



UNIVERSITY
of ALASKA
Many Traditions One Alaska

*** NOTICE ***

PUBLIC NOTICE UNIVERSITY OF ALASKA DEVELOPMENT AND DISPOSAL PLANS GAKONA, ALASKA

The University of Alaska ("University") is seeking public comments regarding the development of land for material extraction purposes ("Gakona Material Sale Parcels Development Plan") and the sale, at or above fair market value, of gravel, sand, rock and other materials from that land ("Gakona Material Sale Parcels Disposal Plan"). The Development and Disposal Plans pertain to two parcels of land totaling approximately 294 acres located north of the Glenn Highway/Tok Cut-Off at Gakona on both sides of the Gakona River, within portions of Sections 17 and 18, Township 6 North, Range 1 East, Copper River Meridian.

Additional information concerning these Development and Disposal Plans is available for review online at www.ualand.com or upon written request at the address listed below. Parties interested in commenting on the Development and Disposal Plans must submit written comments to the University of Alaska at the following address, by **no later than 5:00 PM on Friday, October 8, 2010:**

University of Alaska
Land Management
1815 Bragaw Street, Ste. 101
Anchorage, Alaska 99508-3438

If you have any questions or need additional information, please contact Laurie Swartz at (907) 450-8133.

Thank you for your interest in the University of Alaska's land program.

GAKONA MATERIAL SALE PARCELS DEVELOPMENT PLAN

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

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

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

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

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

GAKONA MATERIAL SALE PARCELS DEVELOPMENT PLAN

GAKONA, ALASKA T6N, R1E, SECS. 17 AND 18, COPPER RIVER MERIDIAN CHITINA RECORDING DISTRICT

The University of Alaska intends to develop land located approximately 2 miles east of the Richardson Highway and Glenn Highway (Tok Cut-Off) intersection at Gakona, Alaska for potential gravel, sand, rock and other materials ("Material") extraction purposes. The Gakona Material Sale Parcels are well suited for Material extraction, given their topography and proximity to the highway.

Upon approval of this plan to develop the Gakona Material Sale Parcels for Material extraction purposes, the University will consider fair market value offers from qualified offerors to purchase Material from the parcels.

Upon approval of this plan to develop the Gakona Material Sale Parcels for Material extraction purposes, the University will consider fair market value offers from qualified contractors to purchase Material from the parcels in accordance with the terms and conditions of the Gakona Material Sale Parcels. A copy of the Disposal Plan is available upon written request or on the UA Land Management website at <http://www.ualand.com>.

Parties interested in commenting on this Gakona Material Sale Parcels Development Plan must submit written comments to the University of Alaska at the following address, by no later than **5:00 PM on Monday, October 4, 2010** to be considered:

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

LEGAL DESCRIPTION AND PARCEL NUMBERS

<u>PARCEL#</u>	<u>AREA</u>	<u>LEGAL</u>	<u>ACRES</u>
CB.GK.0001	Gakona	SEC 18: L1, 2, 3, 5, 6, 15, 16 & 17 NE4NW4, NW4NE4	200.58
CB.GK.0003	Gakona	SEC 17: L6, 7, 8, 9, 10 & 11 NW4NW4, N2NE4NW4, NW4NW4NE4, N2NE4NW4NE4, SW4NE4NW4, N2SE4NE4NW4	93.56

GAKONA MATERIAL SALE PARCELS DISPOSAL PLAN

GAKONA, ALASKA T6N, R1E, SECS. 17 AND 18, COPPER RIVER MERIDIAN CHITNA RECORDING DISTRICT

The University of Alaska is offering two parcels of land located approximately 2 miles east of the Richardson Highway and Glenn Highway (Tok Cut-Off) intersection at Gakona, Alaska for potential gravel, sand, rock and other materials (“Material”) extraction purposes. These parcels are located north of the Glenn Highway (Tok Cut-Off) on both sides of the Gakona River. The University will consider offers to extract Material from those portions of the Gakona Material Sale Parcels that are suitable for development.

Access to all areas of the Gakona Material Sale Parcels may not necessarily be constructed. Parties buying Material from the Gakona Material Sale Parcels will be required to secure any necessary access authorizations and construct and maintain any required roads and drainage systems. Disposal of Material from the Gakona Material Sale Parcels will be conducted in accordance with the terms and conditions of the *University of Alaska 2010 Competitive Material Sale and Disposal Plan*.

The University does not have any drill log information to determine the suitability of these parcels for Material extraction or any other information regarding the quality or quantities of Material that may be available on the parcels.

Interested parties should thoroughly inspect these parcels 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. Parcel inspections that require use of any equipment, including excavation or drilling equipment, may only be conducted after receipt of a permit from the University, and after verification by the interested party that they have secured legal access to the parcel from adjacent landowners, if necessary. 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 material sale documents that will be used for Material sales on these parcels are available for review at www.ualand.com.

LEGAL DESCRIPTION AND PARCEL NUMBER

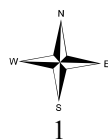
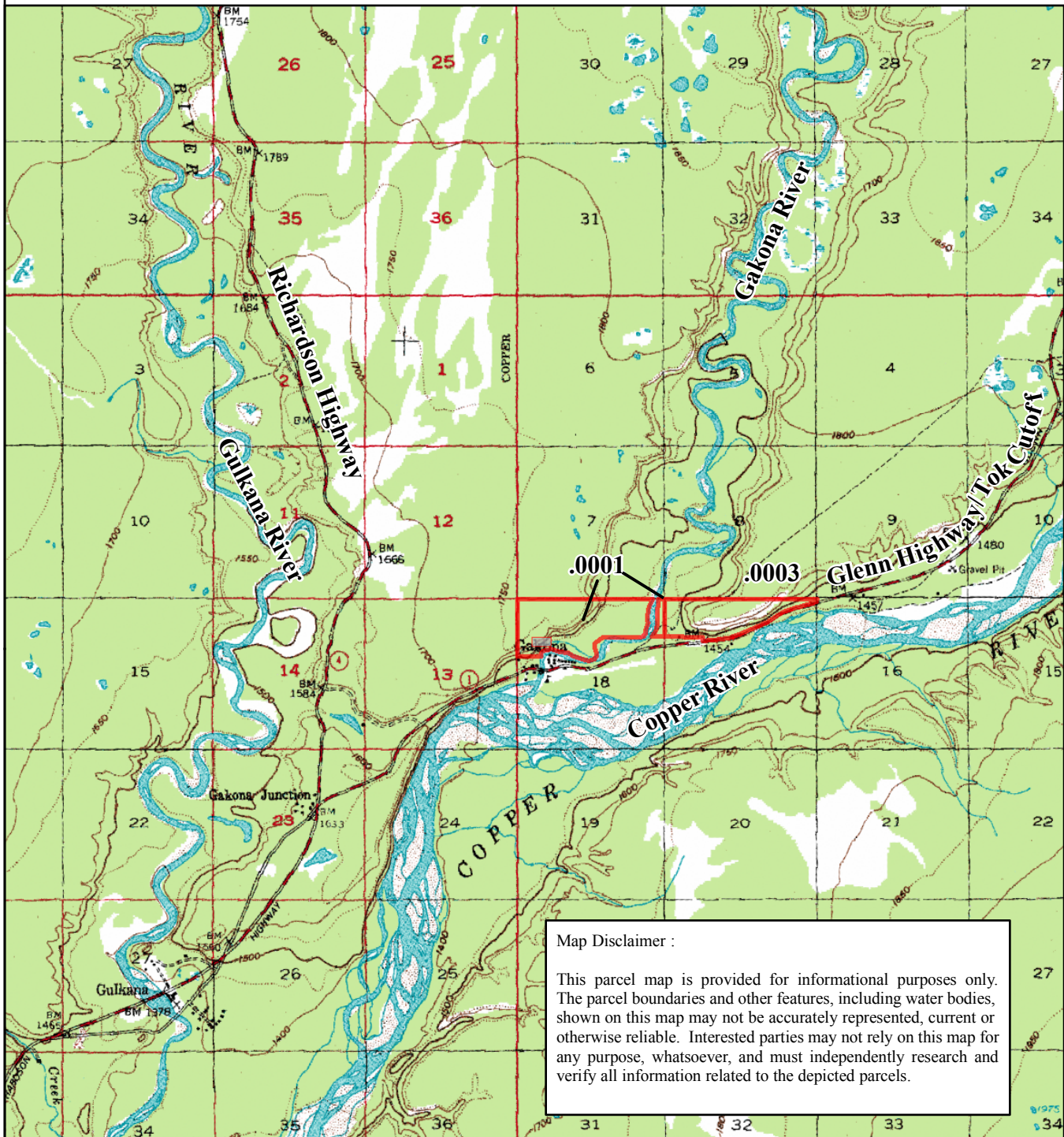
<u>PARCEL#</u>	<u>AREA</u>	<u>LEGAL</u>	<u>ACRES</u>
CB.GK.0001	Gakona	SEC 18: L1, 2, 3, 5, 6, 15, 16 & 17 NE4NW4, NW4NE4	200.58
CB.GK.0003	Gakona	SEC 17: L6, 7, 8, 9, 10 & 11 NW4NW4, N2NE4NW4, NW4NW4NE4, N2NE4NW4NE4, SW4NE4NW4, N2SE4NE4NW4	93.56

Gakona Material Sale Parcels Vicinity

CB.GK.XXXX

R 1W

R 1E





Gakona Material Sale Parcels

CB.GK.XXXX

1W

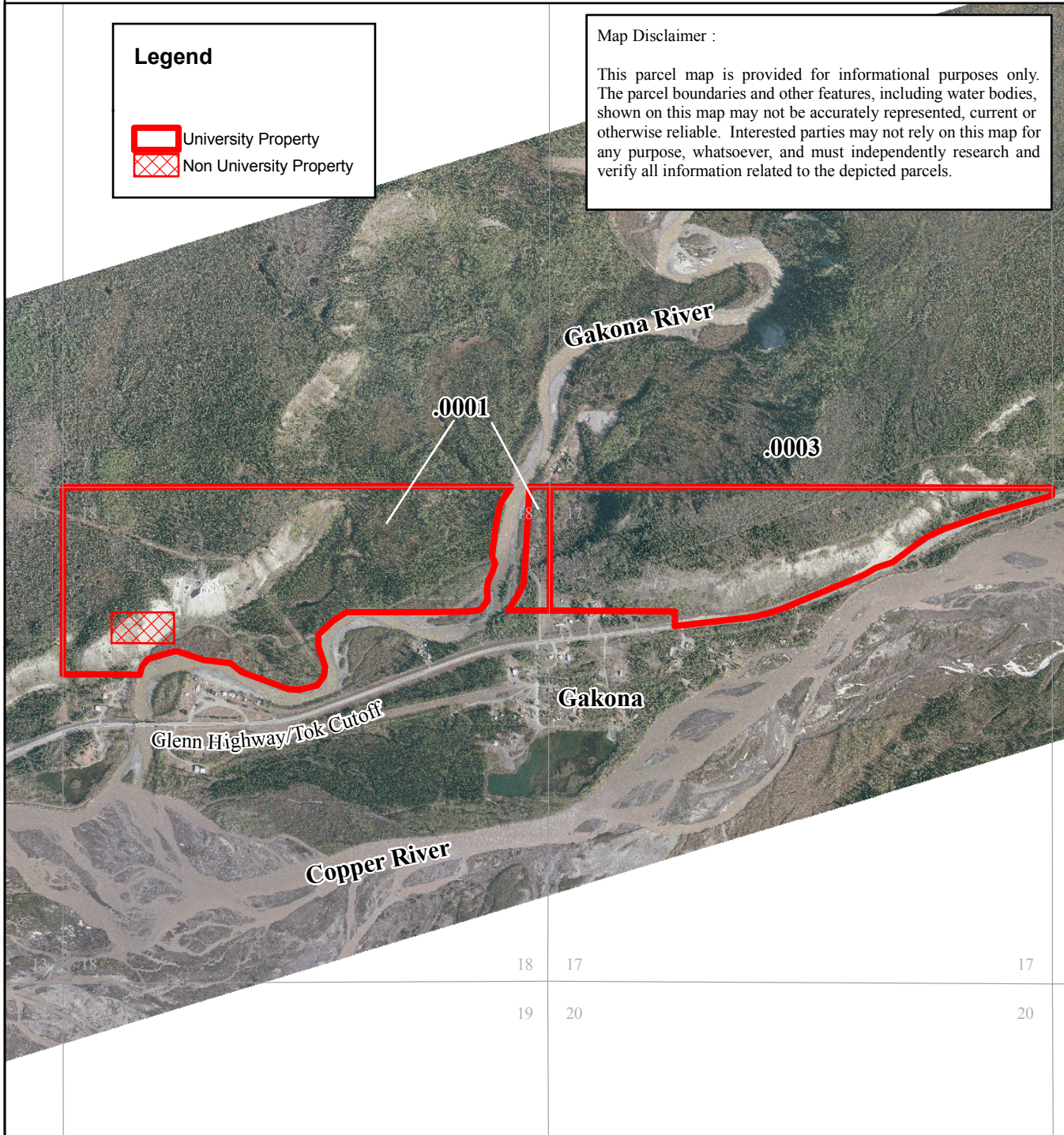
R 1E

Legend

-  University Property
-  Non University Property

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.



UNIVERSITY
of ALASKA
Many Traditions One Alaska



1,600

Feet

UA LAND MANAGEMENT
August 2010

Photo Source: ADCCED
Photo Date: 6/15/2005

Meridian Township Range
C 6N 1E

Gulkana B-3 (USGS)