



AMENDED DISPOSAL PLAN

POINT MACKENZIE EXPERIMENTAL STATION

WASILLA, ALASKA

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Section 17, Township 15 North, Range 4 West, Seward Meridian

Tract 20, ASLS No. 80-111, Plat No. 82-80, Palmer Recording District

The University of Alaska has received an offer to lease with an option to purchase a 103.16-acre parcel along Point MacKenzie Road. The parcel is the University of Alaska Fairbanks (“UAF”) Point MacKenzie Experimental Station parcel within the Matanuska-Susitna Borough.

A previous 2019 disposal plan proposed selling the parcel. That continued listing led to inquiries about leasing with an option to purchase. The University of Alaska (“University”) has been negotiating the terms with the lessee / buyer and is moving forward with the lease.

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 closeout 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. Any purchase of the property under a lease with option to purchase will be at or above fair market value, and the purchase will be “as-is.”

The interested party 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.

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).

UNIVERSITY OF ALASKA
Land Management

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Parties interested in commenting on this disposal plan must submit written comments to the University through its Land Management Office by fax at (907) 786-7733 or by e-mail at ua-land@alaska.edu or the address listed below, by no later than **5:00 p.m. on Friday, November 11, 2022** to be considered.



PARCEL INFORMATION

<u>PARCEL #</u>	<u>AREA</u>	<u>PARCEL INFORMATION</u>	<u>ACRES</u>	<u>MINIMUM PRICE</u>
MS.PM.4001	Mat-Su	T15N, R4W, Section 17, SM, Tract 20	±103.16	Fair Market Value