

◆ UNIVERSITY OF ALASKA LAND MANAGEMENT ◆
◆ 1815 Bragaw Street, Suite 101, Anchorage, Alaska 99508-3438 ◆
◆ Phone: (907) 786-7766 ◆ Fax: (907) 786-7733 ◆

UNIVERSITY OF ALASKA DEVELOPMENT PLAN

The University of Alaska is a land grant university that received land from the federal government under Acts of Congress in 1915 and 1929. The purpose of these grants was to provide land and resources for educational and research activities, and to generate income to help support the University.

The primary role of UA Land Management is to convert the University's grant land assets to investible income to support the University's educational mission and to prudently manage land dedicated for educational purposes consistent with campus goals and objectives. In addition, UA Land Management is responsible for managing, developing and disposing of non-trust land assets. These lands include purchased and donated properties. University real estate and resource development projects create jobs, increase the tax base of local communities, make land available for private ownership and generate millions of dollars each year for the benefit of the University.

The net revenues from the sale, lease, development, and other income generated from trust lands are deposited into the University's Land-Grant Endowment Trust Fund (LGTF). This fund, the University's permanent endowment, is managed by the University of Alaska Foundation Trustees. The fund is managed under "total return" endowment practices. After inflation proofing, distributions from the LGTF are used to fund University programs (primarily the UA Scholars Program). The UA Scholars Program awards an \$11,000 scholarship to the top 10 percent of the graduates from every Alaska high school each year. This program is the cornerstone of the University's effort to educate and retain in the state Alaska's brightest graduating high school seniors. The program has been very successful and currently has over 1,800 participants, many of whom would have gone out of state or been unable to afford higher education.

The University's development projects are subject to all local, state, and federal government regulations including the Alaska Forest Practices Act, ADEC water & wastewater regulations, wetlands regulations, Coastal Management Plans, and local zoning, platting ordinances and public hearing requirements. In addition, UA Land Management commonly holds local public workshops to address development issues such as local impacts, densities, lot sizes, road maintenance, covenants, building setbacks, trail systems and architectural standards.

To ensure public involvement in the University's Development Plans, UA Land Management is seeking public comment regarding the attached proposed development project. It is the sole responsibility of any interested party to ensure that they have received any amendments to this Development Plan. Copies of the Development Plan and any amendments thereto, are available on the UA Land Management website at <http://www.ualand.com>.

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PORT MACKENZIE MATERIAL SALE AND DISPOSAL PLAN

POINT MACKENZIE, ALASKA
T14N, R4W, SECS. 13, 14, 23 & 26 SEWARD MERIDIAN
PALMER RECORDING DISTRICT

The University of Alaska is currently offering all or a portion of approximately 825 acres for potential material extraction. The parcels are within the Matanuska-Susitna Borough (MSB) one mile west of Port MacKenzie and approximately 30 miles southwest of Wasilla.

To access the property, travel southwest on Knik-Goose Bay Road to West Point MacKenzie Road, turn right on to West Point MacKenzie Road and continue southwest to mile 20. Parcels MS.PM.0001 and MS.PM.0002 are located to the north of Lake Lorraine and the Knik Landing. Parcels MS.PM.0003 and MS.PM.0004 are located on the south side of West Point MacKenzie Road. All parcels are gently sloping with a mixture of hardwood and spruce trees.

Access to the parcels is not constructed. The successful offeror will be required to secure any necessary access authorizations and to construct and maintain any required road and drainage systems. The parcels are subject to port industrial district zoning requirements under the Mat-Su Borough (MSB) Point MacKenzie Port Special Use District Ordinance. Additional information regarding MSB port industrial district zoning is available for review at: <http://www.matsugov.us/CodeCompliance/zoning.cfm>.

An active material extraction operation is located adjacent to MS.PM.0003 and AN.PM.0004.

The University does not have any drill log information to determine the suitability of these parcels for material extraction. Interested parties should thoroughly inspect the parcel they are interested in prior to submitting an offer to ensure that the parcel is suitable for material extraction. Parcel inspections that require the use of any equipment, including excavation or drilling equipment; may only be conducted after receipt of a letter of entry from the University, and after verification by the interested party that they have secured legal access to the parcel from adjacent land owners, if necessary.

LEGAL DESCRIPTION AND PARCEL NUMBER

<u>PARCEL #</u>	<u>AREA</u>	<u>SECTION</u>	<u>LEGAL</u>	<u>ACRES</u>
MS.PM.0001	Port MacKenzie	13	Lot 2 and 3, SW4NW4	88.74
		14	S2NE4, SE4	280.00
MS.PM.0002	Port MacKenzie	14	SW4NW4, NW4SW4	80.00

◆ MATERIAL SALE ◆

PORT MACKENZIE MATERIAL SALE

LEGAL DESCRIPTION AND PARCEL NUMBER (continued)

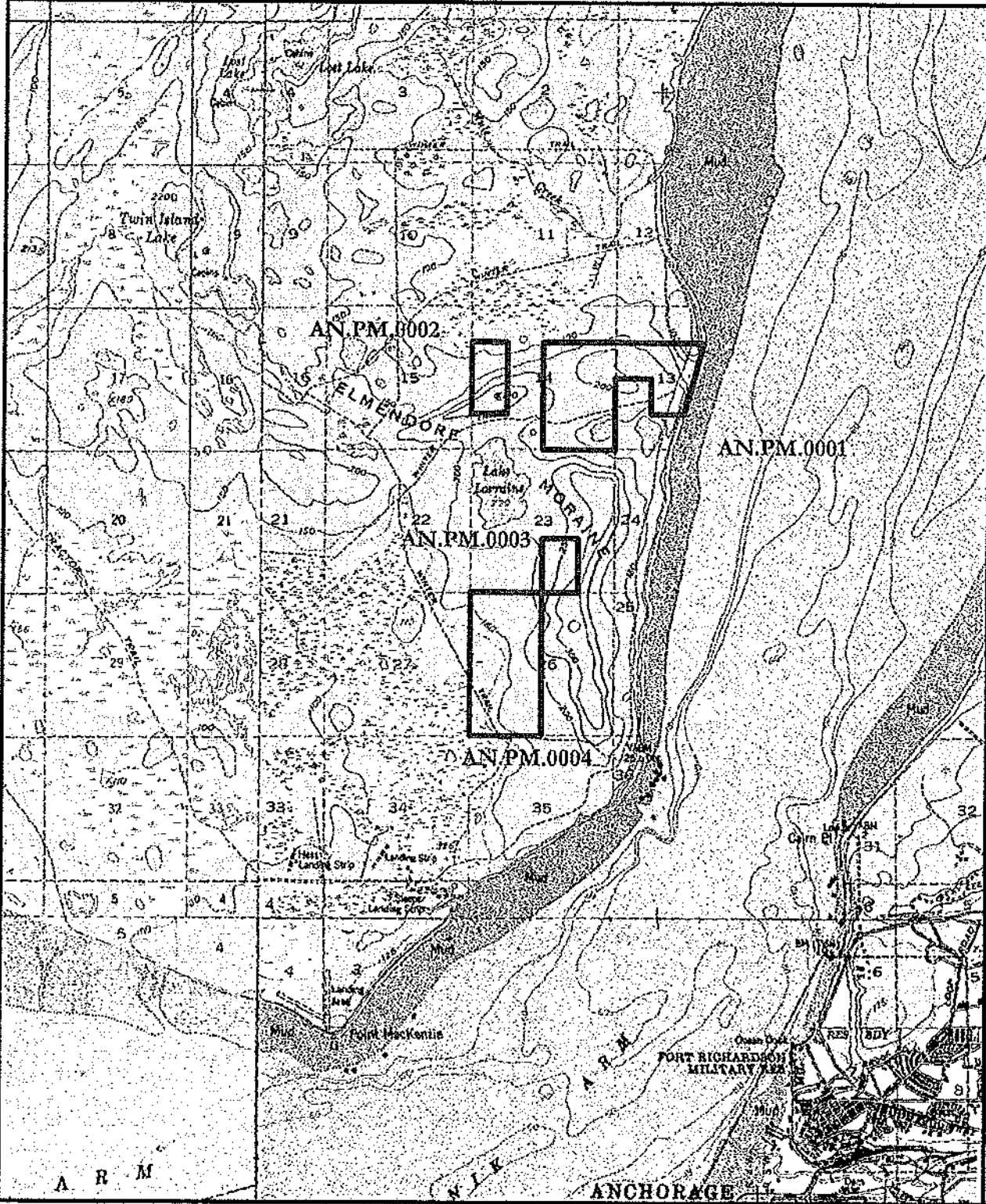
<u>PARCEL #</u>	<u>AREA</u>	<u>SECTION</u>	<u>LEGAL</u>	<u>ACRES</u>
MS.PM.0003	Port MacKenzie	23	S2NW4SE4, SW4SE4	60.00
MS.PM.0004	Port MacKenzie	26	W2	320.00

◆ MATERIAL SALE ◆

Port MacKenzie

R 4 W

R 3 W



T 14 N

T 13 N



UA LAND MANAGEMENT
September 2002



Meridian Township Range
S 13-14 N 4 W
Anchorage B-8 (USGS)

Point MacKenzie

MS.PM.XXXX



2,000

Feet

UA LAND MANAGEMENT
November 2010

Photo Source : Aero-Metric, Inc.

Photo Date : 5/8/2010

Meridian Township Range
S 14N 4W

Anchorage B-8 (USGS)