

NorthSide Business Park Retail Subdivision Development



Presented by:
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Disclaimer

This package has been prepared for informational purposes, to assist a potential purchaser in determining whether they wish to proceed with an in-depth investigation of the property. No representations or warranties, expressed or implied, as to the accuracy or completeness of this package or any of its contents shall be deemed made, and no legal commitment or obligation shall arise by reason of this package or its contents. Interested parties are expected to independently review all documents relating to the property, as to the accuracy and completeness of the information contained herein.

This package is subject to errors, omissions, price change and/or term, as well as physical condition, expenses of operation (past, present or future income), zoning, covenants & restrictions, survey, access, soils condition, water & septic, fuel tanks, contamination, local / state / federal requirements and/or any other matters affecting the value and/or use of the property.

It is your responsibility to ascertain the potential for the following: flooding, rock slides, avalanches, earthquake area, and/or other natural hazards. It is the Buyer's responsibility to verify, locate survey markers and/or have the corners located by a qualified person. Due to the nature of our properties, the location of our real estate signs may not warrant the location of the property. As in any real estate transaction or investment, we suggest that you seek legal counsel and financial advice. Most land in the State of Alaska is "surface estate only." Government agencies, Native Corporations, and/or other entities usually withhold any subsurface rights.

NorthSide Business Park

45 Lots each 1+ Acres

◆
Zoned GU-1

◆
Beautiful Lake Front Lots

◆
All Corners Available

◆
Across From Retail Stores:

*Walmart, Home Depot, Sportsman's Warehouse, Pier 1
Lowe's, Barnes & Noble, Old Navy, and Pet Co.,
Fred Meyer, Ford Dealership, GCI, Great Alaska Pizza, Carl's
Jr., Dominoes, Pita Pit, Mc Donald's, Banks & Credit Unions,
and Hotels*

Prices Vary per Square Foot



Northside Business Park

Preliminary Plat Dated October 21, 2008

Tract C	Sq Ft +/-	Acres	Price Per Square Foot	Total
Lot 6	50,094	1.15	\$12	\$601,128
Lot 7	60,000	1.15	\$12	\$601,128
Lot 8	60,000	1.38	\$12	\$720,000
Lot 9	60,000	1.38	\$12	\$720,000
Lot 10	118,087	2.71	\$14	\$1,653,218
Lot 11	44,811	1.03	\$11	\$492,921
Lot 12	49,527	1.14	\$11	\$544,797
Lot 13	62,688	1.44	\$11	\$689,568
Lot 14	64,218	1.47	\$11	\$706,398
Lot 15	65,077	1.49	\$12	\$780,924
Lot 16	57,710	1.35	\$12	\$692,520
Lot 17	49,223	1.13	\$10	\$492,228
Lot 18	49,224	1.13	\$10	\$492,228
Lot 19	58,055	1.32	\$10	\$580,550
Lot 20	80,732	1.85	\$10	\$807,320
Lot 21	80,150	1.84	\$10	\$802,000
Lot 22	89,733.60	2.06	\$6	\$538,402
Lot 23	65,775.60	1.51	\$6	\$394,654
Lot 24	66,211.20	1.52	\$6	\$397,267
Lot 25	63,597.60	1.46	\$6	\$381,586
Lot 26	63,162	1.45	\$6	\$378,972
Lot 27	75,359	1.73	\$6	\$452,153
Lot 28	78,843.60	1.81	\$6	\$473,062
Lot 29	79,279.20	1.82	\$6	\$475,675
Lot 30	79,279.20	1.82	\$6	\$475,675
Lot 31	79,279.20	1.82	\$6	\$475,675
Lot 32	83,191.60	1.91	\$6	\$499,198
Lot 33	92,347.20	2.12	\$6	\$554,083
Lot 34	73,180.80	1.68	\$6	\$439,085
Lot 35	67,518.00	1.55	\$6	\$405,108
Lot 36	67,953.60	1.56	\$6	\$407,722
Lot 37	69,696	1.6	\$6	\$418,176
Lot 38	77,536.80	1.78	\$6	\$465,221
Lot 39	67,953.60	1.56	\$6	\$407,722
Lot 40	65,340	1.5	\$6	\$392,040
Lot 41	46,609.20	1.07	\$6	\$279,655
Lot 42	60,112.80	1.38	\$6	\$360,677
Lot 43	47,916	1.1	\$6	\$287,496
Lot 44	73,180.80	1.68	\$6	\$439,085
Lot 45	73,180.80	1.68	\$6	\$439,085



Sold

POA-2004-1127
Sabella Creek

RD 056-4
RP 069-4

Views of Property





Surrounding Area Photos

Alaska USA Bank



Ford Dealership



Walmart



Home Depot



Available Services Photos



18.44.010 Intent

This district is intended to be located in rural areas where community sewer and water systems are unavailable. (Ord. 88-010 2, 1988)

18.44.020 Use regulations

- A. Permitted Uses. In the GU-1, general use district, permitted uses are:
 - 1. Any use except for correctional facilities.
- B. Conditional Uses. In the GU-1, general use district, conditional uses are:
 - 1. Adult entertainment facilities as a principal use;
 - 2. Biosolids application when used for agricultural purpose or beneficial land application;
 - 3. Nuclear power plant;
 - 4. Petrochemical plant;
 - 5. Petroleum refinery and storage;
 - 6. Residential cluster development;
 - 7. Sanitary landfill;
 - 8. Storage of hazardous substances as the principal use of the property or which are unrelated to those uses that are weather permitted outright or conditionally in this zoning district. (Ord. 94-066 2, 1944; Ord. 93-064 6, 1994; Ord. 92-006 2, 1992; Ord. 90-007 2, 1990; Ord. 88-010 2, 1988)

18.44.030 Standards

In the GU-1, general use district, geometric standards are:

- A. Lot Area
 - 1. In the GU-1 district, lot area shall not be less than 40,000 square feet.
- B. Required Yards for All Buildings, Front, side and rear yards shall not be required.
- C. Building Height. Unlimited.
- D. One hundred percent lot coverage. (Ord. 88-010 2, 1988)

Wet Land Permits

DEPARTMENT OF THE ARMY PERMIT

Permittee: North Side Investments, LLC

Permit No.: POA-2004-1127, Isabella Creek

Issuing Office: U.S. Army Engineer District, Alaska

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The placement of 118,899 cubic yards of fill material into 36.9 acres of wetlands for the construction of roads, sewer and water utilities, driveways and building pads, as part of the development of a 45 lot commercial subdivision.

All work will be performed in accordance with the attached plan, sheets (1-6), dated 08/22/2008.

Project Location: Section 2, T. 1 S., R. 1 W., Fairbanks Meridian; USGS Quad Map Fairbanks D-2, Latitude 64.861° N., Longitude 147.684° W., in Fairbanks, Alaska.

Permit Conditions:
General Conditions:

1. The time limit for completing the work authorized ends on **August 31, 2018**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. All disturbed, stockpile, and fill areas shall be stabilized to prevent erosion. Increased water turbidity and accumulation of sediment in drainages, sloughs, and other wetlands shall be evidence of insufficient stabilization.
2. No fill or construction materials shall be stockpiled on adjacent wetlands outside the project boundary.
3. Natural drainage patterns shall be maintained by the installation of culverts in sufficient number and size under access roads, as well as construction and maintenance of drainageways and retention basins as needed, to prevent ponding, diversion, or concentrated runoff that would result in adverse impacts to the pond in Tract A, adjacent wetlands and other fish and wildlife habitats.
4. All surface water drainageways and retention basins shall be vegetated with native species, except for the inlet and outlet of culverts, which may include the minimum amount of riprap necessary to prevent erosion from flowing water.
5. The permittee shall provide a copy of the permit, including plans, special conditions, any modifications, and the plat, to all purchasers of the land contained within those subdivision lots designated as Phases Three and Four and Lots 10-13 of Phase Two, as shown on sheet 2 of 6, dated 08/22/2008, at the time of purchase. The permittee shall provide documentation of this to the Corps upon request.
6. Language similar to the following shall be placed in the lot deed and plat notes for transfer to future property owners of Phases Three and Four: "Portions of this property have been determined to be wetlands regulated under Section 404 of the Clean Water Act. A Department of the Army Corps of Engineers permit, number POA-2004-1127, Isabella Creek, was issued for specific activities on this property."
7. Lots within Phases Three and Four shall not be disturbed (i.e., cleared, filled, or excavated) until: (a) they have been sold for commercial construction; (b) the permittee chooses to build structures for sale or rental; or (c) the permittee can provide a Letter of Intent to Purchase from a prospective buyer. The permittee shall provide notification to the Corps of Engineers, Fairbanks Regulatory Field Office, prior to beginning construction within Phases Three and Four. Lots shall be developed in Phase Three prior to Phase Four, and from west to east, as much as practicable. Changes in this phasing shall require submission of a written justification for Corps approval.
8. Mechanized land clearing shall be completed prior to May 1 or after July 15 to avoid impacts to breeding migratory birds.
9. The permittee shall provide notification with plans to the Corps of Engineers, Fairbanks Regulatory Field Office, within 30 days of any modification to lot configurations, and the drainage plan.
10. A minimum 50' buffer shall be established from the pond boundary as delineated by the Corps and designated "11/07 ACOE BNDRY" on sheet 2 of 6, dated 08/22/2008, on the west, north, and east side of the said delineated pond, and a minimum 25' buffer shall be established on the south side of the 11/07 ACOE BNDRY, all as shown on sheet 2 of 6, dated 08/22/2008 as part of Tract A. The said delineated pond and buffer shall be platted as Tract A, as shown on Sheet 2 of 6, dated 08/22/2008.

11. A 50' buffer of undisturbed vegetation shall be established along the northern property line of Lots 32, 33, 34, 44, and 45, as shown on Sheet 2 of 6, dated 08/22/2008. An area of varying width of undisturbed vegetation shall continue to the south, on the east side of Lot 44, connecting the 50' buffer to the northern right-of-way line of Wayne's Way, per the attached Sheet 2 of 6, dated 08/22/2008. This entire area of undisturbed vegetation shall be platted as Tract B. Culverts in sufficient number and size shall be placed across Wayne's Way between Tracts A and B, to prevent ponding, diversion, or concentrated runoff.
12. Tracts A and B, as shown on Sheet 2 of 6, dated 08/22/2008, shall be dedicated as a Conservation Area, to be protected in perpetuity. No development, land clearing, placement of fill, plowing or stockpiling of snow, accumulation of debris, or construction of structures will be allowed within Tracts A and B. The boundaries of the conservation area shall be submitted in a revised plat to the Fairbanks North Star Borough and the City of Fairbanks, identified as a "wetlands conservation easement." Documentation of this submission shall be provided to the U.S. Army Corps of Engineers, Fairbanks Field Office, within 90 days of permit issuance. The agreement transferring the Conservation Area (Tracts A and B) to a third party must be submitted to U.S. Army Corps of Engineers, Fairbanks Field Office, for approval prior to finalization of the transfer.
13. The outside perimeter boundaries of Tracts A and B will be marked on the ground prior to any clearing or filling adjacent to these tracts, with 5 1/2'-long fiberglass survey/utility markers, stating "Conservation Area," or similar language, to provide a clear visual boundary and ensure avoidance. One marker shall be placed on all common property corners and angle points of lots touching or adjacent to Tracts A and B, as well as one marker in the center of each lot line bordering Tracts A and B. Markers shall be monitored and missing or damaged markers shall be replaced. Markers will be erected in Tract A and B perimeter boundary locations adjacent to existing and proposed trails, which say: "Conservation Area" or similar language.
14. A total of \$84,240 shall be paid as compensatory mitigation for the unavoidable impacts to wetlands within Phases Three and Four. The permittee shall establish an escrow or trust account upon permit issuance with an initial balance of \$5,000. Upon sale of the first lot in Phase Three the permittee shall deposit one-half the balance (\$39,620); and deposit the remaining balance upon sale of the first lot in Phase Four (\$39,620). The permittee will pay all fees associated with the escrow fund, and will provide written verification that funds are in the account to the Corps of Engineers, Regulatory Fairbanks Field Office. This verification shall specify these funds be used only for the creation, enhancement, restoration, or preservation of wetlands. A detailed mitigation plan, in accordance with 33 CFR Part 332.4(c), must be approved by the Corps prior to use of any of these funds. Any unused funds (including interest) shall be transferred from the escrow account to an in-lieu fee program, approved by the Corps of Engineers, on or before August 31, 2018.
15. Copies of the permittee's May 2008 Bird Survey at the Northside Business Park shall be provided to the Fairbanks North Star Borough library, the University of Alaska Fairbanks library, Alaska Bird Observatory, and other interested parties.

Special Information:

Any condition incorporated by reference into this permit by General Condition 5, remains a condition of this permit unless expressly modified or deleted, in writing, by the District Engineer or his authorized representative.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
 - () Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
 - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
 - () Section 103 of the Marine Protection, Research, and Sanctuaries Act of 1972 (33 U.S.C. 1413).
2. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

Daniel Kimbrough owner
(PERMITTEE) AND TITLE

8-29-08
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

Sharon Stein
FOR (DISTRICT COMMANDER)
Colonel Kevin J. Wilson
Christy Everett, Fairbanks Field Office Manager
North Branch, Regulatory Division

8-29-2008
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions have the transferee sign and date below.

(TRANSFEREE)

(DATE)

**STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CERTIFICATE OF REASONABLE ASSURANCE**

A Certificate of Reasonable Assurance, in accordance with Section 401 of the Federal Clean Water Act and the Alaska Water Quality Standards, is issued to North Side Investments, LLC., PO Box 58144, Fairbanks, AK 99711, for the construction of a commercial subdivision. The applicant proposes to discharge approximately 161,527 cubic yards of fill material into 49.1 acres of wetlands for the construction of roads, utilities, driveways and building pads.

The proposed activity is located at Section 2 T. 1 S., R 1 W., Fairbanks Meridian, in Fairbanks, Alaska.

Public notice of the application for this certification was given as required by 18 AAC 15.180.

Water Quality Certification is required under Section 401 because the proposed ~~activity will be authorized by a Corps of Engineers permit, reference number PGA-2004-1127-4,~~ and a discharge may result from the proposed activity.


Having reviewed the application and comments received in response to the public notice, the Alaska Department of Environmental Conservation certifies that there is reasonable assurance that the proposed activity, as well as any discharge which may result, will comply with applicable provisions of Section 401 of the Clean Water Act and the Alaska Water Quality Standards, 18 AAC 70, provided that the following alternative measures are adhered to.

1. Reasonable precautions and controls must be used to prevent incidental and accidental discharge of petroleum products or other hazardous substances. Material such as sorbent pads shall be available and used immediately to contain and cleanup oil, fuel, hydraulic fluid, antifreeze or other pollutant spills as a result of construction activities.
2. Fuel storage and handling activities for earth moving equipment must be sited and conducted so there is no petroleum contamination of the ground, surface runoff or water bodies.
3. Natural drainage patterns must be maintained, to the extent practicable, without introducing ponding or drying. Control of drainage must be provided by appropriate ditching, culverts, and other measures. Drainage ways must be vegetated to help control the transport of fine sediments.

4. Runoff discharged to surface water (including wetlands) from a site disturbing 1 or more acres must be covered under EPA's General Permit for Storm Water Discharges from Large and Small Construction Activities in Alaska (AKR100000). This permit requires a Storm Water Pollution Prevention Plan (SWPPP). For projects that disturb more than 5 acres, this SWPPP must also be submitted to ADEC (Greg Drzewiecki, 907-269-7692) prior to construction. Please contact EPA directly concerning the NPDES storm water permit.

This certification expires five (5) years after the date the certification is signed. If your project is not completed by then and work under Corps of Engineers Permit will continue, you must submit an application for renewal of this certification no later than 30 days before the expiration date (18AAC15.100).

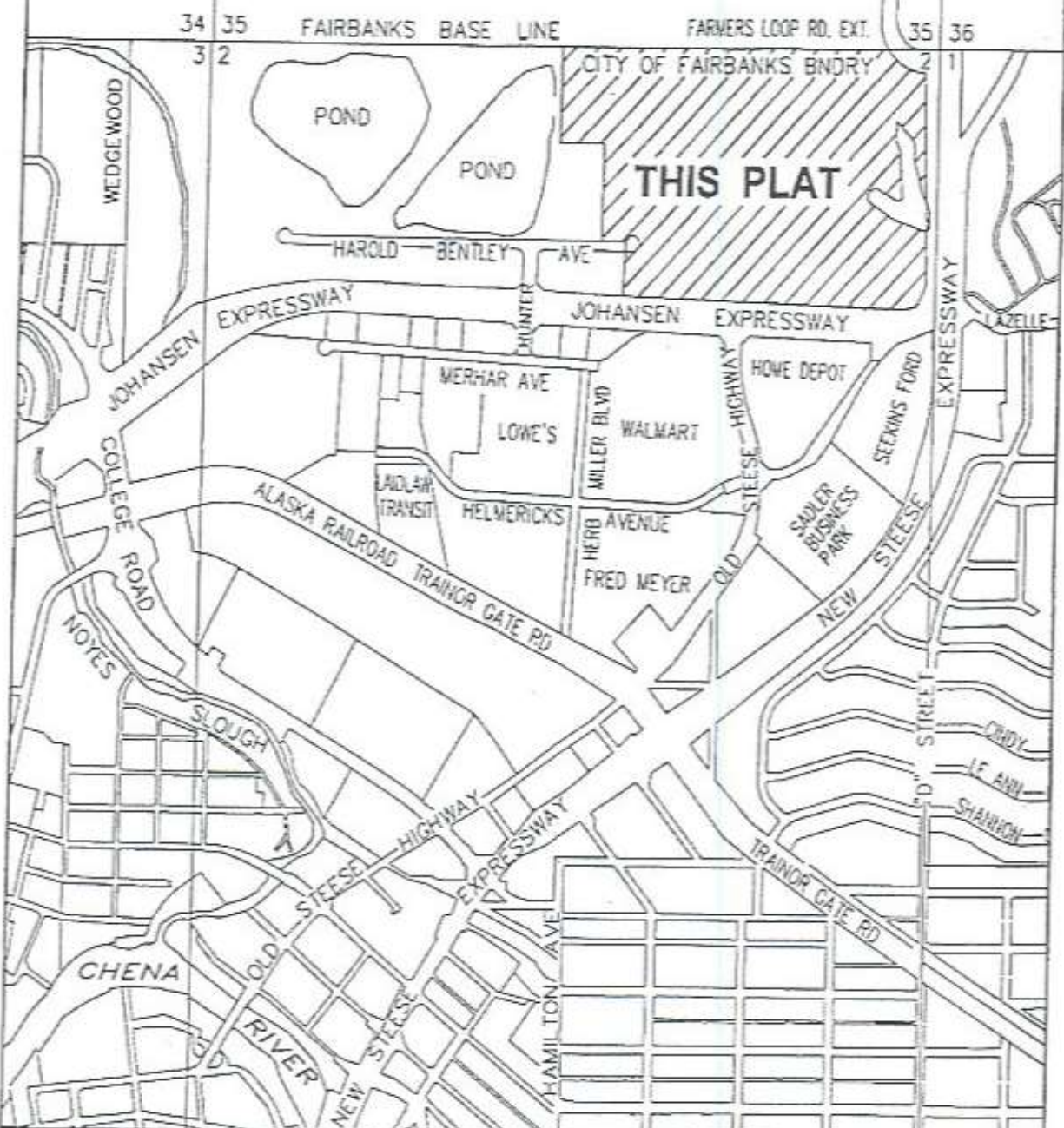
Date June 25, 2007


James Rypkema
Program Manager

VICINITY MAP

FROM: U.S.G.S. "Fairbanks D-2"

SCALE: 1"=1000'



VICINITY MAP
PURPOSE: 89.81 ACRE SUBDIVISION FOR
COMMERCIAL DEVELOPMENT INCLUDING
CONSTRUCTION OF BUILDING SITES AND
ACCESS ROADS
DATUM: SEA LEVEL (NGVD 1929)
SCALE: 1" = 1000'

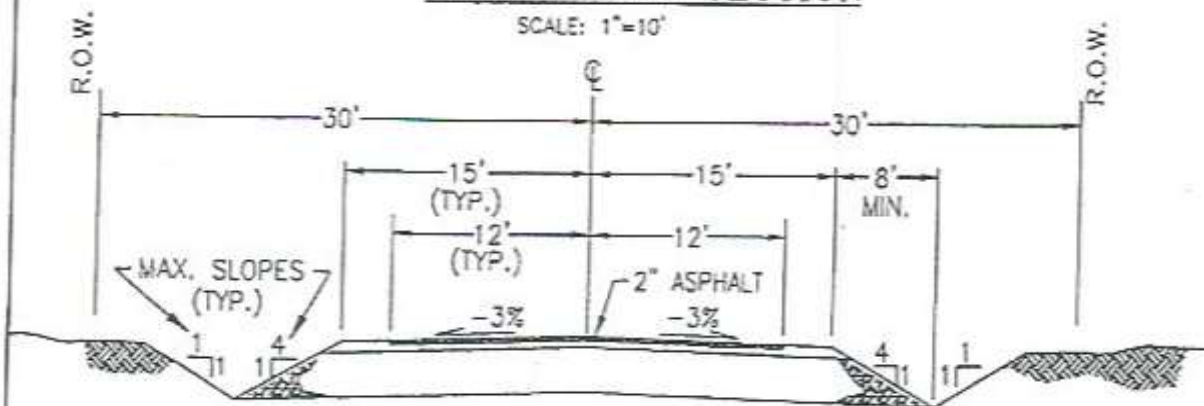
NORTH SIDE INVESTMENTS, LLC.
P.O. BOX 58144
FAIRBANKS, AK. 99711
(907) 488-1239
PREPARED BY: STUTZMANN
ENGINEERING
ASSOCIATES, INC.
J.F.R.

NORTHSIDE BUSINESS PARK
THE REPLAT OF TRACT C,
BENTLEY TRUST NORTH SUBD.
PLAT NO. 2006-188, WITHIN
FAIRBANKS MERRIDIAN, ALASKA.

POA-2004-1127

ROAD CROSS SECTION

SCALE: 1"=10'



MINIMUM 26" BASE (APPROVED GRAVEL OR ROCK-BORROW TYPE "A")
 PLUS 4" SELECT GRAVEL SURFACE (2" AND MINUS)
 PAVEMENT SHALL BE 2" OF HOT ASPHALT

NOTE: SPECIFICATIONS FOR THESE AGGREGATES ARE IN THE CONSTRUCTION GUIDELINES
 FOR THE CITY OF FAIRBANKS STREET AND DRAINAGE SYSTEMS IN SECTION 703

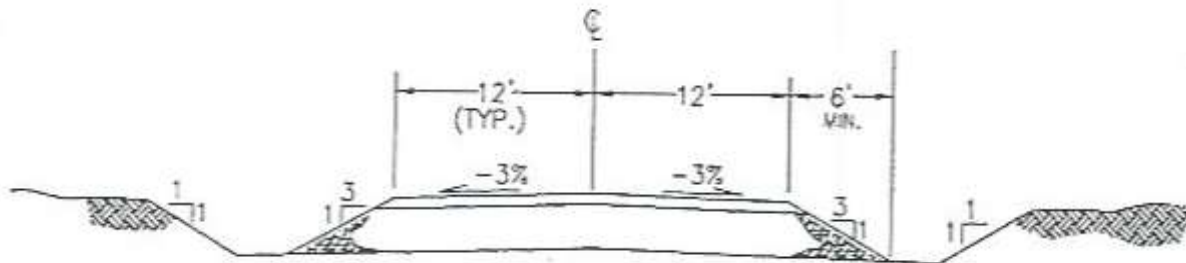
TYPICAL "INDUSTRIAL & COMMERCIAL" ROAD CROSS SECTION

SPECIFICATIONS-CITY OF FAIRBANKS, ENGINEERING DIVISION, MINIMUM STREET STANDARDS, 1986

*DAN'S DRIVE, WAYNE'S WAY & NORTHSIDE BLVD.
 (ROADS NORTH OF HAROLD BENTLEY AVE.)*

DRIVEWAY CROSS SECTIONS

SCALE: 1"=10'



MINIMUM 26" BASE (APPROVED GRAVEL OR ROCK-BORROW TYPE "A")
 PLUS 4" SELECT GRAVEL SURFACE (2" AND MINUS)

ROAD & DRIVEWAY CROSS SECTIONS

PURPOSE: 89.81 ACRE SUBDIVISION FOR
 COMMERCIAL DEVELOPMENT INCLUDING
 CONSTRUCTION OF BUILDING SITES AND
 ACCESS ROADS.

DATUM: SEA LEVEL (NGVD 1929)
 SCALE: 1" = 20'

NORTH SIDE INVESTMENTS, LLC.
 P.O. BOX 58144
 FAIRBANKS, AK. 99711
 (907) 488-1239

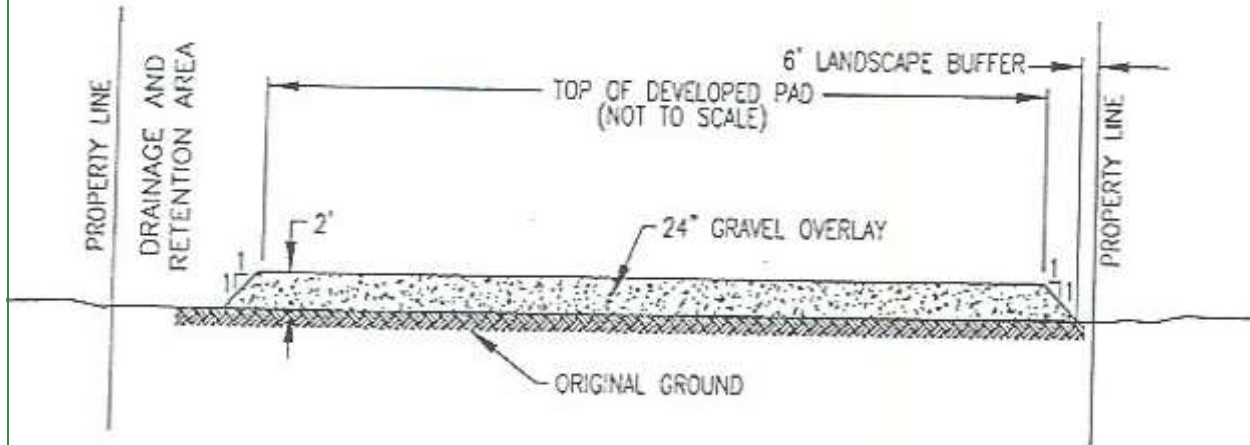
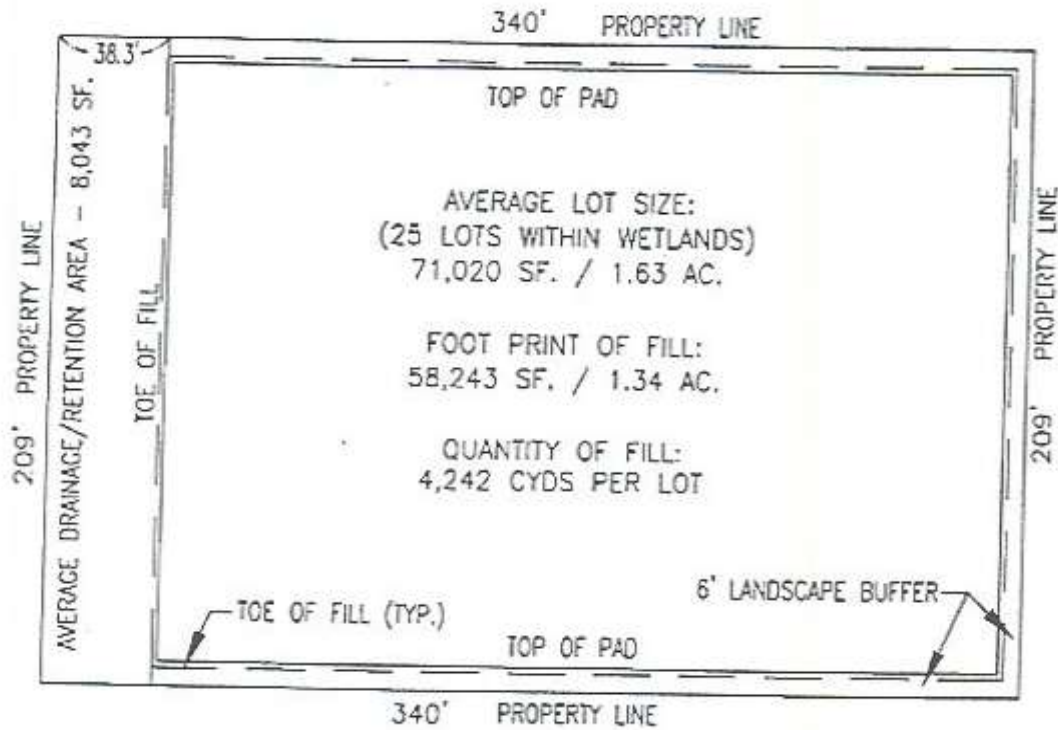
PREPARED BY: STUTZMANN
 ENGINEERING
 ASSOCIATES, INC.

NORTHSIDE BUSINESS PARK
 THE REPLAT OF TRACT C,
 BENTLEY TRUST NORTH SUBD.
 PLAT NO. 2006-188. WITHIN

FAIRBANKS MICHIGAN, ALASKA,
 POA-2004-1127

TYPICAL SITE DEVELOPMENT

SCALE: 1"=60'



TYPICAL SITE DEVELOPMENT
 PURPOSE: 89.81 ACRE SUBDIVISION FOR
 COMMERCIAL DEVELOPMENT INCLUDING
 CONSTRUCTION OF BUILDING SITES AND
 ACCESS ROADS.
 DATUM: SEA LEVEL (NGVD 1929)
 SCALE: 1" = 60'

NORTH SIDE INVESTMENTS, LLC.
 P.O. BOX 58144
 FAIRBANKS, AK. 99711
 (907) 488-1239

PREPARED BY: SUTZMANN
 ENGINEERING
 ASSOCIATES, INC.
 J.F.W.

NORTHSIDE BUSINESS PARK
 THE REPLAT OF TRACT C,
 BENTLEY TRUST NORTH SUBD.
 PLAT NO. 2006-188, WITHIN

FAIRBANKS MERIDIAN, ALASKA,
 POA-2004-1127

AREAS OF NO FILL OR NO DISTURBANCE

TOTAL: 7.42 ACRES

UNDISTURBED VEGETATIVE BUFFER

TRACT B - 2.55 ACRES



UNCONSTRUCTED ROAD RIGHT OF WAYS

NO FILL / NO CLEARING 0.27 ACRES



LOTS 31 & 32
4,420 SF. / 0.10 AC.



LOT 42 & TRACT B
7,253 SF. / 0.17 AC.

DRAINAGE RETENTION AREAS

NO FILL - 4.60 ACRES



LOTS 28, 29, 30 & 31
17,610 SF. / 0.40 AC.

LOTS 32, 33, 34, 43, 44
74,309 SF. / 1.71 AC.

LOTS 21, 22, 23, 24, 25, 26 & 27
65,430 SF. / 1.50 AC.

LOTS 36, 37, & 39
25,622 SF. / 0.59 AC.

LOTS 38
17,610 SF. / 0.40 AC.

SCALE: 1" = 400'

AREAS OF NO FILL OR NO DISTURBANCE
PURPOSE: 89.81 ACRE SUBDIVISION FOR
COMMERCIAL DEVELOPMENT INCLUDING
CONSTRUCTION OF BUILDING SITES AND
ACCESS ROADS.

DATUM: SEA LEVEL (NGVD 1929)
SCALE: 1" = 400'

NORTH SIDE INVESTMENTS, LLC.
P.O. BOX 58144
FAIRBANKS, AK. 99711
(907) 488-1239

PREPARED BY: **STUTZMANN**
ENGINEERING
ASSOCIATES, INC.

NORTHSIDE BUSINESS PARK
THE REPLAT OF TRACT C,
BENTLEY TRUST NORTH SUBD.
PLAT NO. 2006-18R. WITHIN

FAIRBANKS MERIDIAN, ALASKA,
POA-2004-1127

Latest Traffic Counts

Roadlog Route ID	Begin M.P.	Feature	Length (MI)	2010 AADT	2011 AADT	2012 AADT	2012 VMT
150106	0.000	HERS MILLER BLVD, WEST TRANDR GATE-HERHAR 'FAIRBANKS'	0.358	3,215	3,300	3,180	1,130
	0.358	WEST TRANDR GATE					
	0.358	END					
		ROUTE TOTAL	0.358	3,215	3,300	3,180	1,130
150110	0.000	OLD STEESE HWY, JOHANSEN EXPY-CHENA RIVER 'FAIRBANKS'	0.203	8,225	7,745	7,590	1,541
	0.203	JCT WITH JOHANSEN EXPY		18,155	17,420	18,730	6,264
	0.522	JCT WITH SEEKINS FORD DR		13,595	11,815	13,655	4,383
	0.843	JCT WITH TRANDR GATE RD		10,985	8,365	11,555	2,207
	1.034	JCT WITH MARINE ST		9,815	7,980	11,345	2,961
	1.285	END					
		ROUTE TOTAL	1.285	12,815	11,240	13,425	17,390
150111	0.000	SEEKINS FORD DR, SEEKINS FORD-OLD STEESE HWY 'FAIRBANKS'	0.238	6,915	5,420	6,615	1,574
	0.238	JCT WITH SEEKINS FORD					
	0.238	END					
		ROUTE TOTAL	0.238	6,915	5,420	6,615	1,574
150120	0.540	HAMILTON AVE, ADAK AVE-ELATE DR 'FAIRBANKS'	0.540	2,820	2,680	1,620	983
	0.540	JCT WITH ADAK AVE					
	0.540	END					
		ROUTE TOTAL	0.540	2,820	2,680	1,620	983
150125	0.000	AURORA DR, COLLEGE RD-HANSON RD 'FAIRBANKS'	0.353	1,160	1,050	1,155	1,133
	0.353	JCT WITH COLLEGE RD		4,130	3,940	3,785	1,354
	0.693	JCT WITH CHRR AVE		1,860	1,750	1,900	251
	0.854	JCT WITH NEARBY AVE					
	0.854	END					
		ROUTE TOTAL	0.854	3,250	3,115	3,100	2,940
150126	0.000	HANSON RD, AURORA DR-DEERE ST 'FAIRBANKS'	0.550	1,785	1,675	1,530	942
	0.550	JCT WITH AURORA DR					
	0.550	END					
		ROUTE TOTAL	0.550	1,785	1,675	1,530	942
150140	0.000	SANDVICK ST, UNIVERSITY AVE-END ROUTE 'FAIRBANKS'	0.300	1,090	890	930	279
	0.300	JCT WITH UNIVERSITY AVE					
	0.300	END					
		ROUTE TOTAL	0.300	1,090	890	930	279
150145	0.000	BALLANE RD, FARMERS LOOP RD-GOLDSTREAM RD 'FAIRBANKS'	0.191	5,115	5,120	5,060	966
	0.191	JCT WITH FARMERS LOOP RD		3,865	4,070	3,745	6,116
	1.824	JCT WITH YANKOVICH RD		2,915	3,255	2,810	5,789
	3.864	JCT WITH TRICE AVE		2,225	2,595	2,175	979
	4.334	END					
		ROUTE TOTAL	4.334	3,335	3,685	3,195	13,940
150146	0.000	ELDORADO RD, BALLANE RD-WOODS DR 'FNSB'	1.000	340	300	320	320
	1.000	JCT WITH BALLANE RD					
	1.000	END					
		ROUTE TOTAL	1.000	340	300	320	320
150147	0.000	RED FOX DR, ELDORADO RD-WOLVERINE LAKE 'FNSB'	0.060	180	165	170	163
	0.060	JCT WITH ELDORADO RD					
	0.060	END					
		ROUTE TOTAL	0.060	180	165	170	163
150148	0.000	YANKOVICH RD, LAWLOR RD-BALLANE RD 'FAIRBANKS'	0.066	700	700	720	719
	0.066	JCT WITH LAWLOR RD		1,465	1,460	1,330	883
	0.066	JCT WITH DILTON TRAIL					
	1.062	END					
		ROUTE TOTAL	1.062	1,465	1,460	965	1,802

*Permanent Traffic Recorder: College Rd @ Bentley Mill
College Rd East of Hayes
Wendal St at Chena Bridge

Roadlog Route ID	Begin M.P.	Feature	Length (MI)	2010 AADT	2011 AADT	2012 AADT	2012 VMT
150150	0.000	AUBURN DR, FARMERS LOOP RD-HERRIED DR 'FAIRBANKS'	0.917	1,545	1,375	1,280	1,174
	0.917	JCT WITH FARMERS LOOP RD					
	0.917	END					
		ROUTE TOTAL	0.917	1,545	1,375	1,280	1,174
150155	0.000	GRENAK RD, FARMERS LOOP RD-END ROUTE 'FAIRBANKS'	1.154	615	555	610	704
	1.154	JCT WITH FARMERS LOOP RD					
	1.154	END					
		ROUTE TOTAL	1.154	615	555	610	704
150160	0.489	CROSSMAN RD, FARMERS LOOP RD-END ROUTE 'FAIRBANKS'	0.489	225	200	170	83
	0.489	JCT WITH FARMERS LOOP RD					
	0.489	END					
		ROUTE TOTAL	0.489	225	200	170	83
150170	0.674	FOELER RD, FARMERS LOOP RD-END ROUTE 'FAIRBANKS'	0.674	460	450	440	267
	0.674	JCT WITH FARMERS LOOP RD					
	0.674	END					
		ROUTE TOTAL	0.674	460	450	440	267
150175	0.000	ANTONETTE AVE, COLLEGE RD-PEIRD WAY 'FAIRBANKS'	0.300	1,405	1,615	1,285	366
	0.300	JCT WITH COLLEGE RD					
	0.300	END					
		ROUTE TOTAL	0.300	1,405	1,615	1,285	366
150180	0.000	MARGARET AVE, COLLEGE RD-WEDGEWOOD DR 'FAIRBANKS'	0.220	3,115	3,540	3,080	678
	0.220	JCT WITH COLLEGE RD					
	0.220	END					
		ROUTE TOTAL	0.220	3,115	3,540	3,080	678
150200	0.000	FARMERS LOOP RD, STEESE EXPY - UNIVERSITY AVE 'FAIRBANKS'	1.328	6,795	6,675	6,685	8,061
	1.328	JCT WITH STEESE EXPY		5,680	5,090	5,435	4,266
	2.115	JCT WITH MCGRATH RD		3,885	3,715	3,980	6,688
	4.541	JCT WITH GRENAK RD		4,955	4,520	4,870	9,725
	6.039	JCT WITH AUBURN DR		5,585	5,930	6,390	2,667
	8.980	JCT WITH BALLANE RD		10,815	9,805	10,215	12,573
	9.220	JCT WITH TAKU DR					
	9.433	END					
		ROUTE TOTAL	9.433	6,155	5,710	6,050	51,024
150200	0.000	FARMERS LOOP EXT, FARMERS LOOP RD-END ROUTE 'FAIRBANKS'	0.484	185	150	225	109
	0.484	JCT WITH FARMERS LOOP RD					
	0.484	END					
		ROUTE TOTAL	0.484	185	150	225	109
150200	0.000	BROCK HILL RD, FARMHILL RD-END ROUTE 'FAIRBANKS'	1.600	1,910	1,400	1,345	2,421
	1.600	JCT WITH FARMHILL RD		430	370	330	20
	1.600	BROCK HILL RECREATION ENTRANCE					
	1.600	END					
		ROUTE TOTAL	1.600	1,840	1,350	1,265	2,441
150200	0.000	CHENA HOT SPRINGS SB OFF RAMP, STEESE EXPY-CHSR 'FAIRBANKS'	0.210	385	320	310	96
	0.210	JCT WITH STEESE EXPY					
	0.210	END					
		ROUTE TOTAL	0.210	385	320	310	96
150200	0.000	CHENA HOT SPRINGS NB OFF RAMP, STEESE EXPY-CHSR 'FAIRBANKS'	0.290	3,935	3,625	3,700	1,073
	0.290	JCT WITH STEESE EXPY					
	0.290	END					
		ROUTE TOTAL	0.290	3,935	3,625	3,700	1,073
150200	0.000	CHENA HOT SPRINGS SB ON RAMP, CHSR-STEESSE EXPY 'FAIRBANKS'	0.290	3,650	3,555	3,715	1,074
	0.290	JCT WITH CHENA HOT SPRINGS RD					
	0.290	END					
		ROUTE TOTAL	0.290	3,650	3,555	3,715	1,074

*Permanent Traffic Recorder: Farmers Loop Rd West of Steese Expy

Latest Traffic Counts Continued

Routing Route ID	Begin M.P.	Feature	Length (MI)	2010 AADT	2011 AADT	2012 AADT	2012 VMT
150028	7TH AVE, CLAY ST - BONNFELD ST 'FAIRBANKS'	0.000 JCT WITH CLAY ST	0.270	910	410	410	111
		0.270 JCT WITH NOBLE ST	0.160	1,885	1,595	1,595	185
		0.430 JCT WITH CUSHMAN ST	0.170	1,280	1,425	1,425	242
		0.600 JCT WITH BARNETTE ST	0.390	455	525	525	202
		0.900 END					
		ROUTE TOTAL	0.990	715	750	758	743
150025	3ND AVE, CLAY ST-GRANT ST 'FAIRBANKS'	0.000 BEGIN	0.000	480	540	540	324
		0.000 JCT WITH WEST CONULES	0.140	2,230	2,180	2,180	302
		0.140 JCT WITH BARNETTE ST	0.080	3,575	4,425	4,425	354
		0.220 JCT WITH CUSHMAN ST	0.120	5,125	5,810	5,810	667
		0.340 JCT WITH LACEY ST	0.080	2,230	2,720	2,720	163
		1.000 JCT WITH NOBLE ST	0.140	600	675	675	94
		ROUTE TOTAL	1.140	1,510	1,700	1,708	1,025
150030	3RD AVE, CLAY ST-GRANT ST 'FAIRBANKS'	0.000 JCT WITH CLAY ST	0.200	200	180	180	36
		0.200 JCT WITH DUNKEL ST	0.110	440	400	400	44
		0.310 JCT WITH NOBLE ST	0.060	1,835	1,245	1,245	75
		0.370 JCT WITH LACEY ST	0.120	1,350	1,280	1,280	154
		0.490 JCT WITH CUSHMAN ST	0.090	1,470	945	945	88
		0.580 JCT WITH BARNETTE ST	0.070	1,835	655	655	438
		ROUTE TOTAL	1.250	915	665	678	632
150040	3RD ST, OLD STEESE HWY-HAMILTON AVE 'FAIRBANKS'	0.000 JCT WITH OLD STEESE HWY	0.170	7,195	7,885	7,340	1,248
		0.170 JCT WITH STEESE EXPY	0.084	10,730	10,945	11,880	1,924
		0.254 JCT WITH EAGLE AVE	0.159	6,930	6,415	6,855	1,058
		0.413 END					
		ROUTE TOTAL	0.413	7,675	7,940	7,820	3,220
150044	FAREWELL AVE, HAMILTON AVE-TRANCOR GATE RD 'FAIRBANKS'	0.000 JCT WITH HAMILTON AVE	0.370	5,235	5,015	5,080	1,880
		0.370 JCT WITH C ST	0.240	2,180	2,600	2,750	660
		0.610 JCT WITH E ST	0.170	1,570	1,280	1,310	220
		0.780 END					
				ROUTE TOTAL	0.780	3,485	3,480
150045	TRANCOR GATE RD, GAFFNEY RD-OLD STEESE HWY 'FAIRBANKS'	0.000 JCT WITH GAFFNEY RD, FTWV (Closed)	0.110	3,750	3,520	4,810	572
		0.110 JCT WITH F ST	0.414	4,390	4,630	5,280	2,188
		0.524 JCT WITH C ST	0.215	6,545	6,475	6,415	2,021
		0.848 JCT WITH STEESE EXPY	0.073	8,425	8,225	7,575	592
		0.921 END					
				ROUTE TOTAL	0.921	5,365	5,465
150048	C STREET, 'FAIRBANKS'	0.000 JCT WITH KETCHIKAN AVE	0.540		1,795	1,385	748
		0.540 END					
		ROUTE TOTAL	0.540		1,795	1,385	748
150050	4TH AVE, HALL ST-LINCOLN ST 'FAIRBANKS'	0.000 JCT WITH HALL ST	0.280	1,425	2,000	2,000	590
		0.280 JCT WITH BARNETTE ST	0.320	730	985	985	315
		0.600 END					
		ROUTE TOTAL	0.600	1,960	1,460	1,460	675
150055	5TH AVE, HALL ST-LINCOLN ST 'FAIRBANKS'	0.000 JCT WITH HALL ST	0.280	1,070	935	935	282
		0.280 JCT WITH BARNETTE ST	0.320	730	665	665	213
		0.600 END					
				ROUTE TOTAL	0.600	800	790

Routing Route ID	Begin M.P.	Feature	Length (MI)	2010 AADT	2011 AADT	2012 AADT	2012 VMT
150057	F STREET, UNNAMED ALLEY-FAREWELL AVE 'FAIRBANKS'	0.000 JCT WITH UNNAMED ALLEY	0.480	1,615	1,380	1,295	520
		0.480 END					
		ROUTE TOTAL	0.480	1,615	1,380	1,295	520
150060	GOLD MINE TRAIL, STEESE EXPY-GILMORE TRAIL 'FAIRBANKS'	0.000 JCT WITH STEESE EXPY	4.001	990	935	1,010	4,041
		4.001 END					
		ROUTE TOTAL	4.001	990	935	1,010	4,041
150065	6TH AVE, BARNETTE ST-LATHROP ST 'FAIRBANKS'	0.000 JCT WITH STEESE EXPY	0.380	345	320	320	122
		0.380 END					
		ROUTE TOTAL	0.380	345	320	320	122
150070	FAIRHILL RD, STEESE EXPY-KIFFEN RD 'FAIRBANKS'	0.000 JCT WITH STEESE EXPY-HIGHWAY	0.380	480	340	325	124
		0.380 END					
		ROUTE TOTAL	0.380	480	340	325	124
150075	CITY LIGHTS BLVD, STEESE EXPY-FAIRHILL RD 'FAIRBANKS'	0.000 JCT WITH STEESE EXPY	0.070	348	320	285	162
		0.070 END					
		ROUTE TOTAL	0.070	348	320	285	162
150078	LAZELLE RD, STEESE EXPY-O ST 'FAIRBANKS'	0.000 JCT WITH STEESE EXPY	0.115				40
		0.115 END					
		ROUTE TOTAL	0.115				40
150100	COLLEGE RD, HAMILTON AVE-UNIVERSITY AVE 'FAIRBANKS'	0.000 JCT WITH HAMILTON AVE	0.105	1,445	2,910	2,055	321
		0.105 JCT WITH STEESE EXPY	0.102	16,215	15,880	14,080	1,482
		0.208 JCT WITH OLD STEESE HWY (FAIRBANKS)	0.541	14,785	14,275	15,975	8,642
		0.748 JCT WITH ILLINOIS ST	0.241	21,345	21,105	16,810	4,058
		0.990 JCT WITH COLLEGE NB-JOHANSEN WB RAMP	0.254	12,360	11,925	12,425	3,332
		1.274 JCT WITH MARGARET AVE	1.077	10,390	9,810	9,755	10,906
		2.261 JCT WITH AURORA DR	0.987	8,770	8,870	8,540	7,575
4.054 END							
		ROUTE TOTAL	4.054	11,685	10,770	10,678	43,688
150102	BENTLEY TRUST RD, COLLEGE RD-OLD STEESE, 'FAIRBANKS'	0.000 JCT WITH COLLEGE RD	0.020	1,840	1,885	1,480	938
		0.020 END					
		ROUTE TOTAL	0.020	1,840	1,885	1,480	938
150103	HUNTER ST, WERHAR ST-END ROUTE 'FAIRBANKS'	0.000 JCT WITH WERHAR	0.137	14,425	14,225	12,965	1,778
		0.137 END					
		ROUTE TOTAL	0.137	14,425	14,225	12,965	1,778
150104	WELMERCKS AVE, BEGIN-BEEKING FORD 'FAIRBANKS'	0.000 BEGIN	0.300	2,340	2,880	3,360	990
		0.300 JCT WITH HERB MILLER BLVD	0.070	8,440	8,425	8,655	2,307
		0.070 END					
		ROUTE TOTAL	0.370	5,545	5,910	5,835	3,327
150105	OLD STEESE HWY (FOX), FARMERS LOOP RD-STEESSE HWY 'FAIRBANKS'	0.000 JCT WITH FARMERS LOOP RD	1.945	3,330	3,215	3,020	5,074
		1.945 JCT WITH CHEVA HOT SPRINGS RD	0.789	1,940	1,820	1,880	1,424
		2.734 JCT WITH GOLF CLUB DR	1.156	755	660	630	755
		3.892 JCT WITH MCGRATH RD WYE	0.202	635	580	535	108
		4.124 JCT WITH HADELBARGER AVE	1.726	1,180	1,008	1,088	1,875
		5.870 JCT WITH SKYRIDGE DR	0.728	790	700	695	513
		6.608 GOLD DREDGE #8	0.371	870	850	865	358
		6.979 JCT WITH GOLDSTREAM RD	1.421	1,225	1,180	1,215	1,714
		8.380 FOX ROAD HOUSE	0.144	1,780	1,785	1,840	265
		8.524 END					
		ROUTE TOTAL	8.524	1,625	1,580	1,510	12,888

Latest Traffic Counts Continued

Roadlog Route ID	Begin M.P.	Feature	Length (Mi)	2010 AADT	2011 AADT	2012 AADT	2012 VMT
152000		STEESE EXPY / HWY, AIRPORT WAY-CIRCLE HOT SPRINGS *FAIRBANKS*					
	0.000	JCT WITH AIRPORT WAY	0.354	27,315	26,030	26,610	9,420
	0.354	JCT WITH 10TH AVE	0.509	27,310	27,025	28,170	14,339
	0.863	JCT WITH 3RD ST	0.170	25,330	26,290	26,160	4,447
	1.033	JCT WITH COLLEGE RD EXT	0.308	19,265	18,810	19,435	5,986
	1.341	JCT WITH TRAINOR GATE RD	0.672	14,535	13,410	14,800	9,946
	2.013	JCT WITH JOHANSEN EXPY	0.768	23,380	22,300	23,200	17,818
	2.781	JCT WITH FARMERS LOOP RD	2.025	15,190	14,200	14,600	29,565
	4.806	JCT WITH CHENA HOT SPRINGS UNDERCROSSING	1.421	8,160	8,130	8,155	11,588
	6.227	JCT WITH HAGELBARGER AVENUE	3.354	4,880	4,835	4,915	16,485
	9.581	JCT WITH GOLDSTREAM RD	1.513	3,000	2,965	2,990	4,524
	11.094	JCT WITH STEESE HWY (FOX)	2.578	1,805	1,760	1,795	4,628
	13.672	JCT WITH OLD STEESE @ PEDRO CREEK	6.295	880	810	860	5,414
	19.967	JCT WITH FAIRBANKS CREEK RD	17.363	345	400	350	6,077
	37.330	CHATANIKA RIVER	28.667	115	140	160	4,587
	65.997	FAITH CREEK	43.120	90	95	110	4,743
	109.117	PORCUPINE CREEK RD	13.106	80	95	120	1,573
	122.223	JCT WITH CIRCLE HOT SPRINGS RD	19.232	85	90	105	2,019
	141.455	BIRCH CREEK	13.927	50	70	60	836
	155.382	END					
		ROUTE TOTAL	155.382	975	960	990	153,993
152010		FAIRBANKS CREEK RD, STEESE HWY-FBKS CREEK MINE AREA *FNSB*					
	0.000	JCT WITH STEESE HWY	8.268	110	100	145	1,199
	8.268	END					
		ROUTE TOTAL	8.268	110	100	145	1,199
152011		FISH CREEK RD, FAIRBANKS CREEK RD-END ROUTE *FNSB*					
	0.000	JCT WITH FAIRBANKS CREEK RD	2.130	30	30	30	64
	2.130	END					
		ROUTE TOTAL	2.130	30	30	30	64
152030		SOURDOUGH CREEK RD, STEESE HWY-SOURDOUGH CRK MINING AREA *FNSB*					
	0.000	JCT WITH STEESE HWY	2.931	5	5	5	15
	2.931	END					
		ROUTE TOTAL	2.931	5	5	5	15
152035		FAITH CREEK RD, STEESE HWY-FAITH CREEK MINING AREA *FNSB*					
	0.000	JCT WITH STEESE HWY	1.500	5	5	5	8
	1.500	END					
		ROUTE TOTAL	1.500	5	5	5	8
152040		EAGLE CREEK RD, STEESE HWY-EAGLE CREEK *FNSB*					
	0.000	JCT WITH STEESE HWY	0.691	5	5	5	3
	0.691	END					
		ROUTE TOTAL	0.691	5	5	5	3
152044		MILLER CREEK RD, HARRISON CREEK RD-END ROUTE *FNSB*					
	0.000	JCT WITH HARRISON CREEK RD	2.500	10	10	10	25
	2.500	END					
		ROUTE TOTAL	2.500	10	10	10	25
152045		HARRISON CREEK RD, STEESE HWY-HARRISON CREEK *FNSB*					
	0.000	JCT WITH STEESE HWY	0.210	10	10	10	2
	0.210	JCT WITH MILLER CREEK RD	2.500	5	5	5	13
	2.710	END					
		ROUTE TOTAL	2.710	5	5	5	15
152046		PORCUPINE CREEK RD, STEESE HWY-END ROUTE *FNSB*					
	0.000	JCT WITH STEESE HWY	11.025	5	5	5	55
	11.025	END					
		ROUTE TOTAL	11.025	5	5	5	55
152050		CIRCLE HOT SPRINGS RD, STEESE HWY-CIRCLE HOT SPRINGS *CIRCLE*					
	0.000	JCT WITH STEESE HWY	2.754	120	130	190	523
	2.754	DEADWOOD CREEK	5.623	90	115	130	731
	8.377	END					
		ROUTE TOTAL	8.377	100	120	150	1,254

*Permanent Traffic Recorder: Steese Expy at Chena Bridge
Steese Hwy North of Fox

Latest Traffic Counts Continued

Roadlog Route ID	Begin M.P.	Feature	Length (Mi)	2010 AADT	2011 AADT	2012 AADT	2012 VMT
177200		JOHANSEN EXPY, UNIVERSITY AVE-STEES HWY *FAIRBANKS*					
		0.000 JCT WITH UNIVERSITY AVE	1.000	21,270	20,615	20,705	20,705
		1.000 JCT WITH PEGER OVERCROSSING	0.818	24,915	23,230	24,155	19,759
		1.818 JCT WITH DANBY ST	0.913	22,360	20,305	22,155	20,228
		2.731 JCT WITH COLLEGE RD	0.881	23,135	22,025	23,590	20,783
		3.612 JCT WITH HUNTER ST	0.584	18,685	19,130	18,090	10,565
		4.196 END					
		ROUTE TOTAL	4.196	22,250	21,145	21,935	92,039
177201		JOHANSEN EXPY WB - COLLEGE RD NB OFF RAMP *FAIRBANKS*					
		0.000 JCT WITH JOHANSEN EXPY	0.230	3,915	3,805	3,990	918
		0.230 JCT WITH JOHANSEN EXPY WB TO COLLEGE SB RAMP	0.070	2,010	2,095	2,130	149
		0.300 END					
		ROUTE TOTAL	0.300	3,000	2,920	3,060	1,067
177202		JOHANSEN EXPY WB - COLLEGE RD SB OFF RAMP *FAIRBANKS*					
		0.000 JCT WITH JOHANSEN EXPY WB TO COLLEGE NB RAMP	0.060	1,910	1,710	1,860	112
		0.060 END					
		ROUTE TOTAL	0.060	1,910	1,710	1,860	112
177203		COLLEGE RD NB - JOHANSEN EXPY WB ON RAMP *FAIRBANKS*					
		0.000 JCT WITH COLLEGE RD	0.050	2,960	2,780	3,140	157
		0.050 END					
		ROUTE TOTAL	0.050	2,960	2,780	3,140	157
177204		COLLEGE RD SB - JOHANSEN EXPY WB ON RAMP *FAIRBANKS*					
		0.000 JCT WITH COLLEGE RD	0.060	445	410	550	33
		0.060 JCT WITH COLLEGE NB RAMP TO JOHANSEN WB RAMP	0.240	3,395	3,190	3,690	886
		0.300 END					
		ROUTE TOTAL	0.300	2,805	2,635	3,060	919
177205		COLLEGE RD NB - JOHANSEN EXPY EB ON RAMP *FAIRBANKS*					
		0.000 JCT WITH COLLEGE RD	0.071	3,035	2,930	2,860	203
		0.071 JCT WITH COLLEGE SB TO JOHANSEN EXPY EB RAMP	0.259	4,885	4,750	4,645	1,203
		0.330 END					
		ROUTE TOTAL	0.330	4,490	4,360	4,265	1,406
177206		COLLEGE RD SB - JOHANSEN EXPY EB ON RAMP *FAIRBANKS*					
		0.000 JCT WITH COLLEGE RD	0.050	1,855	1,825	1,785	89
		0.050 END					
		ROUTE TOTAL	0.050	1,855	1,825	1,785	89
177207		JOHANSEN EXPY EB - COLLEGE RD SB OFF RAMP *FAIRBANKS*					
		0.000 JCT WITH JOHANSEN EXPY	0.170	4,140	3,870	4,115	700
		0.170 JCT WITH JOHANSEN EXPY EB TO COLLEGE NB RAMP	0.160	3,755	3,455	3,680	589
		0.330 END					
		ROUTE TOTAL	0.330	3,955	3,670	3,900	1,288
177208		JOHANSEN EXPY EB - COLLEGE RD NB OFF RAMP *FAIRBANKS*					
		0.000 JCT WITH JOHANSEN EXPY EB TO COLLEGE SB RAMP	0.060	390	420	435	26
		0.060 END					
		ROUTE TOTAL	0.060	390	420	435	26
177209		JOHANSEN EXPY WB - PEGER RD OFF RAMP (NB & SB) *FAIRBANKS*					
		0.000 JCT WITH JOHANSEN EXPY	0.180	4,655	4,075	4,945	890
		0.180 JCT WITH JOHANSEN WB RAMP TO PEGER SB RAMP	0.170	25	25	20	3
		0.350 END					
		ROUTE TOTAL	0.350	2,405	2,110	2,555	894
177210		JOHANSEN EXPY WB - PEGER RD SB OFF RAMP *FAIRBANKS*					
		0.000 JCT WITH JOHANSEN EXPY WB TO PEGER RD NB RAMP	0.140	4,630	4,050	4,925	690
		0.140 END					
		ROUTE TOTAL	0.140	4,630	4,050	4,925	690
177211		PEGER RD NB - JOHANSEN EXPY WB ON RAMP *FAIRBANKS*					
		0.000 JCT WITH PEGER RD	0.140	3,320	3,155	2,950	413
		0.140 END					
		ROUTE TOTAL	0.140	3,320	3,155	2,950	413

*Permanent Traffic Recorder: Johansen Expy East of University Ave

Comparable Sales

Location/Purchaser	Sale Date	Price	Area/SF/Acres	Price/SF	Zoning	Utilities
Old Steese New Mt. McKinley Bank	November-04	\$862,835	50,755 sf	\$17.00	GU-1	Public
Johansen Expressway New FNBA Bank	December-03	\$1,450,350	80,575 sf	\$18.00	GU-1	Public
Johansen Expressway New Chilis	November-04	\$1,487,628	82,646 sf	\$18.00	GU-1	Public
Johansen Expressway New Starbucks/GCI	May-05	\$845,574	49,652 sf	\$17.03	GU-1	Public
Johansen Expressway New Aurora Center	February-05	\$3,330,946	10.924 acres	\$7.00	GU-1	Public
Johansen Expressway New Lowes	May-04	\$4,584,614	14.517 acres	\$7.25	GU-1	Public
Old Steese/ Johansen Expressway USA Credit Union	August-04	\$2,363,740	4.522 acres	\$12.00	GU-1	Public
Old Steese/ Johansen Expressway New Walmart	December-03	\$6,407,819	26.505 acres	\$5.55	GU-1	Public