PUBLIC NOTICE

KALGIN ISLAND ESTATES
SUBDIVISIONS, No. 1 and No. 2
DISPOSAL PLAN

KALGIN ISLAND, ALASKA

The University of Alaska ("University") intends to offer lots for sale in Kalgin Island Estates Subdivisions, No. 1 and No. 2, located approximately 25 miles west of Kenai on Kalgin Island, Alaska.

All 52 lots will be offered at fair market value.[1]

This notice is effective until all lots are sold.

The Kalgin Island Estates Subdivisions, No. 1 and No. 2 Disposal Plan including maps and terms and conditions is available online at www.ualand.com or upon written request at the addresses listed below.

Parties interested in commenting on the Kalgin Island Estates Subdivisions, No. 1 and No. 2 Disposal Plan must submit written comments to the University through its Facilities and Land Management office by fax at (907) 786-7733, by email at ua-land@alaska.edu, or at the address listed below, by no later than **5:00 P.M. on Tuesday, January 22, 2019** to be considered.

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

Parties interested in submitting offers to purchase Kalgin Island Estates Subdivisions, No. 1 and No. 2 lots must submit offers in accordance with the "University of Alaska Land Sales Cash Purchase Disposal Terms and Conditions" at either address listed below. Offers will be reviewed after the comment period has ended.

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

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

If you have any questions or need additional information, please contact the University of Alaska Facilities and Land Management office at (907) 786-7766.

[1] Regents' Policy P05.11.020.C, (Definitions "disposal plan").

CONTACT: Tina Thomas
Phone: (907) 786-7766
Email: tmthomas9@alaska.edu

Facilities and Land Management
1815 Bragaw Street, Suite 101
Anchorage, Alaska 99508-3438
Website: www.ualand.com

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

KALGIN ISLAND ESTATES SUBDIVISIONS, No. 1 and No. 2, DISPOSAL PLAN

KALGIN ISLAND, ALASKA
T5N, R15W & R16W, SECS. 31 AND 32, SEWARD MERIDIAN
ANCHORAGE RECORDING DISTRICT, PLAT #2004-54 (Kalgin Island Estates No. 1)
ANCHORAGE RECORDING DISTRICT, PLAT #2009-60 (Kalgin Island Estates No. 2)

The University of Alaska is offering several lots for sale in Kalgin Island Estates Subdivisions No. 1 and No. 2 located approximately 25 miles west of Kenai on Kalgin Island. These subdivisions are located between Packers Creek Lake and the Cook Inlet and are accessible by boat (Cook Inlet) or by float plane (Packers Creek Lake). Rights-of-way within the Kalgin Island Subdivisions No. 1 and No. 2 are surveyed but are not constructed.

The lots in Kalgin Island Estates Subdivisions No. 1 and No. 2 range from level to gently sloping to very steep, with some knolls overlooking the Cook Inlet. The area is generally a mixed forest with hardwoods, green spruce and a significant number of dead spruce trees (beetle-killed spruce). Many lots contain wetlands, muskeg and poorly drained forested areas that may require a U.S. Army Corps of Engineers wetlands permit prior to development. Lot types include waterfront (Packers Creek Lake and various ponds), ocean front (Cook Inlet) and interior large parcel lots.

The north/south section line easement crossing Lots 18, 19, 20 and 21 has been vacated by the University under Section Line Easement Vacation Plat #2009-68 recorded in the Anchorage Recording District. In addition, Kalgin Island Estates Subdivisions No. 1 and No. 2 are subject to certain covenants, conditions and restrictions. Copies of the *Master Declaration of Covenants, Conditions and Restrictions for Kalgin Island Estates No. 1 Subdivision – Notice of Annexation of Kalgin Island Estates Subdivision No. 2 Master Declaration of Covenants, Conditions and Restrictions* are available on the University website at www.ualand.com, or from the Land Management office in Anchorage or Fairbanks.

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 documents that will be used to close sales in this offering are available for review at www.ualand.com. Copies of the Kalgin Island Estates Subdivisions No. 1 (Plat #2004-54) and No. 2 (Plat #2009-60) are 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").

KALGIN ISLAND ESTATES SUBDIVISIONS, No. 1 and No. 2

Parties interested in commenting on the Kalgin Island Estates Subdivisions, No. 1 and No. 2 Disposal Plan must submit written comments to the University of Alaska through its Facilities and Land Management's office by fax at (907) 786-7733, by email at ua-land@alaska.edu or at the address below, by no later than **5:00 P.M. on, Tuesday, January 22, 2019** to be considered.

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

If you have any questions or need additional information, please contact the University of Alaska Facilities and Land Management office at (907) 786-7798.

LEGAL DESCRIPTION AND PARCEL NUMBER

PARCEL#	SUBDIVISION	LOT	ACRES	MINIMUM PRICE
KN.KI.0009	Kalgin Island Estates No. 1	9	6.083	$16,000
KN.KI.0010	Kalgin Island Estates No. 1	10	6.687	$16,000
KN.KI.0016	Kalgin Island Estates No. 1	16	5.869	$15,000
KN.KI.0017	Kalgin Island Estates No. 1	17	6.509	$15,000
KN.KI.0018	Kalgin Island Estates No. 1	18	7.023	$18,000
KN.KI.0024	Kalgin Island Estates No. 1	24	8.231	$18,000
KN.KI.0025	Kalgin Island Estates No. 1	25	15.927	$18,000
KN.KI.0029	Kalgin Island Estates No. 2	1	4.730	$36,000
KN.KI.0030	Kalgin Island Estates No. 2	2	6.780	$42,000
KN.KI.0033	Kalgin Island Estates No. 2	5	8.520	$46,000
KN.KI.0034	Kalgin Island Estates No. 2	6	6.698	$46,000
KN.KI.0035	Kalgin Island Estates No. 2	7	4.616	$12,000
KN.KI.0036	Kalgin Island Estates No. 2	8	5.381	$12,000
KN.KI.0037	Kalgin Island Estates No. 2	9	4.736	$12,000
KN.KI.0038	Kalgin Island Estates No. 2	10	10.106	$14,000
KN.KI.0039	Kalgin Island Estates No. 2	11	6.734	$12,000
KN.KI.0040	Kalgin Island Estates No. 2	12	7.166	$12,000
KN.KI.0041	Kalgin Island Estates No. 2	13	4.703	$12,000
KN.KI.0042	Kalgin Island Estates No. 2	14	5.972	$15,000
KN.KI.0043	Kalgin Island Estates No. 2	15	5.482	$15,000

♦ LAND SALE ♦

KALGIN ISLAND ESTATES SUBDIVISIONS, No. 1 and No. 2

LEGAL DESCRIPTION AND PARCEL NUMBER
(continued)

PARCEL#	SUBDIVISION	LOT	ACRES	MINIMUM PRICE
KN.KI.0044	Kalgin Island Estates No. 2	16	6.562	$15,000
KN.KI.0045	Kalgin Island Estates No. 2	17	11.993	$18,000
KN.KI.0046	Kalgin Island Estates No. 2	18	9.744	$54,000
KN.KI.0047	Kalgin Island Estates No. 2	19	9.299	$54,000
KN.KI.0048	Kalgin Island Estates No. 2	20	9.760	$54,000
KN.KI.0049	Kalgin Island Estates No. 2	21	18.464	$76,000
KN.KI.0051	Kalgin Island Estates No. 2	23	4.855	$43,000
KN.KI.0052	Kalgin Island Estates No. 2	24	6.739	$39,000
KN.KI.0053	Kalgin Island Estates No. 2	25	6.657	$18,000
KN.KI.0054	Kalgin Island Estates No. 2	26	6.226	$18,000
KN.KI.0055	Kalgin Island Estates No. 2	27	5.484	$18,000
KN.KI.0056	Kalgin Island Estates No. 2	28	9.726	$52,000
KN.KI.0057	Kalgin Island Estates No. 2	29	6.124	$52,000
KN.KI.0058	Kalgin Island Estates No. 2	30	6.900	$52,000
KN.KI.0059	Kalgin Island Estates No. 2	31	9.060	$58,000
KN.KI.0060	Kalgin Island Estates No. 2	32	7.286	$53,000
KN.KI.0061	Kalgin Island Estates No. 2	33	15.750	$68,000
KN.KI.0062	Kalgin Island Estates No. 2	34	6.004	$19,500
KN.KI.0063	Kalgin Island Estates No. 2	35	5.284	$19,500
KN.KI.0064	Kalgin Island Estates No. 2	36	5.519	$19,500
KN.KI.0065	Kalgin Island Estates No. 2	37	5.216	$18,000
KN.KI.0066	Kalgin Island Estates No. 2	38	6.527	$15,000
KN.KI.0067	Kalgin Island Estates No. 2	39	5.455	$15,000
KN.KI.0068	Kalgin Island Estates No. 2	40	5.890	$12,000
KN.KI.0069	Kalgin Island Estates No. 2	41	8.443	$18,000
KN.KI.0070	Kalgin Island Estates No. 2	42	5.182	$18,000
KN.KI.0071	Kalgin Island Estates No. 2	43	5.667	$18,000
KN.KI.0072	Kalgin Island Estates No. 2	44	8.884	$12,000
KN.KI.0073	Kalgin Island Estates No. 2	45	5.140	$15,000
KN.KI.0074	Kalgin Island Estates No. 2	46	5.089	$15,000
KN.KI.0075	Kalgin Island Estates No. 2	47	4.661	$15,000
KN.KI.0076	Kalgin Island Estates No. 2	48	5.379	$15,000

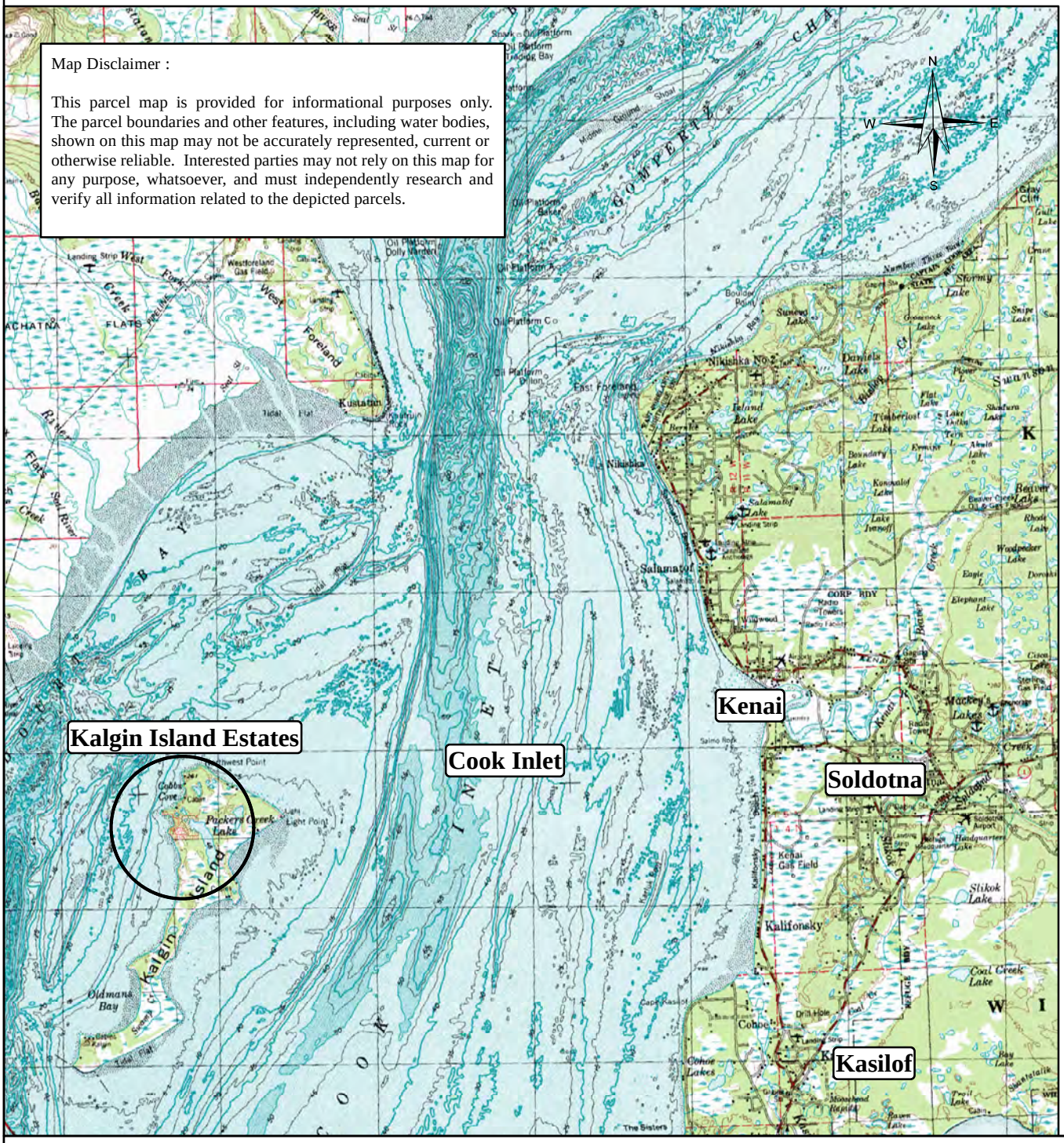
Kalgin Island Estates
Subdivisions No. 1 and No. 2

(Vicinity Map 1 of 2)

KN.KI.XXXX

R 15W | R 14W | R 13W | R 12W | R 11W | R 10W

T 9N
T 8N
T 7N
T 6N
T 5N
T 4N
T 3N



UA FACILITIES and LAND MANAGEMENT
October 2018

Meridian	Township	Range
S	5N	15W-16W

UNIVERSITY of ALASKA
Many Traditions One Alaska

6
Miles

Kenai, Alaska (USGS)

Kalgin Island Estates
Subdivisions No. 1 and No. 2

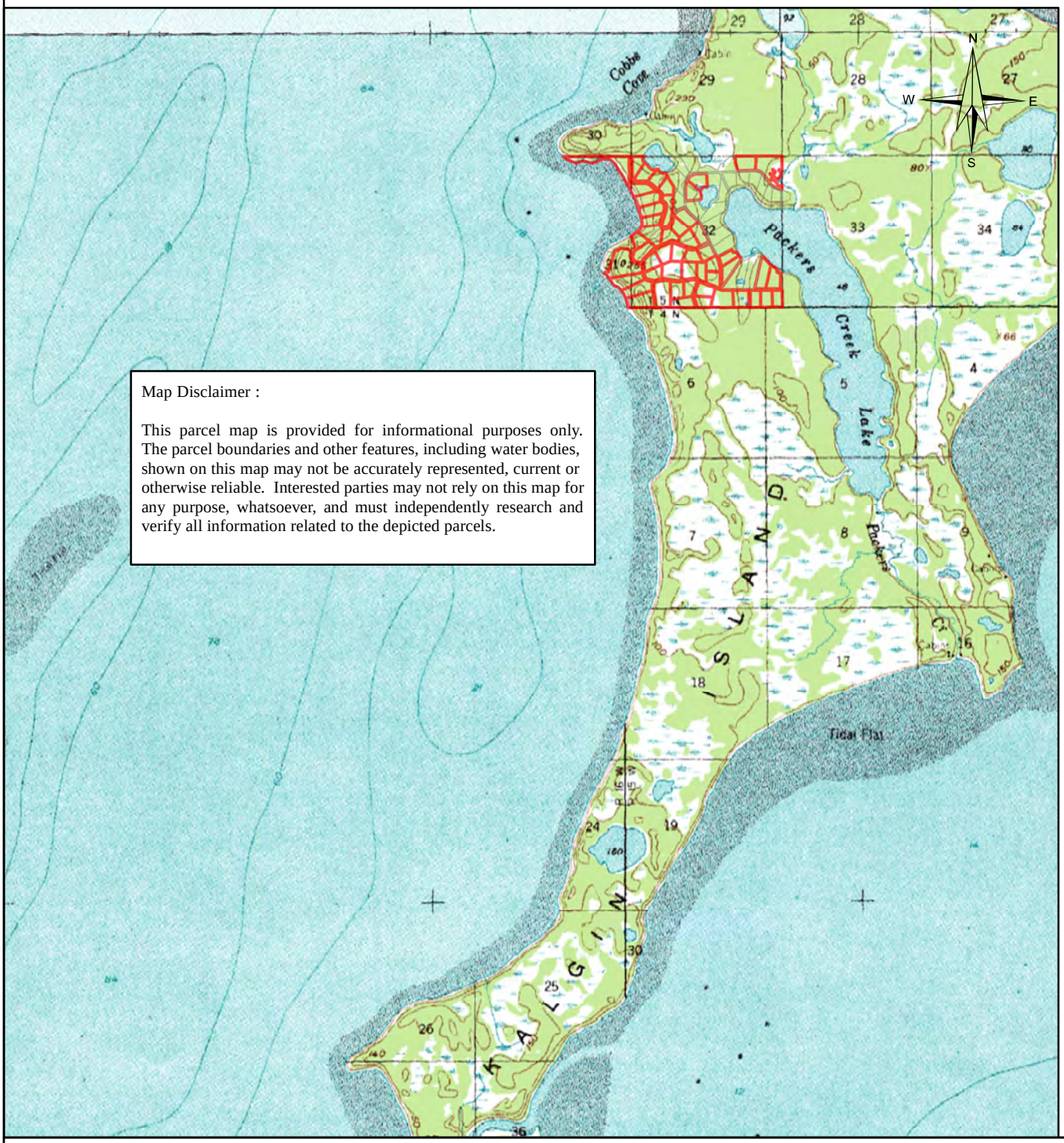
(Vicinity Map 2 of 2)

KN.KI.XXXX

R 16W | R 15W

T 5N

T 4N



UNIVERSITY of ALASKA
Many Traditions One Alaska

1 Mile

UA FACILITIES and LAND MANAGEMENT
October 2018

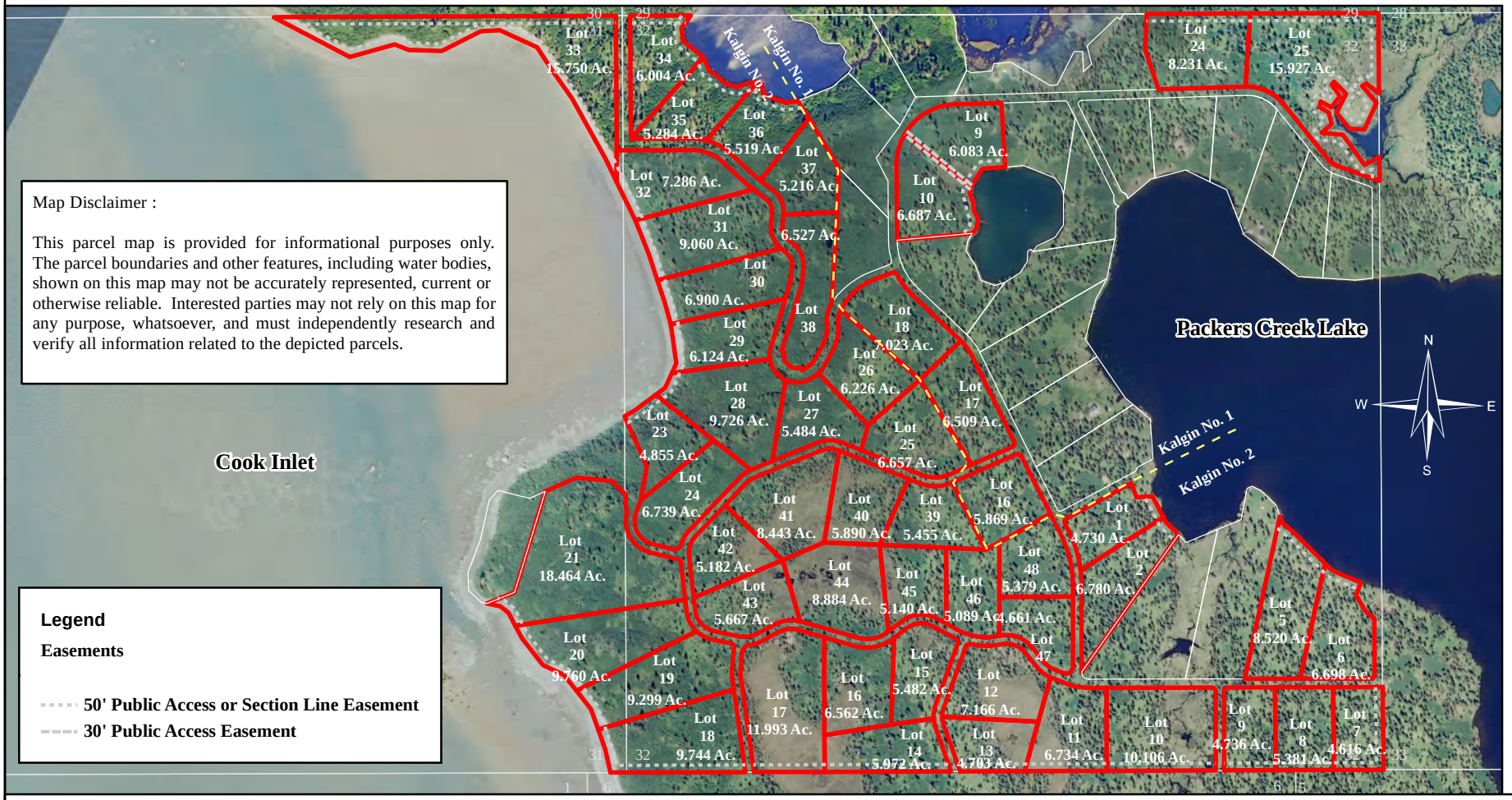
Meridian	Township	Range
S	5N	15-16W

Kenai B-6 (USGS)

Kalgin Island Estates
Subdivisions No. 1 and No. 2

KN.KI.XXXX

R 16W | R 15W



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

Easements

- **50' Public Access or Section Line Easement**
- **30' Public Access Easement**

UNIVERSITY of ALASKA
Many Traditions One Alaska

1,100 Feet

UA FACILITIES and LAND MANAGEMENT
October 2018
Photo Source: KPB

Meridian	Township	Range
S	5N	15W-16W

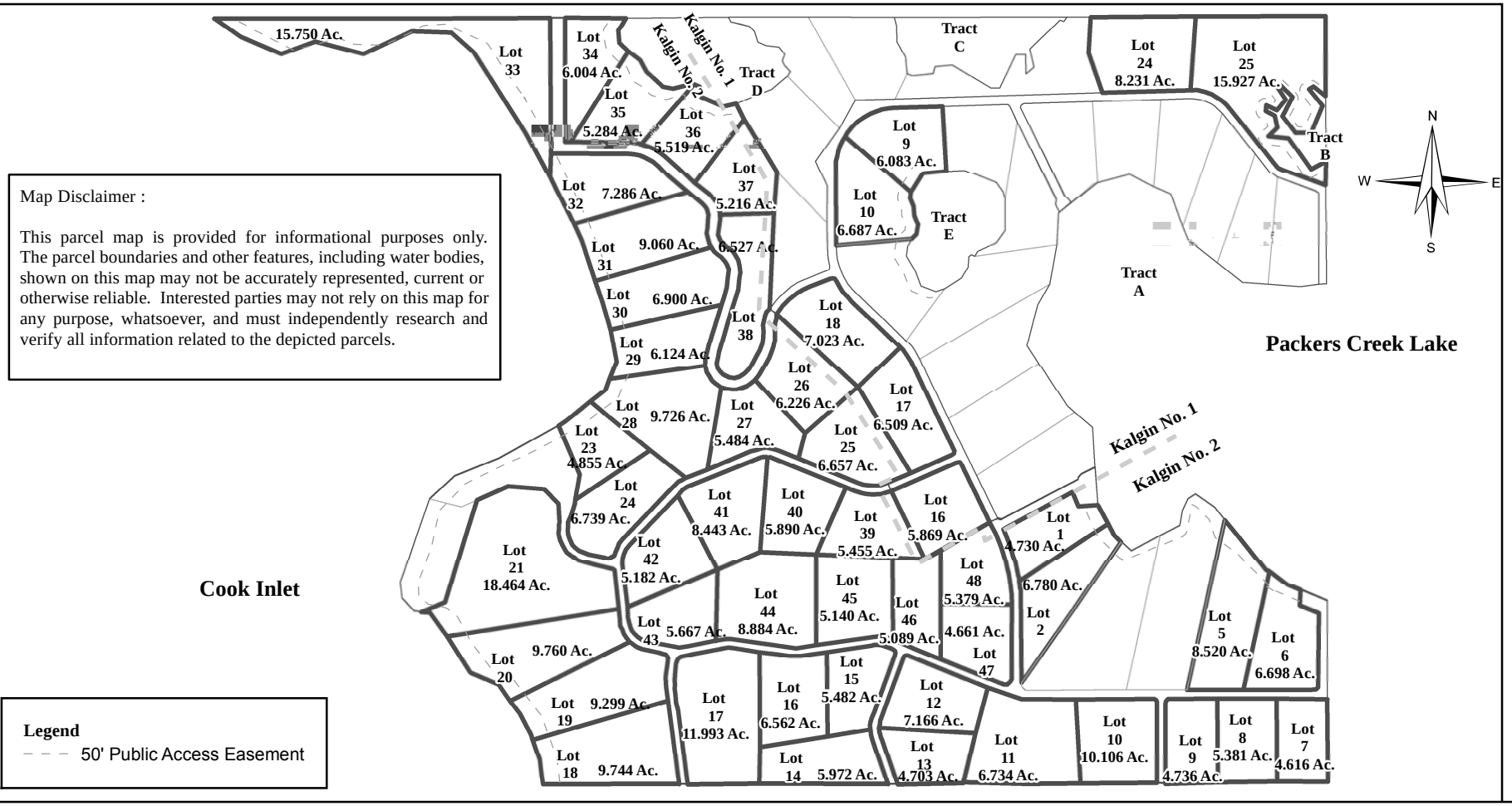
Kenai B-6 (USGS)

Kalgin Island Estates
Subdivisions No. 1 and No. 2

KN.KI.XXXX

R 16W | R 15W

T 5N



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Legend

– – – 50' Public Access Easement

UNIVERSITY of ALASKA
Many Traditions One Alaska

1,100 Feet

UA FACILITIES and LAND MANAGEMENT
October 2018

Meridian	Township	Range
S	5N	15W-16W

Kenai B-6 (USGS)