

Hayes Creek - ASLS 81-20



View of parcel 1183 from the west



View of parcel 1181 from the southwest

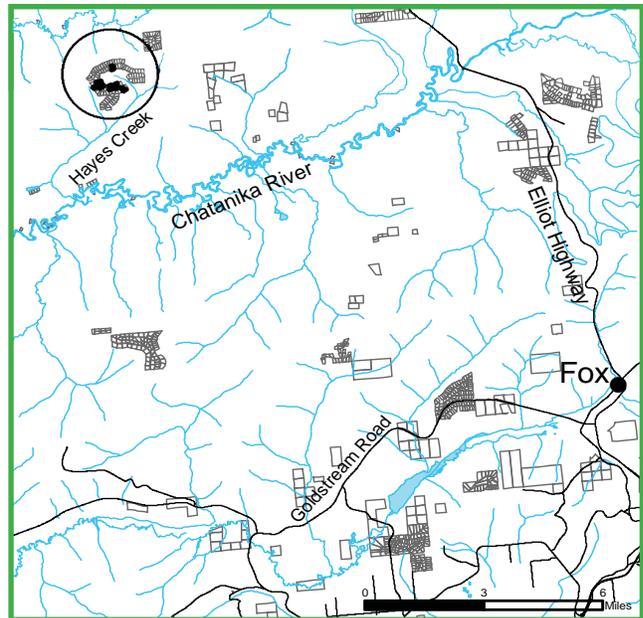


View of parcel 1179 from the east



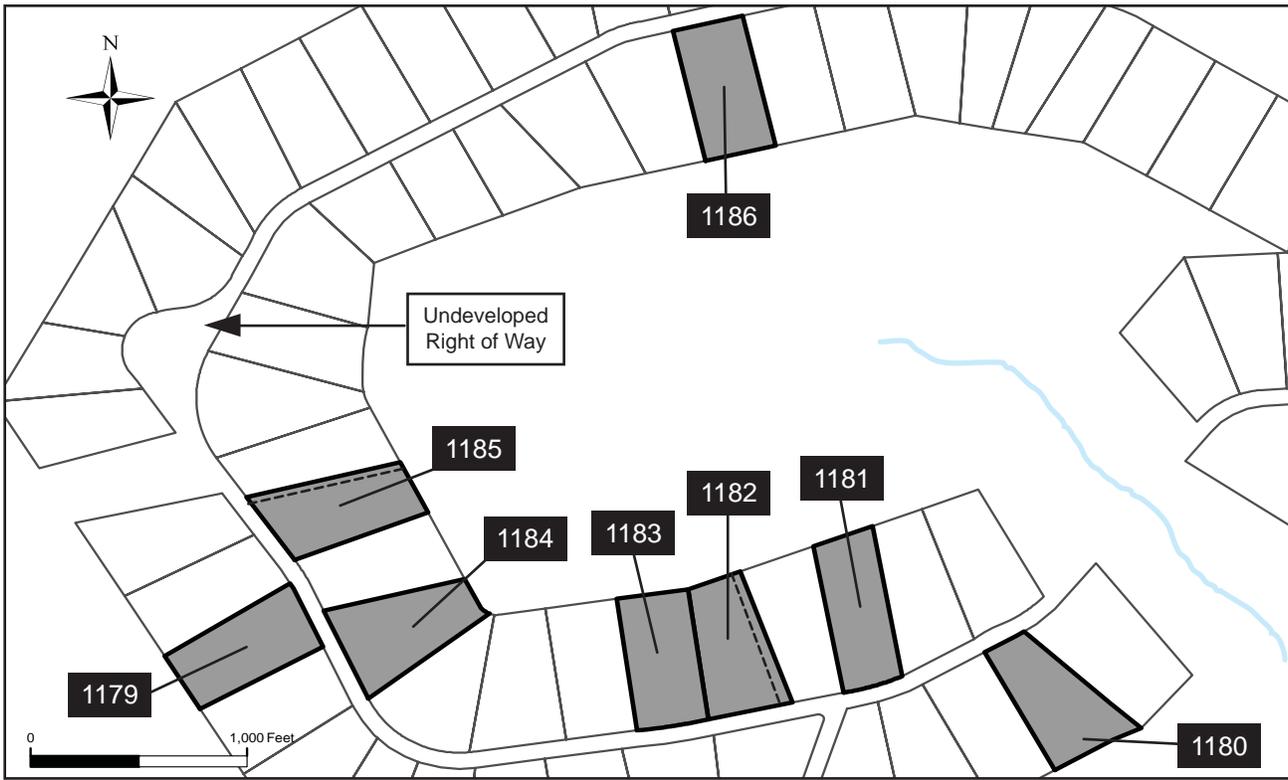
View of parcel 1182 from the west

| | |
|----------------------------|--|
| LOCATION | Hayes Creek Subdivision is located approximately 13 miles north of Fairbanks, 7 miles west of the Elliot Highway and Himalaya Road. |
| ACCESS | Access is by ATV or snowmachine. From the Elliot Highway, turn west on Himalaya Road, after 4.1 miles, turn north along the pipeline right-of-way for about ½ mile, then turn west on a ridgeline trail and proceed 3.5 miles to the subdivision. |
| UTILITIES | <p>None.</p> <p>There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.</p> <p>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).</p> <p>See page 10 "Sewer and Water" and "Water Rights and Usage" for more information.</p> |
| RESTRICTIONS | Subject to all platted easements and reservations of record, see ASLS 81-20. |
| MUNICIPAL AUTHORITY | These parcels are located within the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments. |
| NOTES | This subdivision is in "Full" fire management option. See page 11 for more information. |

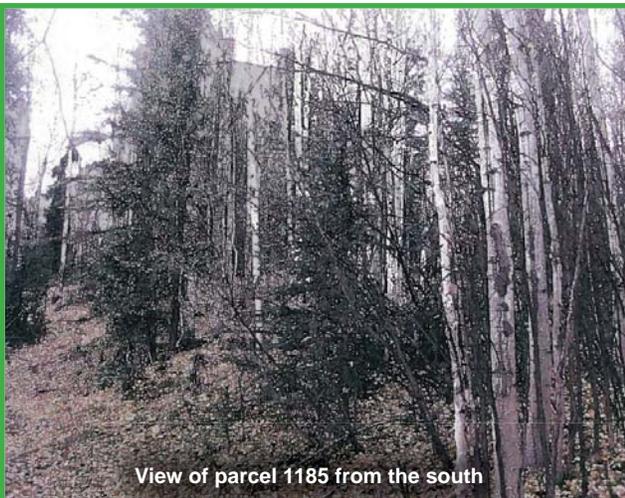


Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural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

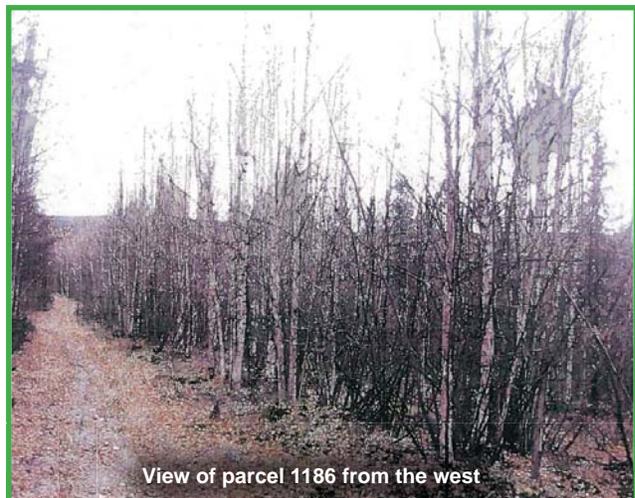
Hayes Creek - ASLS 81-20



| PARCEL # | AK DIVISION OF LANDS (ADL) # | MERIDIAN TOWNSHIP RANGE SECTION | SURVEY | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|---------------------------------|------------|-------|-----|-------|-------------|
| 1179 | 409266 | F003N002W18 | ASLS 81-20 | 5.079 | 17 | 1 | \$5,200 |
| 1180 | 409351 | F003N002W17, 18 | ASLS 81-20 | 5.000 | 12 | 2 | \$5,100 |
| 1181 | 409355 | F003N002W18 | ASLS 81-20 | 5.000 | 3 | 3 | \$5,100 |
| 1182 | 409298 | F003N002W18 | ASLS 81-20 | 5.000 | 5 | 3 | \$5,100 |
| 1183 | 409299 | F003N002W18 | ASLS 81-20 | 5.000 | 6 | 3 | \$5,100 |
| 1184 | 409303 | F003N002W18 | ASLS 81-20 | 5.000 | 10 | 3 | \$5,100 |
| 1185 | 409305 | F003N002W18 | ASLS 81-20 | 5.000 | 12 | 3 | \$5,100 |
| 1186 | 409315 | F003N002W07 | ASLS 81-20 | 5.000 | 22 | 3 | \$5,100 |



View of parcel 1185 from the south



View of parcel 1186 from the west