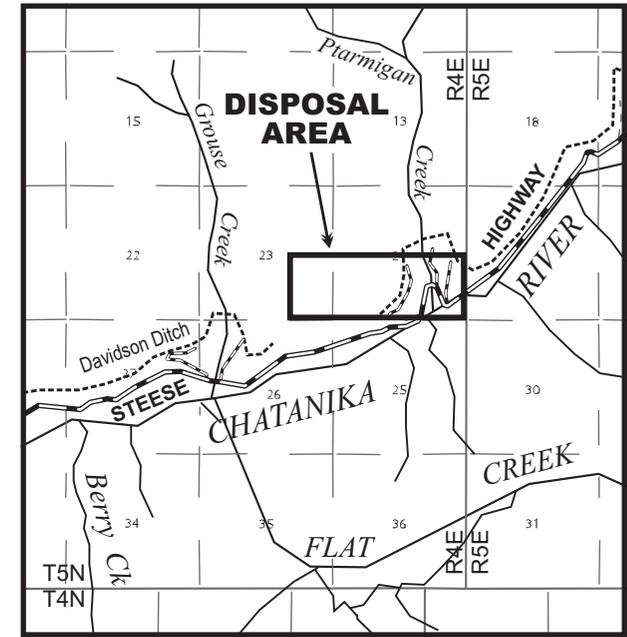


Map 39 - White Mountain Remote Odd Lots

Location	The White Mountain area is located 45 miles northeast of Fairbanks, north of the Steese Highway.
Topo Map	USGS Quads Circle A-6 and B-6
Access	Access is via the Steese Highway and then along an existing trail beginning at approximately mile 53. It winds north and west through Sections 23 and 24 of Township 5 North, Range 4 East, Fairbanks Meridian.
Terrain	The area consists of moderate to steep slopes with elevations from 1,000 to 2,500 feet. It is close to the Chatanika River and the White Mountain National Recreation Area. High flooding and glaciation exist in the stream valleys.
Soils	Soils are shallow and well drained, mixed with fractured bedrock.
Vegetation	Stands of small-diameter birch and poplar are interspersed with white spruce. Pure black spruce stands are found on northern and occasionally on southern slopes. Creek valleys are vegetated with wetland plants such as willow, alder, and dwarf birch.
Water Front	None
View	Potential view of the Chatanika River Valley.
Climate	Average winter temperatures range from -22 to 26 degrees F; average summer temperatures range from 35 to 65 degrees F. Average annual precipitation is 15 inches.
Water Source	Surface water is available in creek valleys, but is limited at high elevations. Filtering and disinfecting surface water before use is recommended.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation. Non-water carried type disposal systems have been approved.
Utilities	None
Restrictions	Subject to platted easements and reservations of record, see ASLS 85-34.
Municipal Authority	Located within the taxing authority of the Fairbanks North Star Borough.
Homeowners Association	None
Other	Entering any portion of the area will require crossing Davidson Ditch, which forms a portion of the southern project boundary. It is 25 feet wide and is interconnected with pipeline siphons across creek valleys. It was built in the 1920s to provide water to mining operations and is under the jurisdiction of DNR. Casual use of the Davidson Ditch property (hiking, four-wheeling, snowmachining) is allowed; any other use or disturbance will require a permit from DNR. Existing trails are quite steep and often terminate at the ditch. Many of these trails have not been surveyed to date; trail locations shown on status maps should be double-checked in the field to ensure access routes. The trails that connect Davidson Ditch to pipeline siphons, designated RST #1968, are subject to Revised Statute 2477 of the mining law of 1866. Currently, the subdivision is in 'Full' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for updated information regarding management options.

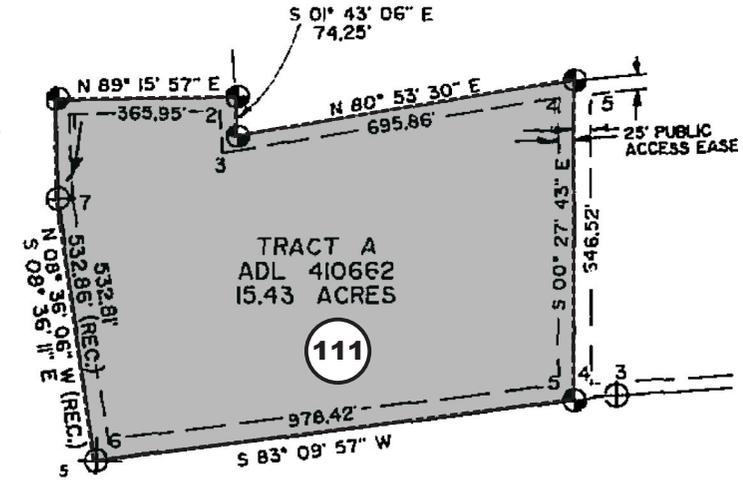


VICINITY MAP
Township 5 North,
Range 4 East,
Section 23, 24
Fairbanks Meridian,
Alaska

USGS Quad Circle A-6, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
110	410627	F005N004E24	ASLS 85-184	C	7.860	\$12,600
111	410662	F005N004E23, 24	ASLS 85-83	A	15.430	\$18,500

ASLS 85-83
Sec. 23, 24



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.



ASLS 85-184
Sec. 24

