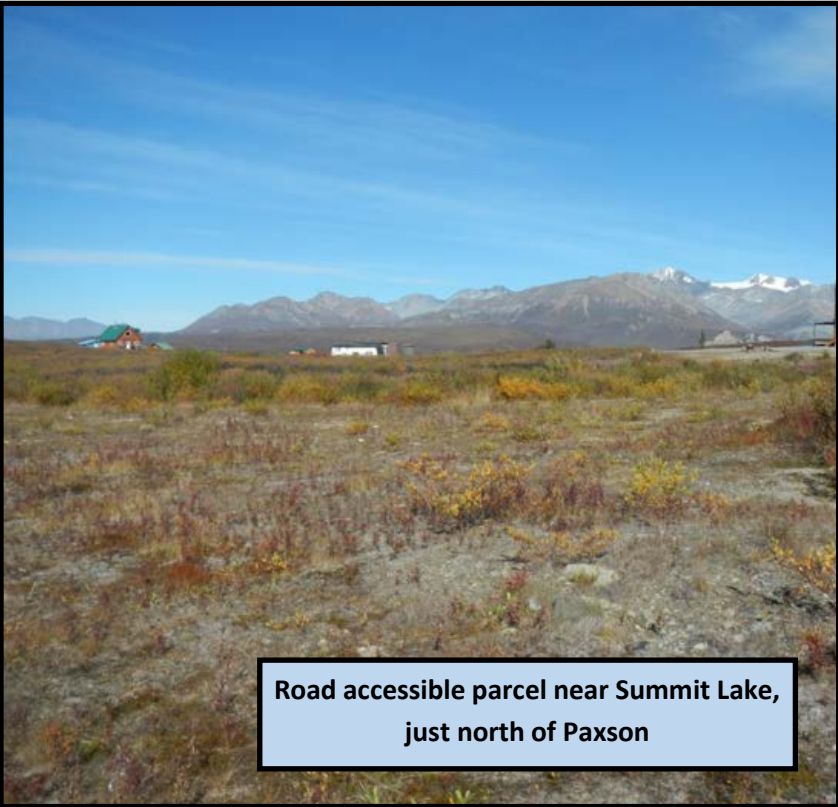


SUMMIT LAKE HEIGHTS



Location	Summit Lake Heights is located approximately 9.5 miles north of Paxson, just east of Summit Lake, near Mile Post 195.5 of the Richardson Hwy.
Access	From the Richardson Hwy (near MP 195.5) turn east on Equinox Dr, then south on Solstice Way. After approximately 825ft, the parcel is on the west side of Solstice Way. There is a driveway onto the parcel but it has become overgrown with alders. Equinox Dr and Solstice Way are gravel roads.
Tentatively Approved	Summit Lake Heights 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. There are no utilities (electric, phone, internet, etc.) currently in this area.
Local Government	This subdivision is not within the boundaries of an organized borough. It is located within the Unorganized Borough and is subject to the State of Alaska platting authority.
Fire	This area is in the Limited Fire Management Option. See the <i>Wildland Fires and Burn Permits</i> section of this brochure for details.
Restrictions	<p>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.</p> <p>There is a 20ft pedestrian easement along the north lot line. There is a 10ft utility easement along all lot lines, and a 20ft utility easement along Solstice Way. See plat for details.</p>

Notes

There is an abandoned trailer and generator shack on site. This property underwent clean-up for potentially hazardous materials in 2023. Five lead acid batteries, two 55 gallons drums labeled as “propylene glycol” (antifreeze/de-icing solution), and miscellaneous automotive chemicals were removed from the property. All the materials removed from the property were located in or immediately adjacent to the shack. Three of the battery’s plastic cases were split open and had exposed plates. One of the 55 gallon drums of propylene glycol was split and empty. This presents the following possibilities:

- **There is potential for lead to have leached into the soil from the cracked batteries.**
- **The empty drum may have leaked up to 55 gallons of propylene glycol.**

DNR MAKES NO WARRANTIES AS TO THE “NONEXISTENCE” OF CONTAMINATION NOT NOW IDENTIFIED. STATE RECORDS ARE NOT A WARRANTY AS TO ALL POTENTIAL CONTAMINATION.

As a condition of sale, the apparent high bidder must sign an affidavit acknowledging the condition of the land and releasing the State from related liability due to the presence of potential hazards. This affidavit must be signed by all bidders and notarized. This affidavit must be received at DNR’s Anchorage or Fairbanks offices by the auction paperwork deadline of 4:00 p.m., Thursday, December 11, 2025. As with all parcels, DNR recommends prospective bidders personally inspect all parcels before placing a bid.

This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before developing any wetland areas.

Survey and MTRS

Summit Lake Heights is ASLS 84-101, located in Section 30, Township 20 South, Range 12 East, Fairbanks Meridian. The survey has been filed as Plat 85-4 in the Chitina Recording District.

Rights-of-Way

Solstice Way, a gravel road.



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.

SUMMIT LAKE HEIGHTS, CONTINUED



Abandoned trailer on the property

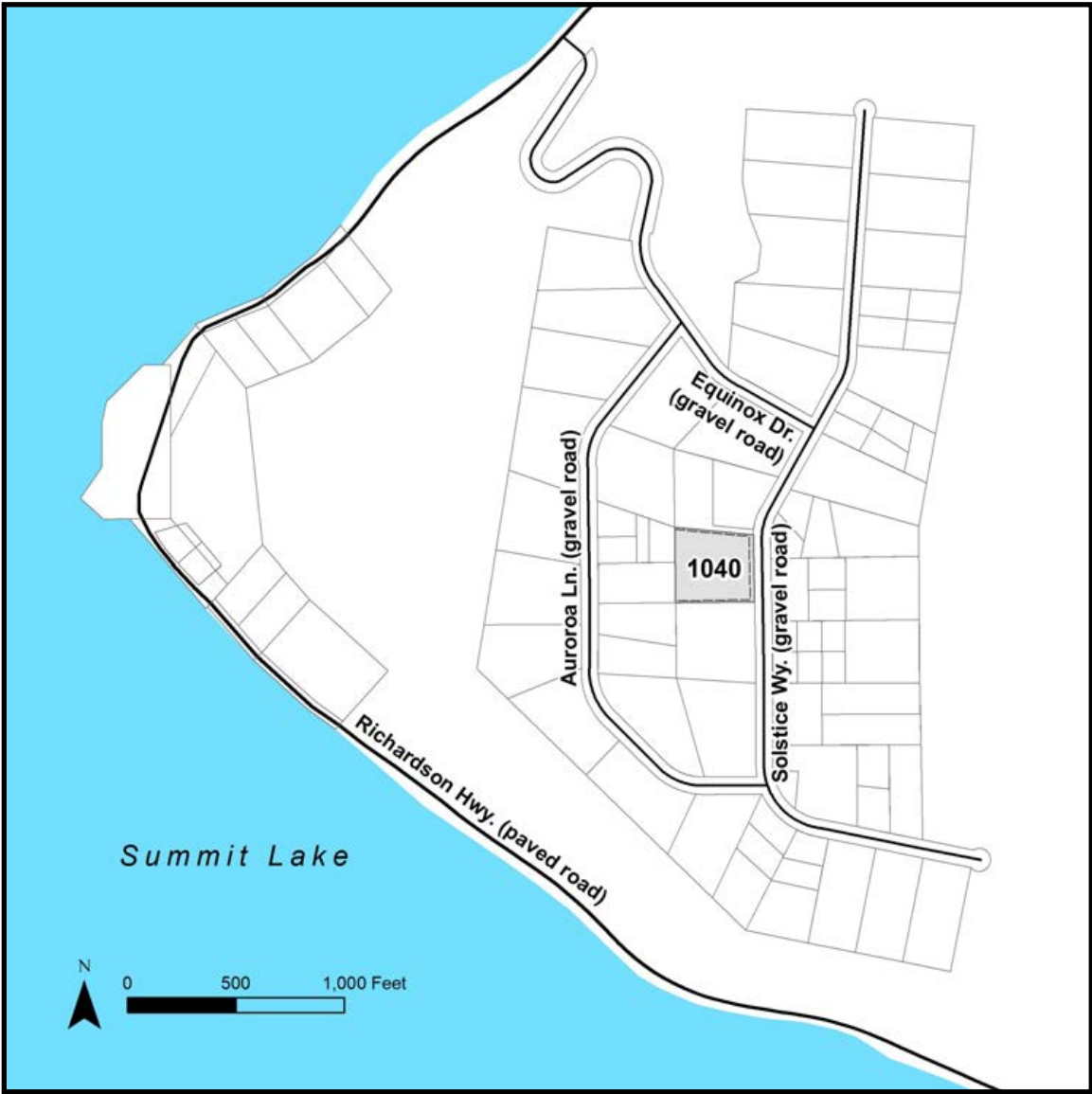


Generator shack



Cracked Batteries and 55 gallon drums were removed from the parcel during clean-up in 2023.





PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	BLOCK	ACRES	MINIMUM BID
1040	221255	3	2	2.66	\$82,000

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