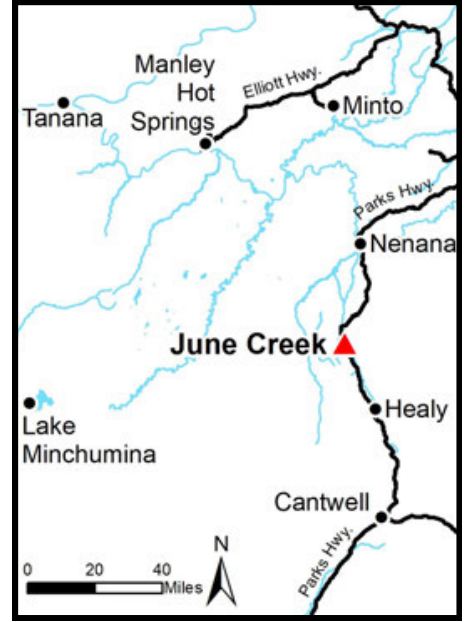
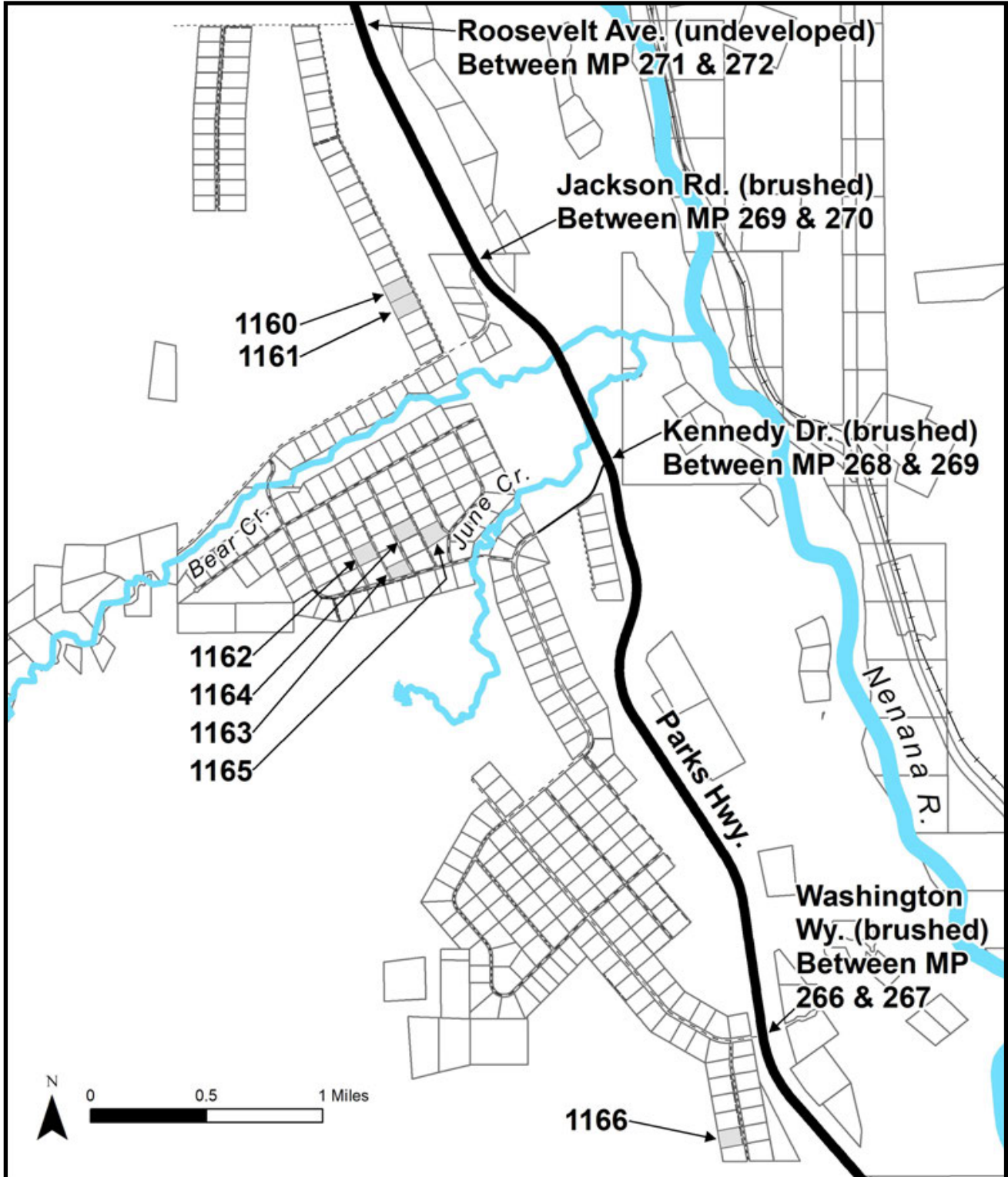


JUNE CREEK



Location	June Creek Subdivision is located approximately 20 miles north of Healy on the west side of the Parks Hwy.
Access	All parcels are accessed along ATV trails. Access to the subdivision is from the Parks Hwy between mileposts 265 and 272, then west along interior subdivision rights-of-way. Parcels 1160 & 1161, in the northern portion of the subdivision, are accessible from a parking area north of Bear Creek, near milepost 170. Parcel 1166, in the southern part of the subdivision, is accessed from Washington Way to Jefferson St. A portion of Washington Way (accessed near milepost 266) has been improved as a rough road which deteriorates into a trail. Parcels 1162, 1163, 1164, & 1165 are accessed from either the south via Kennedy Dr to Lincoln Dr, or from north, from trails adjacent to Bear Creek to Fillmore Rd. Accessing the parcels from the south, along Lincoln Dr requires crossing June Creek. This crossing is dependent on conditions and may not always be possible.
Tentatively Approved	June Creek is located on Tentatively Approved land, please see the <i>Tentatively Approved Lands</i> section for details.
Utilities	There is no municipal water supply or sewer system. Please see plat notes and the <i>Sewer and Water</i> section of this brochure for details. Golden Valley Electric Association has overhead distribution lines in portions of the subdivision. Electric service is available to Parcels 1160 & 1161. The remaining parcels are at varying distances from existing lines. Purchasers may need to extend lines at their own expense.
Local Government	This area is located within the boundaries 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 <i>Restrictions</i> . Please check with the borough for more details. These parcels are not subject to zoning at this time.
Notes	These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.
Fire	This area is in the Full Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Restrictions	Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or recorded separately. Some parcels have 30ft public utility easements on lot lines adjacent to rights-of-way. See plat for details.

Survey and MTRS	June Creek is ASLS 79-166, located in Sections 10, 14, 15, 22, 23, 25, 35, 36, Township 9 South, Range 9 West, Fairbanks Meridian. The survey has been filed as Plat 80-9 in the Nenana Recording District.
Rights-of-Way	Rights-of-way within the subdivision vary from brushed trails to undeveloped.

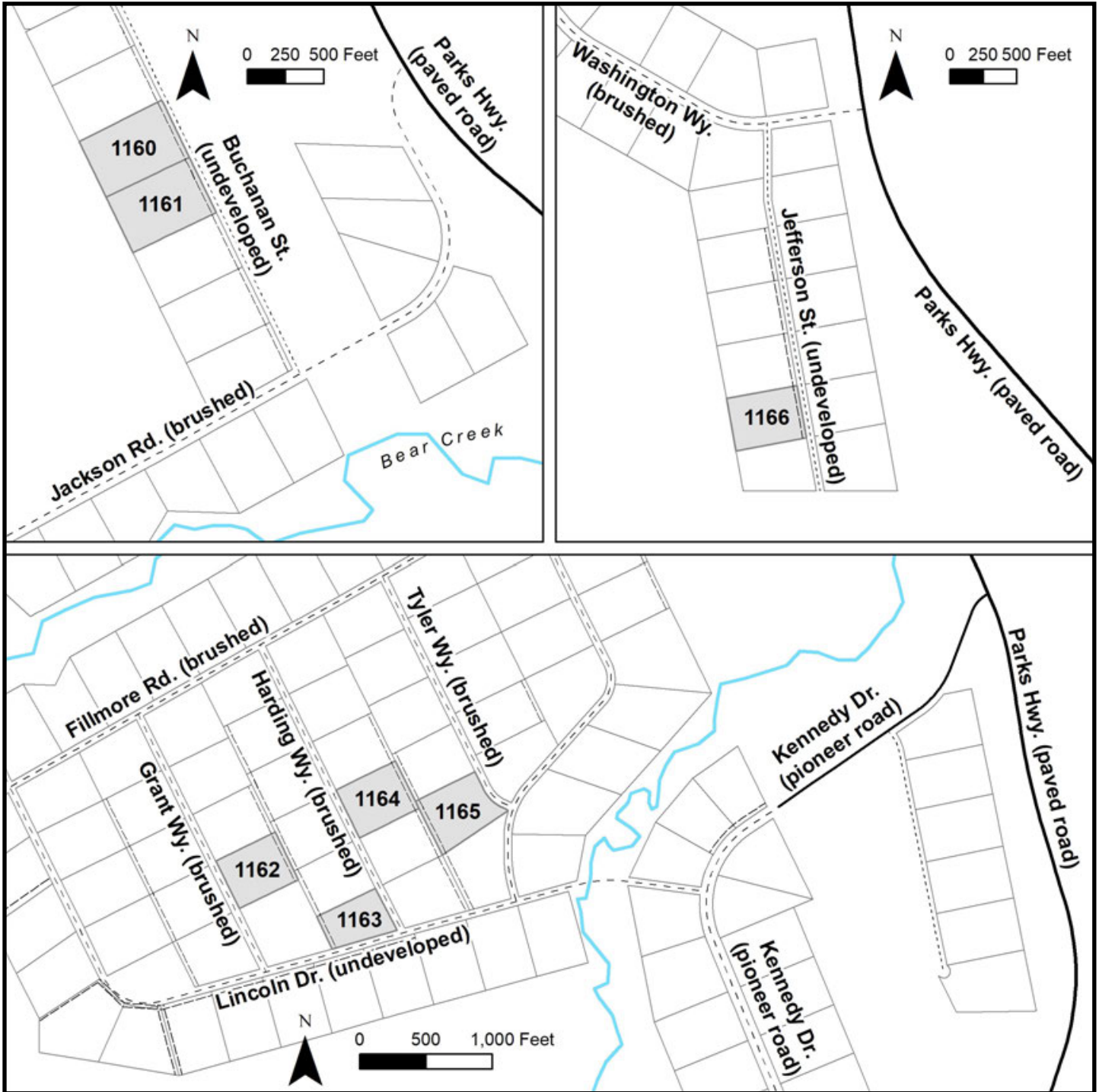


Note: Maps and photos included in this brochure are for graphic and visual representations only and are intended to be used as a guide. Please see *Land Records, Photos, Plats, and Maps* for details.

JUNE CREEK, CONTINUED

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1160	405142	5	1	5.51	\$12,100
1161	405141	4	1	5.51	\$12,100
1162	405204	8	6	4.59	\$9,600
1163	405202	6	6	3.63	\$8,600
1164	405216	9	7	4.59	\$9,600
1165	405212	5	7	5.00	\$10,500
1166	405403	9	26	4.95	\$9,400





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