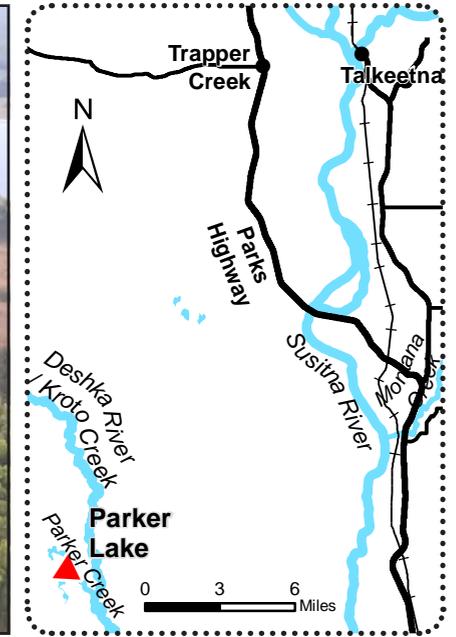




Parker Lake



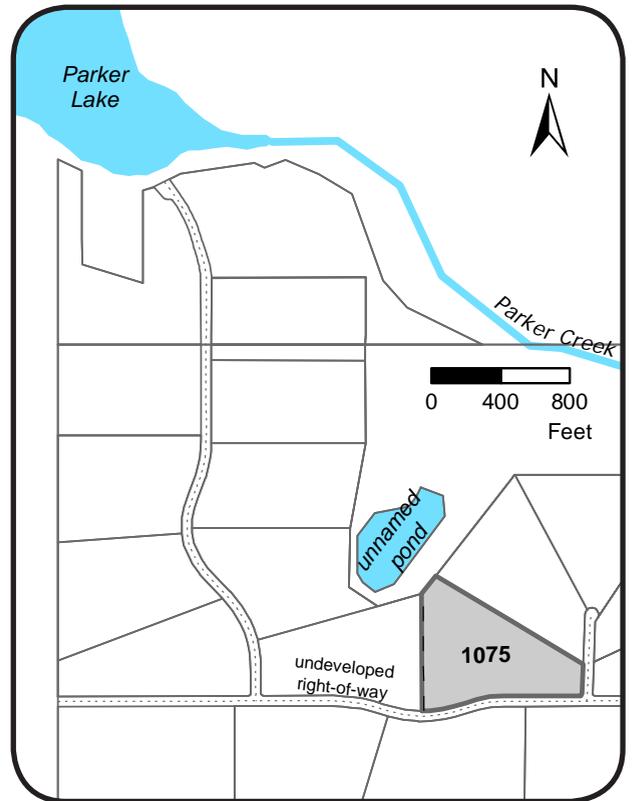
Parcel 1075 (ADL 219347) is at the bottom of the photo on the small pond; Parker Lake is in the background.



Susitna Valley Remote

| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|--------|-----|-------|-------------|
| 1075 | 219347 | 10.425 | 5 | 2 | \$14,400 |

| LOCATION |
|--|
| Parker Lake is located 20 miles south of the Petersville Road, approximately 25 air miles southwest of Talkeetna and 60 air miles northwest of Anchorage. |
| ACCESS |
| Access is by snowmachine. Trail access from Oilwell Road may be possible. Access is also possible by float or ski plane to Parker Lake, then along undeveloped right-of-way within the subdivision. |
| RIGHT-OF-WAY STATUS |
| The rights-of-way are undeveloped. |
| SURVEY & MTRS |
| Parker Lake is survey ASLS 82-126, located in S022N007W01. The survey has been filed as plat 83-26 in the Talkeetna Recording District. |
| RESTRICTIONS |
| Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, pedestrian 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. |
| LOCAL GOVERNMENT |
| This area is within the boundary of the Matanuska-Susitna 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 above. Please check with the borough for details of current ordinances. |
| NOTES |
| This area is in a Full Fire Management Option. See the Fire section of this brochure for details. |
| UTILITIES |
| There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area. |
| HOMEOWNER'S ASSOCIATION |
| Any subsequent owner of any parcel within this subdivision automatically becomes a member of the homeowner's association. The declaration of covenants, conditions, and restrictions for this association were recorded on March 25, 1983 in the Talkeetna Recording District. |



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review 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/>.