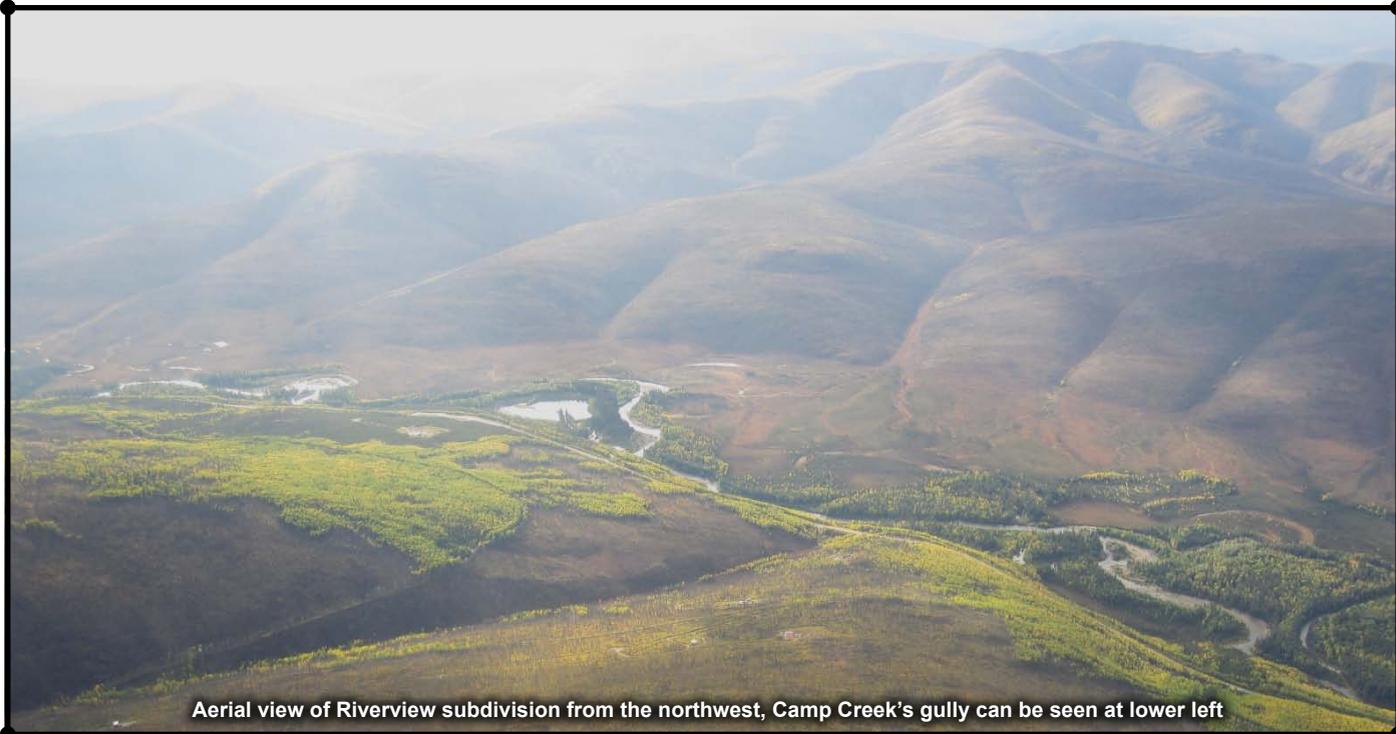


Riverview - ASLS 83 - 128



Aerial view of Riverview subdivision from the northwest, Camp Creek's gully can be seen at lower left

**LOCATION**

The Riverview Subdivision is located approximately 48 miles northeast of Fairbanks off the Steese Highway.

**ACCESS**

Access is between 43-48 miles on the Steese Highway, then turn north on platted rights-of-way. The rights-of-way have been cleared, but are unimproved.

**UTILITIES**

Electricity is available in portions of the subdivision. Purchasers will be responsible for extending the existing lines.

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 State of Alaska, Department of Environmental Conservation (DEC).

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.

See "Sewer and Water" and "Water Rights and Usage" sections of this brochure for more information.

**RESTRICTIONS**

Parcels 1440, 1442, 1445, 1446 and 1448 are subject to a 20' wide public walkway easement. Subject to all platted easements and reservations of record, see ASLS 83-128.

Direct access to the Steese Highway from any lot is prohibited.

**MUNICIPAL AUTHORITY**

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

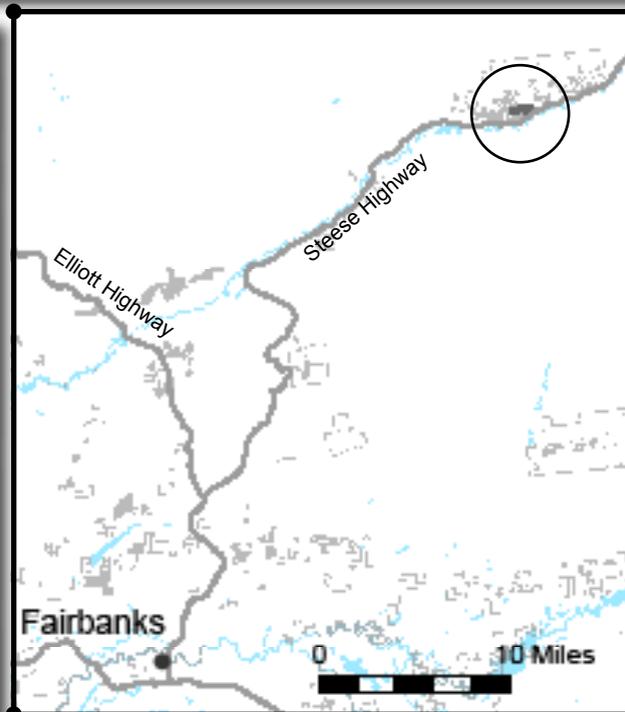
**NOTES**

Parcels may have burned during the 2004 fire season. This subdivision is in "Full" fire management option. See page 12 for more information.

The Davidson Ditch bisects Riverview Subdivision. Built in the 1920's to provide water to mining operations, it is under the jurisdiction of DNR. Casual use of the Davidson Ditch property is allowed; any disturbance will require a permit from DNR.

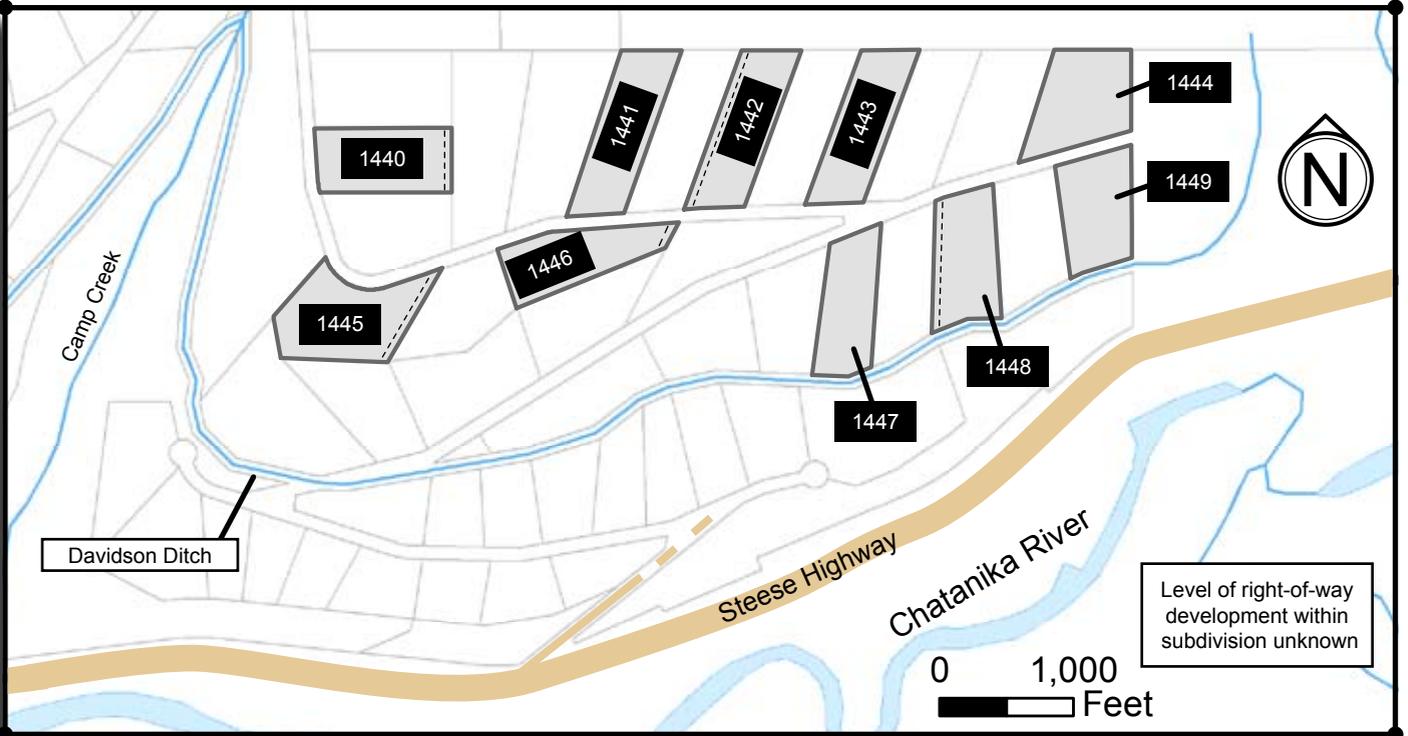
There are active mining claims in the vicinity of this subdivision.

Potential views of the Chatanika River Valley and surrounding Steese-White Mountain Conservation Area.



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. Information is made available at the Department of Natural Resources Public information centers or on the web at: <http://dnr.alaska.gov/Landrecords/>.

Riverview - ASLS 83 - 128



PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1440	411176	F005N004E29,30	ASLS 83-128	11.199	2	7	\$9,500
1441	411180	F005N004E29	ASLS 83-128	12.493	6	7	\$10,600
1442	411182	F005N004E29	ASLS 83-128	12.249	8	7	\$10,400
1443	411184	F005N004E29	ASLS 83-128	11.275	10	7	\$9,600
1444	411187	F005N004E29	ASLS 83-128	11.862	13	7	\$9,900
1445	411188	F005N004E29,30	ASLS 83-128	13.391	1	8	\$11,400
1446	411190	F005N004E29	ASLS 83-128	10.309	3	8	\$8,800
1447	411199	F005N004E29	ASLS 83-128	10.002	4	9	\$8,500
1448	411201	F005N004E29	ASLS 83-128	10.953	6	9	\$9,300
1449	411203	F005N004E29	ASLS 83-128	10.070	8	9	\$8,600



Aerial view of Riverview subdivision from the west, Camp Creek's gully can be seen in the foreground