DELTA SUBDIVISION

The Delta Subdivision is located about six miles south of Delta Junction and approximately one mile north of the Alaska Highway. Some improved access roads exist in the subdivision but access to specific lots may be by foot or all terrain vehicle. The land is generally level and well drained. Aspen, birch and spruce are the predominate forms of vegetation. Annual average precipitation is 15 inches including 56 inches of snow. Ground water availability and quality is generally good.

Please Note:

The subdivision is located on lands for which the State of Alaska has only received **tentative approval.** Please refer to Tentatively Approved Lands in the Condition of Purchase section of this brochure.

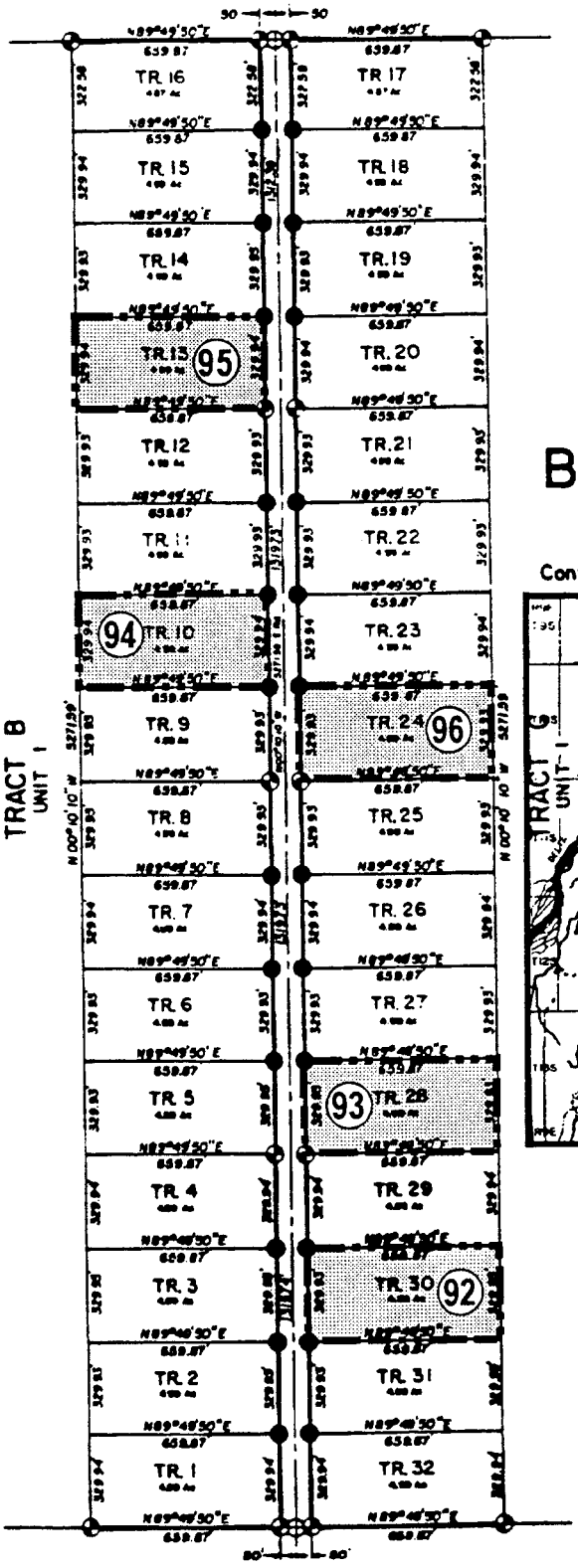
Access to the property:

Parcel	Access
92	Agricultural Street, single lane gravel
93	Agricultural Street, single lane gravel
94	Agricultural Street, graveled road
95	Agricultural Street, graveled road
96	Agricultural Street, graveled road

DELTA AUCTION SALE - STATE PARCELS

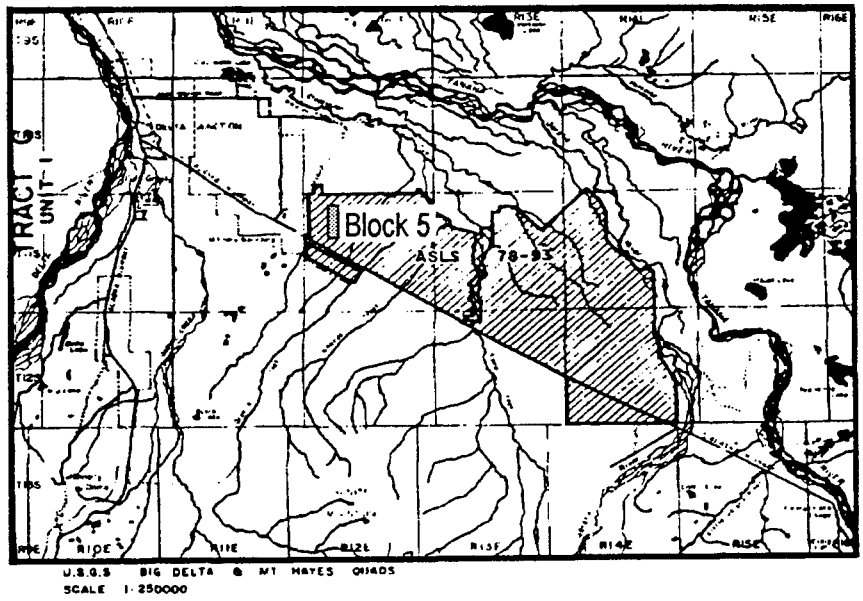
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODE	MINIMUM BID	COMMENT
92	401952	F011S012E9	Block 5, Tract 30	ASLS 78-93	4.99	Z	$5,000	
93	406467	F011S012E9	Block 5, Tract 28	ASLS 78-93	4.99	Z	$5,000	
94	406462	F011S012E8	Block 5, Tract 10	ASLS 78-93	4.99	T	$5,000	7038
95	406463	F011S012E8	Block 5, Tract 13	ASLS 78-93	4.99	T	$5,200	6669
96	406465	F011S012E9	Block 5, Tract 24	ASLS 78-93	4.99	Z	$5,000	6[illegible]

Delta



BLOCK 5

Containing 171.82 Acr



VICINITY MAP

Map 17

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the plat of survey or reserved by the state through the department decisions. This list is not all inclusive and only serves to inform the applicant of reservations immediately important to make a more informed decision. THE SUBDIVISION PLAT MAY IMPOSE ADDITIONAL RESTRICTIONS NOT LISTED IN THE BROCHURE. For more detailed information, applicants may review the subdivision plat at any of the three DNR Information Offices listed on pages 4-5.

A. Subject to a 10-foot wide public utility easement.

B. Subject to a 50-foot wide public access and utility easement on both side of section line.

C. Subject to a 50-foot wide public access easement and building setback along mean or ordinary high water mark.

D. Subject to a 30-foot wide utility easement.

E. Subject to a 20-foot wide public utility easement adjacent to the dedicated road right-of-way.

F. Subject to a 15-foot wide public utility easement.

G. Subject to a 20-foot wide public utility easement.

H. Subject to a 30-foot wide public utility easement within all lots and tracts adjacent to the R/W.

I. Subject to a 15-foot wide utility easement on common interior lot lines.

J. Subject to a 30-foot wide utility easement on lot lines not common with other lots.

K. Subject to a 50-foot wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.

L. Subject to a 50-foot wide public access easement up from the ordinary or mean high water mark, pursuant to AS 30.04.055 and AS 38.05.127.

M. A 30-foot wide public access easement along either side of the centerline of all traditional, existing roads and trails that have been and are in use at the time of the staking.

N. Subject to a 30-foot wide public access easement.

O. Subject to a 30-foot wide public access and utility easement.

P. Subject to a 20-foot wide pedestrian and utility easement.

Q. All lands encompassed by this survey are subject to a 50-foot wide access easement along the mean high water or ordinary high water line of any water frontage of any sort.

R. Before an on-site sewage disposal system can be installed on a lot within this subdivision, approval must be obtained from the Alaska Department of Environmental Conservation.

S. Water supply and sewage disposal: 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 of the Alaska Department of Environmental Conservation.

T. Subject to a 50-foot wide easement on boundary line adjacent to Tract B for access, utility, drainage, and conservation use.

U. Subject to a 20-foot pedestrian access and drainage easement.

V. Subject to a 40-foot road easement.

W. Subject to a 60-foot public and utility easement.

X. Subject to a 25-foot public access easement along all upland boundaries.

Y. Subject to a 25-foot road easement.

Z. Subject to a 50-foot easement on boundary line adjacent to Tract C for access, utility, drainage, and conservation use.

AA. There is an easement of 30-foot radius at each pole location for guys or anchors.

BB. There is a 20-foot access easement along trails defined by the Matanuska-Susitna Borough Platting Department. This easement will automatically be vacated when alternate physical access is provided.

CC. Subject to a 35-foot wide public access and utility easement along all interior lot lines that are in common with other lots.

DD. Subject to a 50-foot wide easement for a snow storage area.

EE. Subject to a 10-foot wide utility easement on common interior lot lines.

FF. Subject to a 20-foot wide utility easement on lot lines not common with other lots.

GG. Subject to a 15-foot wide easement for a non-motorized vehicular trail. This trail does not supersede any line access easement.

Veterans' Land Discount

Eligible veterans may receive a 25 percent (25%) discount on the purchase of State land (AS 38.05.940). **Veterans' discounts are not applicable to AMHT parcels.** The veterans' discount may only be used **once** in an applicant's lifetime. To be eligible, an individual must submit proof, acceptable to the department, that the purchaser:

- is 18 years of age or older at the date of sale;
- **has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement on page 7);
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
- has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in State National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. **Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.**

The veterans' discount may be applied only to acquisition of surface rights to the land. **It may not be applied to survey and platting costs, or other reimbursable costs to the state.** These costs will be subtracted from the purchase price before the discount is calculated. These costs for each subdivision are listed in the table on page 16.

Successful bidders who qualify for the veterans' discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract, or from the purchase price if the purchase price is paid in full.

Here is how a veterans' discount calculated for a 3.349 acre parcel with reimbursable costs of $959 per acre, and a bid price of $14,000.00:

$14,000.00	bid price
- 3,211.69	reimbursable costs ($959 per acre x 3.349 acres)
$10,788.31	price eligible for discount
- 2,697.08	25% veteran's discount
$14,000.00	bid price
- 2,697.08	discount amount
$11,302.92	discounted purchase price
- 700.00	5% down payment of the **full purchase price** (do not submit a down payment based upon the discounted purchase price)
$10,602.92	**balance due**

REIMBURSABLE COSTS FOR CALCULATING VETERANS DISCOUNT

Subdivision	Survey	Reimbursable Costs
Bear's Den	ASLS 82-125	$431.00/Acre
Caribou Creek	ASLS 85-41 (RP Plat)	None
Chase (Paper Plat)	ASLS 93-123	None
Chena Hot Springs II	ASLS 80-138	$260.00/Acre
Coffman Cove	ASLS 86-163	$884.00/Acre
Delta (Ag Tracts)	ASLS 78-93	$41.00/Acre
Eagle	ASLS 81-33	$261.00/Acre
Heiden View	ASLS 85-89	Not Applicable
Lowe River	ASLS 79-193	Not Applicable
McCloud	ASLS 82-157	$609.00/Acre
Naukati Bay East	ASLS 85-335	$919.00/Acre
Naukati Bay West	ASLS 85-317	$919.00/Acre
Paper Plat (Tok/Tetlin)	ASLS 79-135	None
Peters Creek	ASLS 80-144	$302.00/Acre
Robe Lake	ASLS 79-146	$363.00/Acre
Tenderfoot	ASLS 81-213	$400.00/Acre
Thorne Bay	ASLS 80-121	$465.00/Acre
Tok (Paper Plat)	ASLS 77-164	$91.00/Acre
Tok/Tetlin (Paper Plat)	ASLS 80-48	$4.00/Acre
Whale Passage	ASLS 81-217	$678.00/Acre