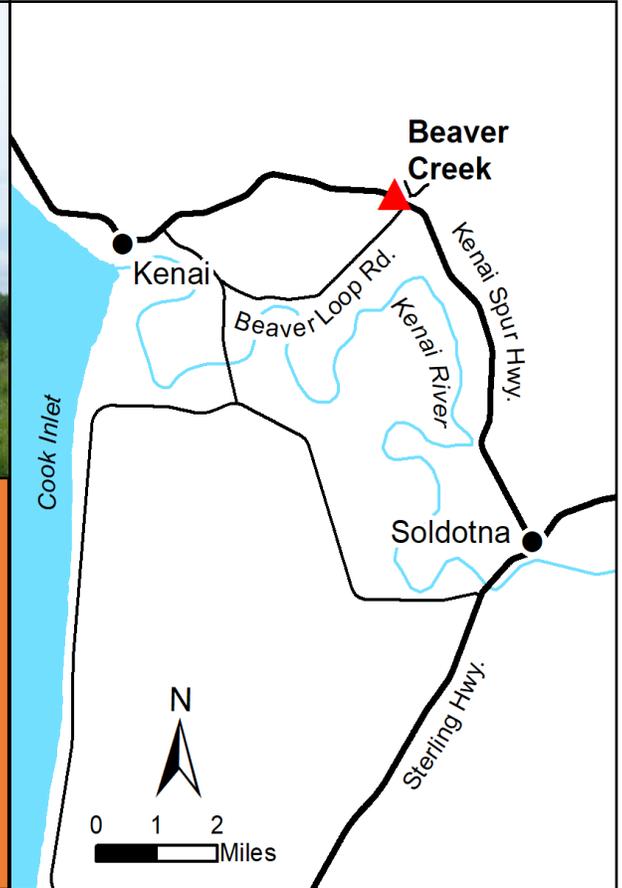


BEAVER CREEK

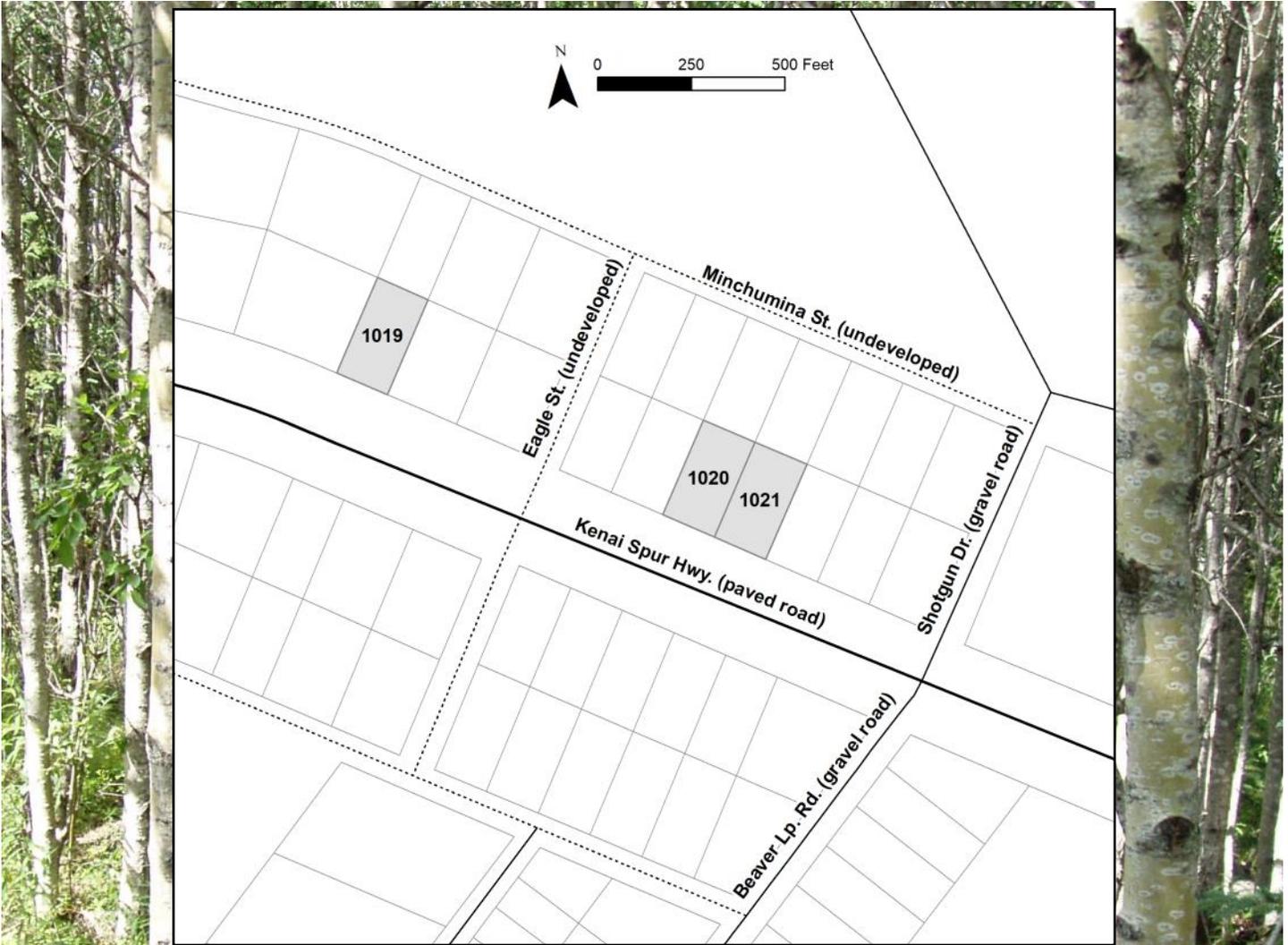


Why Buy?

Beaver Creek parcels are zoned commercial and have Kenai Spur Hwy. frontage. They are well located for a variety of business uses. Non-residents and corporations may bid on these parcels in the auction, see page 14 for eligibility requirements.



Location	Beaver Creek Subdivision is located on the Kenai Spur Hwy., 4 miles east of the central business district of the City of Kenai.
Access	Access is directly from the Kenai Spur Hwy.
Utilities	Public water is available along the Kenai Spur Hwy. No water supply or sewage disposal system shall be permitted unless it meets the requirements of the Alaska Dept. of Environmental Conservation (DEC). Please see the plat notes and the “Sewer and Water” section of this brochure for details. Electricity, telephone, and natural gas service are available along the Kenai Spur Hwy.
Local Government	This area is within the boundary of the City of Kenai and the Kenai Peninsula Borough and is subject to applicable platting authority, local ordinances, and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions below. Please check with the city for details on current ordinances.
Zoning	The City of Kenai has zoned these lots as General Commercial (GC). As a result, residential use of these parcels is restricted. Contact the city for details.
Notes	Parcels in this subdivision may have abandoned improvements on the land. DNR has not necessarily inspected these parcels to determine if remaining debris is present. DNR is not responsible for the disposal of any existing debris.
Fire	This area is in a Critical Fire Management Option. See the “Fire and Burning Activities” section of this brochure for more details.
Restrictions	Parcels are subject to all plated easements, setbacks, and reservations of record. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.
Survey and MTRS	Beaver Creek is DNR, Division of Lands File No. 3-9, located in Section 36, Township 6 North, Range 11 West, Seward Meridian. The survey has been filed as amended plat 81-101 in the Kenai Recording District.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1019	201209	14	C	0.931	\$30,000
1020	228872	10	B	0.947	\$30,000
1021	228873	11	B	0.947	\$30,000

Note: Maps and photos included in this brochure are for graphic and visual representation only and are intended to be used as a guide. Photos of the individual parcels being offered are included in the appraisal report. It is the responsibility of the purchaser to review the appraisal and recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/> and <http://landsales.alaska.gov>.