

Required Reading

Site Inspection All participants are strongly encouraged to personally examine the parcel(s) in which they are interested in prior to bidding. The Borough does not warrant that the parcels are suited for any particular use whatsoever. There is no substitute for a thorough personal inspection of the parcel(s).

Conveyances and Taxes Conveyance of title to parcels sold in this auction will be by warranty deed. The Borough obtained title to the land from the State of Alaska (State) through the Municipal Selections Act (AS 29.18.201-.203). There are no known intervening owners or claimants, except where noted in this brochure. The title will be subject to known easements and reservations of record.

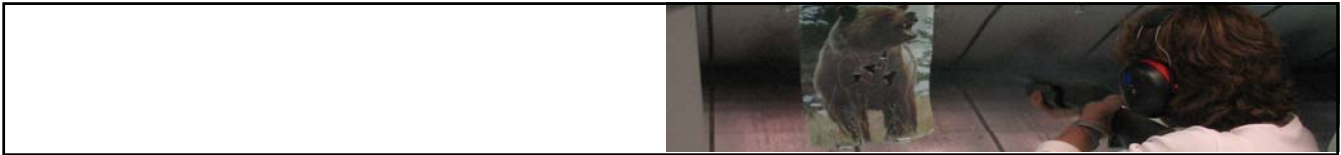
Property sold in this auction is also subject to property taxes and assessments. Presently there is no property tax due. You will be responsible for property taxes beginning with the 2008 tax year.

Zoning All parcels offered in this auction are zoned in accordance with Title 18 of the Borough Code of Ordinances. The parcels shall be used only in accordance with the zoning.

For all zones other than General Use-1 (GU-1), a Zoning Permit must be obtained from the Borough, Community Planning office. There is no charge for a Zoning Permit. Call the Department of Community Planning at 459-1260 for more information.

Permits should be obtained before the start of any excavation, construction, or installation for a new structure or for the modification of any existing structure which would result in a different use of the structure, an increase in number of dwelling units in the structure, or in the size, height, or location of the structure.

Building Codes There are no building codes outside of the City of Fairbanks within the Borough, therefore, the Zoning Permit is used to determine compliance with the local zoning designation. Construction within the City of Fairbanks must conform to City building codes and would require a Building Permit.



Platting The plat for a subdivision contains more details than can be included in the maps in this brochure. You are encouraged to inspect copies of the plats and any other available information at the Borough Land Management Department office. Please call (907) 459-1241 for more information.

Mineral Resources The State retains ownership of all oil, gas, ore, minerals, fissionable materials, geothermal resources and fossil fuels which may be in or upon land conveyed to the Borough. The State has reserved the right to enter upon the land to explore for and develop these materials. The State may lease them or allow mining claims to be staked. However, State law also provides that the surface owner be compensated for damages resulting from mineral exploration and development.

The State Department of Natural Resources may close to mineral entry (MCO) those areas where the potential subsurface use, ie. mining activity, would be incompatible with the proposed surface use, ie. Residential subdivision. The Fairbanks North Star Borough in 2007 requested a mineral closing order for the subdivision included in the 2007 Public Land Auction and this action is currently being processed.

Utilities Electric service may not be available to all subdivisions and parcels. Engineering and economic considerations, availability of rights-of-way, and how quickly the parcels are occupied will all play a role in determining how soon a particular parcel can be served. If electric service is important to you, contact Golden Valley Electric Association at (907) 452-1151 for more information before bidding on a lot. It is your responsibility to check on the specific availability of power to the lot in which you are interested.

To determine the availability of telephone service, contact Alaska Communications System, Inc. (ACS) at 811 or at 1-800-478-7121, GCI at 1-800-800-4800 or Summit telephone at 389-1012..

Sewer and Water Purchasers are responsible for their own water supply and sewage disposal systems. The Borough does not provide installations, test borings, percolation tests, wells, or other improvements. All water and sewer-



Required Reading (continued)

Sewer and Water (continued)

related improvements are subject to applicable State regulations enforced by the State of Alaska, Department of Environmental Conservation (ADEC). These regulations detail specific requirements for water supply systems, sewage disposal systems, and solid waste disposal. Call (907) 451-2360 for more information. To obtain water rights, the purchaser must apply to the State of Alaska, Department of Natural Resources (DNR), Division of Mining, Land and Water, at (907) 269-8646.

Driveways, Roads and Drainages

If a parcel is not within a road service area, the road maintenance responsibilities rest with individual purchasers. If a parcel is in a road service area, you are strongly encouraged to obtain a driveway permit from the Borough Department of Public Works, in order to install a driveway. Contact them at (907) 459-1345. No obstructions shall be placed in drainage ditches adjoining any subdivision lot. Culverts of not less than 12 inches in diameter by 20 feet in length shall be placed on grade under driveways leading from public roads onto any lot to avoid obstruction of any drainage ditch.

Trails and Easements

The parcels being offered for sale may be subject to trails or easements of various types. These trails and easements are delineated on the subdivision plats. It is important that you inspect the full-sized plats in the Borough Land Management Department office to ensure that you are aware of the presence of any trails or easements which may affect the parcel in which you are interested.



**Fairbanks
North Star
Borough**

Land for Sale

(907) 459-1241

www.co.fairbanks.ak.us

Finding the Parcel

The parcels in this auction have been posted. The corners of all parcels are monumented in the field and most of the property lines are brushed. If you need help finding the corners of a parcel, please contact the Borough Land Management Department office at (907) 459-1241. A sample sign is at the left.