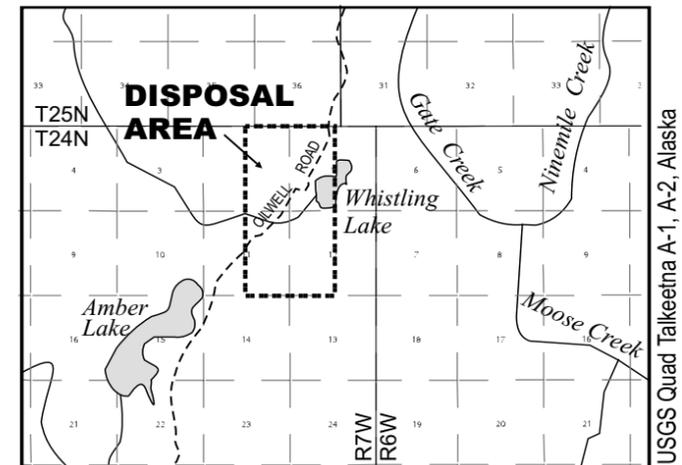
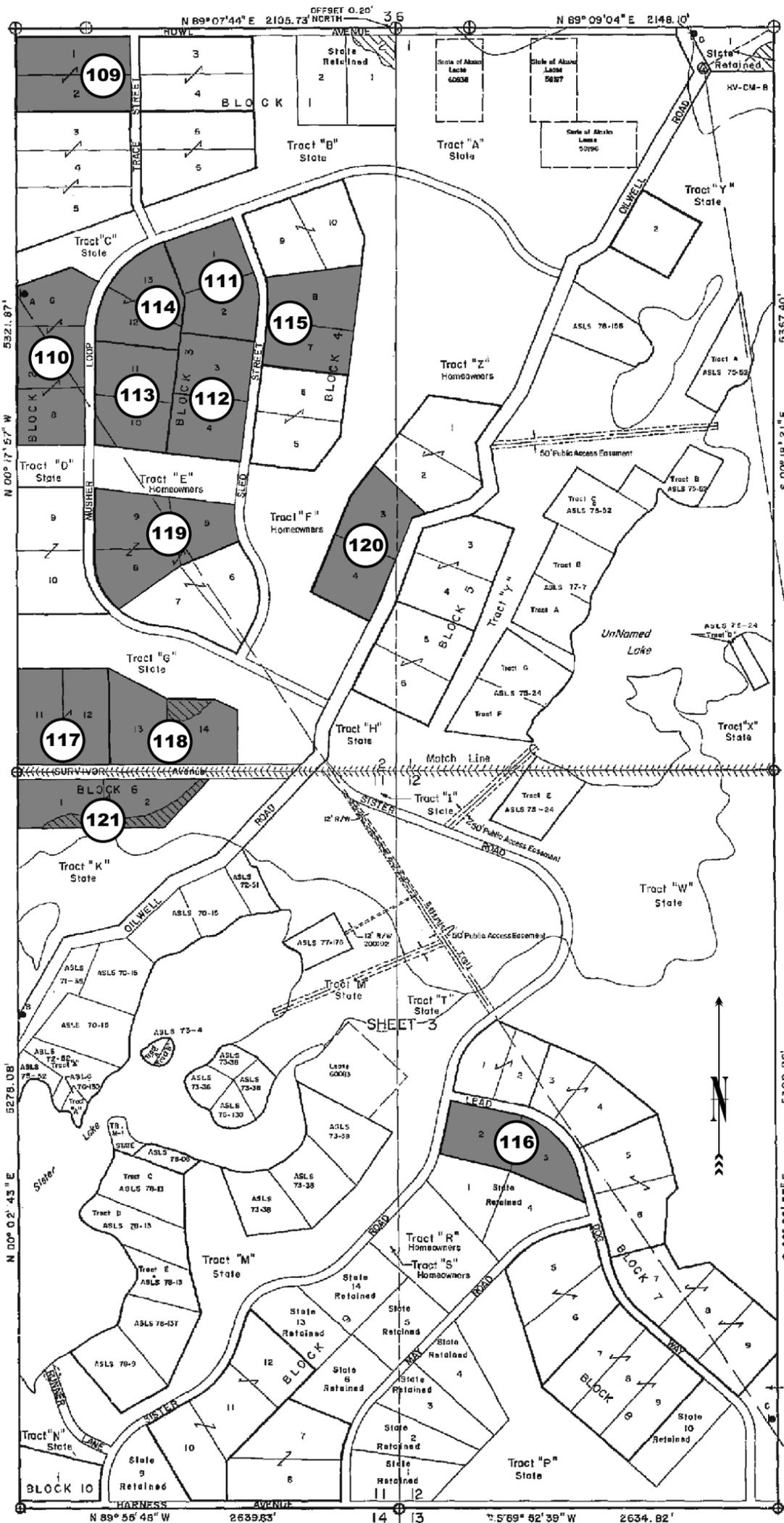


Map 6 - Amber Lakes North ASLS 80-152



Vicinity Map
 Township 24 North, Range 7 West
 Sec. 1, 2, 11, 12
 Seward Meridian, Alaska

Location	Approximately 16 miles southwest of Talkeetna and approximately 10 miles south of the Petersville Rd. on Oilwell Rd. The area is approximately 80 air miles and 135 road miles from Anchorage.
Topo Map	USGS Quad Talkeetna A1, A2
Access	Oilwell Rd. is passable by 2-wheel drive vehicles to Moose Creek. From this point the road deteriorates allowing passage by 4-wheel drive, ATV's or snowmachines. Access is also available by aircraft, both float and non-float, through the use of lakes and landing areas within and nearby the proposed disposal area. Conditions of landing areas or platted airstrips are unknown.
Terrain	Landscape generally consists of ridges of glacial drift intermixed with low-lying basins, sloping terraces to nearly level and a number of streams. Elevation varies from 350 feet to 490 feet above mean sea level.
Soils	Silt loam, being nearly level and shallow, poorly drained and interspersed with fibrous peat in muskeg.
Vegetation	Paper birch, white spruce and quaking aspen.
Water Front	None
View	Unknown
Climate	Temperatures range from 44 to 68 degrees F in the summer and 0 degrees to 40 degrees F in the winter with extremes of -40 to 90 degrees F. Annual precipitation is about 29 inches with 100 to 110 inches of snowfall.
Water Source	Water availability and quality expected to be good.
Water/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, standards, and recommendations of the Alaska Dept. of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-152. Northwest corner of Lot 14 Block 2, eastern portion of Lot 2 and southern portions of Lots 1 & 2 Block 6 are designated as possible floodplain areas by US Army Corp of Engineers buildings shall not be constructed in flood plain areas.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the Amber Lakes North Homeowner's Association created to govern said subdivision. Covenants pertaining to this subdivision are recorded in Book 86, Page 559 and supplemental covenants Book 86, Page 564, Talkeetna Recording District.
Other	Located within the Susitna Area Plan. Right-of-way permit, Talkeetna Book 109, Page 244 DNR (grantor) Pure Oil Co. (grantee) PTN Section 2. Some lots have been combined to satisfy borough platting requirements for usable square footage.

Parcel	ADL	MTRS	Lot/Tract	Block	Survey	Acres	Minimum Bid
109	216721	S024N007W02	1&2	2	ASLS 80-152	9.986	\$11,500.00
110	216723	S024N007W02	6&7&8	2	ASLS 80-152	13.517	\$13,800.00
111	216724	S024N007W02	1&2	3	ASLS 80-152	9.324	\$10,900.00
112	216725	S024N007W02	3&4	3	ASLS 80-152	9.980	\$9,800.00
113	216726	S024N007W02	10&11	3	ASLS 80-152	9.066	\$9,800.00
114	216727	S024N007W02	12&13	3	ASLS 80-152	7.310	\$9,200.00
115	216729	S024N007W02	7&8	4	ASLS 80-152	8.952	\$10,400.00
116	216737	S024N007W12	2&3	9	ASLS 80-152	8.783	\$10,400.00
117	216742	S024N007W02	11&12	2	ASLS 80-152	9.996	\$11,500.00
118	216743	S024N007W02	13&14	2	ASLS 80-152	9.829	\$11,500.00
119	216745	S024N007W02	5&8&9	3	ASLS 80-152	13.597	\$12,700.00
120	216747	S024N007W01, 02	3&4	4	ASLS 80-152	9.790	\$13,200.00
121	216751	S024N007W11	1&2	6	ASLS 80-152	8.788	\$9,200.00

Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **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);
3. 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

4. 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 Veteran's Land 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 costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on page 7.

Successful bidders who qualify for the Veteran's Land Discount **must apply for the discount at the time of the award notification.** 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.

For a purchase to be made jointly with another, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
"X" Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veteran's Discount Rate	x	0.25	
Veteran's Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre