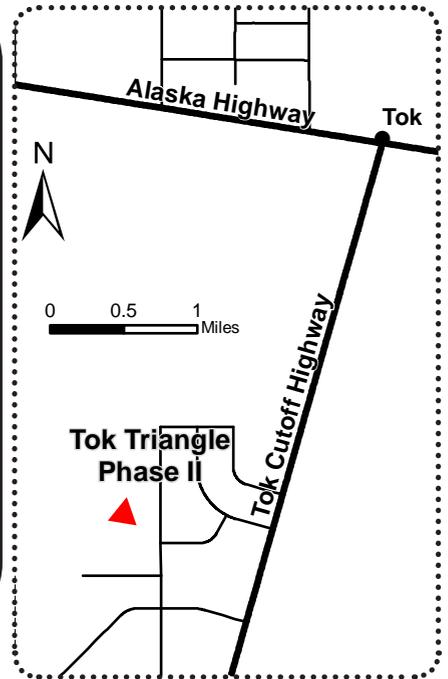
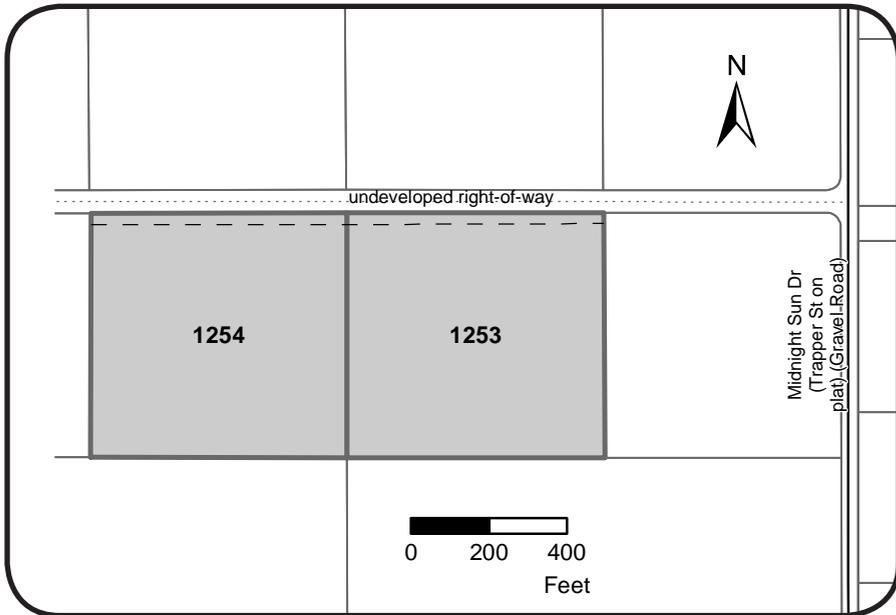




Tok Triangle Phase II

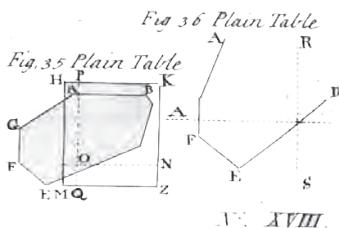


| PARCEL # | AK DIVISION OF LANDS (ADL) # | ACRES | LOT | BLOCK | MINIMUM BID |
|----------|------------------------------|-------|-----|-------|-------------|
| 1253 | 418625 | 9.55 | 12 | 2 | \$12,200 |
| 1254 | 418624 | 9.55 | 11 | 2 | \$12,200 |

| LOCATION |
|---|
| Tok Triangle Phase II is located 3 miles south of Tok. |
| ACCESS |
| Access is from the Tok Cutoff (Glenn Highway) or the Alaska Highway to Midnight Sun Dr, a good gravel road. The parcel is on Annamarie Ave, an undeveloped right-of-way. |
| RIGHT-OF-WAY STATUS |
| Annamarie Ave is undeveloped. Midnight Sun Dr is a good gravel road. Other rights-of-way in the subdivision are a mix of trails and undeveloped. |
| SURVEY & MTRS |
| Tok Triangle Phase II is survey ASLS 2007-15, located in C018N012E35. The survey has been filed as plat 2009-62 in the Fairbanks Recording District. |
| RESTRICTIONS |
| Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately. |
| LOCAL GOVERNMENT |
| This area does not have an incorporated local government, and is subject to State of Alaska platting authority. |
| NOTES |
| This area is in a Critical Fire Management Option. See the Fire section of this brochure for details. |
| UTILITIES |
| There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area. |



Gravel road in Tok Triangle Phase II



Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.

Richardson,
AK Highways