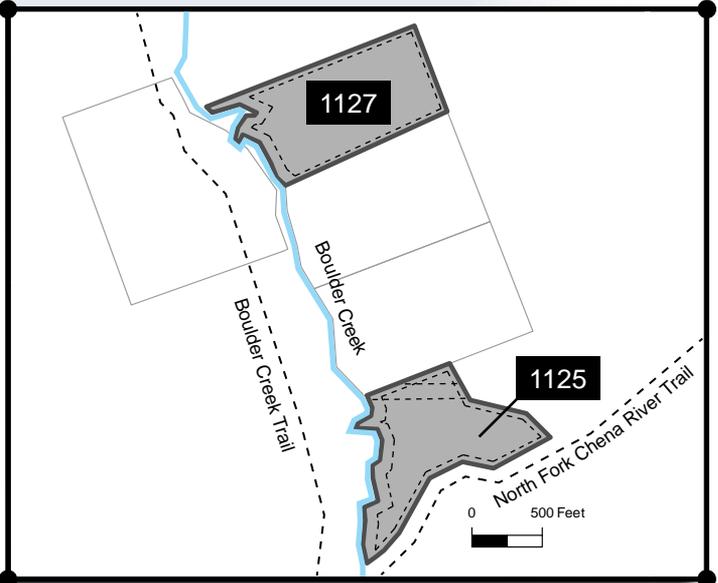
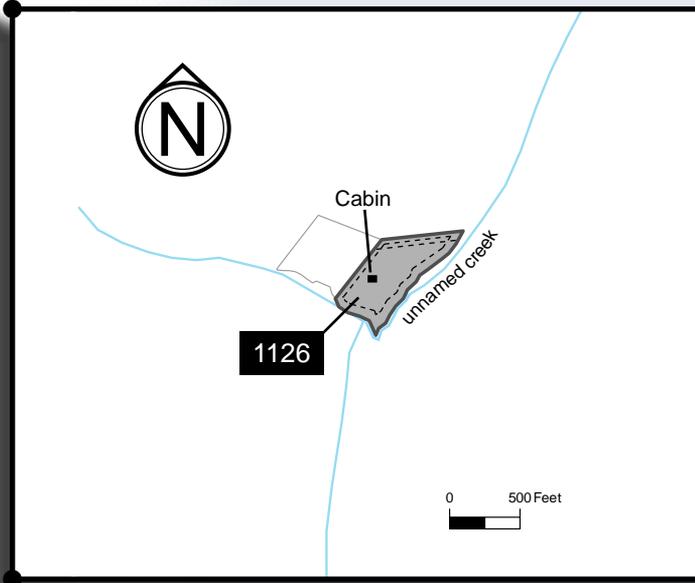


Far Mountain - ASLS 2006 - 21



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	TRACT	MINIMUM BID
1125	417229	F004N009E21,28	ASLS 2006 - 21	19.26	M	\$16,300
1126	418045	F004N009E09	ASLS 2006 - 21	6.68	U	\$8,900
1127	417521	F004N009E21	ASLS 2006 - 21	22.04	N	\$17,600

LOCATION

This area is located approximately 65 miles northeast of Fairbanks, and encompasses land on both sides of the North Fork Chena River and Boulder Creek.

ACCESS

Access to and within the staking area is gained primarily via existing trails (such as the North Fork Chena River Trail and the Boulder Creek Trail), which are suitable for snowmachine or dog sled in winter, and on foot or possibly ATV in summer and fall. ATV use should not be attempted during periods of high water or soggy trail conditions. If significant damage occurs, trail use restrictions may be implemented.

UTILITIES

None. 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.

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 (DEC).

See pages 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record. Please see ASLS 2006 - 21 and current status plat for up to date restrictions (see page 5 for instructions on how to locate information).

All parcels are subject to a minimum 30-foot public access and utility easement along interior parcel boundary lines, a 50-foot public access easement and a 100-foot building setback along the ordinary high water line of public and navigable water bodies and a 60-foot public access easement along all existing unnamed trails. Parcel 1125 is subject to a 50-foot wide section line easement.

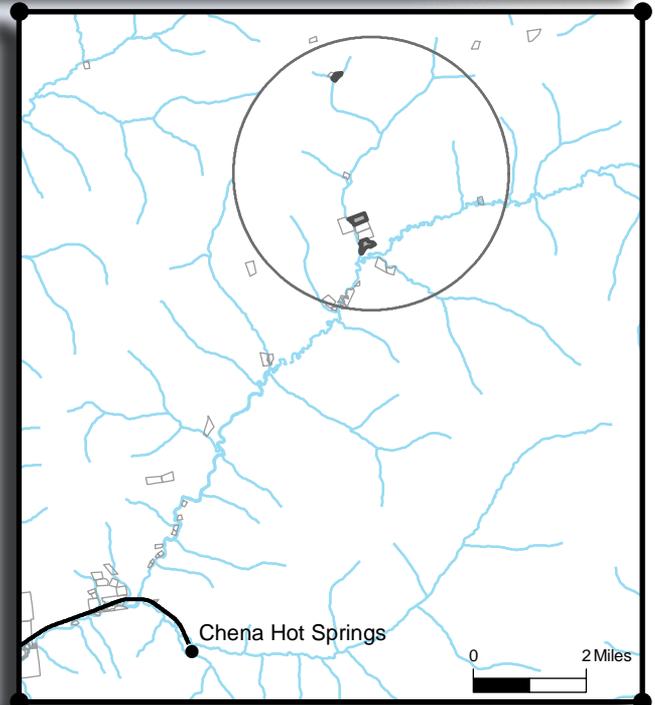
MUNICIPAL AUTHORITY

These parcels are located within the boundary of the Fairbanks North Star Borough, and are subject to applicable local ordinances and property assessments.

NOTES

These parcels are located in a "Full" and "Limited" Protection fire management option area. See pages 10-11 for more information.

There is a dilapidated cabin on parcel 1126. Any improvement, clean up or removal of this structure will become the responsibility of the purchaser.



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/.