



PUBLIC NOTICE

The University of Alaska Land Management office is offering land for sale and lease through a competitive sealed bid. Specific parcel information along with the terms and conditions for submitting an offer is available online at www.ualand.com. Our office will accept written comments regarding this competitive sale through Monday, November 11, 2019 by 5:00 P.M.

2019 Fall Competitive Land Sales & Leasing

Sale opens at 8:00 A.M.
Wednesday, October 9, 2019
Sale closes at 5:00 P.M.
Monday, November 18, 2019

EMAIL: ua-land@alaska.edu
Anchorage office: (907) 786-7766
Fairbanks office: (907) 450-8133

www.ualand.com



UNIVERSITY
of ALASKA

LAND MANAGEMENT

Email: ua-land@alaska.edu
Anchorage Office 907-786-7766
Fairbanks Office 907-450-8133

www.ualand.com

COMPETITIVE LAND FOR SALE AND LEASE

The University of Alaska Land Management office is offering land for sale and lease through a competitive sealed bid. Specific parcel information along with the terms and conditions for submitting an offer is available online at www.ualand.com. Important dates for this competitive land sale and lease.

- Sale opens at 8:00 A.M. Wednesday, October 9, 2019
- Sale closes 5:00 P.M. Monday, November 18, 2019
- Bids opened 10:00 A.M. Thursday, November 21, 2019

NORTHERN REGION

Chena Hot Springs Parcels	Fairbanks: 10 miles NE off Chena Hots Springs Rd
Gilmore-First Chance Creek	Fairbanks: 13 miles NE off First Chance Creek Rd
Larrabee Subdivision	Quartz Lake: MP 84 of the Richardson Hwy SE of Fairbanks
North River Bend Estates	North Pole: 6 miles N on Dieringer Ave
Otto Geist Subdivision	Fairbanks: Loftus Rd in Fairbanks
Silver Creek Subdivision	Fairbanks: 12 miles N off Goldstream Rd
Tungsten Subdivision	Fairbanks: 7 miles NE off Chena Hot Springs Rd to Tungsten Trail
Vista Gold Subdivision	Fairbanks: 13 miles off Goldstream Rd to Pandora Drive and September Court
Wood River Parcels	Wood River: 40 miles SW of Fairbanks

SOUTHCENTRAL REGION

Aspen Acres Subdivision	Copper Center: Copper Center Airport #2
Benka Lake Alaska Subdivision	Talkeetna: Off mile 3 Talkeetna Spur to Yoder Rd
Copper Flats Subdivision	Copper Center: 5 miles N of Copper Center
Houston Parcel	Houston: Parks Highway mile 60
Kasilof Parcels	Kasilof: 4 miles S on Crooked Creek Rd
Point MacKenzie Experimental Station	Wasilla: Pt MacKenzie Rd
Silver Springs Terrace Subdivision	Copper Center: 4 miles N to Silver Springs Rd
Sunshine Parcel	Talkeetna: Parks Highway 13 miles SE
Swartz Subdivision Addition No 1	Wasilla: 19 miles SW off Knik-Goose Bay Rd
Talkeetna Parcel	Talkeetna: Off 12 mile Talkeetna Spur to Petwood Cir
Damon Plaza Subdivision #2	Soldotna: 3 miles SW on Kalifornsky Beach Rd (COMMERCIAL LEASE)

SOUTHEAST REGION

Crystal Mountain View Subdivision	Petersburg: 13 miles S on Wrangell Narrows
Etolin View Subdivision	Coffman Cove: Prince of Wales Island
Ice House Cove Parcel	Ketchikan: Carroll Point on Revillagigedo Island 8 miles SE of Ketichkan
Mountain Point Lighthouse Subdivision	Petersburg: 5 miles S on Wrangell Narrows
North Chilkat Subdivision	Haines: 25 miles NW of Haines



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Sales & Leases

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Northern



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Name	Location	Sale Type	Price Range
Badger Road Parcels	North Pole: 9.5 mi. Badger Rd./Peridot Rd.	FMV Cash Purchase Terms and Conditions	See Parcel Information
Chena Hot Springs Parcels	Fairbanks: 10 mi. NE of Fairbanks	Competitive Land Sale Terms and Conditions	\$45,000 - \$60,000
Gilmore-First Chance Creek	Fairbanks: 13 mi. NE of Fairbanks	Competitive Land Sale Terms and Conditions	\$450,000
Larrabee Subdivision	Quartz Lake: MP 84 of the		\$3,500



	Richardson Hwy	Competitive Land Sale Terms and Conditions	
<u>North River Bend Estates</u>	North Pole: 6 mi. N on Dieringer Ave	Competitive Land Sale Terms and Conditions	\$33,000 - \$45,000
<u>Otto Geist Subdivision</u>	Fairbanks: 5 mi. W of Downtown	Competitive Land Sale Terms and Conditions	\$475,000
<u>Peregrine Heights Subdivision Phases II, III and IV</u>	Fairbanks: 3 mi. Chena Ridge Rd.	Northern Region Residential Broker Land Sale - Peregrine Heights	See Parcel Information
<u>Silver Creek Subdivision</u>	Fairbanks: 12 mi. N of Fairbanks	Competitive Land Sale Terms and Conditions	\$10,150 - \$152,000
<u>Tungsten Subdivision</u>	Fairbanks: 7 mi. NE of Fairbanks	Competitive Land Sale Terms and Conditions	\$5,000 - \$20,500
<u>Village Green Condo</u>	Fairbanks: 107 Maple Drive	Condominium Property Sale	\$115,000
<u>Vista Gold Subdivision</u>	Fairbanks: 13.5 mi. N of Downtown	Competitive Land Sale Terms and Conditions	\$32,000
<u>Wilshire Glenn Estates</u>	Fairbanks: Brighton Dr. S at McGrath Rd.	Northern Region Residential Broker Land Sale - Wilshire Glenn Estates	See Parcel Information

Windy Hills Alaska Subdivision	Nenana: 30 mi. S, Parks Hwy./Rexana Rd.	Cash Purchase Terms and Conditions	\$6,000 - \$10,000
Wood River Parcels	Wood River: 40 mi. SW of Fairbanks	Competitive Land Sale Terms and Conditions	\$14,000 - \$40,000

Southcentral

Name	Location	Sale Type	Price Range
Aspen Acres Subdivision	Copper Center: at CC #2 Airstrip	Competitive Land Sale Terms and Conditions	\$25,000 - \$30,000
Benka Lake Alaska Subdivision	Talkeetna: 11 mi SE	Competitive Land Sale Terms and Conditions	\$139,000 - \$176,500
Copper Flats Subdivision	Copper Center: 5 mi. N of Copper Center	Competitive Land Sale Terms and Conditions	\$7,300 - \$17,900
Houston Parcel	Houston: mi 60 of the Parks Hwy.	Competitive Land Sale Terms and Conditions	\$77,500
Kalgin Island Estates Subds. No 1 & 2	Kenai: NW end of Kalgin Island	Cash Purchase Terms and Conditions	\$12,000 - \$76,000
Kasilof Parcels			

	Kasilof: 4 mi. S on Crooked Creek Rd.	Competitive Land Sale Terms and Conditions	\$20,000 - \$30,000
Point MacKenzie Experimental Station	Wasilla: Pt MacKenzie Rd	Competitive Land Sale Terms and Conditions	\$186,000
Silver Springs Terrace Subdivision	Copper Center: Silver Springs Rd.	Competitive Land Sale Terms and Conditions	\$15,000 - \$30,000
Sunshine Parcel	Talkeetna: 13 mi. SE	Competitive Land Sale Terms and Conditions	\$87,000
Swartz Subdivision Addition No. 1 Parcels	Wasilla: Knik- Goose Bay Road	Competitive Land Sale Terms and Conditions	\$12,500
Talkeetna Parcel	Talkeetna: 4 mi SE	Competitive Land Sale Terms and Conditions	\$137,500
Tract D McCarthy- Blackburn Subdivision	McCarthy: E of Kennicott River	Tract D, McCarthy- Blackburn Subdivision Cash Purchase Terms and Conditions	\$218,000

Southeast

Name	Location	Sale Type	Price Range
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Crystal Mountain View Subdivision	Petersburg: 13 mi. S on Wrangell Narrows	Competitive Land Sale Terms and Conditions	\$10,800 - \$16,600
Etolin View Subdivision	Coffman Cove: Prince of Wales Island	Competitive Land Sale Terms and Conditions	\$30,067 - \$135,000
Ice House Cove Parcel	Ketchikan: 8 mi. SE, S of Carroll Point	Competitive Land Sale Terms and Conditions	\$128,000
Juneau Triplex	SALE PENDING Juneau: 1931 Wickersham Avenue	Juneau Triplex - Multi-Unit Property Sale	See Parcel Information
Mountain Point Lighthouse Subdivision	Petersburg: 5 mi. S on Wrangell Narrows	Competitive Land Sale Terms and Conditions	\$70,000 - \$165,200
North Chilkat Subdivision	Haines: 25 mi. Haines Highway	Competitive Land Sale Terms and Conditions	\$44,000 - \$345,000

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Northern



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Name	Location	Sale Type
Geist Road	Fairbanks: SE corner of Geist Rd./Loftus St.	Commercial Lease
South Ferry Subdivision	Ferry: 1 mi. S, Nenana River	Commercial Lease

Southcentral

Name	Location	Sale Type
Aspen Acres Subdivision		



Copper
Center: at CC
#2 Airstrip

Commercial Lease
and/or Natural
Resource Sale

[Copper Center](#)

Copper
Center: MP
100-108,
Richardson
Hwy.

Commercial Lease
and/or Natural
Resource Sale

[Damon Plaza
Subdivision #2](#)

Soldotna: S of
Kalifornsky
Beach Rd.

Competitive
Commercial Lease

[Port
MacKenzie](#)

Point
MacKenzie: 30
mi. SW of
Wasilla

Commercial Lease
and/or Natural
Resource Sale

[Ugashik Lake
Parcel](#)

Ugashik Lake:
65 mi. S of
King Salmon

Commercial Lease

Statewide

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University of Alaska Land Management

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Chena Hot Springs Parcels Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**FAIRBANKS, ALASKA
TOWNSHIP 1 NORTH, RANGE 1 EAST,
SECTION 24, FAIRBANKS MERIDIAN
FAIRBANKS RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering two parcels of land for sale located approximately 10 miles northeast of Fairbanks. Both parcels are located off of Chena Hot Springs Road. No constructed roads lead to either parcel and all access would be the individual purchaser's responsibility.

Chena Hot Springs Road Parcels are located within the Fairbanks North Star Borough and zoned General Use 1 (GU-1). The parcels have spruce, birch, and aspen trees. Utilities have not been extended to the parcels. Interested parties are encouraged to contact the electric service and phone providers to determine costs associated with connecting to electric and phone service. Legal access to this parcel will be the responsibility of the purchaser.

Rifle Road, Haida Lane, Tisdell Lane, Warp Drive and Coalition Lane are all private roads and do not offer access to the parcels. Please do not access the land via any of these roads.

The parcels will be sold at or above fair market value.

This notice is effective until the parcels are sold.

Interested parties should thoroughly inspect these parcels prior to submitting an offer to ensure that the parcels are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these parcels may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S.

Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below.

The price listed below is the MINIMUM PRICE.

PARCEL	AREA	LEGAL	ACRES	PRICE
FA.CH.0002	Section 24:	Fairbanks	40.000	\$45,000
	SW4NE4	(T1N R1E)		
FA.CH.0003	Section 24:	Fairbanks	40.000	\$60,000
	SW4NW4	(T1N R1E)		

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Chena Hot Springs Parcels

FA.CH.XXXX

R 1 E

R 2 E

14

13

13

18

23

24

24

19

.0003
SW4NW4
40 Acres

.0002
SW4NE4
40 Acres

Warp Drive

Rifle Road

Haida Lane

Amanita Road

T 1 N

23

24

Chena Hot Springs Road

24

19

26

25

25

30

Legend

..... Existing Trail

Map Disclaimer :

This parcel map is provided for informational purposes only. The parcel boundaries and other features, including water bodies, shown on this map may not be accurately represented, current or otherwise reliable. Interested parties may not rely on this map for any purpose, whatsoever, and must independently research and verify all information related to the depicted parcels.



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 1N 1E

1,000
Feet

Fairbanks D-1 (USGS)

Chena Hot Springs Parcels

FA.CH.XXXX

R 1E

R 2E



**.0003
SW4NW4
40 Acres**

**.0002
SW4NE4
40 Acres**

Legend
--- Existing Trail

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1,000
Feet

**UA LAND MANAGEMENT
July 2019**

Photo Source : Google Earth
Photo Date : 6/12/2017

Meridian Township Range
F 1N 1E

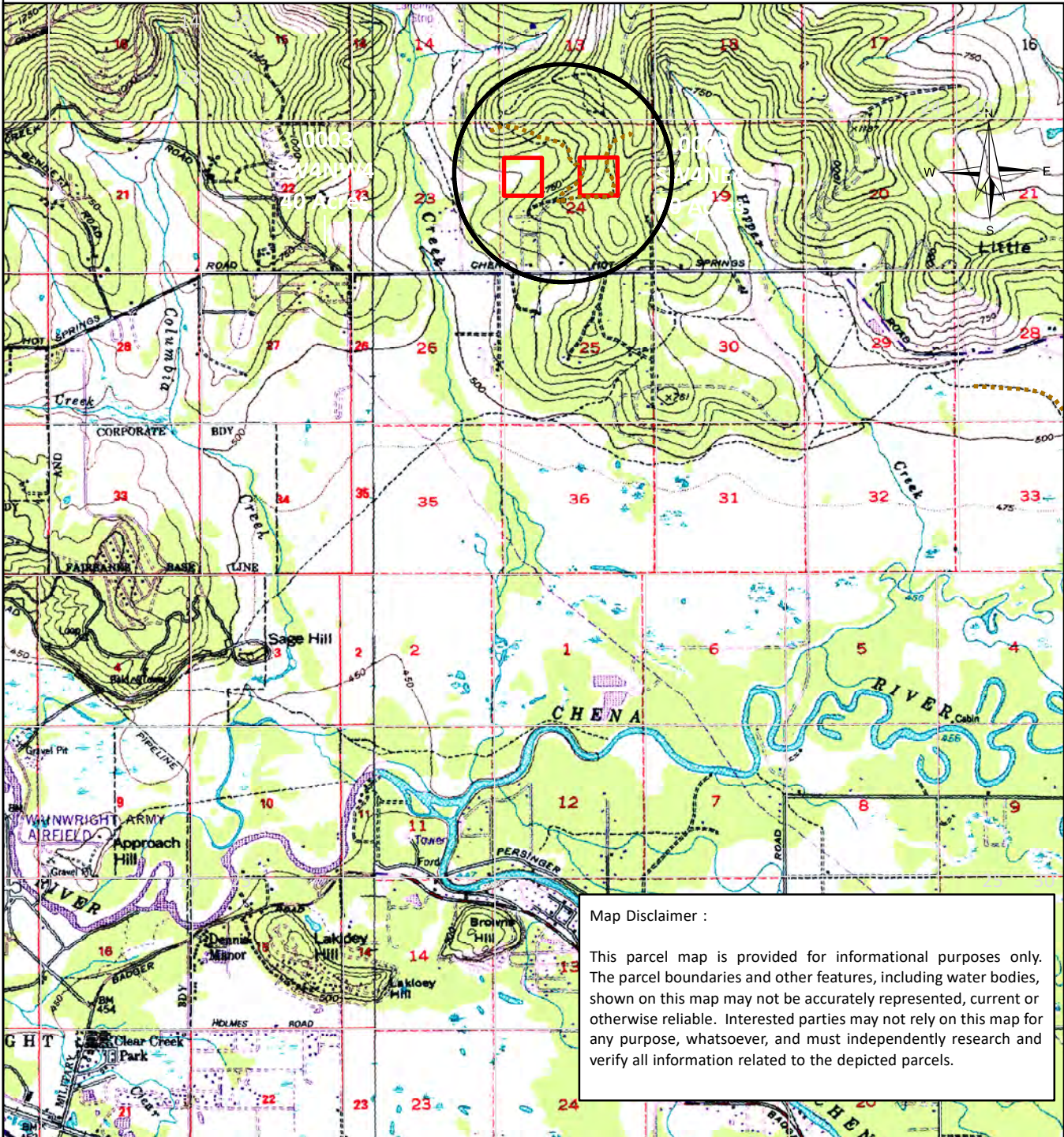
Fairbanks D-1 (USGS)

Chena Hot Springs Parcels

FA.CH.XXXX

R 1E

R 2E

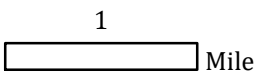


T 1N

T 1S

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July 2019

Meridian Township Range
F 1N 1E

Fairbanks D-1 (USGS)

University of Alaska Land Management

www.UALand.com

Gilmore-First Chance Creek Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**FAIRBANKS, ALASKA
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SECTION 33, FAIRBANKS MERIDIAN
FAIRBANKS RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering a parcel of land for sale located approximately 13 miles northeast of Fairbanks. Access to this parcel is off the Steese Highway and First Chance Creek Road. First Chance Creek Road is a partly platted public access road. It is the responsibility of the purchaser to acquire access through the Mental Health Trust Lands Office for the portion of First Chance Creek that is not platted as public access.

Gilmore-First Chance Creek Parcel is located within the Fairbanks North Star Borough with the majority of the parcel zoned General Use (GU-1) and the remaining southern portion zoned as Rural and Agriculture 5 (RU-5). The parcel has spruce, birch, and aspen trees. Utilities have not been extended to the lots. Interested parties are encouraged to contact the electric service and phone providers to determine costs associated with connecting to electric and phone service. Legal access to this parcel will be the responsibility of the purchaser.

This parcel will be sold at or above fair market value.

This notice is effective until this parcel is sold.

Interested parties should thoroughly inspect this parcel prior to submitting an offer to ensure that the parcel is suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding this parcel may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and

the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below.

The price listed below is the MINIMUM PRICE.

PARCEL	AREA	LEGAL	ACRES	PRICE
FA.GL.0002	Section 33	Fairbanks	639.640	\$450,000
		(T2N R1E)		

PROCESS - Competitive Land Sale Terms and Conditions

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- Cash Sale - Quitclaim Deed

Gilmore Parcel

FA.GL.0002
639.64 Acres

R 1E

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Steese Highway

First Chance Creek Road

29 28 28 27
32 33 33 34
32 33 33 34
5 4 4 3

T 2N

Gilmore Trail

T 1N



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 2N 1E

1,500

Feet

Fairbanks D-2 (USGS)

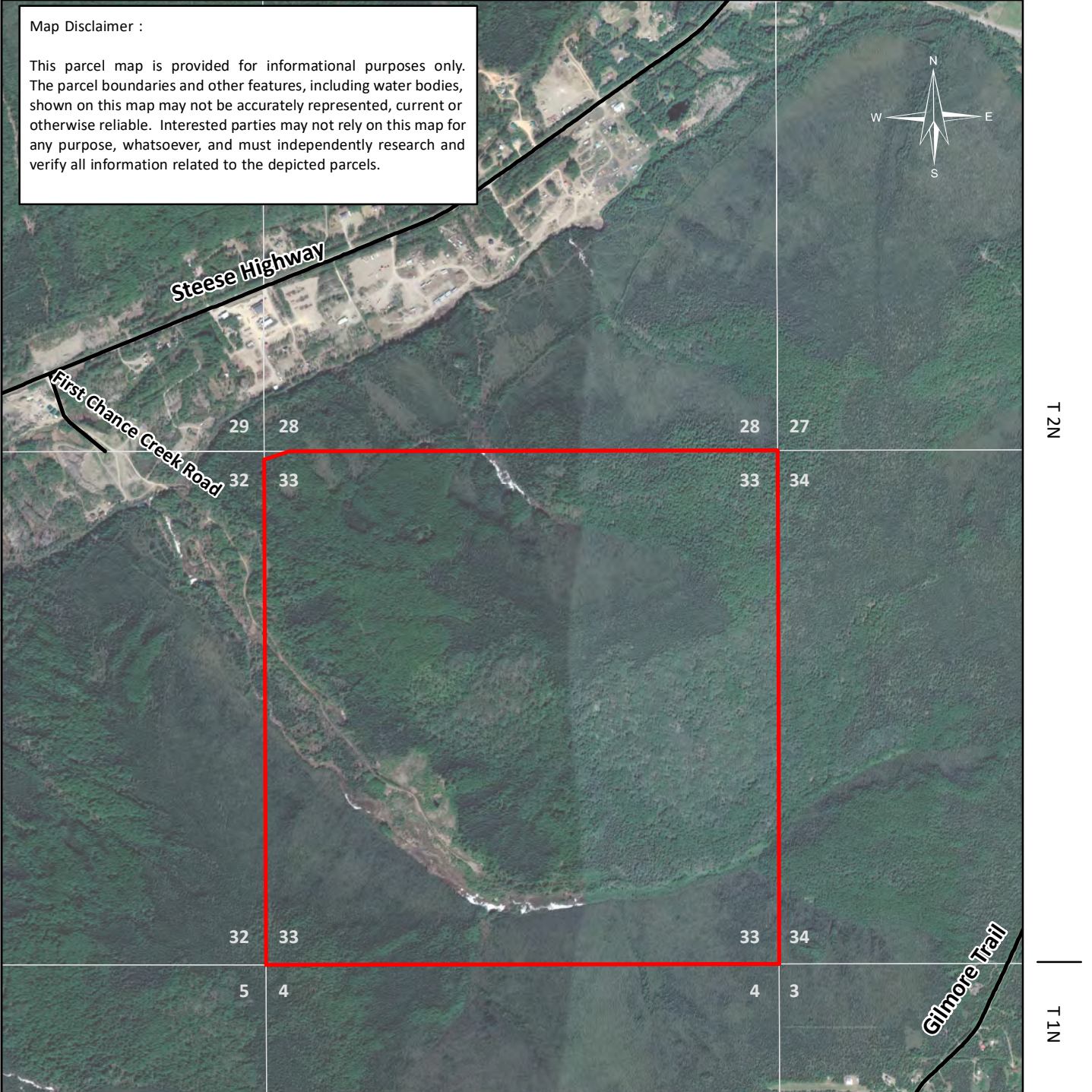
Gilmore Parcel

FA.GL.0002
639.64 Acres

R 1E

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1,500
Feet

UA LAND MANAGEMENT
July 2019

Photo Source : Google Earth
Photo Date : 6/12/2017

Meridian Township Range
F 2N 1E

Fairbanks D-2 (USGS)

Gilmore Parcel

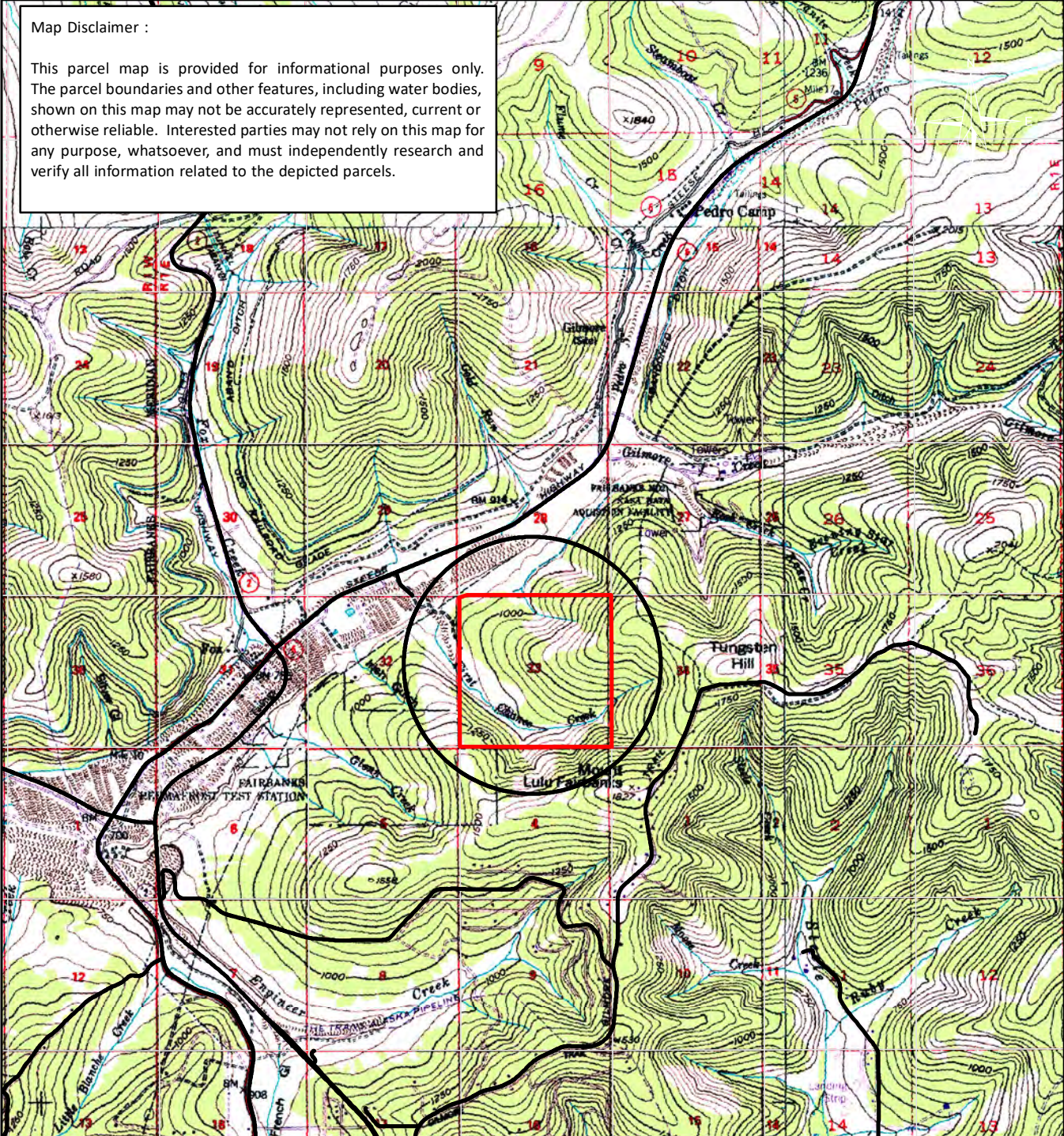
FA.GL.0002
639.64 Acres

R 1W

R 1E

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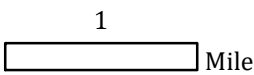
T 2N

T 1N



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 2N 1E



Fairbanks D-2 (USGS)

University of Alaska Land Management

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Larrabee Subdivision

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

QUARTZ LAKE, ALASKA
TOWNSHIP 8 SOUTH, RANGE 10 EAST,
SECTION 20, FAIRBANKS MERIDIAN
PLAT NO. 75-147
FAIRBANKS RECORDING DISTRICT

DESCRIPTION

The University of Alaska is offering a waterfront lot for sale within Larrabee Subdivision located on Quartz Lake, approximately 80 miles southeast of Fairbanks at MP 84 of the Richardson Highway. To access the lot from the Richardson Highway, turn east onto Quartz Lake Access Road and travel 2.5 miles to the public parking and boat launch area. From the parking lot and boat launch area, there is no constructed road or trail to access the lot. The lot can be accessed by foot, boat, float plane or snowmachine in the winter.

This lot is not within an organized borough. Tree cover is mixed spruce, birch and aspen. The lot is well drained with a 7 to 12 percent western slope. Electric and phone services have not been extended to the lot.

This lot will be sold at or above fair market value.

This notice is effective until this lot is sold.

Interested parties should thoroughly inspect this lot prior to submitting an offer to ensure that the lot is suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding this lot may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review below. A copy of the Larrabee Subdivision, Plat #75-147 is available at the Fairbanks District Recorder's office, or online www.dnr.state.ak.us/recorders.

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	ACRES	PRICE
SD.DL.0014	Larrabee	2	0.221	\$3,500

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Quartz Lake Larrabee Subdivision Lot

SD.DL.0014

R 10E

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Quartz Lake

192.64'

50'

Lot 2
0.221 Acres

T 8S



100

Feet

UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 8S 10E

Big Delta A-4 (USGS)

Quartz Lake Larrabee Subdivision Lot

SD.DL.0014

R 10E

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T 8S



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 8S 10E

100

Feet

Photo Source : GeoNorth

Big Delta A-4 (USGS)

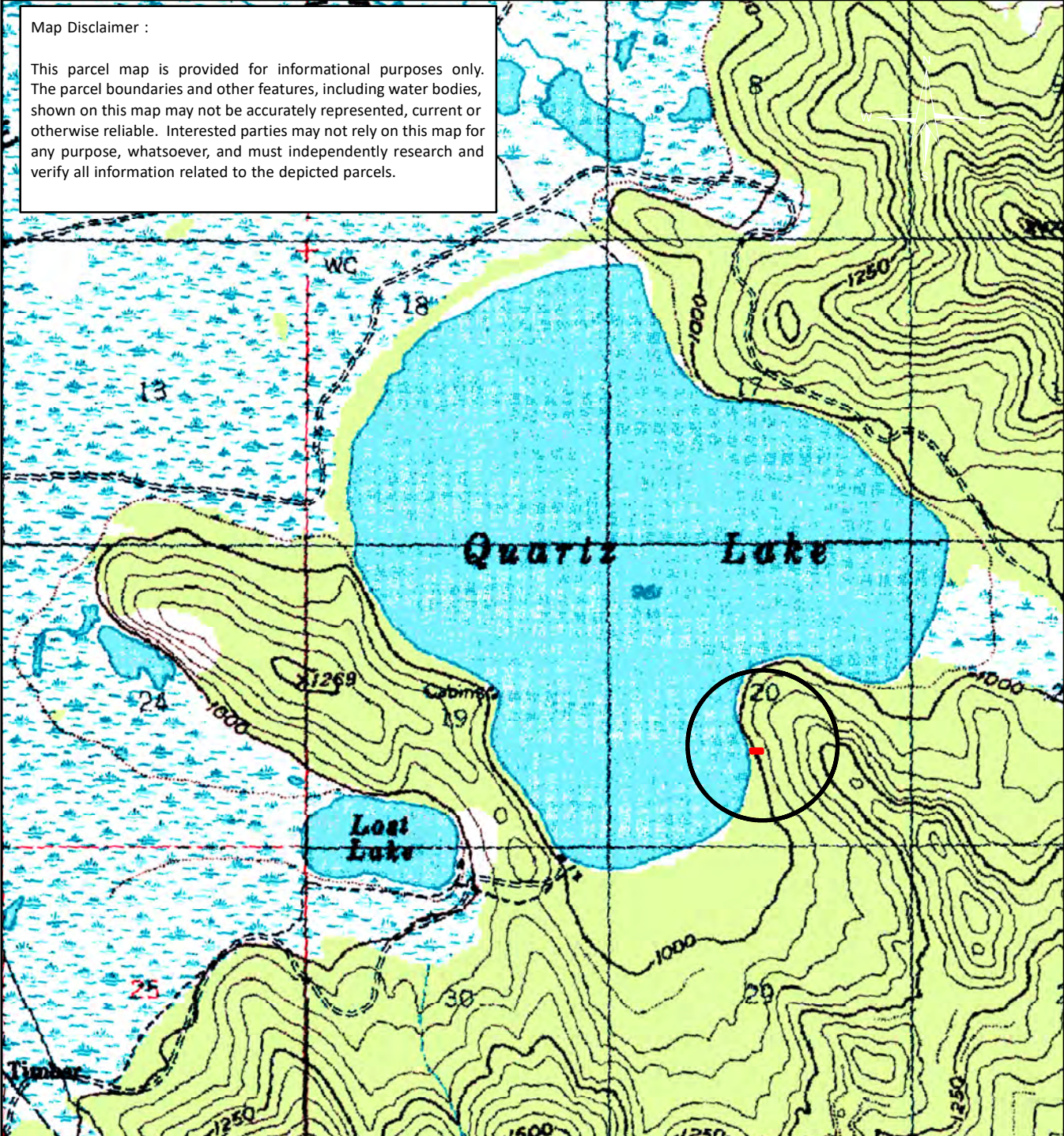
Quartz Lake Larrabee Subdivision Lot

SD.DL.0014

R 10E

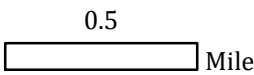
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UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 8S 10E



Big Delta A-4 (USGS)

University of Alaska Land Management

www.UALand.com

North River Bend Estates Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**NORTH POLE, ALASKA
TOWNSHIP 1 SOUTH, RANGE 2 EAST,
SECTION 5, FAIRBANKS MERIDIAN
PLAT NO. 2017-23
FAIRBANKS RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is currently offering three tracts of land approximately 6 miles north of North Pole on Dieringer Avenue off Nordale Road. Two of the tracts have frontage on the Little Chena River. Access to the tracts is directly from Dieringer Avenue.

The tracts are generally level with a mixture of spruce, birch and aspen. Power and telephone service are nearby, but have not been extended to the tracts. Interested parties are encouraged to contact Golden Valley Electric Association and phone providers to determine costs associated with connecting to electric and phone service. The tracts are zoned Rural Estate 2 (RE-2).

Tracts with frontage along the Little Chena River are impacted in part by a floodway designation that restricts development along the river (see subdivision plat for specific floodway widths on each lot). All tracts may contain wetlands and may require a U.S. Army Corps of Engineers wetlands permit prior to development.

All tracts will be sold at or above fair market value.

This notice is effective until all tracts are sold.

Interested parties should thoroughly inspect these tracts prior to submitting offers to ensure that the tracts are suitable for the party's intended use. Additional information regarding these tracts may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities;

and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the North River Bend Estates Subdivision plat is available at the District Recorder's office in Fairbanks (Phone: 907.452.3521) or online www.dnr.state.ak.us/recorders (using the "Search Menu").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LEGAL ACRES	PRICE
FA.NR.0002	North River Bend Estates Tract B-1	3.121	\$33,000
FA.NR.0003	North River Bend Estates Tract B-2	1.840	\$45,000
FA.NR.0004	North River Bend Estates Tract B-3	1.885	\$45,000

PROCESS - Competitive Land Sale Terms and Conditions

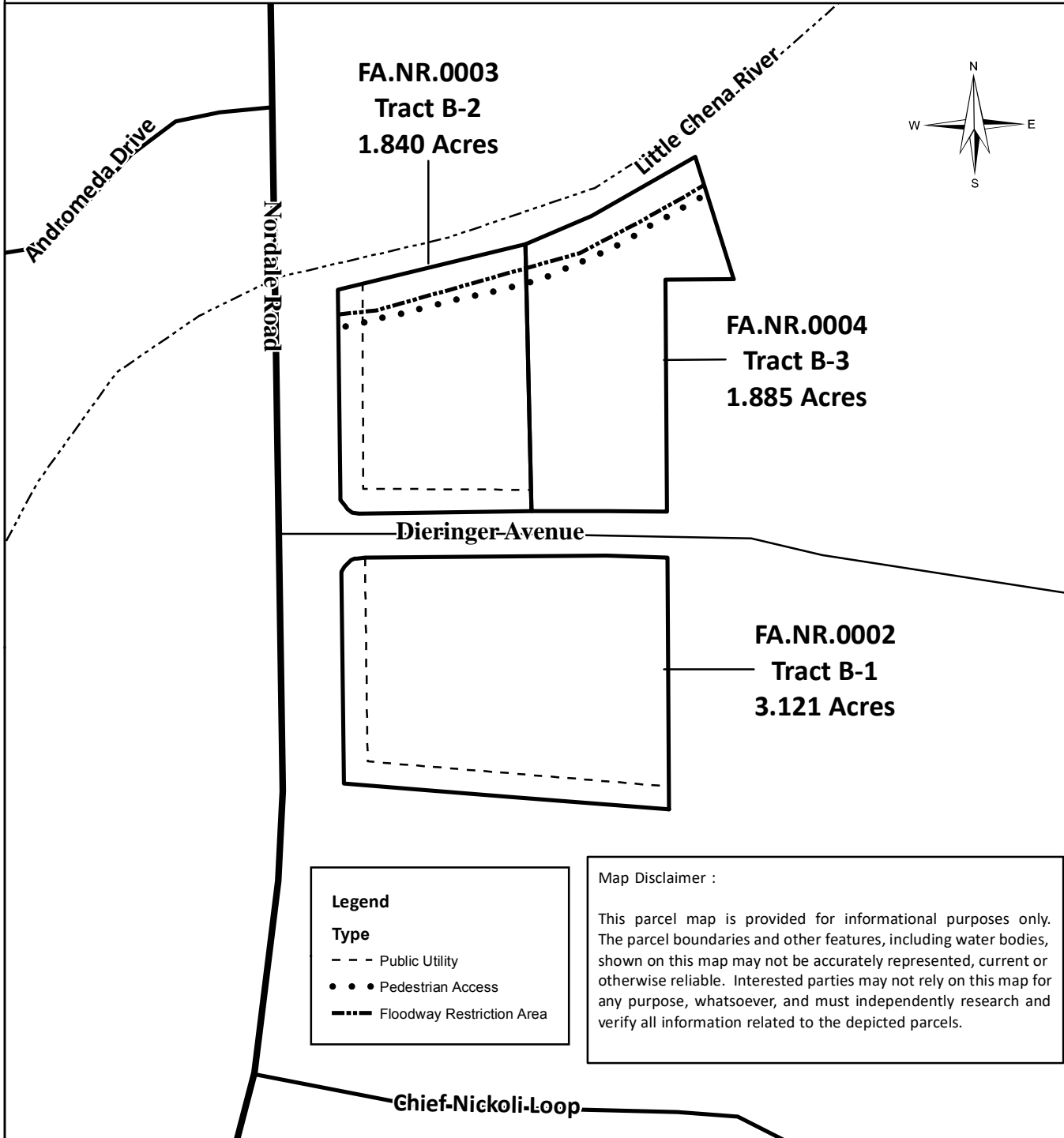
The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

North River Bend Estates Parcels

FA.NR.XXXX

R 2E



Legend

Type

- - - Public Utility
- • • Pedestrian Access
- Floodway Restriction Area

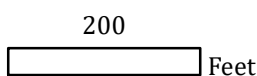
Map Disclaimer :

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UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 1S 2E

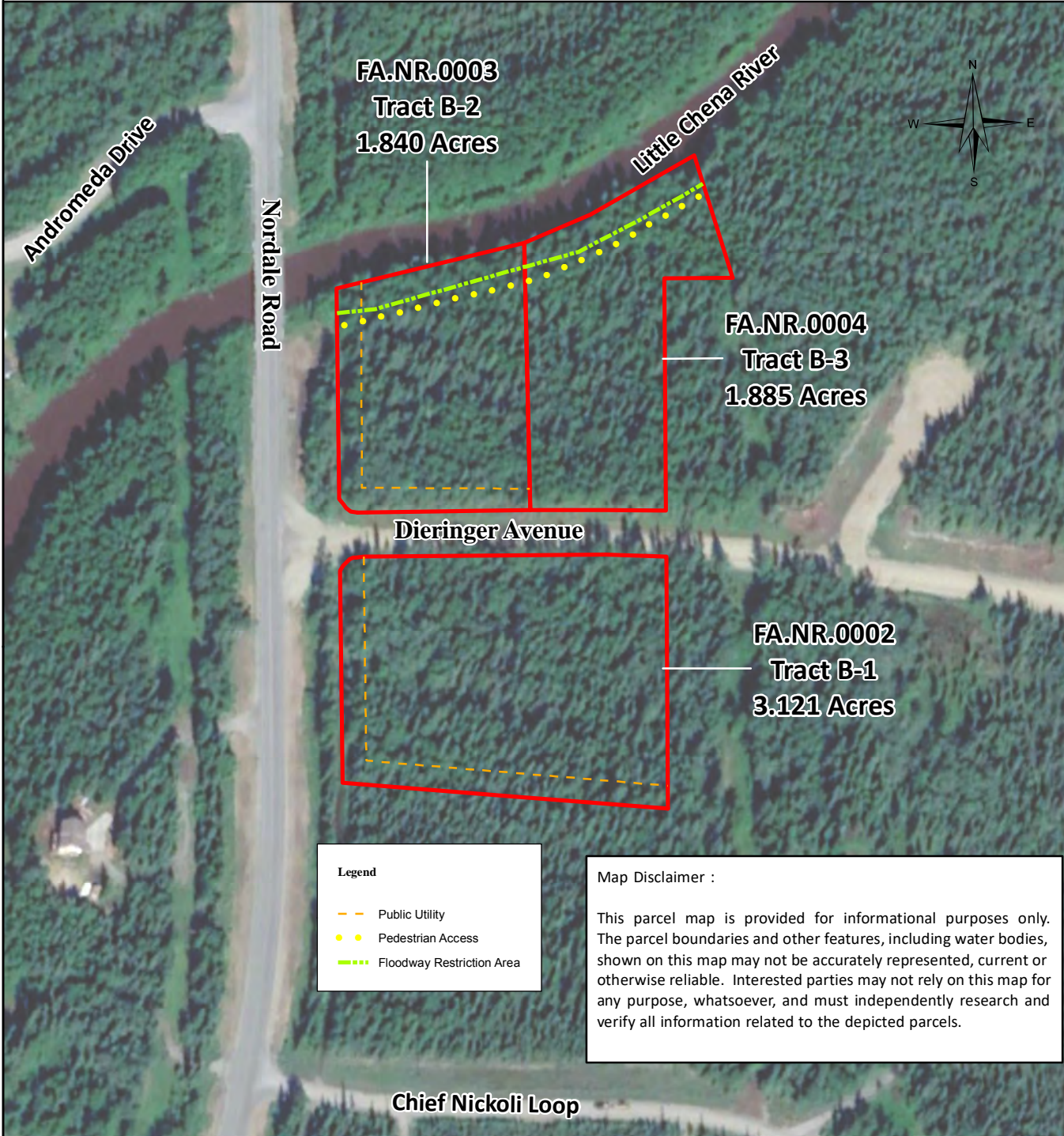


Fairbanks D-1 (USGS)

North River Bend Estates Parcels

FA.NR.XXXX

R 2E



200

Feet

UA LAND MANAGEMENT
July 2019

Photo Source : Google Earth
Photo Date : 6/12/2017

Meridian Township Range
F 1S 2E

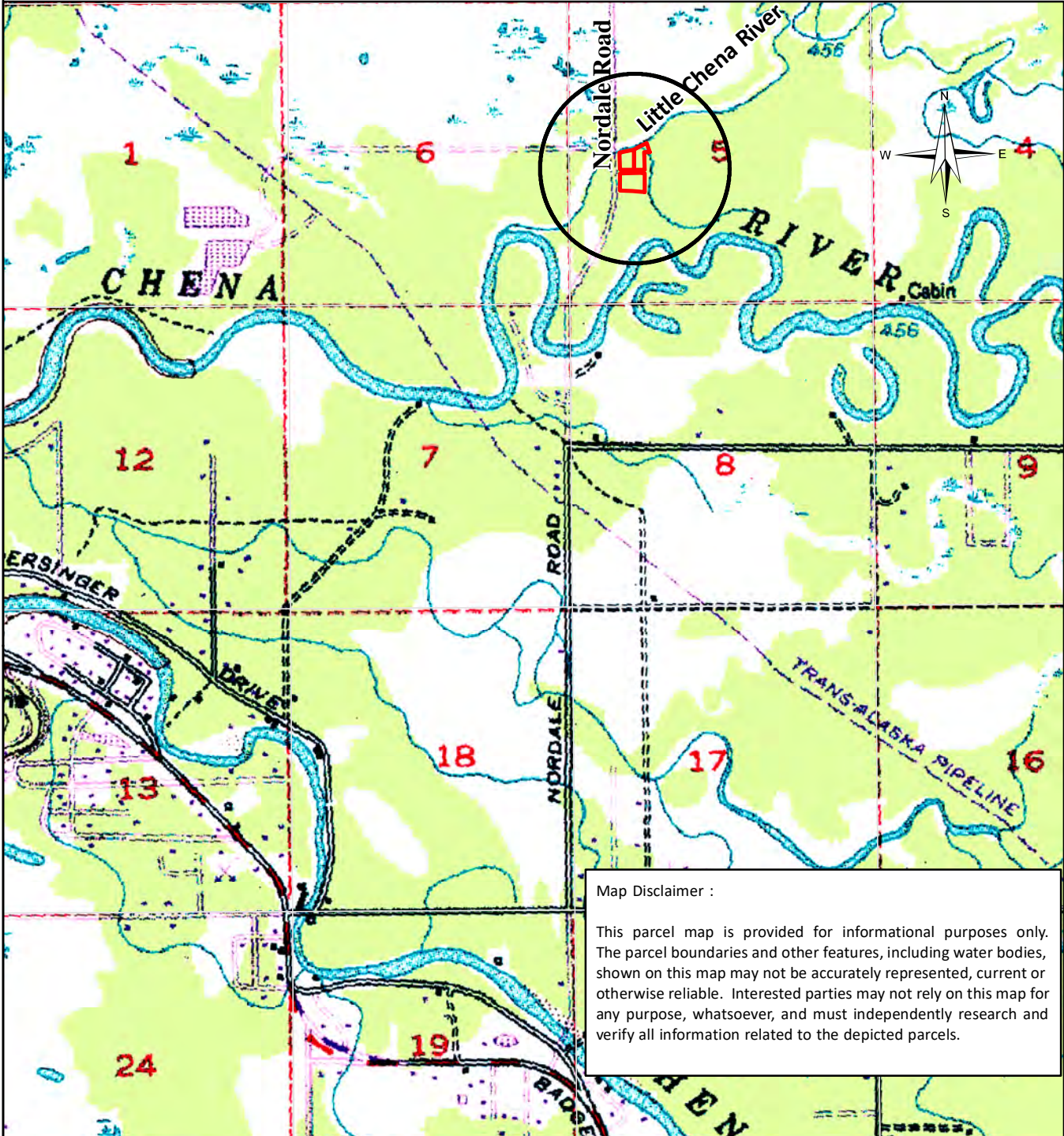
Fairbanks D-1 (USGS)

North River Bend Estates Parcels

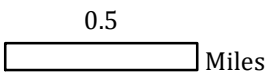
FA.NR.XXXX

R 1E

R 2E



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UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 1S 2E

Fairbanks D-1 (USGS)

University of Alaska Land Management

www.UALand.com

Otto Geist Subdivision

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**FAIRBANKS, ALASKA
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SECTION 7, FAIRBANKS MERIDIAN
PLAT NO. 87-67
FAIRBANKS RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering an 8.86 acre residential lot for sale approximately 5 miles west of Downtown Fairbanks off Loftus Road. Access to the lot is directly from Loftus Road and across the road from University Park Elementary School.

The lot is generally level with a mixture of spruce, birch and aspen trees. Water and sewer hook-ups, phone and electric are available nearby, however, these utilities have not been extended into the lot. Interested parties are encouraged to contact local utility companies to determine connection costs. The lot is zoned Two Family Residential (TF).

The lot will be sold at or above fair market value.

This notice is effective until the lot is sold.

Interested parties should thoroughly inspect this lot prior to submitting offers to ensure that the lot is suitable for the party's intended use. Additional information regarding this lot may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review below. A copy of the Otto Geist Subdivision plat is available at the District Recorder's office in Fairbanks (Phone: 907.452.3521) or online www.dnr.state.ak.us/recorders (using the "Search Menu").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	ACRES	PRICE
FA.GR.0003	Otto Geist	3	8.862	\$475,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

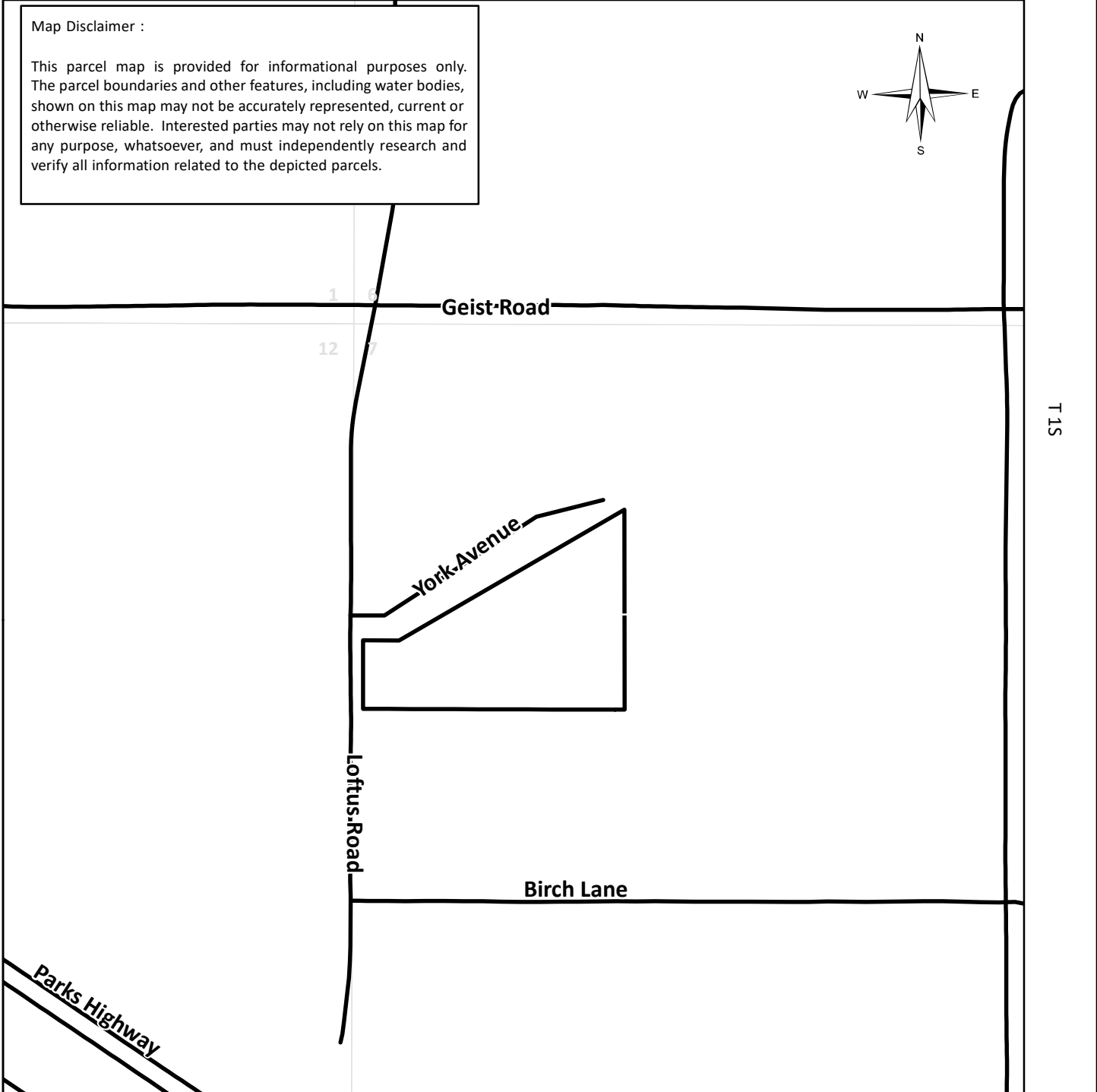
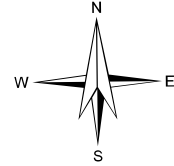
Geist Road Parcel

R 2W

R 1W

Map Disclaimer :

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Parks Highway



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 1S 1W

500

Feet

Fairbanks D-2 (USGS)

Geist Road Parcel

R 2W

R 1W

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T 1S



500
Feet

UA LAND MANAGEMENT
July 2019

Photo Source : Google Earth
Photo Date : 9/7/2017

Meridian Township Range
F 1S 1W

Fairbanks D-2 (USGS)

Geist Road Parcel

R 2W

R 1W

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T 1S



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 1S 1W

0.5

Mile

Fairbanks D-2 (USGS)

University of Alaska Land Management

www.UALand.com

Silver Creek Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**FAIRBANKS, ALASKA
TOWNSHIP 2 NORTH, RANGE 1 WEST,
SECTION 35, FAIRBANKS MERIDIAN
PLAT NO. 2018-79
FAIRBANKS RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering several lots/tracts for sale in Silver Creek Subdivision approximately 12 miles north of Fairbanks on Goldstream Road. Access to the subdivision is by the unconstructed Silver Creek Road. Access to any of the lots/tracts is the responsibility of the individual purchaser.

The Silver Creek Subdivision is located within the Fairbanks North Star Borough and is zoned Rural and Agriculture 5 (RA-5). The subdivision is on southwest facing hillside with black spruce, birch and willows. Utilities have not been extended to the subdivision. Interested parties are encouraged to contact the electric services and phone providers to determine costs associated with connecting to electric and phone services. Portions of this subdivision have been determined to be in wetlands regulated under Section 404 of the Clean Water Act, Department of the Army Corps of Engineers Permit No. POA-2017-587. This subdivision contains a Public Drainage and Native Growth Protection Easement. Interested parties should review the subdivision plat and read all of the plat notes carefully.

All lots/tracts will be sold at or above fair market value.

This notice is effective until all lots/tracts are sold.

Interested parties should thoroughly inspect the lots/tracts prior to submitting offers to ensure that the lots/tracts are suitable for the party's intended use. Additional information regarding the lots/tracts may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and

Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Silver Creek Subdivision, Plat #2018-79 is available at the Fairbanks District Recorders office, or online www.dnr.state.ak.us/recorders.

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	ACRES	PRICE
FA.SC.0001	Silver Creek	1	6.583	\$13,175
FA.SC.0002	Silver Creek	2	5.822	\$11,650
FA.SC.0003	Silver Creek	3	6.106	\$12,225
FA.SC.0004	Silver Creek	4	5.814	\$11,650
FA.SC.0005	Silver Creek	5	6.332	\$10,150
FA.SC.0006	Silver Creek	6	16.561	\$26,500
FA.SC.0007	Silver Creek	Tract A	78.330	\$86,000
FA.SC.0008	Silver Creek	Tract B	138.224	\$152,000

PROCESS - Competitive Land Sale Terms and Conditions

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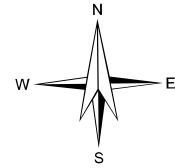
- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Silver Creek Subdivision Parcel

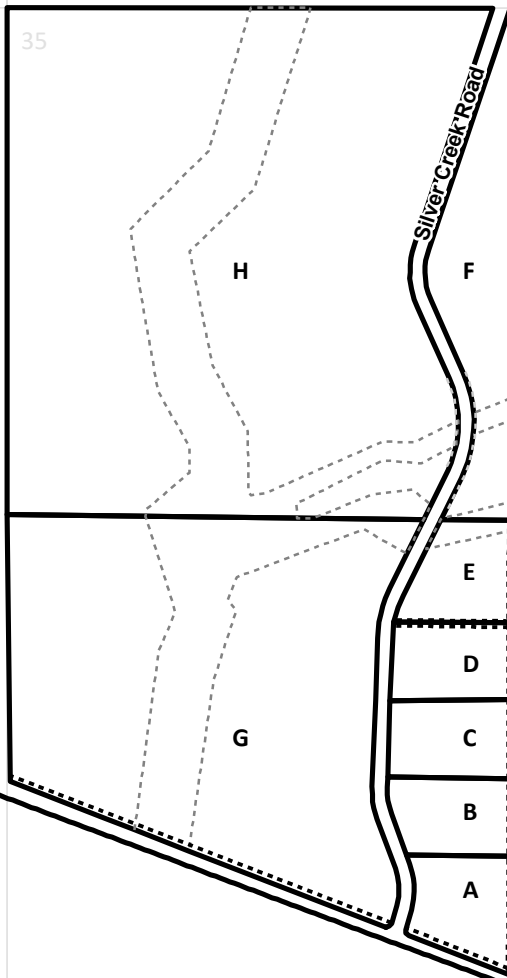
R 1W

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	Property #	Lot	Tract	Acres
A	FA.SC.0001	1		6.583
B	FA.SC.0002	2		5.822
C	FA.SC.0003	3		6.106
D	FA.SC.0004	4		5.814
E	FA.SC.0005	5		6.332
F	FA.SC.0006	6		16.561
G	FA.SC.0007		A	78.33
H	FA.SC.0008		B	138.224



T 2N

T 1N

Legend

Easements

- Public Utility
- Public Drainage and Native Growth
- Slope Easement



1,000

Feet

UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 2N 1W

Fairbanks D-2 (USGS)

Silver Creek Subdivision Parcel

R 1W

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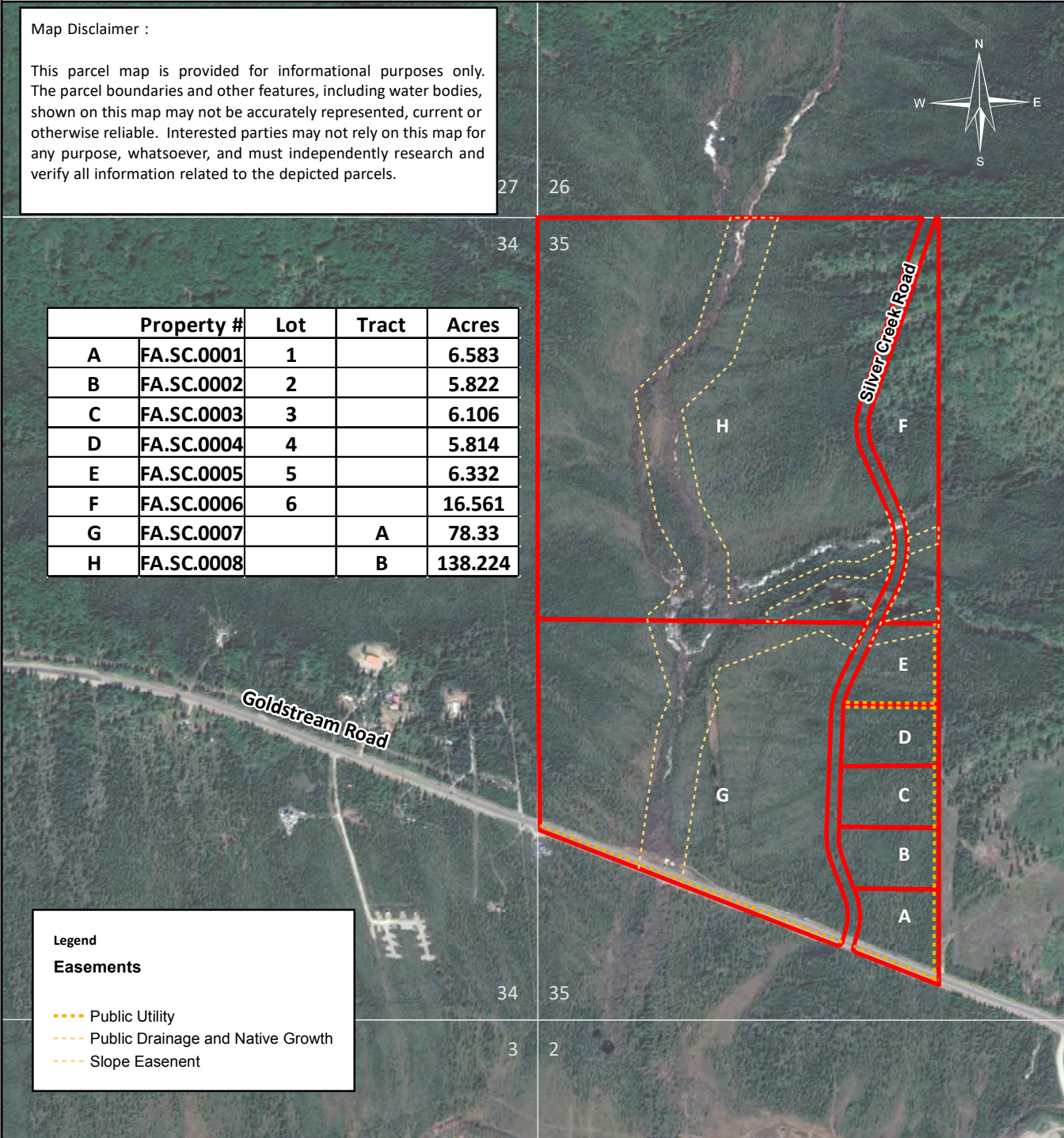


	Property #	Lot	Tract	Acres
A	FA.SC.0001	1		6.583
B	FA.SC.0002	2		5.822
C	FA.SC.0003	3		6.106
D	FA.SC.0004	4		5.814
E	FA.SC.0005	5		6.332
F	FA.SC.0006	6		16.561
G	FA.SC.0007		A	78.33
H	FA.SC.0008		B	138.224

Legend

Easements

- Public Utility
- Public Drainage and Native Growth
- Slope Easement



1,000

Feet

UA LAND MANAGEMENT
July 2019

Photo Source : Google Earth
Photo Date : 6/12/2017

Meridian Township Range
F 2N 1W

Fairbanks D-2 (USGS)

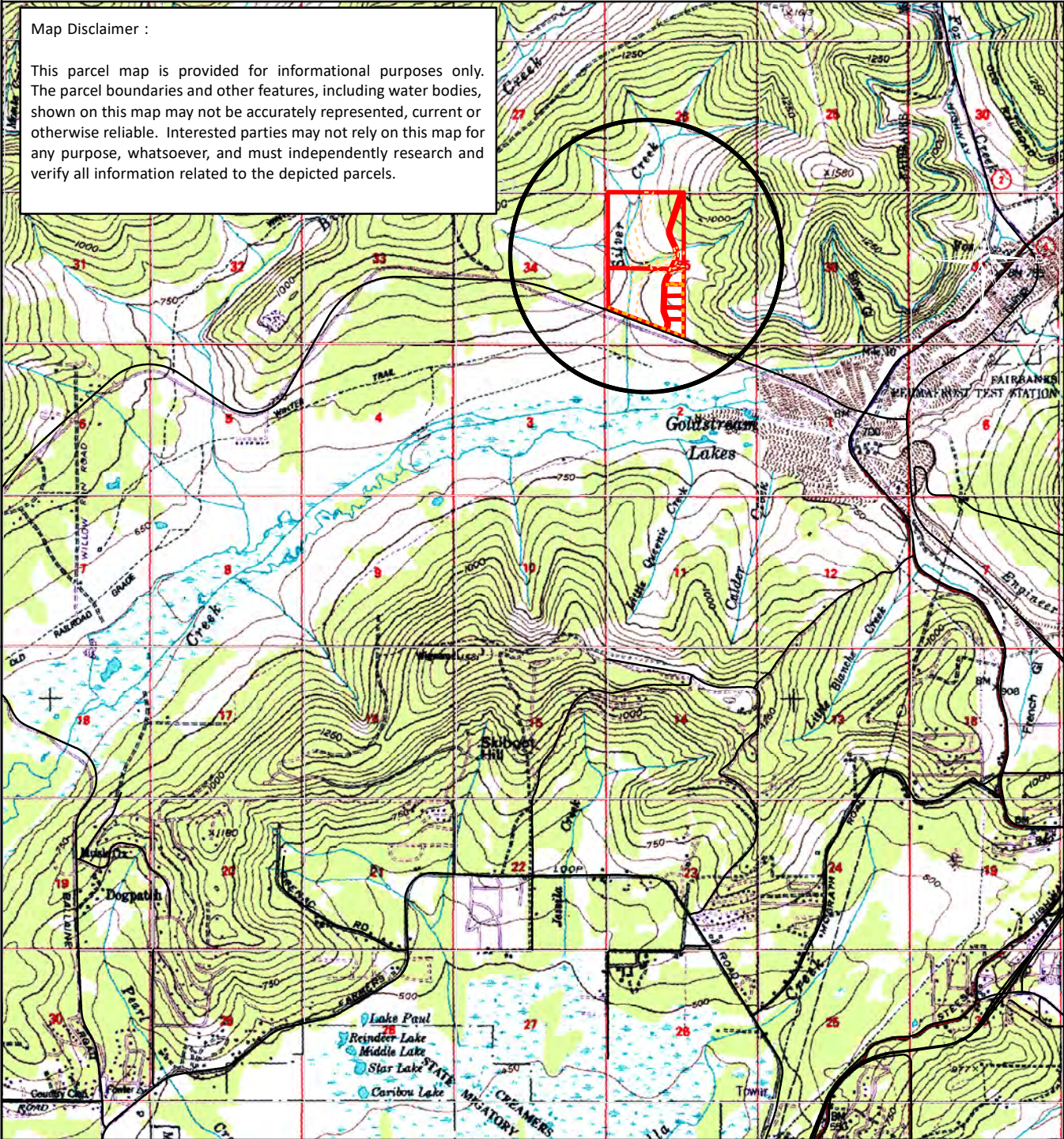
Silver Creek Subdivision Parcel

R 1W

R 1E

Map Disclaimer :

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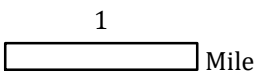
T 2N

T 1N



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 2N 1W



Fairbanks D-2 (USGS)

University of Alaska Land Management

www.UALand.com

Tungsten Subdivision Disposal Plan

**Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019**

LOCATION

**FAIRBANKS, ALASKA
TOWNSHIP 1 NORTH, RANGE 1 EAST,
SECTIONS 2, 3, 10 & 11,
FAIRBANKS MERIDIAN, PLAT NO. 81-144
FAIRBANKS RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering several lots for sale in Tungsten Subdivision located approximately 7 miles northeast of Fairbanks. Primary access to the subdivision is off of Chena Hot Springs Road to Tungsten Trail. Most subdivision roads are platted but not constructed and access to any of the lots is the responsibility of the individual purchaser.

Tungsten Subdivision is located within the Fairbanks North Star Borough and is zoned Rural and Agriculture 10 (RU-10). Lots are easterly sloping with spruce, birch, and aspen trees. Utilities have not been extended to the lots. Interested parties are encouraged to contact the electric service and phone providers to determine costs associated with connecting to electric and phone service.

All lots will be sold at or above fair market value.

This notice is effective until all the lots are sold.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below.

A copy of the Tungsten Subdivision, Plat #81-144 is available at the Fairbanks District Recorder's office or online www.dnr.state.ak.us/recorders.

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	BLOCK	ACRES	PRICE
FA.TS.0002	Tungsten Subdivision	1	9	9.709	\$17,000
FA.TS.0003	Tungsten Subdivision	2	9	8.898	\$15,600
FA.TS.0004	Tungsten Subdivision	3	9	9.748	\$17,000
FA.TS.0005	Tungsten Subdivision	4	9	13.674	\$20,500
FA.TS.0006	Tungsten Subdivision	5	9	4.959	\$7,500
FA.TS.0007	Tungsten Subdivision	6	9	4.959	\$7,500
FA.TS.0008	Tungsten Subdivision	7	9	13.246	\$19,100
FA.TS.0009	Tungsten Subdivision	8	9	12.471	\$18,700
FA.TS.0010	Tungsten Subdivision	9	9	8.808	\$13,200
FA.TS.0011	Tungsten Subdivision	10	9	4.959	\$7,500
FA.TS.0012	Tungsten Subdivision	1	10	9.311	\$16,300
FA.TS.0013	Tungsten Subdivision	2	10	10.371	\$15,500
FA.TS.0014	Tungsten Subdivision	3	10	8.267	\$12,400
FA.TS.0015	Tungsten Subdivision	4	10	9.400	\$14,100
FA.TS.0016	Tungsten Subdivision	5	10	9.731	\$14,600
FA.TS.0017	Tungsten Subdivision	6	10	4.960	\$7,500
FA.TS.0018	Tungsten Subdivision	7	10	4.960	\$7,500
FA.TS.0019	Tungsten Subdivision	8	10	4.959	\$7,500
FA.TS.0020	Tungsten Subdivision	9	10	4.227	\$6,500
FA.TS.0021	Tungsten Subdivision	10	10	8.744	\$13,100
FA.TS.0022	Tungsten Subdivision	1	11	4.761	\$7,500
FA.TS.0023	Tungsten Subdivision	2	11	13.721	\$20,500
FA.TS.0024	Tungsten Subdivision	3	11	12.546	\$18,800
FA.TS.0025	Tungsten Subdivision	4	11	12.559	\$18,800

FA.TS.0026	Tungsten Subdivision	5	11	4.495	\$7,000
FA.TS.0027	Tungsten Subdivision	6	11	4.057	\$6,500
FA.TS.0028	Tungsten Subdivision	7	11	4.930	\$7,500
FA.TS.0029	Tungsten Subdivision	8	11	4.986	\$7,500
FA.TS.0031	Tungsten Subdivision	2	8	8.849	\$15,500
FA.TS.0032	Tungsten Subdivision	3	8	10.987	\$19,200
FA.TS.0033	Tungsten Subdivision	4	8	4.968	\$7,500
FA.TS.0034	Tungsten Subdivision	5	8	10.460	\$15,600
FA.TS.0035	Tungsten Subdivision	6	8	4.954	\$7,500
FA.TS.0036	Tungsten Subdivision	7	8	4.957	\$7,500
FA.TS.0037	Tungsten Subdivision	8	8	2.796	\$5,000
FA.TS.0038	Tungsten Subdivision	9	8	3.476	\$5,800

PROCESS - Competitive Land Sale Terms and Conditions

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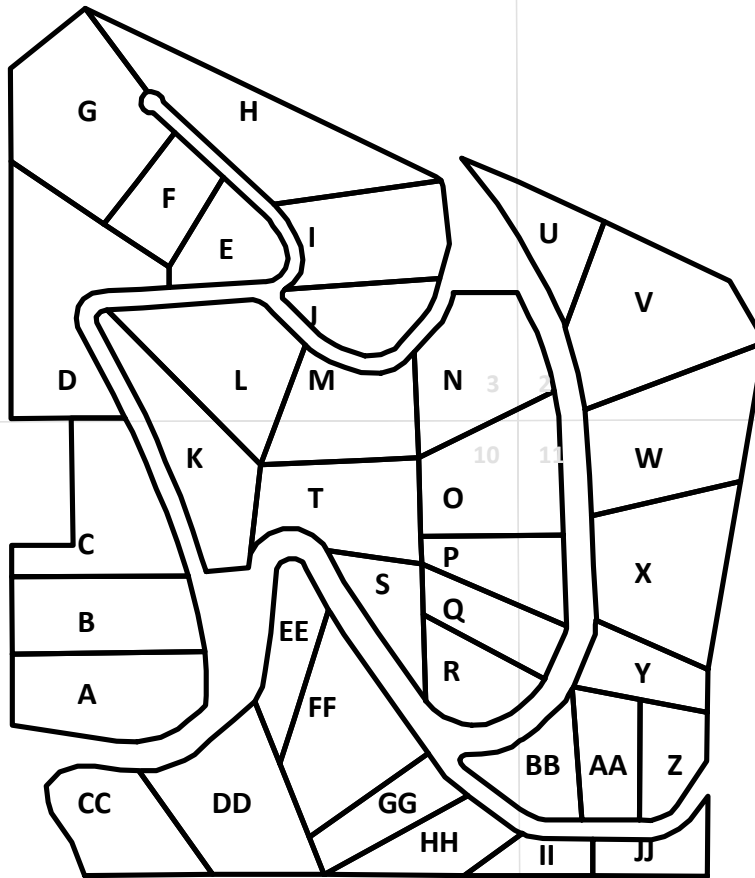
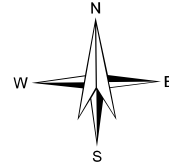
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- Cash Sale - Quitclaim Deed

Tungsten Subdivision Parcel

R 1E

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	Property #	Lot	Block	Acres
A	FA.TS.0002	1	9	9.709
B	FA.TS.0003	2	9	8.898
C	FA.TS.0004	3	9	9.748
D	FA.TS.0005	4	9	13.674
E	FA.TS.0006	5	9	4.959
F	FA.TS.0007	6	9	4.959
G	FA.TS.0008	7	9	13.246
H	FA.TS.0009	8	9	12.471
I	FA.TS.0010	9	9	8.808
J	FA.TS.0011	10	9	4.959
K	FA.TS.0012	1	10	9.311
L	FA.TS.0013	2	10	10.371
M	FA.TS.0014	3	10	8.267
N	FA.TS.0015	4	10	9.400
O	FA.TS.0016	5	10	9.731
P	FA.TS.0017	6	10	4.960
Q	FA.TS.0018	7	10	4.960
R	FA.TS.0019	8	10	4.959
S	FA.TS.0020	9	10	4.227
T	FA.TS.0021	10	10	8.744
U	FA.TS.0022	1	11	4.761
V	FA.TS.0023	2	11	13.721
W	FA.TS.0024	3	11	12.546
X	FA.TS.0025	4	11	12.559
Y	FA.TS.0026	5	11	4.495
Z	FA.TS.0027	6	11	4.057
AA	FA.TS.0028	7	11	4.930
BB	FA.TS.0029	8	11	4.986
CC	FA.TS.0031	2	8	8.849
DD	FA.TS.0032	3	8	10.987
EE	FA.TS.0033	4	8	4.968
FF	FA.TS.0034	5	8	10.460
GG	FA.TS.0035	6	8	4.954
HH	FA.TS.0036	7	8	4.957
II	FA.TS.0037	8	8	2.796
JJ	FA.TS.0038	9	8	3.476

T 11N



UA LAND MANAGEMENT
September 2019

Meridian Township Range
F 1N 1E

1,000

Feet

Fairbanks D-1, D-2 (USGS)

Tungsten Subdivision Parcel

R 1E

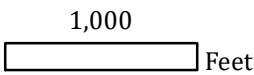
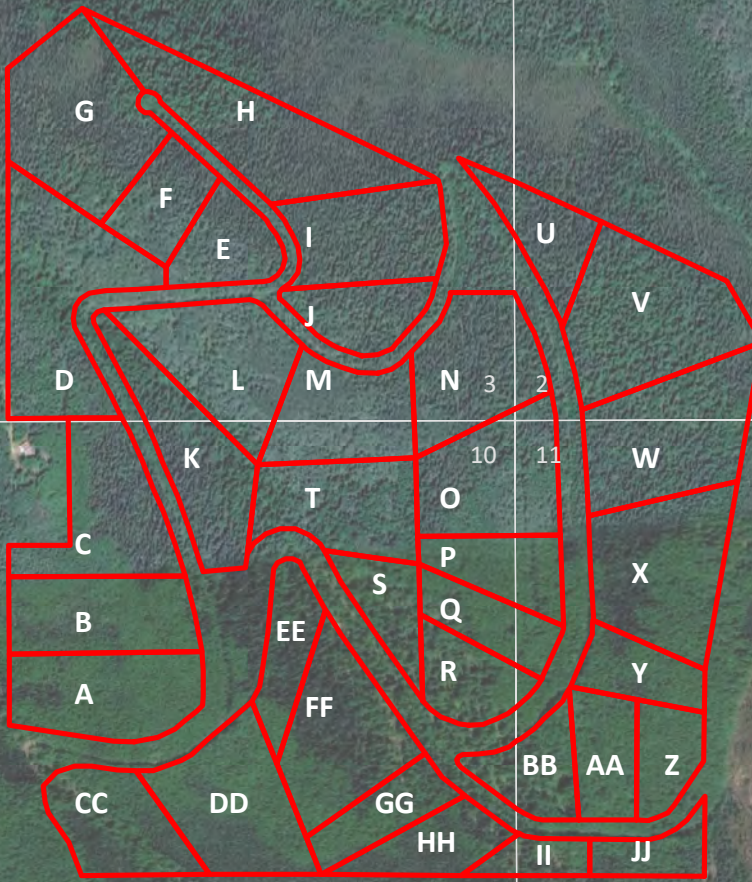
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	Property #	Lot	Block	Acres
A	FA.TS.0002	1	9	9.709
B	FA.TS.0003	2	9	8.898
C	FA.TS.0004	3	9	9.748
D	FA.TS.0005	4	9	13.674
E	FA.TS.0006	5	9	4.959
F	FA.TS.0007	6	9	4.959
G	FA.TS.0008	7	9	13.246
H	FA.TS.0009	8	9	12.471
I	FA.TS.0010	9	9	8.808
J	FA.TS.0011	10	9	4.959
K	FA.TS.0012	1	10	9.311
L	FA.TS.0013	2	10	10.371
M	FA.TS.0014	3	10	8.267
N	FA.TS.0015	4	10	9.400
O	FA.TS.0016	5	10	9.731
P	FA.TS.0017	6	10	4.960
Q	FA.TS.0018	7	10	4.960
R	FA.TS.0019	8	10	4.959
S	FA.TS.0020	9	10	4.227
T	FA.TS.0021	10	10	8.744
U	FA.TS.0022	1	11	4.761
V	FA.TS.0023	2	11	13.721
W	FA.TS.0024	3	11	12.546
X	FA.TS.0025	4	11	12.559
Y	FA.TS.0026	5	11	4.495
Z	FA.TS.0027	6	11	4.057
AA	FA.TS.0028	7	11	4.930
BB	FA.TS.0029	8	11	4.986
CC	FA.TS.0031	2	8	8.849
DD	FA.TS.0032	3	8	10.987
EE	FA.TS.0033	4	8	4.968
FF	FA.TS.0034	5	8	10.460
GG	FA.TS.0035	6	8	4.954
HH	FA.TS.0036	7	8	4.957
II	FA.TS.0037	8	8	2.796
JJ	FA.TS.0038	9	8	3.476

T 1N



UA LAND MANAGEMENT
September 2019

Photo Source : Google Earth
 Photo Date : 6/12/2017

Meridian Township Range
 F 1N 1E

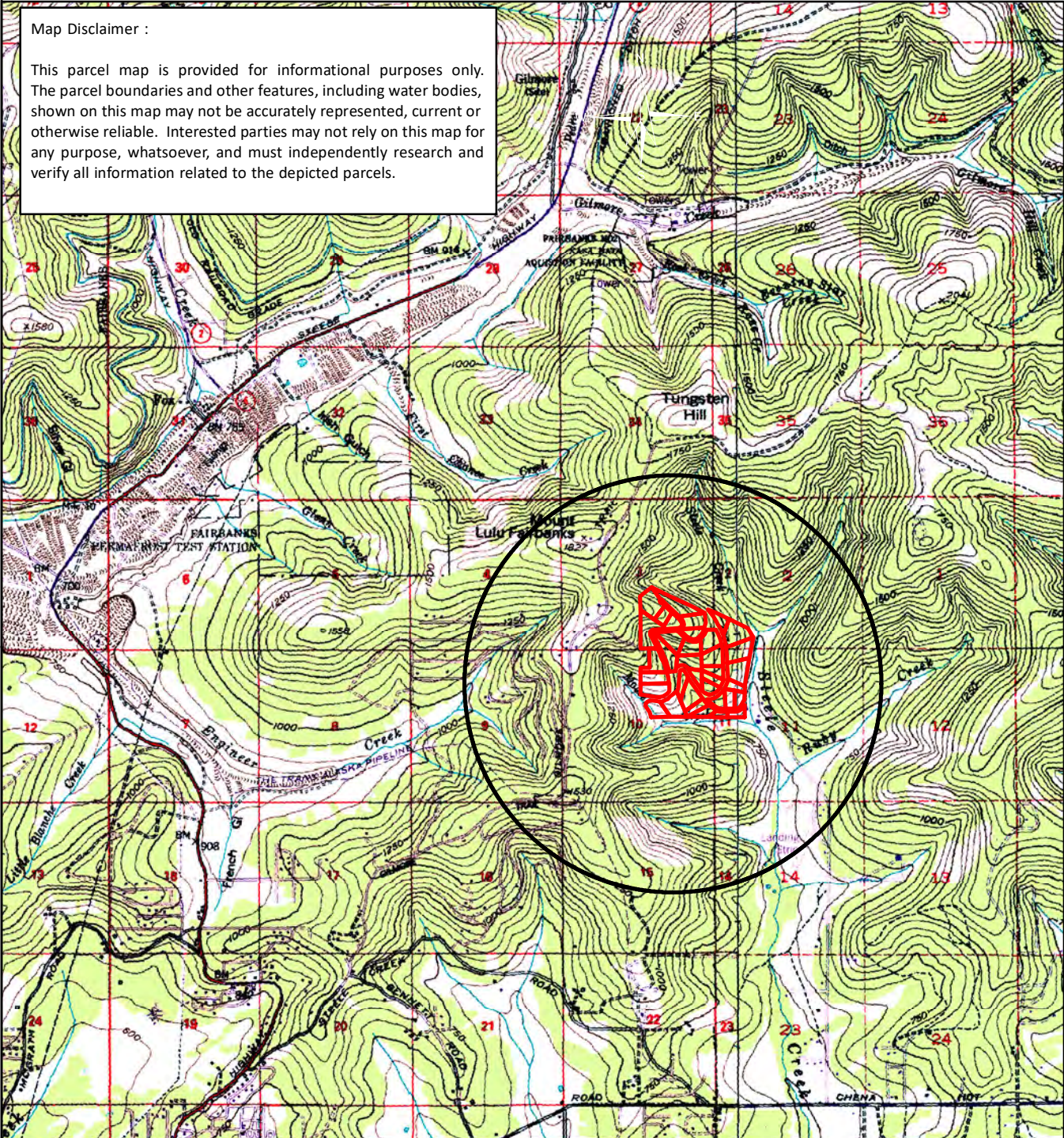
Fairbanks D-1, D-2 (USGS)

Tungsten Subdivision Parcel

R 1E

Map Disclaimer :

This parcel map is provided for informational purposes only. The parcel boundaries and other features, including water bodies, shown on this map may not be accurately represented, current or otherwise reliable. Interested parties may not rely on this map for any purpose, whatsoever, and must independently research and verify all information related to the depicted parcels.



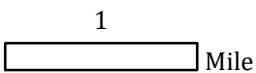
T 2N

T 1N



UA LAND MANAGEMENT
September 2019

Meridian Township Range
F 1N 1E



Fairbanks D-1, D-2 (USGS)

University of Alaska Land Management

www.UALand.com

Vista Gold Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**FAIRBANKS, ALASKA
TOWNSHIP 1 NORTH, RANGE 2 WEST,
SECTION 1, FAIRBANKS MERIDIAN
PLAT NO. 85-281
FAIRBANKS RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is currently offering three lots for sale in Vista Gold Subdivision, approximately 13.5 miles north of Downtown Fairbanks. Access to the subdivision can be reached via Pandora Drive at 6-mile Goldstream Road. The lots are located on Green Leaf Road and September Court.

The lots are generally level with a mixture of spruce, birch and aspen, and may have view potential. Power and telephone service is available on adjacent lots, but has not been extended directly to the lots. Interested parties are encouraged to contact Golden Valley Electric Association and phone providers to determine costs associated with connecting to electric and phone service.

The western boundary of Lots 2 and 3, Block F adjoin a platted and constructed 20 foot wide non-motorized recreational trail. The lots are zoned Rural Estate 2 (RE-2). Protective covenants apply to all lots in this subdivision. Copies are available above, or at the Land Management offices in Anchorage or Fairbanks.

All lots will be sold at or above fair market value.

This notice is effective until all lots are sold

Interested parties should thoroughly inspect these lots prior to submitting offers to ensure that the lots are suitable for the party's intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental

Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Vista Gold Subdivision, 1st Addition plat is available at the District Recorder's office in Fairbanks (Phone: 907.452.3521) or online www.dnr.state.ak.us/records (using the "Search Menu").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	BLOCK	ACRES	PRICE
FA.GO.0009	Vista Gold Subdivision 1st Addition	2	F	2.094	\$32,000
FA.GO.0019	Vista Gold Subdivision 1st Addit	3	F	1.837	\$32,000
FA.GO.0020	Vista Gold Subdivision 1st Addit	4	F	1.896	\$32,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

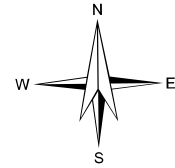
Vista Gold Subdivision Parcel

R 2W

R 1W

Map Disclaimer :

This parcel map is provided for informational purposes only. The parcel boundaries and other features, including water bodies, shown on this map may not be accurately represented, current or otherwise reliable. Interested parties may not rely on this map for any purpose, whatsoever, and must independently research and verify all information related to the depicted parcels.



T 2N

T 1N

35 31
1 6

Green Leaf Road

Pine Wood Drive

**Lot 3
Tract F
1.837 Acres**

**Lot 4
Tract F
1.896 Acres**

September Court

**Lot 2
Tract F
2.094 Acres**

Red Berry Road
Pandora Drive

Legend

Easements

- Public Utility
- Non-Motorized Recreational Trail



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 1N 2W

500

Feet

Fairbanks D-2 (USGS)

Vista Gold Subdivision Parcel

R 2W

R 1W

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T 2N

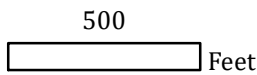
T 1N



Legend

Easements

- - - Public Utility
- - - Non-Motorized Recreational Trail



UA LAND MANAGEMENT
July 2019

Photo Source : Google Earth
Photo Date : 5/17/2015

Meridian Township Range
F 1N 2W

Fairbanks D-2 (USGS)

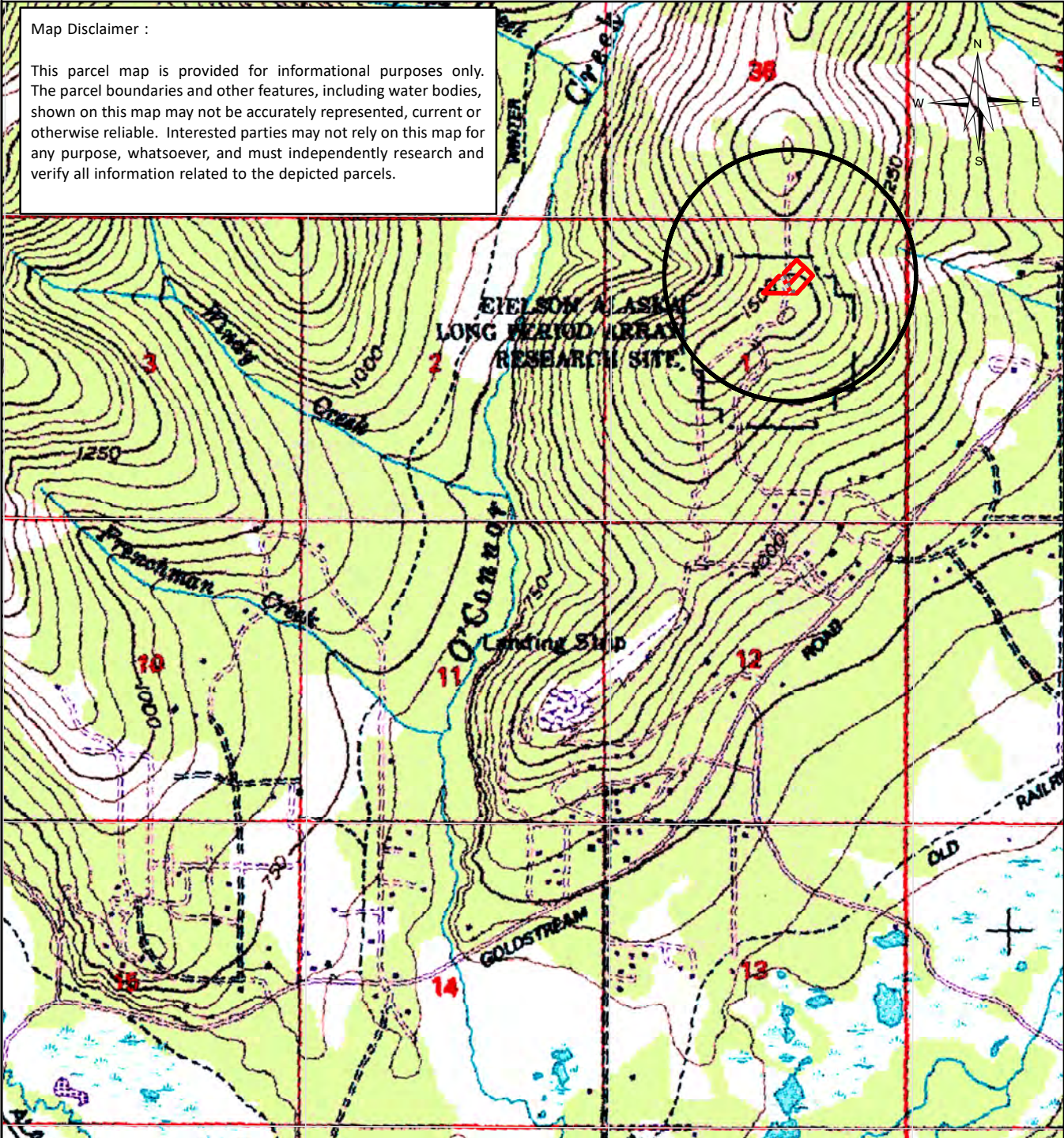
Vista Gold Subdivision Parcel

R 2W

R 1W

Map Disclaimer :

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UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 1N 2W

0.5

Mile

Fairbanks D-2 (USGS)

University of Alaska Land Management

www.UALand.com

Wood River Parcels Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**FAIRBANKS, ALASKA
TOWNSHIP 3 SOUTH, RANGE 5 WEST,
SECTION 33, FAIRBANKS MERIDIAN
FAIRBANKS AND NENANA RECORDING DISTRICTS**

DESCRIPTION

The University of Alaska is offering several parcels of land for sale on or near Wood River approximately 40 miles southwest of Fairbanks. Access to the parcels is via Wood River. One of the parcels is within the Fairbanks North Star Borough (WB.WR.0013). These parcels do not have access to public utilities. The University will reserve a fifty foot (50') wide continuous public access easement along the interior lot lines of all parcels. These parcels will also be subject to a fifty foot (50') wide continuous public access easement along the ordinary high water line of Wood River.

All parcels will be sold at or above fair market value.

This notice is effective until all parcels are sold.

Interested parties should thoroughly inspect these parcels prior to submitting an offer to ensure that the parcels are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these parcels may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below.

The price listed below is the MINIMUM PRICE.

PARCEL	LOT	ACRES	PRICE
WB.WR.0010	9	40.020	\$14,000

WB.WR.0011	10	40.020	\$14,000
WB.WR.0012	11	40.020	\$14,000
WB.WR.0013	NW4NW4	40.000	\$14,000
WB.WR.0014	N2SE4 NE4SW4 SE4NE4	160.000	\$40,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

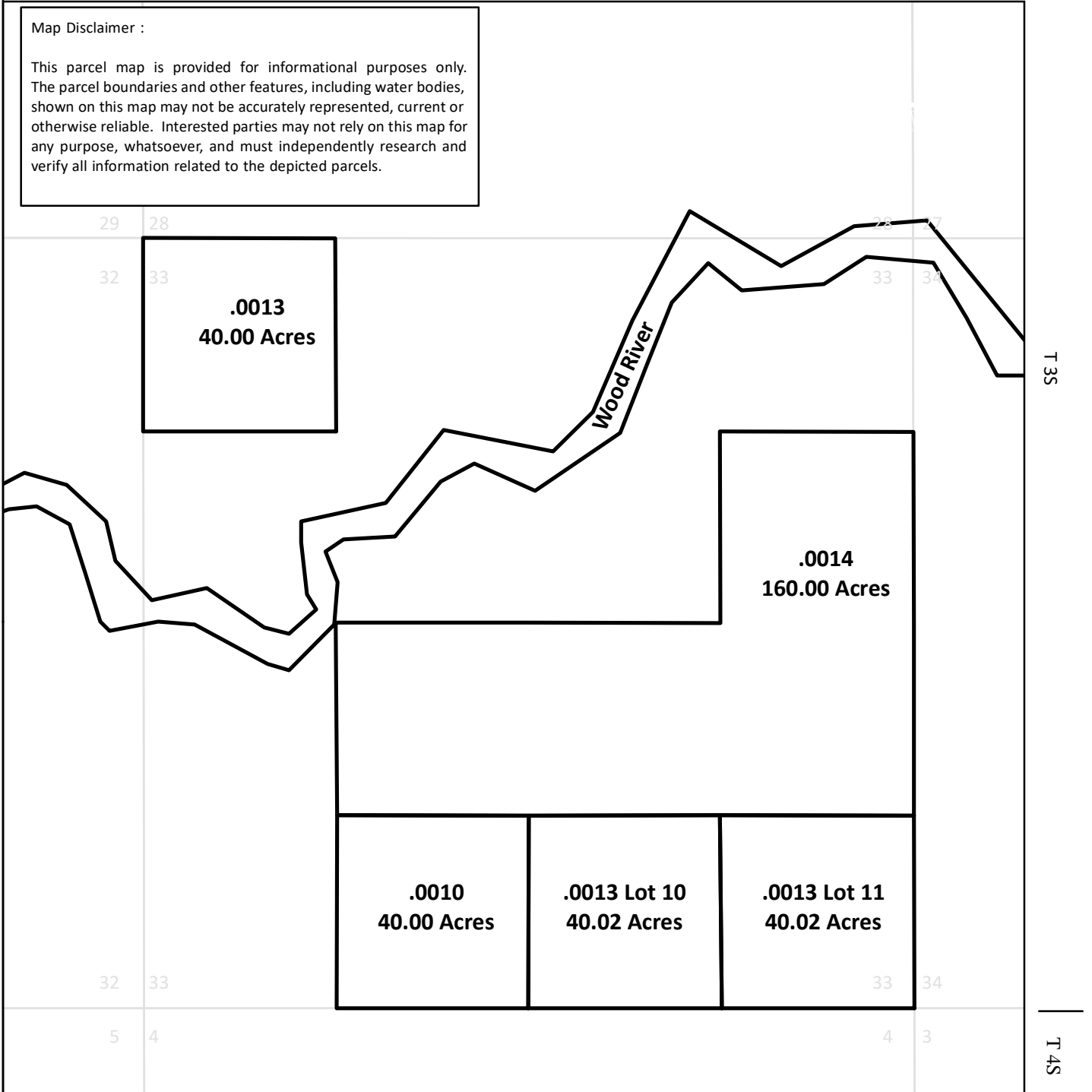
Wood River Parcels

WB.WR.XXXX

R 5W

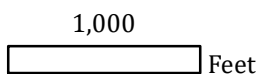
Map Disclaimer :

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UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 3S 5W



Fairbanks D-4 (USGS)

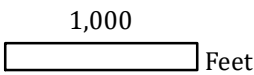
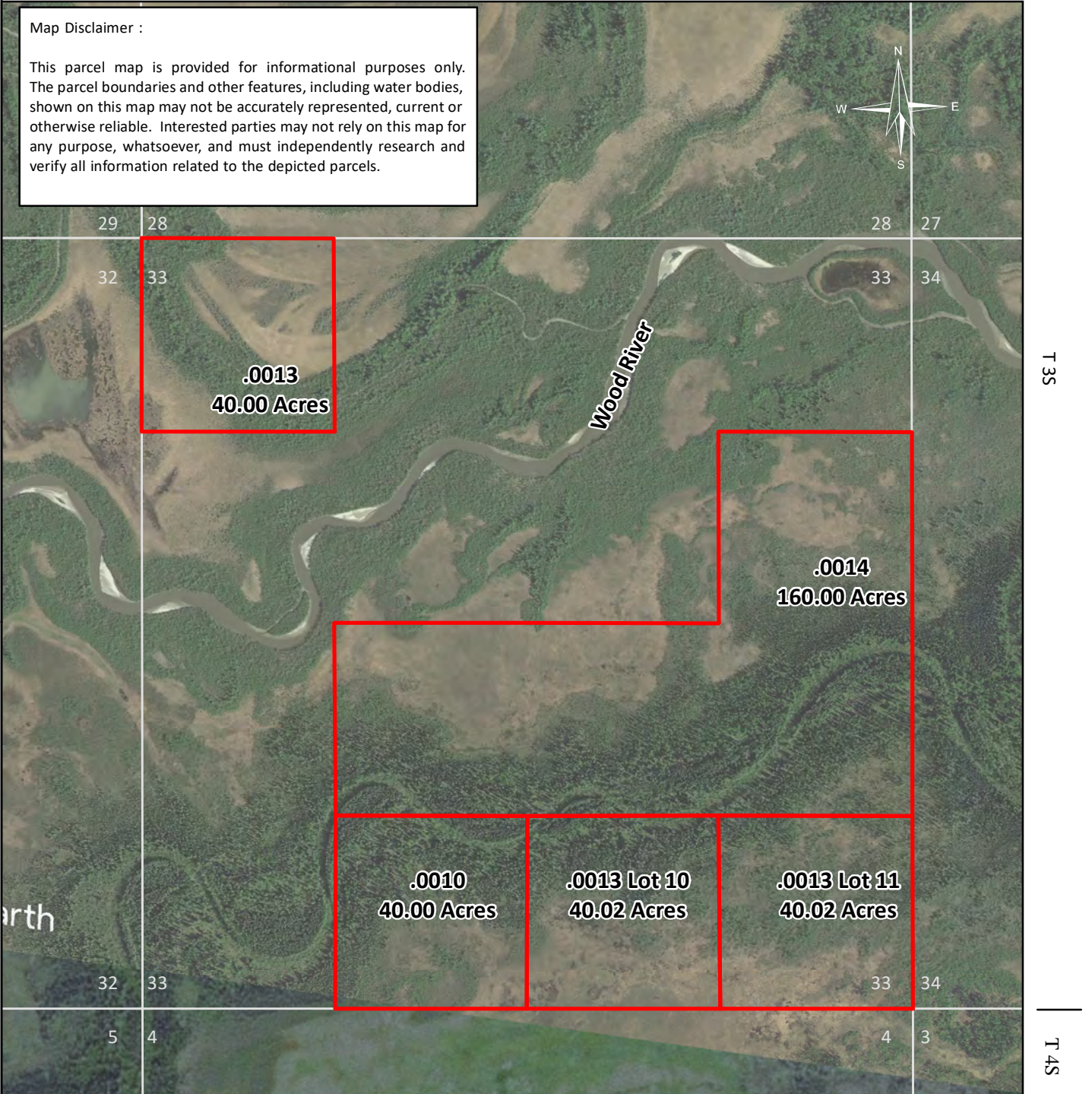
Wood River Parcels

WB.WR.XXXX

R 5W

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UA LAND MANAGEMENT
July 2019

Photo Source : Google Earth
Photo Date : 6/1/2017

Meridian Township Range
F 3S 5W

Fairbanks D-4 (USGS)

Wood River Parcels

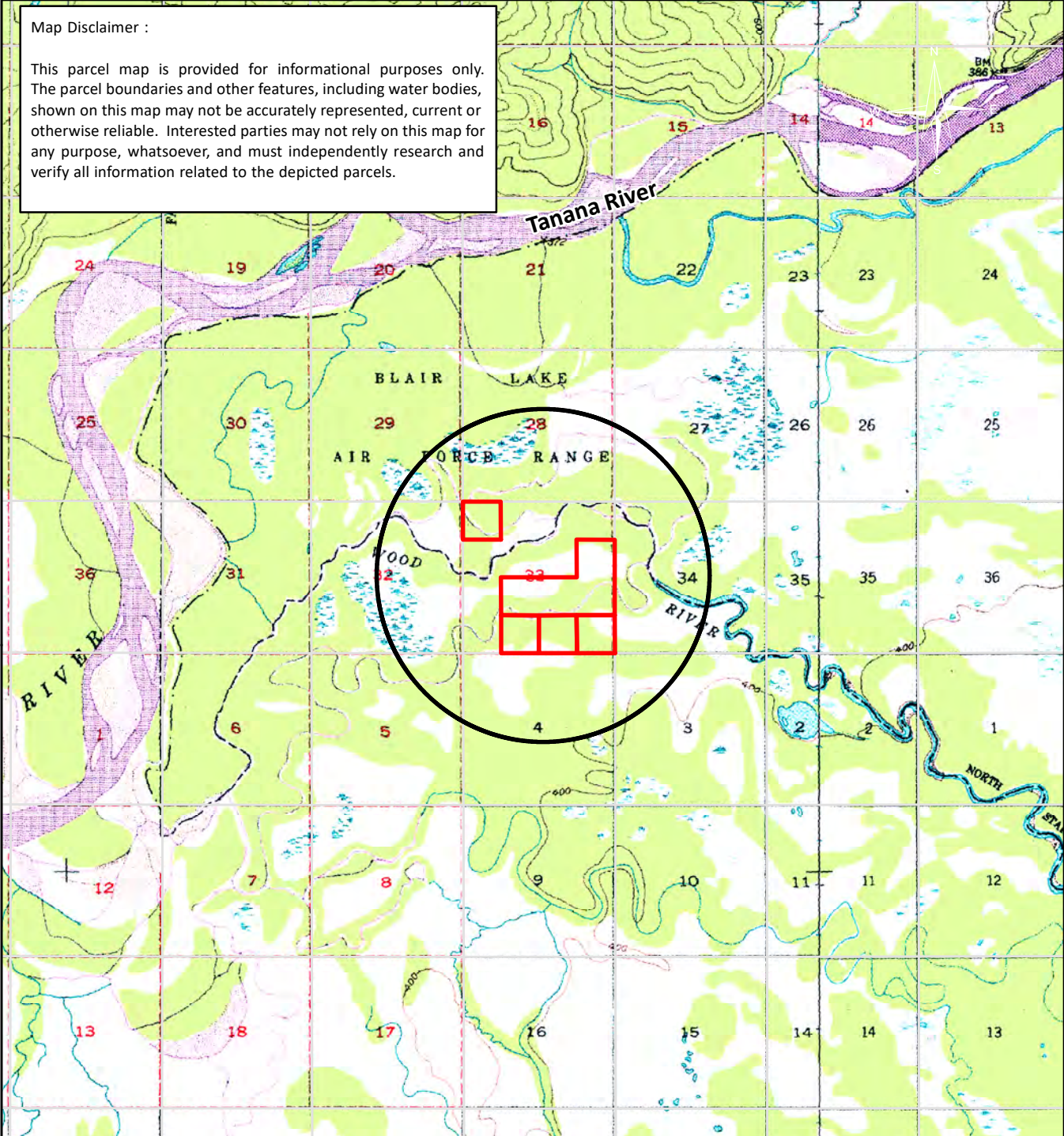
WB.WR.XXXX

R 6W

R 5W

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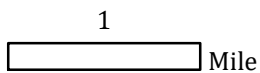
T 3S

T 4S



UA LAND MANAGEMENT
July 2019

Meridian Township Range
F 3S 5W



Fairbanks D-4 (USGS)

University of Alaska Land Management

www.UALand.com

Aspen Acres Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

COPPER CENTER, ALASKA
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SECTION 18, COPPER RIVER MERIDIAN
PLAT #2006-11
CHITINA RECORDING DISTRICT

DESCRIPTION

The Aspen Acres Subdivision is located east of the Old Richardson Highway, just south of Copper Center, adjacent to the Copper Center Airport No. 2. Lot owners intending to taxi an aircraft from the subdivision to Copper Center Airport No. 2 are required to obtain a FAA approved Boundary Crossing Permit from the Alaska Department of Transportation and Public Facilities.

These lots are located in a rural setting, approximately four miles south of the Wrangell-St. Elias National Park Service Visitor Center, a popular tourist destination. The lots are predominantly covered with birch and aspen trees with some spruce.

All lots will be sold at or above fair market value.

This notice is effective until all lots are sold.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the Federal Aviation Administration, the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Aspen Acres Subdivision, Plat #2006-11 is available at the District Recorder's office in Anchorage (Phone: 907.269.8876) or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	ACRES	PRICE
CB.AA.0003	Aspen Acres	3	1.880	\$30,000
CB.AA.0008	Aspen Acres	8	4.620	\$25,000
CB.AA.0009	Aspen Acres	9	3.950	\$25,000
CB.AA.0010	Aspen Acres	10	1.080	\$25,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Aspen Acres Subdivision Parcels

CB.AA.XXXX

R 1E

T 2N

Map Disclaimer :

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Klutina River

Old Richardson Highway

Richardson Highway

Copper Center Airstrip

CB.AA.0010
Lot 10
1.08 Acres

CB.AA.0008
Lot 8
4.62 Acres

CB.AA.0003
Lot 3
1.88 Acres

CB.AA.0009
Lot 9
3.95 Acres

Section 18

Section 19

Legend

Easements

- - - 50' Section Line
- - - - Utility
- ==== Historic Trail RST 1374

MP 100



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 2N 1E

500

Feet

Valdez D-4 (USGS)

Aspen Acres Subdivision Parcels

CB.AA.XXXX

R 1W

R 1E

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Klutina River



T 2N

Old Richardson Highway

CB.AA.0010
Lot 10
1.08 Acres

CB.AA.0008
Lot 8
4.62 Acres

Section 18

Section 19

CB.AA.0003
Lot 3
1.88 Acres

CB.AA.0009
Lot 9
3.95 Acres

Copper Center Airstrip

Legend

Easements

- 50' Section Line
- Utility
- Historic Trail - RST 1374

Richardson Highway

MP 100



500

Feet

UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
Photo Date : 9/11/2017

Meridian Township Range
C 2N 1E

Valdez D-4 (USGS)

Aspen Acres Subdivision Parcels

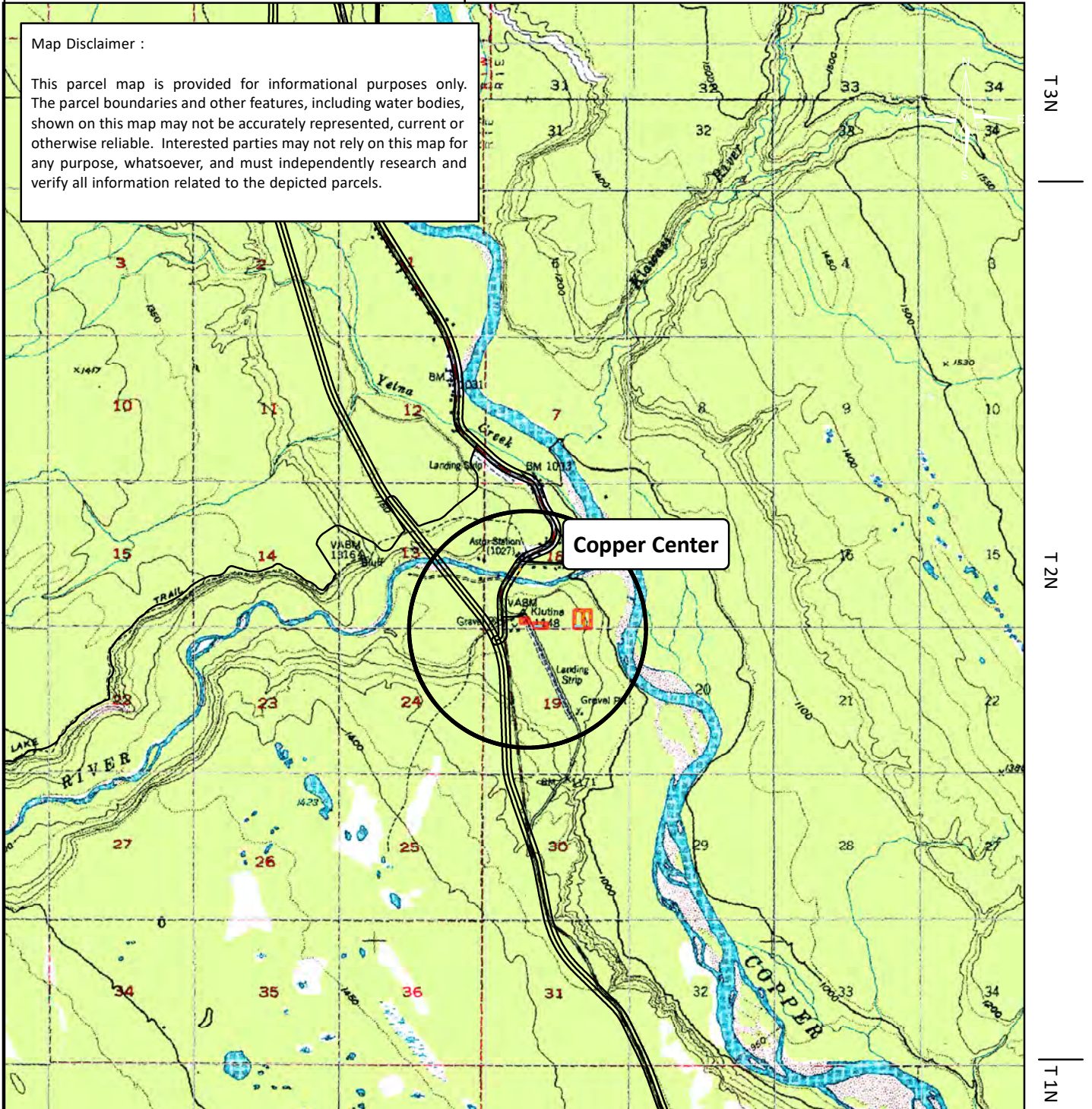
CB.AA.XXXX

R 1W

R 1E

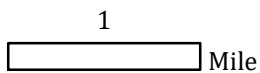
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UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 2N 1E



Valdez D-4 (USGS)

University of Alaska Land Management

www.UALand.com

Benka Lake Alaska Subdivision

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

TALKEETNA, ALASKA
TOWNSHIP 24 NORTH, RANGE 4 WEST,
SECTION 9, SEWARD MERIDIAN
PLAT NO. 85-14
TALKEETNA RECORDING DISTRICT

DESCRIPTION

The University of Alaska is offering two parcels of undeveloped land for sale, located approximately eleven miles southeast of Talkeetna. The parcels are within the Matanuska-Susitna Borough. Access is via the Parks Highway to milepost 98.7, Talkeetna Junction, then north 3.1 miles on the Talkeetna Spur Road to Yoder Road. Turn east on Yoder Road, drive 0.6 miles. The parcels are located on the north side of Yoder Road, along Lakeview Street.

The parcels are generally level and wooded. Utilities have not been extended to the parcels.

Interested parties are encouraged to contact Matanuska Electric Association and other utility and service providers to determine costs associated with connecting to these services.

The parcels will be sold at or above fair market value.

This notice is effective until the parcels are sold.

Interested parties should thoroughly inspect these parcels prior to submitting an offer to ensure that the parcels are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these parcels may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Benka Lake Alaska Subdivision, Plat #85-14 is available at the District Recorder's office in Anchorage (Phone: 907.269.8876), or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LEGAL	ACRES	PRICE
US.BL.0012	Benka Lake Alaska	<u>Section 9</u> : Portion of Tract F within the E2	46.137	\$139,000
US.BL.0013	Benka Lake Alaska	Tract E	71.440	\$176,500

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Benka Lake Alaska Subdivision Parcels

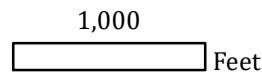
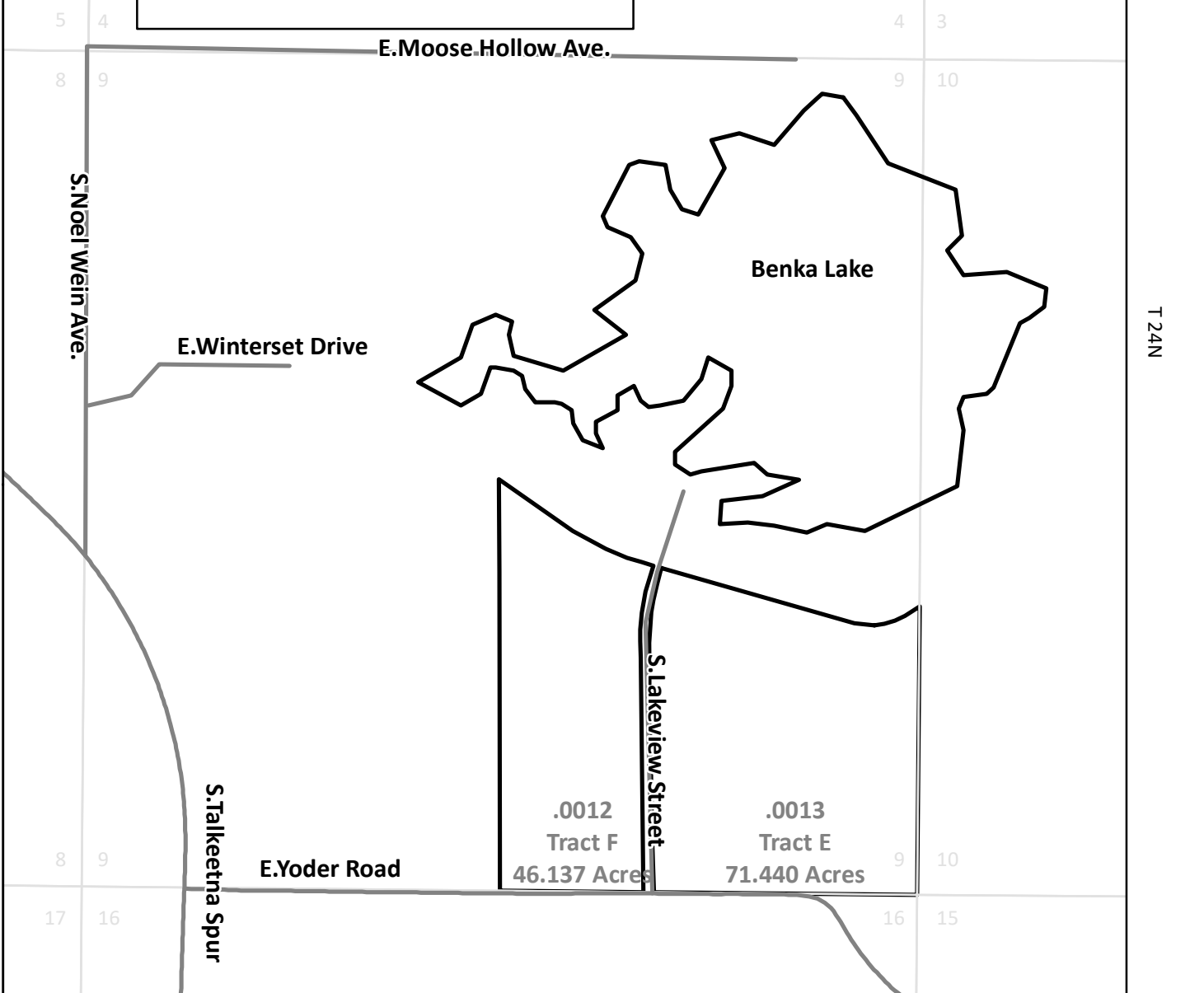
US.BL.XXXX

R 5W

R 4W

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UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 24N 4W

Talkeetna A-1
Talkeetna Mtn A-6 (USGS)

Benka Lake Alaska Subdivision Parcels

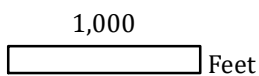
US.BL.XXXX

R 5W

R 4W

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UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
 Photo Date : 5/30/2017

Meridian Township Range
 S 24N 4W

Talkeetna A-1
 Talkeetna Mtn A-6 (USGS)

Benka Lake Alaska Subdivision Parcels

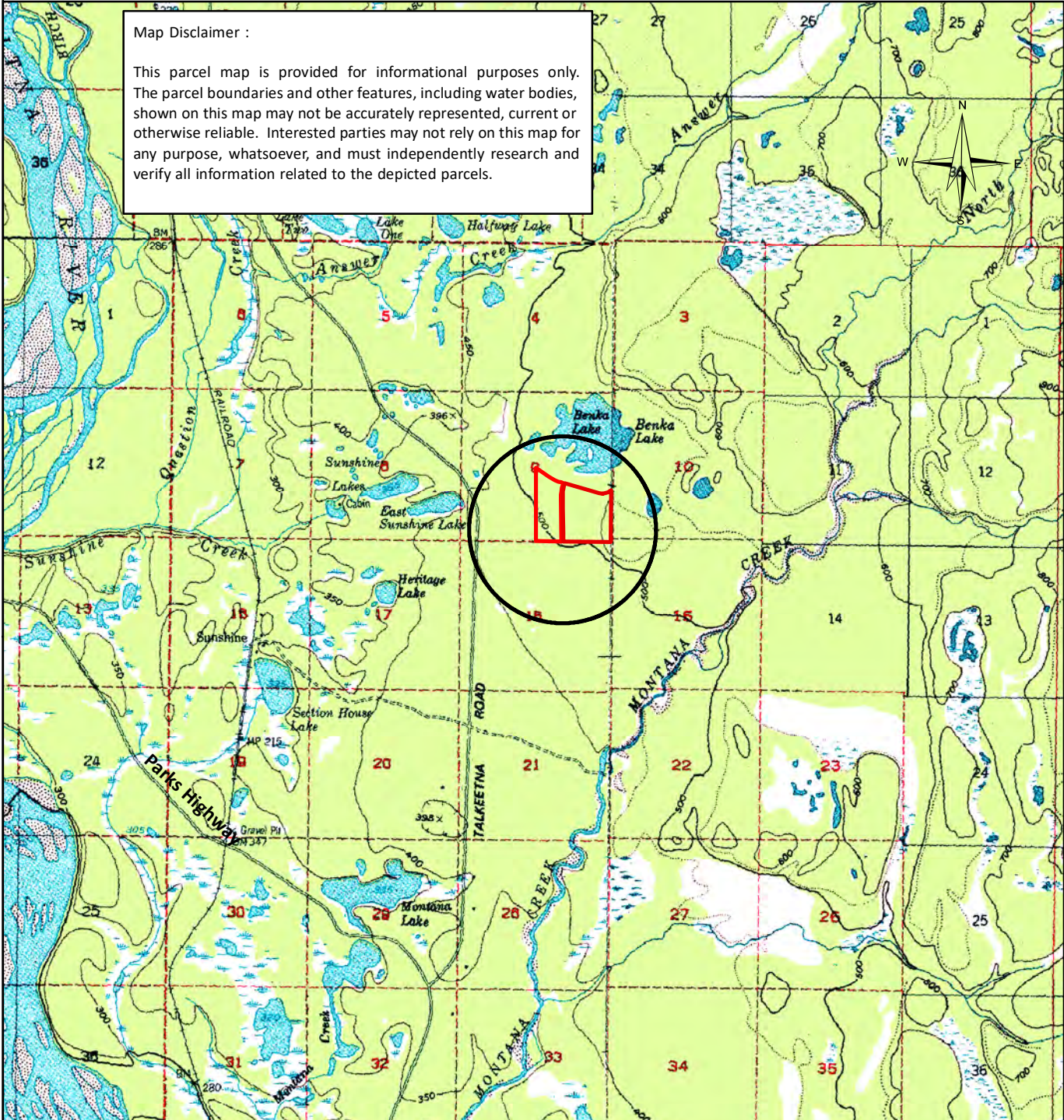
US.BL.XXXX

R 5W

R 4W

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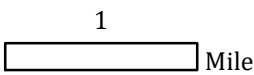
T 25N

T 24N



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 24N 4W



Talkeetna A-1
Talkeetna Mtn A-6 (USGS)

University of Alaska Land Management

www.UALand.com

Copper Flats Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

COPPER CENTER, ALASKA
T3N, R1W, SEC. 23, COPPER RIVER MERIDIAN
ALASKA STATE LAND SURVEY
("ASLS") 81-187
CHITINA RECORDING DISTRICT

DESCRIPTION

The University of Alaska is offering several lots/tracts for sale in the Copper Flats Subdivision. This is a platted but undeveloped subdivision located along the south bank of the Copper River near the mouth of the Tazlina River. Many of the lots in Block 2 are river front lots which are subject to a 300' public use and access easement, while others in Blocks 2 and 4 have a commanding view of the Copper River from a bluff. Road access is not provided into this subdivision and no utilities are available. Section line access is available along the southern and eastern portion of the subdivision. Lots in this subdivision may also be accessible by water.

The lots/tracts will be sold at or above fair market value.

This notice is effective until all lots/tracts are sold.

Interested parties should thoroughly inspect these lots/tracts prior to submitting an offer to ensure that the lots/tracts are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots/tracts may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below.

The price listed below is the **MINIMUM PRICE**.

PARCEL	SUBDIVISION	LOT	BLOCK	ACRES	PRICE
CB.CF.0003	Copper Flats Subd.	1	2	3.988	\$15,700
CB.CF.0004	Copper Flats Subd.	2	2	4.005	\$15,700
CB.CF.0005	Copper Flats Subd.	3	2	4.007	\$15,700
CB.CF.0006	Copper Flats Subd.	4	2	4.008	\$15,700
CB.CF.0007	Copper Flats Subd.	5	2	3.932	\$15,400
CB.CF.0008	Copper Flats Subd.	6	2	3.872	\$15,200
CB.CF.0009	Copper Flats Subd.	7	2	3.877	\$15,200
CB.CF.0010	Copper Flats Subd.	8	2	4.556	\$17,900
CB.CF.0011	Copper Flats Subd.	9	2	3.567	\$14,000
CB.CF.0012	Copper Flats Subd.	10	2	3.570	\$14,000
CB.CF.0013	Copper Flats Subd.	11	2	3.747	\$14,700
CB.CF.0014	Copper Flats Subd.	12	2	3.792	\$9,900
CB.CF.0015	Copper Flats Subd.	13	2	2.776	\$7,300
CB.CF.0016	Copper Flats Subd.	14	2	3.107	\$8,100
CB.CF.0017	Copper Flats Subd.	15	2	3.107	\$8,100
CB.CF.0018	Copper Flats Subd.	16	2	4.014	\$10,500
CB.CF.0019	Copper Flats Subd.	17	2	3.901	\$10,200
CB.CF.0020	Copper Flats Subd.	18	2	3.901	\$10,200
CB.CF.0021	Copper Flats Subd.	19	2	3.901	\$10,200
CB.CF.0022	Copper Flats Subd.	20	2	3.901	\$10,200
CB.CF.0023	Copper Flats Subd.	21	2	4.152	\$10,900
CB.CF.0024	Copper Flats Subd.	22	2	4.575	\$12,000
CB.CF.0025	Copper Flats Subd.	23	2	4.385	\$11,500
CB.CF.0026	Copper Flats Subd.	24	2	4.385	\$11,500
CB.CF.0027	Copper Flats Subd.	25	2	4.792	\$12,500

CB.CF.0028	Copper Flats Subd.	1	3	4.645	\$12,100
CB.CF.0029	Copper Flats Subd.	2	3	4.778	\$12,500
CB.CF.0030	Copper Flats Subd.	3	3	4.775	\$12,500
CB.CF.0031	Copper Flats Subd.	4	3	4.782	\$12,500
CB.CF.0032	Copper Flats Subd.	5	3	4.652	\$12,100
CB.CF.0033	Copper Flats Subd.	6	3	4.650	\$12,100
CB.CF.0034	Copper Flats Subd.	7	3	4.521	\$11,800
CB.CF.0035	Copper Flats Subd.	8	3	4.512	\$11,800
CB.CF.0036	Copper Flats Subd.	9	3	4.522	\$11,800
CB.CF.0037	Copper Flats Subd.	1	4	3.312	\$8,700
CB.CF.0038	Copper Flats Subd.	2	4	3.312	\$8,700
CB.CF.0039	Copper Flats Subd.	3	4	3.312	\$8,700
CB.CF.0040	Copper Flats Subd.	4	4	3.312	\$8,700
CB.CF.0041	Copper Flats Subd.	5	4	5.000	\$13,000
CB.CF.0042	Copper Flats Subd.	6	4	5.000	\$13,000
CB.CF.0043	Copper Flats Subd.	7	4	5.000	\$13,000
CB.CF.0044	Copper Flats Subd.	8	4	5.000	\$13,000
CB.CF.0045	Copper Flats Subd.	9	4	3.312	\$8,700
CB.CF.0046	Copper Flats Subd.	10	4	3.312	\$8,700
CB.CF.0047	Copper Flats Subd.	11	4	3.312	\$8,700
CB.CF.0048	Copper Flats Subd.	12	4	3.330	\$8,700

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Copper Flats Subdivision Parcels

CB.CF.XXXX

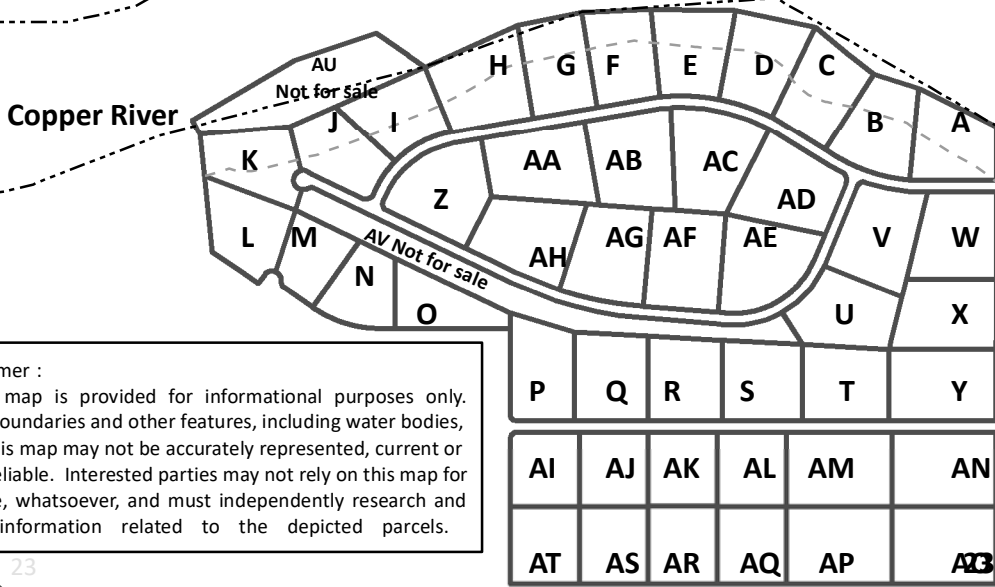
R 1W

Property	Lot	Block	Acres	Property	Lot	Block	Acres		
A	CB.CF.0003	1	2	3.988	Y	CB.CF.0027	25	2	4.752
B	CB.CF.0004	2	2	4.005	Z	CB.CF.0028	1	3	4.645
C	CB.CF.0005	3	2	4.007	AA	CB.CF.0029	2	3	4.778
D	CB.CF.0006	4	2	4.008	AB	CB.CF.0030	3	3	4.775
E	CB.CF.0007	5	2	3.932	AC	CB.CF.0031	4	3	4.782
F	CB.CF.0008	6	2	3.872	AD	CB.CF.0032	5	3	4.652
G	CB.CF.0009	7	2	3.877	AE	CB.CF.0033	6	3	4.650
H	CB.CF.0010	8	2	4.556	AF	CB.CF.0034	7	3	4.521
I	CB.CF.0011	9	2	3.567	AG	CB.CF.0035	8	3	4.512
J	CB.CF.0012	10	2	3.570	AH	CB.CF.0036	9	3	4.522
K	CB.CF.0013	11	2	3.747	AI	CB.CF.0037	1	4	3.312
L	CB.CF.0014	12	2	3.792	AJ	CB.CF.0038	2	4	3.312
M	CB.CF.0015	13	2	2.776	AK	CB.CF.0039	3	4	3.320
N	CB.CF.0016	14	2	3.107	AL	CB.CF.0040	4	4	3.312
O	CB.CF.0017	15	2	3.107	AM	CB.CF.0041	5	4	5.000
P	CB.CF.0018	16	2	4.014	AN	CB.CF.0042	6	4	5.000
Q	CB.CF.0019	17	2	3.901	AO	CB.CF.0043	7	4	5.000
R	CB.CF.0020	18	2	3.901	AP	CB.CF.0044	8	4	5.000
S	CB.CF.0021	19	2	3.901	AQ	CB.CF.0045	9	4	3.312
T	CB.CF.0022	20	2	3.901	AR	CB.CF.0046	10	4	3.312
U	CB.CF.0023	21	2	4.152	AS	CB.CF.0047	11	4	3.312
V	CB.CF.0024	22	2	4.575	AT	CB.CF.0048	12	4	3.330
W	CB.CF.0025	23	2	4.385	AU	CB.CF.0050	Tract B	2.651	
X	CB.CF.0026	24	2	4.385	AV	CB.CF.0051	Tract C	7.902	

Legend

Easements

--- 300' Public Use and Access



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1,000
 Feet

UA LAND MANAGEMENT
 October 2019

Meridian Township Range
 C 3N 1W

Gulkana A-3 (USGS)

Copper Flats Subdivision Parcels

CB.CF.XXXX

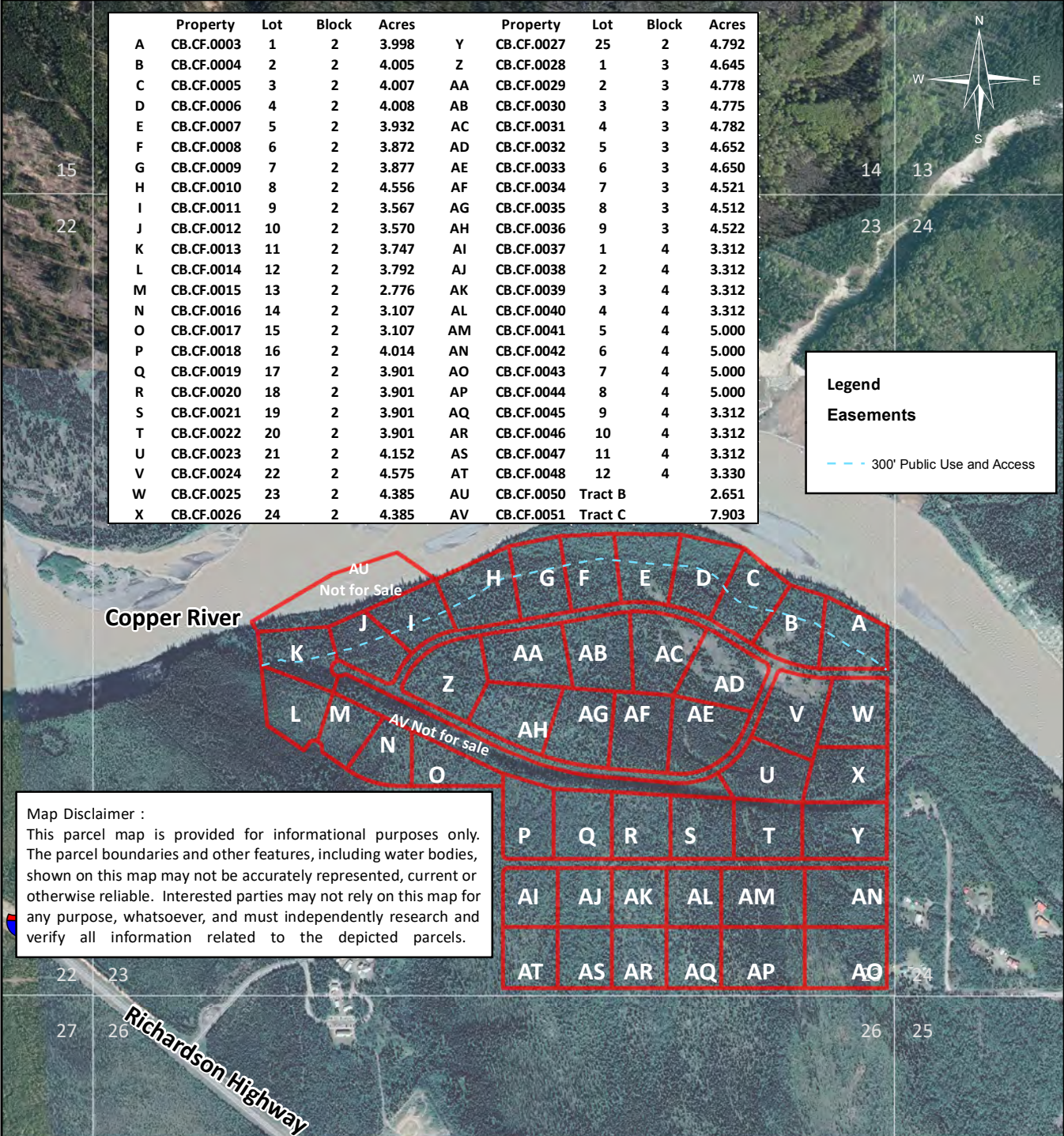
R 1W

Property	Lot	Block	Acres	Property	Lot	Block	Acres		
A	CB.CF.0003	1	2	3.998	Y	CB.CF.0027	25	2	4.792
B	CB.CF.0004	2	2	4.005	Z	CB.CF.0028	1	3	4.645
C	CB.CF.0005	3	2	4.007	AA	CB.CF.0029	2	3	4.778
D	CB.CF.0006	4	2	4.008	AB	CB.CF.0030	3	3	4.775
E	CB.CF.0007	5	2	3.932	AC	CB.CF.0031	4	3	4.782
F	CB.CF.0008	6	2	3.872	AD	CB.CF.0032	5	3	4.652
G	CB.CF.0009	7	2	3.877	AE	CB.CF.0033	6	3	4.650
H	CB.CF.0010	8	2	4.556	AF	CB.CF.0034	7	3	4.521
I	CB.CF.0011	9	2	3.567	AG	CB.CF.0035	8	3	4.512
J	CB.CF.0012	10	2	3.570	AH	CB.CF.0036	9	3	4.522
K	CB.CF.0013	11	2	3.747	AI	CB.CF.0037	1	4	3.312
L	CB.CF.0014	12	2	3.792	AJ	CB.CF.0038	2	4	3.312
M	CB.CF.0015	13	2	2.776	AK	CB.CF.0039	3	4	3.312
N	CB.CF.0016	14	2	3.107	AL	CB.CF.0040	4	4	3.312
O	CB.CF.0017	15	2	3.107	AM	CB.CF.0041	5	4	5.000
P	CB.CF.0018	16	2	4.014	AN	CB.CF.0042	6	4	5.000
Q	CB.CF.0019	17	2	3.901	AO	CB.CF.0043	7	4	5.000
R	CB.CF.0020	18	2	3.901	AP	CB.CF.0044	8	4	5.000
S	CB.CF.0021	19	2	3.901	AQ	CB.CF.0045	9	4	3.312
T	CB.CF.0022	20	2	3.901	AR	CB.CF.0046	10	4	3.312
U	CB.CF.0023	21	2	4.152	AS	CB.CF.0047	11	4	3.312
V	CB.CF.0024	22	2	4.575	AT	CB.CF.0048	12	4	3.330
W	CB.CF.0025	23	2	4.385	AU	CB.CF.0050	Tract B	2.651	
X	CB.CF.0026	24	2	4.385	AV	CB.CF.0051	Tract C	7.903	

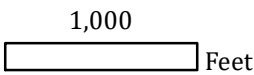
Legend

Easements

--- 300' Public Use and Access



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UA LAND MANAGEMENT
October 2019

Photo Source : Google Earth
 Photo Date : 6/13/2019

Meridian Township Range
 C 3N 1W

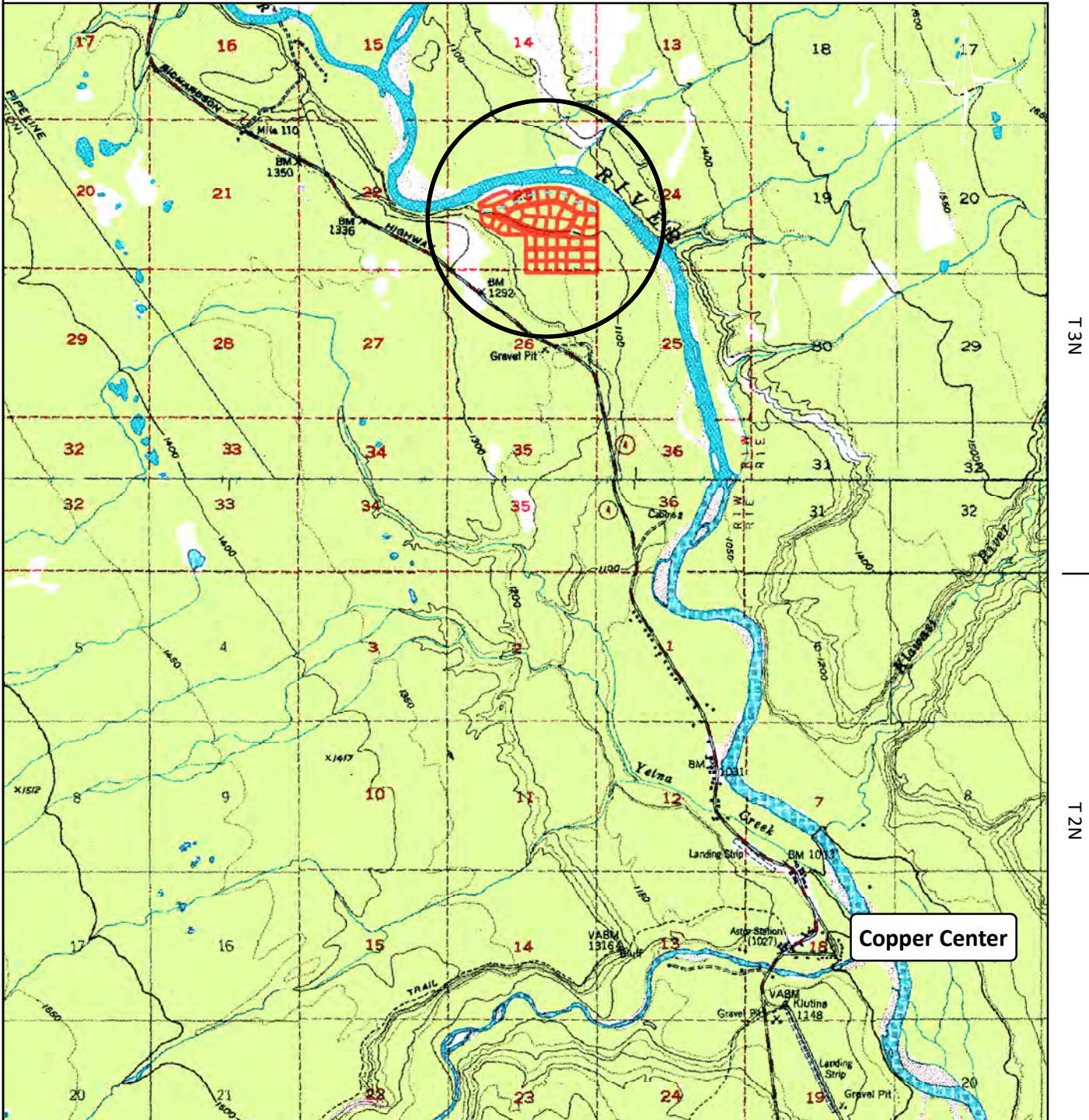
Gulkana A-3 (USGS)

Copper Flats Subdivision Parcels

CB.CF.XXXX

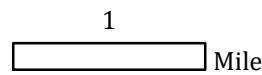
R 1W

R 1E



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 3N 1W



Gulkana A-3 (USGS)

University of Alaska Land Management

www.UALand.com

Houston Parcel

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**HOUSTON, ALASKA
TOWNSHIP 18 NORTH, RANGE 3 WEST,
SECTION 18
SEWARD MERIDIAN
PALMER RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering a parcel of undeveloped land for sale, consisting primarily of wetlands, located at approximately mile 60 of the Parks Highway in Houston, Alaska.

The Houston Parcel is within the Matanuska Susitna Borough and the city limits of Houston. The Alaska Railroad (“ARR”) right-of-way bisects the northern portion of the Houston Parcel. The portion of the Houston Parcel that lies south of the ARR tracks contains a meandering slough and many small ponds which will prevent foot access or future road access from the south. There is legal access to the northern portion of the Houston Parcel via the Parks Highway and the section line easement that borders the west side of the Houston Parcel. This access is extremely limited by densely populated trees and ground cover and no constructed roads. Access to the Parks Highway will require permitting from the State of Alaska, Department of Transportation and Public Facilities (“DOTPF”). There is a narrow gravel trail that can be accessed via the adjacent parcel; however, legal access to the adjacent parcel will need to be obtained from the current owner. Legal access across the ARR right-of-way will need to be secured before travel between the north and south portions of the Houston Parcel can occur.

Interested parties are encouraged to contact Matanuska Electric Association and other utility and service providers to determine costs associated with connecting to these services.

The parcel will be sold at or above fair market value.

This notice is effective until the parcel is sold.

Interested parties should thoroughly inspect this parcel prior to submitting an offer to ensure that the parcel is suitable for the party’s intended use and to determine all permitting requirements related to that intended use. Additional information regarding this parcel may be available from local, state and

federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review below. A copy of the master title plat (s18n3w) is available online at the Bureau of Land Management <https://sdms.ak.blm.gov/sdms/> (using the "Master Title Plats" search).

The price listed below is the MINIMUM PRICE.

PARCEL	AREA	LEGAL	ACRES	PRICE
MS.CP.0003	Portion of Sec. 18: NE4SW4, and Lots 3 and 4	Houston T18N R3W	109.760	\$77,500

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Houston Parcel

MS.CP.0003
109.76 Acres

R 4W

R 3W

Legend

- — Alaska Railroad Buffer
- +— Infrastructure_Railroad

12 7

13 18

13 18

24 19

T 18N

MP 61

Parks Highway

Alaska Railroad

MP 60

Map Disclaimer :

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UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 18N 3W

1,000

Feet

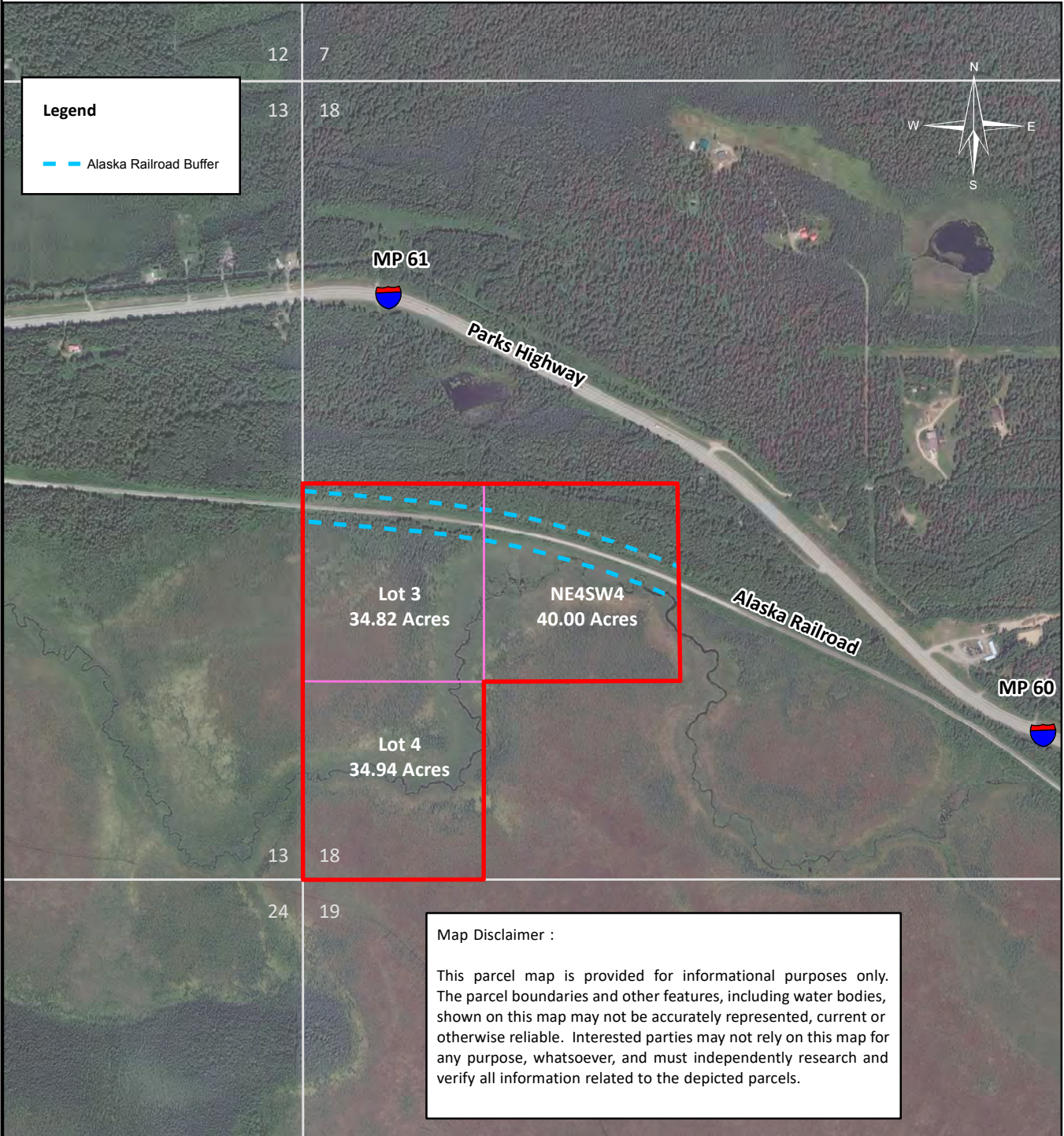
Anchorage C-81 (USGS)

Houston Parcel

MS.CP.0003
109.76 Acres

R 4W

R 3W



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 18N 3W

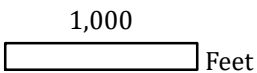


Photo Source : Google Earth
Photo Date : 7/30/2018

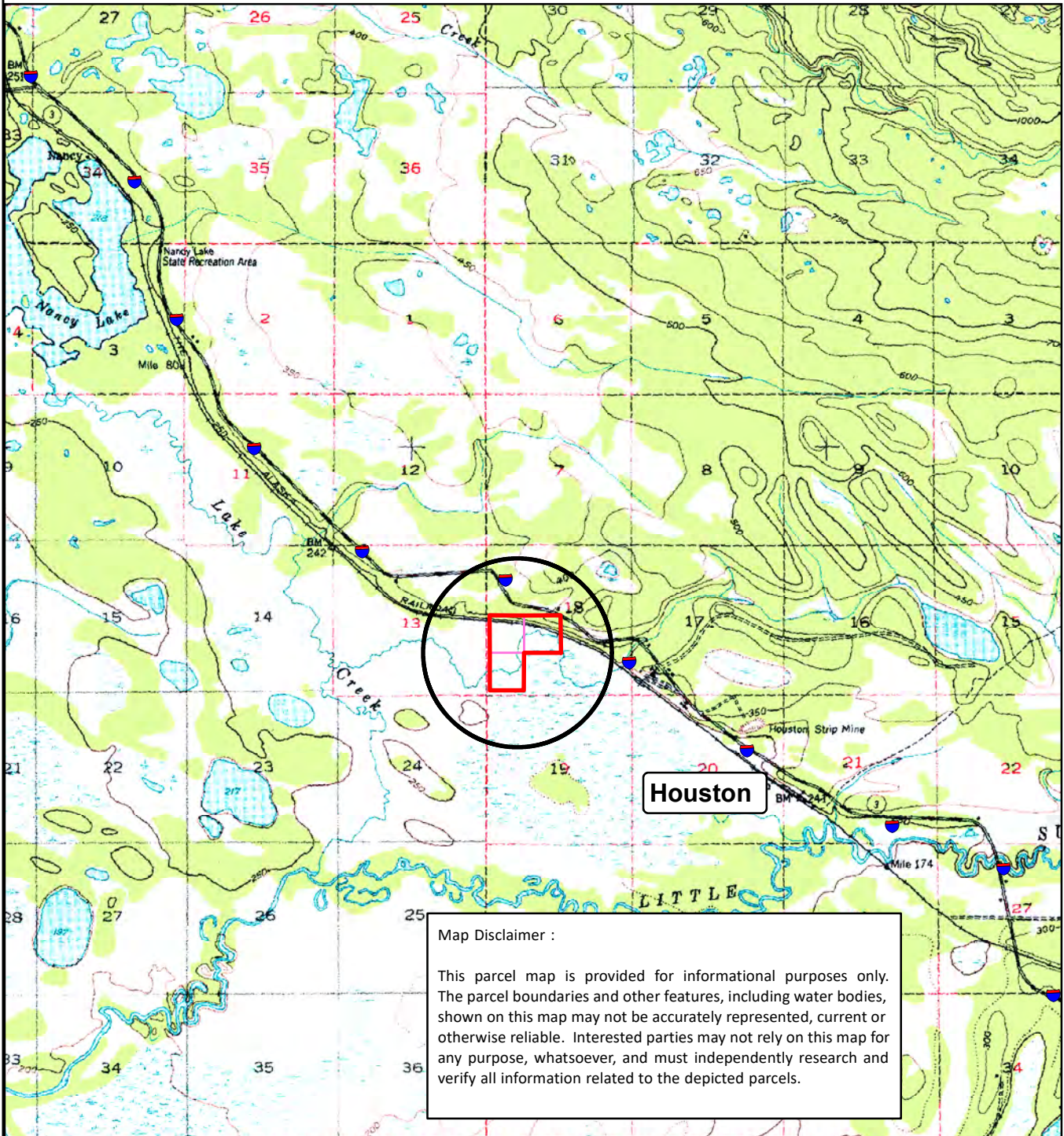
Anchorage C-81 (USGS)

Houston Parcel

MS.CP.0003
109.76 Acres

R 4W

R 3W



T 18N

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UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 18N 3W

1
Mile

Anchorage C-81 (USGS)

University of Alaska Land Management

www.UALand.com

Kasilof Parcels

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**KASILOF, ALASKA
TOWNSHIP 2 NORTH, RANGE 11 WEST,
SECTION 18, SEWARD MERIDIAN
RECORD OF SURVEY, PLAT #2010-36
KENAI RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is currently offering several lots for sale on Crooked Creek Road, approximately 4 miles south of Kasilof. To access the parcels from Kasilof, travel south on the Sterling Highway, then turn east (left) onto Johnson Lake Loop Road (near MP 110). Travel less than $\frac{1}{4}$ mile, then turn south (right) onto Crooked Creek Road. The Kasilof Parcels are located approximately $2\frac{1}{4}$ miles down Crooked Creek Road, starting just past Running Water Avenue. The lots generally straddle Crooked Creek Road.

The lots are located within the Kenai Peninsula Borough and are generally level to gently sloping with a mixture of hardwood and spruce trees.

The lots were recently surveyed and are depicted on a Record of Survey, Plat #2010-36 that is recorded in the Kenai Recording District. To allow continued public use of Crooked Creek Road right-of-way, the Kasilof Parcels will be conveyed subject to the following reservation:

Subject to: The right of the public to use that area depicted on EXHIBIT A hereto for the purposes of constructing, reconstructing, maintaining, repairing, operating, improving, and accessing public roads, walkways, trails, utilities and ancillary facilities related thereto.

The "Exhibit A" drawings that will be used to close the sale of these lots will be in substantially the same form as the individual lot depictions attached to this Kasilof Parcels Disposal Plan.

Interested parties should thoroughly inspect these parcels prior to submitting an offer to ensure that the parcels are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these parcels may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Record of Survey, Plat #2010-36 is available at the District Recorder's office in Kenai (Phone: 907.283.3118), or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	AREA	LOT	ACRES	PRICE
KN.KS.0032	9	Kasilof	3.852	\$30,000
KN.KS.0033	10	Kasilof	3.860	\$30,000
KN.KS.0034	11	Kasilof	3.867	\$24,000
KN.KS.0035	12	Kasilof	3.874	\$20,000
KN.KS.0036	13	Kasilof	3.881	\$20,000
KN.KS.0037	14	Kasilof	3.889	\$24,000

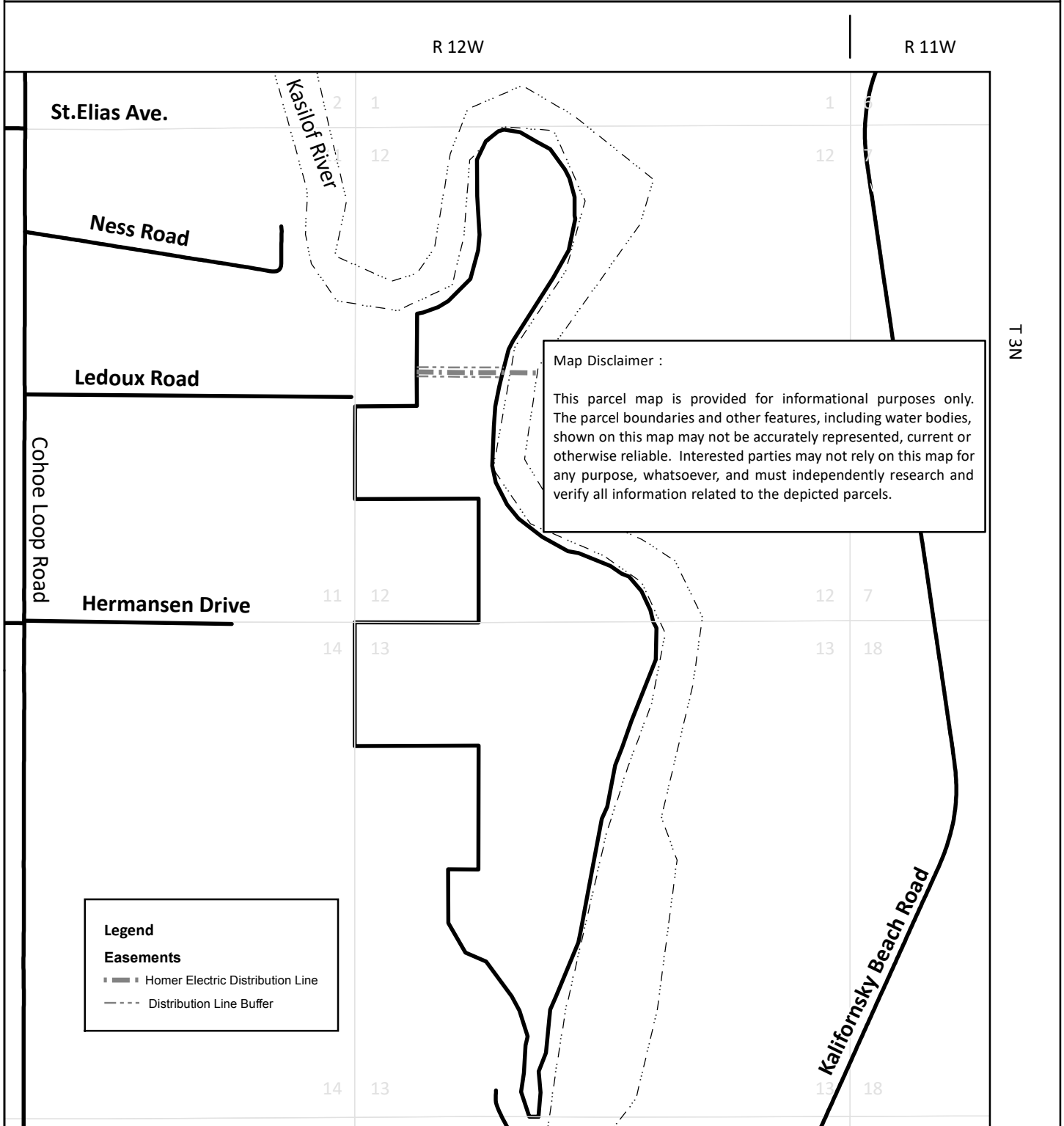
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- Cash Sale - Quitclaim Deed

Kasilof River Parcel

KN.KS.0002
308.91 Acres



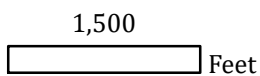
Map Disclaimer :
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Legend
Easements
 ■ Homer Electric Distribution Line
 - - - Distribution Line Buffer



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 3N 12W



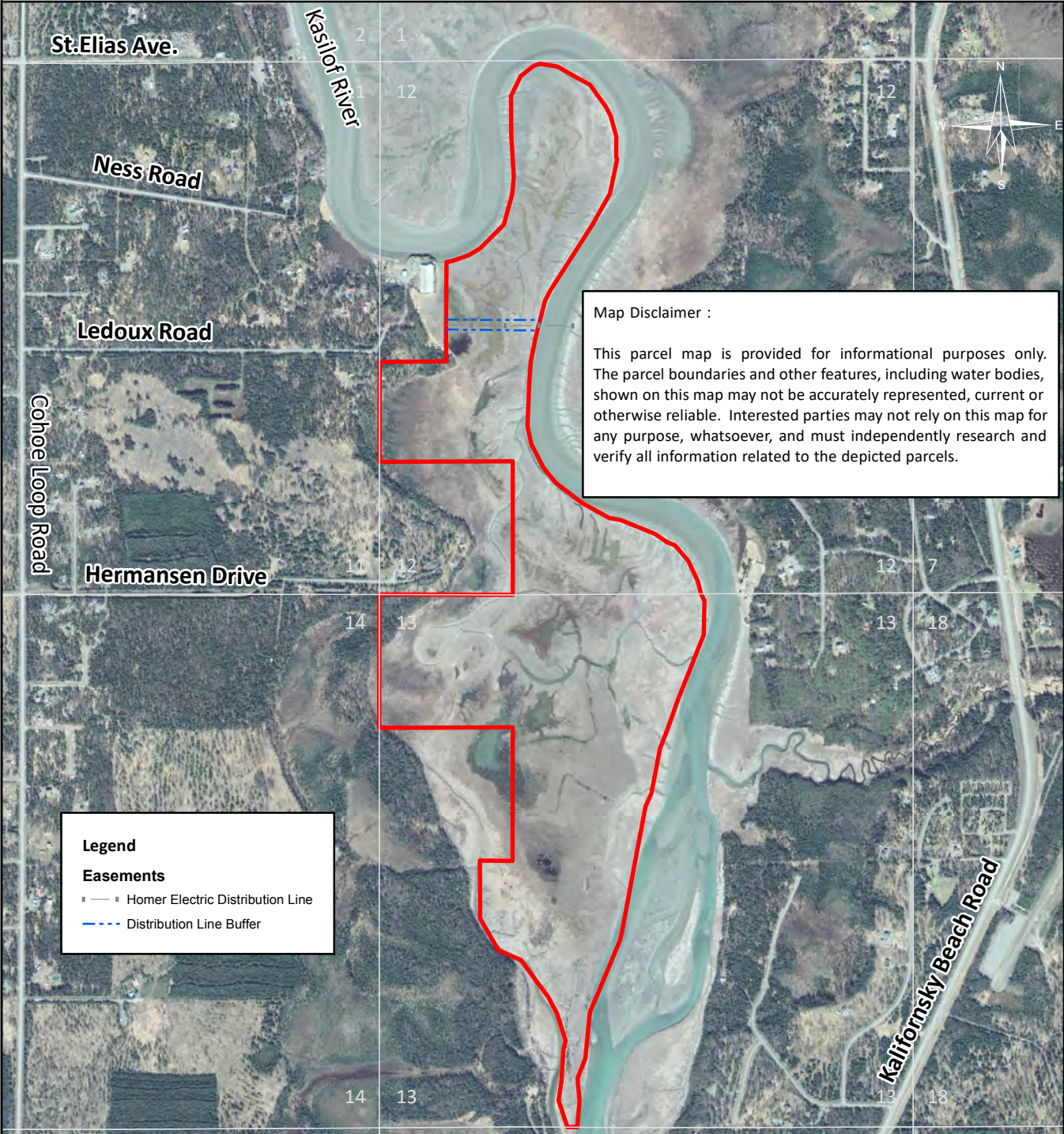
Kenai B-4 (USGS)

Kasilof River Parcel

KN.KS.0002
308.91 Acres

R 12W

R 11W



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Legend

Easements

- Homer Electric Distribution Line
- - - Distribution Line Buffer



1,500
Feet

UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
Photo Date : 5/14/2017

Meridian Township Range
S 3N 12W

Kenai B-4 (USGS)

Kasilof River Parcel

KN.KS.0002
308.91 Acres

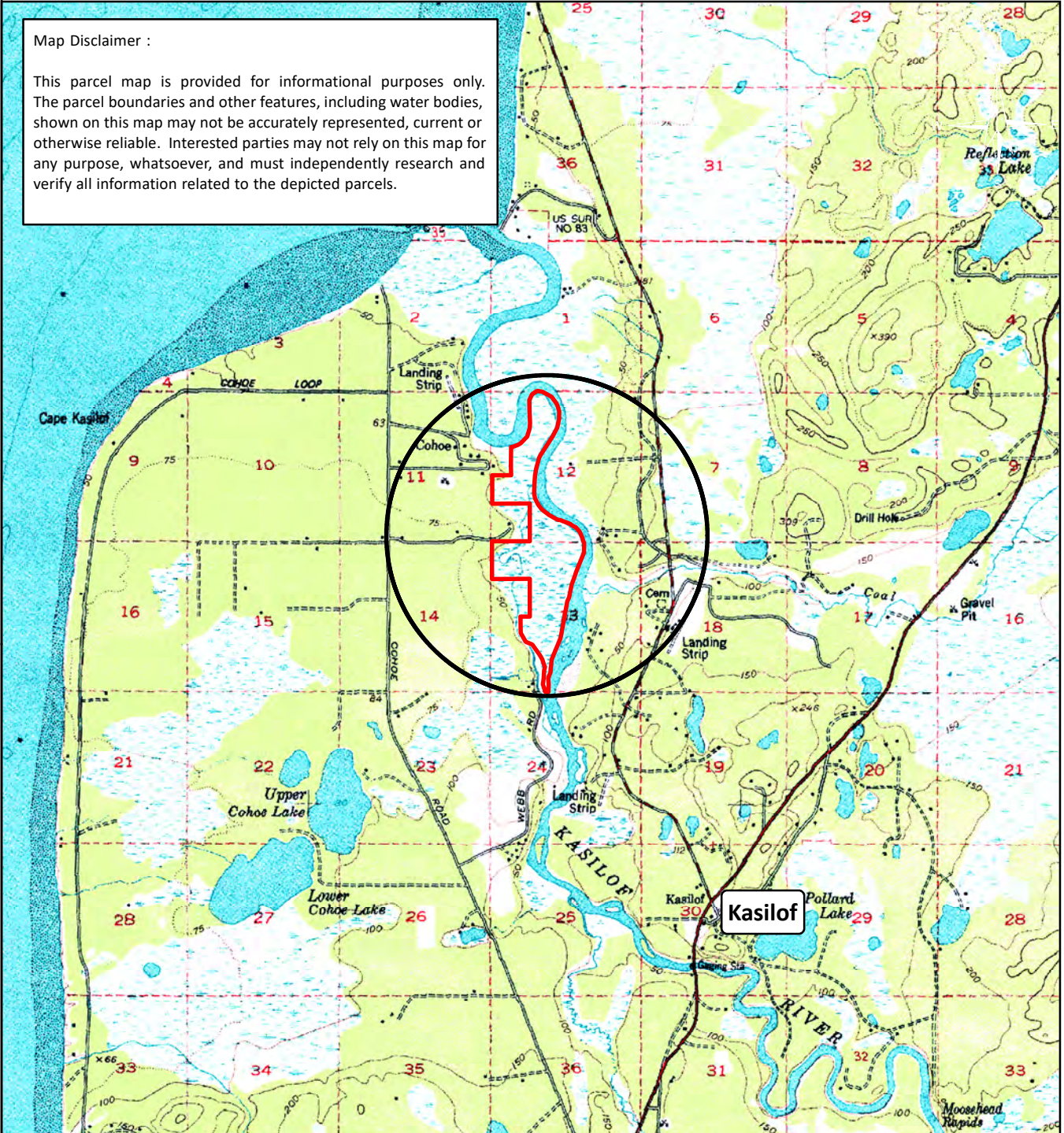
R 12W

R 11W

T 4N

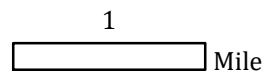
T 3N

Map Disclaimer :
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UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 3N 12W



Kenai B-4 (USGS)

University of Alaska Land Management

www.UALand.com

Point MacKenzie Experimental Station Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**TOWNSHIP 15 NORTH, RANGE 4 WEST,
SECTION 17, SEWARD MERIDIAN
TRACT 20, ASLS NO. 80-111,
PLAT NO. 82-80
PALMER RECORDING DISTRICT**

DESCRIPTION

The University of Alaska (“University”) is offering a 103.16 acre parcel for sale along Point MacKenzie Road. The parcel is the University of Alaska Fairbanks (“UAF”) Point MacKenzie Experimental Station parcel within the Matanuska-Susitna Borough.

The University acquired this parcel subject to “Agricultural Use Only.”

A portion of the parcel was subject to a Declaration of Environmental Condition for an approved close out plan for remediated PCP soils with the Alaska Department of Environmental Conservation (ADEC) and ADEC issued a Cleanup Complete Determination with Institutional Controls on December 13, 2013.

The ADEC reviewed a portion of the parcel subject to SNOTEL Site on the north portion of the lot, ADEC Spill No. 15239923802, and ADEC noted by letter dated January 12, 2016 that no further containment or cleanup is required.

The parcel is subject to a 196-foot-wide easement for the W. Point MacKenzie Road right-of-way as further shown on the ASLS No. 80-111.

The parcel will be sold at or above fair market value.

The parcel is being sold "as-is." This notice is effective until the parcel is sold.

Interested parties should thoroughly inspect the parcel prior to submitting an offer to ensure that it is

suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding the parcel may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review below. A copy of the Plat No. 82-80 is available at the District Recorder's office in Anchorage (Phone: 907.269.8876), or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search"). A copy of Alaska State Land Survey (ASLS) 80-111 is available online at <http://dnr.alaska.gov/Landrecords/> (Enter text search 800111).

The price listed below is the MINIMUM PRICE.

PARCEL	AREA	LEGAL ACRES	PRICE
MS.PM.4001	T15N, R4W Section 17: Tract 20	Mat-Su 103.160	\$186,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Point MacKenzie Experimental Station

MS.PM.4001

R 4W

Legend

— Parcel maps

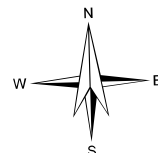
Easements

----- Enstar Natural Gas Line

- - - Electrical Utility

Map Disclaimer :

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Point MacKenzie Road

Tract 20
103.16 Acres

17 16
20 21

T 15N

Holstein Avenue



1,000
[Scale bar] Feet

UA LAND MANAGEMENT
September 2019

Meridian Township Range
S 15N 3W

Anchorage B-8 USGS

Point MacKenzie Experimental Station

MS.PM.4001

R 4W

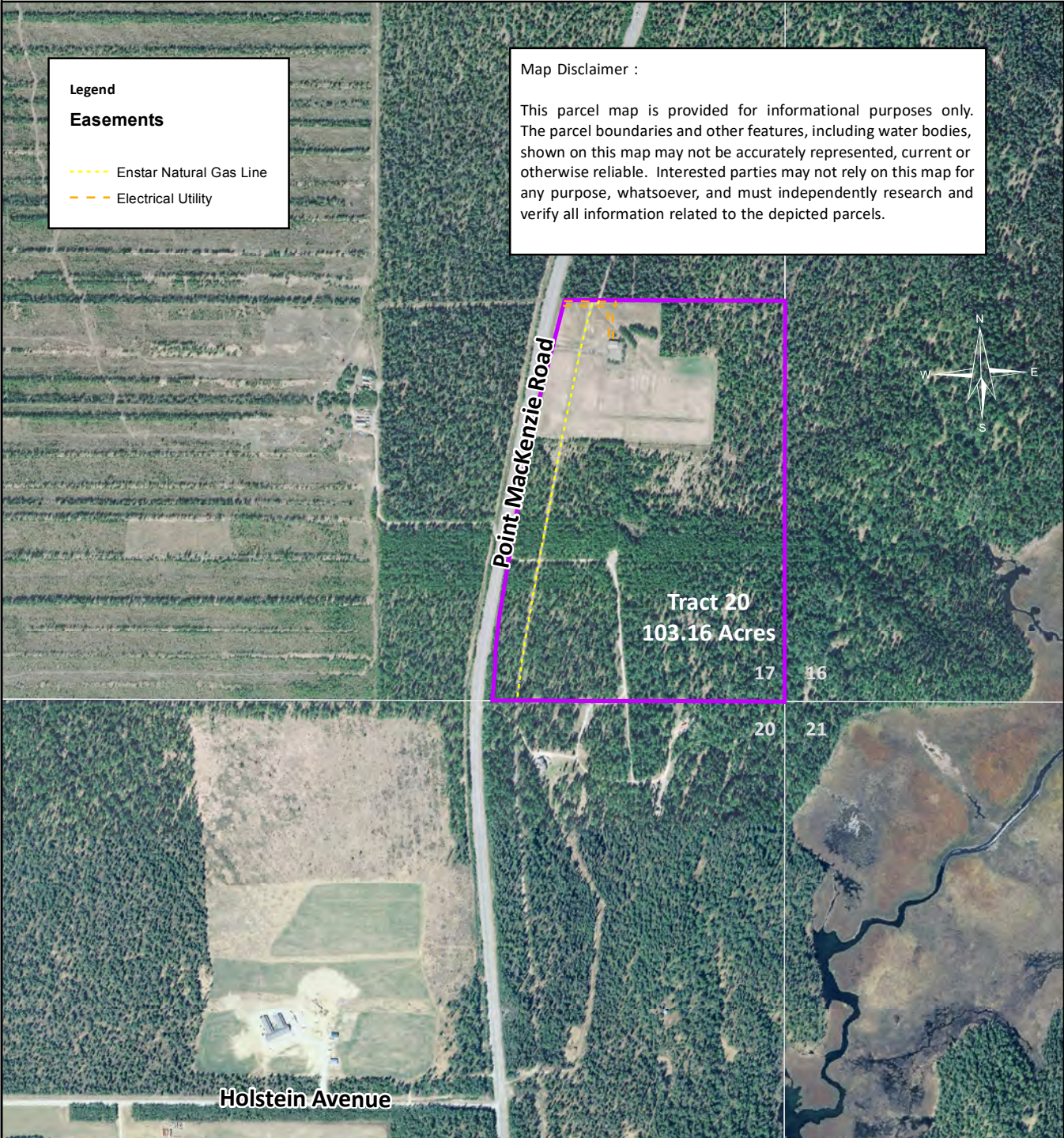
Legend

Easements

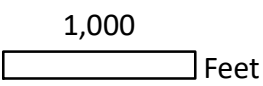
- Enstar Natural Gas Line
- Electrical Utility

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T 15N



UA LAND MANAGEMENT
September 2019

Photo Source : Mat-Su Borough
Photo Date : 2011

Meridian Township Range
S 15N 3W

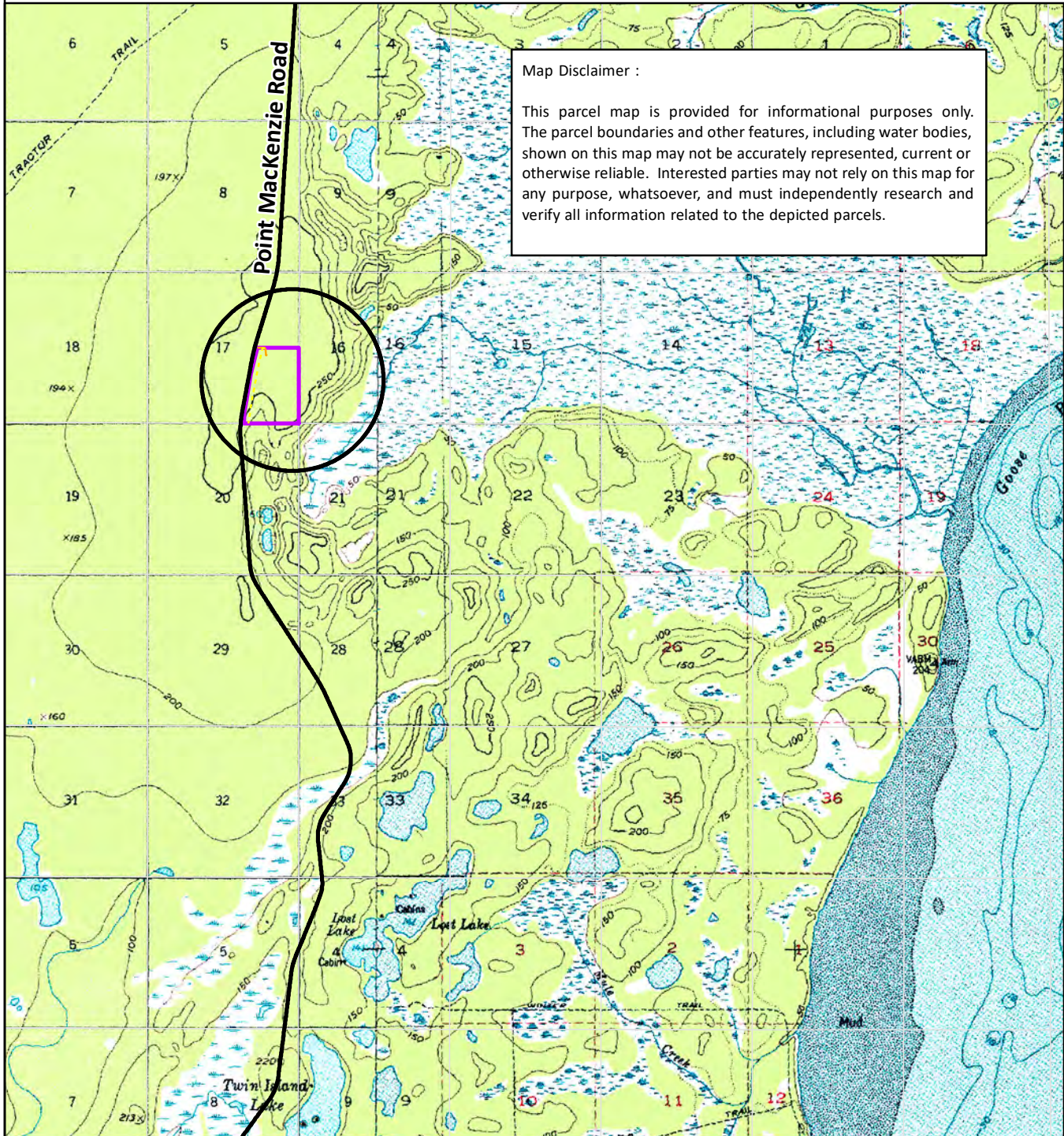
Anchorage B-8 USGS

Point MacKenzie Experimental Station

MS.PM.4001

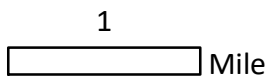
R 4W

R 3W



Map Disclaimer :

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UA LAND MANAGEMENT
September 2019

Meridian Township Range
S 15N 3W

Anchorage B-8 USGS

University of Alaska Land Management

www.UALand.com

Silver Springs Terrace Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

COPPER CENTER, ALASKA
TOWNSHIP 3 NORTH, RANGE 1 WEST,
SECTION 25, COPPER RIVER MERIDIAN
PLAT #2001-05
CHITINA RECORDING DISTRICT

DESCRIPTION

The University of Alaska is offering several lots for sale in Silver Springs Terrace Subdivision located off Silver Springs Road and Middle Terrace Drive, approximately four miles north of Copper Center. Silver Springs Road and Middle Terrace Drive are located off the Old Richardson Highway approximately ¼ mile southeast of the new National Park Service, Wrangell St. Elias Visitor Center. Middle Terrace Drive is surveyed but not constructed. Access to any lot is the responsibility of the individual lot owner. Lots along Silver Springs Road are generally level and covered with a mix of spruce, birch and aspen trees. Utilities have not been extended to all lots.

Interested parties are encouraged to contact Copper Valley Electrical Association, Copper Valley Telecom, and other utility and service providers to determine costs associated with connecting to these services.

This subdivision is subject to certain covenants, conditions and restrictions. Copies of the *Master Declaration of Covenants, Conditions and Restrictions for Silver Springs Terrace Subdivision* are available above, or from the Land Management office in Anchorage or Fairbanks.

All lots will be sold at or above fair market value.

This notice is effective until all lots are sold.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting

office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Silver Springs Terrace Subdivision, Plat #2001-05 is available at the District Recorder's office in Anchorage (Phone: 907.269.8876), or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	BLOCK	ACRES	PRICE
CB.SS.0001	Silver Springs Terrace	1	1	1.990	\$25,000
CB.SS.0002	Silver Springs Terrace	2	1	1.900	\$25,000
CB.SS.0003	Silver Springs Terrace	3	1	1.950	\$25,000
CB.SS.0004	Silver Springs Terrace	4	1	1.750	\$25,000
CB.SS.0005	Silver Springs Terrace	5	1	2.020	\$25,000
CB.SS.0015	Silver Springs Terrace	15	1	2.110	\$25,000
CB.SS.0016	Silver Springs Terrace	16	1	2.080	\$25,000
CB.SS.0019	Silver Springs Terrace	19	1	2.280	\$15,000
CB.SS.0020	Silver Springs Terrace	20	1	2.200	\$15,000
CB.SS.0021	Silver Springs Terrace	21	1	2.810	\$15,000
CB.SS.0022	Silver Springs Terrace	22	1	2.520	\$15,000
CB.SS.0023	Silver Springs Terrace	23	1	2.560	\$15,000
CB.SS.0024	Silver Springs Terrace	24	1	2.330	\$15,000
CB.SS.0025	Silver Springs Terrace	25	1	2.350	\$15,000
CB.SS.0026	Silver Springs Terrace	26	1	2.590	\$15,000
CB.SS.0027	Silver Springs Terrace	27	1	2.380	\$15,000
CB.SS.0028	Silver Springs Terrace	28	1	2.330	\$15,000
CB.SS.0029	Silver Springs Terrace	29	1	2.320	\$15,000
CB.SS.0030	Silver Springs Terrace	30	1	2.150	\$15,000

CB.SS.0031	Silver Springs Terrace	31	1	2.520	\$15,000
CB.SS.0033	Silver Springs Terrace	2	2	4.510	\$20,000
CB.SS.0034	Silver Springs Terrace	3	2	9.470	\$25,000
CB.SS.0035	Silver Springs Terrace	1	3	7.240	\$30,000
CB.SS.0043	Silver Springs Terrace	9	3	2.230	\$15,000

PROCESS - Competitive Land Sale Terms and Conditions

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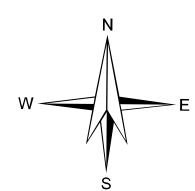
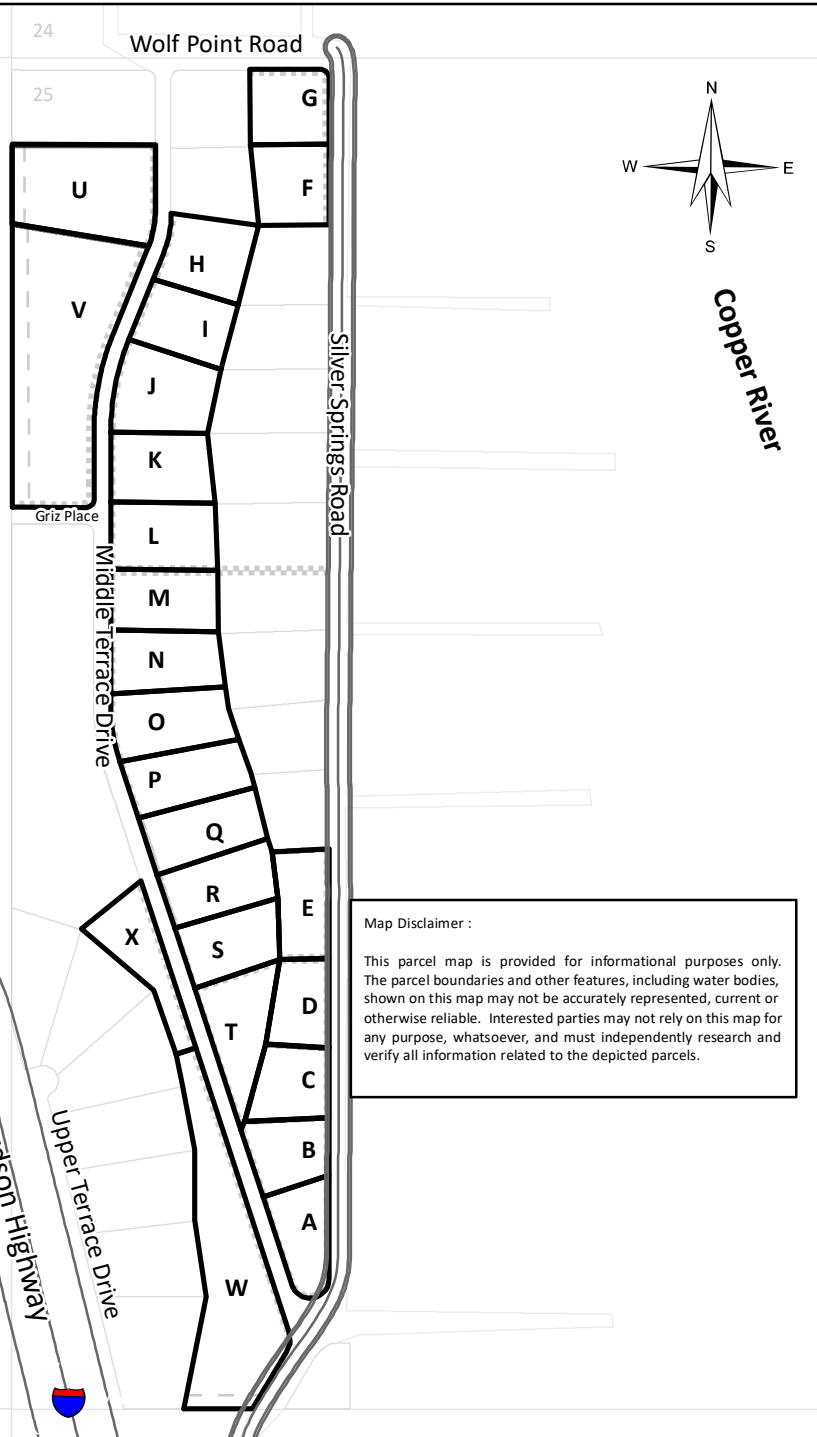
- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Silver Springs Terrace Subdivision

CB.SS.XXXX

R 1W

	Property	Lot	Block	Acres
A	CB.SS.0001	1	1	1.99
B	CB.SS.0002	2	1	1.90
C	CB.SS.0003	3	1	1.95
D	CB.SS.0004	4	1	1.75
E	CB.SS.0005	5	1	2.02
F	CB.SS.0015	15	1	2.11
G	CB.SS.0016	16	1	2.08
H	CB.SS.0019	19	1	2.28
I	CB.SS.0020	20	1	2.20
J	CB.SS.0021	21	1	2.81
K	CB.SS.0022	22	1	2.52
L	CB.SS.0023	23	1	2.56
M	CB.SS.0024	24	1	2.33
N	CB.SS.0025	25	1	2.35
O	CB.SS.0026	26	1	2.59
P	CB.SS.0027	27	1	2.38
Q	CB.SS.0028	28	1	2.33
R	CB.SS.0029	29	1	2.32
S	CB.SS.0030	30	1	2.15
T	CB.SS.0031	31	1	2.52
U	CB.SS.0033	2	2	4.51
V	CB.SS.0034	3	2	9.47
W	CB.SS.0035	1	3	7.24
X	CB.SS.0043	9	3	2.23

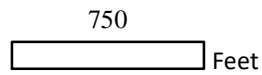


Copper River

T 3N

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Legend
 - - 50' Section Line Easement
 10' or 20' Drainage, Utility & Pedestrian Easement



UA LAND MANAGEMENT
 July 2019

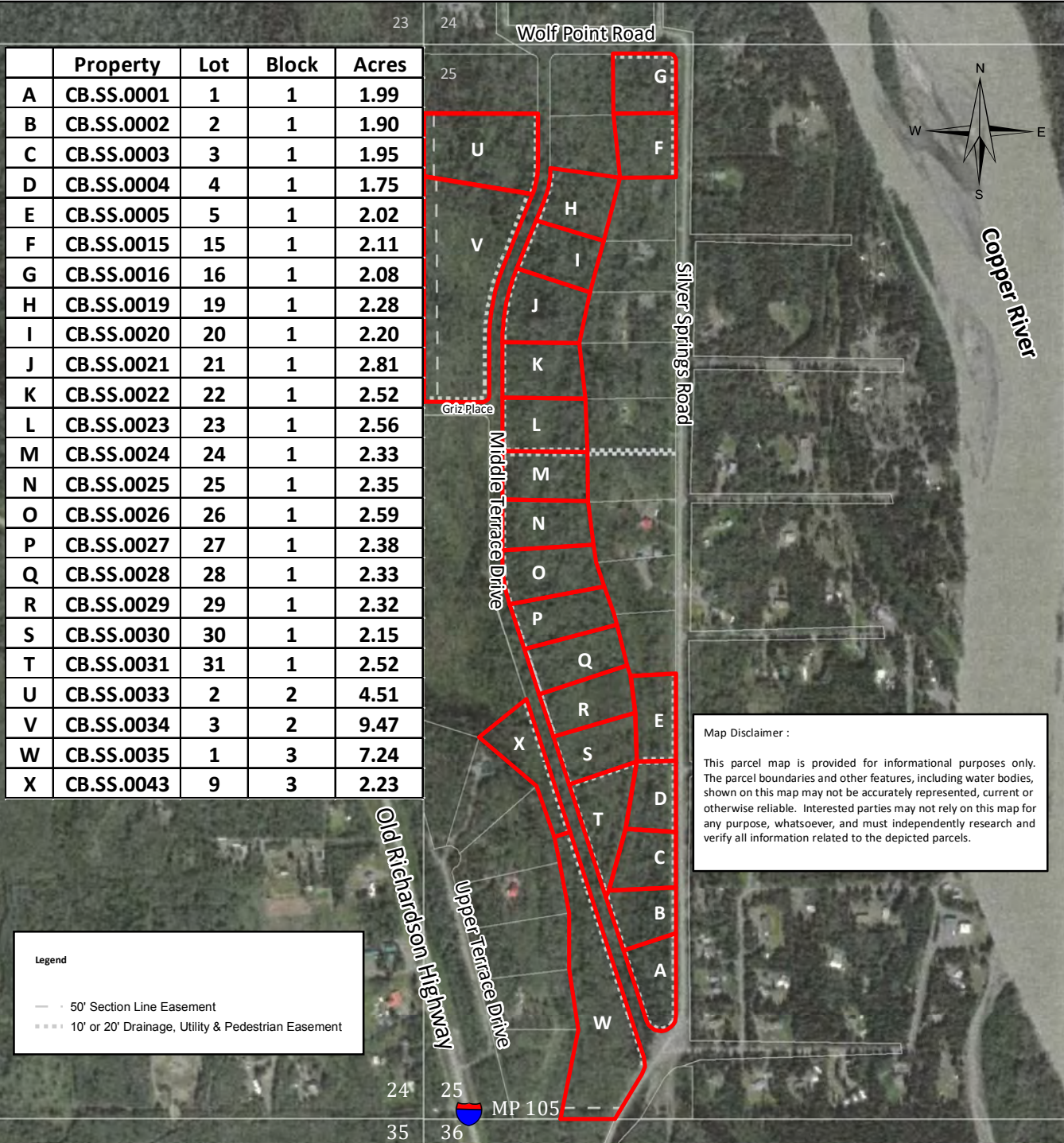
Meridian Township Range
 CR 3N 1W

Gulkana A-3 (USGS)

Silver Springs Terrace Subdivision

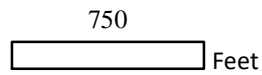
CB.SS.XXXX

R 1W



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Legend
 - - - 50' Section Line Easement
 10' or 20' Drainage, Utility & Pedestrian Easement



UA LAND MANAGEMENT
 July 2019

Photo Source: ARCGIS
 Photo Date: 6/13/2019

Meridian Township Range
 CR 3N 1W

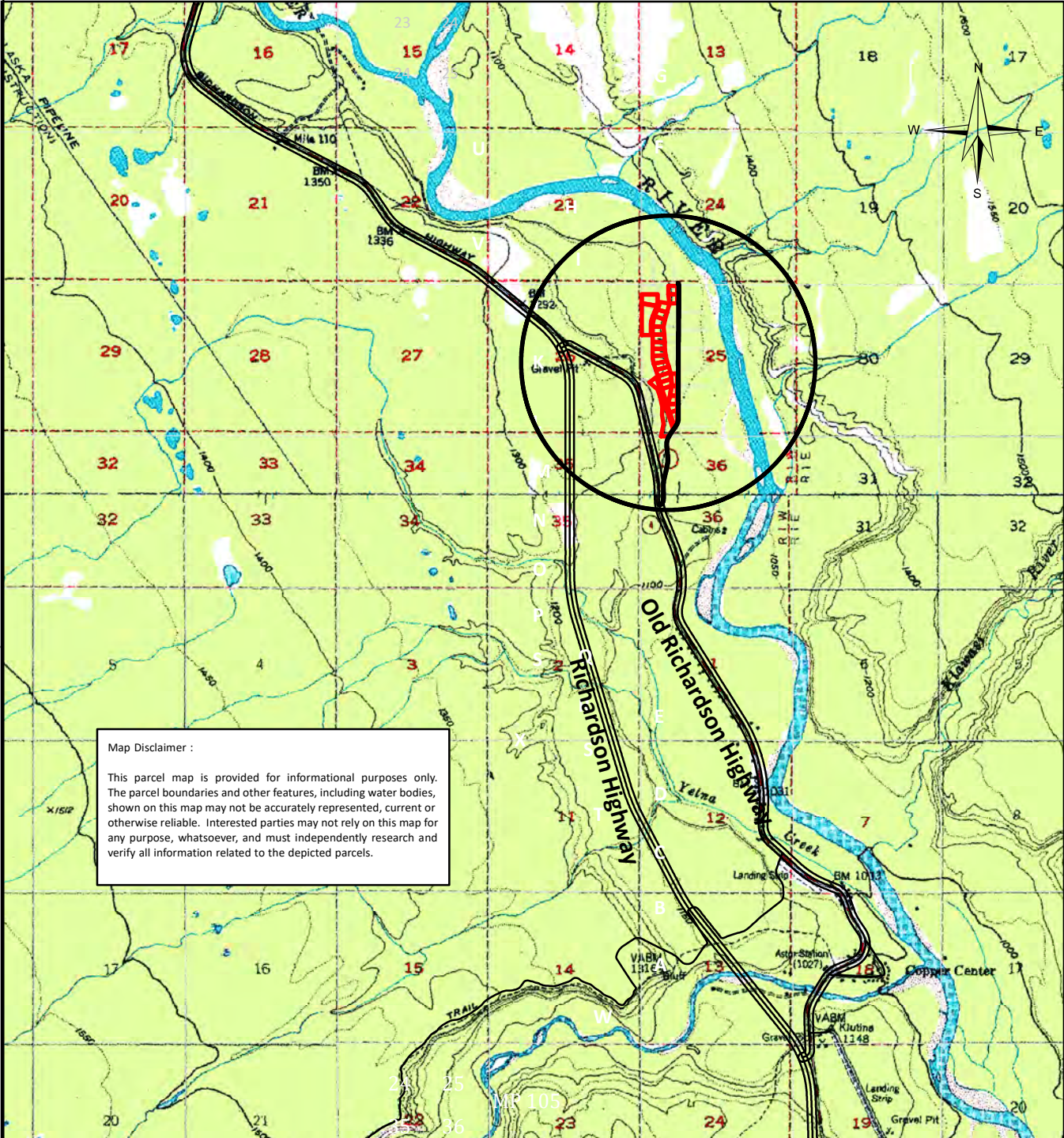
Gulkana A-3 (USGS)

Silver Springs Terrace Subdivision

CB.SS.XXXX

R 1W

R 1E



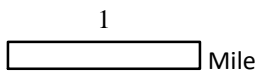
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UA LAND MANAGEMENT
July 2019

Meridian Township Range
CR 3N 1W



Gulkana A-3 (USGS)

University of Alaska Land Management

www.UALand.com

Sunshine Parcel

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**TALKEETNA, ALASKA
TOWNSHIP 23 NORTH, RANGE 4 WEST,
SECTION 5, SEWARD MERIDIAN
GOVERNMENT LOT ("GLO") SURVEY PLAT
DATED MAY 20,1918
TALKEETNA RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering one 40-acre parcel of undeveloped land for sale, located approximately thirteen miles southeast of Talkeetna. The parcel is within the Matanuska-Susitna Borough. Access is via the Parks Highway between milepost 97 and milepost 98, approximately one mile before the Talkeetna Junction.

The parcel is generally level and wooded and contains wetlands. Interested parties are encouraged to contact the Matanuska-Susitna Borough floodplain management regarding development of this parcel. Utilities have not been extended to the parcel. Interested parties are encouraged to contact Matanuska Electric Association and other utility and service providers to determine costs associated with connecting to these services. This parcel is subject to the Parks Highway Right-of-Way which diagonally crosses the eastern portion of the parcel, leaving a remnant portion on the east side of the Parks Highway.

The parcel will be sold at or above fair market value.

This notice is effective until the parcel is sold.

Interested parties should thoroughly inspect this parcel prior to submitting an offer to ensure that the parcel is suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these parcels may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of

the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review below.

The price listed below is the MINIMUM PRICE.

PARCEL	AREA	LOT	ACRES	PRICE
US.SN.0009	3	Talkeetna	40.000	\$87,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Sunshine Parcel

US.SN.0009
40 Acres

R 4W

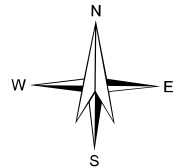
Legend

Easements

- | — Powerline
- - - Parks Highway Right-of-Way

Map Disclaimer :

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T 24N

Parks Highway

MP 98

Section 32

Section 5

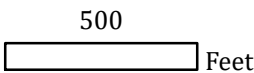
T 23N

Lot 2
40 A cres



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 23N 4W

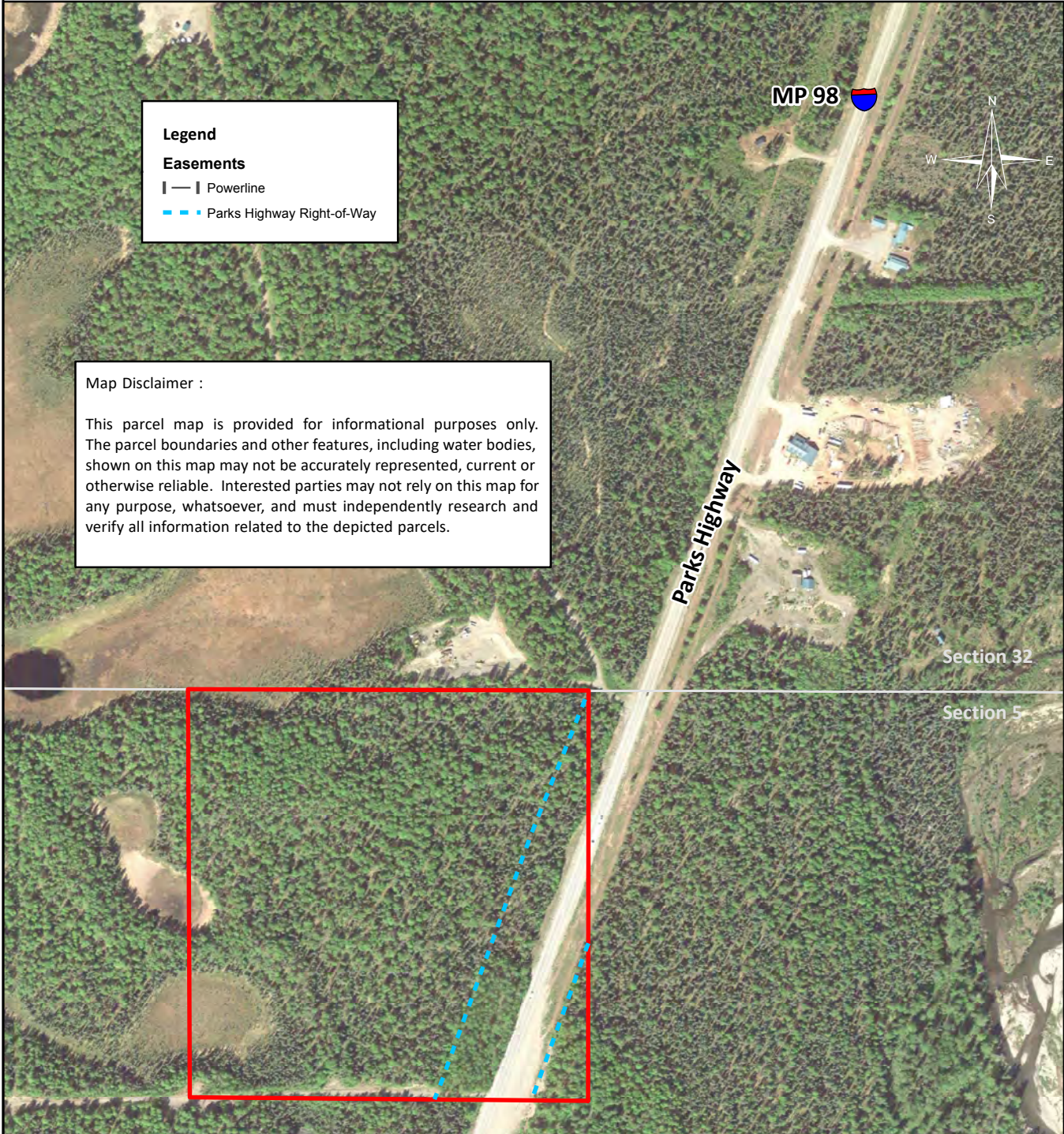


Talkeetna Mtn A-6 (USGS)

Sunshine Parcel

US.SN.0009
40 Acres

R 4W



Legend

Easements

- | Powerline
- - - Parks Highway Right-of-Way

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500
Feet

UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
Photo Date : 5/30/2017

Meridian Township Range
S 23N 4W

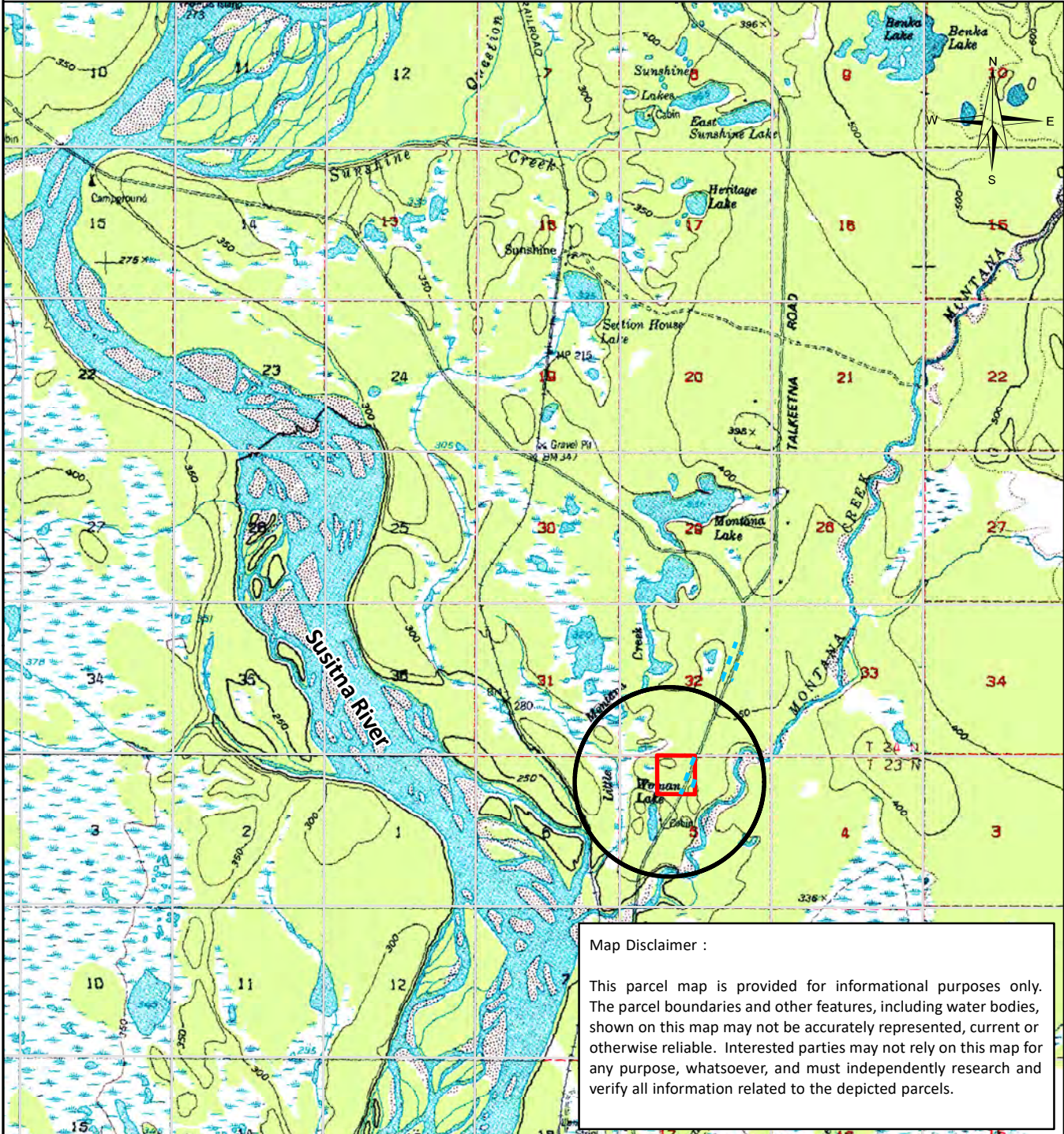
Talkeetna Mtn A-6 (USGS)

Sunshine Parcel

US.SN.0009
40 Acres

R 5W

R 4W



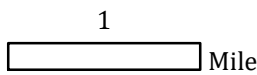
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UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 23N 4W



Talkeetna Mtn A-6 (USGS)

University of Alaska Land Management

www.UALand.com

Swartz Subdivision Addition No. 1 Parcels Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

WASILLA, ALASKA
TOWNSHIP 15 NORTH, RANGE 3 WEST,
SECTION 9, SEWARD MERIDIAN
PLAT NO. 68-13
PALMER RECORDING DISTRICT

DESCRIPTION

The University of Alaska is offering four lots for sale located east off of Knik-Goose Bay Road approximately 19 miles southwest of Wasilla and approximately 1 mile north of the Goose Bay Airport.

The lots are within the Mat-Su Borough and are not zoned but fall within a subdivision that has single-family residences. The topography is generally level on all of the lots. The lots are located in largely undeveloped lands consisting of freshwater shrub/emergent wetlands and wooded, upland areas. There is a variety of white spruce, birch trees, and other naturally occurring vegetation. Legal access is from Knik Goose Bay Road along rights-of-way that are surveyed but unconstructed. Access to any lot is the responsibility of the individual lot owner. The University is not building any roads to or within the Swartz Subdivision Addition No. 1.

There is a ten foot (10') wide utility easement along the south boundary of Lots 5 and 6, Block C and Lots 6 and 7, Block D as well as a ten foot (10') wide utility easement along the east boundary of Lot 6, Block D and along the west boundary of Lot 7, Block D. The electric company utilizing the above-listed easements shall also be permitted to cut and limb trees an additional five feet (5') on each side of the easements. There is a 20 foot (20') building setback along the south boundary of Lots 5 and 6, Block C and Lots 6 and 7, Block D and along the east boundary of Lot 6, Block D and along the west boundary of Lot 7, Block D.

Interested parties are encouraged to contact Matanuska Electric Association, Enstar Natural Gas, and other utility and service providers to determine costs associated with connecting to these services. The lots are being sold "as is" and buyers will assume responsibility for removing any debris from the lots.

All lots will be sold at or above fair market value.

This notice is effective until all lots are sold.

This subdivision is subject to certain covenants, conditions and restrictions. Copies of the *Covenants, Restrictions And Conditions for Swartz Subdivision Addition No. 1* are available above, or from the Land Management office in Anchorage or Fairbanks.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Swartz Subdivision Addition No. 1 (Plat #68-13) is available at the District Recorder's office in Anchorage (Phone: 907.269.8876) or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	BLOCK	ACRES	PRICE
MS.GB.0004	Swartz Subdivision Addition No. 1	5	C	1.990	\$12,500
MS.GB.0005	Swartz Subdivision Addition No. 1	6	C	1.990	\$12,500
MS.GB.0006	Swartz Subdivision Addition No. 1	6	D	0.920	\$12,500
MS.GB.0007	Swartz Subdivision Addition No. 1	7	D	0.940	\$12,500

PROCESS - Competitive Land Sale Terms and Conditions

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- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

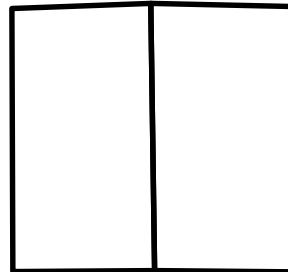
Swartz Subdivision Addition No.1 Parcels

MS.GB.XXXX

3W

Knik -Goose Bay Road

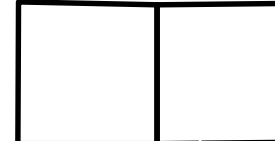
MS.GB.0004
Lot 5
Block C
1.99 Acres



MS.GB.0005
Lot 6
Block C
1.99 Acres

4th Street

MS.GB.0006
Lot 6
Block D
0.92 Acres



5th Street

MS.GB.0007
Lot 7
Block D
0.94 Acres

6th Street

T 15N

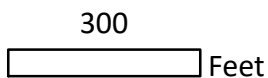
Map Disclaimer :

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UA LAND MANAGEMENT
July 2019

Meridian Township Range
S 15N 3W

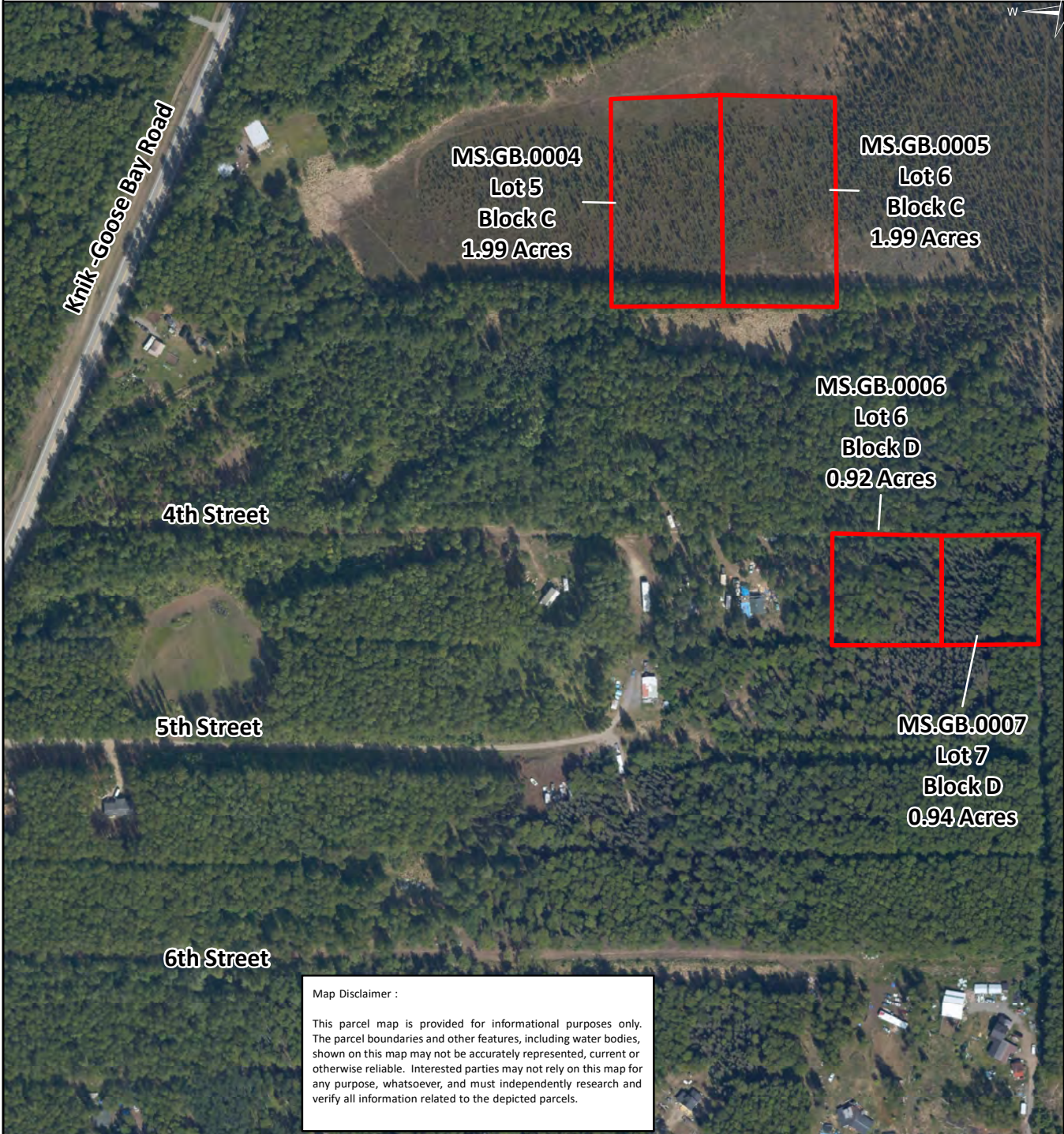


Anchorage B-8 USGS

Swartz Subdivision Addition No.1 Parcels

MS.GB.XXXX

3W



UA LAND MANAGEMENT
July 2019

Meridian Township Range
S 15N 3W

300
Feet

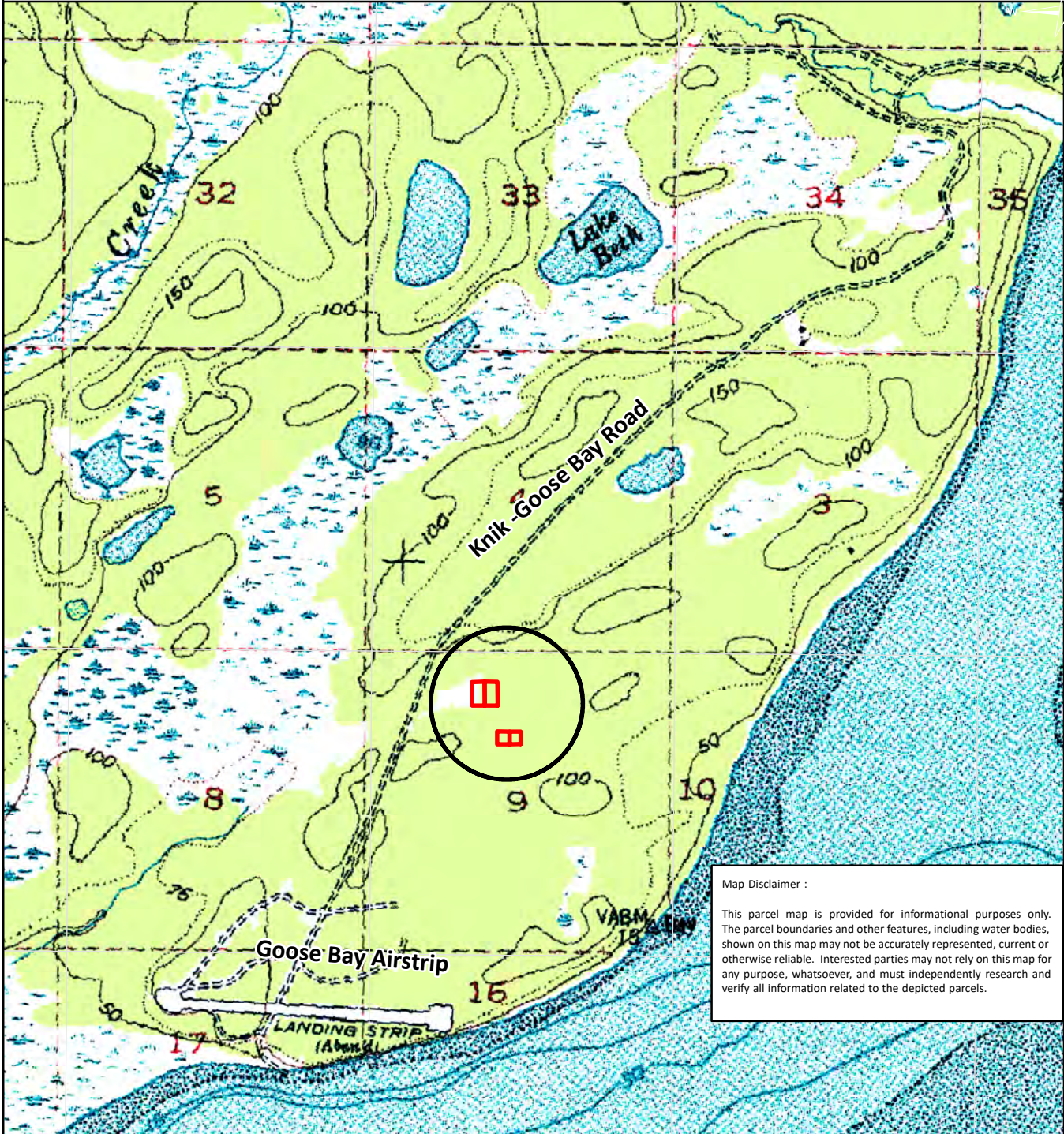
Photo Source : GeoNorth
Photo Date : 7/30/2018

Anchorage B-8 USGS

Swartz Subdivision Addition No.1 Parcels

MS.GB.XXXX

R 3W



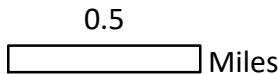
T 15N

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UA LAND MANAGEMENT
July 2019

Meridian Township Range
S 15N 3W



Anchorage B-8 USGS

University of Alaska Land Management

www.UALand.com

Talkeetna Parcel

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**TALKEETNA, ALASKA
TOWNSHIP 26 NORTH, RANGE 4 WEST,
SECTION 30, SEWARD MERIDIAN
TALKEETNA RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering one parcel of undeveloped land for sale, located approximately four miles southeast of Talkeetna. The parcel is within the Matanuska-Susitna Borough. Access is via the Parks Highway to milepost 98.7, Talkeetna Junction, then north 12 miles on the Talkeetna Spur Road to Comsat Road. Turn north on Comsat Road to Christiansen Lake Road. Then north on Christiansen Lake Road to Petwood Circle. Turn west on Petwood Circle. The parcel is located along the north side of Petwood Circle.

The parcel is generally level and wooded and contains wetlands. Interested parties are encouraged to contact the Matanuska-Susitna Borough floodplain management regarding development of this parcel.

Utilities have not been extended to the parcel. Interested parties are encouraged to contact Matanuska Electric Association and other utility and service providers to determine costs associated with connecting to these services.

The parcel will be sold at or above fair market value.

This notice is effective until the parcel is sold.

Interested parties should thoroughly inspect this parcel prior to submitting an offer to ensure that the parcel is suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding this parcel may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review below.

The price listed below is the Minimum Price.

PARCEL	AREA	LEGAL	ACRES	PRICE
US.TK.0008	<u>Portion of</u> <u>Sec. 30:</u> SW4NE4	Talkeetna (T26N R4W)	40.000	\$137,500

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Talkeetna Parcel

R 4W

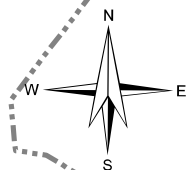
Map Disclaimer :
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Legend
Easements
- - ADL 33042 Access

US.TK.0008
SW4NE4
40 Acres

Christiansen Lake Road

Petwood Circle



Christiansen Lake

T 26N

Section 30
Section 29
28



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 26N 4W

500
Feet

Talkeetna B-1 (USGS)

Talkeetna Parcel

R 4W

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Legend
Easements
- - - ADL 33042 Access

US.TK.0008
SW4NE4
40 Acres

Christiansen Lake Road

Petwood Circle

Christiansen Lake

T 26N

Section 30 Section 29



500
Feet

UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
Photo Date : 5/30/2017

Meridian Township Range
S 26N 4W

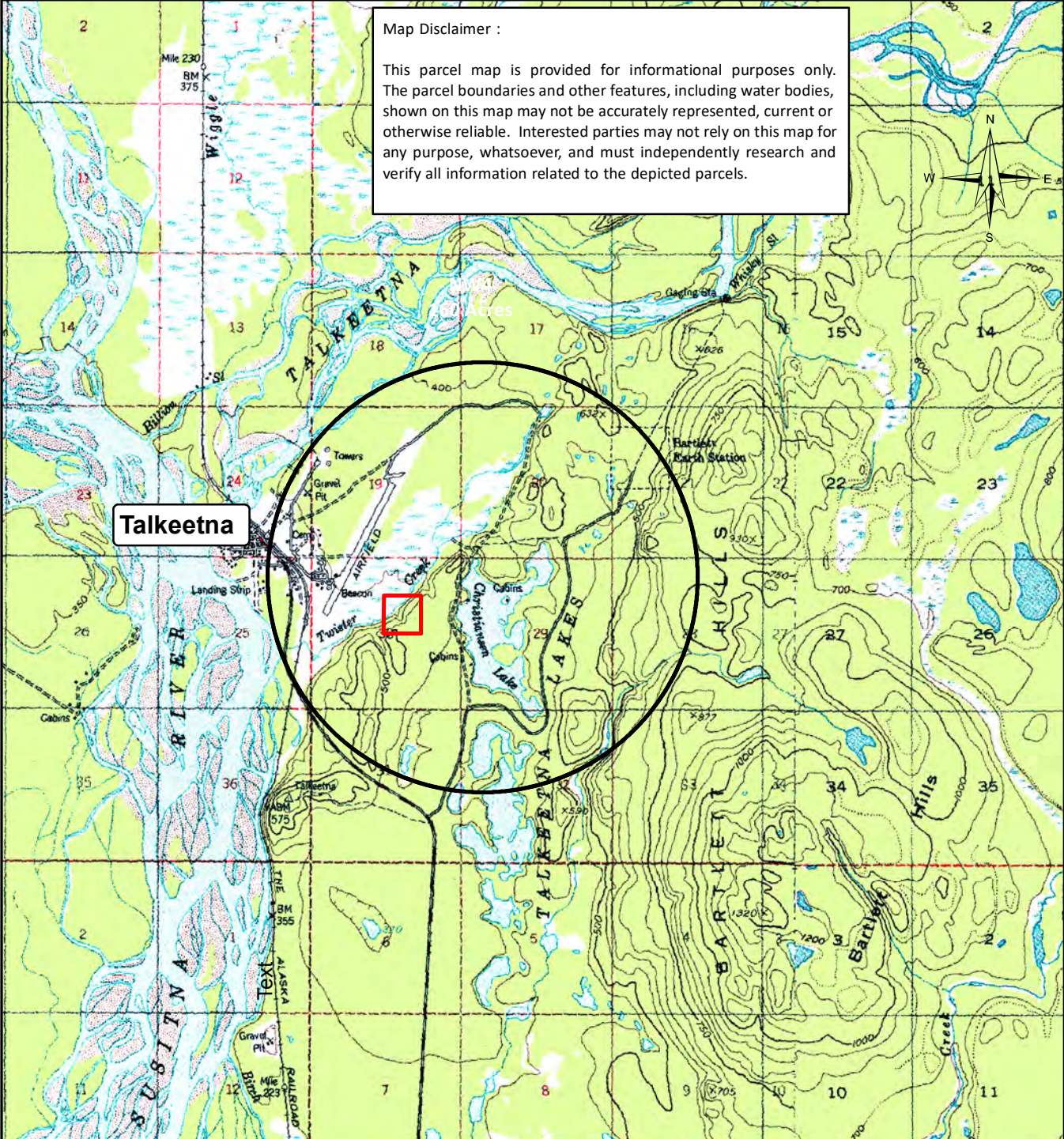
Talkeetna B-1 (USGS)

Talkeetna Parcel

R 5W

R 4W

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Talkeetna

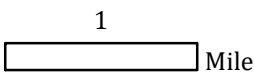
T 26N

T 25N



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 26N 4W



Talkeetna B-1 (USGS)

University of Alaska Land Management

www.UALand.com

Crystal Mountain View Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M., Monday, November 18, 2019

LOCATION

**PETERSBURG, ALASKA
TOWNSHIP 60 SOUTH, RANGE 79 EAST,
SECTIONS 33 & 34
COPPER RIVER MERIDIAN
PLAT #2004-4
PETERSBURG RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering several lots for sale within the Crystal Mountain View Subdivision. The subdivision is within the Petersburg Borough and is located on the west side of the Wrangell Narrows approximately 13 miles south of Petersburg, Alaska on Kupreanof Island. The undeveloped lots are gently sloping with spruce and hemlock tree cover and have no public utilities. The subdivision is accessible by water only. Papke's boat landing is located on the adjacent shore, approximately 4 miles from the Crystal Mountain View Subdivision lots and can be accessed from Mitkof Highway.

All lots will be sold at or above fair market value.

This notice is effective until all lots are sold.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

This subdivision is subject to certain covenants, conditions and restrictions. Copies of the *Master*

Declaration of Covenants, Conditions and Restrictions for Crystal Mountain View Subdivision are available above, or from the Land Management office in Anchorage or Fairbanks.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Crystal Mountain View Subdivision Plat #2004-4 is available at the District Recorder's office in Anchorage (Phone: 907.269.8876) or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	BLOCK	ACRES	PRICE
PE.CM.0018	Crystal Mountain View	3	3	4.860	\$16,437
PE.CM.0020	Crystal Mountain View	5	3	5.370	\$12,100
PE.CM.0023	Crystal Mountain View	8	3	5.580	\$12,400
PE.CM.0025	Crystal Mountain View	2	4	4.520	\$10,800
PE.CM.0026	Crystal Mountain View	3	4	5.060	\$11,600
PE.CM.0027	Crystal Mountain View	4	4	5.030	\$16,600

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Crystal Mountain View Subdivision

PE.CM.XXXX

R 79E

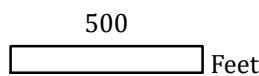
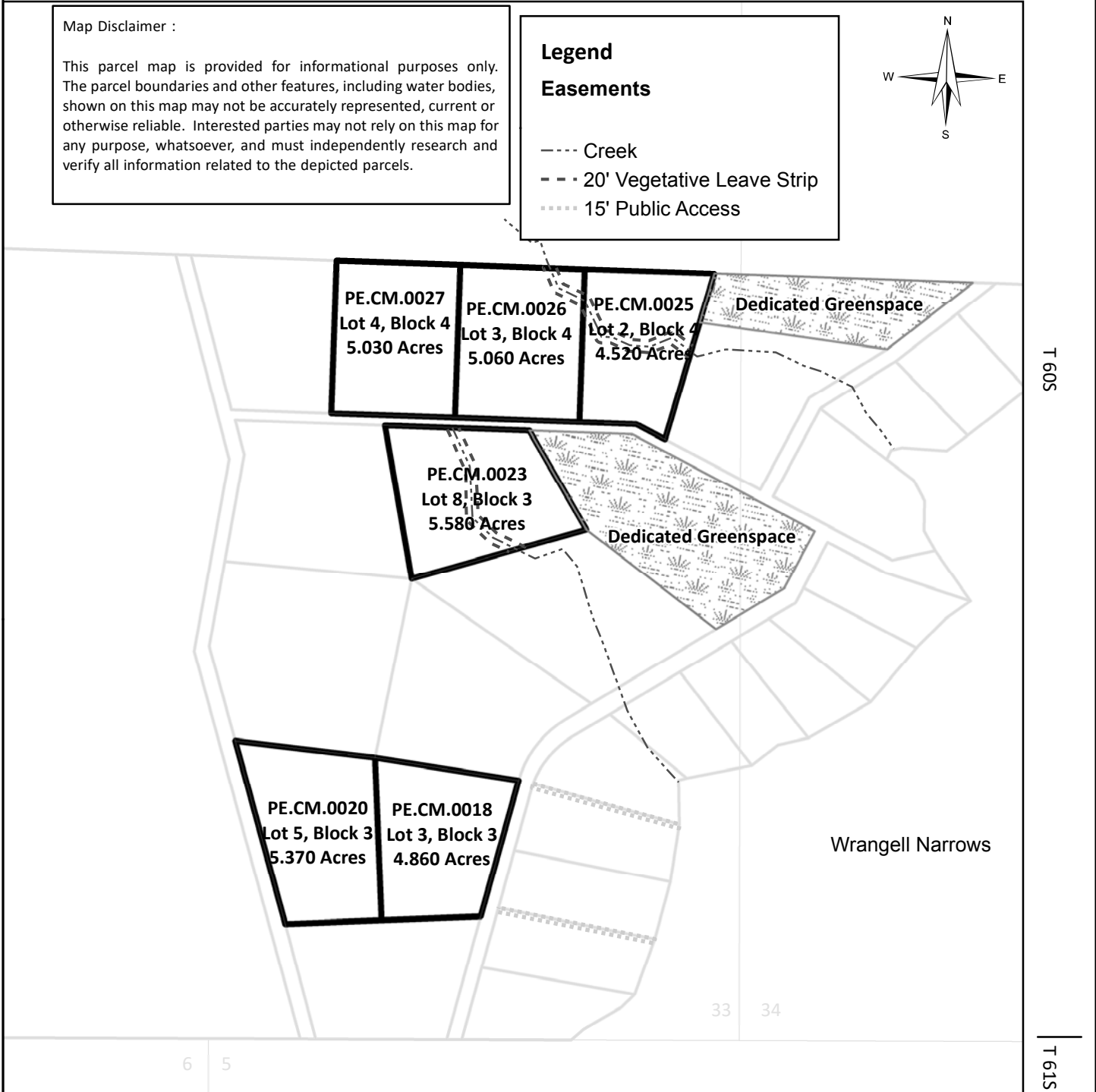
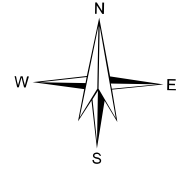
Map Disclaimer :

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Legend

Easements

- Creek
- - - 20' Vegetative Leave Strip
- 15' Public Access



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 60S 79E

Petersburg C-3 (USGS)

Crystal Mountain View Subdivision

PE.CM.XXXX


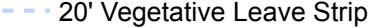

R 79E

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Legend

Easements

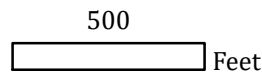
-  Creek
-  20' Vegetative Leave Strip
-  15' Public Access



T 60S

T 61S

Wrangell Narrows



UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
Photo Date : 9.20.2017

Meridian Township Range
C 60S 79E

Petersburg C-3 (USGS)

Crystal Mountain View Subdivision

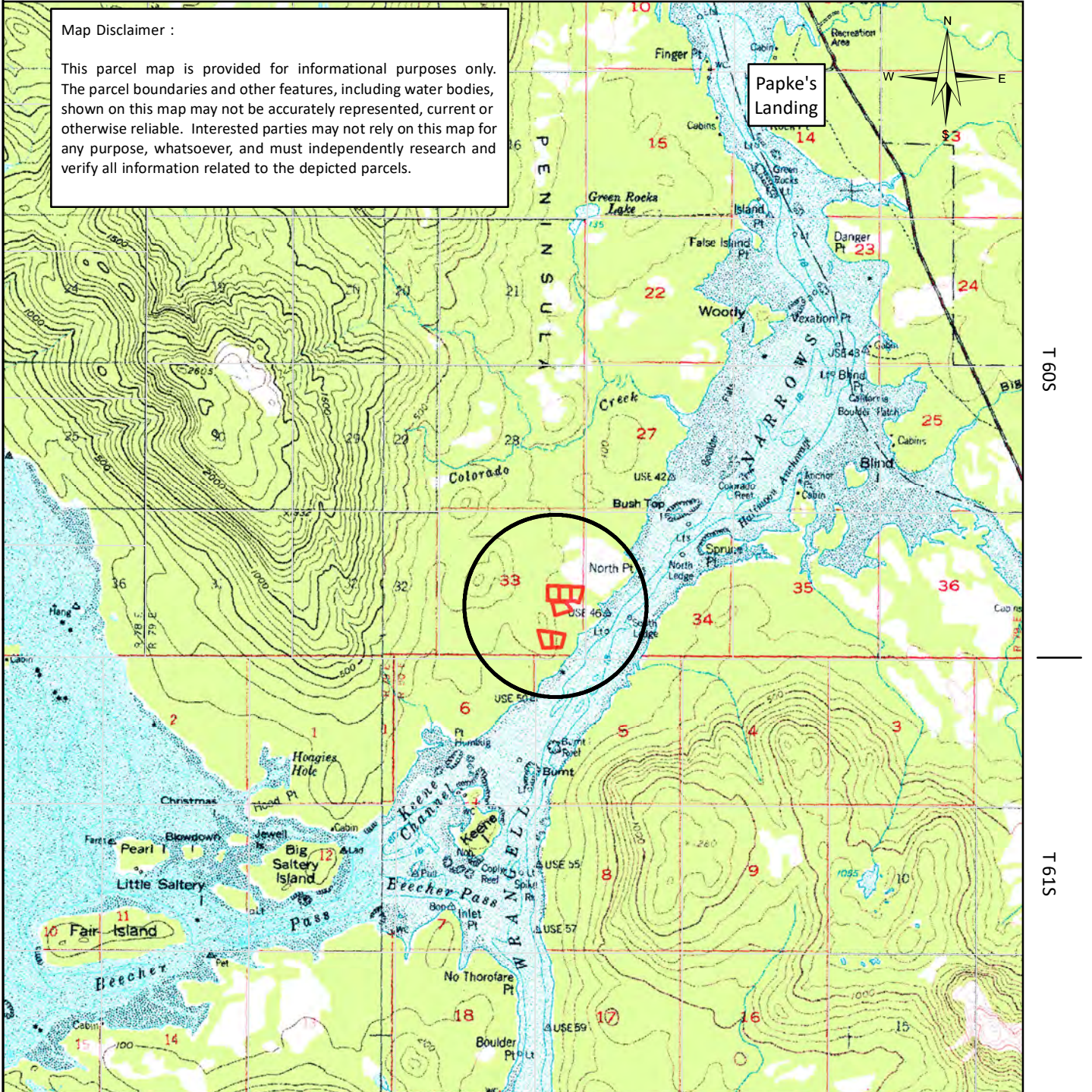
PE.CM.XXXX

R 78E

R 79E

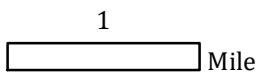
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UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 60S 79E



Petersburg C-3 (USGS)

University of Alaska Land Management

www.UALand.com

Etolin View Subdivision Disposal Plan

**Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019**

LOCATION

**COFFMAN COVE, ALASKA
T68S, R82E, SECS. 6, 7 & 8
COPPER RIVER MERIDIAN
KETCHIKAN RECORDING DISTRICT
PLAT #2008-42
PETERSBURG RECORDING DISTRICT
PLAT #2008-14**

DESCRIPTION

The University of Alaska is offering several lots for sale within the Etolin View Subdivision. The subdivision is located approximately 1.5 to 2 miles south of Coffman Cove, along Forest Service Development Road No. 3030, and within the boundaries of the City of Coffman Cove on Prince of Wales Island. With the exception of Forest Service Development Road No. 3030, rights-of-way within the subdivision are surveyed but not constructed. Lot owners are responsible for the construction and maintenance of required roads.

Coffman Cove is a small community of about 200 people and is located on the Prince of Wales Island road system with connections to Thorne Bay, Kasaan, Naukati Bay, Whale Pass, Port Protection, Klawock, Craig, Hydaburg and Hollis. Alaska Inter-Island Ferry service is available between Ketchikan and Hollis, 78 miles from the City of Coffman Cove traveling on a recently paved highway.

The Etolin View Subdivision contains a mixed forest of hemlock, spruce and red cedar. Muskeg and very poorly drained forested areas may be found within the subdivision. Tract A of this subdivision is approximately 76 acres and dedicated green space. Topography is gently sloping from USFS Road 3030 easterly to Clarence Strait. Bedrock can generally be found at an average depth of two to three feet, with thin overlying organic soils. Lot types include stream front (on the southeast boundary of the subdivision), developed road frontage (USFS Road 3030) and undeveloped subdivision road access.

All lots will be sold at or above fair market value.

This notice is effective until all lots are sold.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that

the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Etolin View Subdivision Plat #2008-42 (Ketchikan) and Plat #2008-14 (Petersburg) are available at the District Recorder's office in Ketchikan and Petersburg (Phone: 907.225.3142) or online <http://dnr.alaska.gov/ssd/recoff> (click on "Searches", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	BLOCK	ACRES	PRICE
PW.EV.0005	Etolin View	5	1	2.170	\$32,632
PW.EV.0006	Etolin View	6	1	2.510	\$33,397
PW.EV.0007	Etolin View	7	1	1.850	\$31,912
PW.EV.0008	Etolin View	8	1	1.920	\$32,070
PW.EV.0009	Etolin View	9	1	1.540	\$31,215
PW.EV.0010	Etolin View	10	1	1.280	\$30,630
PW.EV.0011	Etolin View	11	1	1.310	\$32,697
PW.EV.0012	Etolin View	12	1	1.690	\$31,552
PW.EV.0013	Etolin View	13	1	1.770	\$31,732
PW.EV.0015	Etolin View	15	1	1.810	\$31,822
PW.EV.0016	Etolin View	16	1	1.810	\$31,822
PW.EV.0017	Etolin View	17	1	1.810	\$31,822
PW.EV.0018	Etolin View	18	1	1.810	\$31,822
PW.EV.0019	Etolin View	19	1	1.810	\$31,822
PW.EV.0020	Etolin View	20	1	1.590	\$31,327
PW.EV.0021	Etolin View	21	1	1.590	\$31,327
PW.EV.0024	Etolin View	24	1	1.790	\$31,777
PW.EV.0025	Etolin View	25	1	1.960	\$32,160

PW.EV.0028	Etolin View	28	1	2.100	\$32,475
PW.EV.0030	Etolin View	30	1	1.950	\$32,137
PW.EV.0031	Etolin View	31	1	1.830	\$31,867
PW.EV.0032	Etolin View	32	1	1.790	\$31,777
PW.EV.0046	Etolin View	12	2	1.380	\$100,000
PW.EV.0047	Etolin View	13	2	1.030	\$98,000
PW.EV.0048	Etolin View	14	2	1.070	\$98,000
PW.EV.0050	Etolin View	16	2	1.350	\$100,000
PW.EV.0051	Etolin View	17	2	2.030	\$135,000
PW.EV.0052	Etolin View	18	2	2.140	\$135,000
PW.EV.0053	Etolin View	19	2	1.720	\$117,000
PW.EV.0056	Etolin View	3	3	1.060	\$30,067
PW.EV.0057	Etolin View	4	3	1.090	\$30,067
PW.EV.0058	Etolin View	5	3	1.030	\$30,067

PROCESS - Competitive Land Sale Terms and Conditions

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- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Etolin View Subdivision

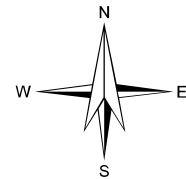
PW.EV.XXXX

R 82E

Map Disclaimer :

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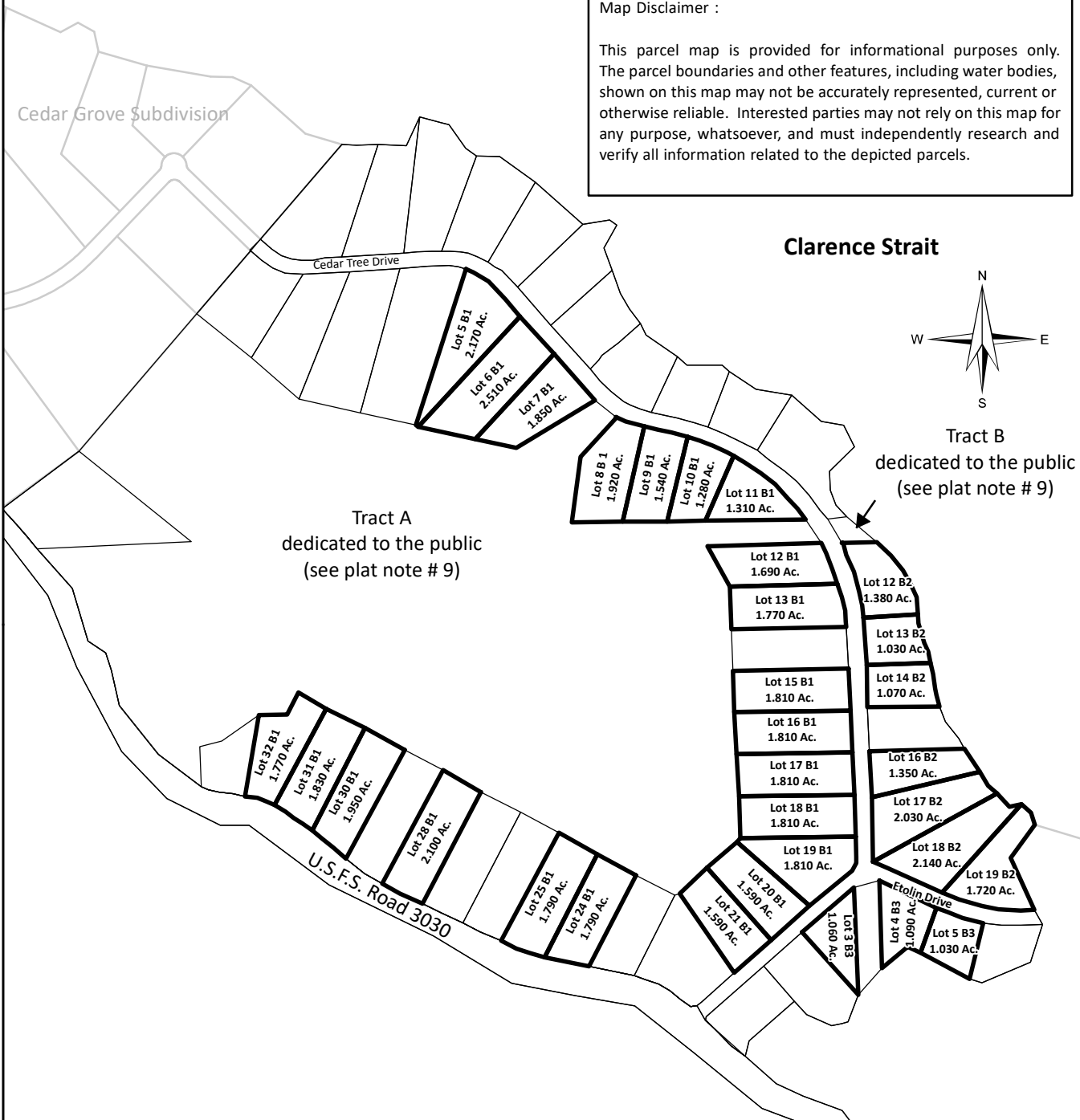
Clarence Strait



Tract B
dedicated to the public
(see plat note # 9)

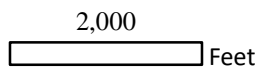
Tract A
dedicated to the public
(see plat note # 9)

T 68S



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 68S 82E



Craig D-3 (USGS)

Coffman Cove Vicinity Etolin View Subdivision

PW.EV.XXXX

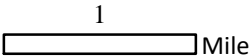
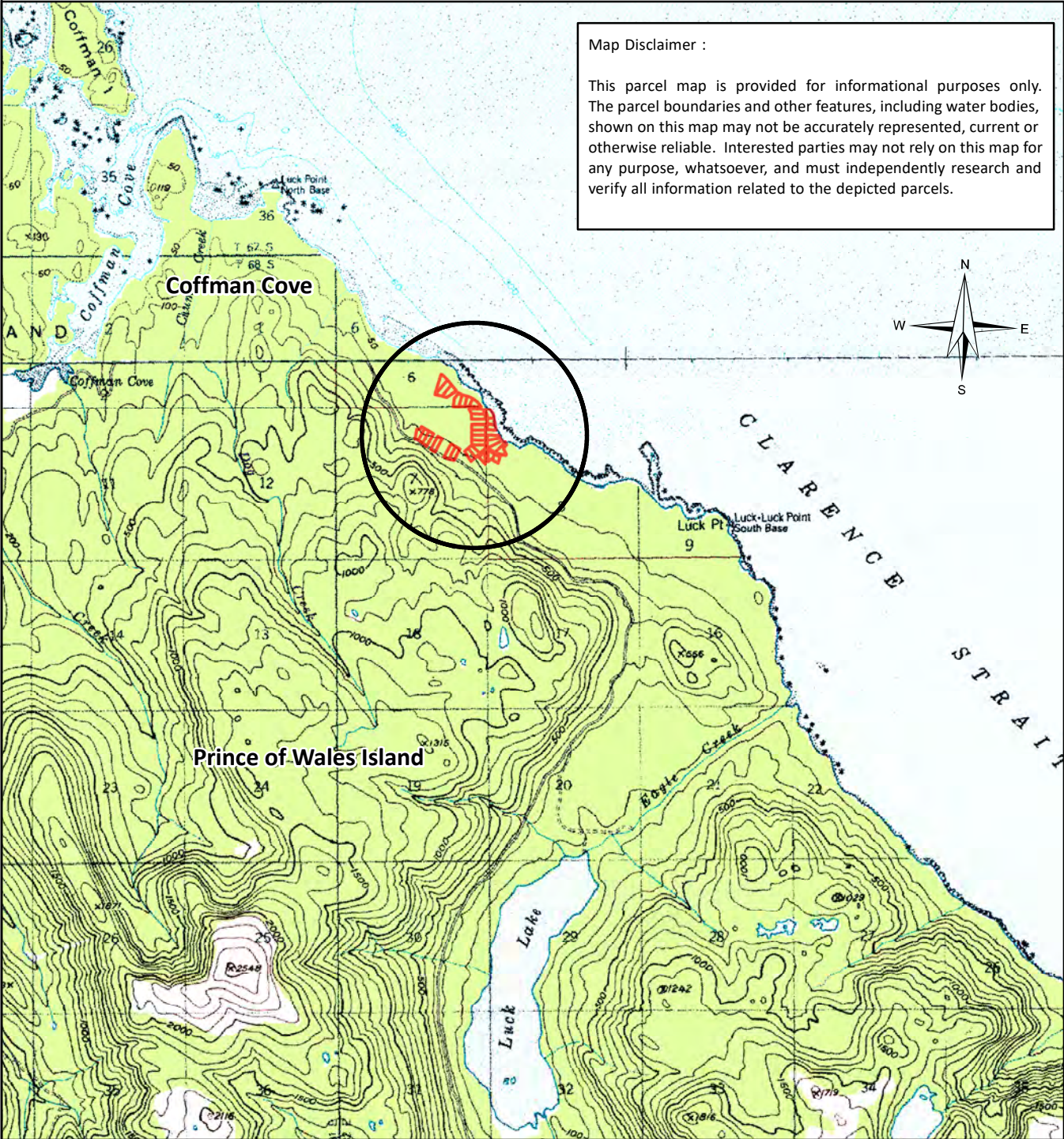
R 81E

R 82E

Map Disclaimer :
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T 67S

T 68S



UA LAND MANAGEMENT
August 2019

Meridian Township Range
CR 68S 82E

Craig D-3 & Petersburg A-3 (USGS)

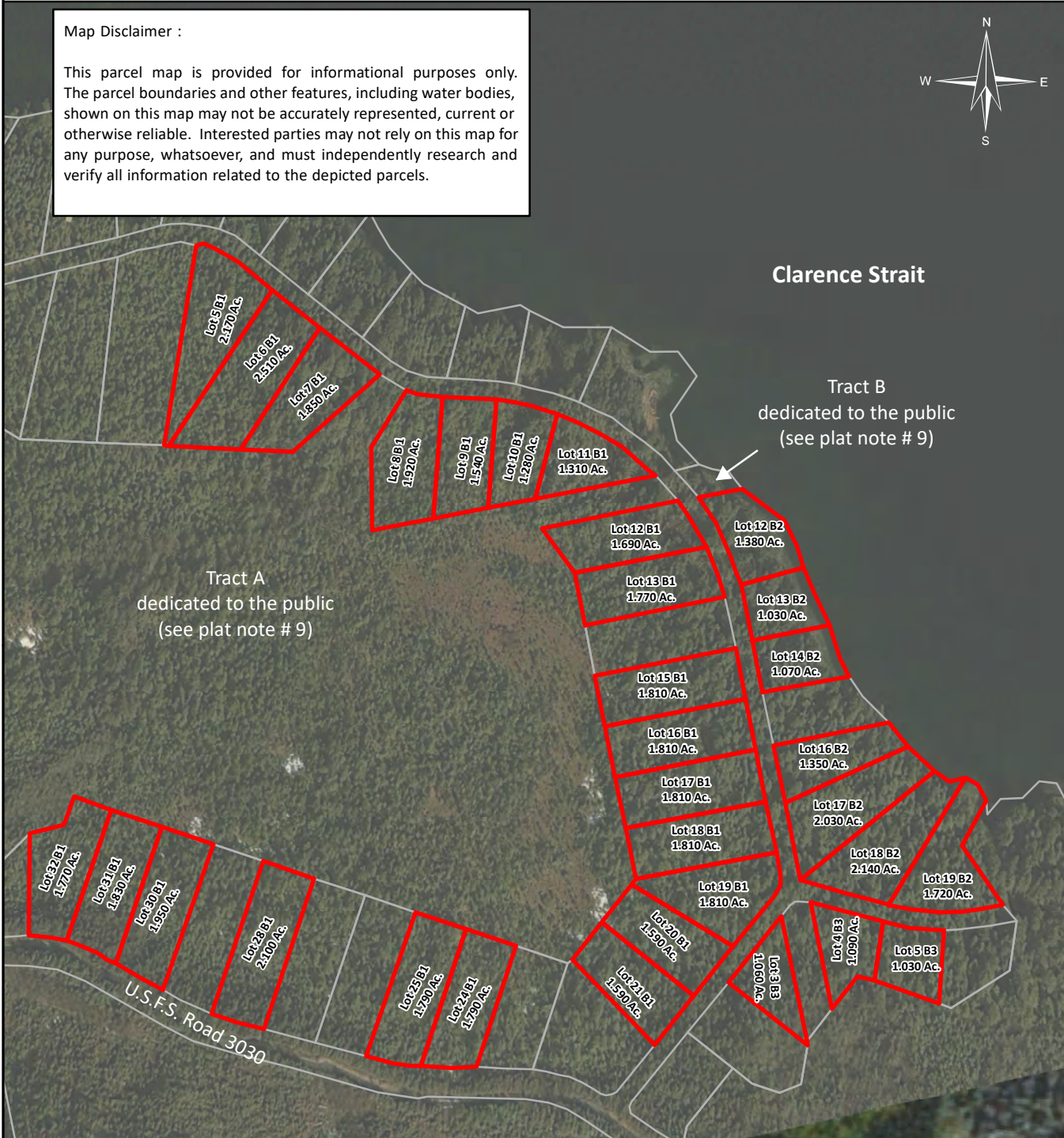
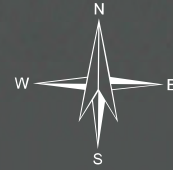
Etolin View Subdivision

PW.EV.XXXX

R 82E

Map Disclaimer :

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UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 68S 82E

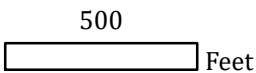


Photo Source : Google Earth
Photo Date : 4.5.2012

Craig D-3 (USGS)

University of Alaska Land Management

www.UALand.com

Ice House Cove Parcel

Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**KETCHIKAN, ALASKA
TOWNSHIP 76 SOUTH, RANGE 92 EAST,
SECTION 8, COPPER RIVER MERIDIAN
U.S. SURVEY 13864
KETCHIKAN RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering a waterfront parcel for sale on Revillagigedo Island near Carroll Point approximately 8 miles southeast of Ketchikan, Alaska. This parcel is located on Ice House Cove on the east side of the Revillagigedo Channel. This parcel is accessible by water only.

The Ice House Cove parcel is gently sloping with spruce, cedar and hemlock tree cover and is an inholding in the Tongass National Forest. This parcel will be conveyed subject to a fifty foot (50') wide public access easement along Revillagigedo Channel/Ice House Cove and along any streams located on the property.

The parcel will be sold at or above fair market value.

This notice is effective until the parcel is sold.

Interested parties should thoroughly inspect this parcel prior to submitting an offer to ensure that the parcel is suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding this parcel may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close the sale in this offering are available for review below. A copy of U.S. Survey 13864 is available online at <http://dnr.alaska.gov/Landrecords/> (Enter search text: 13864).

PARCEL	AREA	LEGAL ACRES	PRICE
KT.IC.0001	U.S. Survey 13864	Ketchikan	4.810 \$128,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Ice House Cove

KT.IC.0001
4.81 Acres

R 92E

6 5

7 8

Revillagigedo Island

Map Disclaimer :

This parcel map is provided for informational purposes only. The parcel boundaries and other features, including water bodies, shown on this map may not be accurately represented, current or otherwise reliable. Interested parties may not rely on this map for any purpose, whatsoever, and must independently research and verify all information related to the depicted parcels.

T 76S



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 76S 92E

500
Feet

Ketchikan B-5 (USGS)

Ice House Cove

KT.IC.0001
4.81 Acres

R 92E



500
Feet

UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
Photo Date : 7/4/2019

Meridian Township Range
C 76S 92E

Ketchikan B-5 (USGS)

Ice House Cove

KT.IC.0001
4.81 Acres

R 90E

R 91E

R 92E

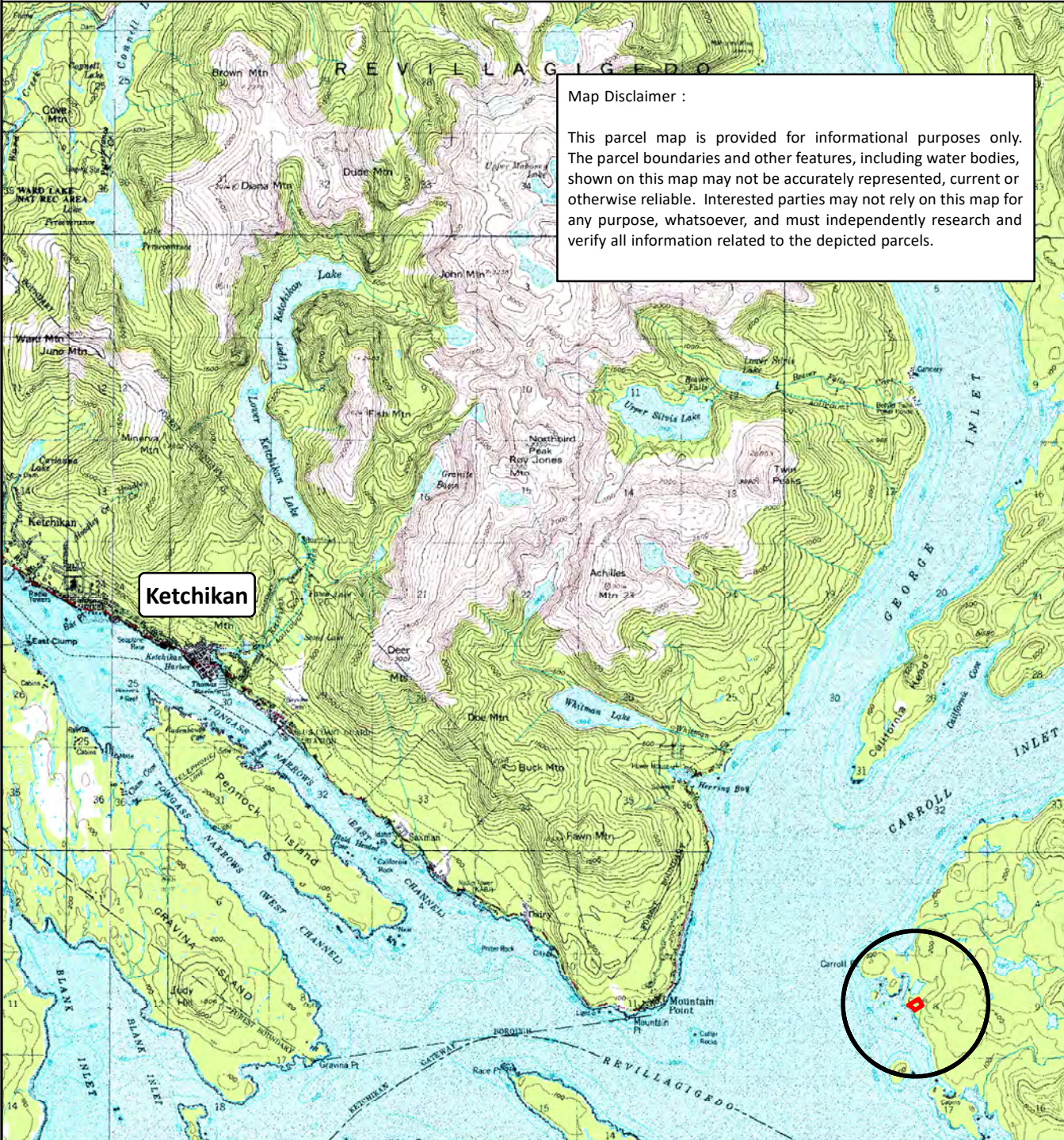
T 74S

T 75S

T 76S

Map Disclaimer :

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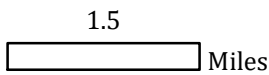


Ketchikan



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 76S 92E



Ketchikan B-5 (USGS)

University of Alaska Land Management

www.UALand.com

Mountain Point Lighthouse Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**PETERSBURG, ALASKA
TOWNSHIP 59 SOUTH, RANGE 79 EAST,
SECTIONS 22 & 27, COPPER RIVER MERIDIAN
PLAT NO. 2008-17
PETERSBURG RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is offering several waterfront recreational/residential lots located approximately five miles south of Petersburg, Alaska on the west side of the Wrangell Narrows. The subdivision is outside of the boundaries of the City of Petersburg.

There are no public utilities and no constructed road access to these lots. The subdivision is water access only. All lots have east facing frontage on the Wrangell Narrows. The lots are steep to gently sloping and are generally covered with cedar, hemlock and spruce trees. These lots may contain wetlands and may require a U.S. Army Corps of Engineers wetlands permit prior to development.

This subdivision is subject to certain covenants, conditions and restrictions. Copies of the *Master Declaration of Covenants, Conditions and Restrictions for Mountain Point Lighthouse Subdivision* are available above, or from the Land Management office in Anchorage or Fairbanks.

All lots will be sold at or above fair market value.

This notice is effective until all lots are sold.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the Mountain Point Lighthouse Subdivision, Plat #2008-17 is available at the District Recorder's office in Petersburg (Phone: 907.225.3142) or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	ACRES	PRICE
PE.MP.0003	Mountain Point Lighthouse	2	4.680	\$70,000
PE.MP.0004	Mountain Point Lighthouse	3	7.280	\$106,900
PE.MP.0005	Mountain Point Lighthouse	4	10.970	\$158,600
PE.MP.0006	Mountain Point Lighthouse	5	10.810	\$156,300
PE.MP.0007	Mountain Point Lighthouse	6	11.440	\$165,200
PE.MP.0008	Mountain Point Lighthouse	7	7.410	\$108,700
PE.MP.0009	Mountain Point Lighthouse	8	7.520	\$110,300
PE.MP.0010	Mountain Point Lighthouse	9	7.630	\$111,800

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

Mountain Point Lighthouse Subdivision

PE.MP.XXXX

R 79E

Map Disclaimer :

This parcel map is provided for informational purposes only. The parcel boundaries and other features, including water bodies, shown on this map may not be accurately represented, current or otherwise reliable. Interested parties may not rely on this map for any purpose, whatsoever, and must independently research and verify all information related to the depicted parcels.

Legend

- - - 25' Public Access

PE.MP.0003
Lot 2
4.68 Acres

PE.MP.0004
Lot 3
7.28 Acres

PE.MP.0005
Lot 4
10.97 Acres

PE.MP.0006
Lot 5
10.81 Acres

21
22
PE.MP.0007
Lot 5
11.44 Acres

28
27
PE.MP.0008
Lot 7
7.41 Acres

PE.MP.0009
Lot 8
7.52 Acres

PE.MP.0010
Lot 9
7.63 Acres

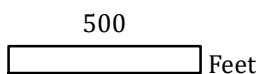
Wrangell Narrows

T 59S



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 59S 79E



Petersburg C-3 (USGS)

Mountain Point Lighthouse Subdivision

PE.MP.XXXX

R 79E

Map Disclaimer :

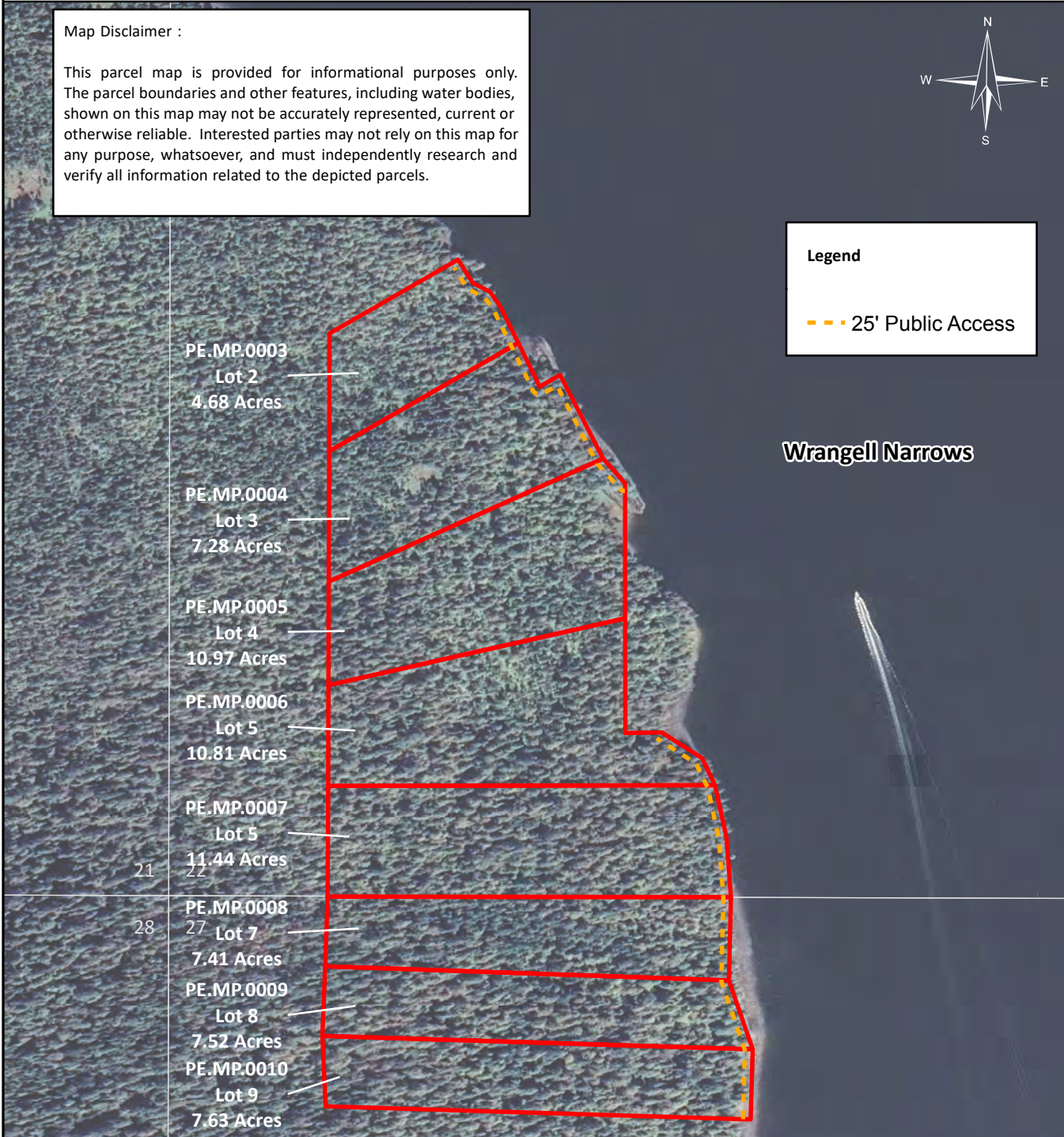
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Legend

--- 25' Public Access

T 59S



PE.MP.0003
Lot 2
4.68 Acres

PE.MP.0004
Lot 3
7.28 Acres

PE.MP.0005
Lot 4
10.97 Acres

PE.MP.0006
Lot 5
10.81 Acres

PE.MP.0007
Lot 5
11.44 Acres

21

PE.MP.0008
Lot 7
7.41 Acres

28

PE.MP.0009
Lot 8
7.52 Acres

PE.MP.0010
Lot 9
7.63 Acres

Wrangell Narrows



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 59S 79E

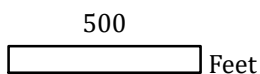


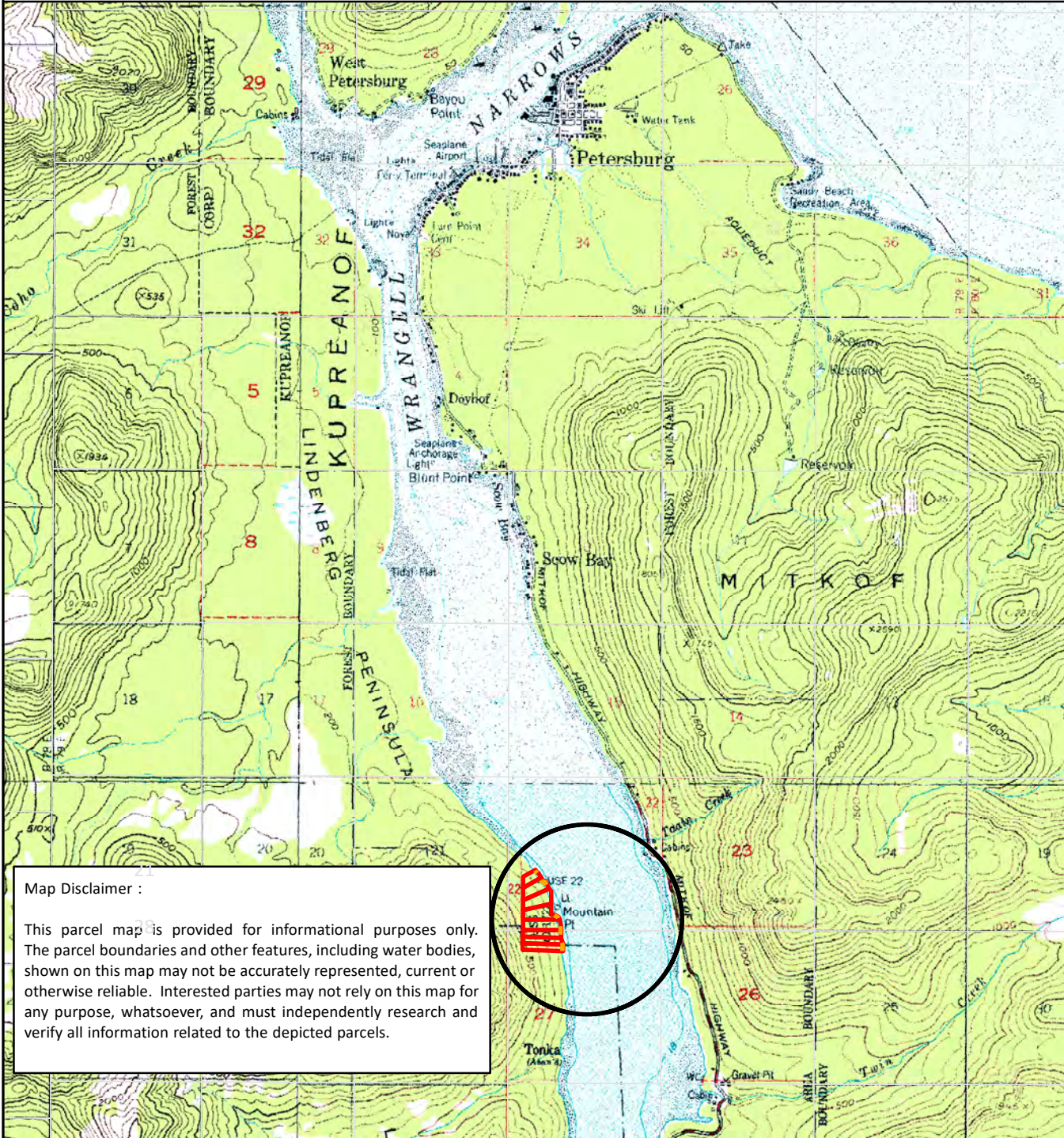
Photo Source : Google Earth
Photo Date : 6.25.2019

Petersburg C-3 (USGS)

Mountain Point Lighthouse Subdivision

PE.MP.XXXX

R 79E



T 59S

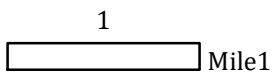
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UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 59S 79E



Petersburg C-3 (USGS)

University of Alaska Land Management

www.UALand.com

North Chilkat Subdivision Disposal Plan

Accepting Sealed Offers through
5:00 P.M. Monday, November 18, 2019

LOCATION

**HAINES, ALASKA
TOWNSHIP 28 SOUTH, RANGE 56 EAST,
SECTON 30, COPPER RIVER MERIDIAN
PLAT NO. 97-17
HAINES RECORDING DISTRICT**

DESCRIPTION

The University of Alaska has several lots for sale in North Chilkat Subdivision located near 25-Mile Haines Highway, adjacent to and east of Duck Marsh Road, approximately 24 miles northwest of Haines, Alaska. All lots have Haines Highway frontage, although access is dependent upon acquisition of a driveway permit from the State of Alaska Department of Transportation and Public Facilities. Interested parties are encouraged to contact the State of Alaska Department of Transportation and Public Facilities regarding Haines Highway driveway access.

Cox Creek runs through the northern portion of the lots and a twenty-five foot (25') wide public pedestrian access easement is reserved along each side of the creek bank which runs through the northern portion of the lots. Due to low elevation, all or a portion of the lots may be susceptible to flooding and a seasonal high water table that may affect development. The lots are not zoned.

The lots will be sold at or above fair market value.

This notice is effective until all lots are sold.

Interested parties should thoroughly inspect these lots prior to submitting an offer to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and

the U.S. Army Corps of Engineers.

The standard documents that will be used to close sales in this offering are available for review below. A copy of the North Chilkat Subdivision Plat #97-17 is available at the District Recorder's office in Haines (Phone: 907.465.2514) or online <http://dnr.alaska.gov/ssd/recoff> (click on "Searches", then "Plat Search").

The price listed below is the MINIMUM PRICE.

PARCEL	SUBDIVISION	LOT	ACRES	PRICE
HA.NC.0020	North Chilkat	20	9.041	\$70,000
HA.NC.0021	North Chilkat	21	6.643	\$52,000
HA.NC.0022	North Chilkat	22	5.964	\$47,000
HA.NC.0023	North Chilkat	23	5.669	\$44,000
HA.NC.0025	North Chilkat	25	9.783	\$77,000
HA.NC.0026	North Chilkat	26	44.138	\$345,000

PROCESS - Competitive Land Sale Terms and Conditions

The parcel(s) listed above is being offered for sale by the University of Alaska on a competitive basis at or above the Minimum Price. The terms and conditions of this offering are available below. Offer to Purchase forms are attached to the terms and conditions. The University is accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. Offers must include a minimum of Five Percent (5%) of the offer amount, to be applied towards the purchase. Within Fifteen (15) days of acceptance of an offer, the successful offeror will be required to submit an additional Five Percent (5%) deposit, for a total deposit of Ten Percent (10%). The entire balance of the purchase price must be paid in full at the time of closing. Sales are typically closed within 90 days of the date of the Purchase Agreement, but may close earlier, at the University's discretion, to accommodate buyers. Sample copies of the University's documents are available for review below.

- Competitive Land Sales Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)
- Cash Sale - Purchase Agreement
- Cash Sale - Quitclaim Deed

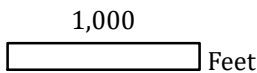
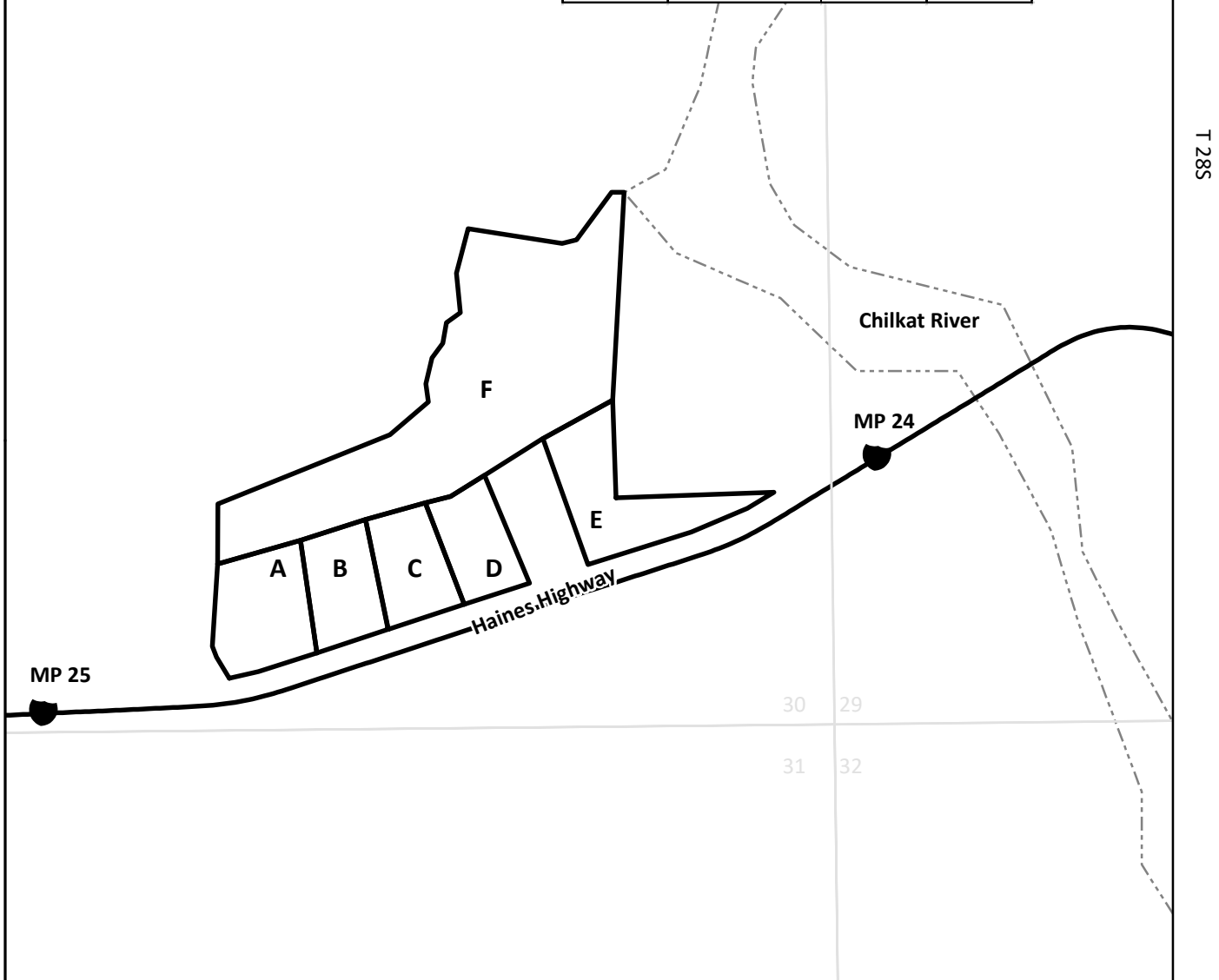
North Chilkat Subdivision

R 56E

Map Disclaimer :

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	Property #	Lot	Acres
A	HA.NC.0020	20	9.041
B	HA.NC.0021	21	6.643
C	HA.NC.0022	22	5.964
D	HA.NC.0023	23	5.669
E	HA.NC.0025	25	9.783
F	HA.NC.0026	26	44.138



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 28S 56E

Skagway B-3 (USGS)

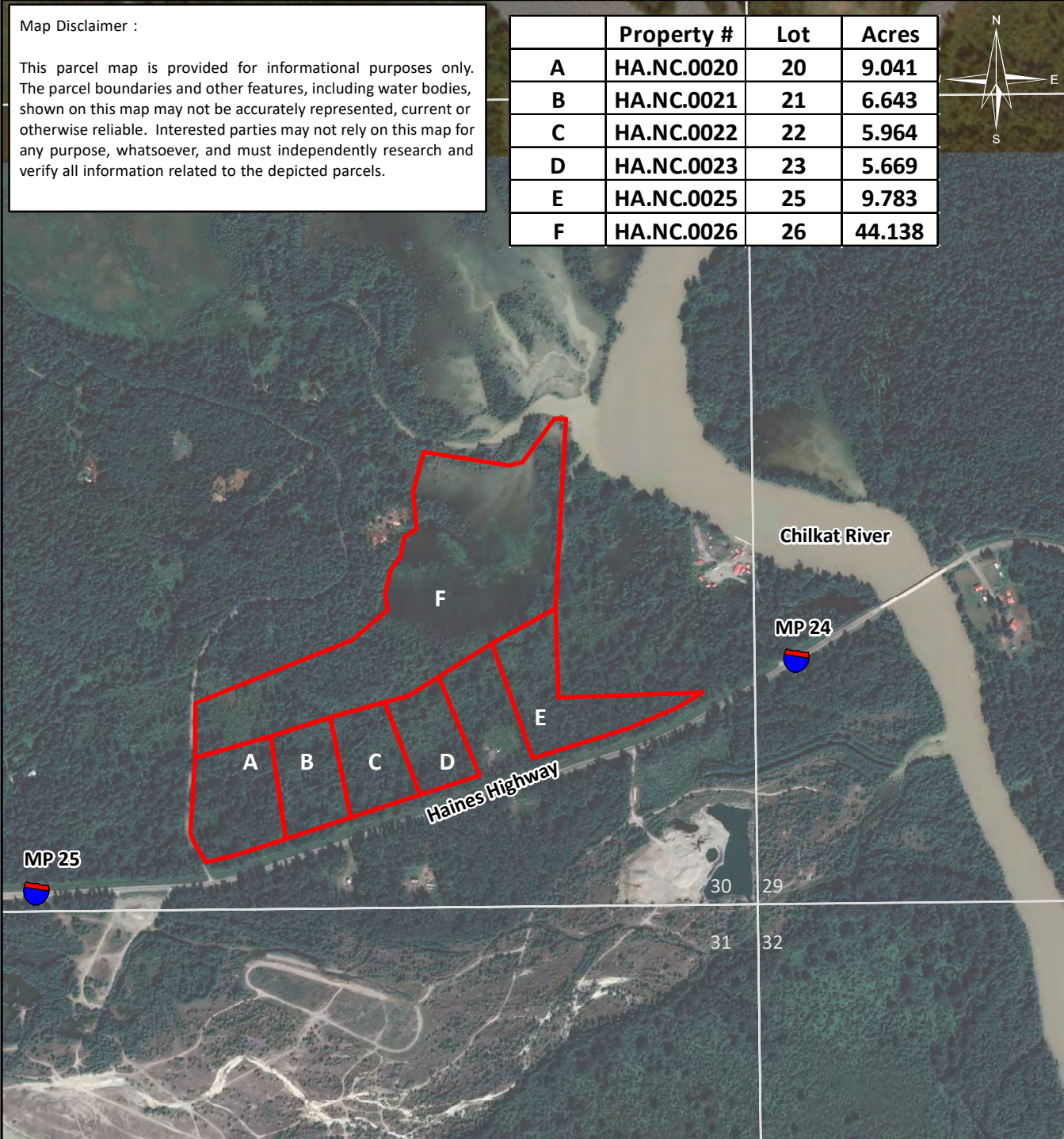
North Chilkat Subdivision

R 56E

Map Disclaimer :

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	Property #	Lot	Acres
A	HA.NC.0020	20	9.041
B	HA.NC.0021	21	6.643
C	HA.NC.0022	22	5.964
D	HA.NC.0023	23	5.669
E	HA.NC.0025	25	9.783
F	HA.NC.0026	26	44.138



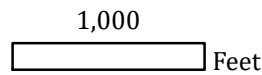
MP 25

MP 24

Chilkat River

Haines Highway

T 28S



UA LAND MANAGEMENT
August 2019

Photo Source : Google Earth
Photo Date : 6/30/2019

Meridian Township Range
C 28S 56E

Skagway B-3 (USGS)

North Chilkat Subdivision

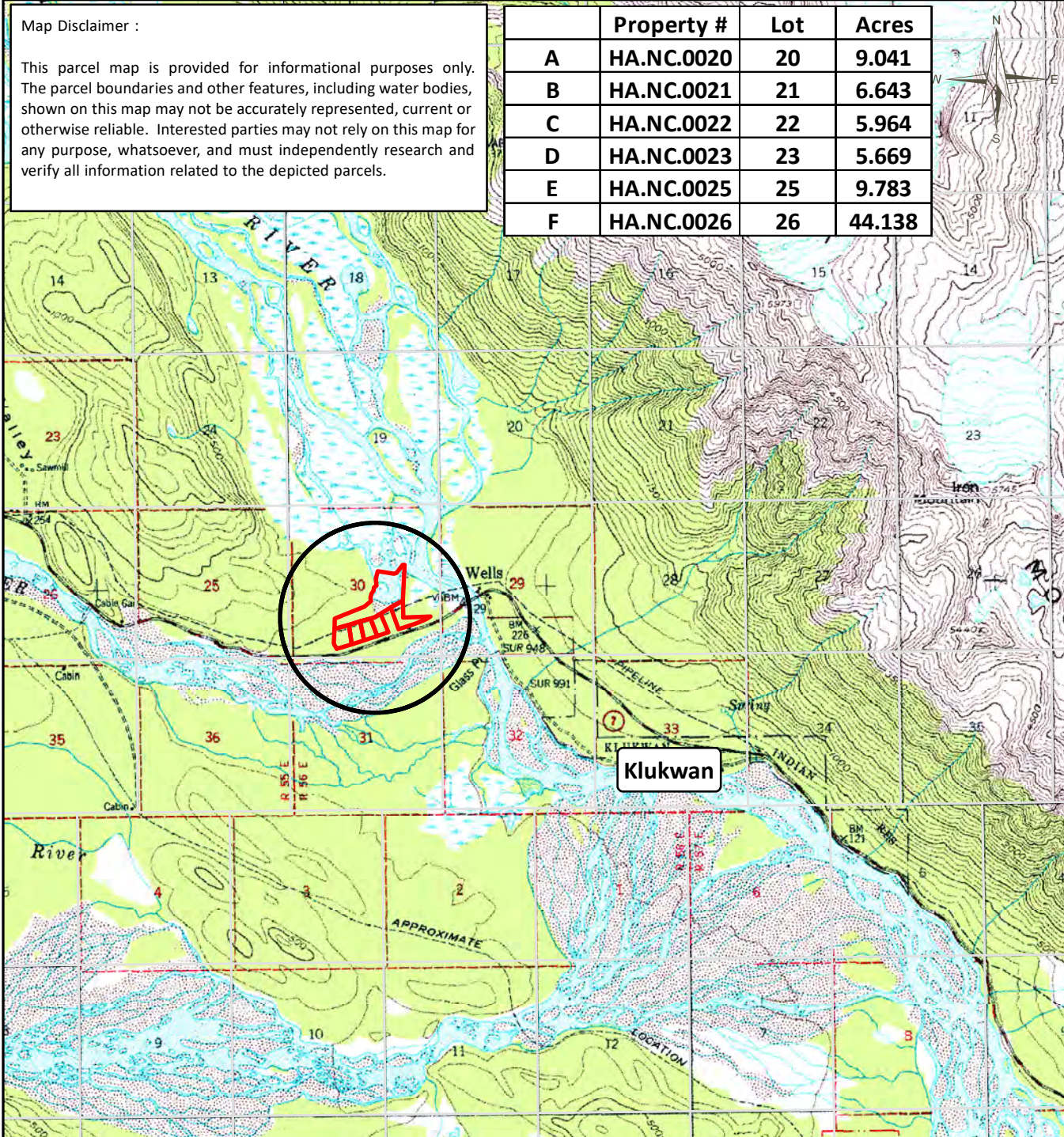
R 55E

R 56E

Map Disclaimer :

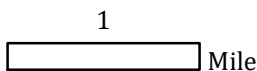
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	Property #	Lot	Acres
A	HA.NC.0020	20	9.041
B	HA.NC.0021	21	6.643
C	HA.NC.0022	22	5.964
D	HA.NC.0023	23	5.669
E	HA.NC.0025	25	9.783
F	HA.NC.0026	26	44.138



UA LAND MANAGEMENT
August 2019

Meridian Township Range
C 28S 56E



Skagway B-3 (USGS)

University of Alaska Land Management

www.UALand.com

Damon Plaza Subdivision #2 Disposal Plan

Accepting Sealed Offers through
5:00 P.M., Monday, November 18, 2019.

LOCATION

**SOLDOTNA, ALASKA
TOWNSHIP 4 NORTH, RANGE 11 WEST,
SECTION 2, SEWARD MERIDIAN
PLAT #87-62
KENAI RECORDING DISTRICT**

DESCRIPTION

The University of Alaska is currently offering 16 lots for commercial lease in Damon Plaza Subdivision #2. The lots may be leased individually, but it is the preference of the University to lease back lots in conjunction with frontage lots. Access to this property is by way of Kalifornsky Beach Road or Damon Avenue.

Damon Plaza Subdivision #2 is located approximately three miles southwest of Soldotna on Kalifornsky Beach Road. To access the subdivision, travel south from Soldotna on the Sterling Highway to Kalifornsky Beach Road, turn right (west) onto Kalifornsky Beach Road and travel approximately two miles and turn left (South) onto Community College Drive. Proceed approximately 400 feet on Community College Drive to access Lots 1, 2, 3, 5, 6, 7, 8, 9 and 10 in Block 1 and Lots 4, 5, 6, 7, 8, 9, and 10 in Block 2 which are located north of the Community College Drive roundabout.

The lots are generally level with a mixture of hardwood and spruce trees. Power, phone, and natural gas service have been partially extended into the Damon Plaza Subdivision. To develop the lots, the buyer will be required to construct roads, property access, and extend utilities. Interested parties are encouraged to contact utility companies and the Kenai Peninsula Borough to determine utility and road construction requirements/costs. Please note that there is no direct access to State maintained rights of way unless approved by the State of Alaska Department of Transportation, there is a minimum 20' building setback required from all rights of way unless a lesser standard is approved by resolution of the appropriate planning commission. Double frontage lots are restricted to one access point by either right of way. Water supply and sewage disposal systems shall be permitted only in conformance with applicable requirements of 18 AAC 70, 18 AAC 72, and 18 AAC 80, and no septic tanks or buried fuel tanks will be allowed within 300 feet of Tract B.

Interested parties should thoroughly inspect these lots prior to submitting a proposal to ensure that the lots are suitable for the party's intended use and to determine all permitting requirements related to

that intended use. Additional information regarding these lots may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies; district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

The standard documents that will be used in this offering are available for review below. A copy of the Damon Plaza Subdivision #2, Plat #87-62 is available at the District Recorder's office in Kenai (Phone: 907.283.3118) or online www.dnr.state.ak.us/recorders (using the "Search Menu", then "Plat Search").

PARCEL	AREA	LOT	BLOCK	ACRES
KN.DP.0002	1	1	Soldotna	1.043
KN.DP.0003	2	1	Soldotna	1.061
KN.DP.0004	3	1	Soldotna	1.012
KN.DP.0005	5	1	Soldotna	1.086
KN.DP.0006	6	1	Soldotna	1.281
KN.DP.0007	7	1	Soldotna	1.281
KN.DP.0008	8	1	Soldotna	1.281
KN.DP.0009	9	1	Soldotna	1.089
KN.DP.0010	10	1	Soldotna	1.123
KN.DP.0014	4	2	Soldotna	0.932
KN.DP.0015	5	2	Soldotna	0.932
KN.DP.0016	6	2	Soldotna	0.932
KN.DP.0017	7	2	Soldotna	1.018
KN.DP.0018	8	2	Soldotna	1.056
KN.DP.0019	9	2	Soldotna	1.003
KN.DP.0020	10	2	Soldotna	0.963

PROCESS - Competitive Commercial Lease

The University of Alaska is requesting proposals from qualified individuals or firms interested in leasing and developing commercial projects on the parcels(s) listed above. The University is

accepting sealed offers until 5:00 P.M., Monday, November 18, 2019. The terms and conditions of this offering are available below.

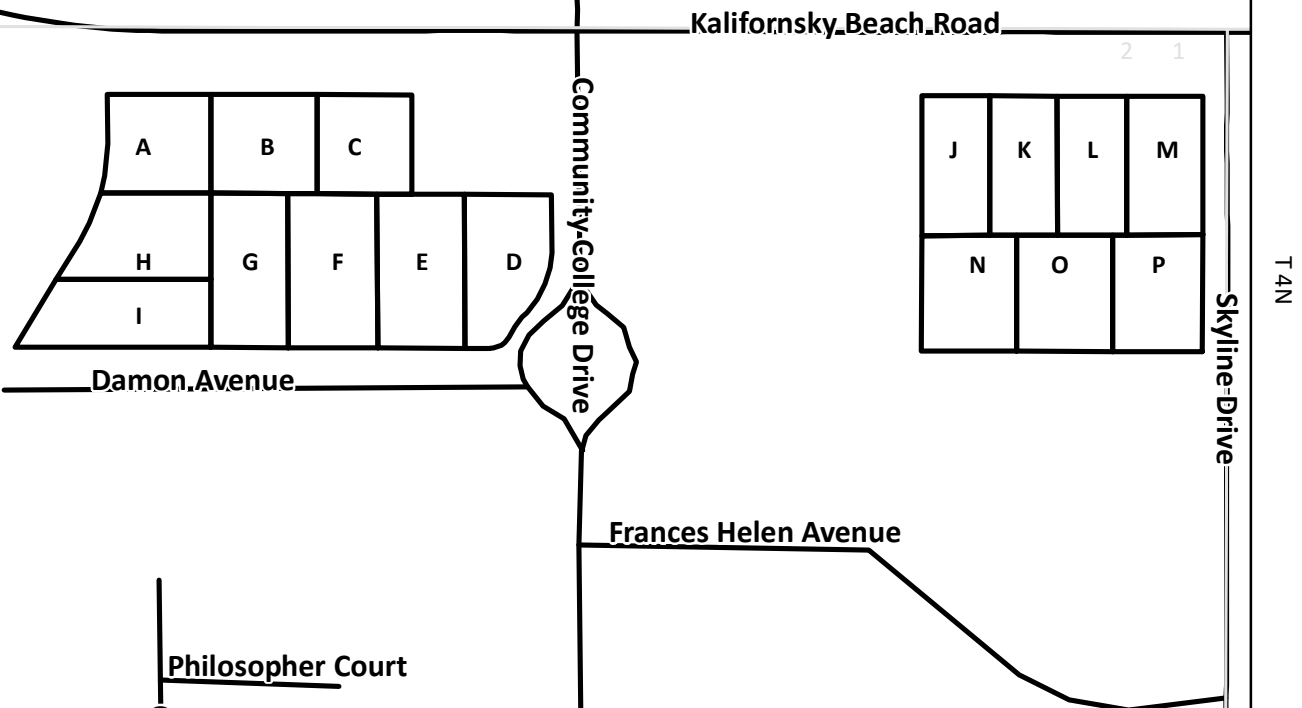
- 2019 Competitive Request For Proposals to Lease Land Development and Disposal Terms and Conditions
- Ethics Disclosure Form (completed form must accompany all offers from University Employees or Family Members)

Damon Plaza Subdivision # 2

R 11W

Map Disclaimer :

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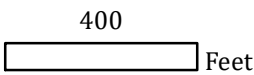


	Parcel	Lot	Block	Acres		Parcel	Lot	Block	Acres
A	KN.DP.0002	1	1	1.043	I	KN.DP.0010	1	1	1.123
B	KN.DP.0003	2	1	1.061	J	KN.DP.0014	4	2	0.932
C	KN.DP.0004	3	1	1.012	K	KN.DP.0015	5	2	0.932
D	KN.DP.0005	5	1	1.086	L	KN.DP.0016	6	2	0.932
E	KN.DP.0006	6	1	1.281	M	KN.DP.0017	7	2	1.018
F	KN.DP.0007	7	1	1.281	N	KN.DP.0018	8	2	1.056
G	KN.DP.0008	8	1	1.281	O	KN.DP.0019	9	2	1.003
H	KN.DP.0009	9	1	1.089	P	KN.DP.0020	10	2	0.963



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 4N 11W



Kenai B-3, B-4 (USGS)

Damon Plaza Subdivision # 2

R 11W

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Kalifornsky Beach Road



Damon Avenue

Community College Drive

Frances Helen Avenue

Philosopher Court

Skyline Drive

T 4N

	Parcel	Lot	Block	Acres		Parcel	Lot	Block	Acres
A	KN.DP.0002	1	1	1.043	I	KN.DP.0010	10	1	1.123
B	KN.DP.0003	2	1	1.061	J	KN.DP.0014	4	2	0.932
C	KN.DP.0004	3	1	1.012	K	KN.DP.0015	5	2	0.932
D	KN.DP.0005	5	1	1.086	L	KN.DP.0016	6	2	0.932
E	KN.DP.0006	6	1	1.281	M	KN.DP.0017	7	2	1.018
F	KN.DP.0007	7	1	1.281	N	KN.DP.0018	8	2	1.056
G	KN.DP.0008	8	1	1.281	O	KN.DP.0019	9	2	1.003
H	KN.DP.0009	9	1	1.089	P	KN.DP.0020	10	2	0.963



UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 4N 11W

400

Feet

Photo Source : Google Earth
Photo Date : 5/14/2017

Kenai B-3, B-4 (USGS)

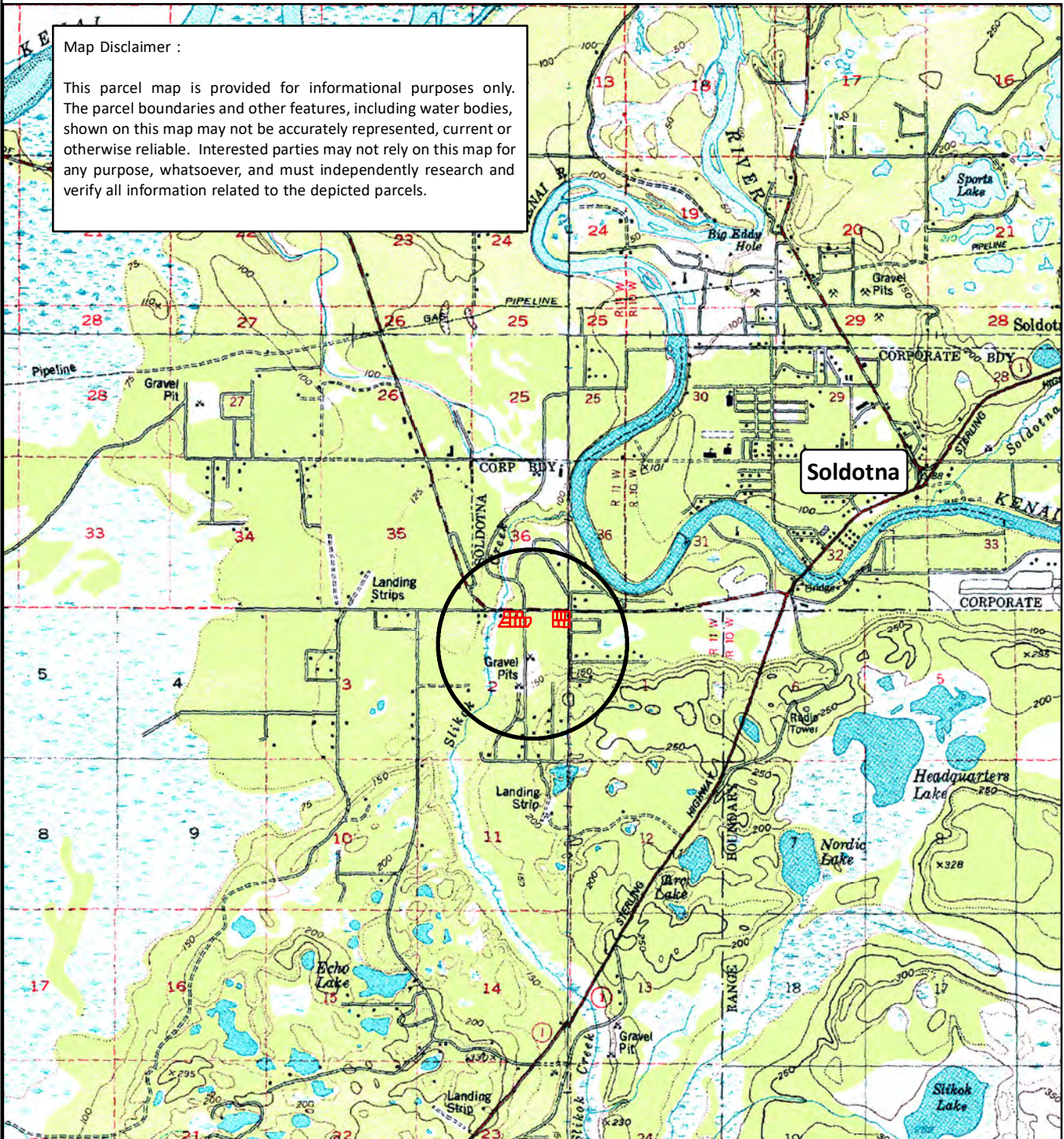
Damon Plaza Subdivision # 2

R 11W

R 10W

Map Disclaimer :

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T 5N

T 4N



400
□ Feet

UA LAND MANAGEMENT
August 2019

Meridian Township Range
S 4N 11W

Kenai B-3, B-4 (USGS)



UNIVERSITY
of ALASKA

LAND MANAGEMENT

2019

COMPETITIVE LAND SALES DISPOSAL TERMS AND CONDITIONS

Opening Date: October 9, 2019, 8:00 A.M.

Closing Date: November 18, 2019, 5:00 P.M.

Land Management
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508-3438
PHONE: (907) 786-7766
FAX: (907) 786-7733

Land Management
2025 Yukon Drive, Suite 106
Fairbanks, Alaska 99775-5280
PHONE: (907) 450-8133

**2019 COMPETITIVE LAND SALES
DISPOSAL TERMS AND CONDITIONS**

University of Alaska Land

The trust land owned and managed by the University of Alaska was originally granted to the University by the Federal Government in accordance with two Acts of Congress dated March 4, 1915, and January 21, 1929. These trust lands are for the exclusive use and benefit of the University of Alaska and, therefore, are not state public domain land. The University develops, leases, and sells land and resources to generate revenue for the University's Land Grant Trust Fund ("Fund"). Proceeds from the Fund are used for, among other things, the UA Scholars Program, natural resources related education and research, Fund inflation proofing and the effective management and development of the University's land portfolio. In addition, the University is responsible for managing non-trust land assets, which include purchased land and donated properties.

1. LAND SALE AND DISPOSAL. In this 2019 Competitive Land Sales Disposal Terms and Conditions ("Competitive Land Sale"), the University of Alaska, Land Management office (the "University") is offering for sale, on a competitive basis, individual parcels of land or interests in land. These parcels of land or interests in land are described in the Disposal Plans available from the University.

2. SUBMITTING OFFERS. Each offer to purchase a parcel must be made on the attached *2019 Competitive Land Sales Disposal Offer to Purchase Form* ("Offer to Purchase Form") and sealed in an envelope and the outside of the envelope clearly labeled with the following information:

2019 Competitive Land Sales Disposal
Subdivision/Parcel Name
Parcel # _____ (enter appropriate number)
Name and Address of Offeror Submitting Offer
Date

Offers must be submitted to the University of Alaska, Land Management office at one of the following addresses to be considered:

University of Alaska
Land Management
1815 Bragaw Street, Suite 101
Anchorage, AK 99508-3438

University of Alaska
Land Management
2025 Yukon Drive, Suite 106
Fairbanks, AK 99775-5280

Offer to Purchase Forms that are not signed and dated will be disqualified. Offers submitted for less than the minimum price published in the most current Disposal Plan, or without the required minimum deposit will be disqualified. All offers shall be date and time stamped by the University with the date and time of receipt (the "Receipt Date"). Offers may not be withdrawn at any time by offeror.

An Ethics Disclosure Form, if applicable, must be completed and must accompany all offers from University employees or family members. The Ethics Disclosure Form must be approved prior to the execution of a Purchase Agreement. The Ethics Disclosure Form can be found at www.ualand.com.

3. DEPOSITS. A deposit in the amount of **FIVE PERCENT (5%)** of the offer amount (rounded up to the nearest dollar) must be submitted with the completed and signed Offer to Purchase Form. **DO NOT SEND CASH.** Deposits must be in the form of a **cashier's check or money order, made payable to the University of Alaska.** If offering to purchase more than one parcel, separate Offer to Purchase Forms and deposits must be submitted for each parcel. Deposits may, at the University's sole discretion, be held up to **THIRTY (30) DAYS** following the Closing Date. Deposits from successful

offerors shall be applied as down payment towards the purchase of the parcel(s). Deposits from unsuccessful offerors shall be returned within **THIRTY (30) DAYS** of the Closing Date. Within **FIFTEEN (15) DAYS** of acceptance of an offer, the successful offeror will be required to execute the Purchase Agreement and submit an additional **FIVE PERCENT (5%)** deposit, for a total deposit of **TEN PERCENT (10%)**.

4. DEADLINE. Offer to Purchase Forms and any subsequent amendments thereto, must be received at University of Alaska, Land Management by no later than **5:00 P.M., Monday, November 18, 2019** ("Closing Date"). All parties submitting offers are responsible for ensuring that their offers are received by the Closing Date. Offers received after the Closing Date will not be considered.

5. MODIFICATIONS TO THIS COMPETITIVE LAND SALE. The University reserves the right to modify the terms and conditions of this Competitive Land Sale at its sole discretion at any time without prior notice. Offerors shall be bound by the most current Competitive Land Sale Terms and Conditions at the time an offer is submitted. It is the sole responsibility of offerors to ensure that they have received the most current terms and conditions of this Competitive Land Sale and related material prior to submitting an offer.

6. DISQUALIFICATION. Any of the following may, at the University's sole discretion, disqualify an offer:

- a. The offer is submitted for less than the minimum price.
- b. The offer is received without the required minimum deposit amount.
- c. The Offer to Purchase Form is not completed in full, signed and dated.
- d. The offer is received after the Closing Date, **5:00 P.M., Monday, November 18, 2019**.

7. EVALUATION AND ACCEPTANCE. Sealed offers will be opened beginning at **10:00 A.M., Thursday, November 21, 2019** at the University of Alaska, Land Management offices. Offerors need not be present to win. A list of apparent successful offerors will be posted online at www.ualand.com and at the University of Alaska, Land Management offices following the sealed offer opening. All offers will be accepted or rejected, in writing, within **THIRTY (30) DAYS** of the Closing Date. **Offers in the amount of ONE MILLION DOLLARS (\$1,000,000), or more, will be accepted subject to Board of Regents' approval [BOR Policy 05.11.60 (B.4)].** The qualified party who offers to purchase a parcel for the highest amount, at or above the minimum price, shall be named as the successful offeror; however, in the event that two or more offers for the same amount and for the same parcel are submitted, the following shall apply:

The offer with the earliest Receipt Date (date and time) will be accepted over offers of the same amount.

8. PAYMENT TERMS. An additional **FIVE PERCENT (5%)** of the purchase price, representing the balance of the down payment, must be paid upon execution of the Purchase Agreement. The entire balance of the purchase price must be paid in full at the time of closing. The University will not perform any repairs, upgrades, modifications or improvements to the property that may be required by a financing agency for the successful offeror to secure financing.

9. QUESTIONS OR COMMENTS. Questions or comments concerning this Competitive Land Sale must be made in writing, expressly identified as a question or comment concerning this Competitive Land Sale, and received by the University at the addresses listed in Section 2 by no later than **5:00 P.M., MONDAY, November 11, 2019**, so that necessary modifications, if any, may be made available to participants in this Competitive Land Sale and to prevent the opening of a defective offer which the University is unable to accept but which may result in the exposure of the contents of the offer. Offerors shall not rely in any manner upon any verbal information received from the University for any purpose,

including interpretation of any of the terms and conditions of this Competitive Land Sale or compliance with the requirements of this Competitive Land Sale. Offeror's protests based upon any omissions or errors, or the content of this Competitive Land Sale, will be disallowed if not made in writing and received at the addresses above by no later than **5:00 P.M., MONDAY, November 11, 2019**.

10. AGE REQUIREMENT. You must be at least **EIGHTEEN (18) YEARS** of age in order to submit an offer to purchase. **THE UNIVERSITY WILL NOT ENTER INTO A CONTRACT WITH ANYONE UNDER THE AGE OF EIGHTEEN (18).**

11. NOTICES/COMMUNICATIONS. All notices and communications sent by the University pursuant to the terms and conditions of this Competitive Land Sale and the University's closing documents, will be sent by U.S. Mail to the address shown on an offeror's Offer to Purchase Form, unless otherwise agreed to in advance, in writing, by the University. All notices and communications sent by the University shall be deemed given, when sent by U.S. Mail, on **(i)** the date the return receipt is signed or **(ii) FIVE (5) DAYS** after deposit in the U.S. Mail, whichever occurs first. Successful offerors must, within **FIFTEEN (15) DAYS** of the date of the University's notices and communications, properly complete, sign and return by U.S. Mail or in person all required documents and payments to the University, or otherwise comply with the requirements specified in the notices and communications. The University does not communicate regarding land sale transactions via email, and communications sent to the University via email will not be accepted.

12. PURCHASE AGREEMENT/ADDITIONAL DOWN PAYMENT. If an offer is accepted in writing by the University any time within **THIRTY (30) DAYS** of the Closing Date, the successful offeror must, within **FIFTEEN (15) DAYS** of receipt of the Purchase Agreement, properly complete, sign and return the Purchase Agreement with the balance of the down payment, in the form of a cashier's check or money order, to the University at the addresses provided in Section 2 above. The minimum total down payment required upon execution of the Purchase Agreement shall be **TEN PERCENT (10%)** of the purchase price.

13. USE OF DEPOSIT/DOWN PAYMENT AS LIQUIDATED DAMAGES. In the event that the successful offeror fails to: **(a.)** properly complete, sign and return the Purchase Agreement or any other closing documents within **FIFTEEN (15) DAYS** of the date of the University's notice or other communication; or **(b.)** meet any or all of the terms and conditions contained in the Purchase Agreement or this Competitive Land Sale, the successful offeror's deposit/down payment and all other funds paid to the University by the successful offeror may be retained by the University as liquidated damages, and not as a penalty, the Purchase Agreement, if any, shall be terminated by the University, and the University shall be free to accept another offer. The University and the Offeror agree that the University's costs and damages are difficult to ascertain, are reasonably represented by the amount of the deposit, and may (but not necessarily will) include costs of advertising, staff costs, legal costs, title examination fees, lost profits from other possible sales, and other similar costs and damages. **THE DEPOSIT/DOWN PAYMENT AND ALL OTHER FUNDS PAID TO THE UNIVERSITY BY THE SUCCESSFUL OFFEROR ARE NON-REFUNDABLE IF THE SUCCESSFUL OFFEROR DOES NOT COMPLY WITH THE TERMS AND CONDITIONS OF THIS COMPETITIVE LAND SALE. IN SUCH EVENT, THE DEPOSIT/DOWN PAYMENT WILL BE RETAINED BY THE UNIVERSITY AS LIQUIDATED DAMAGES, AND NOT AS A PENALTY.**

14. CLOSING. The University shall close all sales using University documents (see Section 17 herein). A University designated title insurance agency shall record documents and coordinate the issuance of owners' standard title insurance policies, only. The successful offeror shall be responsible for paying all closing costs, except owners' standard title insurance, which shall be paid by the University. Closing costs may include, but not be limited to, recording fees, escrow fees, fees related to verifications of deposit and credit, and administration fees.

15. TITLE INSURANCE. The University does not warrant title to these parcels. Prior to closing, the University will provide purchasers with a preliminary commitment for title insurance. If the preliminary commitment identifies defect(s) in the title, the University shall have the option to cure said defect(s) within **NINETY (90) DAYS**. If title cannot be made insurable or the University declines to cure said title defect(s) within those **NINETY (90) DAYS**, all monies deposited towards the purchase of the parcel shall be refunded, and the University shall have no further liability to the purchaser, or any third party. Purchaser shall have the option of waiving any defect in title and the University shall not be liable for any damages by reason of any defect in title. The failure of purchaser to object to the title report in writing, prior to closing, shall be deemed purchaser's acceptance of and satisfaction with the title.

Some of the parcels offered in this Competitive Land Sale have not received patents from the Federal Government, and are tentatively approved. Tentatively approved parcels shall not be considered as having defective title. However, if for any reason final patent to the parcel is not issued, the sale shall be terminated, the money paid to purchase the parcel shall be refunded, and the University shall have no further liability to the purchaser, or any third party.

In any circumstance, the University's liability for defective title discovered after closing shall be limited to all monies paid to the University towards the purchase of the parcel up and to the date of said discovery. The University shall have no further liability to the purchaser, or any third party, for the defective title.

16. CONVEYANCE. All parcels shall be conveyed by Quitclaim Deed and shall be fully subject to all encumbrances, including but not limited to: patents, easements, access to public waters, conditions, taxes, assessments, zoning regulations, rights-of-way, exceptions and restrictions of record and reservations of oil, petroleum, gas, coal, ore, minerals, fissionable materials, geothermal resources, fossils or other rights and interests gaseous, liquid and solid, in and under the property. All parcels shall be conveyed subject to access easements to and along public waters, as determined by the University, in its sole discretion. Parcels, once conveyed, may be subject to borough and/or local taxes or special assessments.

17. DOCUMENT REVIEW. The University, using the University's closing documents, shall close all sales. Sample closing documents including, but not limited to, the Purchase Agreement and Quitclaim Deed are available for review at www.ualand.com. It is the offeror's sole responsibility to review the closing documents prior to submitting an offer. The University reserves the right to modify any or all of the closing documents up to the time of closing. **Successful offerors shall not modify the closing documents provided by the University. Any modification to the closing documents by the successful offeror shall be grounds for withdrawal of offer acceptance by the University and shall result in forfeiture of the successful offeror's deposit/down payment under the terms of Section 13 herein.**

18. PARCEL INSPECTION. Interested parties are strongly urged to do on-site inspections of the parcels and locate all property boundaries prior to submitting an offer to purchase a parcel in this Competitive Land Sale. Interested parties should thoroughly inspect parcels to ensure that the parcel is suitable for the party's intended use and to determine all permitting requirements related to that intended use. **Many of the parcels offered for sale in this Competitive Land Sale are located in rural or remote areas and may contain physical hazards. Interested parties should exercise reasonable caution in their physical inspections of parcels. On-site inspections shall be conducted entirely at the interested parties' own risk and responsibility.** It is also recommended that offerors inspect all public records pertaining to these parcels, including, but not limited to, recorded plats and covenants, local improvement district assessments and topographical maps, prior to submitting an offer to purchase a parcel in this Competitive Land Sale. Information regarding these parcels may be available from local, state and federal offices, including but not limited to: the city or borough assessor's office, building permitting office and land planning office; local utility companies;

district recorder's office; the State of Alaska Department of Natural Resources, Department of Environmental Conservation, Department of Fish and Game and Department of Transportation and Public Facilities; and the U.S. Department of the Interior Bureau of Land Management, Geological Survey, Environmental Protection Agency and Army Corps of Engineers.

19. ACCESS/MAINTENANCE. Many of the parcels offered in this Competitive Land Sale are in remote locations and not necessarily within organized service districts. Legal access, construction or maintenance of the roads, driveway permits, drainage systems, and all common areas shall be the responsibility of parties who purchase the parcels. Purchasers shall be required to comply with all State of Alaska Department of Environmental Conservation regulations relating to the installation and maintenance of all water and wastewater systems located on the property and, if applicable, the regulations of the U.S. Army Corps of Engineers relating to the development of wetlands.

20. WARRANTIES. Offerors are advised that the maps, floor plans, site plans, acreages and other information that may be provided with this Competitive Land Sale are approximations and that no guarantee or warranty is made to their accuracy. It is the offeror's responsibility to examine the parcels and take other steps, as may be necessary to ascertain the exact character and location of the parcels and improvements, if any, and the general and local conditions that affect the use of the parcels and improvements. In addition, the University makes no warranties, either express or implied, nor assumes any liability whatsoever, regarding the social, economic or environmental aspects of the parcels, to include, without limitation, the soil conditions, water drainage, suitability of the parcels for on-site wastewater disposal, physical access, natural or artificial hazards which may or may not exist, or the merchantability, suitability or profitability of the parcels for any use or purpose. These parcels are being offered "as is." **PLATTED ROADS SHOWN ON SUBDIVISION MAPS ARE NOT NECESSARILY CONSTRUCTED. ALL INTERESTED PARTIES ARE STRONGLY URGED TO INSPECT THE PARCELS BEFORE SUBMITTING AN OFFER.**

21. WETLANDS DISCLOSURE. Some of the parcels offered in this Competitive Land Sale may contain wetlands and/or waters, in whole or in part, which are regulated under Section 404 of the Clean Water Act. U.S. Army Corps of Engineers permitting may be required for any development on the parcels. **Interested parties are strongly urged to contact the U.S. Army Corps of Engineers, Alaska District, prior to submitting an offer to purchase,** in order to determine the specific development restrictions, if any, that pertain to the parcels.

22. CONDITIONS. **The University reserves the right to postpone or cancel this Competitive Land Sale, in whole or in part, and to change the minimum price of the parcels or to withdraw parcels from this Competitive Land Sale at any time prior to or during the competitive offering and up to the time of closing, without notice.** The University shall not be liable for any expenses incurred by any parties participating in this Competitive Land Sale as a result of, but not limited to, a change in the minimum price or withdrawal of a parcel from this Competitive Land Sale. Moreover, the University reserves the right to decline any and all offers, to negotiate separately with any party participating in this Competitive Land Sale, to accept an offer without further discussions, to waive any informality in the offers received, and to accept that offer which represents the best interests of the University. The right is reserved to waive technical defects in this Competitive Land Sale.

23. ADMINISTRATIVE PROTEST OF UNIVERSITY DECISIONS.

An Offeror may protest a University decision concerning the offer or the sale and if appropriate appeal that decision as follows:

- A. Protest to the Chief Strategy, Planning, and Budget Officer.** An Offeror may protest any decisions made in relation to the offer or this sale to the Chief Strategy, Planning, and Budget Officer for Land Management of University of Alaska. To protest a decision,

the Offeror must: (i.) notify the Chief Strategy, Planning, and Budget Officer, in writing, at the address listed in Section 2, of the protest, within **TEN (10) CALENDAR DAYS** after the University has given notice of the decision the Offeror wishes to protest; and (ii.) explain in detail all the reasons for the protest and the relief requested.

- B. Decision of the Chief Strategy, Planning, and Budget Officer** The Chief Strategy, Planning, and Budget Officer shall consider the protest and may request additional information and documentation from the Offeror. The Chief Strategy, Planning, and Budget Officer will issue a written determination within **FIFTEEN (15) CALENDAR DAYS** after the offeror has supplied the requested information and documentation. If necessary and at the request of the Chief Strategy, Planning, and Budget Officer, the University's Chief Procurement Officer may extend this deadline provided the Chief Strategy, Planning, and Budget Officer establishes good cause for the extension. Any request for an extension granted by the Chief Procurement Officer must be in writing and mailed to the Chief Strategy, Planning, and Budget Officer and the Offeror. If the Chief Strategy, Planning, and Budget Officer does not issue a written decision on the protest within **NINETY (90) CALENDAR DAYS** after the Offeror has filed the requested information and documents with the Chief Strategy, Planning, and Budget Officer and within any extension granted by the Chief Procurement Officer, then Offeror's protest shall be deemed to have been denied.
- C. Appeal from a Decision of the Chief Strategy, Planning, and Budget Officer.** Offeror may appeal the decision of the Chief Strategy, Planning, and Budget Officer to the Chief Procurement Officer. Offeror must file written notice of the appeal, a copy of the Chief Strategy, Planning, and Budget Officer's decision, and a list of all legal and factual issues in dispute no later than **FIFTEEN (15) CALENDAR DAYS** after the date the Chief Strategy, Planning, and Budget Officer mailed the decision to the Offeror.
- D. Decision of the Chief Procurement Officer** Within **FIFTEEN (15) CALENDAR DAYS** of receipt of the appeal, the Chief Procurement Officer shall adopt the decision of the Chief Strategy, Planning, and Budget Officer as the Chief Procurement Officer's final decision or give notice that a hearing will be held to resolve the dispute. The notice adopting the Chief Strategy, Planning, and Budget Officer's decision or setting a hearing will be served, in writing, on Offeror and the Chief Strategy, Planning, and Budget Officer. If there is a hearing, it will be conducted under Sections 10.14 - 16 of the University's Procurement Code, Board of Regents Policy 05.06.670 and Alaska Statute 36.30.670, as amended or superseded from time to time. The Chief Procurement Officer's decision must be issued, in writing, and mailed to the Offeror and the Chief Strategy, Planning, and Budget Officer within **TWENTY (20) CALENDAR DAYS** after the hearing. Chief Procurement Officer's decision is the final University decision.
- E. Appeal from the Final Decision of the Chief Procurement Officer.** An appeal of the Chief Procurement Officer's final decision may be filed under Appellate Rule 602(a) (2) with the Superior Court, Third Judicial District, located in Anchorage, Alaska no later than **THIRTY (30) CALENDAR DAYS** of the date the Chief Procurement Officer mailed the final decision to the Offeror.
- F. Stay.** A protest or appeal will not automatically stay a decision of the University. A party protesting or appealing must request a stay of the decision. Such a stay may be granted only where the Chief Strategy, Planning, and Budget Officer or Chief Procurement Officer finds that the Offeror has met the standards in AS 36.30.575.

**UNIVERSITY OF ALASKA
2019 COMPETITIVE LAND SALES DISPOSAL
OFFER TO PURCHASE FORM**

INSTRUCTIONS: Please print legibly. Please read all information in the Terms and Conditions of the University of Alaska 2019 Competitive Land Sales Disposal prior to completing this form. This form must be completed in its entirety and must be submitted with the correct deposit amount. The offer amount must be at or above the minimum price established by the University. This form must be received at the University of Alaska, Land Management, 1815 Bragaw Street, Suite 101, Anchorage, AK 99508-3438 or 2025 Yukon Drive, Suite 106, Fairbanks, AK 99775-5280 by no later than 5:00 P.M., Monday, November 18, 2019.

An Ethics Disclosure Form, if applicable, must be completed and must accompany all offers from University employees or family members. The Ethics Disclosure Form can be found at www.ualand.com.

OFFEROR

Name _____

Address _____

City _____ State _____ Zip _____

Telephone Number () _____ Fax Number () _____

OFFER

I hereby submit an offer to purchase PARCEL# _____

LOT _____ BLOCK _____ SUBDIVISION/PARCEL _____

The amount of my offer is (please also write out the amount in words, **rounded up to the nearest dollar**).

OFFER AMOUNT: _____ NO/CENTS (\$ _____ .00)

The amount of my deposit is (deposit must be a minimum of FIVE PERCENT (5%) of the offer amount, **rounded up to the nearest dollar**). Please also write out the amount in words.

DEPOSIT ENCLOSED: _____ NO/CENTS (\$ _____ .00)

TITLE VERIFICATION

Please type or print all names, as they should appear on the deed. Please note, the University will not convey title to anyone under the age of EIGHTEEN (18):

Please indicate below if marital status should appear on the title:

- Do not indicate marital status.
- A single person(s).
- A married person.
- Husband and wife.

(CONTINUED ON NEXT PAGE)

TITLE VERIFICATION

If Offeror is more than one person, please specify one of the following:

- As tenants by the entirety (husband and wife only).
- As tenants in common.
- Other. Please specify (e.g., corporation). _____

For purposes of general explanation only, the University provides the following (for further information, consult your attorney):

Tenancy by the entirety. As recognized in AS 34.15.110(b) and .140, a form of ownership created between a husband and wife, by which together they hold title to the property with right of survivorship, so that upon the death of either, the survivor automatically acquires title to the share of the deceased spouse.

Tenancy in common. As recognized in AS 34.15.110(a) and .140(c), a form of ownership by two or more persons whereby each person holds an undivided interest in the property. Unlike a tenancy by the entirety, the interest of a tenant in common does not terminate upon his or her death (i.e., there is no right of survivorship) and instead passes to his or her estate or heirs.

Note: Joint tenancy has been abolished by AS 34.15.130. Thus the University cannot convey property in a joint tenancy.

HOW DID YOU HEAR ABOUT US

- News Paper
- Automatic email notification
- ualand.com Website
- Other

Comments: _____

SIGNATURES

I HEREBY CERTIFY that I have read and understand the Terms and Conditions of the University of Alaska 2019 Competitive Land Sales Disposal and accept the terms and conditions therein. I have enclosed a cashier's check or money order, payable to the University of Alaska, in an amount equal to FIVE PERCENT (5%) of the Offer Amount, rounded up to the nearest dollar. I hereby agree that the Offer Amount represents the purchase price I will pay for the parcel if my offer is accepted. Additionally, I agree to pay all closing costs and all other fees associated with the purchase of this parcel as described under the Terms and Conditions of the University of Alaska 2019 Competitive Land Sales Disposal. IF MY OFFER IS ACCEPTED AND, FOR WHATEVER REASON, I DECIDE NOT TO ENTER INTO A PURCHASE AGREEMENT, I AGREE THAT THIS DEPOSIT SHALL BE RETAINED BY THE UNIVERSITY AS LIQUIDATED DAMAGES AND NOT AS A PENALTY. I hereby certify that I am **EIGHTEEN (18) YEARS** of age or older.

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

**IMPORTANT!! CLEARLY LABEL OUTSIDE OF ENVELOPE WITH:
2019 COMPETITIVE LAND SALES DISPOSAL
◆ SUBDIVISION/PARCEL NAME ◆ PARCEL # ◆ YOUR NAME ◆ DATE ◆**



UNIVERSITY
of ALASKA

LAND MANAGEMENT

**2019
COMPETITIVE
REQUEST FOR PROPOSALS
TO LEASE LAND
DEVELOPMENT AND DISPOSAL
TERMS AND CONDITIONS**

**Opening Date: October 9, 2019, 8:00 A.M.
Closing Date: November 18, 2019, 5:00 P.M.**

Land Management
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508-3438
PHONE: (907) 786-7766
FAX: (907) 786-7733

Land Management
2025 Yukon Drive, Suite 106
Fairbanks, Alaska 99775-5280
PHONE: (907) 450-8133

**TERMS AND CONDITIONS
OF THE 2019 COMPETITIVE REQUEST FOR PROPOSALS TO LEASE LAND
DEVELOPMENT AND DISPOSAL PLAN**

UNIVERSITY OF ALASKA LAND

The trust land owned and managed by the University of Alaska was originally granted to the University by the federal government in accordance with two Acts of Congress dated March 4, 1915 and January 21, 1929. These trust lands are for the exclusive use and benefit of the University of Alaska and therefore, are not state public domain land. The University develops, leases and sells land and resources to generate revenue for the University’s Land Grant Trust Fund (“Fund”). Proceeds from the Fund are used for, among other things, the UA Scholars Program, natural resources related education and research, Fund inflation proofing and the effective management and development of the University’s land portfolio. In addition, the University is responsible for managing non-trust land assets, which include purchased land and donated properties.

PURPOSE OF REQUEST FOR PROPOSALS

The University of Alaska, Land Management (“University”) is requesting proposals from qualified individuals or firms (“Proposer”) interested in leasing and developing commercial/recreational projects on land owned by the University. The goals of this 2019 Competitive Request for Proposals to Lease Land Development and Disposal Terms and Conditions (“RFP”) are to ensure that the leased properties are responsibly developed and managed for the highest and best use and for the long-term benefit of the University.

SUBMITTING PROPOSALS TO LEASE LAND

1. **SUBMITTING PROPOSALS.** Each proposal to lease land must be received at one of the University of Alaska, Land Management offices, listed below, to be considered.

**University of Alaska
Land Management
1815 Bragaw Street, Suite 101
Anchorage, AK 99508-3438**

**University of Alaska
Land Management
2025 Yukon Drive, Suite 106
Fairbanks, AK 99775-5280**

All proposals should be sealed in an envelope and the outside of the envelope clearly labeled with the following information:

**2019 Competitive Land Sale
Proposal to Lease Land
Property Name
Property # _____ (enter appropriate number)
Proposer’s Name and Address
Date**

Requests for Proposals to Lease Land Forms that are not signed and dated will be disqualified. Proposals submitted without the required minimum deposit will be disqualified. All proposals shall be date and time stamped by the University with the date and time of receipt (the “Receipt Date”). Proposals may not be withdrawn at any time by Proposer.

2. **DEADLINE.** Proposals, and any subsequent amendments thereto, must be received at the University of Alaska, Land Management by **5:00 P.M., Monday, November 18, 2019** (“Closing Date”). All parties submitting proposals are responsible for ensuring that their proposals are received by the Closing Date. Proposals received after the Closing Date will not be considered.

3. **INFORMATION THAT MUST BE CONTAINED IN A PROPOSAL.** In order to be considered, all proposals to lease land from the University must include the following:

- a. **Proposal Deposit.** A deposit in the amount of **ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00)** must be submitted with the proposal. Deposits must be in the form of a **cashier's check or money order and made payable to the University of Alaska**. Deposits shall be held up to **NINETY (90) DAYS** following receipt of the Closing Date. Deposits for successful Proposers shall be applied towards the security/performance deposit upon execution of the lease agreement. Deposits from a successful Proposer shall be retained as liquidated damages, and not as penalty, in the event the University accepts a proposal and the successful Proposer fails to execute a lease agreement. Deposits shall be returned to unsuccessful Proposers within that **NINETY (90) DAY** period.

- b. **Conceptual Development Plan.** A Conceptual Development Plan, in triplicate, showing general site layout, building design and proposed construction specifications of all facilities must be submitted with the proposal. The Conceptual Development Plan should also describe the Proposer's general plans for management, organization, marketing, operations and financing. The Conceptual Development Plan should contain a level of detail sufficient to allow the University to determine with specificity the Proposer's intentions, evaluate the proposal for compliance and compare the proposal to other proposals on a competitive basis. The Conceptual Development Plan shall include, at a minimum, the following information:
 - i. A **marketing plan**, including the target clientele.
 - ii. A **description of improvements** proposed to be constructed on the parcel, including but not limited to buildings, utilities, waste disposal systems and walkways.
 - iii. A **site plan** depicting all proposed improvements.
 - iv. The **time frame** for construction of all proposed improvements.
 - v. A list of **permits** required for development and operation of the project.
 - vi. A **management and organization plan**, including, at a minimum, names and general experience of key managers, and total number of anticipated personnel.
 - vii. An **operating plan**, including a general description of the nature and scope of the operations, services to be offered, season of operation and anticipated annual number of guests or patrons.
 - viii. A **financing plan** evidencing Proposer's financial ability to meet the financial requirements of the proposal and identifying the source of investment capital and the names and addresses of all individuals proposed to have a security interest in the project.

The successful Proposer will be required to submit to the University a detailed and thorough Development Plan for approval prior to commencing operations. Therefore, it is recognized that the Conceptual Development Plan required as part of this RFP may be modified by the Proposer after entering into a lease agreement

with the University and having had the opportunity to more fully evaluate engineering and other technical aspects of the project.

- c. **Business Questionnaire.** The attached Business Questionnaire, signed and fully completed. The Questionnaire should provide sufficient evidence of Proposer's financial ability to successfully develop the property.
- d. **Experience.** A summary of Proposer's experience, including any experience with operations similar to this.
- e. **Supporting Documentation.** All documentation necessary to enable the University to evaluate the proposal as submitted.
- f. **Ethics Disclosure Form.** If applicable, the Ethics Disclosure Form must be completed and must accompany all offers from University employees or family members. The Ethics Disclosure Form must be approved prior to the execution of a lease agreement. The Ethics Disclosure Form can be found at www.ualand.com.

All proposals must be signed, dated and completed in full. All materials submitted as part of the proposal become the property of the University immediately upon receipt. Proposals may be accepted as is, or, at the University's sole discretion, may be subject to further negotiation on a case by case basis. Proposals will be rejected in writing within **NINETY (90) DAYS** of receipt.

4. RESPONSIVE PROPOSALS. All proposals will be opened upon receipt and will be deemed responsive, non-responsive, or deficient as follows:

- a. **Responsive.** Any proposal that conforms in all material respects to the essential requirements of the RFP, as described in Section 3, above, and which is otherwise acceptable to the University.
- b. **Non-responsive.** Any proposal, which modifies or fails to conform in any material respect to an essential requirement of the RFP. A non-responsive rating at any stage of the evaluation will eliminate a proposal from further consideration.
- c. **Deficient.** Any proposal which fails to supply all information necessary to make a determination as to whether the proposal is responsive or non-responsive but which appears reasonably likely to become responsive with additional information clarifying the proposal and/or a proposal which is not non-responsive and, with minor modifications, would be acceptable to the University. In the event a proposal is deemed deficient, the University will provide Proposer with written notice of the deficiency and Proposer shall have the option to cure the deficiency within the time period specified in the notice. If the Proposer cures the deficiencies in the time period specified by the University, the University will accept the proposal as responsive. Failure to cure the deficiency in the time period specified by the University shall result in the proposal being deemed non-responsive.

5. INTERVIEWS. Responsive Proposers may be invited to interview with the University. The interview format will typically consist of a **TWENTY (20) MINUTE** presentation by the Proposer and **TWENTY (20) MINUTE** question and answer period with the review committee.

6. EVALUATION. Proposals may be evaluated and compared competitively with other proposals for a period of up to **NINETY (90) DAYS** of receipt by the University. Proposals that have been deemed responsive will be further evaluated by the University using the following criteria:

	Criteria Weight
a. Proposed use of the property including capital investment and commitment to environmentally sound land development.	20
b. Financial offer and terms.	30
c. Conceptual Development Plan which demonstrates an understanding of the project and provides a detailed plan to achieve same.	10
d. Understanding of the project and demonstrated judgment, experience, integrity, skill, ability, capacity and financial ability of Proposer to develop and manage the project.	20
e. Past performance record including Proposer's past performance with similar projects and references.	20
Total Points	100

The University will accept the proposal from the responsive Proposer who has the highest total Criteria Weight (Points) and is deemed responsible by the University.

7. ACCEPTANCE OF PROPOSAL. Acceptance of a lease in the amount of **ONE MILLION DOLLARS (\$1,000,000.00)** or more will require Board of Regents' approval [BOR Policy 05.11.60 (B.4)]. The top ranked (highest number of Total Points) responsive Proposer will be further evaluated by the University to determine responsibility. Responsibility shall be determined by, but not necessarily limited to, a responsive Proposer's:

- a. Ability to finance the project;
- b. Experience with similar projects;
- c. Past performance record; and
- d. References.

The University will negotiate a lease with the responsive Proposer with the highest number of Total Points and who is deemed responsible by the University. In the event the responsive responsible Proposer with the highest number of Total Points does not execute an agreement with the University, the University will negotiate a lease with the responsive responsible Proposer with the next highest number of Total Points. The successful Proposer will be required to execute a lease agreement with the University and complete all paperwork necessary for the expeditious lease of the parcel. **The University reserves the right to waive any defects as to form or content of the RFP or any responses submitted thereto; to reject any and all proposals submitted, to negotiate the terms of any proposal submitted, and to select the proposal which the University determines to be in the best interest of the University. The University will not pay any costs incurred in the submission or preparation of a proposal or expenses incurred due to the rejection of any proposals, or due to the failure to complete the execution of the lease agreement as described herein. The University may review any proposals submitted and negotiate with any party on a continuing basis until such time as a lease agreement is executed.**

8. EXAMINATION OF PROPOSERS' FINANCIAL BACKGROUND. The University reserves the right to request additional and independent verification of any financial information

concerning the Proposer and/or the Proposer's proposal. If the Proposer does not wish its financial information to be available to the public, they must clearly stamp **CONFIDENTIAL** on each such financial document. The University will maintain the confidentiality of such information to the extent allowable by law. The proposals themselves, however, cannot be classified as confidential and may be open to the public after a contract is executed with the successful Proposer. Verification of a Proposer's financial ability to develop and manage the proposed project and meet all of the terms of the lease agreement may include, but not be limited to, an examination of credit history, debt obligations, income and assets of the Proposer. A Proposer may be required to pay for and furnish a business or mortgage credit report issued by a credit reporting agency approved by the University. The University reserves the right to decline any and all proposals submitted by parties who are currently or have previously defaulted on payments to the University.

9. QUESTIONS OR COMMENTS. Questions or comments concerning this RFP must be made in writing, expressly identified as a question or comment concerning this Competitive Request for Proposal to Lease Land, and received by the University at the addresses listed in Section 1 by no later than **5:00 P.M., Monday, November 11, 2019** so that necessary modifications, if any, may be made available to participants in this Competitive Request for Proposals to Lease Land and to prevent the opening of a defective offer which the University is unable to accept but which may result in the exposure of the contents of the offer. Proposer's protests based upon any omissions or errors, or the content of this RFP, will be disallowed if not made in writing and received at the addresses above by no later than **5:00 P.M., Monday, November 11, 2019**.

10. AMENDMENTS TO RFP. Any amendment to the RFP shall be in writing and shall be expressly identified as such, and shall be adopted pursuant to the further terms thereof. It is the sole responsibility of Proposers to ensure that they have received all amendments to this RFP prior to submitting a proposal and Proposers shall certify receipt of all said amendments. Proposers shall not rely in any manner upon any verbal contact with the University for any purpose, including interpretation of any of the terms and conditions of this RFP or compliance with the requirements of the RFP. No interpretation, alteration or amendment to this RFP may be made verbally.

11. AGE REQUIREMENT. You must be at least **EIGHTEEN (18)** years of age in order to submit a proposal to lease land from the University. **THE UNIVERSITY WILL NOT ENTER INTO A LEASE OR OTHER CONTRACT WITH ANYONE UNDER THE AGE OF EIGHTEEN (18).**

12. LEASE AGREEMENT. If a proposal is accepted in writing by the University the successful Proposer must, within **THIRTY (30) DAYS** of receipt of the Lease Agreement, properly complete, sign, and return the Lease Agreement to the University at the addresses indicated in Section 1, above. All leases shall be subject to existing zoning, reservations, exceptions, easements, restrictions, covenants, setbacks, and other encumbrances noted on title. Leased properties may be subject to borough and/or local taxes or special assessments.

13. USE OF DEPOSIT AS LIQUIDATED DAMAGES. In the event that the successful Proposer fails to: **(a)** properly complete and sign the Lease Agreement, **(b)** meet any or all of the terms and conditions contained in the Lease Agreement or this RFP, all monies deposited with the University may be retained as liquidated damages, and not as penalty, and the University shall be free to accept another proposal.

14. CLOSING COSTS. Successful Proposers shall be responsible for paying all costs associated with closing the Lease Agreement, including, but not be limited to, recording fees, credit reporting fees, fees related to verifications of deposit and credit, title insurance fees and administration fees.

15. TITLE INSURANCE. The University does not warrant title to these properties. Successful Proposers may be required to obtain a preliminary commitment for title insurance and leasehold title insurance, naming Proposer as the insured, prior to executing a lease agreement. If the preliminary commitment is defective, the University shall have the option to cure said defect(s) within **NINETY (90) DAYS**. If title cannot be made insurable or the University declines to cure said defect(s) within those **NINETY (90) DAYS**, all monies deposited towards the lease of the property shall be refunded, and **the University shall have no further liability to the Proposer, or any third party, for the termination of the proposal for defective title.**

16. PARCEL INSPECTION. Proposers are strongly urged to do an on-site inspection of the property prior to submitting proposals to lease land from the University. **It is also recommended that Proposers INSPECT ALL PUBLIC RECORDS PERTAINING TO THESE PROPERTIES, INCLUDING, BUT NOT LIMITED TO, RECORDED PLATS AND COVENANTS, LOCAL IMPROVEMENT DISTRICT ASSESSMENTS AND TOPOGRAPHICAL MAPS, PRIOR TO SUBMITTING PROPOSALS.** Information is available from, but not limited to, the following local, state and federal offices: District Recorder's Office, city or borough assessor's office, building permitting office and land planning office, local utility companies, the State of Alaska, Department of Natural Resources and Department of Transportation and Public Facilities, and the U.S. Department of the Interior Bureau of Land Management, U.S. Geological Survey, Environmental Protection Agency and Army Corps of Engineers.

17. ACCESS/MAINTENANCE. Many of the properties offered in this RFP are in remote locations and are not necessarily within organized service districts. Upgrading and maintenance of roads, utilities and drainage systems necessary to the operation shall be the responsibility of the successful Proposer. Successful Proposers shall be required to comply with all State of Alaska Department of Environmental Conservation regulations relating to the installation and maintenance of all water and wastewater systems located on the property and, if applicable, the regulations of the U.S. Army Corps of Engineers relating to the development of wetlands.

18. INSURANCE. Successful Proposers shall be required to keep and maintain broad form comprehensive insurance, automobile liability insurance and other appropriate insurance. With the exception of worker's compensation and employer's liability insurance, all such insurance shall name the University as an additional insured party and loss payee to the extent of its interest therein. The amount of insurance required shall be determined solely by the University, based on the scope and magnitude of the project. The minimum amount of general liability and automobile insurance typically required by the University is **TWO MILLION DOLLARS (\$2,000,000.00)** each.

19. INDEMNIFICATION. Successful Proposers shall be required to perform all obligations and carry on all operations and activities of any kind or nature whatsoever in connection with the lease agreement entirely at Proposer's own risk and responsibility. Successful Proposers shall be required to indemnify, defend and hold the University, its Board of Regents, officers, employees, agents and representatives harmless from and against any and all loss, expense, damage, claim, demand, judgment, fee, charge, lien, liability, action, cause of action or proceeding of any kind whatsoever whether arising on account of damage to or loss of parcel, or personal injury, emotional distress or death arising directly or indirectly in connection with the performance, activities, or operations of Proposer, its employees, agents, representatives, contractors, subcontractors, and invitees, whether the same arises before or after completion of Proposer's activities or operations or expiration of the lease agreement. This indemnification does not apply to instances where the injury is caused by the University's gross or sole negligence or intentional misconduct. This indemnification shall survive any termination or expiration of the lease agreement. In the event any part of this indemnification clause is determined to be contrary

to law or public policy, Proposer agrees to provide the University with the maximum indemnification allowed by law.

20. PERMITS. Successful Proposers shall be required to obtain all requisite permits prior to commencing construction.

21. LOCATION OF PARCEL. It shall be the successful Proposer's responsibility to properly locate property boundaries and to stay within those boundaries.

22. DEVELOPMENT PLAN. Prior to commencing construction under the terms of an executed lease agreement, the successful Proposer will be required to submit for the University's approval a detailed Development Plan showing site layout, building design and construction specifications of all facilities proposed for location on the parcel. The successful Proposer shall be responsible for compliance with all federal, state and local laws and regulations. The Development Plan shall also describe the successful Proposer's final plans for management, organization, marketing, operations and financing.

23. DEED RESTRICTIONS AND COVENANTS. The successful Proposer will be required to comply with all deed restrictions and covenants affecting the property.

24. CONDITIONS. The University reserves the right to postpone or cancel this RFP, in whole or part, and to withdraw parcels from this RFP at any time prior to or during the RFP process and prior to execution of a Lease Agreement, without notice. The University shall not be liable for any expenses incurred by any parties participating in this RFP as a result of, but not limited to, withdrawal of a parcel from this RFP process. The University reserves the right to decline any and all proposals, to negotiate separately with a Proposer participating in this RFP, to accept a proposal without further discussions, to waive any informality in the proposals received, to accept that proposal which represents the best interests of the University, and to waive any technical defects in this brochure. It is the intent of the University to secure agreements for the lease of certain University properties that, in the University's sole opinion, are most favorable to the University. Approval of any agreement, which results from this RFP process, may require the approval of the University of Alaska Board of Regents.

25. ADMINISTRATIVE PROTEST OF UNIVERSITY DECISIONS.

An Offeror may protest a University decision concerning the offer or the sale and if appropriate appeal that decision as follows:

- A. Protest to the Chief Strategy, Planning, and Budget Officer.** An Offeror may protest any decisions made in relation to the offer or this sale to the Chief Strategy, Planning, and Budget Officer for Land Management of University of Alaska. To protest a decision, the Offeror must: (i.) notify the Chief Strategy, Planning, and Budget Officer, in writing, at the address listed in Section 1, of the protest, within **TEN (10) CALENDAR DAYS** after the University has given notice of the decision the Offeror wishes to protest; and (ii.) explain in detail all the reasons for the protest and the relief requested.
- B. Decision of the Chief Strategy, Planning, and Budget Officer** The Chief Strategy, Planning, and Budget Officer shall consider the protest and may request additional information and documentation from the Offeror. The Chief Strategy, Planning, and Budget Officer will issue a written determination within **FIFTEEN (15) CALENDAR DAYS** after the offeror has supplied the requested information and documentation. If necessary and at the request of the Chief Strategy, Planning, and Budget Officer, the University's Chief Procurement Officer may extend this deadline provided the Chief Strategy, Planning, and Budget Officer

establishes good cause for the extension. Any request for an extension granted by the Chief Procurement Officer must be in writing and mailed to the Chief Strategy, Planning, and Budget Officer and the Offeror. If the Chief Strategy, Planning, and Budget Officer does not issue a written decision on the protest within **NINETY (90) CALENDAR DAYS** after the Offeror has filed the requested information and documents with the Chief Strategy, Planning, and Budget Officer and within any extension granted by the Chief Procurement Officer, then Offeror's protest shall be deemed to have been denied.

- C. **Appeal from a Decision of the Chief Strategy, Planning, and Budget Officer.** Offeror may appeal the decision of the Chief Strategy, Planning, and Budget Officer to the Chief Procurement Officer. Offeror must file written notice of the appeal, a copy of the Chief Strategy, Planning, and Budget Officer's decision, and a list of all legal and factual issues in dispute no later than **FIFTEEN (15) CALENDAR DAYS** after the date the Chief Strategy, Planning, and Budget Officer mailed the decision to the Offeror.
- D. **Decision of the Chief Procurement Officer.** Within **FIFTEEN (15) CALENDAR DAYS** of receipt of the appeal, the Chief Procurement Officer shall adopt the decision of the Chief Strategy, Planning, and Budget Officer as the Chief Procurement Officer's final decision or give notice that a hearing will be held to resolve the dispute. The notice adopting the Chief Strategy, Planning, and Budget Officer's decision or setting a hearing will be served, in writing, on Offeror and the Chief Strategy, Planning, and Budget Officer. If there is a hearing, it will be conducted under Sections 10.14 - 16 of the University's Procurement Code, Board of Regents Policy 05.06.670 and Alaska Statute 36.30.670, as amended or superseded from time to time. The Chief Procurement Officer's decision must be issued, in writing, and mailed to the Offeror and the Chief Strategy, Planning, and Budget Officer within **TWENTY (20) CALENDAR DAYS** after the hearing. Chief Procurement Officer's decision is the final University decision.
- E. **Appeal from the Final Decision of the Chief Procurement Officer.** An appeal of the Chief Procurement Officer's final decision may be filed under Appellate Rule 602(a) (2) with the Superior Court, Third Judicial District, located in Anchorage, Alaska no later than **THIRTY (30) CALENDAR DAYS** of the date the Chief Procurement Officer mailed the final decision to the Offeror.
- F. **Stay.** A protest or appeal will not automatically stay a decision of the University. A party protesting or appealing must request a stay of the decision. Such a stay may be granted only where the Chief Strategy, Planning, and Budget Officer or Chief Procurement Officer finds that the Offeror has met the standards in AS 36.30.575.

26. DISCLAIMER OF WARRANTIES. Proposers are advised that the maps, floor plans, acreages and other information provided with this RFP are approximations and that no guarantee or warranty is made to their accuracy. It is the Proposer's responsibility to examine the property and take such other steps, as may be necessary to ascertain the exact character and location of the property and improvements, if any, and the general and local conditions that affect the use of the property and improvements. In addition, the University makes no warranties, either express or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the property, to include, without limitation, the soil conditions, water drainage, suitability of the property for on-site wastewater disposal, physical access, or natural or artificial hazards which may or may not exist, or the merchantability, suitability or profitability of the property for any use or purpose. These properties are being offered "as is." **ALL PROPOSERS ARE STRONGLY URGED TO INSPECT THE PROPERTY BEFORE SUBMITTING A PROPOSAL.**

**UNIVERSITY OF ALASKA
COMPETITIVE REQUEST FOR PROPOSALS TO LEASE LAND
BUSINESS QUESTIONNAIRE**

This form is to be completed by all individuals or entities submitting a proposal ("Proposer") to the University of Alaska, Land Management office. It is to be completed to the full knowledge of the authorized representative of the Proposer. Please explain any omissions and use additional pages where appropriate.

1. Name, address, telephone and fax number of Proposer:

Name _____ Title _____

Entity Name, if any _____

Address _____ City _____ State _____ Zip _____

Telephone Number () _____ Fax # () _____

2. Name, address and telephone number of individual completing questionnaire:

Name _____ Title _____

Address _____ City _____ State _____ Zip _____

Telephone Number () _____ Fax # () _____

3. Proposer's organization:

Individual Business Corporation Tax Exempt Corporation General Partnership Limited Partnership

Other (explain) _____

Place of Incorporation of Proposer: _____ Date of Incorporation: _____

Alaska Business License #: _____ Taxpayer ID #: _____

Note: Proposers intending to develop University property for commercial use must have a valid Alaska Business License. Acceptable evidence that the Proposer possesses a valid Alaska Business License will be required. Proposals should include one of the following:

- (a) A current copy of Proposer's Alaska Business License.
- (b) A canceled check that demonstrates Proposer's payment of the Alaska Business License fee.
- (c) A copy of Proposer's Alaska Business License application with a receipt stamp from the State's business license office.

**4. How long has Proposer been in business? _____ (years).
Was Proposer ever organized under another name? Yes No.**

If yes, please explain: _____

5. List Proposer's present business activities: _____

6. List partners, principals, directors, officers, and project managers of Proposer:

Name	Position	Address	Phone

7. List Proposer's major stockholders and affiliated entities. An entity shall be considered affiliated with Proposer if it controls, is controlled by or is under common control or management with Proposer:

Name	Position	Address	Phone

8. Proposer's Financial Information:

(a) The financial condition of Proposer, as of _____, is as reflected in the attached financial statements (balance sheet, income statement, and statement of retained earnings). NOTE: Attached to this statement is a financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than **SIXTY (60) DAYS** old.

(b) Name and address of individual who prepared Proposer's financial statement:

Prepared by: _____

9. List three professional references with whom Proposer has done business in the last three years (references may be contacted by the University of Alaska):

Name	Address	Phone	Relationship

10. Identify Proposer's sources of capital for this project: _____

11. List and describe Proposer's previous projects which are similar in nature and scope to the proposed use of the property:

12. Has Proposer, any affiliated entity (see Question 7, above) or previously affiliated entity ever filed a petition for bankruptcy, been adjudged bankrupt, or made an assignment for the benefit of creditors?

Yes No If yes, please explain: _____

13. Has Proposer or any affiliated entity (see Question 7, above) ever been in default on any obligation to, or subject to any unsatisfied judgment or lien?

Yes No If yes, please explain: _____

14. The following individual(s) have signatory authority to sign any and all documents related to this RFP, subsequent lease agreement and related documents (attach copy of Proposer's corporate resolution or appropriate documents):

Name	Title

I HEREBY CERTIFY that I have received, read and understand the University of Alaska, 2019 Competitive Request for Proposals to Lease Land Development and Disposal Terms and Conditions and all amendments thereto and accept the terms and conditions therein. The information submitted herein is true to my own knowledge; and, I have the signatory authority to sign any documents associated with this RFP.

Proposer: _____ Date _____

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF ALASKA)
)
): SS
)
 _____ JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this _____ day of _____, 2019 before me, the undersigned Notary Public, in and for the State of _____ duly commissioned and sworn as such, personally appeared _____ as the _____ of _____, (corporation, general partnership, etc.) organized and existing under the laws of the State of _____, and who acknowledged to me that he/she executed the within and foregoing document (on behalf of said corporation, general partnership, etc.), as his/her voluntary act and deed (or as the voluntary act and deed of said corporation, general partnership, etc.) for the uses and purposes stated therein.

WITNESS my hand and official seal the day and year herein and above written.

Notary Public in and for the State of _____
My Commission Expires: _____

**UNIVERSITY OF ALASKA
COMPETITIVE REQUEST FOR PROPOSALS TO LEASE LAND
FINANCIAL OFFER SCHEDULE**

This form is to be completed by all individuals or entities submitting a proposal ("Proposer") to the University of Alaska, Land Management office. It is to be completed to the full knowledge of the authorized representative of the Proposer. Please explain any omissions and use additional pages where appropriate.

An Ethics Disclosure Form, if applicable, must be completed and must accompany all offers from University employees or family members. The Ethics Disclosure Form can be found at www.ualand.com.

1. Name, address, telephone and fax number of Proposer:

Proposer _____

Address _____ City _____ State _____ Zip _____

Telephone Number _____ () _____ Fax # _____ () _____

2. Property Name: _____

3. Property #: _____

4. Proposal Terms:

(a) **Proposed Number of Years:** _____. Proposer must specify the proposed term (number of years) of the lease. The number of years should reflect the minimum number of years Proposer is willing to enter into a lease based on the scope and magnitude of the project. Proposals may be rejected if the term is excessive.

(b) **Proposed Security/Performance Deposit: \$** _____. Proposer must specify the sum of the security/performance deposit proposed. The deposit should reflect the maximum amount Proposer is willing to deposit with the University based on the risk associated with the scope and magnitude of the project. Proposals may be rejected if the deposit is deficient. The deposit will be returned after completion of the construction and/or termination and complete compliance with the terms of the lease agreement.

(c) **Proposed Compensation:** Proposer must specify the sum it will pay as annual/monthly rent. The University's suggested rent is a base amount and/or a percentage of annual gross revenue. Proposers must specify proposed rent increases throughout the life of the lease. Proposals may be rejected if compensation to the University is deficient. Proposed compensation:

TERM YEAR(S)	PROPOSED COMPENSATION TO UNIVERSITY
_____ to _____	_____
_____ to _____	_____
_____ to _____	_____

HOW DID YOU HEAR ABOUT US

- | | |
|---|---|
| <input type="checkbox"/> News Paper | <input type="checkbox"/> Automatic email notification |
| <input type="checkbox"/> ualand.com Website | <input type="checkbox"/> Other |

Comments: _____

OTHER PROPOSED TERMS (IF ANY)

I have enclosed a cashier's check or money order, payable to the University of Alaska, in the amount of **ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00)** and agree to pay all closing costs and all other fees associated with the lease of this property as described under the Terms and Conditions of the University of Alaska, 2019 Competitive Request for Proposals to Lease Land. IF MY PROPOSAL IS ACCEPTED AND, FOR WHATEVER REASON, I DECIDE NOT TO ENTER INTO A LEASE AGREEMENT, I AGREE THAT THIS DEPOSIT SHALL BE RETAINED BY THE UNIVERSITY AS LIQUIDATED DAMAGES AND NOT AS A PENALTY. I hereby certify that I am **EIGHTEEN (18) YEARS** of age or older.

Proposer: _____ Date _____

By: _____

Its: _____