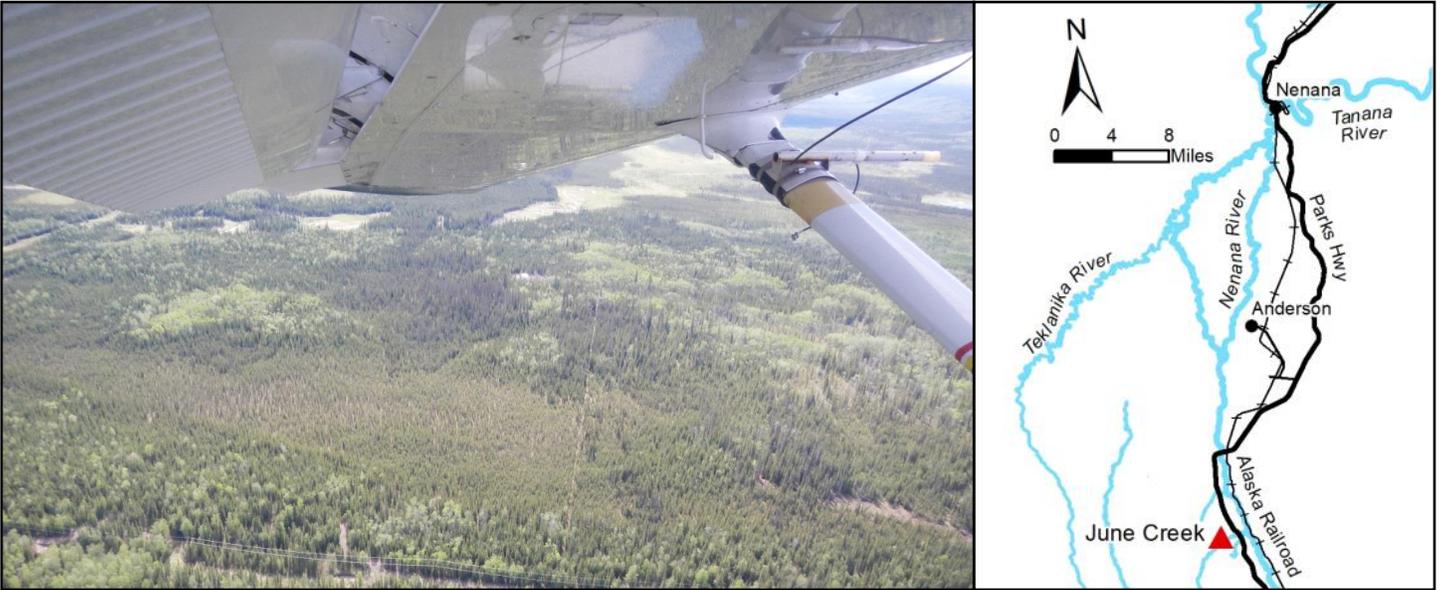
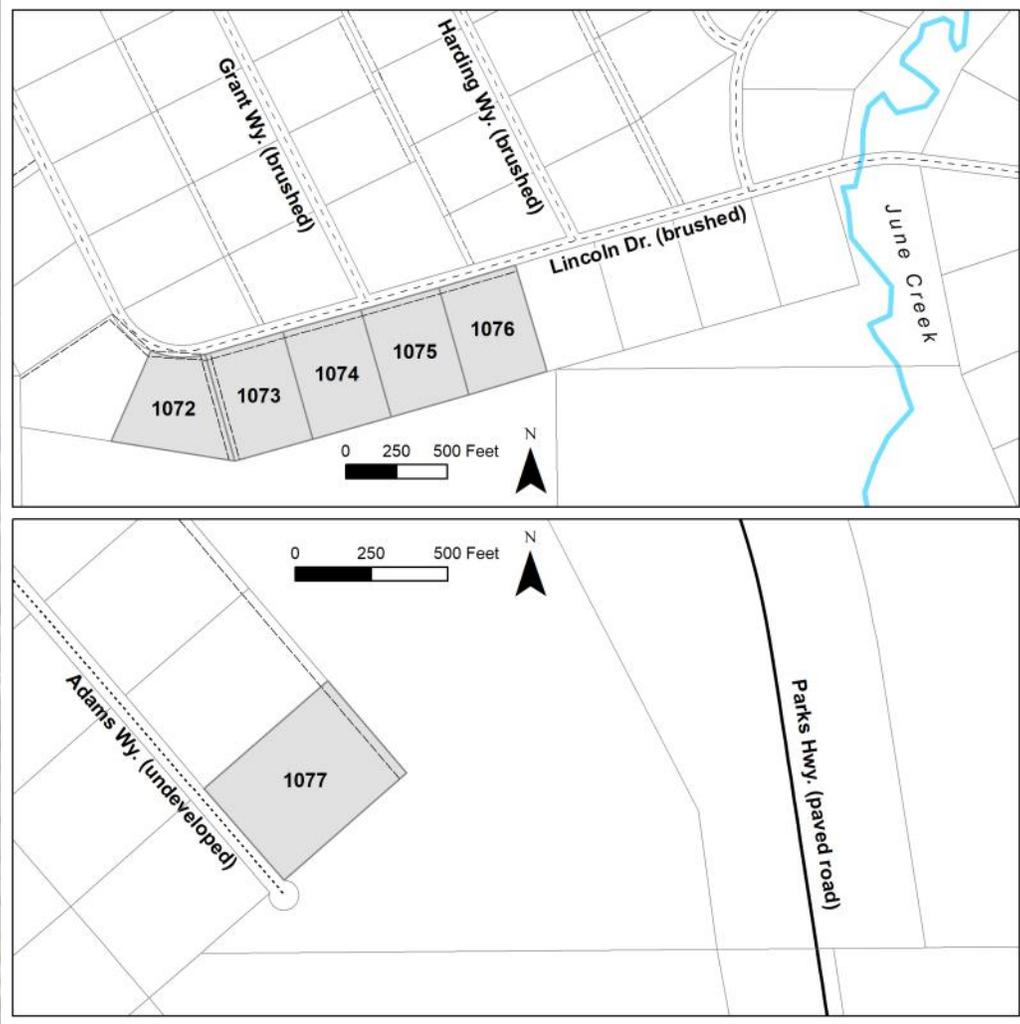


JUNE CREEK



Location	June Creek Subdivision is located approximately 20 miles north of Healy on the west side of the Parks Hwy.
Access	Access is via the Parks Hwy., from mile 266 to 269, to platted rights-of-way within the subdivision.
Utilities	In this subdivision, there is no water supply or sewer system (public or private) available. Check the plat notes and see <i>"Sewer and Water"</i> under the <i>"Developing Your Land"</i> section in the "General Information" section of the brochure. Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines at their own expense.
Local Government	This area is within the boundary of the Denali 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 borough for details of current ordinances.
Tentatively Approved	These parcels are located on Tentatively Approved land. See the <i>"Tentatively Approved Lands"</i> section of this brochure for details.
Notes	<ul style="list-style-type: none"> • Parcels within this subdivision may contain wetlands and may require a permit from the U.S. Army Corps of Engineers prior to the placement of fill materials into these areas. • Parcels are subject to oil and gas exploration license ADL 390606. For more information, please see the <i>"Mineral Estate"</i> section of this brochure or contact the Division of Oil and Gas.
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 Full Fire Management Option. See the <i>"Fire and Burning Activities"</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to: section line, access, and utility easements. 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	June Creek is survey ASLS 79-166, located in Sections 22 and 25, Township 9 South, Range 9 West, Fairbanks Meridian. The survey has been filed as plat 80-9 in the Nenana Recording District.
Right-of-Way	Many of the rights-of-way in the subdivision have been brushed, but not constructed. Kennedy Dr. has been constructed from the highway to approximately 1/2 mile.
Homeowner's Association	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the June Creek Homeowner's Association, if active.



PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1072	405244	8	11	4.897	\$9,800
1073	405245	9	11	5.113	\$10,200
1074	405246	10	11	5.113	\$10,200
1075	405247	11	11	5.113	\$10,200
1076	405248	12	11	5.113	\$10,200
1077	405393	1	25	4.959	\$9,900

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>.