and applications for water rights are available at any of the DNR Public Information Offices and on-line at www.dnr.state.ak.us/mlw/water.

**Improvements**
It is your responsibility to properly locate all property boundary monuments on your parcel and to contain any improvements within the parcel (II AAC 67.020). No improvements, other than access, may be placed or constructed within any easements or rights-of-way of record. This includes, but is not limited to, section-line easements, public access easements, road rights-of-way, utility easements, and building setbacks.

It is your responsibility to obtain all necessary authorizations from federal, state, or local agencies prior to placing or constructing any improvements.

**Previously Authorized Improvements/Hazards**
Some parcels in this brochure have abandoned improvements and/or limited development on the land. Unless otherwise noted, the minimum bid price for these parcels includes the value of the improvements. DNR has not necessarily inspected all 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.

**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.

**Nomination of Land for Future Offerings**
DNR seeks land nominations from the public for state land sales and considers public interest when offering land through the auction program. If you are interested in nominating land for state land sale programs, fill out a nomination form and return it to a Public Information Office. You will need to include basic information about the location of the nominated land, whether or not the land is owned by the State of Alaska, and if it is classified for settlement under land use plans.

For more information about the nomination process and to acquire nomination forms, see the fact sheet ‘Nominating Land for State Land Sale Programs’ at www.dnr.state.ak.us/mlw/factsht/land_nominating.pdf.

**Multiple Uses**
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 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.

**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.

In specific areas of the state, burning permits are required for all burning other than fires contained within an approved device, and fires used for signaling, cooking or warming. All other burning in the permit areas requires a permit during the fire season.

There are potential liabilities if your fire escapes control (AS 41.15.060, AS 41.15.090). For further information regarding wildfire mitigation and burning permits, contact the regional DNR Division of Forestry office. A list of their locations, addresses, and telephone numbers may be obtained from any of the DNR Public Information Offices as well as on-line at www.dnr.state.ak.us/forestry.

**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 (5 AAC 92.420).
Bidder/Applicant 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 (11 AAC 67.005 and 11 AAC 67.008). Please read this section on eligibility thoroughly before you submit a bid or application.

Corporations, businesses, and non-Alaska residents ARE NOT eligible to bid for parcels at the Sealed-Bid Auction but ARE eligible to apply in the Initial OTC Lottery. All bidders in the Sealed-Bid Auction and applicants in the Initial OTC Lottery must be 18 years of age or older at the date of sale.

Additionally, AS 38.05.055 requires that in order to bid in the Sealed-Bid Auction you must be a current resident of the State of Alaska and must certify that you have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 23, 2007. If you are the successful bidder or applicant for a parcel and wish to enter into a purchase contract with the State of Alaska, you must also certify that you:

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

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

Residency Requirement for Sealed-Bid Auction

To be eligible to bid in the Sealed-Bid Auction, you must be a current Alaska resident and have been a resident of Alaska for at least one year immediately preceding the date of the auction, May 23, 2007 (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 a member of the Armed Forces of the United States or were during any part of the one-year residency period, you must either have been an Alaska resident prior to enlisting and maintaining your Alaska residency, or have taken some affirmative action to make Alaska your residence, such as filing a DD 2058 (State of Legal Residence Certificate) or its equivalent, registering to vote, and paying local personal property taxes for at least one year immediately preceding the date of the auction. If you collect overseas pay for being stationed in Alaska, or claim some other state as your residence for purposes such as taxes, school tuition, or benefits, you are not an Alaska resident.

Proof of Residency

Successful bidders in the Sealed-Bid Auction are required to submit proof of their Alaska residency (AS 38.05.055). The proof submitted must address the one year prior to the date of the auction, May 23, 2007. Proof of residency may be any proof acceptable to the Director, including (11 AAC 67.010):

- Voter registration and voting records;
- Driver’s, or other current and valid state occupational licenses;
- School records;
- Rent receipts, proof of home ownership, or 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.
Secondary types of residency proof
- Hunting or fishing licenses;
- 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;
- Other proof of residency acceptable to the Director.

Self-certifying items above (hunting and fishing licenses, personal affidavits, etc.) may only be used as corroborative evidence. At the time it is requested, successful bidders are reminded to submit as many principles (non-self-certifying) items of proof of residency as needed to document the full year of Alaska residency.

Buying Multiple Parcels
II AAC 67.005(b) has been repealed. This regulation previously restricted buyers from purchasing more than one parcel from each DNR land offering. For administrative purposes, the Sealed-Bid Auction will still be limited to one parcel per person; however, additional parcels from this offering, if not purchased at auction, may be purchased during the Initial OTC Lottery.

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

Jane Doe bids on two parcels, Parcel A and Parcel B. Her favorite is Parcel A, but Parcel B received more bids and is opened first. If she is the highest eligible bidder for Parcel B, she will win that and will be ineligible to win Parcel A, even if she is the high bidder for that parcel also.

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

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

If a parcel is won in the Sealed-Bid Auction jointly by John and Jane Doe, both John Doe and Jane Doe are ineligible to win any additional parcels, either as joint applicants or as individuals, for the remainder of the Sealed-Bid Auction.

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 other penalties prescribed by law, you will forfeit monies paid and may lose all right, title, and interest in the land if a purchase contract has been issued.

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

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, 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 informational sheets called errata. You may obtain a copy of new or existing errata from the DNR Public Information Offices or on-line at www.dnr.state.ak.us/mlw/landsale.

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

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 (II AAC 67.005(c)). This requirement disqualifies those employees from applying for a parcel in the Initial OTC Lottery. Parcels may only be purchased 30 days after the parcels are placed in the general Over-The-Counter inventory, following the Initial OTC Lottery.

If you have questions about employee eligibility, contact one of the Regional Public Information Offices.

Withdrawning Bids and Applications Prohibited
Once you have submitted a bid or application, it cannot be withdrawn. If you feel your bid or application was submitted with an error, you must submit a new bid or application to be eligible for the parcel. If you submit multiple bids or applications on the same parcel, the MOST RECENT VALID bid or application will prevail even if you have submitted a higher or duplicate bid or application at an earlier time. If the previous bid or application had multiple applicants, and a subsequent bid or application is submitted for just one of the applicants, the previous bid or application will be cancelled. This can have implications for the joint applicants. For example:

If a bid is submitted jointly by John and Jane Doe, and subsequently John Doe individually submits a new bid, the previous joint bid is cancelled. John Doe now has an active bid submitted, but Jane Doe does not.

Returned Deposits
Unsuccessful bidders and applicants may pick up their deposits until 5:00 p.m. on the day of the Sealed-Bid Auction (May 23, 2007) or Initial OTC Lottery (July 18, 2007), 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, 580 West 7th Avenue, Suite 1260, Anchorage, Alaska. Deposits not picked up by 5:00 p.m. on the day of the auction or lottery will be returned by mail on the next day. NO interest will be paid on the deposit while it is in the possession of the State.

Appeals
An aggrieved bidder may appeal to the Commissioner within five days after the sale for a review of the Director’s determination (AS 35.05.055). Appeals may be sent by mail to Commissioner, Department of Natural Resources, 530 West 7th Avenue, Suite 1400, Anchorage, AK 99501-3561, by fax to (907) 269-8918, or by electronic mail to dnr_appeals@dnr.state.ak.us.

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Parcels may be purchased either by paying the full purchase price for the parcel in a lump sum, or by entering into a sale contract with the State of Alaska or its authorized representative. You are responsible for maintaining a current address with the Division of Mining, Land and Water during the life of the sale contract. Any notice or other correspondence sent to you is sufficient if mailed to the last address of record.

Lump Sum Payment
If the purchase price minus the minimum five percent (5%) 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 (11 AAC 67.875). The balance due (purchase price minus the minimum five percent down payment) and a non-refundable document handling fee of $100.00 will be due 30 days after the Award Notification letter is received by the purchaser. If you are the successful bidder for a parcel and do not meet requirements listed in the “Bidder/Applicant Qualifications” section to qualify for a contract, a lump sum payment will be required.

Sale Contracts
If the purchase price minus the minimum five percent (5%) down payment, per parcel, is greater than $2,000, the remaining may be paid by sale contract if you meet the requirements listed in the “Bidder/Applicant Qualifications” section. 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 three requirements listed in the “Bidder/Applicant Qualifications” section are met. The terms for purchasing State land by sale contract are:
- Minimum down payment of five percent (5%) of the purchase price;
- Non-refundable document handling fee of $100.00;
- Contract for payment of the balance, with interest, over a period of up to 20 years based on the following parameters:
  DNR will provide for a monthly installment payment schedule unless the department determines that a quarterly or annual installment payment schedule is more administratively efficient. Monthly principal and interest payments will be set on a level-payment basis according to the following financed principal amounts (11 AAC 67.875):
  - $2,000.00 or less must be paid in full at time of purchase;
  - $2,000.01 to $9,999.99, contract length will not be more than 5 years;
  - $10,000.00 to $14,999.99, contract length will not be more than 10 years;
  - $15,000.00 to $19,999.99, contract length will not be more than 15 years;
  - $20,000.00 or more, contract length will not be more than 20 years.

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 (3%), however, the total rate of interest may not exceed thirteen and a half percent (13.5%). Interest begins to accrue on the effective date shown on the face of the contract. You may, at any time, pay more than the required payment. DNR does not charge a prepayment penalty. You may make payments in person, by mail or on-line. 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 Contract Administration 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:
- 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 toward interest owed, and any remainder reduces the principal balance.
- Returned Check Penalty: A returned check fee of $25.00, as provided in 11 AAC 09:030, 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.

VETERANS PREFERENCE AUCTION

A Veterans Preference Auction is a restricted sale at which qualified veterans have first option to purchase certain parcels being offered (AS 38.05.067). Non-veterans and veterans not wishing to participate in the Veterans Preference Auction may also bid on these parcels, however, a veteran bidder will be given preference, even if their bid amount is lower than the non-veteran bid amount. Parcels that are offered under this preference must be five acres or less, classified as settlement land, and zoned for residential use only (11 AAC 67.050). If two or more individuals jointly submit a bid and intend to use their Veterans Preference, all bidders must be eligible veterans and provide the required proof. This Veterans Preference option may only be used once in an applicant's lifetime. This is a separate program than the Veterans Land Discount program that is described later in this brochure. A Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction.

Parcels that will be offered in a Veterans Preference Auction for the Spring 2007 Alaska State Land Offering ~ Auction #446 are:
- Frederick Point East - Parcels 1001, 1002, and 1003 will be offered in a Veterans Preference Auction
- Beaver Creek Alaska Subdivision - Parcels 1058 and 1061 will be offered in a Veterans Preference Auction. Parcels 1059 and 1060 will not be offered in a Veterans Preference Auction.

The bids for the Veterans Preference Auction will be opened before the regular Sealed-Bid Auction, beginning at 10:00 a.m., Wednesday, May 23, 2007, at the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Any of the eligible parcels not sold during the Veterans Preference Auction will then be auctioned along with the remaining parcels to qualified bidders during the regular Sealed-Bid Auction.

Parcels purchased at the Veterans Preference Auction are subject to the following restrictions (11 AAC 67.050):
- The veteran may not sell or otherwise transfer ownership of the land for five years, except to heirs upon the death of the purchaser, as security for a loan, or for other good cause as determined by the director of the Division of Mining, Land and Water.
- The veteran shall submit proof within two years that residential development has begun. Proof shall show that access has been developed, if necessary, and improvements have been made to the property. These improvements can be utility installations, a permanent foundation or the construction of waste disposal and sanitary facilities under a building permit issued by the appropriate municipal authority. The two year development requirement will begin on the effective date of the contract for sale or on the date of payoff if a contract has not been issued.

The director may not convey title to the parcel until the above requirements have been met.
Qualifications
In addition to the “Bidder/Applicant Qualifications” stated in this brochure, a person applying for the Veterans Preference Auction must submit proof, acceptable to the department, that he or she:

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

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

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

VETERANS LAND DISCOUNT

Eligible veterans may receive a twenty-five percent (25%) discount on the purchase of state land, once costs reimbursable to the state have been subtracted from the purchase price (AS 38.05.940). This Veterans Land Discount may only be used once in an applicant's lifetime. A Veterans Land Discount may NOT be used on a parcel purchased through the Veterans Preference Auction, but may be used when bidding on a parcel in the regular Sealed-Bid Auction or in the Initial OTC Lottery.

The Veterans Land Discount may be applied only to acquisition of surface rights to the land. Survey, platting, and road development costs (reimbursable costs) will be subtracted from the purchase price before the 25% discount is applied (AS 38.05.940). The reimbursable cost per acre is listed in the table on the following page. 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. 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.

<table>
<thead>
<tr>
<th>Reimbursable Cost / Acre</th>
<th>$ 987.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Size in Acres</td>
<td>x 1.82</td>
</tr>
<tr>
<td>Total Reimbursable Cost</td>
<td>$ 1,796.34</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$ 40,000.00</td>
</tr>
<tr>
<td>Less Reimbursable Cost</td>
<td>$ 1,796.34</td>
</tr>
<tr>
<td>Amount Eligible for Discount</td>
<td>$ 38,203.66</td>
</tr>
<tr>
<td>25% Veterans Discount Rate</td>
<td>x .25</td>
</tr>
<tr>
<td>Veterans Discount</td>
<td>$ 9,550.91</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$ 40,000.00</td>
</tr>
<tr>
<td>Less the Veterans Discount</td>
<td>$ 9,550.91</td>
</tr>
<tr>
<td>Discounted Purchase Price</td>
<td>$ 30,449.09</td>
</tr>
<tr>
<td>Discounted Purchase Price</td>
<td>$ 30,449.09</td>
</tr>
<tr>
<td>Less 5% Deposit of Bid Price</td>
<td>$ 2,000.00</td>
</tr>
<tr>
<td>Balance Due</td>
<td>$ 28,449.09</td>
</tr>
</tbody>
</table>

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

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

1. Has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale (see “Residency Requirement” section), even for parcels purchased through the Initial OTC Lottery;
2. Has served on active duty in the Armed Forces of the United States for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
3. Has received an honorable discharge or general discharge under honorable conditions.

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

In the case where two or more bidders or applicants wish to purchase a parcel and apply a Veterans Land Discount, both must be eligible applicants but only one need be an eligible veteran and apply for the discount. However, upon approval, a single 25% discount will be given and all applicants will have exhausted their “once in a lifetime” Veterans Land Discount. If there is more than one applicant, the applicant(s) not applying for the discount must fill out the Waiver of Veterans 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-line at www.dnr.state.ak.us/mlw/ forms under “Land Forms”. If you are the successful bidder for a parcel in the Sealed-Bid Auction, a copy of these forms will be included in your “Award Notification” letter. If you are applying for the Initial OTC Lottery, include the completed forms and required proof with your application materials.
Reimbursable Costs for Determining Veterans Land Discount

<table>
<thead>
<tr>
<th>Subdivision / Area Name</th>
<th>Survey</th>
<th>Costs / Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOUTHEAST REGION:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frederick Pt. East</td>
<td>ASLS 83-32</td>
<td>$698</td>
</tr>
<tr>
<td>Harris River West</td>
<td>ASLS 2004-29</td>
<td>$2,305*</td>
</tr>
<tr>
<td>Naukati Bay West, Add. No. 1</td>
<td>ASLS 2004-5</td>
<td>$570</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SOUTHCENTRAL REGION:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alexander Creek West</td>
<td>ASLS 79-209</td>
<td>$225</td>
</tr>
<tr>
<td>Beaver Creek Alaska</td>
<td>EPF 3-9</td>
<td>n/a</td>
</tr>
<tr>
<td>Bruce Lake</td>
<td>ASLS 79-155</td>
<td>$492</td>
</tr>
<tr>
<td>Chignik Pond, Phase I</td>
<td>ASLS 2004-17</td>
<td>$13,087</td>
</tr>
<tr>
<td>Golenitken Area I</td>
<td>ASLS 79-144</td>
<td>$122</td>
</tr>
<tr>
<td>Glennallen II</td>
<td>ASLS 79-251</td>
<td>$122</td>
</tr>
<tr>
<td>Indian River</td>
<td>ASLS 80-131</td>
<td>$229</td>
</tr>
<tr>
<td>Kashwitna River Lot</td>
<td>ASLS 2004-2</td>
<td>$34,654</td>
</tr>
<tr>
<td>Kasllof Alaska</td>
<td>EPE 54-12</td>
<td>n/a</td>
</tr>
<tr>
<td>Kenney Lake</td>
<td>ASLS 81-193</td>
<td>$740</td>
</tr>
<tr>
<td>Lockwood Lake Homestead</td>
<td>ASLS 95-39</td>
<td>n/a</td>
</tr>
<tr>
<td>Lucy Lake Alaska</td>
<td>EPE 22-30</td>
<td>n/a</td>
</tr>
<tr>
<td>Mat-Su Valley Odd Lot</td>
<td>Cadastrial</td>
<td>n/a</td>
</tr>
<tr>
<td>Mystery Alaska, Phase II</td>
<td>ASLS 2004-32</td>
<td>$5,058</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subdivision / Area Name</th>
<th>Survey</th>
<th>Costs / Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTHERN REGION:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Berg</td>
<td>ASLS 82-181</td>
<td>$531</td>
</tr>
<tr>
<td>Chandalar Lake</td>
<td>ASLS 85-224</td>
<td>$408</td>
</tr>
<tr>
<td>Craig Lake</td>
<td>ASLS 2003-37</td>
<td>$622</td>
</tr>
<tr>
<td>Fairbanks Odd Lot</td>
<td>ASLS 85-72</td>
<td>$12</td>
</tr>
<tr>
<td>Glenn</td>
<td>ASLS 81-205</td>
<td>$410</td>
</tr>
<tr>
<td>Lincoln Creek</td>
<td>ASLS 82-138</td>
<td>$642</td>
</tr>
<tr>
<td>Panguingue Creek</td>
<td>ASLS 79-168</td>
<td>$112</td>
</tr>
<tr>
<td>Riverview</td>
<td>ASLS 83-128</td>
<td>$262</td>
</tr>
<tr>
<td>Skolai</td>
<td>ASLS 2004-10</td>
<td>$187</td>
</tr>
<tr>
<td>Tatinala</td>
<td>ASLS 2003-14</td>
<td>$198</td>
</tr>
<tr>
<td>Tok Triangle, Phase I</td>
<td>ASLS 2004-16</td>
<td>$64</td>
</tr>
</tbody>
</table>

* Estimate. If an updated figure becomes available, an erratum will be published.

SEALED-BID AUCTION PROCEDURES

All bids for the Spring 2007 Alaska State Land Offering, Sealed-Bid Auction must be RECEIVED by one of the designated DNR offices or submitted on-line, no later than 5:00 p.m., Friday, May 18, 2007. All bids will be opened beginning at 10:00 a.m., Wednesday, May 23, 2007 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Bids received after the designated date and time will not be considered. A parcel will be awarded to the eligible bidder who submits the highest bid for that parcel. The minimum bid for each parcel is the current appraised fair market value as listed in this brochure or errata. Successful bidders may also participate in the Initial OTC Lottery. There is no limit on the number of parcels that can be purchased during the Initial OTC Lottery.

Sealed-Bid Auction Procedures

DNR date stamps all sealed bids on the day they are received. Bids will be kept confidential and stored in a safe until the auction. The auction will begin at 10:00 a.m., Wednesday, May 23, 2007 in the Anchorage DNR Public Information Office, located at 550 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the auction is not required and will not affect the outcome. Members of the public who attend the sealed bid opening will not be allowed to change or withdraw any bids. As the auction progresses, an updated results list will be available on-line at www.dnr.state.ak.us/mlw/landsale. You may need to “refresh” your browser occasionally to view the updates. Veterans Preference bids will be opened first, in an order determined by the number of bids received. The parcel having the most bids will be opened first, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest number of bids will be opened first. Veterans Preference parcels that have no qualified veteran bidders will be auctioned to qualified bidders during the next phase of the auction. 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, the next highest number of bids second, etc. Where an equal number of bids are received for more than one parcel, bids for the parcel with the lowest number of bids 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 price listed for each parcel in this brochure. Bidders will be awarded their first successful bid and will not be eligible to acquire another auction parcel for the remainder of the 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 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 bid envelope (not the postmark). If the date stamps are 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-line at www.dnr.state.ak.us/mlw/landsale.

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

- Completed Declaration of Intent form (blank copy included in letter);
- 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 (blank copy included in letter) along with a copy of the applicant’s Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty, and the Waiver of Veterans Discount form (blank copy included in letter), if there is more than one applicant (see “Veterans Land Discount” section for more information);
- Proof of Alaska residency (see “Proof of Residency” section for more information); and
- Any other documents or items 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 next 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 Initial OTC Lottery.

Parcels not awarded at this auction will be available in the Initial OTC Lottery where they will be 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 (OTC) LOTTERY PROCEDURES

Parcels not sold during the auction portion of the Spring 2007 Alaska State Land Offering 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. A complete list of all parcels to be included in the Initial OTC Lottery will be available at all DNR Public Information Offices as well as on line at www.dnr.state.ak.us/mlw/landsale on Wednesday, May 30, 2007. If additional bids are relinquished or rejected after May 29, 2007, they will not be included in the Initial OTC Lottery, but will become available at a later date.

All applications for the Spring 2007 Alaska State Land Offering, Initial OTC Lottery must be RECEIVED by one of the designated DNR Public Information Offices or submitted on-line, no later than 5:00 p.m., Friday, July 13, 2007. Applications received after the designated date and time will not be considered. The lottery will be conducted beginning at 10:00 a.m., Wednesday, July 18, 2007 in the Anchorage DNR Public Information Office, located at 530 West 7th Avenue, Suite 1260, Anchorage, Alaska.

The purchase price in the Initial OTC Lottery 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 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.

Initial Over-The-Counter Lottery Procedures

Applications will be kept confidential and stored in a safe until the lottery. The lottery will begin at 10:00 a.m., Wednesday, July 18, 2007, in the Anchorage DNR Public Information Office, located at 530 West 7th Avenue, Suite 1260, Anchorage, Alaska. Attendance at the lottery is not required and will not affect the outcome. Members of the public who attend the Initial OTC Lottery will not be allowed to change or withdraw any applications. As the lottery progresses, an updated results list will be available on-line at www.dnr.state.ak.us/mlw/landsale. You may need to ‘refresh’ your browser occasionally to view the updates.

A drawing will be held to determine the winning applicant for any parcel where multiple applications have been received. The first name drawn for each parcel will be named the winner. If there is only one applicant for a parcel, that applicant is automatically the winner. For the Initial OTC Lottery, applicants have the opportunity to purchase multiple parcels. Applicants will win all parcels for which their name is drawn, or when they are the only applicant. If the winning applicant subsequently decides not to complete the sale, the five percent deposit, application fee, and all rights to the parcel are forfeited to the State.

Following the lottery, a list of winners will be posted at the DNR Public Information Offices and on-line at www.dnr.state.ak.us/mlw/landsale. The week following the lottery, lottery winners will be sent a letter informing them of the parcel(s) won. Upon completion of the Initial OTC Lottery, all remaining parcels will become available Over-The-Counter at the DNR Public Information Offices and on-line on a first-come, first-served basis. Additionally, future OTC parcel availability updates will be posted for 30 days on-line at www.dnr.state.ak.us/mlw/landsale on a periodic basis.

O N L I N E  R E S O U R C E S

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

State of Alaska ................................................................. www.state.ak.us
Alaska Legislature (current statutes and regulations).......................... www.legis.state.ak.us
Department of Natural Resources ................................................... www.dnr.state.ak.us
Division of Mining, Land & Water .................................................. www.dnr.state.ak.us/mlw
Division of Mining, Land & Water Factsheets................................. www.dnr.state.ak.us/mlw/factsht
RS 2477 Rights-of-Way ........................................................................ www.dnr.state.ak.us/mlw/trails/rs2477
Office of Habitat Management & Permitting .................................... www.dnr.state.ak.us/habitat
Office of History & Archaeology ........................................................ www.dnr.state.ak.us/parks/oha
Water Resources Program ............................................................... www.dnr.state.ak.us/mlw/water
Division of Forestry ............................................................................. www.dnr.state.ak.us/forestry
Land Records Information (DNR) ................................................... www.plats.landrecords.info
Land Records Information (DNR and BLM) ....................................... www.landrecords.info
Department of Fish & Game ............................................................ www.adfg.state.ak.us
Department of Transportation & Public Facilities ......................... www.dot.state.ak.us
Department of Environmental Conservation .................................... www.state.ak.us/dec
Alaska Railroad Corporation ........................................................... www.alaskarailroad.com
Department of Commerce, Community & Economic Development .... www.decd.state.ak.us
US Government ................................................................................. www.firstgov.gov
Bureau of Land Management, Alaska State Office ......................... www.ak.blm.gov
U.S. Fish and Wildlife Service .......................................................... www.fws.gov
Firewise .............................................................................................. www.firewise.org
INSTRUCTIONS TO APPLICANT

At this time there are two ways to apply for a parcel in the Sealed-Bid Auction or Initial Over-The-Counter Lottery: on-line or by traditional paper applications. Which method you choose is up to you, unless you are unable to use a credit card, in which case you will need to place your bid by mail or in person.

1. A completed Alaska State Land Auction Bid Form.
   - Forms are included within this brochure. Additional copies may be found at www.dnr.state.ak.us/mlw/landsale or obtained from any of the DNR Public Information Offices.

2. A bid deposit.
   - A separate bid deposit must be included for each bid submitted.
   - Must be at least five percent (5%) of the total bid amount. CHECK YOUR MATH AND DO NOT ROUND DOWN!
   - Must be in the form of a cashier’s 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!
   - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment for the day of the auction. Some institutions have authorization limits of $1,000 per day regardless of available credit.
   - For successful bidders, the deposit is non-refundable and will be applied toward the purchase price.
   - 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 will be applying for the Veterans Land Discount, the discount will be deducted from the purchase price after the auction (Please see “Veterans Land Discount” section).

3. A self-addressed, stamped envelope to return an unsuccessful bidder’s deposit, if deposit was made by cashiers check, personal check, or money order.
   - The deposit for unsuccessful bidders will be returned by regular mail if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. May 23, 2007. A self-addressed, stamped envelope must be included with the bid for this purpose. If the unsuccessful bidder’s deposit was made by credit card authorization, that information will be destroyed after the auction.
   - If you will be applying for the Veterans Preference Auction, also include the following two items in your application package:
     1. A copy of the applicant’s Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty.
     2. Proof of Alaska residency (Please see “Veterans Preference Auction” and “Residency Requirement” sections).

4. A down payment.
   - If applying for multiple parcels, a separate down payment must be included for each parcel.
   - Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). CHECK YOUR MATH AND DO NOT ROUND DOWN!
   - Must be in the form of a cashier’s 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!
   - NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment for the day of the lottery. Some institutions have authorization limits of $1,000 per day regardless of available credit.
   - For successful applicants, the down payment is non-refundable and will be applied toward the purchase price.
   - VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. If you are a successful applicant, and you are an eligible veteran who has applied for the Veterans Land Discount, the discount will be deducted from the purchase price. (Please see “Veterans Land Discount” section).

5. A self-addressed, stamped envelope to return an unsuccessful applicant’s deposit and document handling fee if deposit and document handling fee were made by credit card, personal check, or money order.
   - The deposit and document handling fee for unsuccessful applicants who will be applied toward the purchase price if they are not picked up at the Anchorage DNR Public Information Office by 5:00 p.m. July 18, 2007. A self-addressed, stamped envelope must be included with the bid for this purpose. If the unsuccessful applicant’s deposit and document handling fee were made by a credit card authorization, that information will be destroyed after the auction.
   - If you will be applying for a Veterans Land Discount, also include the following three items in your application package:
     1. A completed Veteran Eligibility Affidavit/Application form and completed Waiver of Veterans Discount form, if there is more than one applicant.
     2. A copy of the applicant’s Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty.
     3. Proof of Alaska residency (Please see “Veterans Land Discount” and “Residency Requirement” sections).

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

Mail
Sealed bid envelope must be enclosed in a separate envelope for mailing
Spring 2007 Auction #446 – SEALED BID (or IOTC APPLICATION)
DNR Financial Services Section
50 West 7th Avenue, Suite 1410
Anchorage, Alaska 99501-3561

Hand Deliver
(Do not mail bids of applications to the Public Information Offices)
Any DNR Public Information Office (Anchorage, Fairbanks, or Juneau)
See “DNR Public Information Offices” section for locations and addresses.

Submit On-line
www.dnr.state.ak.us/mlw/landsale
Southeast Region Parcels

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<td>2</td>
<td>Harris River West Subdivision</td>
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<tr>
<td>16</td>
<td>3</td>
<td>Naukati Bay Subdivision West, Addition No. 1</td>
<td>1038-1033</td>
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</tbody>
</table>
Location
This subdivision is located on the east side of Mitkof Island, approximately nine to 12 miles southeast of the central business district of Petersburg.

Topo Map
USGS Quads Petersburg C-3 and D-3

Access
The subdivision is primarily accessed by water via Frederick Sound with shallow draft boats, floatplanes or other marine craft. Access from the water is weather dependent; the area is known for its variable wind speeds and conditions. It is unlikely that docks or floats could be constructed along the shoreline due to the lack of protection from storms. These parcels are along a platted road right-of-way, which has not been constructed. Logging roads come within a mile or two of the subdivision, but there is no dedicated or developed access from the logging roads to the subdivision, and the logging roads are not maintained year-round.

Terrain
The shoreline on the north end of the subdivision has abrupt rock outcroppings making boat moorage and access from the water quite difficult. Slopes throughout the subdivision are moderate.

Soils
Soil types vary from muskeg five to 15 feet deep to soils composed of a thin layer of organic material, usually to a depth of three to 12 inches, followed by mixtures of sand, silt, gravel and clay overlaying bedrock. Bedrock is generally found at a depth of three to five feet below the surface.

Vegetation
The area was logged in 1955-56 and now supports a dense stand of alder and second growth cedar, hemlock and spruce.

Water Frontage
Parcel 1001 has water frontage on Frederick Sound.

View
Potential views of Frederick Sound are possible from Parcel 1001.

Climate
The area is dominated by a cool, maritime climate. Average winter temperatures range from 22 to 37 degrees F; average summer temperatures range from 45 to 64 degrees F. Average annual precipitation is 106 inches, including 97 inches of snow.

Utilities
None

Restrictions
Subject to all platted easements and reservations of record, see ASLS 83-32. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority
These parcels are located within the boundary of the City of Petersburg, a home rule city, and are subject to applicable local ordinances and property assessments. The City of Petersburg has zoned this subdivision Rural Residential.

Homeowners Association
None

Other
These parcels will be offered in a Veterans Preference Auction. See the brochure narrative for more information about this program.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setback, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Office or on the web at http://www.dnr.state.ak.us/landrecords.
Other
Authority
Utilities
Water/Sewage
Climate
View
Water Frontage
Terrain
Soils
Vegetation
Water Frontage
None
Climate
The area is dominated by a cool, maritime climate. Average winter temperatures range from 29 to 30 degrees F; average summer temperatures range from 49 to 63 degrees F. Average annual precipitation is 145 inches.
Water Source
Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.
Water/Sevage 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 (ADEC).
Utilities
Electricity is available from the Alaska Power and Telephone Company along the Klawock–Hollis Highway. Purchasers will be responsible for extending the existing electricity supply to their lot.
Restrictions
None
Municipal Authority
None
Homeowners Association
None. The community association can be contacted by mail at Hollis Community Council, P.O. Box 706, Craig, AK 99921 or by phone at (907) 530-7034.
Other
Hollis’s K-12 school, with about 19 students, is part of the Southeast Island School Council, P.O. Box 706, Craig, AK 99921 or by phone at (907) 530-7033.

...continued...
**Map 3 - Naukati Bay Subdivision West, Addition No. 1**  
**ASLS 2004-3**  

**Location**  
Naukati Bay is located on the northwest side of Prince of Wales Island, about 60 miles northwest of Ketchikan and 30 miles north of Craig.

**Topo Map**  
USGS Quad Craig D-4

**Access**  
The road entering the Naukati area from the Prince of Wales Island road system is Forest Development Road (FDR) 2060. Huckleberry Drive, a developed gravel road, is the main access into the subdivision from FDR 2060 and provides vehicular access to Parcel 1021 (Lot 5 of Block 7). Elderberry Drive, a developed gravel road off of Huckleberry Drive, provides vehicular access to Parcels 1018, 1019 and 1020 (Lots 7, 8, and 9 of Block 6). Blueberry Drive, a very rough logging road, provides access to Parcels 1030 through 1036, 1042 and 1043 from the north of the subdivision. This road, suitable only for four wheel drive and off-road vehicles, intersects FDR 2060 at a junction northwest of the Huckleberry Drive junction, about 3/4 miles from the subdivision. The remainder of the parcels and Parcels 1030 through 1036, 1042 and 1043, may be accessed by foot from within the subdivision via Valley Road and Bay View Drive, but these rights-of-way have only been cleared of vegetation and are not drive-able.

**Terrain**  
Topography within the subdivision is moderate to steep.

**Soils**  
The subject soils are unknown, but appear to be good given the slope and quality of vegetation.

**Vegetation**  
Many of the lots were extensively clear cut over the past 30 years and the resulting re-growth is quite dense. Tree cover consists of smaller, second growth spruce, hemlock and cedar.

**Water Frontage**  
None

**View**  
None.

**Climate**  
The area is dominated by a cool, maritime climate. Average winter temperatures range from 32 to 42 degrees F; average summer temperatures range from 46 to 70 degrees F.

**Water Source**  
Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

**Utilities**  
Telephone and electricity are available from the Alaska Power and Telephone Company to Parcels 1018, 1019, 1020 and 1021. (Lots 7, 8, and 9 of Block 6 and Lot 5 of Block 7).

**Restrictions**  
Subject to all platted easements and reservations of record, see ASLS 2004-3. These parcels may contain wetlands. Purchasers must obtain permits form the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

**Municipal Authority**  
None

**Restrictions**  
None. The community association can be contacted by mail at Naukati West, Inc. P.O. Box NKI-1, Naukati, AK 99950 or by phone at (907) 629-4266.

**Other**  
The transfer of this land to the State of Alaska from the federal government has been Tentatively Approved. For more information about Tentatively Approved lands, refer to the information in the narrative of this brochure.
Southcentral Region

Southcentral Region Parcels

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<td>Beaver Creek Alaska Subdivision</td>
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<td>6</td>
<td>Bruce Lake Subdivision</td>
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<td>Chignaki Pond, Phase I</td>
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<td>36</td>
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<td>South Caribou Lake Subdivision</td>
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<td>Swan Lake Alaska Subdivision</td>
<td>1114-1118</td>
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<td>38</td>
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<td>Tazlina Southwest Subdivision</td>
<td>1119</td>
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<tr>
<td>39</td>
<td>24</td>
<td>Willow Creek Subdivision</td>
<td>1120</td>
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</tbody>
</table>
Location: This subdivision is approximately 36 miles by air northwest of Anchorage and 5 miles west of the confluence of the Yentna and Susitna Rivers.

Topo Map: USGS Quad Tyonek C-2

Access: Access to the area may be by ATV, snow machine, by foot along platted rights-of-way, or via aircraft on one or more of the local lakes in summer or platted airstrips, conditions of which are unknown. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

Terrain: The area is characterized by rolling terrain with large muskeg formations, with elevations ranging from 150 to 200 feet above sea level. Higher elevations are usually well drained with low-lying areas dominated by vegetation-choked lakes, bogs, and swamps.

Soils: Unknown

Vegetation: The area is well forested with spruce, birch, and aspen. Ground cover is low scrub alder and grasses.

Water Frontage: None

View: Unknown

Climate: Average winter temperatures range from -10 to 35 degrees F; average summer temperatures range from 40 to 70 degrees F. Average annual precipitation is 20 inches, including 70 inches of snow.

Water Source: Water for domestic use may be obtained by well or rainwater catchment systems. Water availability and quality expected to be good.

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

Utilities: None

Restrictions: Subject to all platted easements and reservations of record, see ASLS 79-209. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

Homeowners Association: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Anchorage Recording District in Book 529 on Page 964.

Other: The DNR Division of Oil and Gas has stated that while these parcels are not currently subject to an oil and gas lease, they may be in the future.
Map 5 - Beaver Creek Alaska Subdivision

EPF 3-9

Southcentral Region

Location
This subdivision is located on the Kenai Peninsula on both sides of the Kenai Spur Highway, four miles east of the central business district of the City of Kenai.

Topo Map
USGS Quads Kenai C-4

Access
Direct access to Parcels 1059 and 1060 is by the Kenai Spur Highway. Access to Parcels 1058 and 1061 is by Beaver Loop Road south of the Kenai Spur Highway, then by Togitak Street and an undeveloped, platted right-of-way, Ptarmigan Street. Building permits will not be issued for Parcels 1059 and 1061 until the access is constructed to City of Kenai standards to allow emergency vehicle access. At this time, the City of Kenai has no plans to develop these streets.

Terrain
Parcels are level or gradually sloping and are slightly below road grade.

Soils
Soils consist of combinations of Longmere, Soldotna and Nikishka silt loams, shallow to moderately deep silty material over thick deposits of gravelly and coarse sand. Portions of Parcel 1058 are extremely wet.

Vegetation
Vegetation consists of mixed forest of spruce, alder and willow as well as low bushes and grasses.

Water Frontage
None

View
None

Climate
Average winter temperatures range from 4 to 22 degrees F; average summer temperatures range from 46 to 65 degrees F. Average annual precipitation is 20 inches.

Water Source
Public water service is available along Kenai Spur Highway. Purchasers will be responsible for connecting service to individual parcels. Water service is not available to Parcels 1058 and 1061.

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 (ADEC).

Utilities
Electricity, telephone and natural gas service are available along the Kenai Spur Highway and Beaver Loop Road. Purchasers will be responsible for extending the existing utilities if necessary.

Restrictions
Subject to all platted easements and reservations of record, see EPF 3-9. The City of Kenai has zoned Parcels 1059 and 1060 as General Commercial (CG) and Parcels 1058 and 1061 as Rural Residential (RR). These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

Homeowners Association
None

Other
Parcels 1058 and 1061 will be offered in a Veterans Preference Auction. See the brochure narrative for more information about this program.

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 Officers or on the web at http://www.dnr.state.ak.us/landrecords.

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April 2007
Location
This subdivision is located three miles northwest of Wasilla in the Meadow Lakes area, just east of Kalmbach Lake and Beverly Lake.

Topo Map
USGS Quad Anchorage C-7

Access
From the Parks Highway west of Wasilla, turn north onto North Pittman Road (paved). Continue to West Beverly Lake Road (paved until Kalmbach Road) and take a right. This road will continue to Bruce Lake Subdivision. This parcel has constructed gravel roads along the north (section line easement), west (Windy Bottom Road) and south (Thunder Cloud Drive) lot lines, but access to this parcel is restricted to Thunder Cloud Drive.

Terrain
Low rolling hills and swamp or bog-dominated lowlands are found throughout this subdivision. This parcel is mostly level to gently sloping, with a moderate down slope to road grade on the western portion.

Soils
The area is generally well drained, with gravelly, gray soils which may be covered by a poorly drained fibrous peat layer that freezes in winter. The soils on this parcel appear well drained, with no apparent boggy areas.

Vegetation
Vegetation on this parcel consists of small willow, cottonwood and birch in the areas that have been cleared in the past and several mature paper birch and black spruce in the undisturbed areas.

Water Frontage
None

View
Unknown

Climate
Average winter temperatures range from -40 to 90 degrees F; average summer temperatures range from 46 to 70 degrees F. Average annual precipitation is 30 inches, including 92 inches of snow.

Water Source
Availability and quality expected to be good. There is an uncapped well located on the parcel, condition unknown.

Utilities
Electricity and telephone service is available within the subdivision. Purchasers will be responsible for extending the existing power lines.

Restrictions
Subject to all platted easements and reservations of record, see ASLS 79-155. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

Municipal Authority
This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District in Book 220 on Page 93.

Other
There is a concrete foundation and wooded platform on this parcel. Debris including mattresses, clothing, garbage, and dilapidated sheds are also on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.

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.

Spring 2007 Alaska State Land Offering - Auction #446

Map 6 - Bruce Lake Subdivision
ASLS 79-155

Southcentral Region

Township 18 North, Range 2 West, Section 36
Seward Meridian, Alaska

April 2007
Page 21
This subdivision is located northeast of Wasilla off of West Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Seldon Road.

**Topo Map**

USGS Quad Anchorage C-7

**Access**

From the Parks Highway, turn north onto Church Road. Continue for about three and a quarter miles then turn right onto West Shampine Lane. The individual parcels are accessed from the constructed interior subdivision roads of North Sandhill Crane Street, West Trumpeter Swan Drive, and West Dipper Circle.

**Terrain**

This area is generally level, with an elevation of about 450 feet above sea level.

**Access**

From the constructed interior subdivision roads of North Sandhill Crane Street, West Trumpeter Swan Drive, and West Dipper Circle.

**Water/Sewage**

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

**Vegetation**

Mixed forest of paper birch and spruce.

**Soils**

Unknown

**Terrain**

Unknown

**View**

Unknown

**Climate**

Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.

**Water Source**

Unknown

**Water/Sewage Disposal**

Unknown

**Utilities**

Unknown

**Restrictions**

Subject to all platted easements and reservation of record, see ASLS 2004-17.

**Municipal Authority**

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

**Homeowners Association**

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

**Location**

This subdivision is located northeast of Wasilla off of West Shampine Lane, about two thirds of a mile south of the intersection of Church Road and Seldon Road.

**Water/Sewage**

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

**Vegetation**

Mixed forest of paper birch and spruce.

**Soils**

Unknown

**Terrain**

Unknown

**View**

Unknown

**Climate**

Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.

**Water Source**

Unknown

**Water/Sewage Disposal**

Unknown

**Utilities**

Unknown

**Restrictions**

Subject to all platted easements and reservation of record, see ASLS 2004-17.

**Municipal Authority**

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

**Homeowners Association**

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as Document Number 2007-317.
Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. These parcels are situated about four miles east of Glennallen, one and a half miles northeast of the intersection of the Glenn Highway and the Richardson Highway, and about one mile west of the Copper River.

Access

From the Richardson Highway, access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. Access is prone to seasonal flooding. Site inspection is strongly recommended.

Terrain

Topography consists of generally flat terrain, with an elevation of about 1,450 feet above sea level.

Soils

Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. These parcels contain very wet soil conditions.

Vegetation

The area is well forested with black spruce and pockets of willow and aspen.

Water Frontage

None

View

Unknown

Climate

This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.

Water Source

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

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

Utilities

None

Restrictions

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

Municipal Authority

None

Homeowners Association

None
Glennallen is located about 180 road miles from Anchorage, in the Copper River Valley. This parcel is located approximately two and a half miles west of the intersection of the Glenn Highway and the Richardson Highway, south of the Glenn Highway.

Topo Map
USGS Quad Gulkana A-4

Access
This parcel may be across unreserved state land and section line easements from the Glenn Highway. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

Terrain
This parcel is generally flat, with an elevation of approximately 1,450 feet above sea level.

Soils
Soils are fair but include discontinuous permafrost zones.

Vegetation
The vegetation consists primarily of black spruce and some cottonwood.

Water Frontage
None

View
Unknown

Climate
This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.

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

Utilities
Unknown

Restrictions
Subject to all platted easements and reservations of record, see ASLS 79-251. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority
None

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.
Location
This parcel is located approximately 25 miles northeast of Homer and about 4 miles north of Kachemak Bay, along the east bluff of Fox Creek.

Topo Map
USGS Quad Seldovia D-3

Access
Overland access may be by East End Road and Basargin Road to the Caribou Lake Trail, which goes within a couple miles of the parcel. Access routes to the parcel may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. Fly-in access may also be possible two and a half miles to the north on Caribou Lake, and then overland access to the parcel.

Terrain
The area is characterized by a high upland plateau separated by the steep canyons of Fox River and Fox Creek, with an elevation of approximately 1,100 feet above sea level.

Soils
Soils are composed of shallow to moderately deep silt loams.

Vegetation
Local vegetation is predominately black spruce.

Water Frontage
None

View
Potentially excellent views of the Fox Creek canyon.

Climate
Average winter temperatures range from 17 to 42 degrees F; average summer temperatures range from 42 to 59 degrees F. Average annual precipitation is 28 inches, including 28 inches of snow.

Water Source
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 (ADEC).

Utilities
None

Restrictions
Subject to all platted easements and reservations of record, see ASLS 90-66.

Municipal Authority
This parcel is located within the boundary of the Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association
None
Location: This subdivision is approximately 45 air miles northeast of Talkeetna, just east of the Alaska Railroad and the Parks Highway.

Topo Map: USGS Quad Talkeetna Mountains D-6

Access: Access to the subdivision is from the Parks Highway at approximately mile 169, just north of the railroad crossing, utilizing one of two entrances, Kieen Lane or Travois Lane. The parcels are along platted road rights-of-way, which may not have been constructed. The Alaska Railroad right-of-way may NOT be used as access.

Terrain: Terrain is generally flat, with an elevation range of 1,600 to 1,700 feet above sea level.

Soils: Soils consist of gravelly silt with pockets of peat occurring in the lower bogs. Lower parcels are typically wet.

Vegetation: Primary vegetation is black spruce, alder and willow.

Water Frontage: None

View: Unknown

Climate: Average winter temperatures range from –4 to 40 degrees F; average summer temperatures range from 45 to 69 degrees F. Average annual precipitation is 20 inches, including 114 inches of snow.

Water Source: Unknown

Utilities: None

Restrictions: Subject to all platted easements and reservations of record, see ASLS 80-131. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

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

Homeowners Association: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 377.

Other: Due to the many boggy areas within the lower portion of this subdivision, it is best suited for winter recreational activities.
Location: These parcels are located approximately four miles east of the Parks Highway, near the community of Caswell.

Topo Map: USGS Anchorage D-8

Access: The subdivision is accessible by going east on Hidden Hills Road from mile 90 of the Parks Highway and then south along South Bald Eagle Way, a distance of approximately six miles along borough maintained gravel roads. These parcels are located on the north/west shore of the Kashwitna River and may also be accessed by boat.

Terrain: The area is characterized as having rolling topography, with individual parcels being relatively level.

Soils: The majority of the soils consist of gray silt, sandy gravels. The soils appear to be able to support adequate building sites.

Vegetation: Partially open stands of spruce, birch, aspen and alder are the dominant vegetation in the area.

Water Frontage: All parcels have water frontage on the Kashwitna River.

View: Potentially excellent views of the Kashwitna River.

Climate: Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.

Water Source: Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the Kashwitna River is 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 (ADEC).

Utilities: Telephone and electrical service are in the area. Electric service is located approximately 500 feet north of Lot 3 along S. Bald Eagle Way and 200 feet west of Lot 2 along Snowy Owl Circle. There are no other public services in the neighborhood.

Restrictions: Subject to all platted easements and reservations of record, see ASLS Municipal Authority: These parcels are located within the boundary of the Matanuska-Susitna Borough, a second class borough, and are subject to applicable local ordinances and property assessments.

Homeowners Association: None

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, plat notes, and records of 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 Office or on the web at http://www.dnr.state.ak.us/landing.htm.

Township 22 North, Range 4 West, Section 36
Seward Meridian, Alaska

April 2007
Location
This subdivision is located on the Kenai Peninsula, one mile north of the mouth of the Kasilof River and approximately five miles north of Kasilof. It is bounded by Cook Inlet to the west and Kalifonsky Beach Road to the east.

Topo Map
USGS Quad Kenai B-4

Access
From mile 109 of the Sterling Highway, turn west onto Kalifonsky Beach Road and travel approximately five miles. This parcel is directly accessible from Kalifonsky Beach Road.

Terrain
This parcel is level and at road grade.

Soils
Soils are mostly Tustumena silt loam and vary throughout the subdivision from well drained to very wet.

Vegetation
The subdivision mostly consists of aspen and spruce trees on the uplands. Beetle killed spruce are prevalent on this parcel.

Water Frontage
None

View
Unknown

Climate
Average winter temperatures range from 14 to 27 degrees F; average summer temperatures range from 45 to 65 degrees F. Average annual precipitation is 24 inches.

Water Source
Water source and quality are unknown.

Utilities
Electricity is available along the parcel boundaries. Purchasers will be responsible for extending the existing power lines.

Restrictions
Subject to allplatted easements and reservations of record, see EPF 54-12. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority
This parcel is located within the boundary of the Kenai Peninsula Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association
None

PARCEL #  AK DIVISION OF LANDS (AKL) #  MERIDIAN TOWNSHIP RANGE SECTION  SURVEY  LOT  BLOCK  ACRES  MINIMUM BID
1088  39375  504X012X06  EPF 54-12  12  2  3.11  $22,000

Note: It is the responsibility of the purchaser to review recorded subdivision plat/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.
Map 14 - Kenney Lake Subdivision
ASLS 81-193

Southcentral Region

Location
This subdivision is situated on the south side of the Edgerton Highway about four and a half miles east of the junction with the Richardson Highway.

Topo Map
USGS Quad Valdez C-3

Access
From the Edgerton Highway, turn south onto the eastern most Kenney Lake Loop Road, then turn right onto Hundel Circle.

Terrain
The subdivision has gently sloping terrain that stair steps downward towards the Tonsina River, which lies outside the subdivision. This parcel is generally flat.

Soils
Soils investigation indicated the eastern portion of the subdivision to be mostly well drained, sandy gravel. The western portion has some areas of poorly drained, fine grained soils. This area also has the potential for discontinuous permafrost lenses.

Vegetation
Tree cover varies from black spruce in the northwest and north central portion of the subdivision to a cover of white spruce, aspen, and birch over the well drained areas.

Water Frontage
None

View
Unknown

Climate
Average winter temperatures range from -10 to 40 degrees F; average summer temperatures range from 60 to 80 degrees F.

Water Source
Unknown

Utilities
Electricity is available to the subdivision. Purchasers will be responsible for extending the existing power lines.

Restrictions
Subject to all platted easements and reservations of record, see ASLS 81-193. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority
None

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Chitina Recording District in Book 13 on Page 463.

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Spring 2007 Alaska State Land Offering - Auction #446

Map 15 - Lockwood Lake Homestead
ASLS 95-39

Southcentral Region

Location
This parcel is located approximately 16 miles west of Willow and a half mile northeast of Lockwood Lake.

Topo Map
USGS Quad Tyonek D-2

Access
Fly in access may be possible on one of several lakes within the area. Landing conditions are unknown. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser.

Terrain
The area is generally level to gently rolling, with an elevation range of 150 to 200 feet above sea level. This parcel slopes down to the north.

Soils
The area soils are sandy sit over sub-soils of silty, sandy gravel.

Vegetation
Vegetation primarily consists of a mixed forest of mature birch and spruce. The wet areas of the parcel are primarily mosses and grasses.

Water Frontage
The parcel has water frontage on a small, unnamed creek that runs along the north lot line. The natural meanders of the line of ordinary high water forms the true bounds of the parcel. The approximate line of ordinary high water as shown on the survey plat is for area computations only, with the true corners being on the extension of the side lines and their intersection with the natural meanders. There is evidence of beaver activity in the creek.

View
Unknown

Climate
Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 22 inches, including 98 inches of snow.

Water Source
Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of the water in the unnamed stream is 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 (ADEC).

Utilities
None

Restrictions
Subject to all platted easements and reservations of record, see ASLS 95-39.

Municipal Authority
This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association
None

Other
A dilapidated framed cabin, a partially completed log cabin/shed, and piles of garbage and debris are on this parcel. Any clean up or removal of these items will become the responsibility of the purchaser.
Location: This subdivision is located six miles south of Wasilla.

Topo Map: USGS Quad Anchorage C-7

Access: From mile 4.3 of Knik-Goose Bay Road, turn south onto Fairview Loop. Continue for approximately two miles, until Fairview Loop turns sharply left and continue straight onto Hayfield Road for one mile to Lucy Lake. The parcel is adjacent to Hayfield Road and may be accessed directly via a rough driveway that enters onto the parcel. Currently there is a small berm blocking the driveway.

Terrain: The majority of the parcel is flat. The eastern portion closest to Hayfield Road dips down moderately.

Soils: The soils appear well drained.

Vegetation: This parcel is thickly wooded with paper birch and black spruce. There is a dense understory of high bush cranberries and ferns. The parcel is vegetated right up to the shore of Lucy Lake.

Water Frontage: This parcel has water frontage on Lucy Lake. Lots 1 and 2, Block 1 of this subdivision are classified public recreation and have been reserved to provide public access to Lucy Lake.

View: Excellent views of Lucy Lake.

Climate: Average winter temperatures range from -28 to 39 degrees F; average summer temperatures range from 44 to 83 degrees F. Average annual precipitation is 17 inches, including 48 inches of snow.

Water Source: Water for domestic use may be obtained by well or rainwater catchment systems. The quality of the water in Lucy Lake is 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 (ADEC).

Utilities: Electricity and telephone service is available along Hayfield Road. Purchasers will be responsible for extending the existing power lines.

Restrictions: Subject to all platted easements and reservations of record, see EPF 22-50.

Municipal Authority: This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association: Unknown

Other: The DNR Division of Oil and Gas has stated that while this parcel is not currently subject to an oil and gas lease, it may be in the future.
Location: This parcel is located northwest of Wasilla on That Road, about one third of a mile south of the intersection of Church Road and Schrock Road.

Topo Map: USGS Quad Anchorage C-7

Access: From the Parks Highway, turn north onto Church Road. Continue for about three and a half miles then turn right onto That Road. The parcel is the second lot on the right.

Terrain: This parcel is generally level, with an elevation of about 450 feet above sea level.

Soils: Unknown

Vegetation: Mixed forest of paper birch and spruce.

Water Frontage: None

View: Unknown

Climate: Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 17 inches, including 50 inches of snow.

Water Source: Unknown

Utilities: Electricity is available along That Road. Purchasers will be responsible for extending the existing power lines.

Restrictions: Subject to all platted easements and reservation of record. This parcel is also subject to a 25 foot public access easement on each side of the north-south 1/64 line.

Municipal Authority: This parcel is located within the boundary of the Matanuska-Susitna Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association: None

PARKS HIGHWAY

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at http://www.dnr.state.ak.us/landrecords.
This subdivision is located approximately 10 miles west of Wasilla and a half mile south of the Parks Highway, west of South Johnson’s Road.

Access
From the Parks Highway, turn south on South Johnson’s Road. One half mile down South Johnson’s Road, turn west onto West Garten Drive to access the individual parcels.

Terrain
The subdivision varies from gently sloping to generally level terrain, with and elevation of 300 feet above sea level.

Soils
The area consists of very shallow Homestead silt loam.

Vegetation
The area primarily consists of sparse, with a mix of birch and alders. Much of this area was affected by the 1996 Milers Reach fire.

Water Source
Water source and quality is unknown. Wells in the area sometimes reach 100 feet.

Utilities
Electricity and telephone service are available along South Johnson’s Road.

Environmental Conservation
The requirements, standards, and recommendations of the Alaska Department of Environmental Conservation (ADEC).

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

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

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Palmer Recording District as document number 2004-009315.

Parcel Information
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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.
This subdivision is located south of Petersville Road approximately 15 miles west of Trapper Creek.

Access to this subdivision is by Petersville Road, then south onto Shulin Lake Trail. Petersville Road is only maintained to Kroto Creek in the winter. Care should be taken to properly locate platted rights-of-ways or easements to gain access to parcels. The parcels are along platted road rights-of-way, which may not have been constructed.

The topography in the area is generally level, with an elevation of 1,000 feet above sea level. The area is also characterized by terraces and moraines of well drained soils interspersed with low lying wetlands.

Subsurface soils are well drained with a large percentage of coarse grained material. Pockets of permafrost may be present.

Birch and white spruce dominate the higher ground, while black spruce, moss, sedges and low shrubs are found in the lower elevations.

Potential views of Denali from some areas of the subdivision.

Average winter temperatures range from -33 to 33 degrees F; average summer temperatures range from 42 to 83 degrees F. Average annual precipitation is 15 to 27 inches, including 48 to 150 inches of snow.

Water for domestic use may be obtained by well or rainwater catchment systems. Water availability and quality expected to be good.

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

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

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Talkeetna Recording District in Book 79 on Page 367.

These parcels are subject to an oil and gas exploration license (ADL 390077).
Location: This subdivision is located ten miles southeast of Valdez, approximately one mile southeast of Robe Lake, north of the Richardson Highway.

Topo Map: USGS Quad Valdez A-6

Access: Access to the subdivision is by the Richardson Highway and then by Deep Lake Drive, an unmarked dirt road.

Terrain: The subdivision is situated at the base of a mountain and is moderately hilly.

Soils: Soils in the subdivision are very shallow and cover glacial alluvium and scoured bedrock.

Vegetation: Primarily dense ground cover of alder with grass and low bushes in lower areas.

Water Frontage: None

View: Potentially excellent views to the south and southwest of the Chugach Mountains.

Climate: Average winter temperatures range from 19 to 29 degrees F; average summer temperatures range from 47 to 62 degrees F. Average annual precipitation is 68 inches, including 298 inches of snow.

Water Source: Unknown

Utilities: Electricity and telephone service is available within the subdivision. Purchasers will be responsible for extending the existing power lines.

Restrictions: Subject to all platted easements and restrictions of record, see ASLS 79-146.

Municipal Authority: Located within the Valdez Corporate Boundary.

Homeowners Association: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, notes, and all recorded 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.

Township 9 South, Range 5 West, Sections 22 & 23
Copper River Meridian, Alaska

WITHDRAWN

PARCEL  # DIVISION OF LANDS (ADL) # MERIDIAN TOWNSHIP RANGE SECTION SURVEY LOT BLOCK ACRES MINIMUM BID

1110 205876 C009S005W23 ASLS 79-146 1 4 4.273 $35,000

1111 206072 C009S005W22 ASLS 79-146 2 4 4.863 WITHDRAWN

Map 20 - Robe Lake Subdivision
ASLS 79-146

Southcentral Region
Map 21 - South Caribou Lake Subdivision
ASLS 80-155

Location
This subdivision is located approximately 22 miles northeast of Homer, approximately two miles southwest of Caribou Lake.

Topo Map
USGS Quads Seldovia D-3 and D-4

Access
Overland access may be by East End Road and Basargin Road to the Caribou Lake Trail, which goes within a mile of the subdivision. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. Fly-in access may also be possible on Caribou Lake and then overland access to the parcel.

Terrain
Terrain throughout the subdivision varies from gentle to moderately steep slopes.

Soils
Soils vary from well drained silty sand to well drained silty gravel.

Vegetation
The area primarily consists of large stands of black spruce. Numerous meadows throughout the subdivision are covered with wild grasses. Drainages support stands of willow and alder.

Water Frontage
None

View
Unknown

Climate
Average winter temperatures range from 17 to 42 degrees F; average summer temperatures range from 42 to 59 degrees F. Average annual precipitation is 28 inches, including 28 inches of snow.

Water Source
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 (ADEC).

Utilities
None

Restrictions
Subject to all platted easements and reservations of record, see ASLS 80-155.

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

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Homer Recording District in Book 120 on Page 47.

PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | LOT | BLOCK | ACRES | MINIMUM BID
--- | --- | --- | --- | --- | --- | --- | ---
1112 | 210454 | S003S011W26 ASLS 80-155 | 5 | 1 | 4.987 | $6,000
1113 | 210485 | S003S011W26 ASLS 80-155 | 1 | 5 | 4.883 | $6,000

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 Office or on the web at http://www.dnr.state.ak.us/landrecords.
Location: This subdivision is located about 1 mile west of the Parks Highway, approximately 15 air miles northwest of Talkeetna.

Topo Map: USGS Quad Talkeetna C-1

Access: Access to the subdivision is provided from the Parks Highway by a public right-of-way ADL 215534, by foot, ATV, or snowmachine. Additional access routes may be across unreserved state land and section line easements. There is no assurance that this access will be preserved indefinitely. Access easements to preserve such routes may have to be obtained from DNR and will be the responsibility of the purchaser. The parcels are along platted road rights-of-way, which may not have been constructed.

Terrain: The area consists of hill and ridge topography, with an elevation range of 700 to 740 feet above sea level.

Soils: Soils are generally well drained, but in some areas may be covered by peat. Parcels 1115 and 1116 are particularly wet.

Vegetation: Elevated, well-drained areas are vegetated with spruce and birch, lowlands are primarily stunted black spruce and mosses.

Water Frontage: Parcel 1115, 1116, and 1117 have water frontage on Sunny Lake.

View: Unknown

Climate: Average winter temperatures range from -4 to 40 degrees F; average summer temperatures range from 45 to 69 degrees F. Average annual precipitation is 29 inches, including 102 inches of snow.

Water Source: Water for domestic use may be obtained by well, rain catchment, surface runoff or small streams. The quality of surface water in the area is 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 (ADEC).

Utilities: None

Restrictions: Subject to all platted easements and reservations of record, see ASLS 79-145.

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

Homeowners Association: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

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 Office or on the web at http://www.dnr.state.ak.us/landrecords.
This subdivision is located in the Copper River Valley approximately four miles north of Copper Center, west of the Richardson Highway.

**Topo Map**
USGS Quads Gulkana A-3, Valdez D-4

**Access**
Access is from the Richardson Highway west along platted rights-of-way Wessel Road and Black Bear Street. Wessel Road appears minimally constructed, while Black Bear Street appears brushed only.

**Terrain**
The subdivision consists of low rolling hills and creek valleys, with an elevation of approximately 1,200 feet above sea level.

**Soils**
Sandy gravel and sandy silty material dominate the area. The soils include extensive formations of permafrost.

**Vegetation**
Well drained areas of the subdivision are predominately covered by white spruce, birch, and willow. Low-lying, poorly drained areas consist of black spruce and muskeg formations with scattered kettle lakes and ponds.

**Water Frontage**
None

**View**
Unknown

**Climate**
This area is dominated by a continental climate zone, with long, cold winters and relatively warm summers. Average winter temperatures range from -16 to 35 degrees F; average summer temperatures range from 42 to 68 degrees F. Average annual precipitation is 9 inches, including 39 inches of snow.

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

**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 (ADEC).

**Utilities**
Unknown

**Restrictions**
Subject to all platted easements and reservations of record, see ASLS 79-121.

**Municipal Authority**
None

**Homeowners Association**
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

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.
Map 24 - Willow Creek Subdivision
ASLS 79-122

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

Topo Map
USGS Quad Valdez D-4

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

Terrain
The terrain is generally flat, with an elevation of about 1,450 feet above sea level.

Soils
Sandy gravel and sandy, silty material dominate the area. Permafrost is prevalent in some areas of the subdivision.

Vegetation
Vegetation consists of a thick, spruce forest.

Water Frontage
None

View
Unknown

Climate
Average winter temperatures range from -22 to 27 degrees F; average summer temperatures range from 39 to 68 degrees F. Average annual precipitation is 10 inches, including 39 inches of snow.

Water Source
Water availability may be affected by low yields, permafrost, mineralized "hard" water, and sporadic areas of saline waters. Water for domestic use may be obtained by rainwater roof catchment systems.

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 (ADEC).

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

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

Municipal Authority
None

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

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

Note: It is the responsibility of the purchaser to review recorded subdivision plat 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 by the Department of Natural Resources Public Information Office or on the web at http://www.dnr.state.ak.us/landrecords.

Minimum Bid
$10,000

Copper Center
Willow Creek Subdivision, ASLS 79-122

Township 1 North, Range 1 East, Section 27
Copper River Meridian, Alaska
Northern Region Parcels

<table>
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<th>Map #</th>
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<th>Parcel</th>
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Map 25 - Berg Subdivision
ASLS 82-181

Spring 2007 Alaska State Land Offering - Auction #446
Northern Region

Location

This subdivision is located approximately nine miles north of Nenana just to the west of the Parks Highway.

Topo Map

USGS Quad Fairbanks C-4

Access

This parcel may be accessed from mile 313 of the Parks Highway at Kiglowa Drive, an unmarked gravel road.

Terrain

The subdivision consists of gently to moderately sloping lands with an elevation range of 350 to 550 feet above sea level. This parcel slopes moderately down towards the north.

Soils

Soils are moderately well drained and deep consisting of silty loess.

Vegetation

The vegetation is dominantly aspen with some scattered white spruce, wild roses and berry bushes.

Water Frontage

None

View

Area views include the surrounding forest.

Climate

Average winter temperatures range from -24 to 26 degrees F; average summer temperatures range from 37 to 70 degrees F.

Water Source

Water for domestic use may be obtained by well. The quality of the water is 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 (ADEC). ADEC has approved this subdivision for individual water wells and individual septic systems.

Utilities

Electricity is available along the Parks Highway. Purchasers will be responsible for extending the existing power lines.

Restrictions

Subject to all platted easements and reservations of record, see ASLS 82-181. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority

None

Homeowners Association

Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Nenana Recording District in Book 29 on Page 472.

Fire Management

The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

Other

This area is within the proposed Nenana Basin Oil and Gas Exploration study area. For information on this project, contact the DNR Division of Oil and Gas.

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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.
Map 26 - Chandalar Lake Subdivision
ASLS 85-224

Northern Region

Location
This subdivision is located in the Brooks Range along the shores of Chandalar Lake, approximately 190 miles north of Fairbanks.

Topo Map
USGS Quad Chandalar B-4

Access
Access to Chandalar Lake is by float plane on the lake or by wheeled aircraft to a landing strip on the east side of the lake.

Terrain
The terrain in the Chandalar Lake area is generally mountainous with gently sloping land on the east and west shores of the lake and an elevation range of 1,800 feet above sea level at the lake to 5,000 feet above sea level in the nearby mountains.

Soils
Soils consist of a poorly drained loamy organic layer with shallow permafrost, underlain by alluvium.

Vegetation
The lakeshore primarily consists of small stunted spruce, sedges, mosses and low shrubs. The surrounding area is characterized by alpine tundra and granite slopes covered with lichen and sedges.

Water Frontage
This parcel has water frontage along Chandalar Lake.

View
Excellent views of Chandalar Lake and the surrounding mountains.

Climate
Average winter temperatures range from 0 to -20 degrees F; average summer temperatures range from 50 to 72 degrees F.

Water Source
Unknown. The quality of the water in Chandalar Lake is 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 (ADEC). ADEC has approved this subdivision for non-water carried wastewater disposal systems. See plat notes for more information about water and wastewater disposal systems in this subdivision.

Utilities
None

Restrictions
Subject to all platted easements and reservations of record, see ASLS 85-224. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority
None

Homeowners Association
None

Fire Management
The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

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.

Chandalar Lake Subdivision, ASLS 85-224

Township 31 North, Range 5 West, Section 22
Fairbanks Meridian, Alaska

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<th>PARCEL #</th>
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Page 42
April 2007
### Location
These parcels are located 36 miles southeast of Delta Junction, west of the Alaska Highway.

### Topo Map
USGS Mt. Hayes C-2

### Access
Access to these parcels is via the Alaska Highway. At Milepost 1383.8, turn off onto the posted access road to the Craig Lake Trailhead. Parcel 1123 is north of the Craig Lake Trail. Parcel 1124 is south of the trail. Access to Parcel 1125 can be obtained by continuing south along the access road, past the Craig Lake Trailhead, and then by platted easements.

### Terrain
This subdivision is located on an old glacial moraine and the topography varies widely ranging from relatively flat to extremely steep over very short distances. Kettle ponds are common.

### Soils
Soils within these lots are generally bley of varying depth over unconsolidated gravel. Permafrost is likely present in some areas.

### Vegetation
Vegetation ranges from birch and aspen to black spruce, depending on soil conditions.

### Water Frontage
Parcel 1124 and Parcel 1125 contain private ponds no larger than approximately seven acres. Parcel 1123 has water frontage along a larger State owned pond.

### View
Surrounding forest and several kettle ponds.

### Climate
Average winter temperatures range from -22 to 20 degrees F; average summer temperatures range from 49 to 78 degrees F. Average annual precipitation is 12 inches, including 37 inches of snow.

### Water Source
Water source and quality 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 (ADEC).

### Utilities
None

### Restrictions
Subject to all platted easements and reservations of record see ASLS 2005-57 and ASCS F014S016E101.

### Municipal Authority
None

### Homeowners Association
None

### Fire Management
This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

### Parcel Information
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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.
Map 28 - Fairbanks Odd Lot
ASLS 95-72

Northern Region

Location
This parcel is located approximately 10 miles northeast of Fairbanks and 10 miles north of North Pole.

Topo Map
USGS Quad Fairbanks D-3

Access
From Fairbanks, take the Steese Highway north out of town to Chena Hot Springs Road. Continue on Chena Hot Springs Road past Nordale Road. The northeastern corner of this parcel is located on the south side of Chena Hot Springs Road, approximately 500 feet east of the intersection with Nordale Road. The parcel may also be accessed from North Pole via Nordale Road, then Chena Hot Springs Road.

Terrain
This parcel is generally level, with elevation of 600 feet above sea level.

Soils
This area is overlain with Minto silt loam.

Vegetation
Vegetation is primarily spruce.

Water Frontage
The parcel has frontage on Hopper Creek. The true lot corners are on the extension of the tract sidelines and their intersection with the natural meanders.

View
Unknown

Climate
Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.

Water Source
Unknown

Utilities
Electricity and telephone service is available along Chena Hot Springs Road. Purchasers will be responsible for extending the existing power lines.

Restrictions
Subject to all platted easements and reservations of record, see ASLS 95-72.

Municipal Authority
This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association
Unknown

Fire Management
The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

Other
This area lies predominately within Flood Zone "X", except for that land immediately adjacent to Hopper Creek which is classified as Flood Zone "A". Flood Zone "A" is a flood hazard area identified by the Federal Emergency Management Agency. A determination had been made by the [Fairbanks North Star Borough] Planning Director that in accordance with F.N.S.B. 15.04.030.B the land encompassed by ASLS 95-72 are not accurately depicted on flood insurance maps 0069 and 0109 and the base flood elevation per 17.80.040.D.18 is hereby waived.

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 Office or on the web at http://www.dnr.state.ak.us/landrecords.
Location: This subdivision is located adjacent to the west side of the Glenn Highway, just over four miles south of the junction of the Alaska Highway and the Glenn Highway.

Topo Map: USGS Tanacross R-6

Access: From the Glenn Highway, access is by platted rights-of-way to the individual subdivision parcels. Currently, Tony Conrad III Avenue, Jack Wade Avenue, Kneal Peterson Road, and Butch Kuth Avenue are constructed, which provide access to all lots in Block 11 and Lots 1, 2, and 3 in Block 8. Windemere Way has not been constructed.

Terrain: This area is flat, with an elevation of 1,675 feet above sea level.

Soils: Soils are well drained, thin silt loam layer over alluvial gravel and sand. There are occasional areas of permafrost.

Vegetation: Stands of mixed spruce and hardwoods are most common in this area.

Water Frontage: None

View: Unknown

Climate: Average winter temperatures range from -32 to 25 degrees F. Average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 34 inches of snow.

Water Source: 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 (ADEC). ADEC has approved this subdivision for waterborne septic systems.

Utilities: Electricity is available along the Kneal Peterson Road, and portions of Jack Wade Avenue and Butch Kuth Avenue. Purchasers will be responsible for extending the existing power lines.

Restrictions: Subject to all platted easements and reservations of record, see ASLS 80-205. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority: None

Homeowners Association: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated. Covenants pertaining to this subdivision are recorded in the Fairbanks Recording District in Book 205 on Page 447.

Fire Management: This subdivision is in "Critical" fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

ASLS 81-205

PERCENT # | AK DIVISION OF LANDS (ADL) | MERIDIAN TOWNSHIP | RANGE SECTION | SURVEY | LOT | BLOCK | ACRES | MINIMUM BID |
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<td>$12,000</td>
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</tr>
</tbody>
</table>
This subdivision is located approximately 20 miles northwest of Fairbanks, along Murphy Dome Road.

**Topi Map**
USGS Quad Fairbanks D-3

Access
From Fairbanks, take Goldstream Road north to the intersection with Murphy Dome Road and drive north 13.5 miles to Abraham Road (second left past Spinach Creek Bridge). Turn left on Abraham Road into the subdivision. Parcel 1143 is the first lot on the right directly accessible by Abraham Road, and has a constructed driveway onto the parcel. Parcel 1142 may be accessed by continuing on Abraham Road to Emancipation Lane and Reconstruction Road, right after the hairpin turn. Abraham Road, Emancipation Lane and Reconstruction Road are all constructed, maintained roads.

There is not a constructed driveway onto Parcel 1142. Access to Parcel 1142 is currently limited to Reconstruction Road, which is over 15 feet above the parcel grade. Potential purchasers are strongly recommended to personally inspect the parcel and to take the costs of constructing a driveway into account before placing a bid. For more information, please contact AJ Wait at (907) 451-3011.

Terrain
The area is moderately sloping, with an elevation range of 1,450 to 1,800 feet above sea level.

Soils
Shallow soils in the area are composed of rocky and fine-grained particles and are well suited for residential development.

Vegetation
Vegetation primarily consists of black spruce, birch and aspen.

Water Frontage
None

Water Source
No wells are known to exist. The water table is estimated to be at least 400 feet deep.

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 (ADEC). ADEC has approved this subdivision for septic tanks and leach fields.

Utilities
None

Restrictions
Subject to all platted easements and reservations of record, see ASLS 82-158.

Municipal Authority
These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments. This subdivision is within the Keystone Road Service Area.

Homeowners Association
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

Fire Management
This subdivision is in a ‘Pil’ fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

Other
A shed, 20x25 foot cabin, trailer and debris are on Parcel 1143. Any clean up or removal of these items will become the responsibility of the purchaser.
Location: This subdivision is located approximately three miles northwest of Healy, off Stampede Road.

Topo Map: USGS Quad Healy D-5

Access: At mile 251 of the Parks Highway take Stampede Road west about four and a half miles to a pullout at the bottom of the platted right-of-way, Campus Street. The parcel is approximately one mile north of Stampede Road.

Terrain: Terrain in the area is generally flat to gently sloping with an elevation range of 1,800 to 1,900 feet above sea level.

Soils: Soils consist of silt overlying gravel.

Vegetation: Vegetation consists of mosses and blueberry bushes in the open areas with some areas of black spruce.

Water Frontage: None

View: Views include surrounding hills and tundra.

Climate: Average winter temperatures range from -22 to -2 degrees F; average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 12 inches.

Water Source: 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 (ADEC).

Utilities: None

Restrictions: Subject to all platted easements and reservations of record, see ASLS 79-168.

Municipal Authority: This parcel is located within the boundary of the Denali Borough, a home rule borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association: Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

Fire Management: This subdivision is in ‘Full’ fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

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.
Map 32 - Riverview Subdivision
ASLS 83-128

Location
This subdivision is located approximately 48 miles northeast of Fairbanks, along the Steese Highway.

Topo Map
USGS Quad Circle A-6

Access
Access to the subdivision is by the Steese Highway, then north on Chisana Street, which has been partially constructed. A private driveway has been constructed to the west of Chisana Street.

Terrain
Terrain of the subdivision consists of moderate to steep, south facing slopes, with an elevation range of 1,125 to 2,425 feet above sea level.

Soils
Soils in the area are typical of their Gilmore silt loam classification.

Vegetation
Vegetation primarily consists of birch, white spruce and some aspen.

Water Frontage
None

View
Possible view of the Chatanika River valley.

Climate
Average winter temperatures range from -22 to 24 degrees F; average summer temperatures range from 38 to 72 degrees F. Extremes of -60 and 94 degrees F have been recorded. Average annual precipitation is 11 inches, including 53 inches of snow.

Water Source
Water source and quality 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 (ADEC). ADEC has approved this subdivision for on-site wastewater disposal systems.

Utilities
Electricity is available along the Steese Highway and within portions of this subdivision. Purchasers will be responsible for extending the existing power lines.

Restrictions
Subject to all platted easements and reservations of record, see ASLS 83-128. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

Municipal Authority
This parcel is located within the boundary of the Fairbanks North Star Borough, a second class borough, and is subject to applicable local ordinances and property assessments.

Homeowners Association
None

Fire Management
This subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

Other
The Davidson Ditch bisects Riverview Subdivision. Built in the 1920s to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property (hiking, use of an ATV, snow machining) is allowed; any other use or disturbance will require a permit from DNR. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1868 and #1958, are subject to Revised Statute 2477 of the mining law of 1866. See the brochure narrative for more information on RS 2477 laws.

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.
These parcels are located approximately 2.5 miles north of North Pole, on the west side of Hollowell Road.

**Topo Map**

USGS Quad Fairbanks D-1

**Access**

Access to these parcels is via Hollowell Road, a paved road which connects with Repp Road to the north and Plack Road to the south.

**Terrain**

The subdivision is generally level, with an elevation of 145 feet above sea level, and is located approximately a half mile east of Chena Slough.

**Soils**

Salchacket series, very fine sandy loam over gravel.

**Vegetation**

Portions of these parcels nearest Hollowell Road have been cleared and now are now covered by grass. Other portions of the parcel are vegetated with a mixed forest of black and white spruce, birch, and aspen.

**Water Frontage**

None

**View**

Surrounding forest and nearby subdivision residences.

**Climate**

Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow.

**Water Source**

See note below regarding water source.

**Utilities**

Electricity and telephone service are available along Hollowell Road. Purchasers will be responsible for extending the existing power lines.

**Restrictions**

Subject to all platted easements and reservations of record, see ASLS 2004-10.

**Municipal Authority**

These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments. These parcels are currently zoned ‘General Use’.

**Homeowners Association**

None

**Fire Management**

This subdivision is in ‘Critical’ fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

**Other**

These parcels were formally used for a variety of purposes, including an auto repair and salvage yard, which resulted in a variety of debris and soil contamination. Surface debris and contaminated soil was removed from the parcels in 2005 and 2006. The Alaska Department of Environmental Conservation (ADEC) has determined that clean up actions have removed the sources of contamination from the parcels.

ADEC has determined that there is residual contamination detected in the groundwater near the former contaminated site, but it is expected to attenuate over time. In order to address any unacceptable risk posed by this residual contamination, ADEC recommends that any groundwater wells installed on the parcels be sampled prior to use. For more information or to request a copy of the ADEC Record of Decision regarding these parcels, please contact AJ Wait at (907) 451-3011.
Location

This subdivision is located approximately 40 miles north of Fairbanks and 30 miles southeast of Livengood, along the Elliot Highway.

Topo Map

USGS Quad Livengood B-3

Access

Access to the subdivision is via Alyeska Pipeline Access Road, A(14), 45,425, at approximately mile 42 of the Elliot Highway. This road is depicted on ASLS 2003-14 as Roosevelt Road. Direct access to lots within blocks 7 and 8 is from Linda’s Lane, Charles Lyell Loop and Berry Circle. Interior subdivision roads, except for Roosevelt Road, have not been constructed. Direct access to the Elliot Highway and Roosevelt Road from any lot is prohibited.

Terrain

This subdivision is situated on lands overlooking the Tatalina River valley and the Globe Creek valley. A small unnamed tributary of the Tatalina River runs through the western portion of the subdivision. The subdivision lies primarily on a south facing slope with elevation ranging from 50 to 72 degrees F. Average annual precipitation is 11 inches.

Soils

Soils are generally well drained. Discontinuous permafrost is likely present in some areas.

Vegetation

Primarily open hardwood stands, with some pockets of spruce understory. Dense alder thickets and present in some locations.

Water Frontage

None. Lots are set back from the steep valley on either side of the unnamed tributary running through the western portion of the subdivision.

View

View of the surrounding woods, with potential views of the Globe Creek valley to the south and the Tatalina River valley to the southwest.

Climate

Average winter temperatures range from -22 to 2 degrees F. Average summer temperatures range from 50 to 72 degrees F. Average annual precipitation is 11 inches.

Water Source

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 (ADEC).

Utilities

None

Restrictions

Subject to all platted easements and reservations of record, see ASLS 2003-14. Individual driveways must be established from dedicated rights-of-way within the subdivision, and may not directly access Roosevelt Road or the Elliot Highway. Roosevelt Road, which provides access to the Trans-Alaska Pipeline west of this subdivision, is gated west of the intersection with Linda’s Lane and Peak Shot Drive.

Municipal Authority

None

Homeowners Association

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

Fire Management

This subdivision is in Full fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

Other

Land uses in the area surrounding this subdivision include mining, hunting, fishing, trapping, and hiking. The Trans-Alaska Pipeline runs west of this area, and is visible from elevated portions of the subdivision. Proposed Natural Gas pipeline corridors (ADL 413342 and ADL 403427) are also in the vicinity of Tatalina Subdivision. For more information regarding proposed gas line routes, contact the State Pipeline Coordinator’s Office.

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.

Spring 2007 Alaska State Land Offering - Auction #446

Map 34 - Tatalina Subdivision

ASLS 2003-14

Northern Region

PARCEL #  AK DIVISION OF LANDS (ADL #)  MERIDIAN TOWNSHIP  RANGE SECTION  SURVEY  LOT  BLOCK  ACRES  MINIMUM BID

1148  417271  FN007N01W02  ASLS 2003-14  1  7  5.03  $8,900

1149  417272  FN007N01W02  ASLS 2003-14  2  7  5.02  $8,000

1150  417273  FN007N01W02  ASLS 2003-14  3  7  5.14  $8,200

1151  417274  FN007N01W02  ASLS 2003-14  4  7  5.06  $8,100

1152  417275  FN007N01W02  ASLS 2003-14  5  7  5.09  $8,100

1153  417276  FN007N01W02  ASLS 2003-14  6  7  5.01  $8,000

1154  417277  FN007N01W02  ASLS 2003-14  7  7  5.11  $8,200

1155  417278  FN007N01W02  ASLS 2003-14  8  7  5.08  $8,100

1156  417279  FN007N01W02  ASLS 2003-14  9  7  5.11  $7,400

1157  417280  FN007N01W02  ASLS 2003-14  10  7  5.06  $7,300

1158  417281  FN007N01W02  ASLS 2003-14  11  7  5.41  $7,800

1159  417282  FN007N01W02  ASLS 2003-14  12  7  6.70  $8,800

1160  417291  FN007N01W02  ASLS 2003-14  4  8  6.40  $15,300

1161  417292  FN007N01W02  ASLS 2003-14  5  8  6.76  $9,800

1162  417293  FN007N01W02  ASLS 2003-14  6  8  6.58  $9,600
**Map 35 - Tok Triangle Subdivision, Phase I**
**ASLS 2004-16**

This subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.

**Location**
This subdivision is located two and a half miles southwest of the junction of the Alaska Highway and the Glenn Highway.

**Topo Map**
USGS Tanacross B-5

**Access**
From the Glenn Highway or from the Alaska Highway, access to the subdivision is by constructed roads such as Sockeye Way, Midnight Sun Drive, Borealis Avenue, Prospector Way, and Mulkau Avenue. Orion Avenue and Polaris Street have not been constructed and Tetlin Trail is only minimally constructed.

**Terrain**
This area is flat, with an elevation of 1,675 feet above sea level.

**Soils**
Soils are well drained, thin silty loam layer over alluvial gravel and sand. There are occasional areas of permafrost.

**Vegetation**
Stands of mixed spruce and hardwoods are most common in this area. Some continuous stands of black spruce are present.

**Water Frontage**
None

**View**
Unknown

**Climate**
Average winter temperatures range from -32 to 25 degrees F. Average summer temperatures range from 33 to 72 degrees F. Average annual precipitation is 11 inches, including 34 inches of snow.

**Water Source**
Known

**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 (ADEC).

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

**Restrictions**
Subject to all platted easements and reservations of record, see ASLS 2004-16.

**Municipal Authority**
None

**Homeowners Association**
Any subsequent owner of any parcel within the subdivision automatically becomes a member of the homeowners association, if active and incorporated.

**Fire Management**
This subdivision is in Critical fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options.

**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 Office or on the web at: http://www.dnr.state.ak.us/landrecords.
Remote Recreational Cabin Sites Program

The Remote Recreational Cabin Sites program offers state residents a uniquely Alaskan experience — to pick out their own piece of state land within large remote areas, “stake” the parcel boundaries, and purchase the parcel from the state. No other state offers this kind of opportunity to its residents.

Once a year, DNR publishes a brochure and accepts applications for staking parcels in selected remote areas around the state (excluding Southeast Alaska). Alaskans 18 years of age or older who have been state residents for at least one year can apply. Winners are drawn by lottery and have the next few months to stake their parcel anywhere they choose within the staking area. The parcel may be purchased at fair market value after DNR completes the survey and appraisal. State financing is available.

Staking your own parcel of remote state land can be strenuous, but also rewarding. Participants say the experience gives them a sense of the pioneer spirit!

The 2007 Remote Recreational Cabin Sites Program brochure release is scheduled for May 16. Preview proposed staking areas for 2007 and learn more about this exciting program at any of the DNR Public Information Offices or on the Remote Recreational Cabin Sites Program website at www.dnr.state.ak.us/mlw/landsale/remote_recsites.htm.

History of State Land Sale Offerings

The Alaska Constitution, State laws, and the Alaska Legislature all direct the Department of Natural Resources DNR to sell state land for settlement and private ownership. Article VIII of the Alaska Constitution states “It is the policy of the State to encourage the settlement of its land and development of its resources by making them available for maximum use consistent with the public interest.”

Here is how DNR has carried out this mission over the years.

<table>
<thead>
<tr>
<th>Past Programs:</th>
<th>Current Programs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1959 Public outcry auctions. From Statehood through 1975, DNR leased or sold subdivided parcels of land mostly by public outcry auction.</td>
<td>2000 Land Disposal Income Fund was created. Income from land sales provided a source of income for new state land offerings.</td>
</tr>
<tr>
<td>1966 Open-to-entry program. Between 1966 and 1974, the state’s first stake-it-yourself program allowed Alaska residents to stake, survey, and purchase their own parcel of state land in remote areas. Agricultural land sales encouraged development of land suitable for agriculture.</td>
<td>2001 Remote Recreational Cabin Sites revived the staking program without the prove-up option. DNR completes the survey of the parcels.</td>
</tr>
<tr>
<td>1977 Homestead program. The state’s first “prove-up” program allowed Alaskans to build a dwelling and occupy the land for a certain number of years to qualify for a reduced purchase price.</td>
<td>2004 Sealed-bid auctions of new subdivisions. DNR offers newly surveyed subdivisions with developed road access.</td>
</tr>
<tr>
<td>1978 Lottery sales. Between 1978 and 1990, DNR subdivided and sold large tracts of state land by lottery. The remote parcel program was similar to the old open-to-entry staking program.</td>
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<tr>
<td>1984 Homestead program replaced the old program. This allowed larger parcels to be staked and had a “prove-up” option.</td>
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</table>

A father and son team enjoyed working together on their staking project at Crosswind Lake in 2004.

A father and son team enjoyed working together on their staking project at Crosswind Lake in 2004.
STATE OF ALASKA - DEPARTMENT OF NATURAL RESOURCES - DIVISION OF MINING, LAND & WATER

ALASKA STATE LAND AUCTION BID FORM

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

☐ Name(s): __________________________________________

Authorized Agent (if any): __________________________________________

Mailing Address: __________________________________________

City: __________________________________________ State: __________ Zip Code: __________

Daytime Telephone Number: __________ Alternate Number: __________

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 38.05.860(a) authorizes the Director to decline when information is needed to process an application for the sale or use of state land or water. This information is similar in part to the state public land words and leases. Public information is open to inspection by any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under 48.44.993(b), 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. Verifications made in an application for a benefit are available under AS 35.11.54.210.

BIDS LOWER THAN THE MINIMUM BID AMOUNT WILL BE REJECTED

☐ The amount of my bid deposit is $ __________ (minimum 5% of the bid amount – ROUND UP)

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

By my signature below, I hereby certify that:

☐ I have been an Alaska resident for at least one year immediately preceding the date of the auction;

☐ I am 18 years of age or older;

☐ I have checked for any errata or supplemental information and accept the terms and conditions therein, and;

☐ I am making an unconditional promise to pay, on demand or on the date of acceptance of this bid, a bid deposit of at least 5% of the bid amount, to the order of the Department of Natural Resources.

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

☐ I have not held a purchase contract or lease issued by the department that has been administratively foreclosed or terminated for cause within the past three years;

☐ I am currently in default for nonpayment on a purchase contract or lease issued by the department, and;

☐ I have not been notified that I am in default for nonpayment of municipal taxes or assessments on a purchase contract or lease issued by the department.

☐ Signature: __________________________ Date: __________

☐ Signature: __________________________ Date: __________

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

Check one: VISA ☐ Mastercard ☐ Credit Card Number: __________________________

Expiration Date: __________ Amount of Charge: __________

Billing Address (optional): __________________________________________

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

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

Customer Signature: __________________________ Phone Number: __________________________

Form #102-4036 (Rev. 2/07)

Please cut out this Bid Form along the dashed line and follow instructions on page 12. A Customer Survey is on the reverse side if you wish to make comments or suggestions on DNR Land Sale programs.
CUSTOMER SURVEY 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 ___  Advertisement ___  Brochure ___
   - Other (please specify) __________________________________________________________________

2. What land sale programs are you interested in?
   - Sealed-Bid Auction ___  Over-the-Counter Sales ___  Remote Recreational Cabin Sites Staking ___

3. Have you ever purchased land from the state?  Yes ___  No ___
   - If yes, which land sale program did you use?
     - Sealed-Bid Auction ___  Over-the-Counter Sales ___  Remote Recreational Cabin Sites Staking ___
     - Other (please specify) __________________________________________________________________

4. Would you prefer areas with road access directly to the parcels or areas that are less accessible, requiring other means such as hiking, boating, flying, or ATV?
   - With road access ___  Without road access ___

5. For parcels with no direct road access, what type of access would you prefer?
   - Nearby Airstrip ___  Floatplane ___  Boat ___  ATV/Snowmachine ___  Hiking ___

6. In a remote area without road access, what size parcel would most interest you?
   - 1 to 5 acres ___  5 to 10 acres ___  10 to 20 acres ___  20+ acres ___

7. If road access was provided, which typically increases the per acre value, what size parcel would most interest you?
   - Less than 1 acre ___  1 to 5 acres ___  5 to 10 acres ___  10 to 20 acres ___  20+ acres ___

8. What time of the year would you choose to see state land sales held?
   - Winter (December - February) ___  Spring (March - May) ___  Summer (June - August) ___  Fall (September - November) ___

9. Have you used the DNR land sales website (www.dnr.state.ak.us/mlw/landsale) to obtain information on state land sale programs?
   - Yes ___  No ___

10. Was the website organized so that information was easy to find?
    - Yes ___  No ___  Did not use website ___

11. Did you find all the information you needed on the website?
    - Yes ___  No ___  Did not use website ___

12. Have you used the newspaper-style state land brochures to find information on state land sales?
    - Yes ___  No ___

13. Are the brochures easy to read and understand?
    - Yes ___  No ___  Did not use brochures ___

14. Would you be willing to pay a fee for a land sale brochure if it included color maps with topographical features?
    - Yes ___  No ___

Additional comments:
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
_______________________________________________________________________________________
The Department of Natural Resources currently has over 2,000 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 www.dnr.state.ak.us/mlw/landsale/otc.

How to Submit an Over-The-Counter Application On-line
To apply for a parcel on-line, go to www.dnr.state.ak.us/landsale and follow the appropriate link. Use one of the many search options to find the parcel you wish to purchase. Maps, parcel information, and a link for purchasing the parcel on-line are available on the individual parcel pages. The on-line application process will ask for a MasterCard or Visa credit card authorization.

How to Submit an Over-The-Counter Application by Mail or in Person
A complete Over-The-Counter application package (for mailing or hand delivery) includes the following four items:

1. A completed Over-The-Counter application form. (Forms may be found at www.dnr.state.ak.us/mlw/landsale or obtained from any of the DNR Public Information Offices. If applying for multiple parcels, a separate application must be completed for each parcel.)
2. A completed Declaration of Intent form. (Forms may be found at www.dnr.state.ak.us/mlw/landsale or obtained from any of the DNR Public Information Offices. If applying for multiple parcels, a separate form must be completed for each parcel.)
3. A non-refundable $100.00 document handling fee. (If applying for multiple parcels, a separate document handling fee must be included for each parcel.)
4. A down payment. (If applying for multiple parcels, a separate down payment must be included for each parcel. Must be at least five percent (5%) of the purchase price (minimum bid amount from the brochure). DO NOT ROUND DOWN! 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!

NOTE: When using the Visa or MasterCard payment options, contact your financial institution to pre-authorize your down payment. Some institutions have authorization limits of $1,000 per day regardless of available credit.

The down payment is non-refundable and will be applied to the purchase price.

VETERANS PLEASE NOTE: If you will be applying for the Veterans Land Discount (AS 38.05.940), DO NOT subtract your discount from your down payment. The discount will be deducted from the purchase price. (Please see “Veterans Land Discount” section). If you will be applying for a Veterans Land Discount, also include the following three items in your application package:

1. A completed Veteran Eligibility Affidavit/Application form and completed Waiver of Veterans Discount form, if there is more than one applicant.
2. A copy of the applicant's Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty.
3. Proof of Alaska residency (Please see “Veterans Land Discount” and “Residency Requirement” sections).