

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CLASSIFYING BOROUGH-OWNED LANDS AND APPROVING SAID LANDS FOR INCLUSION IN THE 2017 COMPETITIVE SEALED BID LAND SALE AND FUTURE OVER-THE-COUNTER LAND SALES (MSB007249).

AGENDA OF: May 2, 2017

ASSEMBLY ACTION:

OR 17-032 A Public Hearing held and
Adopted w/o objection @ 5/16/17 RM

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	WSC	
	Community Development Director	EP	
	Finance Director	CH	
	Borough Attorney	AS	
	Borough Clerk	JMM	4/25/17

ATTACHMENT (S): Fiscal Note: YES ☒ NO ☐
Planning Commission Resolution No. 17-14 (3 pp)
Ordinance Serial No. 17-032 (4 pp)
EXHIBIT A, Best Interest Finding (6 pp)
EXHIBIT B, Vicinity Maps/Parcel Detail (29 pp)

SUMMARY STATEMENT:

In response to the Assembly's 2013 and 2014 priorities, a five-year land disposal and retention plan was developed by Land and Resource Management to identify borough-owned parcels for potential land sale and/or retention for public purposes. Included in the proposed list of borough properties to sell in the 2017 Competitive Sealed Bid Land Sale are thirty-three (33) parcels identified in year 3 of the land plan and an additional nine (9) parcels nominated by the public or staff for inclusion. A total of 750+/- combined acres make up the parcels herein discussed.

A Best Interest Finding, attached as Exhibit A, provides analysis and discussion of parcel site factors and information, land descriptions and proposed classifications, parcel status, affected adopted plans, surrounding land use, access, public comments, public interest in the land sale program, Planning Commission recommendation, and benefits received by the borough from conveying public land into private hands. Vicinity maps with parcel detail are attached as Exhibit B.

RECOMMENDATION OF ADMINISTRATION:

Administration recommends assembly approval of the parcel land classifications as stated in the Best Interest Finding attached as Exhibit A, and approval to include said parcels in the 2017 Competitive Sealed Bid Land Sale and future Over-The-Counter land sales.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: May 2, 2017

SUBJECT: An ordinance of the Matanuska-Susitna Borough Assembly classifying borough-owned lands and approving said lands for inclusion in the 2017 Competitive Sealed Bid Land Sale and future Over-The-Counter land sales (MSB007249).

ORIGINATOR: Community Development

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED *	FUNDING SOURCE <u>Sale of Lands</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : <u>203.000.000.366.400</u>	PROJECT #
VERIFIED BY: <u>Eileen Pickett</u>	CERTIFIED BY:
DATE: <u>4-18-17</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE	*	**				
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FUNDING:

(Thousands of Dollars)

General Fund		**				
State/Federal Funds						
Other	*	**				
TOTAL	*	**				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: Chayenne Daniel DATE: 4/18/17

* The exact amount of revenue will be based upon the amounts of bids received and the number of parcels sold.
 ** In addition to the land sale proceeds, property tax revenues in future years.
 Exact amount will be based on approved mill rates in those years.

IM No. 17-049
Ordinance Serial No. 17-032

By: Nancy Cameron
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 17-14**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL TO CLASSIFY BOROUGH LANDS FOR PURPOSE OF INCLUSION IN THE MATANUSKA-SUSITNA BOROUGH 2017 COMPETITIVE SEALED BID LAND SALE (MSB007249).

WHEREAS, the borough assembly prioritized land sales as a source of revenue for the borough; and

WHEREAS, there is significant public interest in acquiring land through borough land sale programs; and

WHEREAS, the benefit of transferring public land into private hands is economic development potential and increased revenue to the borough tax roll; and

WHEREAS, the borough's build-out analysis identified specific areas throughout the borough which should be considered for inclusion in public land sale programs and from that analysis a 5-year land plan was implemented; and

WHEREAS, both the Planning Commission and Assembly were provided a written overview of the 5-year land plan prior to implementation in 2014; and

WHEREAS, the proposed bid parcels for the 2017 Competitive Sealed Bid Sale have undergone thorough inter-department and inter-agency review; and

WHEREAS, public notice was initiated in accordance with MSB 23.05.025 and public comment is included in the Best Interest Finding attached hereto; and

WHEREAS, the Best Interest Finding also provides analysis and discussion of the following 2017 bid parcels:

Bid Parcel Number	MSB Tax ID Number	Land Classification
17-001	28N05W18D002	General Purpose
17-002	26N05W18A009	General Purpose
17-003	24N04W19C004	General Purpose
17-004 thru 17-006	7183 B01L001, L002 and L003	General Purpose
17-007 thru 17-008	7183 B02L001 and L002	General Purpose
17-009	7183 B03L001	General Purpose
17-010 thru 17-011	22N04W11A002, A003	General Purpose
17-012	22N04W18A003	General Purpose
17-013	U04783000L17	General Purpose
17-014	21N04W20B001	General Purpose
17-015	19N04W30D011	General Purpose
17-016	17N04W35C017	General Purpose
17-017	17N01E10A011	General Purpose
17-018	16N04W21D002	General Purpose
17-019	16N08W25C002	Private Recreation
17-021 thru 17-022	2167 B11L021 and L022	Private Recreation
17-023	2167 B12L005	Private Recreation
17-024 thru 17-025	2167 B19L004 and L005	Private Recreation
17-026 thru 17-028	2167 B20L005, L006 and L007	Private Recreation
17-029 thru 17-030	2167 B24L001 and L002	Private Recreation
17-031 thru 17-032	2167 B25L001 and L002	Private Recreation
17-033 thru 17-034	2167 B03L001 and L002	Private Recreation
17-035	2167 B01L004	Private Recreation
17-036 thru 17-037	6521 P0AL043 and L044	Private Recreation
17-038 thru 17-041	6520 B04L010, L011, L012 and L013	Private Recreation
17-042 thru 17-043	6520 B05L026 and L027	Private Recreation

WHEREAS, pursuant to MSB 23.05.100, lands classified as private recreation lands are those lands which because of location, physical features or adjacent development are presently or potentially valuable as outdoor recreation areas and may be best utilized by private development; and

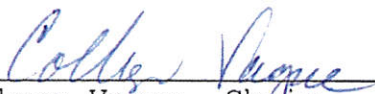
WHEREAS, pursuant to MSB 23.05.100, lands classified as general purpose lands are those lands which, because of physical features, adjacent development, location, or size of the area,

may be suitable for a variety of uses, or which do not lend themselves to more limited classification under other land descriptions; and


WHEREAS, MSB 23.05.030 allows for the sale of land by competitive bid when it is found to be in the best interest of the borough.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of the classification of borough lands as stated herein and within the Best Interest Finding for purpose of inclusion in the Matanuska-Susitna Borough 2017 Competitive Sealed Bid Land Sale.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 17th day of April, 2017.


Colleen Vague, Chair

ATTEST


MARY BRODIGAN, Planning Clerk
(SEAL)

YES: *Vague, Anderson, Healy, Cresbro, Elder, Glashaan,*
NO: *and Rauchenstein*

BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

In response to Assembly priorities, a five-year land retention and disposal plan was developed by the Land & Resource Management Division identifying borough-wide parcels for future land sales or retention for public purposes. Included in the proposed list of borough properties to sell in the 2017 Competitive Bid Land Sale are thirty-three (33) parcels identified in year 3 of the land plan and nine (9) additional parcels which were either nominated by the public or staff for inclusion. A total of 750+/- combined acres make up the parcels herein discussed.

II. Property Site Factors

- A. Location: The subject parcels are located throughout the borough and are part of a development phased plan including five key areas.

Area 1 encompasses areas north of Willow and beyond Petersville.

Area 2 encompasses Willow, Houston, Big Lake, Knik and Wasilla.

Area 3 encompasses areas south of Knik and outside of the Port District.

Area 4 encompasses parcels from Palmer, Butte-south, Sutton, and Chickaloon-east.

Area 5 includes the remainder of the borough.

For purpose of this land classification and sale, the parcels offered in this disposal are mainly located in Areas 1, 2 and 3, being the western and northern Susitna Valley, areas around Petersville, Trapper Creek, Caswell, Montana Creek, Willow, Big Lake, Wasilla, and west of Point McKenzie. The parcels range in size from 2 to 143 acres. Acreage and price are based on the 2016 certified borough tax assessment pursuant to code.

- B. Parcel Information:

Parcels 17-001 and 17-002 are between Talkeetna and Trapper Creek just off the Parks Highway at MP 128.5 and 117 respectively. They are both located to the east of the highway and do not have highway frontage. Both parcels have received significant interest to purchase. The highest and best use would be for private recreation and/or residential purpose. Legal access from the Parks Highway is via section line easement or dedicated ROW, but is not constructed. A construction permit will be required from Development Services and is noted in the sale brochure packet.

Parcel 17-003 is located at approximate MP 101 of the Parks Highway and has highway frontage. Surrounding development consists of residential recreational and commercial. There is an existing driveway off the Parks Highway via the section line easement located within the south boundary of the parcel providing access to the subject parcel and adjacent parcel to the south.

Parcel 17-004 through 17-009 located in the Montana Creek area at approximate MP 96 Parks Highway. These parcels are a product of recent subdivision which was required by

EXHIBIT A

the state in order to receive patent under municipal entitlement. The subdivision was completed in 2013 and all six lots have direct access from Montana Creek Road, which is maintained year-round by the borough. Several of these lots have good soils for small crop growth but are less than the 40-acre minimum requirement for agriculture classification. A purchaser may always apply for agricultural exemptions and special funding through Alaska Rural Rehabilitation Corporation (ARRC) programs which provide support and guidance to farmers.

Parcels 17-010 and 17-011 are located at the northwest end of Caswell Lakes Subdivision and are suited for recreational or residential use. Both parcels have access from constructed and maintained borough roads within the subdivision.

Parcel 17-012 is located north of Willow at approximate MP 89 Parks Highway. It is accessed from the highway via the dedicated winter-use only Parker Lake Trail. There is developable space in its SW corner for recreational purposes.

Parcel 17-013 is a remote 50-acre lot accessed by plane or snow machine. Access from Trapper Lake is possible via the pole portion of borough-owned land lying adjacent to the subject parcel's west boundary.

Parcel 17-014 is accessed from the Parks Highway via the Emil Stancec Trail which is maintained by the Willow Trail Committee. The trail parallels the Alaska Railroad and is the only viable means of physical access to this recreation property.

Parcel 17-015 is a mostly level 10-acre parcel that would be ideal for residential or recreational purposes. The parcel fronts Long Lake Road, which is borough maintained. Approved access would be from the 50' ROW easement to the west to eliminate direct access onto Long Lake Road.

Parcel 17-016 is a level 5-acre parcel ideal for recreational or residential purposes. It is accessed from W. Susitna Parkway via the 60' wide public use easement located on the parcel's west side.

Parcel 17-017 is located within a residential area and lies west of the new Trunk Road alignment, across from Mat-Su College. The parcel has significant topographic constraints and may be difficult to development as a home site. The best way to access the parcel is from old Trunk Road as direct access onto new Trunk Road is prohibited, and access from College Drive is topographically constrained. This parcel was once considered for a future fire station but was rejected due to the significant cost to level the steep terrain and limited access.

Parcel 17-018 is located off Burma Road. The parcel is not affected by the new proposed alignment of Burma Road which will be to the east. In 1984, an easement (ADL 222930) called out as the Iditarod Trail was dedicated by the state and runs through the SW corner of the parcel. The actual Iditarod Trail race does not run through this easement as it was

EXHIBIT A

relocated some years later, but the easement affecting this parcel and the one directly south was never vacated. The parcel contains a small lake in its south half surrounded by wet areas, but a home or cabin site could easily be constructed within the NW corner – outside of the trail easement area and overlooking the lake.

Parcel 17-019 is a remote recreation parcel lying approximately 20 miles west of Pt. McKenzie area, and just several miles west of Alexander Creek and the Big Su River. Accessible by plane or snow machine via the Chulitna Goose Bay Corridor and area trails.

Parcels 17-021 thru 17-035 are all 5 acres each and are located within a remote platted subdivision approved by the state and borough, known as Kenny Creek. The borough received title to the properties by state patent. This high recreation area is popular with snow machine enthusiast and offers private cabin sites.

Parcels 17-036 and 17-037 are remote parcels located on Shulin Lake between the Big Su and Yentna Rivers. Shulin Lake Small Tracts are within a platted subdivision approved by the state and borough. Access is via plane or snow machine.

Parcels 17-038 thru 17-043 are the furthest remote parcels and are located on Trinity Lake, a platted subdivision approved by the state and borough. The Trinity Lake parcels are accessed via plane and snow machine.

- C. Parcel Descriptions: All parcel descriptions and maps are provided in Exhibit B of this Best Interest Finding and contain acreage, price, tax ID, legal description, additional conditions of sale and comments.
- D. Land Status: All parcels were received from the State of Alaska by State Patent.
- E. Adopted Plans and Title Restrictions:
 - 1. Adopted Land Use Plans include the Big Lake, Point McKenzie, Trapper Creek and Willow Comprehensive Plans, Susitna Area Plan, Willow Sub-Basin Area Plan, and Natural Resource Management Units Plan (NRMU).
 - 2. Title Restrictions – No title restrictions affect any of the proposed parcels.
- F. Surrounding Land Uses: Recreational, residential, and general.
- G. Natural resources within parcels: Timber and watershed.
- H. Access Defined: Constructed and unconstructed roads, trails (winter and summer), section line easements, water, and by air. Access in the sale brochure is defined as follows:

Access Type “A” Parcel may be accessed from platted, dedicated, granted, reserved or permitted right-of-way which is constructed and may be maintained either by State of

EXHIBIT A

Alaska, MSB, or city government. The level of continued maintenance is subject to the future availability of funds and budgetary appropriations.

Access Type "B" Parcel may be accessed from platted, dedicated, granted, reserved or permitted right-of-way which may not be constructed or publicly maintained, or only maintained on a seasonal basis, or be privately maintained. It is the responsibility of the bidder to determine the status of the right-of-way with regard to construction and maintenance.

Access Type "C" Parcel is located near an existing road system and the MSB owns all the land between the parcel and the road. Public access easements from the existing road system may be reserved, granted or dedicated across the MSB-owned lands as indicated. It is the responsibility of the bidder to determine the feasibility of utilizing such easements. Constructing access shall include obtaining necessary permits, with repair and maintenance of the access being the sole responsibility of the Purchaser. In the event the access cannot be constructed, the Purchaser may apply to MSB Land & Resource Management for an alternate public access route across borough-owned land which can meet construction standards.

Access Type "D" Parcel is located near existing road system but the MSB does not own all the land between the parcel and the road. It is the responsibility of the Purchaser to determine, acquire, construct, maintain and/or defend the right to use an access route outside of borough-owned land.

Access Type "E" Parcel is not located near the existing road system; access is by air, trail (potentially seasonal), or water. It is the responsibility of the Purchaser to determine, acquire, construct, maintain and/or defend the right to use any alternate access route.

III. Review and Comments

All parcels have undergone multiple departmental reviews starting in 2013 up to the current date of March 2017. Typical review includes historical data, topography, access, adopted borough plans, desirability of location, land value, soils investigation, and highest and best use of land. Inter-department review revealed no objection to the classification and sale of the final parcels included herein. Both the Planning Commission and Assembly were provided a written overview of the 5-year land plan prior to implementation in 2014.

The Planning Commission unanimously approved Resolution 17-14 at their regularly scheduled public meeting on April 17, 2017 recommending assembly approval regarding disposition of the parcels included herein.

Public notice was provided in accordance with MSB 23.05.025. A total of 1,472 property owners within a quarter mile of the proposed parcels received notification via the mail, along with community councils, chambers of commerce, post offices, emergency services, fire and road service areas, MSB Parks & Recreation Advisory Board, Alaska Department of Fish and

EXHIBIT A

Game, Upper Susitna Soil and Water Conservation District, city councils, and borough administration and assembly members. Notice was also posted on the Borough website.

There was only one written public comment received in response to noticing, which supported the land classification and sale. No objections were received from the public. One borough assembly member requested staff provide more information on Bid Parcel 17-017 and shared concern that the parcel might be valuable to retain for a future U-Med District. Staff notes that in response to the concern, maps and explanation was provided to the assembly member, to include: the parcel would be expensive to develop for structures due to its topography and adjacency to Trunk Road (setbacks), and the parcel lies within a residential neighborhood west of the new Trunk Road corridor. In speaking further with the borough Planning Department, there is not a U-Med District Plan being developed at this time. The discussion with Planning included that if a medical district were approved, it would make the most sense to develop it on the east side of the new Trunk Road corridor where the infrastructure to support such development is nearby such as city sewer, and hospital and medical buildings are already located in this vicinity. The majority of the land north of the hospital, east of Trunk Road, and south of the Central Landfill are publicly owned lands, making that particular area more suitable for medical, commercial and industrial type development. There is interest from the public to purchase Bid Parcel 17-017 for residential-type use such as view shed and/or gardens which would be a suitable application. Parcel 17-017 was nominated by the public for inclusion in a borough land sale and if sold, would bring a minimum of \$74,400 in revenue to the borough and place it on the borough tax roll.

There is strong interest in the upcoming sale and numerous phone calls have been received by MSB Land Management staff regarding individual parcel information, proposed sale dates, how the competitive bid process works, and requests to add their name to the Land & Resource Management sale notification list. This list contains over 2,500 names of individuals who are notified by email or postcard of any and all upcoming borough land sales.

IV. Analysis & Discussion

The Borough Assembly identified public land sales as a priority in 2013. Land & Resource Management began an extensive review of the borough build out analysis and vacant borough-owned parcels. Included in this review was identifying areas for future public facilities wherein borough parcels within those specific areas were carefully vetted for future public need and retention. A five-year plan to dispose of appropriate borough land was created for implementation in phases to ensure the market was not over saturated in any given year. Many of the potential sale parcels are remote and would be well-suited for private recreational purpose.

Even with the downturn in Alaska's economy, housing and land markets remain steady and buyers are seeking out land to purchase. Last year the borough adopted the state's form of land contracts offering very affordable down payments and reasonable monthly terms. Under the contract, the borough retains title to the land until it is paid in full, whereupon a quitclaim deed is recorded. A simple escrow account is set up and payments are made monthly to the borough. The contract was extremely popular last year and is expected to remain so. Conveying public lands into private hands not only increases the tax rolls, but vacant land when developed gains

EXHIBIT A

economic value by virtue of the development – whether for recreation purpose, single family residence, or commercial use.

Parcels are classified in accordance with MSB 23.05.100. The selected parcels for this sale are classified as Private Recreation Lands which are those lands that because of location, physical features, or adjacent development, are presently or potentially valuable as outdoor recreational areas and may be best utilized by private development; or General Purpose Lands which are those lands that because of location, physical features, or adjacent development, location, or size of area may be suitable for a variety of uses.

Approval to sell these parcels also makes them eligible for future Over-The-Counter land sales pursuant to MSB 23.10.210.

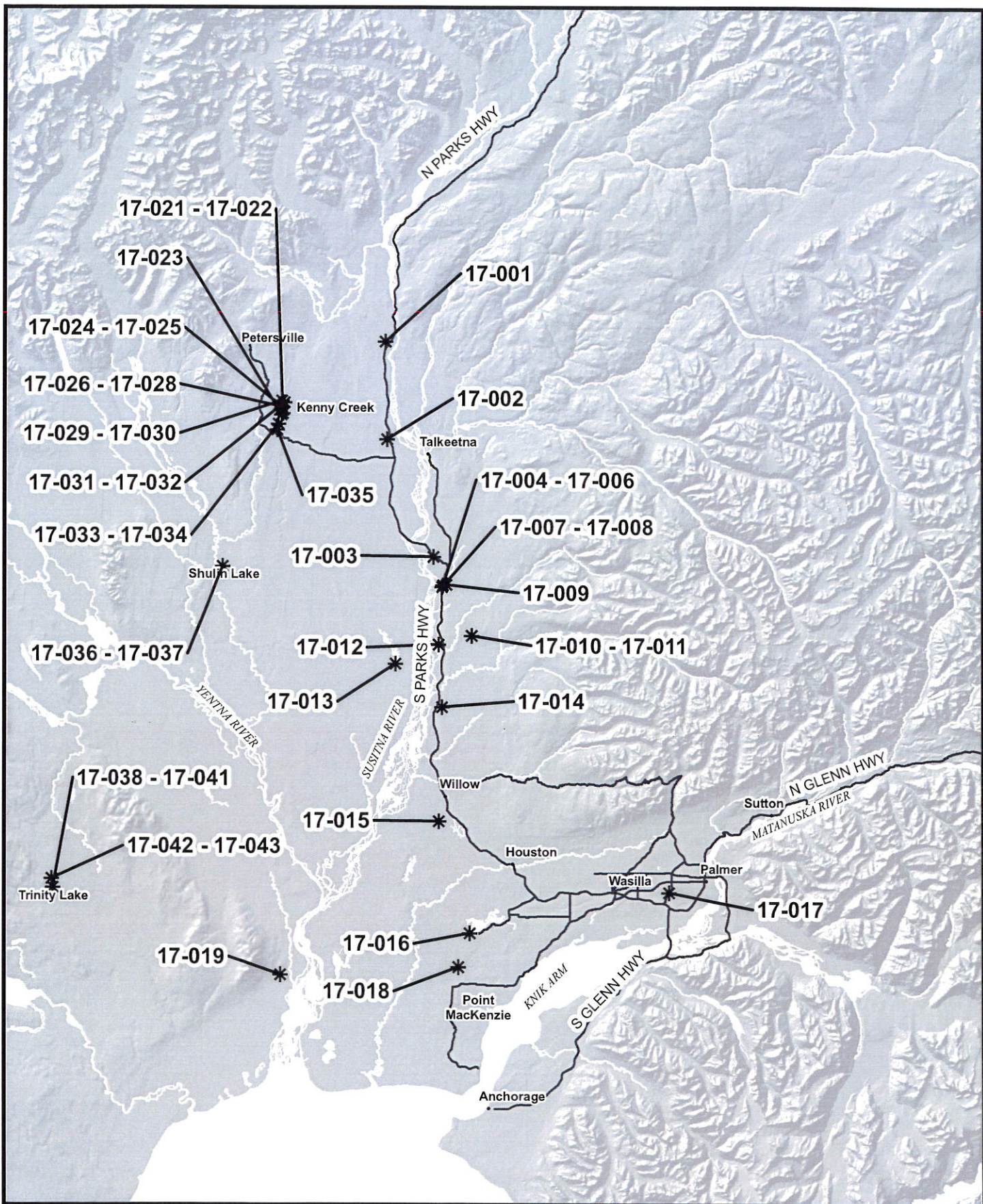
V. Parcel List, Location, and Recommended Land Classification

Bid Parcel Number	MSB Tax ID Number	Area	Land Classification
17-001	28N05W18D002	Area 1: North of Petersville	General Purpose
17-002	26N05W18A009	Area 1: North of Talkeetna Cutoff	General Purpose
17-003	24N04W19C004	Area 1: North of Talkeetna Cutoff	General Purpose
17-004 thru 17-006	7183 B01L001, L002 and L003	Area 1: Montana Creek	General Purpose
17-007 thru 17-008	7183 B02L001 and L002	Area 1: Montana Creek	General Purpose
17-009	7183 B03L001	Area 1: Montana Creek	General Purpose
17-010 thru 17-011	22N04W11A002, A003	Area 1: Caswell Lakes	General Purpose
17-012	22N04W18A003	Area 1: South of Caswell Lakes	General Purpose
17-013	U04783000L17	Area 1: 6 miles west of Parks Hwy	General Purpose
17-014	21N04W20B001	Area 1: Between Willow/Montana Crk	General Purpose
17-015	19N04W30D011	Area 2: Long Lk Rd, Willow	General Purpose
17-016	17N04W35C017	Area 2: Big Lake	General Purpose
17-017	17N01E10A011	Area 2: West side new Trunk Rd	General Purpose
17-018	16N04W21D002	Area 2: S Burma Rd	General Purpose
17-019	16N08W25C002	Area 3: 20 miles west of Pt. McKenzie	Private Recreation
17-021 thru 17-022	2167 B11L021 and L022	Area 1: 8 miles southeast of Petersville	Private Recreation
17-023	2167 B12L005	Area 1: 8 miles southeast of Petersville	Private Recreation
17-024 thru 17-025	2167 B19L004 and L005	Area 1: 8 miles southeast of Petersville	Private Recreation
17-026 thru 17-028	2167 B20L005, L006 and L007	Area 1: 8 miles southeast of Petersville	Private Recreation
17-029 thru 17-030	2167 B24L001 and L002	Area 1: 8 miles southeast of Petersville	Private Recreation
17-031 thru 17-032	2167 B25L001 and L002	Area 1: 8 miles southeast of Petersville	Private Recreation
17-033 thru 17-034	2167 B03L001 and L002	Area 1: 8 miles southeast of Petersville	Private Recreation
17-035	2167 B01L004	Area 1: 8 miles southeast of Petersville	Private Recreation
17-036 thru 17-037	6521 P0AL043 and L044	Area 1: 25 miles west of Montana Crk	Private Recreation
17-038 thru 17-041	6520 B04L010, L011, L012 and L013	Area 1: 60 miles west of Houston	Private Recreation
17-042 thru 17-043	6520 B05L026 and L027	Area 1: 60 miles west of Houston	Private Recreation

VI. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully requests approval to classify the borough land parcels listed herein for purpose of inclusion in the 2017 Competitive Bid Land Sale and future Over-The-Counter land sales.

EXHIBIT A



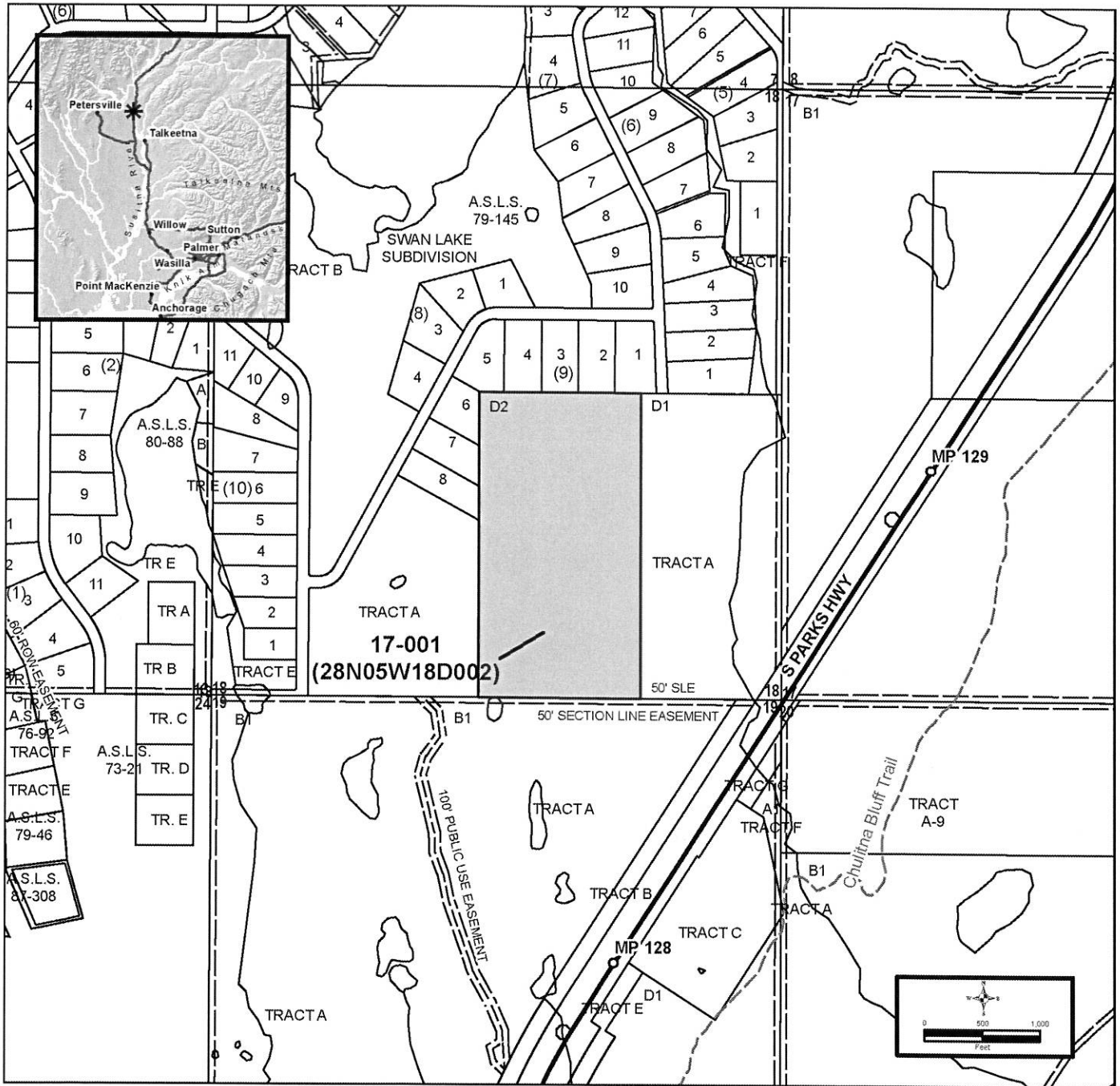
Overview Location Map

EXHIBIT B, pg 1 of 29

MSB007249



IM17-049 OR 17-032



BID PARCEL No. 17-001

ACREAGE (APPROX): 80.00

MSB MAP No.: CH04

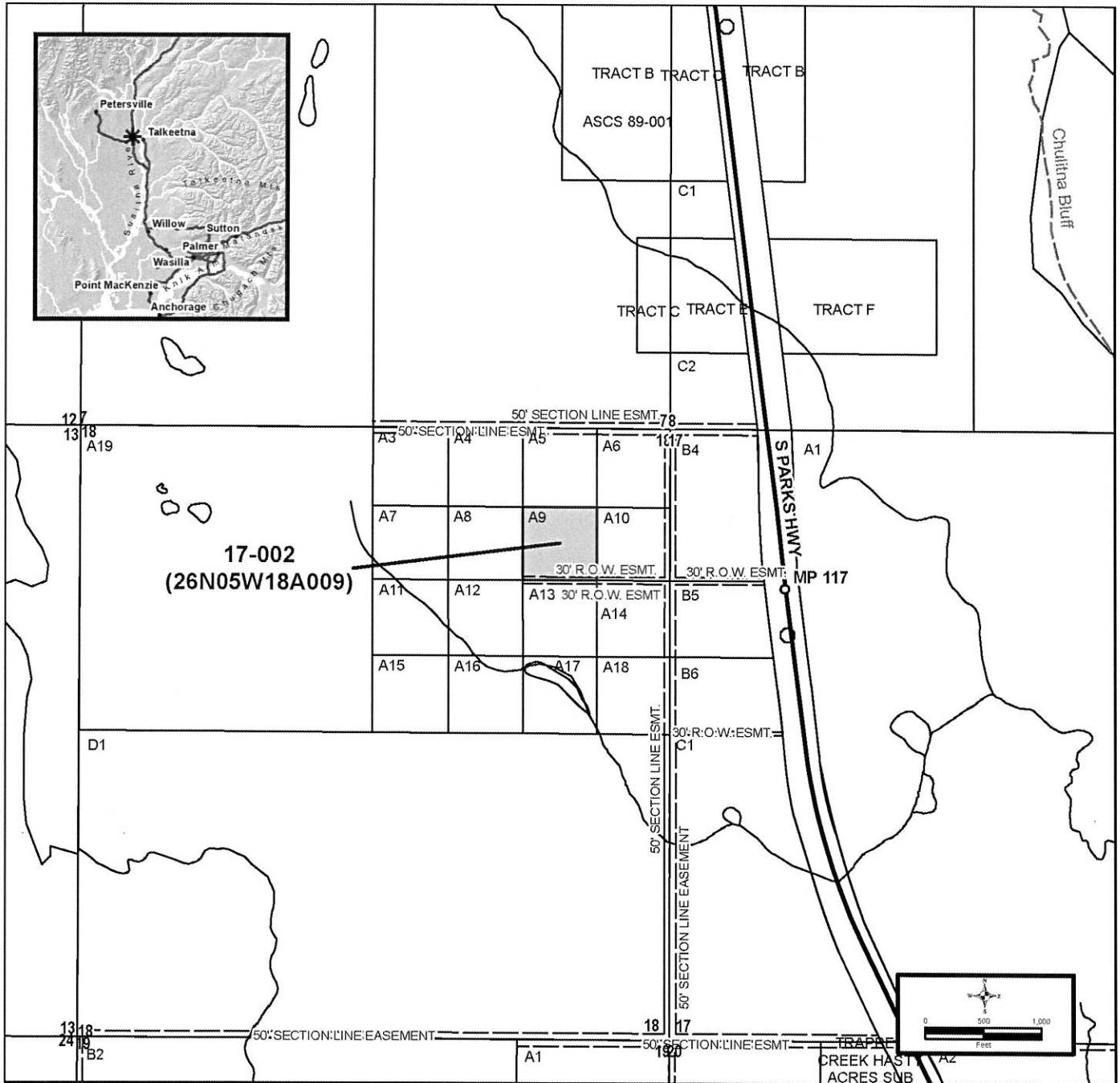
SUBD/TRS: T28N, R05W, Sec 18, S.M.

PURCHASE PRICE: \$24,000

MSB TAX ID: 28N05W18D002

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Subject to existing 50' section line easement within south boundary. ACCESS (C): Parcel located near Parks Hwy MP 128.5 where section line easements may potentially be utilized to construct physical access. It is the responsibility of purchaser to determine feasibility of using such easements.



BID PARCEL No. 17-002

ACREAGE (APPROX): 10.00

MSB MAP No.: TA04

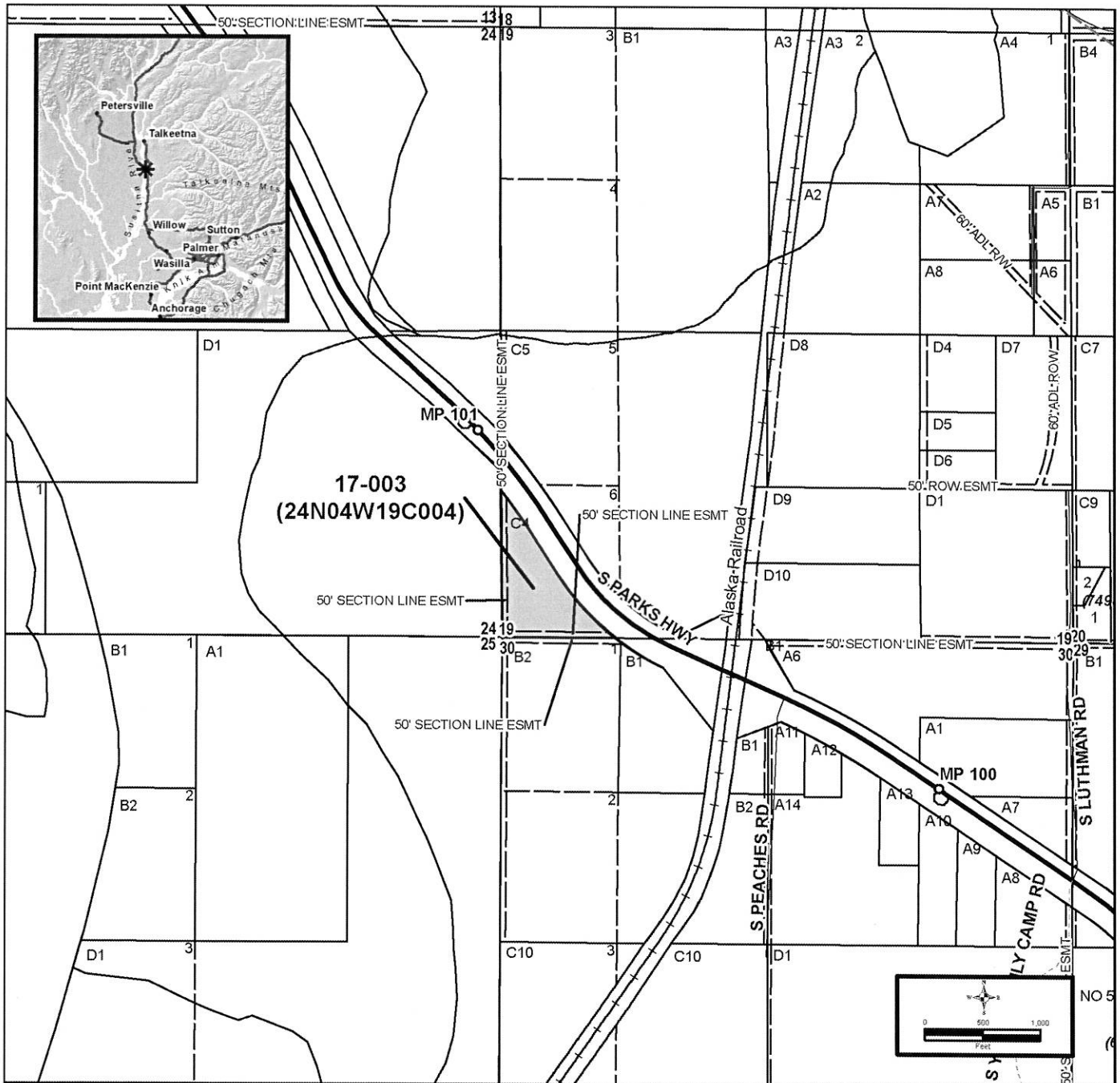
PURCHASE PRICE: \$12,800

MSB TAX ID: 26N05W18A009

SUBD/TRS: T26N, R05W, Sec 18, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of a public use easement being the south 30' of parcel A009.

COMMENTS: ACCESS (D): Parcel located off Parks Hwy MP 117 where reserved easements may potentially be utilized to construct physical access. It is the responsibility of purchaser to determine feasibility of using such easements for access.



BID PARCEL No. 17-003

ACREAGE (APPROX): 13.39

MSB MAP No.: MO07

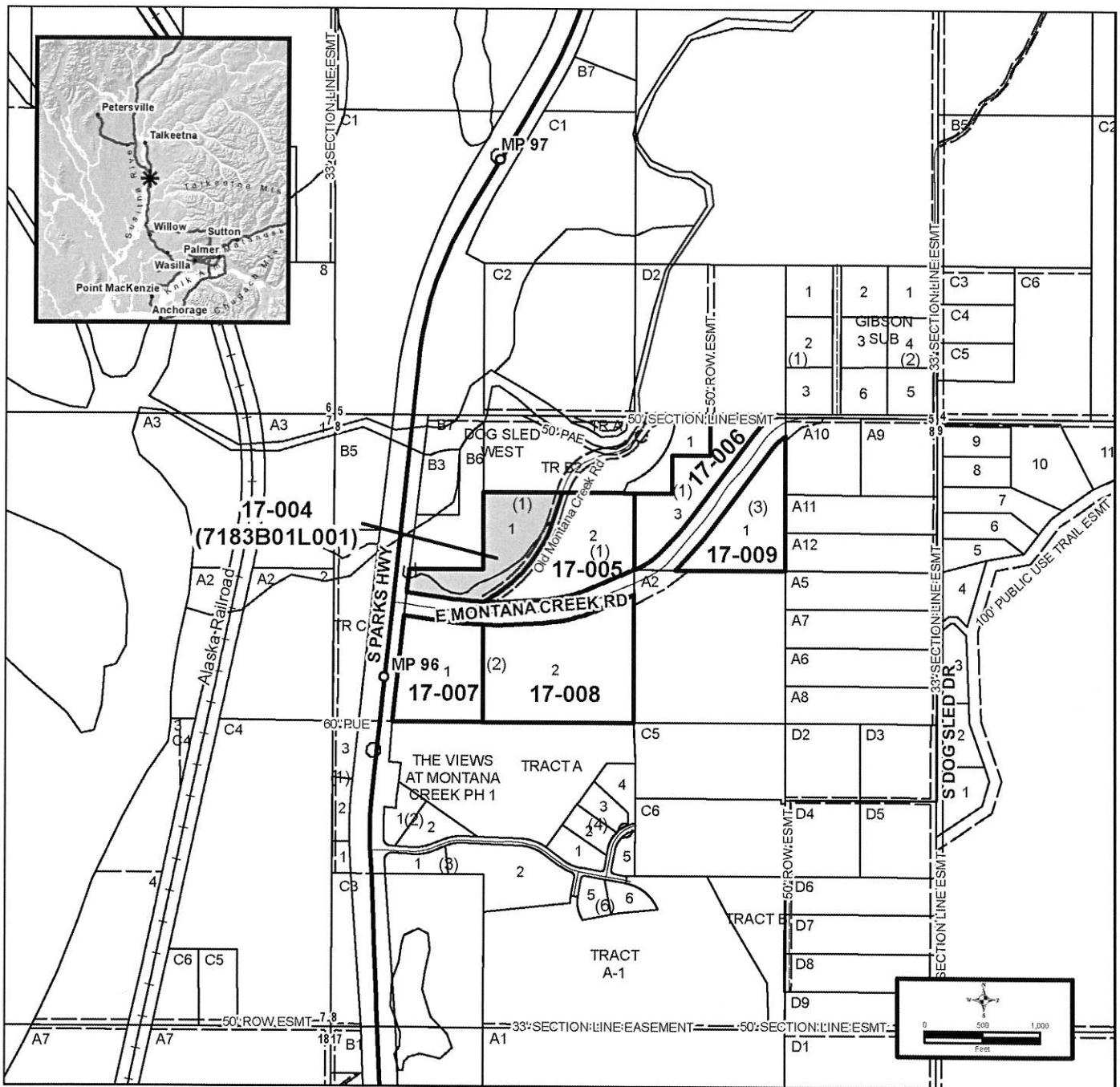
SUBD/TRS: T24N, R04W, Sec 19, S.M.

PURCHASE PRICE: \$33,500

MSB TAX ID: 24N04W19C004

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: Subject to a 50' section line easement lying within the south and west boundary of parcel. ACCESS (A): Parcel located approximately MP 100.75 Parks Hwy. There is a constructed driveway located within the SE corner of bid parcel 17-003 which appears to serve the property lying directly to the south (B002). It is not confirmed if driveway lies fully within the 50' section line easement or is properly permitted.



BID PARCEL No. 17-004

ACREAGE (APPROX): 13.59

MSB MAP No.: MO10

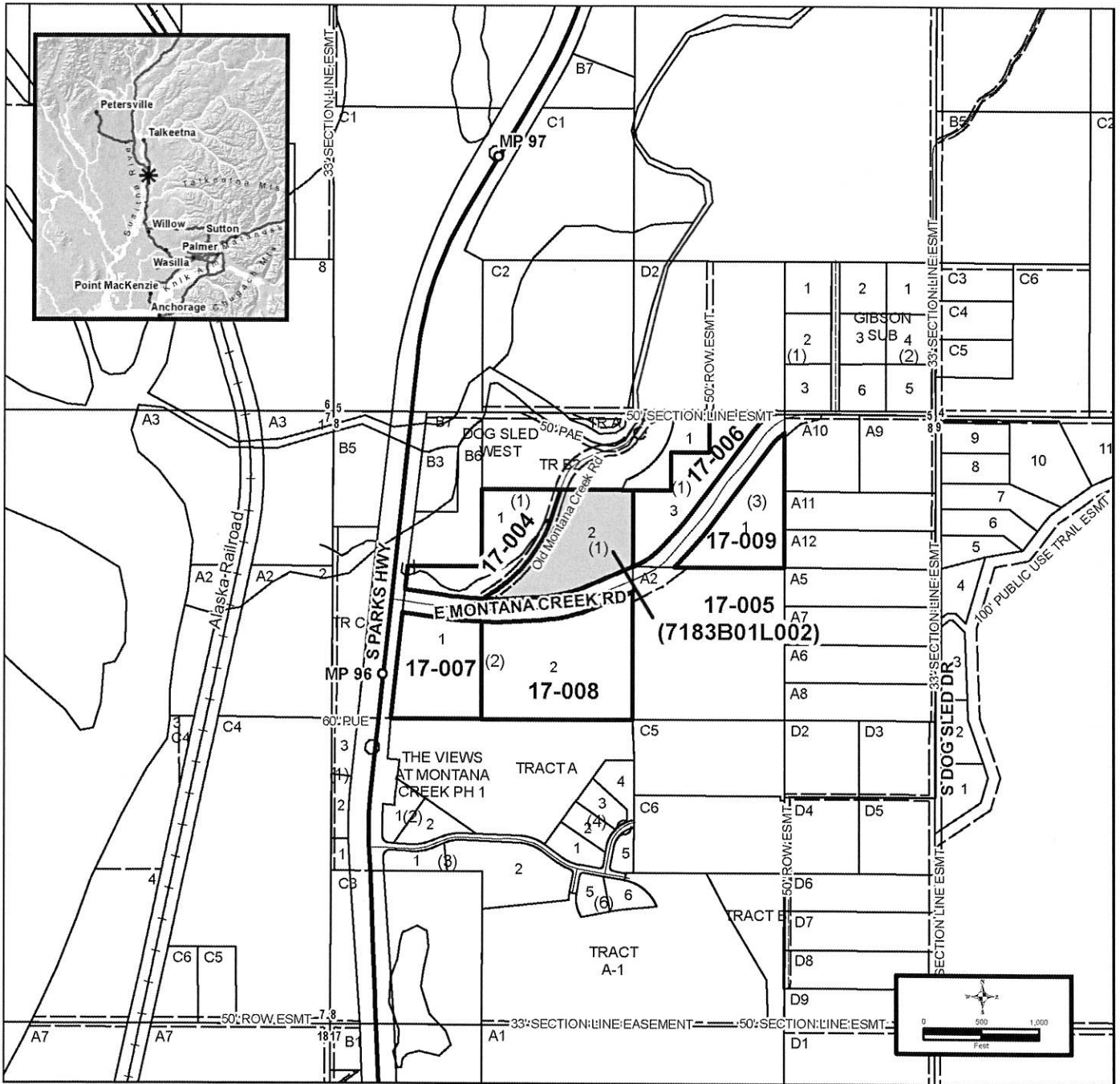
PURCHASE PRICE: \$36,700

MSB TAX ID: 7183B01L001

SUBD/TRS: T23N, R04W, Sec 08, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (A): Parcel may be accessed from E. Montana Creek Rd at approximate MP 96 Parks Hwy. Montana Creek Rd is constructed and maintained. Direct access to Parks Hwy is not allowed from Lot 1, Block 1.



BID PARCEL No. 17-005

ACREAGE (APPROX): 16.42

MSB MAP No.: MO10

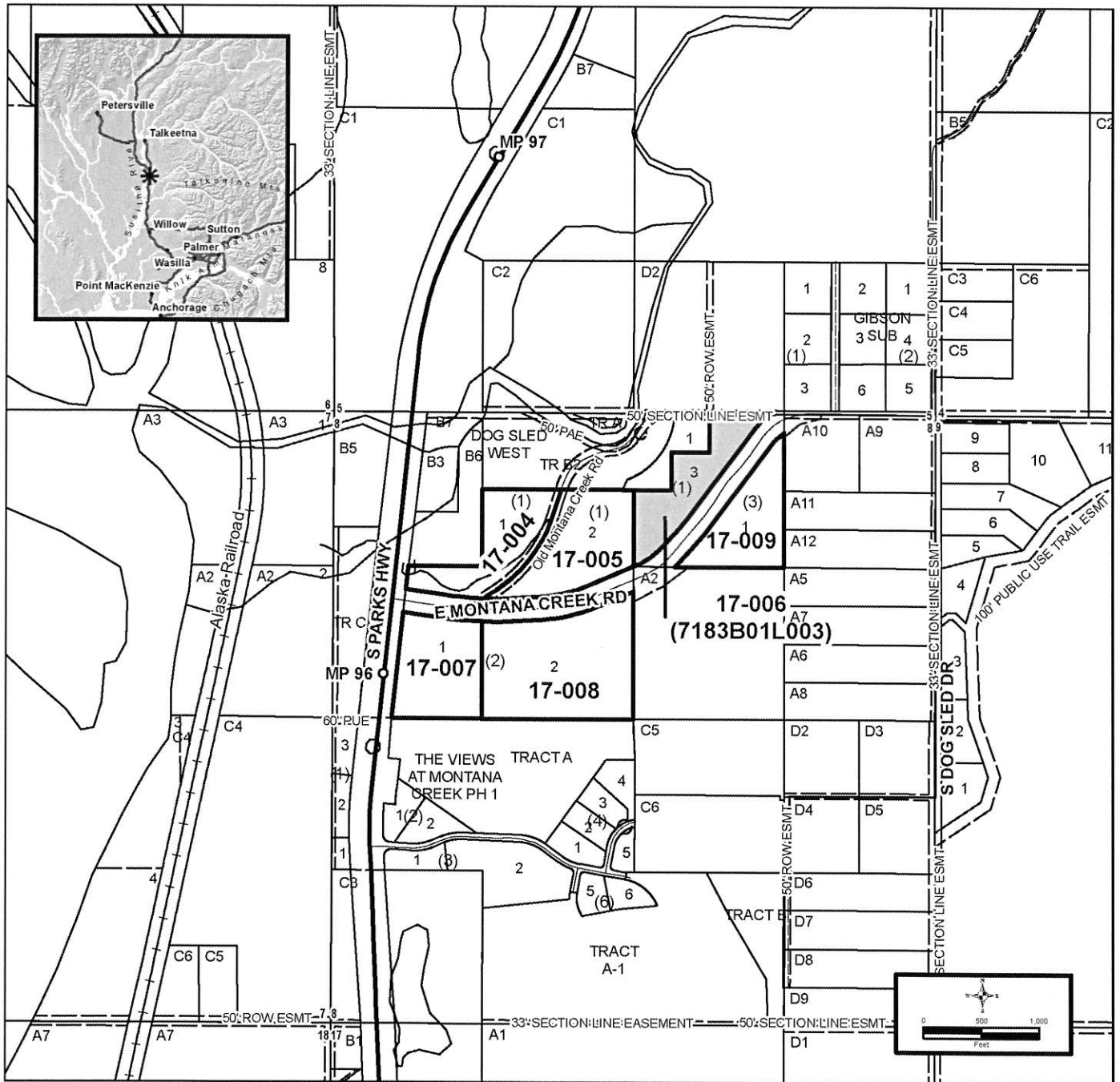
PURCHASE PRICE: \$41,400

MSB TAX ID: 7183B01L002

SUBD/TRS: T23N, R04W, Sec08, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (A): Parcel may be accessed from Montana Creek Rd at approximate MP 96 Parks Hwy. Montana Creek Rd is constructed and maintained.



BID PARCEL No. 17-006

ACREAGE (APPROX): 12.03

MSB MAP No.: MO10

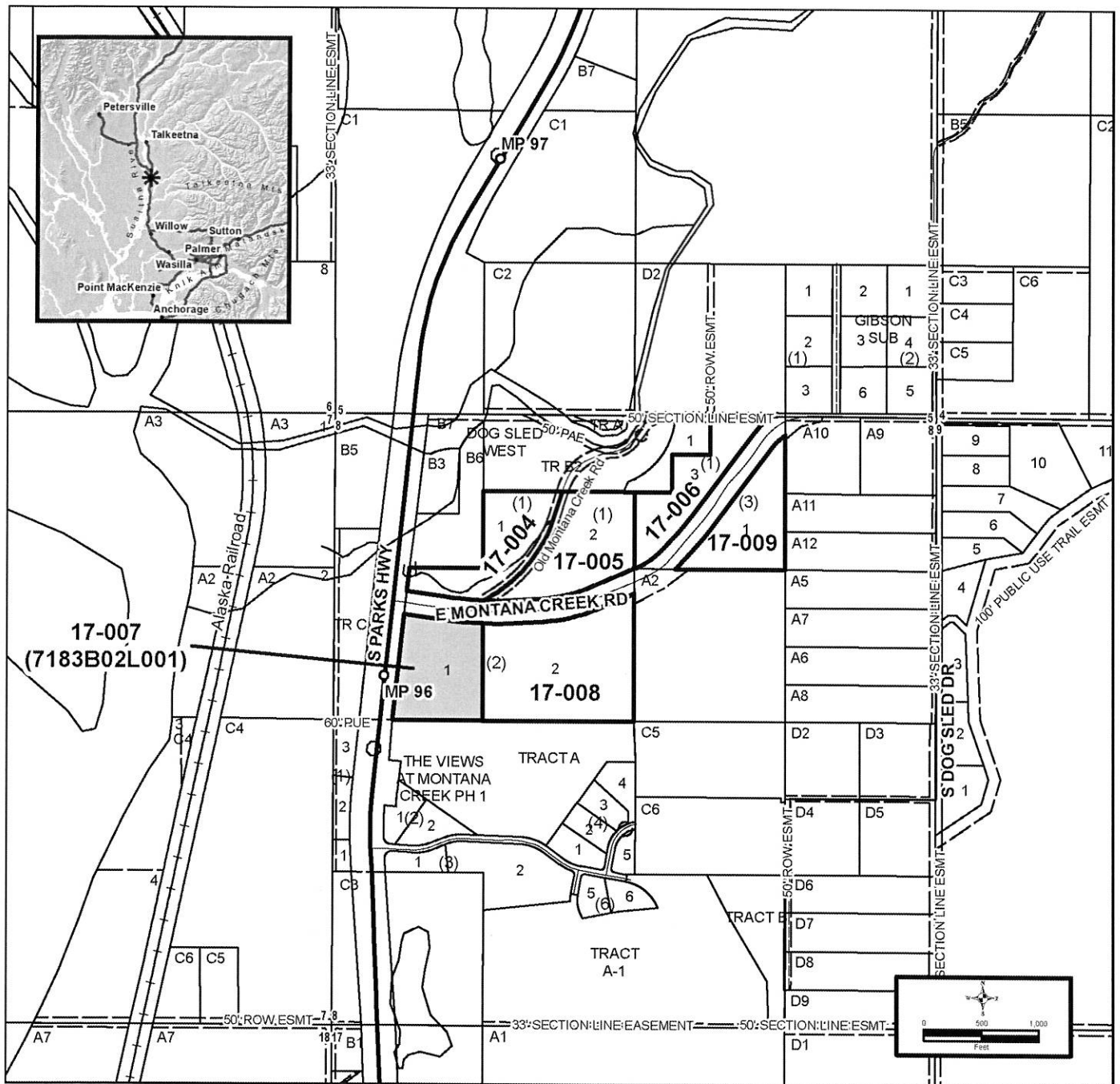
PURCHASE PRICE: \$34,400

MSB TAX ID: 7183B01L003

SUBD/TRS: T23N, R04W, Sec 08, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (A): Parcel may be accessed E. Montana Creek Rd at approximate MP 96 Parks Hwy. Montana Creek Rd is constructed and maintained.



BID PARCEL No. 17-007

ACREAGE (APPROX): 14.83

MSB MAP No.: MO10

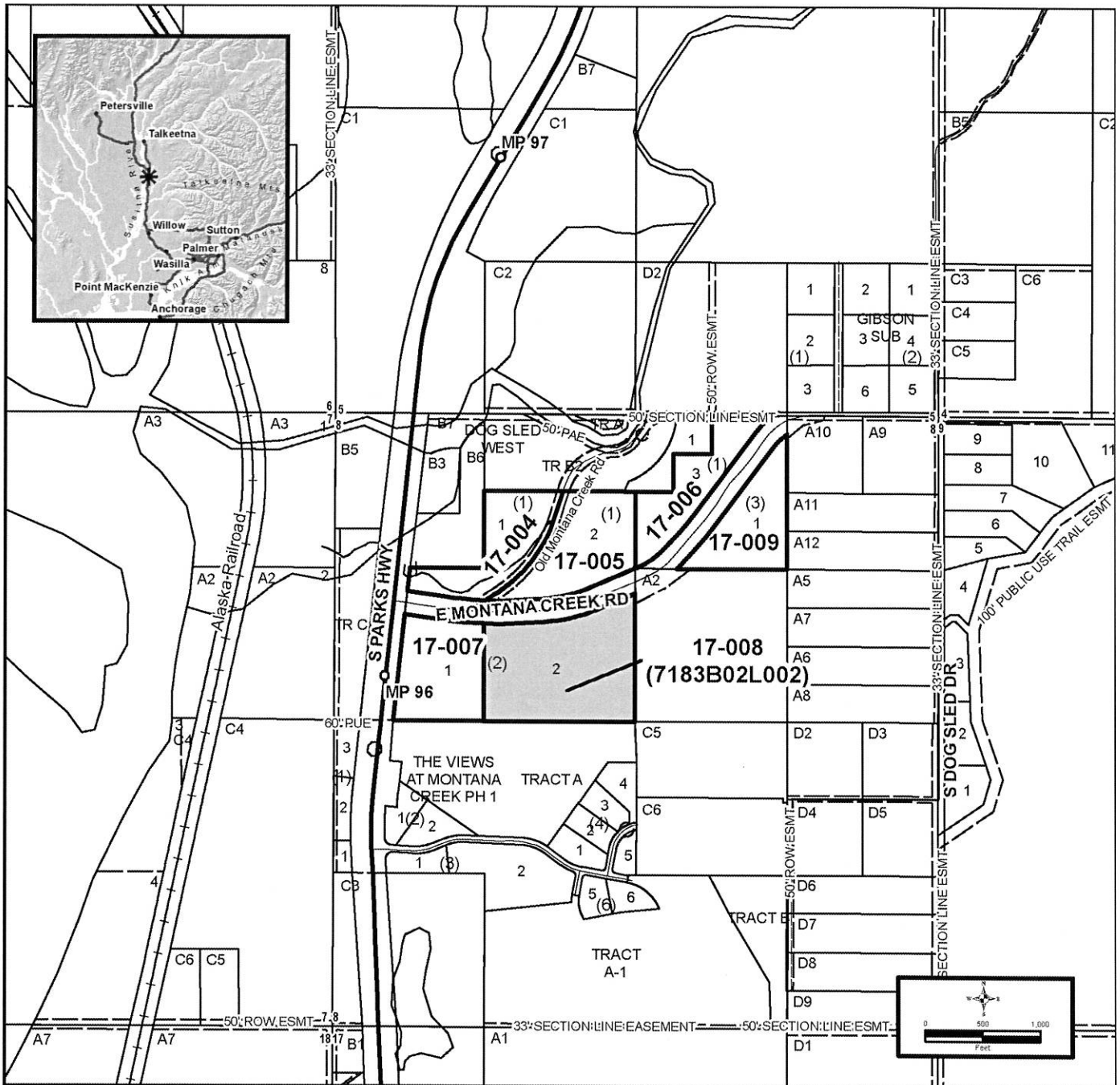
PURCHASE PRICE: \$48,200

MSB TAX ID: 7183B02L001

SUBD/TRS: T23N, R04W, Sec 08, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (A): Parcel may be accessed from E. Montana Creek Rd at approximate MP 96 Parks Hwy. Montana Creek Rd is constructed and maintained. Direct access to Parks Hwy is not allowed from Lot 1, Block 2.



BID PARCEL No. 17-008

ACREAGE (APPROX): 27.67

MSB MAP No.: MO10

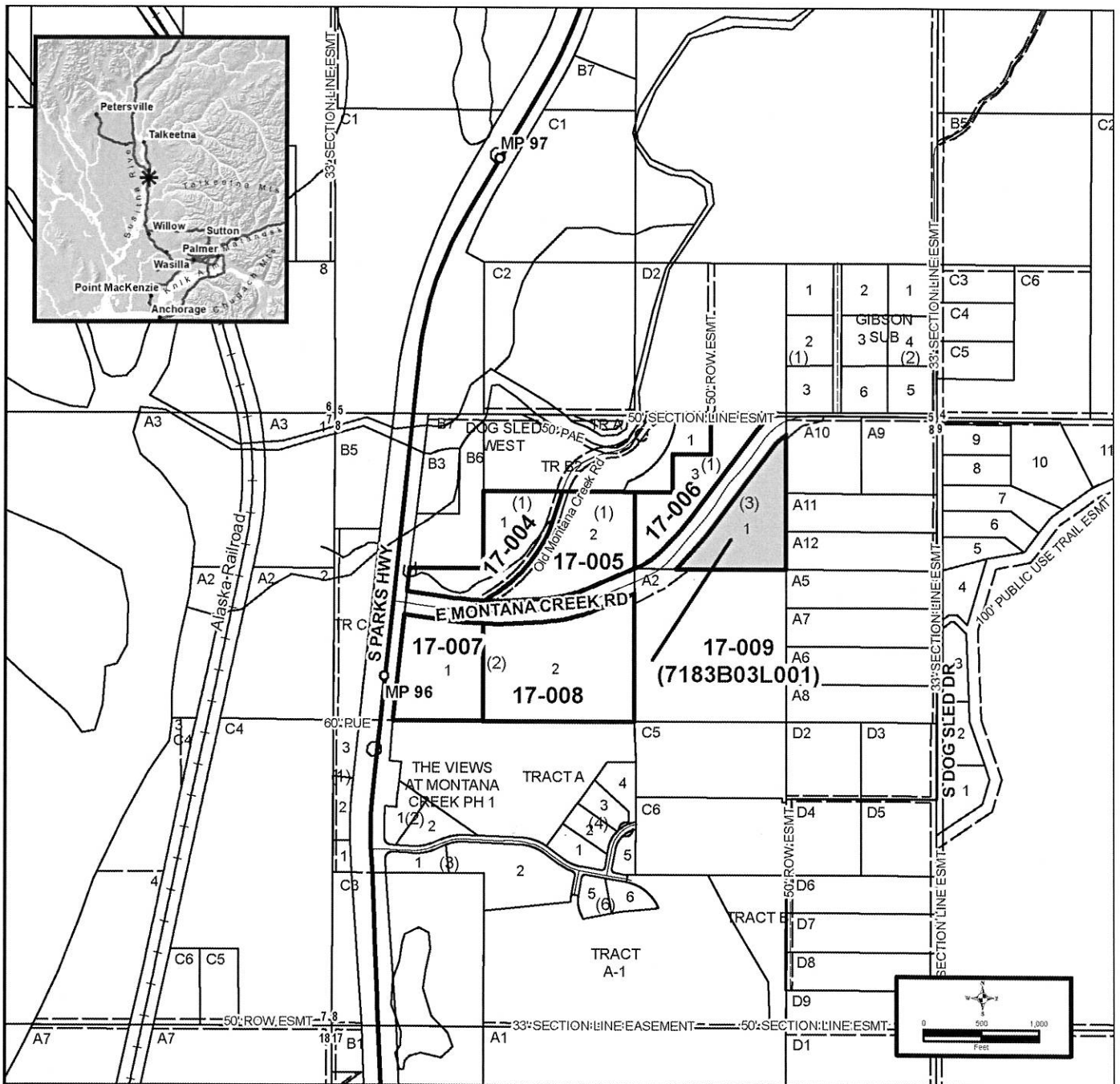
PURCHASE PRICE: \$51,200

MSB TAX ID: 7183B02L002

SUBD/TRS: T23N, R04W, Sec 08, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (A): Parcel may be accessed from E. Montana Creek Rd at approximate MP 96 Parks Hwy. Montana Creek Rd is constructed and maintained.



BID PARCEL No. 17-009

ACREAGE (APPROX): 12.78

MSB MAP No.: MO10

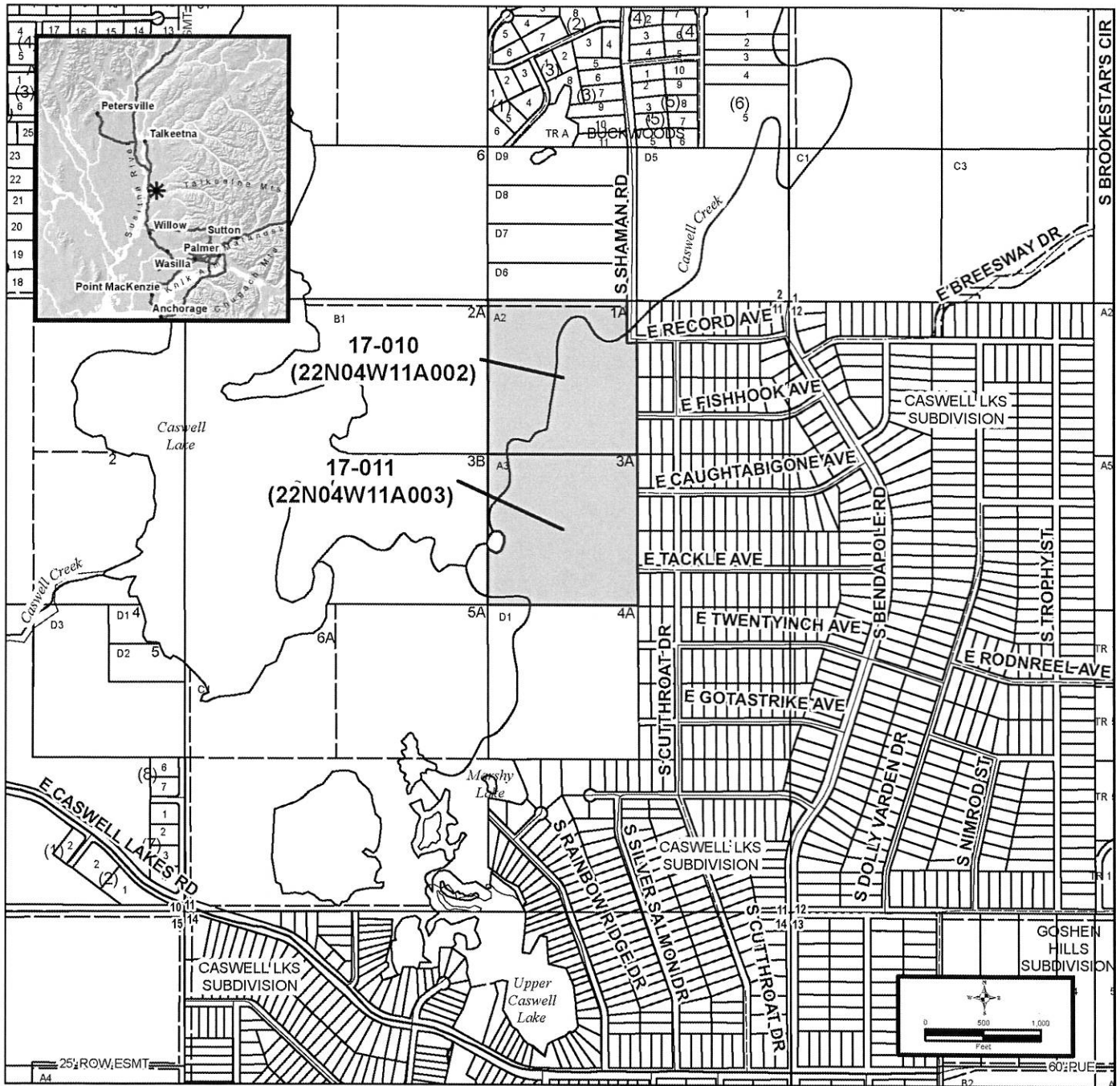
PURCHASE PRICE: \$35,100

MSB TAX ID: 7183B03L001

SUBD/TRS: T23N, R04W, Sec 08, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (A): Parcel may be accessed from E. Montana Creek Rd at approximate MP 96 Parks Hwy. Montana Creek Rd is constructed and maintained.



BID PARCEL No. 17-010

ACREAGE (APPROX): 40.06

MSB MAP No.: CA01

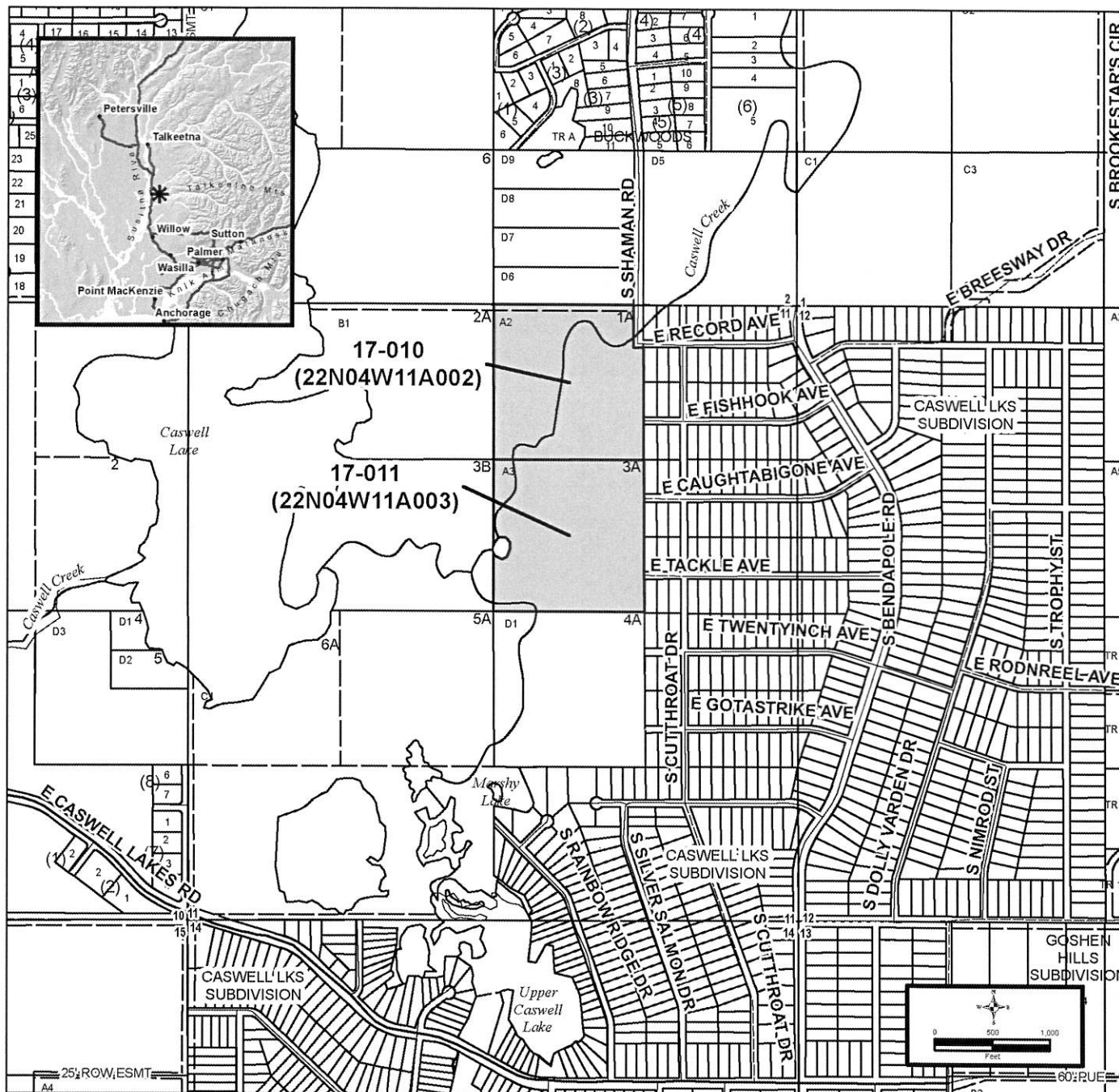
SUBD/TRS: T22N, R04W, Sec 11, S.M.

PURCHASE PRICE: \$54,100

MSB TAX ID: 22N04W11A002

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: Subject to a 50' wide lineal public easement along the line of the ordinary high water mark of Caswell Creek. ACCESS (A): Parcel may be accessed from a platted, constructed road. Level of maintenance is unknown and is the purchaser's responsibility to determine viability of access.



BID PARCEL No. 17-011

ACREAGE (APPROX): 40.03

MSB MAP No.: CA01

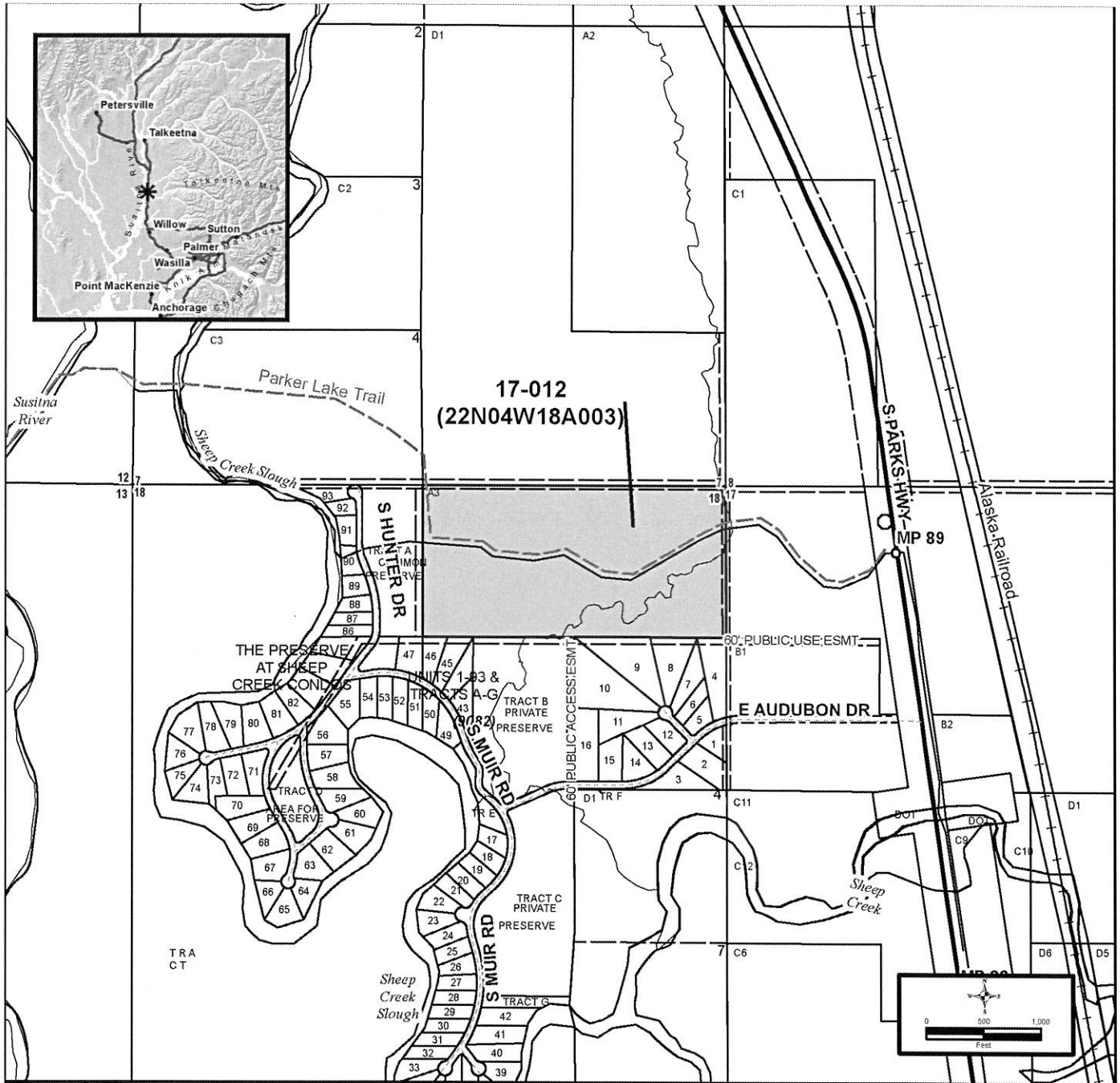
SUBD/TRS: T22N, R04W, Sec II, S.M.

PURCHASE PRICE: \$43,200

MSB TAX ID: 22N04W11A003

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: Subject to a 50' wide lineal public easement along the line of the ordinary high water mark of Caswell Creek. ACCESS (A): Parcel may be accessed from a platted, constructed road. Level of maintenance is unknown and is the purchaser's responsibility to determine viability of access.



BID PARCEL No. 17-012

ACREAGE (APPROX): 79.00

MSB MAP No.: CA02

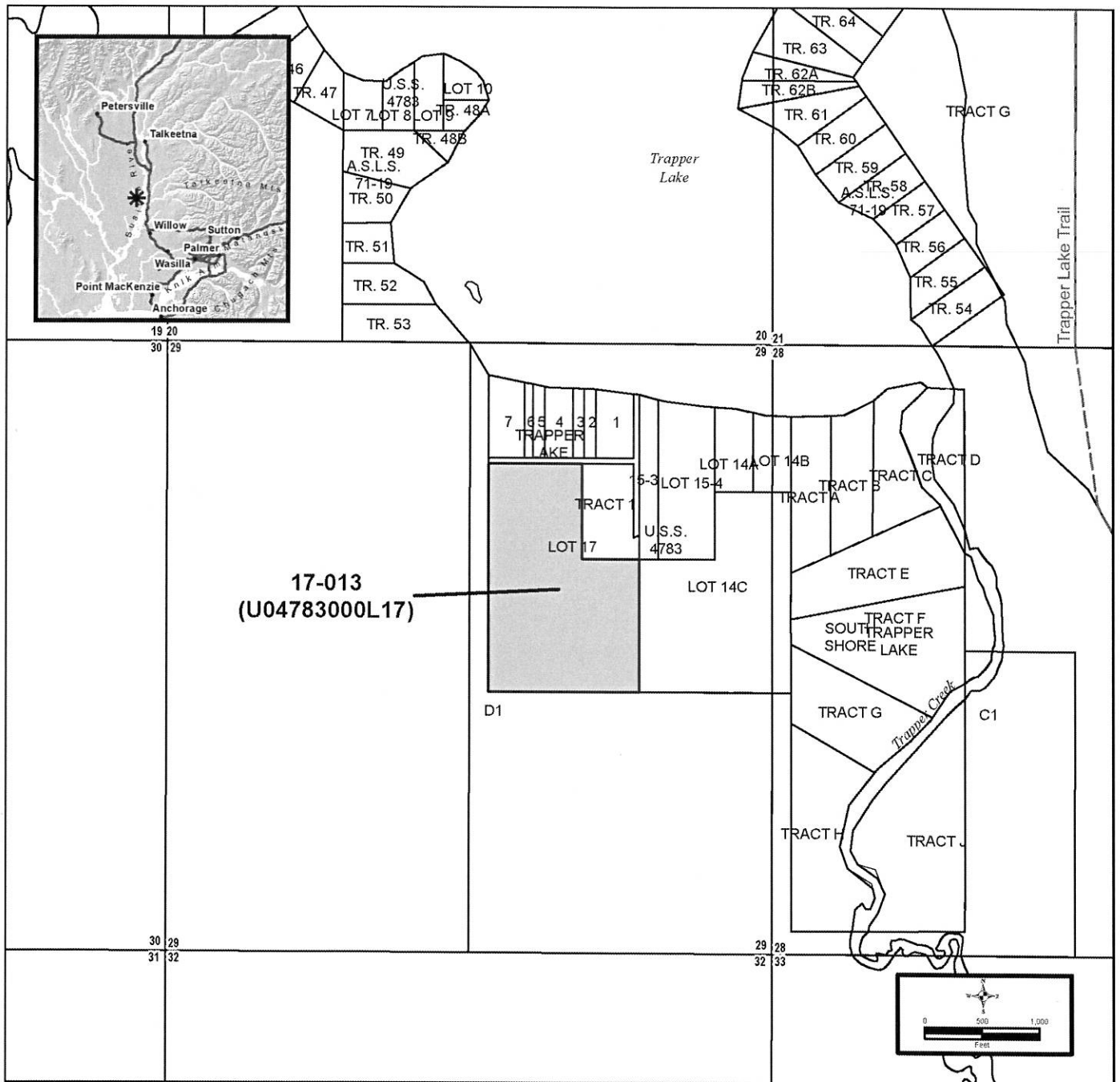
SUBD/TRS: T22N, R04W, Sec 18, S.M.

PURCHASE PRICE: \$71,100

MSB TAX ID: 22N04W18A003

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (D): Parcel is located near existing right-of-way and road system but the borough does not own all the land between the parcel and road. It is the responsibility of the purchaser to determine, acquire, construct, maintain and/or defend the right to use an access route outside of borough-owned land. Audubon Drive and Muir Road are privately controlled by the property owners of The Preserve At Sheep Creek.



BID PARCEL No. 17-013

ACREAGE (APPROX): 50.63

MSB MAP No.: CA05

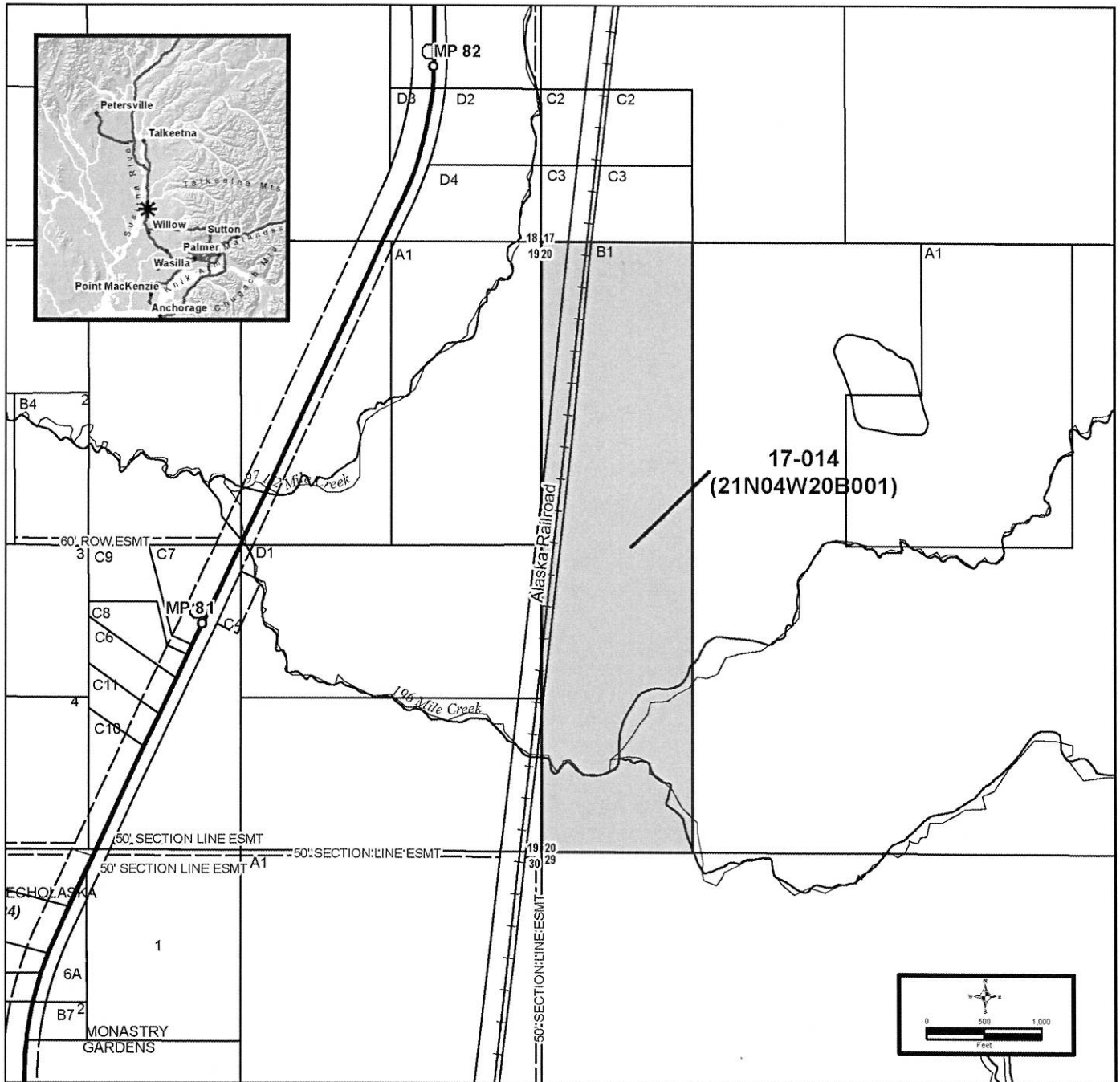
PURCHASE PRICE: \$35,400

MSB TAX ID: U04783000L17

SUBD/TRS: T22N, R05W, Sec 29, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (E): Parcel is not located near an existing road system. Access from Trapper Lake can be made via the pole portion of Lot D1 which is borough-owned. It is the responsibility of the purchaser to determine, acquire, construct, maintain and/or defend the right to use any access route.



BID PARCEL No. 17-014

ACREAGE (APPROX): 142.93

MSB MAP No.: CA15

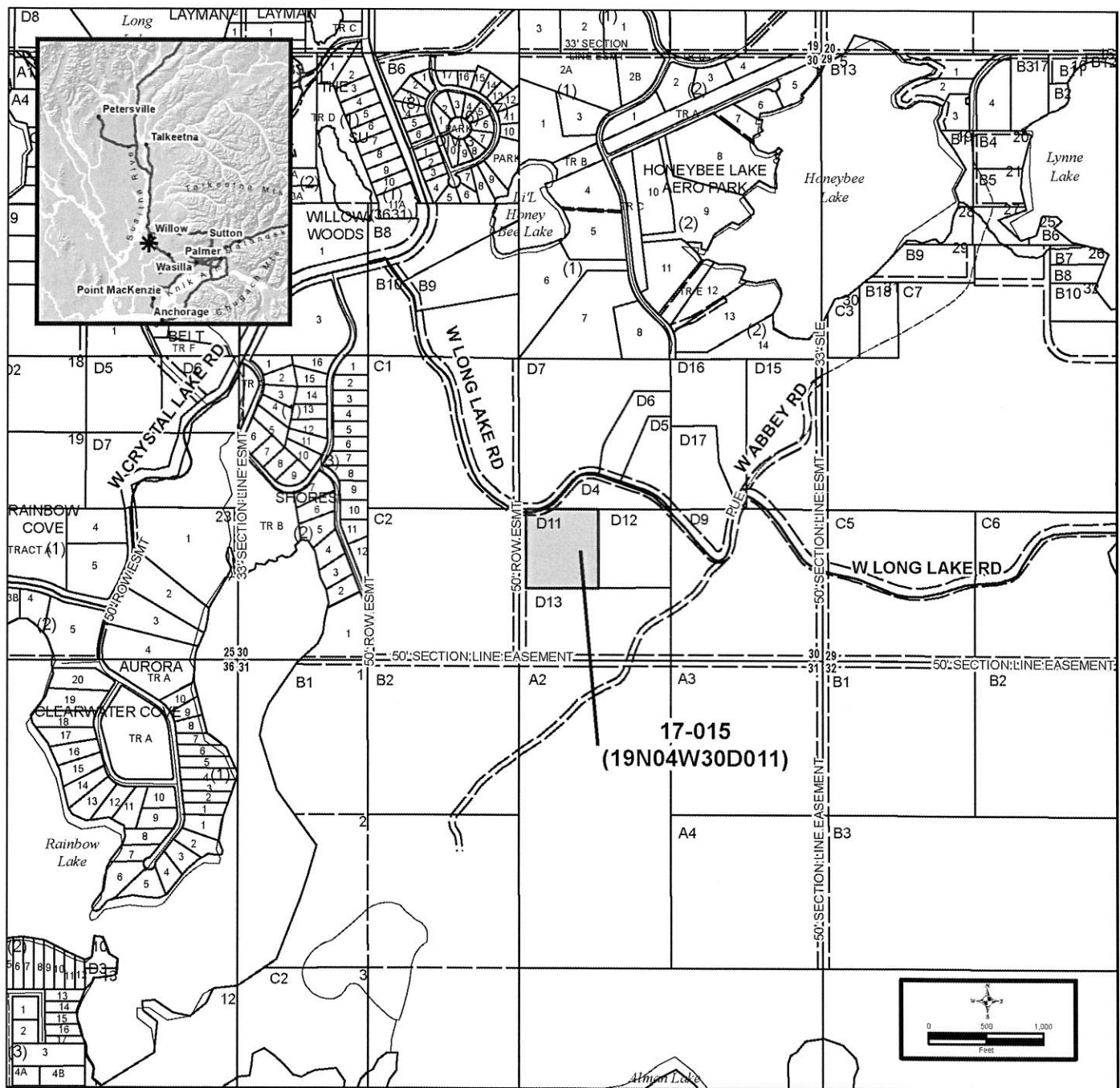
PURCHASE PRICE: \$68,600

MSB TAX ID: 21N04W20B001

SUBD/TRS: T21N, R04W, Sec 20, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (E): Parcel is not located near an existing road system. Access is by the Emil Stancec Trail which is maintained by the Willow Trail Committee. It is the responsibility of the purchaser to determine, acquire, construct, maintain and/or defend the right to use any alternate access route.



BID PARCEL No. 17-015

ACREAGE (APPROX): 10.00

MSB MAP No.: W15

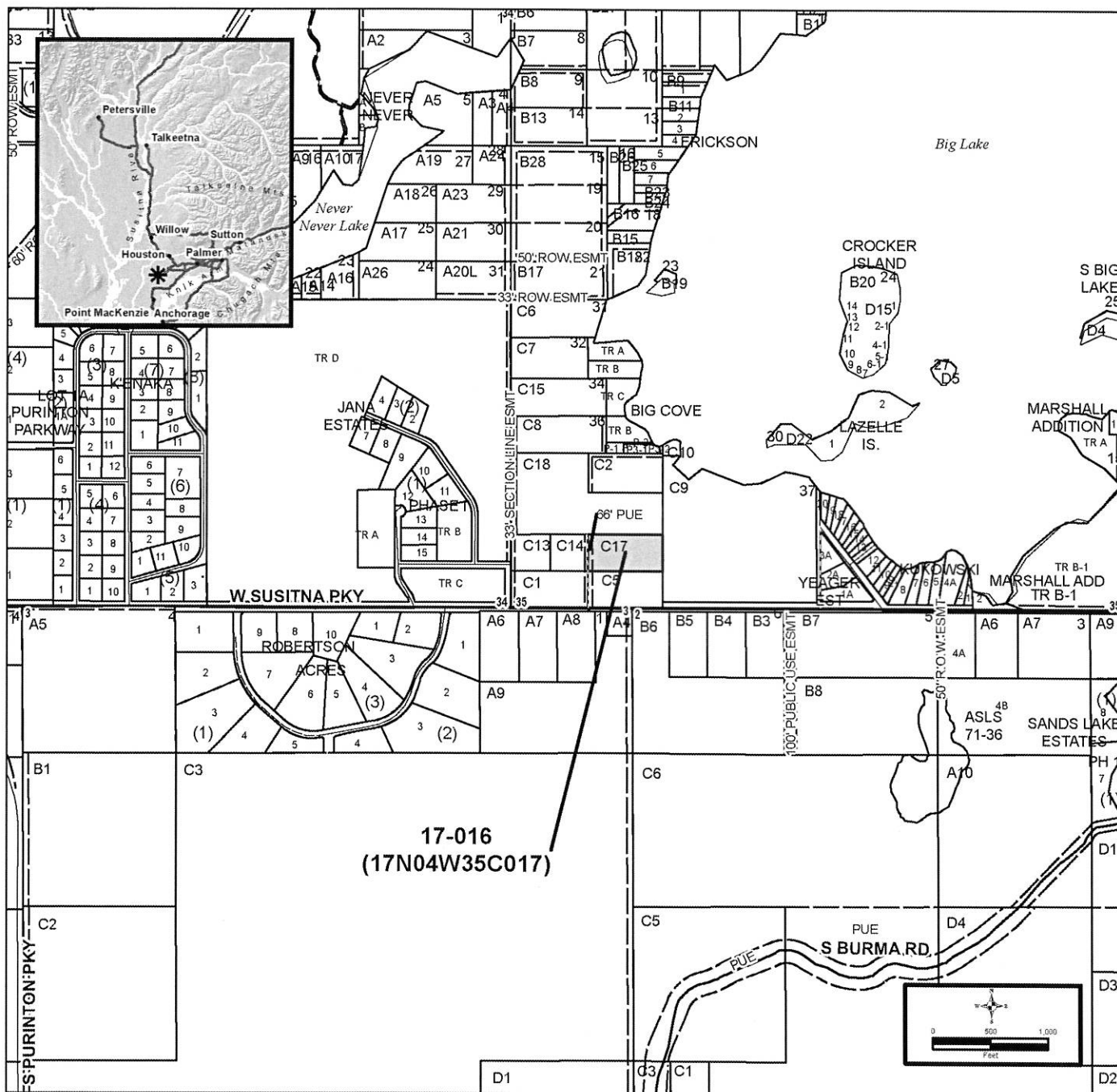
SUBD/TRS: T19N, R04W, Sec 30, S.M.

PURCHASE PRICE: \$46,400

MSB TAX ID: 19N04W30D011

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: Subject to existing 60' wide public use easement within the west boundary (recorded at Document No. 2012-023848-0, Palmer Recording District). ACCESS (B): Parcel may be accessed from the section line easement on the west boundary. Direct access from the parcel onto Long Lake Road is not allowed.



BID PARCEL No. 17-016

ACREAGE (APPROX): 5.00

MSB MAP No.: LS16

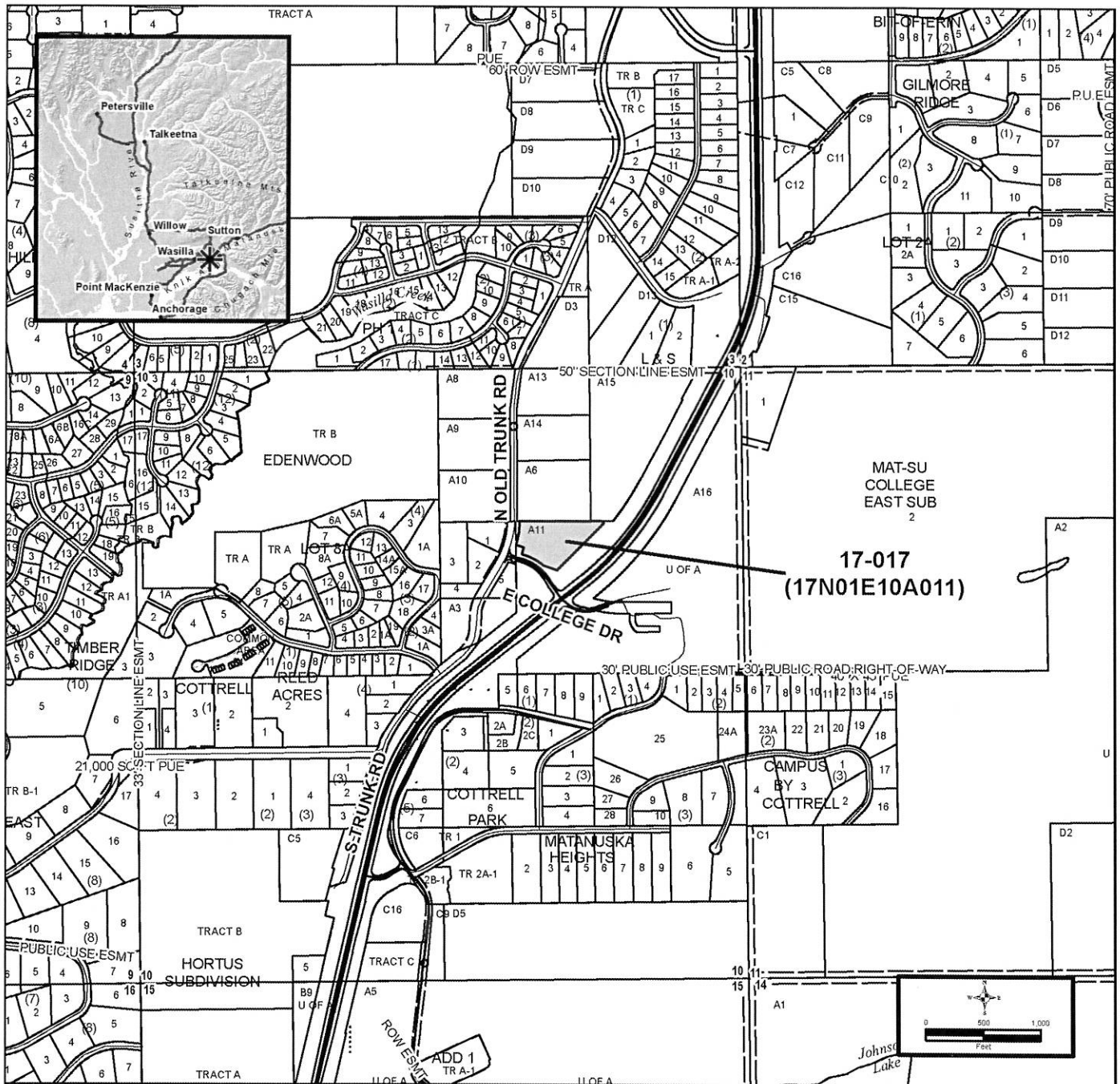
SUBD/TRS: T17N, R04W, Sec 35, S.M.

PURCHASE PRICE: \$40,000

MSB TAX ID: 17N04W35C017

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (B): Parcel may be accessed from a 66' wide reserved right-of-way running northerly off of W. Susitna Parkway along the parcel west boundary. This access is not constructed and it is the responsibility of the purchaser to obtain permit to construct access within the easement area.



BID PARCEL No. 17-017

ACREAGE (APPROX): 4.96

MSB MAP No.: WA09

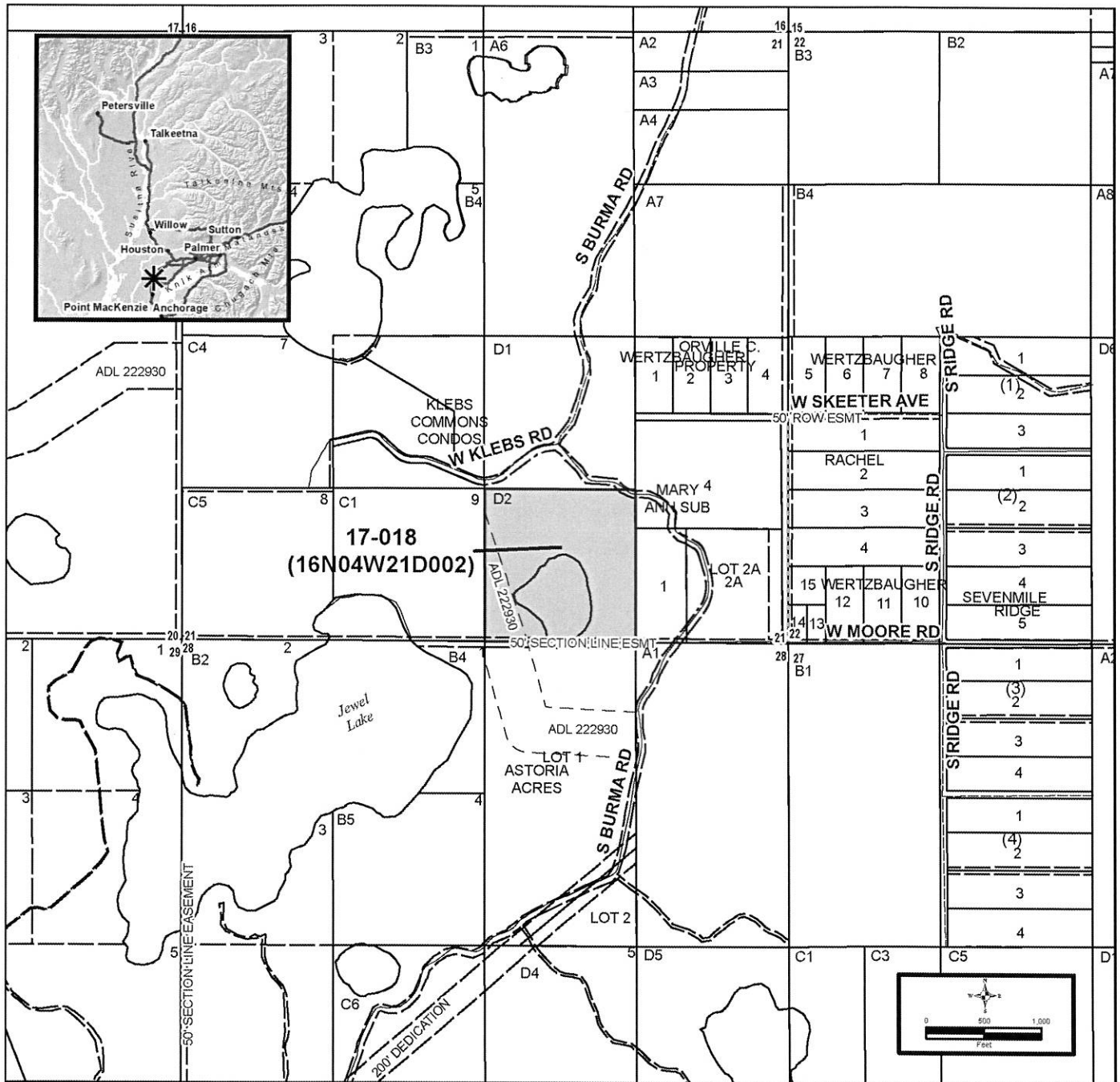
SUBD/TRS: T17N, R01E, Sec 10, S.M.

ADDITIONAL CONDITIONS OF SALE: None.

COMMENTS: ACCESS (A): Access is from the old Trunk Road or College Drive. Direct access from the parcel to the new Trunk Road corridor is prohibited.

PURCHASE PRICE: \$74,400

MSB TAX ID: 17N01E10A011



BID PARCEL No. 17-018

ACREAGE (APPROX): 40.00

MSB MAP No.: GB05

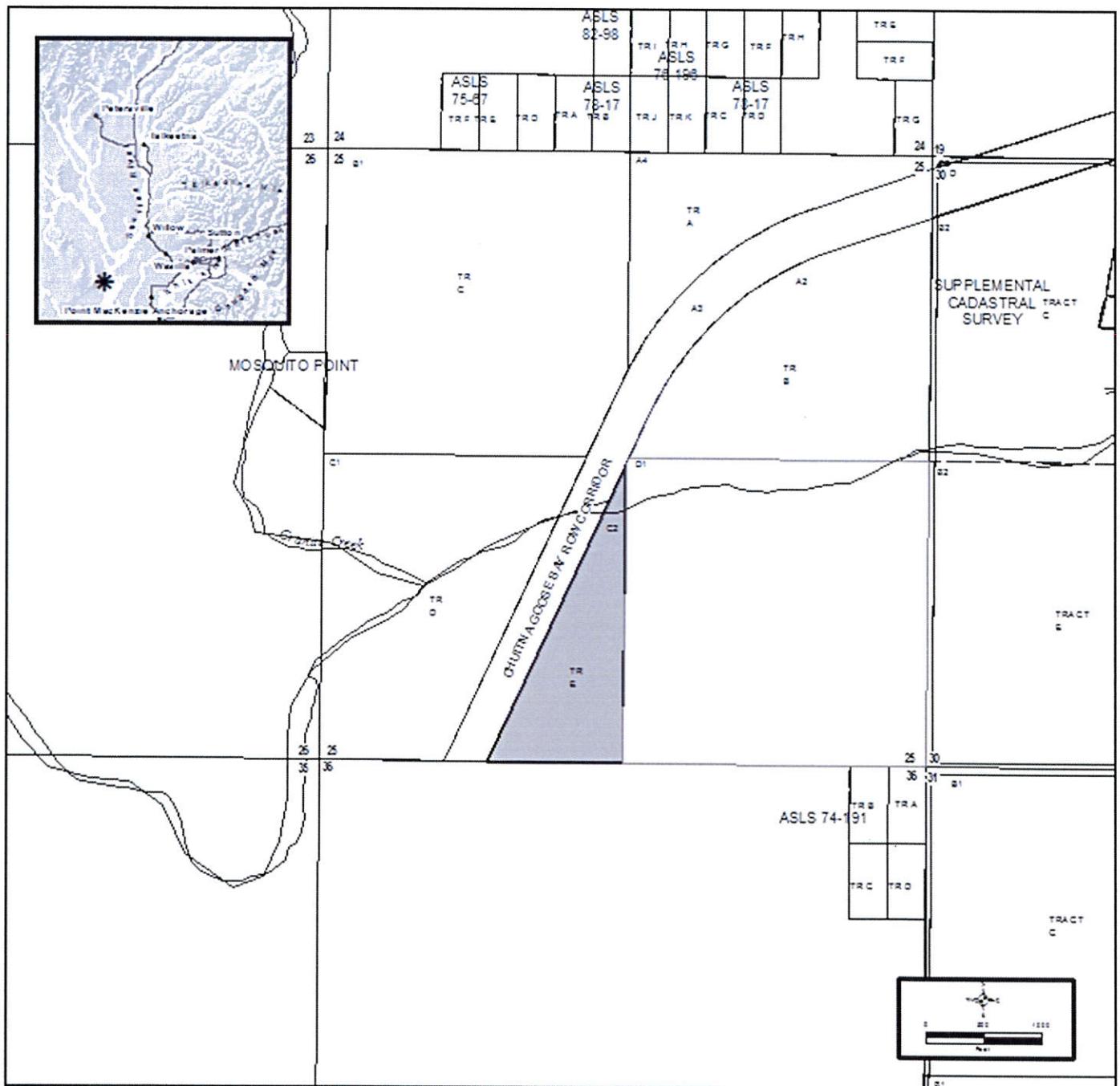
SUBD/TRS: T16N, R04W, Sec 21, S.M.

ADDITIONAL CONDITIONS OF SALE: Reservation of the section line easement being the south 50 feet and a 100' wide public use easement centered on and running along S. Burma Road as constructed this date.

COMMENTS: Subject to Iditarod Trail easement (ADL 222930) Plat No. 84-83, Palmer Recording District R.D. and Plat No. 84-121, Anchorage R.D. **ACCESS (C):** Constructed access to parcel from Burma Road. It is the responsibility of Purchaser to determine feasibility of alternate access to include necessary permits and approvals.

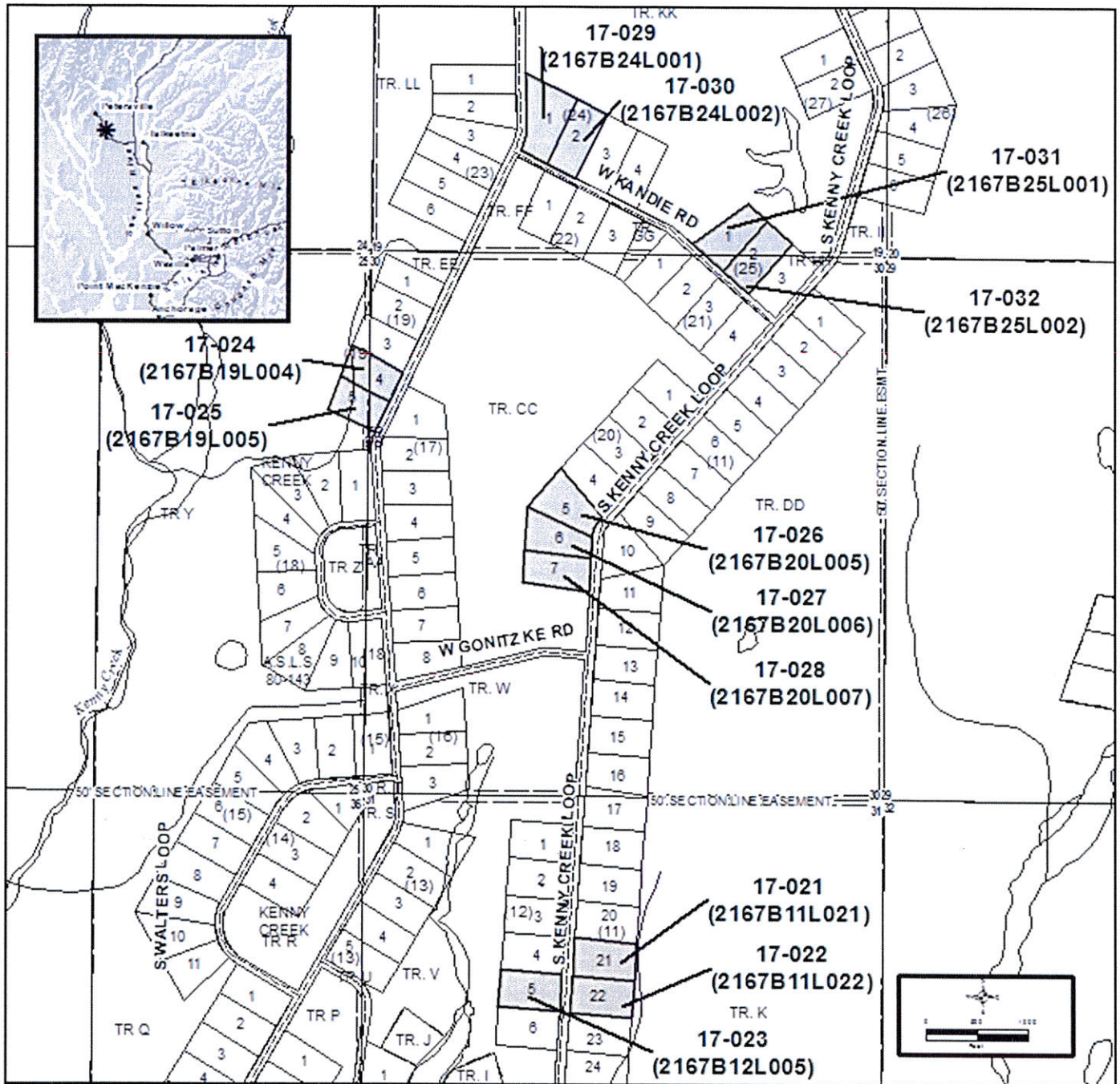
PURCHASE PRICE: \$59,800

MSB TAX ID: 16N04W21D002



BID PARCEL No. 17-019

PURCHASE PRICE: \$32,300
MSB TAX ID: 16N08W25C002



BID PARCEL No. 17-021 thru 17-032

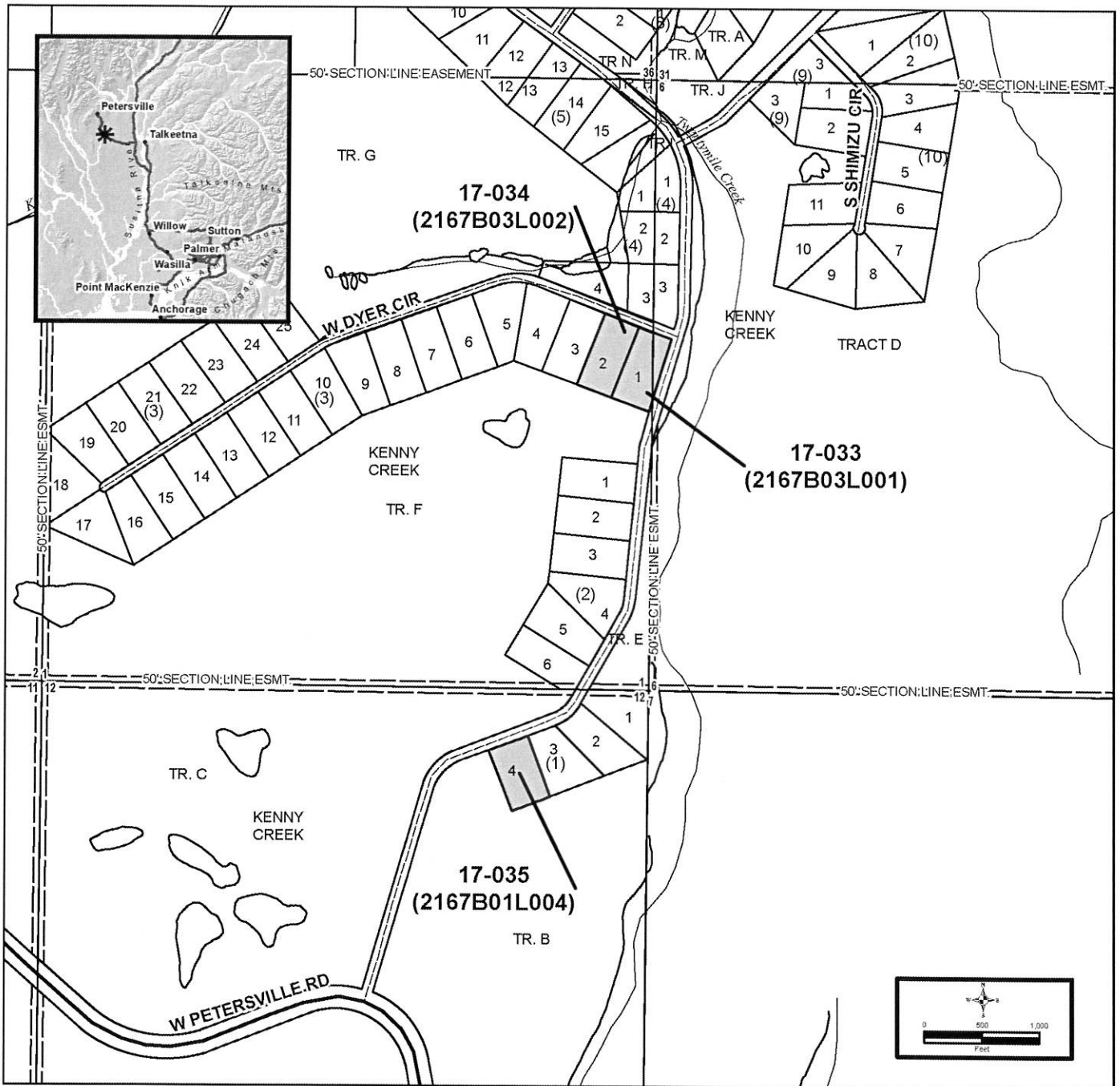
ACREAGE (APPROX): 5.0 each
MSB MAP No.: PV28 and PV29

PURCHASE PRICE: \$9,000 each
MSB TAX ID: See above map

SUBD/TRS: Kenny Creek A.S.L.S. 80-143 / T27N, R7W, Sec 19, 30 & 31 and T27N, R8W, Sec 25, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Kenny Creek remote cabin sites are located in Petersville area. ACCESS (B): there are platted roads within subdivision which are not constructed or maintained; ADL 228839-D "Kenny Creek Access Trail" begins at the old Forks Roadhouse site.



BID PARCEL No. 17-033 thru 035

ACREAGE (APPROX): 5.0 each

MSB MAP No.: PV37

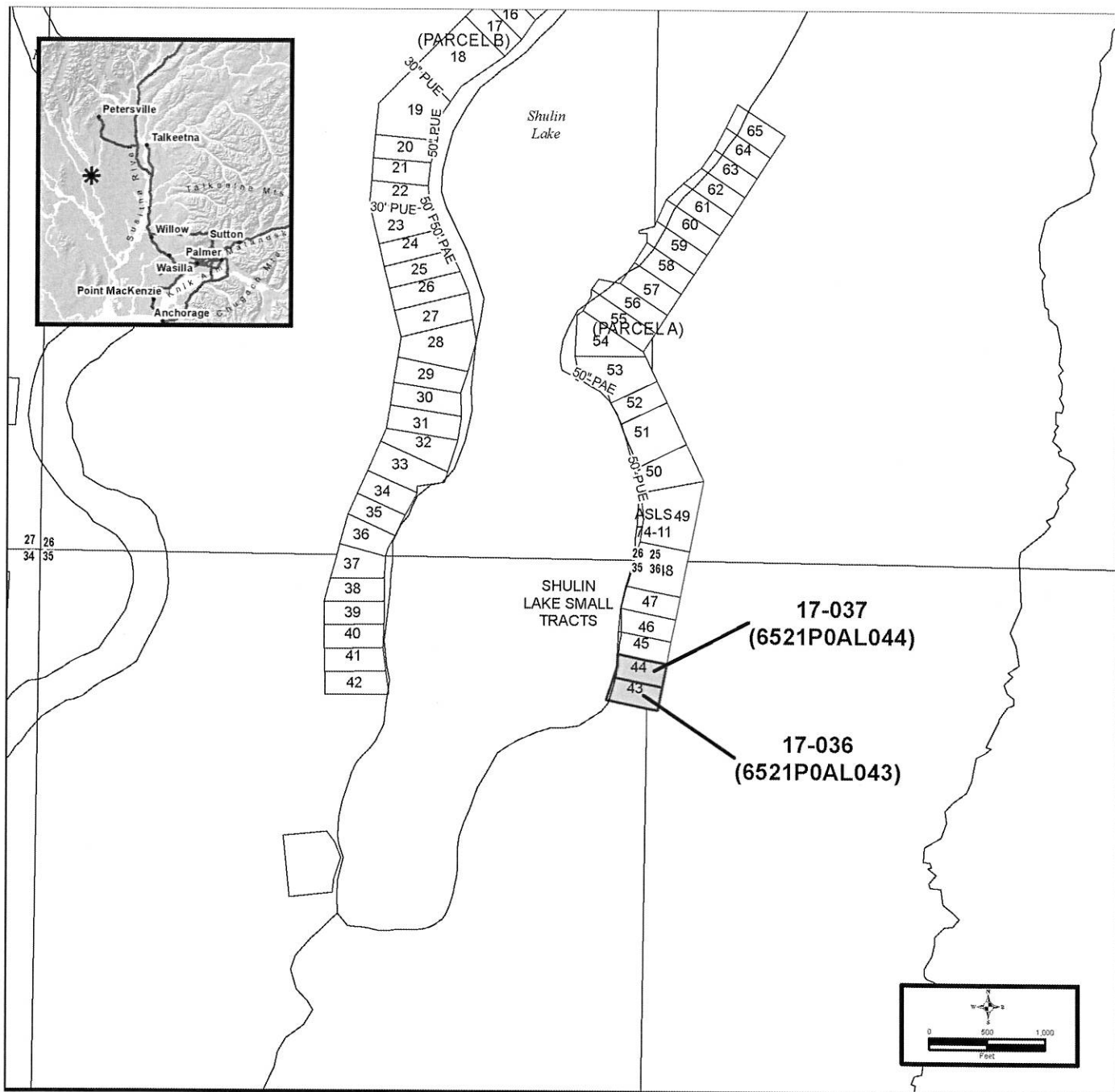
SUBD/TRS: Kenny Creek A.S.L.S. 80-143 / T26N, R8W, Sec 01, S.M.

PURCHASE PRICE: \$9,000 each

MSB TAX ID: See above map

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: Kenny Creek remote cabin sites are located in Petersville area. ACCESS (B): there are platted roads within subdivision which are not constructed or maintained; ADL 228839-D "Kenny Creek Access Trail" begins at the old Forks Roadhouse site.



BID PARCEL No. 17-036 and 17-037

ACREAGE (APPROX): 2.08 (Parcel 17-036)
1.99 (Parcel 17-037)

PURCHASE PRICE: \$5,600 (Parcel 17-036)
\$5,400 (Parcel 17-037)

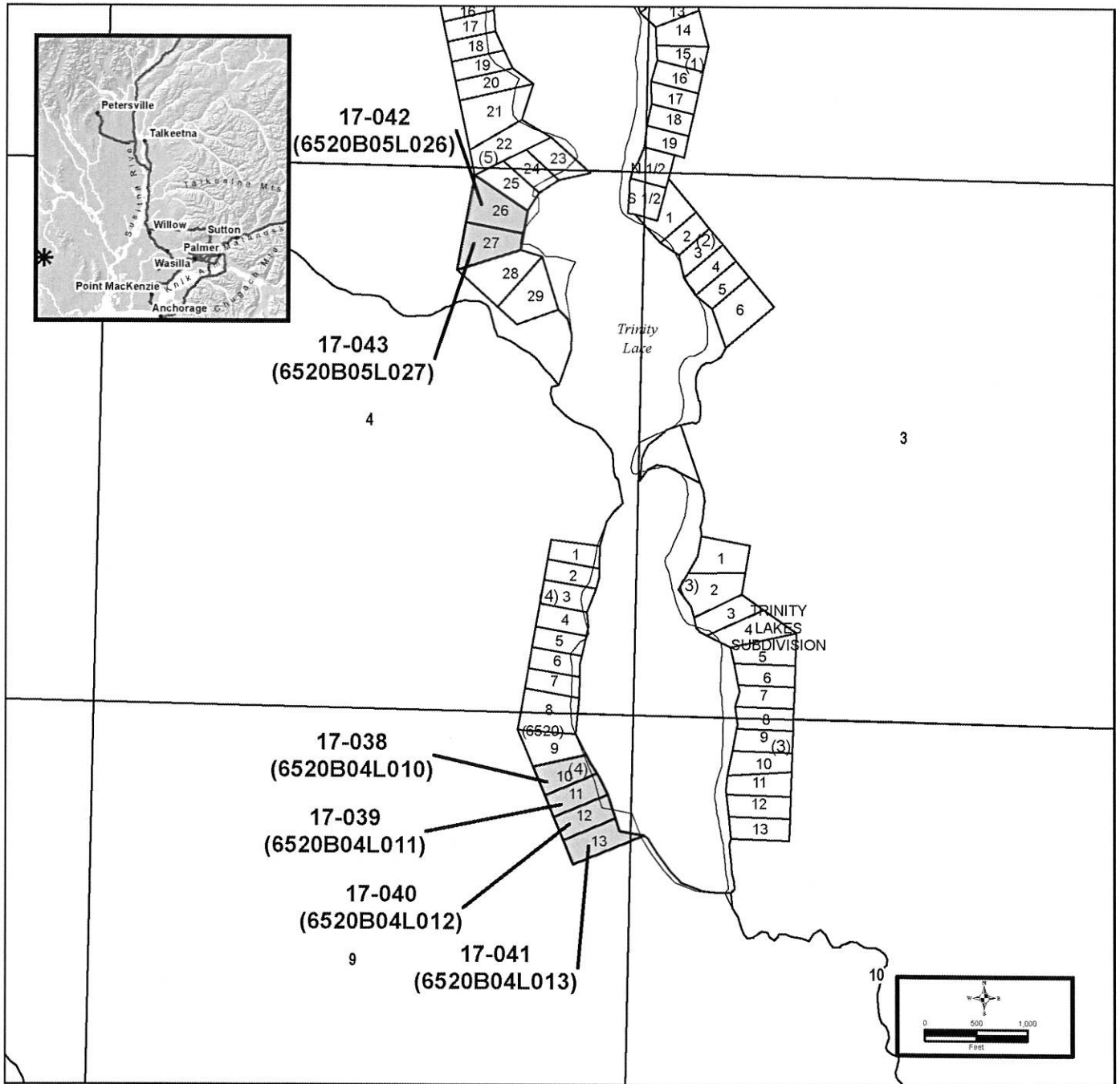
MSB MAP No.: SH06

MSB TAX ID: See above map

SUBD/TRS: Shulin Lake Small Tracts, A.S.L.S. 80-143 / T24N, R09W, Sec 35, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: ACCESS (E): Remote access. It is the responsibility of Purchaser to determine, acquire, construct, maintain and/or defend the right to use access.



BID PARCEL No. 17-038

ACREAGE (APPROX): 3.11

MSB MAP No.: TL20

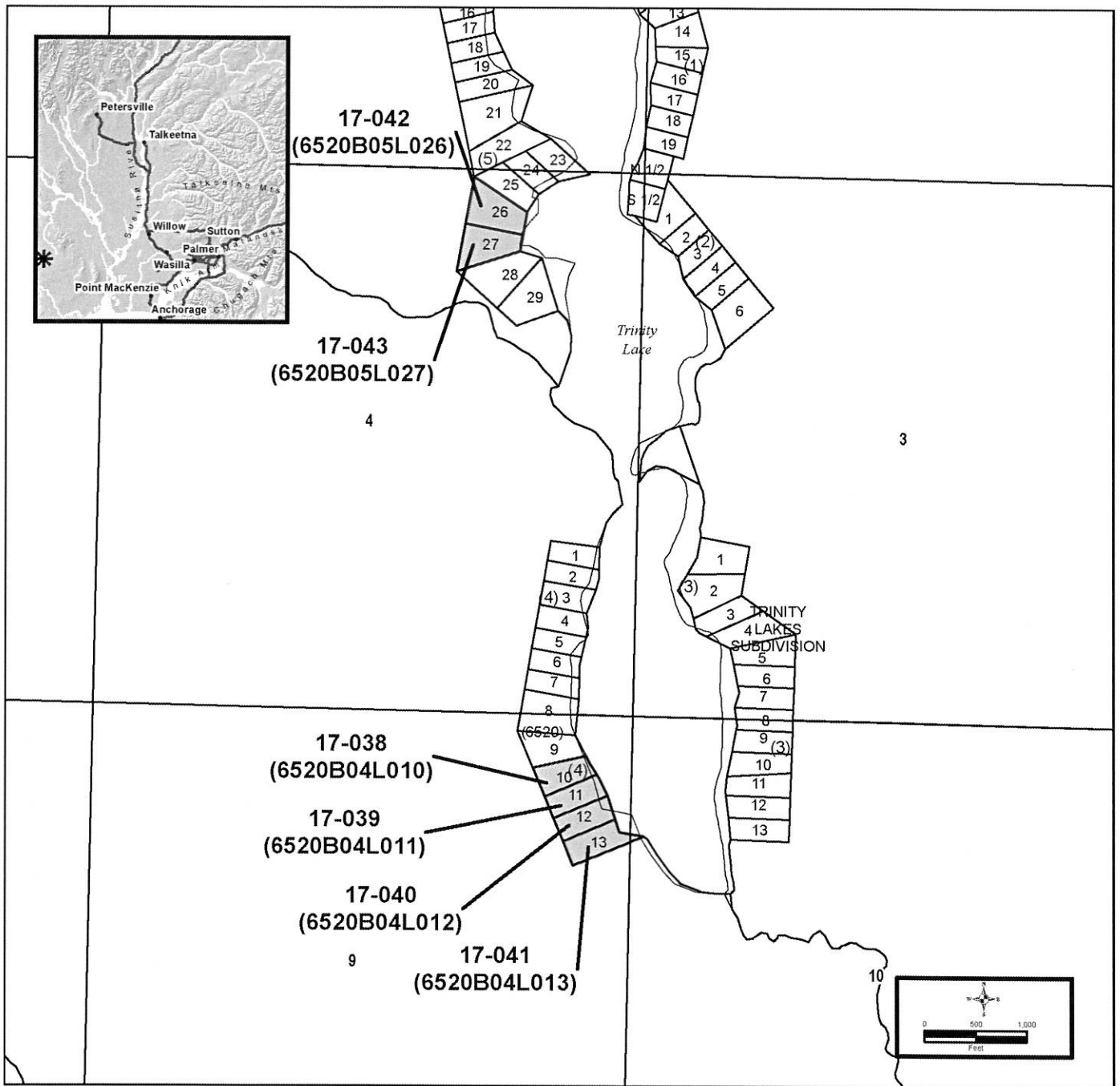
PURCHASE PRICE: \$14,000

MSB TAX ID: 6520B04L010

SUBD/TRS: Trinity Lakes, A.S.L.S. 74-13 / T17N, R12W, Sec 09, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: ACCESS (E): Remote access. It is the responsibility of Purchaser to determine, acquire, construct, maintain and/or defend the right to use any access available.



BID PARCEL No. 17-039

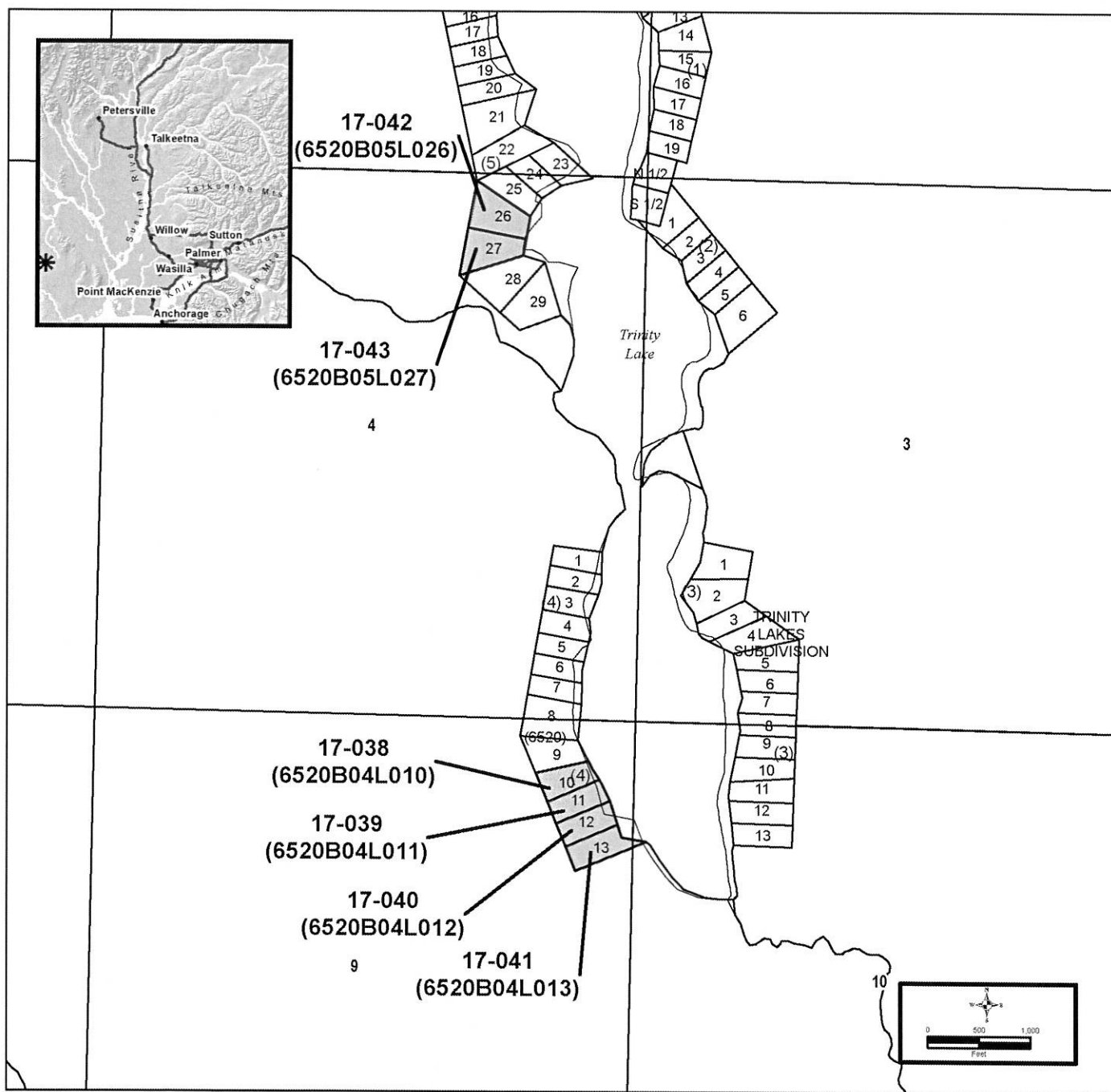
ACREAGE (APPROX): 2.99
MSB MAP No.: TL20

PURCHASE PRICE: \$13,500
MSB TAX ID: 6520B04L011

SUBD/TRS: Trinity Lakes, A.S.L.S 74-13 / T17N, R12W, Sec 09, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: ACCESS (E): Remote access. It is the responsibility of Purchaser to determine, acquire, construct, maintain and/or defend the right to use any access available.



BID PARCEL No. 17-040

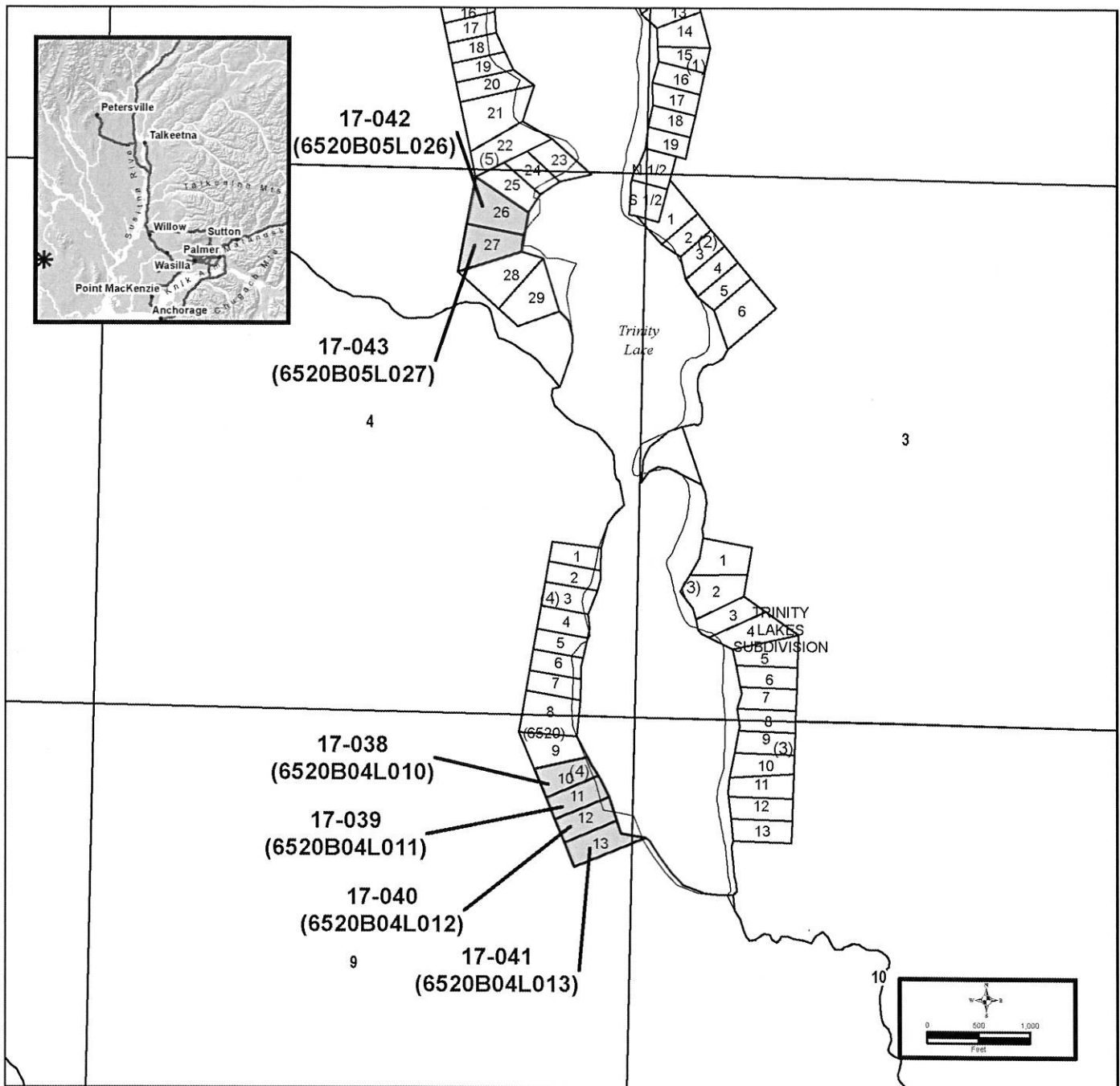
ACREAGE (APPROX): 3.12
MSB MAP No.: TL20

PURCHASE PRICE: \$14,000
MSB TAX ID: 6520B04L012

SUBD/TRS: Trinity Lakes, A.S.L.S 74-13 / T17N, R12W, Sec 09, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: ACCESS (E): Remote access. It is the responsibility of Purchaser to determine, acquire, construct, maintain and/or defend the right to use any access available.



BID PARCEL No. 17-041

ACREAGE (APPROX): 3.52

MSB MAP No.: TL20

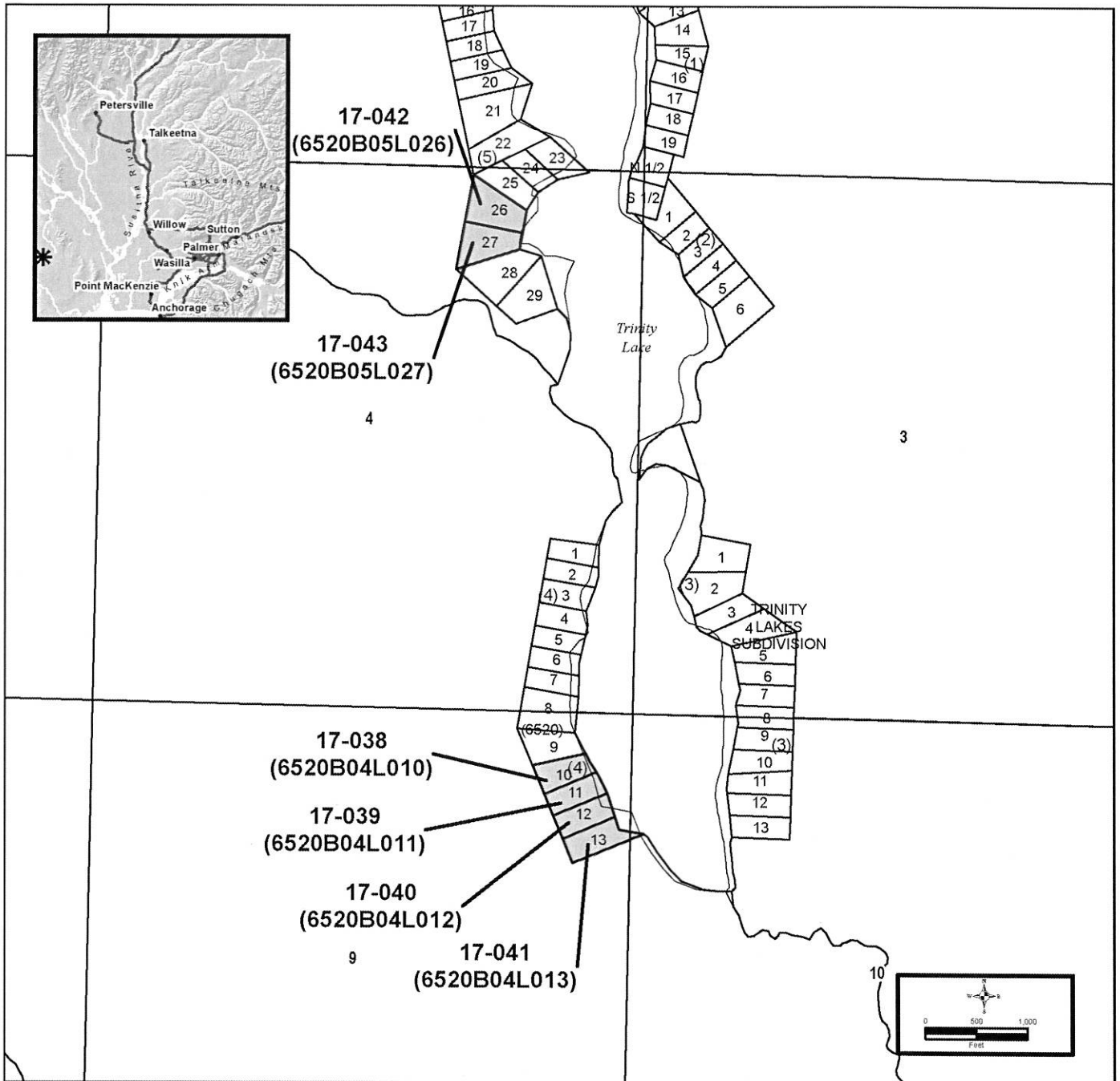
PURCHASE PRICE: \$15,000

MSB TAX ID: 6520B04L013

SUBD/TRS: Trinity Lakes, A.S.L.S 74-13 / T17N, R12W, Sec 09, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: ACCESS (E): Remote access. It is the responsibility of Purchaser to determine, acquire, construct, maintain and/or defend the right to use any access available.



BID PARCEL No. 17-042

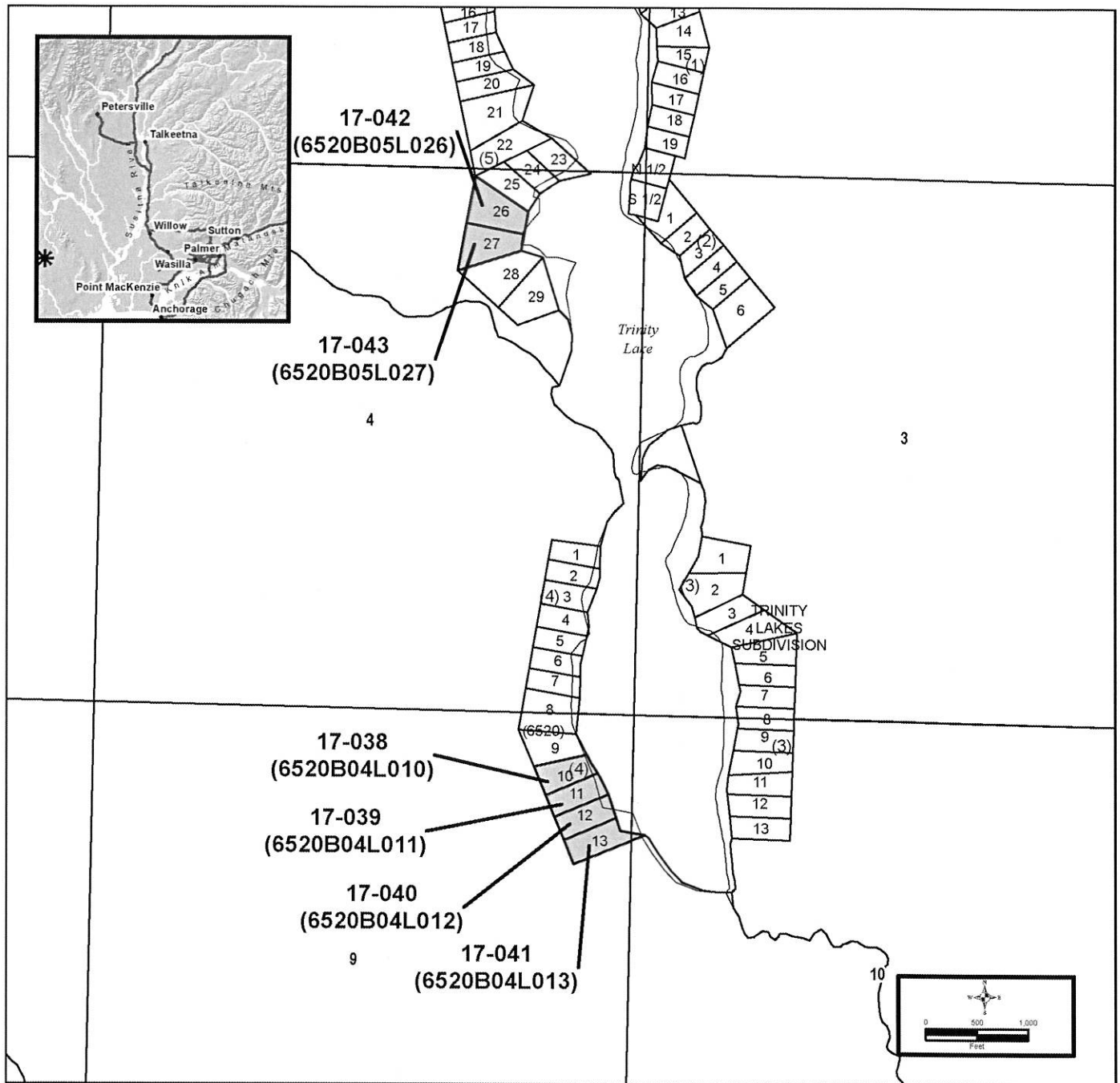
ACREAGE (APPROX): 4.54
MSB MAP No.: TL20

PURCHASE PRICE: \$18,200
MSB TAX ID: 6520B05L026

SUBD/TRS: Trinity Lakes, A.S.L.S 74-13 / T17N, R12W, Sec 04, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: ACCESS (E): Remote access. It is the responsibility of Purchaser to determine, acquire, construct, maintain and/or defend the right to use any access available.



BID PARCEL No. 17-043

ACREAGE (APPROX): 4.16
MSB MAP No.: TL20

PURCHASE PRICE: \$17,700
MSB TAX ID: 6520B05L027

SUBD/TRS: Trinity Lakes, A.S.L.S 74-13 / T17N, R12W, Sec 04, S.M.

ADDITIONAL CONDITIONS OF SALE: None

COMMENTS: ACCESS (E): Remote access. It is the responsibility of Purchaser to determine, acquire, construct, maintain and/or defend the right to use any access available.