

Alaska Mental Health Trust Authority
Trust Land Office
Notice under 11 AAC 99.050 of
Decision to Dispose of Trust Parcels through the Land Sale Program
TLO Project #2016-121

Notice is hereby given that, pursuant to the provisions of AS 38.05.801 and 11 AAC 99, the Executive Director of the Alaska Mental Health Trust Land Office (TLO) has determined that it is in the best interest of the Alaska Mental Health Trust and its beneficiaries to offer approximately 70 Trust parcels for disposal through the TLO's Annual Land Sale Program. The basis for this determination is explained in a written best interest decision prepared by the Executive Director pursuant to 11 AAC 99.040.

The Trust land affected by the decision is adjacent or near the following communities: Little Tutka Bay, Moose Pass, Nikiski, Palmer, Chena Hot Springs, Delta Junction, Ester, Eielson, Olnes, Salcha, Haines, Hollis, Juneau, Ketchikan, Meyers Chuck, Petersburg, Wrangell, and Yakutat. Further descriptions of the parcels may be found in the written best interest decision.

Persons who believe that the written decision should be altered because it is not in the best interests of the Trust or its beneficiaries, or because the decision is inconsistent with Trust management principles set out in 11 AAC 99.020, or any other provision of 11 AAC 99, must provide written comments on or before **4:30 PM, March 29, 2016**. Comments should be submitted to the TLO at **2600 Cordova Street, Suite 100, Anchorage, AK 99503**, or by fax (907) 269-8905 or email mhtlo@alaska.gov. Following the comment deadline, the Executive Director will consider timely comments that question the decision on the basis of the best interest of the Alaska Mental Health Trust and its beneficiaries or inconsistency with 11 AAC 99, and the best interest decision may be changed in response to such written comments or other information. Commenting parties will be provided a copy of the final best interest decision after the end of the notice period.

To be eligible to file for reconsideration of the best interest decision, or to file a subsequent appeal to the Superior Court, a person must have submitted written comments during the notice period. Eligible persons will have twenty (20) calendar days after receipt of the final written decision to request that the Executive Director reconsider the decision under 11 AAC 99.060(b).

Copies of the written decision are available at the Trust Land Office, or at www.mhtrustland.org. If you have any questions concerning this action, please contact the TLO at (907) 269-8658.

In compliance with the Americans with Disabilities Act, the Alaska Mental Health Trust is prepared to accommodate individuals with disabilities. Please contact the Trust Land Office at (907) 269-8658 for assistance. Requests for assistance must be received at least 96 hours prior to the comment deadline in order to ensure that any necessary accommodations can be provided.

The Executive Director of the TLO reserves the right to waive technical defects in this notice or to amend, postpone, or vacate the best interest decision.



John Morrison
Executive Director

2-25-16

Date
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The Alaska Mental Health Trust Authority Trust Land Office

BEST INTEREST DECISION Decision to Dispose of Trust Parcels through the Land Sale Program

TLO Project 2016-121
MH Parcel(s) Multiple Parcels

In accordance with AS 38.05.801 et seq. and the implementing regulations governing Alaska Mental Health Trust ("Trust") land management (11 AAC 99), Trust land shall be managed consistently with the responsibilities accepted by the State under the Alaska Mental Health Enabling Act (P.L. 84-830, 70 Stat. 709 (1956)). This means that management shall be conducted solely in the best interest of the Trust and its beneficiaries.

In determining the best interest of the Trust and its beneficiaries, and in determining consistency between state law and the Alaska Mental Health Enabling Act, the Executive Director of the Alaska Mental Health Trust Land Office ("TLO") shall, at a minimum, consider the following interactive Trust management principles in accordance with 11 AAC 99.020:

- Maximization of long-term revenue from Trust land;
- Protection of the corpus;
- Protection and enhancement of the long-term productivity of Trust land;
- Encouragement of a diversity of revenue-producing uses of Trust land; and
- Management of Trust land prudently, efficiently, and with accountability to the Trust and its beneficiaries.

- I. Proposed Use of Trust Land.** The proposed action is to offer approximately 70 subdivision lots and small-sized parcels through the TLO's Land Sale Program in various locations throughout Alaska. If not sold in the 2016 Land Sale, the parcels may be re-offered in future TLO land sales.

Parcels in the 2016 Land Sale will be offered through one of the following scenarios:

- A.** A sealed bid auction and awarded to the highest qualified bidder,
- B.** An outcry auction, and awarded to the highest qualified bidder, or
- C.** Offered through an over-the-counter sale.

- II. Applicant/File #.** Trust Land Office / TLO Project #2016-121.

III. Subject Property.

- A. Parcel Descriptions.** The parcels to be offered are listed on Attachment A of this Best Interest Decision. Descriptions include Trust parcel number, general locations, meridian, township, range, section, survey number, lot, block, subdivision name, and acreage. Some unsold parcels from the 2015 Land Sale

have been carried over to the 2016 sale. Parcels may be removed from the sale at the discretion of the TLO. The parcel list includes parcels located in or near the following communities:

<u>Southcentral Region</u>	<u>Northern Region</u>	<u>Southeast Region</u>	
Little Tutka Bay	Chena Hot Springs	Haines	Wrangell
Moose Pass	Delta Jct.	Hollis	Yakutat
Nikiski	Ester	Juneau	
Palmer	Eielson	Ketchikan	
	Olness	Meyers Chuck	
	Salcha	Petersburg	

- B. Settlement Parcel Number(s).** CRM-2547, CRM-2532, CRM-2534, CRM-2535, CRM-2579, C81132, C20795, C81114, C20749, C20750, C20761, C20760, C20487, C20954, C20953, C20952, C20950, C20944.002, CRM-7002, C30019.002, CRM-0250, C20439, CRM-2284-02, CRM-2287, F80914, F80958, F80959, F80960, F80961, F80962, F80963, F80964, F80965, F80966, F80967, F80968, F20644, F20645, F20643, F20671, F20669, F20670, FM-7009, F20390, F20387, FM-0638, FM-0231-I, FM-0991, S20092, S20091, S20153, S20154, S20160, S20161, S20162, SM-0384, SM-0413, SM-1118, SM-0082, SM-0083.
- C. Site Characteristics/Primary Resource Values.** Site characteristics are typical of residential and recreational properties with the primary resource value being real estate.
- D. Historical and Existing Uses of the Property.** There are no known historic or existing uses and the parcels are typically unencumbered. The parcels are mostly in existing platted subdivisions, some of which have power, water or sewer service, and have varying types of access.
- E. Adjacent Land Use Trends.** Adjacent lands are typically in residential use, with some private recreational and commercial use as well.
- F. Previous State Plans/Classifications.** Applicable DNR Area Plans and classification were or will be reviewed during the TLO's title review. In most cases, the classification placed on Trust land were in existence when the land was subdivided and managed by DNR.
- G. Existing Plans Affecting the Subject Parcel.** Local jurisdiction plans were or will be reviewed to ensure the sale of the parcels will be consistent with local zoning requirements.
- H. Apparent Highest and Best Use.** The highest and best use for these parcels is as individual subdivision lots to be sold for residential or private recreational use.

IV. Proposal Background. Since 1998, the TLO has held an annual land sale to generate revenues for the Alaska Mental Health Trust. The parcels offered in these sales are

mostly from pre-existing subdivisions designed and platted by the Department of Natural Resources in the 1970's and 1980's, subdivisions recently developed by the TLO, or parcels under 10 acres in size that do not lend themselves to other resource development.

- V. Terms and Conditions.** Parcels not offered in an over-the-counter sale will be offered to the highest qualified bidder over the set minimum bid. Some parcels that have unique values will use a two-step auction process. In the event that more than one sealed bid is received for one of these unique parcels, an outcry auction will be held among the three highest qualified bidders.

Unless paid for fully in cash, the parcels will be sold via a land sale contract administered by the TLO. The principle terms and conditions include the following:

- A.** Minimum bids are based on an appraisal or other acceptable valuation approach. At least 5% of the bid amount is to be submitted with the bid. Another 5% is required with the signed Declaration of Intent. The TLO's financing term is a maximum of twenty (20) years based on the amount financed with a likely interest rate of approximately 6.5% based on the Wall Street Journal published prime rate plus 3%. Often, parcels with values below \$5,000 are immediately paid off.
- B.** Installment payments may be made monthly, quarterly, or annually.
- C.** Parcels will be sold "as is" with no guarantees as to suitability for any intended use.
- D.** The sale agreement allows for minimal clearing and use of materials within the parcel for development of a residential site. No commercial use of resources (timber or materials) may be made until the parcel is paid in full and recording of the quitclaim deed.
- E.** To protect the interest of the Trust, the TLO reserves the right to postpone or cancel any land offering. Individual parcels may be withdrawn from the sale process at any time prior to the TLO signing the final conveyance document.

- VI. Resource Management Considerations.** The proposal is consistent with the "Resource Management Strategy for Trust Land" (RMS), which was adopted January 2015 in consultation with the Trust and provides for the TLO to maximize return at prudent levels of risk, prevent liabilities, and convert nonperforming assets into performing assets. Past experience has demonstrated that it is unlikely that these parcels will appreciate at a rate that would justify holding them for a later sale. It is also not cost effective for the TLO to hold these parcels and incur the associated management costs and liabilities.

VII. Alternatives.

- A.** Do nothing or offer sometime in the future. These alternatives would delay receipt of revenues from sales and income from interest payments and could result in additional costs and risks to the Trust without significant increases in value.
- B.** Leasing the Lots. Most residential lots are purchased, rather than leased; therefore, it is not likely that there would be much interest in leasing the properties. Management costs to the Trust will generally decrease on the properties through a sale.

- C. **Alternate Development.** Most of the parcels are in existing subdivisions or small parcels located in or near communities and encumbered by local zoning regulation that limit other resource development or have limited resource values besides real estate or no immediate feasible alternate development interests or proposals.

VIII. Risk Management Considerations.

- A. **Performance Risks.** Performance risks will be mitigated through the TLO's bid forms, land sale contract, and quitclaim deed. These documents include contemporary language to limit risks to the TLO and The Trust, ensure performance by the buyer, and allow for termination in the case of default.
- B. **Environmental Risks.** There are no known environmental risks associated with this action.
- C. **Public Concerns.** Subject to comments resulting from the public notice, there are no known concerns that suggest the proposed transaction is inconsistent with Trust principles. A majority of the communities in which these parcels are being offered have expressed interest for the parcels to be put up for sale.

IX. Due Diligence.

- A. **Site Inspection.** TLO staff, contract appraiser, or surveyor has or will have inspected the parcels prior to sale.
- B. **Valuation.** Minimum parcel bids will be established via appraisals that meet the most current Uniform Standards of Professional Appraisal Practice (USPAP) standards or other appropriate valuation methods.
- C. **Terms and Conditions Review.** Contract documents were reviewed by the Attorney General's Office and an independent law firm.
- D. **Other.** All parcels will have a title report completed prior to issuing a sale contract or quitclaim deed.

X. Authorities.

- A. **Applicable Authority.** AS 37.14.009(a), AS 38.05.801, and 11 AAC 99 (key statutes and regulations applicable to Trust land management and disposal).
- B. **Inconsistency Determination.** As the proposed sales are specifically authorized under 11 AAC 99, any relevant provision of law applicable to other state lands is inapplicable to this action if it is inconsistent with Trust responsibilities accepted by the State under the Alaska Mental Health Enabling Act (P.L. 84-830, 70 Stat. 709 (1956)) as clarified by AS 38.05.801 and Alaska Mental Health Trust land regulations (11 AAC 99). 11 AAC 99 includes determinations that certain State statutes applicable to other State land do not apply to Trust land unless determined by the Executive Director, on a case-by-case basis, to be consistent with 11 AAC 99.020. The State Statutes deemed inconsistent with Trust management principles and inapplicable to Trust land by these regulations have not been applied to this decision or this action, including, but not limited to, AS 38.04 (Policy for Use and Classification of State Land Surface), AS 38.05.035 (Powers and Duties of the Director), AS 38.05.300 (Classification of Land), AS

38.05.945 (Notice), AS 38.05.946 (Hearings), and 11 AAC 02 (Appeals). Other provisions of law the TLO deems inconsistent with Trust responsibilities include:

- i. AS 38.05.055, Alaska Residency required for purchase of State land and AS 38.05.940, Veteran's discounts allowed on purchase price of State land. Preferences or discounts provided to Alaska residents or veterans would be granted at a cost to the Trust, hereby violating key Trust management principles.
- ii. AS 38.05.127, Access to navigable or public water and requiring "to and along" easements on Trust properties diminishes the sale value of trust lands and therefore is inconsistent with Trust management principles.
- iii. AS 38.05.065(g), Appeal of director's decision to commissioner is in direct conflict with 11 AAC 99.060 and therefore does not apply to the transaction pursuant to 11 AAC 99.060(d).

C. Provisions of law applicable to other state land that are determined to apply to trust land by the executive director, on a case-by-case basis include:

- i. AS 38.05.035(i), persons eligible to file a request for reconsiderations.
- ii. 11 AAC 02.030 (a) and (c), filing request for reconsideration.
- iii. 11 AAC 02.040 timely filing.

XI. Trust Authority Consultation. The Alaska Mental Health Trust Resource Management Committee was consulted on January 26, 2016. The Committee recommended that the proposed transaction be forwarded to the Alaska Mental Health Trust board of trustees. The board of trustees was consulted on January 27, 2016, and the board of trustees concurred with offering approximately 70 Trust parcels for disposal through the TLO's Annual Land Sale Program subject to the outcome of the notice process.

XII. Best Interest Decision. Given the information above and the information contained in the complete record, the Executive Director finds that the proposed transaction is in the best interest of the Trust, subject to the terms and conditions addressed in this decision. The decision is based upon the consideration of the five Trust management principles set out in 11 AAC 99.020 and is in full compliance with 11 AAC 99. This decision does not preclude the TLO from determining that an alternative proposal will serve the best interest of the Trust. A future determination of that nature will require a best interest decision specific to the proposal.

XIII. Opportunity for Comment. Notice of this Best Interest Decision will take place as provided under 11 AAC 99.050. Persons who believe that the decision should be altered because it is not in the best interest of the Trust or its beneficiaries, or because the decision is inconsistent with Trust management principles set out in 11 AAC 99.020 or any other provision of 11 AAC 99, must provide written comments to the TLO during the notice period. Following the comment deadline, the Executive Director will consider timely written comments that question the decision on the basis of the best interest of the Trust and its beneficiaries or inconsistency with 11 AAC 99. The Executive Director will then, in his or her discretion, modify the decision in whole or in part in response to such comments or other pertinent information, or affirm the best interest decision without changes. The best interest decision as modified or affirmed will become the final agency

action, subject to reconsideration procedures under 11 AAC 99.060. Additional notice will be provided for a substantially modified decision. If no comments are received by the end of the notice period, this best interest decision will be affirmed and the proposed action taken. (See notice for specific dates.)

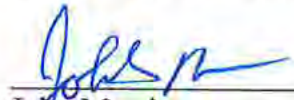
- XIV. Reconsideration.** To be eligible to file for reconsideration of this Best Interest Decision, or to file a subsequent appeal to the Superior Court, a person must submit written comments during the notice period.

Persons who submit timely written comments will be provided with a copy of the final written decision, and will be eligible to request reconsideration within 20 calendar days after publication of the notice or receipt of the decision, whichever is earlier under 11 AAC 99.060(b). The Executive Director shall order or deny reconsideration within 20 calendar days after receiving the request for reconsideration. If the Executive Director takes no action during the 20-day period following the request for reconsideration, the request is considered denied. Denial of a request for reconsideration is the final administrative decision for purposes of appeal to the superior court under AS 44.62.560.

- XV. Available Documents.** Background documents and information cited herein is on file and available for review at the TLO, located at 2600 Cordova Street, Suite 100, Anchorage, Alaska 99503. Phone: (907) 269-8658. Email: mhtlo@alaska.gov.

The disposal action proposed by this decision will occur no less than 30 days after the first publication date of this decision, and after the conclusion of the TLO administrative process. For specific dates or further information about the disposal, interested parties should contact the TLO at the above address, or visit the website at: www.mhtrustland.org.

XVI. APPROVED:



John Morrison
Executive Director
Alaska Mental Health Trust Land Office

2.25.16

Date

Attachment A - Trust Land Office 2016 Land Sale Parcel List

MH Parcel Number	General Location	Community/Subdivision	MTRS	Survey	Lot	Block	Acres
Southeast Region							
CRM-2547	Meyers Chuck	Meyers Chuck Subdivision	C071S086E05	ASLS 85-93	43C		0.728
CRM-2532	Meyers Chuck	Meyers Chuck Subdivision	C071S086E05	ASLS 85-93	40B		1.000
CRM-2534	Meyers Chuck	Meyers Chuck Subdivision	C071S086E05	ASLS 85-93	40D		0.831
CRM-2535	Meyers Chuck	Meyers Chuck Subdivision	C071S086E05	ASLS 85-93	40E		0.916
CRM-2579	Meyers Chuck	Meyers Chuck Subdivision	C071S086E05,08	USS 2673	45		0.310
C81132	Thoms Place	Thoms Place Subdivision	C066S086E05	ASLS 81-234	7	Block 1, Unit 3	2.44
C20795	Thoms Place	Thoms Place Subdivision	C065S086E31 C066S086E06	ASLS 81-234	1	Block 1, Unit 1	2.87
C81114	Wrangell	Wrangell Island East Subdivision	C063S084E12, 13	ASLS 83-8	1	5	4.15
C20749	Wrangell	Wrangell Island East Subdivision	C063S084E13	ASLS 83-8	1	7	4.07
C20750	Wrangell	Wrangell Island East Subdivision	C063S084E13	ASLS 83-8	3	7	4.25
C20761	Wrangell	Wrangell Island West Subdivision	C064S084E17	ASLS 83-7	1	5	5.00
C20760	Wrangell	Wrangell Island West Subdivision	C064S084E17	ASLS 83-7	5	3	5.00
C20487	Juneau	Lena Subdivison	C040S065E19	ASLS 95-78 Amended	Tract 1A		7.050
C20954	Ketchikan	Bull Island	C073S092E31	ASLS 84-39	4	4	2.811
C20953	Ketchikan	Bull Island	C073S092E31	ASLS 84-39	3	4	2.150
C20952	Ketchikan	Bull Island	C073S092E31	ASLS 84-39	2	4	2.165
C20950	Ketchikan	Bull Island	C073S092E31	ASLS 84-39	1	4	2.220
C20944.002	Ketchikan	Bull Island	C073S091E36	USRS	6		6.680
CRM-7002	Ketchikan	S. Pt. Higgins Area	C074S089E13	USS 3089	107		1.730
C30019.002	Hollis	Hollis	C074S084E04	ASLS 96-31, USS 6640	Metes & Bounds		11.746
CRM-0250	Haines	Haines Hwy	C028S055E27	USRS	12		1.250
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 6	9	16.154
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 4	10	10.989
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 3	11	8.450
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 5	12	10.728
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 4	13	9.724
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 7	14	15.493
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 4	15	9.191

Attachment A - Trust Land Office 2016 Land Sale Parcel List

MH Parcel Number	General Location	Community/Subdivision	MTRS	Survey	Lot	Block	Acres
C20439	Yakutat	Yakutat Alaska Subdivision	C027S034E31,32	ASLS 84-39	1 thru 4	16	10.456
CRM-2284-02	Petersburg	Goldeneye Subdivision	C060S079E11	TLS 2015-02	1 thru 17		17.340
CRM-2287	Petersburg	Mallard Subdivision	C060S079E02	TLS 2015-03	1 thru 15		15.870
Northern Region							
F80914	Delta Junction	Greely "C" Subdivision	F010S011E30	ASLS 79-164	2	1	4.990
F80958	Delta Junction	Greely "C" Subdivision	F010S011E31	ASLS 79-164	1	6	4.626
F80959	Delta Junction	Greely "C" Subdivision	F010S011E31	ASLS 79-164	2	6	4.626
F80960	Delta Junction	Greely "C" Subdivision	F010S011E32	ASLS 79-164	3	6	4.576
F80961	Delta Junction	Greely "C" Subdivision	F010S011E32	ASLS 79-164	4	6	4.576
F80962	Delta Junction	Greely "C" Subdivision	F010S011E32	ASLS 79-164	5	6	4.576
F80963	Delta Junction	Greely "C" Subdivision	F010S011E32	ASLS 79-164	6	6	4.564
F80964	Delta Junction	Greely "C" Subdivision	F010S011E32	ASLS 79-164	8	6	4.575
F80965	Delta Junction	Greely "C" Subdivision	F010S011E32	ASLS 79-164	9	6	4.575
F80966	Delta Junction	Greely "C" Subdivision	F010S011E32	ASLS 79-164	10	6	4.575
F80967	Delta Junction	Greely "C" Subdivision	F010S011E31	ASLS 79-164	11	6	4.627
F80968	Delta Junction	Greely "C" Subdivision	F010S011E31	ASLS 79-164	12	6	4.624
F20644, F20645	Delta Junction	Richardson Hwy	F010S010E23	USS 3292	53 & 54		0.940
F20643, F20671	Delta Junction	Richardson Hwy	F010S010E23,26	USS 3292	51 & 52		0.940
F20669, F20670	Delta Junction	Richardson Hwy	F010S010E26	USS 3292	49 & 50		0.940
FM-7009	Salcha	Little Harding Lake Subdivision	F006S004E11	TLS 2013-04	Tract F		1.838
FM-7009	Salcha	Little Harding Lake Subdivision	F006S004E11	TLS 2013-04	Tract G		1.885
F20390	Olnes	Olnes East Subdivision	F003N001E19	ASLS 80-178	15	3	5.000
F20387	Olnes	Olnes East Subdivision	F003N001E19	ASLS 80-178	15	2	17.199
FM-0638	Eielson	23 Mile Slough Area	F003S003E27	ASLS 80-142	2	12	16.065
FM-0231-I	Springs	Chena Hot Springs Road area	F003N008E23	ASLS 85-260	Tract A		1.000
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	1	1	3.094
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	2	1	2.885
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	3	1	3.059
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	5	2	3.541

Attachment A - Trust Land Office 2016 Land Sale Parcel List

MH Parcel Number	General Location	Community/Subdivision	MTRS	Survey	Lot	Block	Acres
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	6	2	2.559
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	7	2	2.725
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	8	2	2.627
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	9	2	2.937
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	10	2	3.186
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	11	2	3.711
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	1	3	2.629
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	2	3	2.781
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	3	3	2.272
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	4	3	2.259
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	5	3	2.434
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	6	3	2.311
FM-0991	Ester	Aspenwood Subdivision	F001S003W26	ASLS 84-20	7	3	2.510
Southcentral Region							
S20092	Moose Pass	Trail Lake Group Homesites	S004N001W01	USS 2528	16		4.150
S20091	Moose Pass	Trail Lake Group Homesites	S004N001W01	USS 2528	15		4.290
S20153	Moose Pass	Trail Lake Group Homesites	S005N001W36	USS 2528	18		3.900
S20154	Moose Pass	Trail Lake Group Homesites	S005N001W36	USS 2528	19		4.010
S20160	Moose Pass	Trail Lake Group Homesites	S005N001W36	USS 2528	27		4.450
S20161	Moose Pass	Trail Lake Group Homesites	S005N001W36	USS 2528	28		4.570
S20162	Moose Pass	Trail Lake Group Homesites	S005N001W36	USS 2528	29		4.710
SM-0384	Little Tutka Bay	South Kachemak Alaska Subdivison	S008S013W22	EPF 69-3	25	2	2.300
SM-0413	Little Tutka Bay	South Kachemak Alaska Subdivison	S008S013W21	USS 4700	3		1.840
SM-1118	Nikiski	Two Fish Lake	S007N011W09	TLS 2012-02	1		1.572
SM-1118	Nikiski	Two Fish Lake	S007N011W09	TLS 2012-02	2		1.435
SM-0082	Palmer	Wolverine Lake	S018N003E07	USRS	17		2.75
SM-0083	Palmer	Wolverine Lake	S018N003E07	USRS	18		3.51