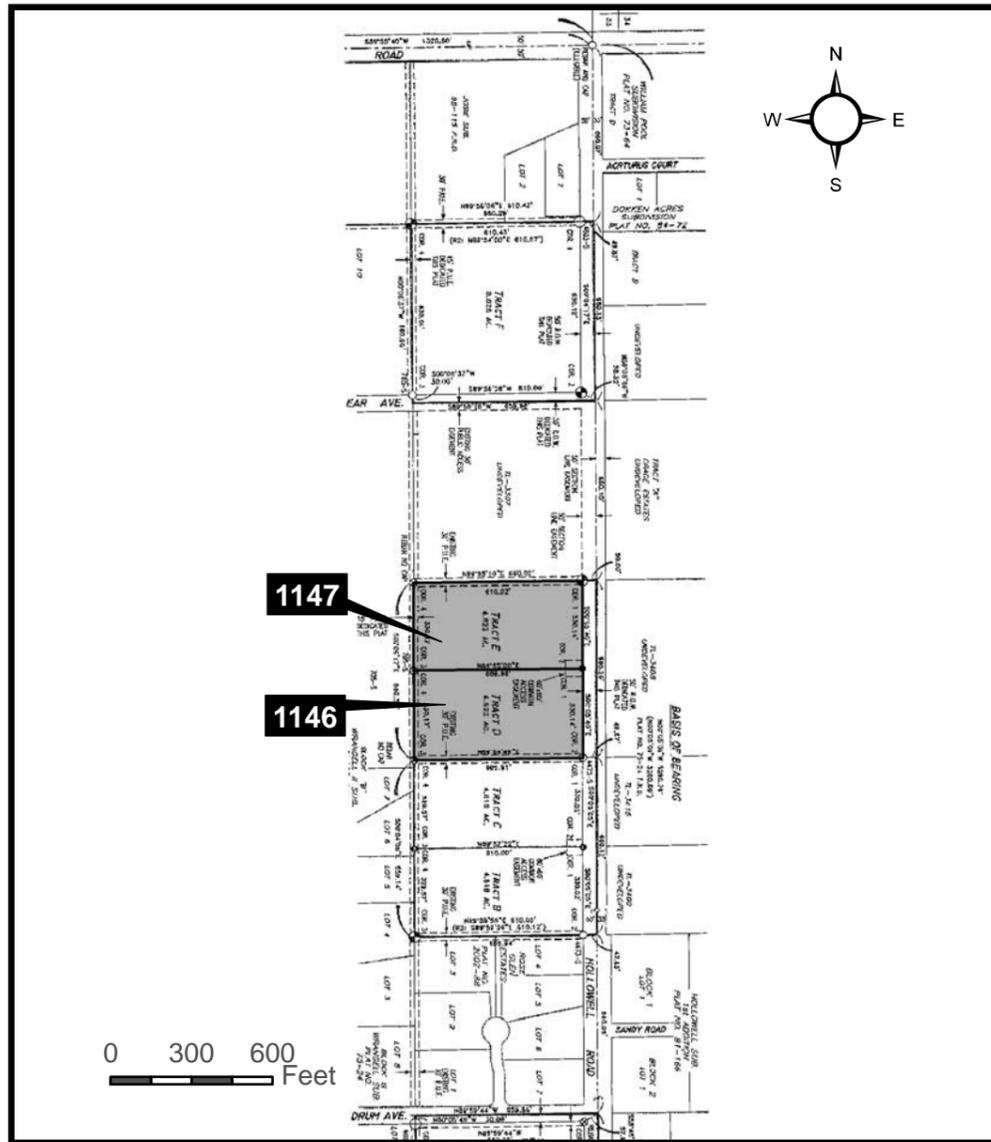


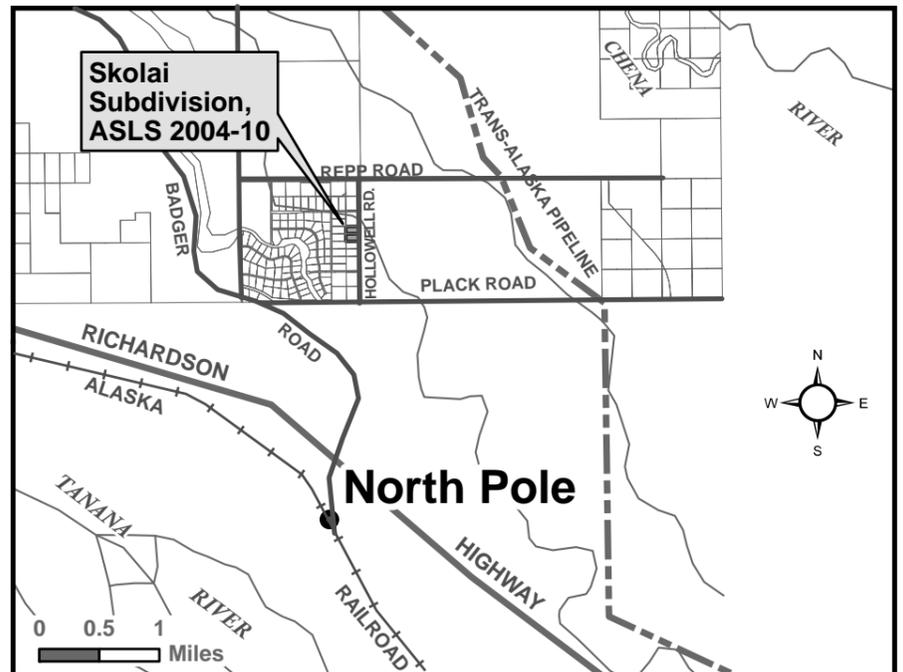
Map 33 - Skolai Subdivision ASLS 2004-10

Northern Region



| | |
|-------------------------------|--|
| Location | These parcels are located approximately 2.5 miles north of North Pole, on the west side of Hollowell Road. |
| Topo Map | USGS Quad Fairbanks D-1 |
| Access | Access to these parcels is via Hollowell Road, a paved road which connects with Repp Road to the north and Plack Road to the south. |
| Terrain | The subdivision is generally level, with an elevation of 145 feet above seal level, and is located approximately a half mile east of Chena Slough. |
| Soils | Salchacket series, very fine sandy loam over gravel. |
| Vegetation | Portions of these parcels nearest Hollowell Road have been cleared and now are now covered by grass. Other portions of the parcels are vegetated with a mixed forest of black and white spruce, birch, and aspen. |
| Water Frontage | None |
| View | Surrounding forest and nearby subdivision residences. |
| Climate | Average winter temperatures range from -19 to -2 degrees F; average summer temperatures range from 49 to 71 degrees F. Average annual precipitation is 12 inches, including 68 inches of snow. |
| Water Source | See note below regarding water source. |
| 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 the Alaska Department of Environmental Conservation (ADEC). |
| Utilities | Electricity and telephone service are available along Hollowell Road. Purchasers will be responsible for extending the existing power lines. |
| Restrictions | Subject to all platted easements and reservations of record, see ASLS 2004-10. Preliminary wetlands determinations by the Army Corps of Engineers indicate that these parcels are not likely to contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. |
| Municipal Authority | These parcels are located within the boundary of the Fairbanks North Star Borough, a second class borough, and are subject to applicable local ordinances and property assessments. These parcels are currently zoned 'General Use'. |
| Homeowners Association | None |
| Fire Management | This subdivision is in 'Critical' fire management option. The Alaska Wildland Fire Management Plan is updated annually; contact the Division of Forestry for update information regarding management options. |
| Other | These parcels were formally used for a variety of purposes, including an auto repair and salvage yard, which resulted in a variety of debris and soil contamination. Surface debris and contaminated soil was removed from the parcels in 2005 and 2006. The Alaska Department of Environmental Conservation (ADEC) has determined that clean up actions have removed the sources of contamination from the parcels. ADEC has determined that there is residual contamination detected in the groundwater near the former contaminated site, but it is expected to attenuate over time. In order to address any unacceptable risk posed by this residual contamination, ADEC recommends that any groundwater wells installed on the parcels be sampled prior to use. For more information or to request a copy of the ADEC Record of Decision regarding these parcels, please contact AJ Wait at (907) 451-3011. |

| PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | TRACT | ACRES | MINIMUM BID |
|----------|------------------------------|---------------------------------|--------------|-------|-------|-------------|
| 1146 | 57942 | F001S002E33 | ASLS 2004-10 | D | 4.622 | \$34,700 |
| 1147 | 417201 | F001S002E33 | ASLS 2004-10 | E | 4.623 | \$34,700 |



Township 1 South, Range 2 East, Section 33
Fairbanks Meridian, Alaska

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>.

