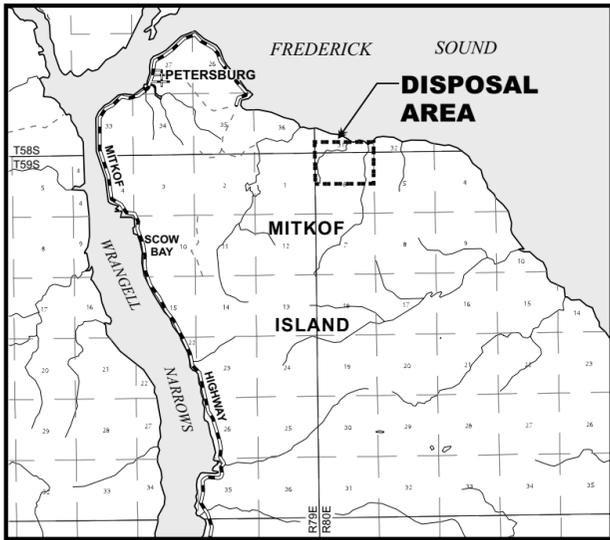
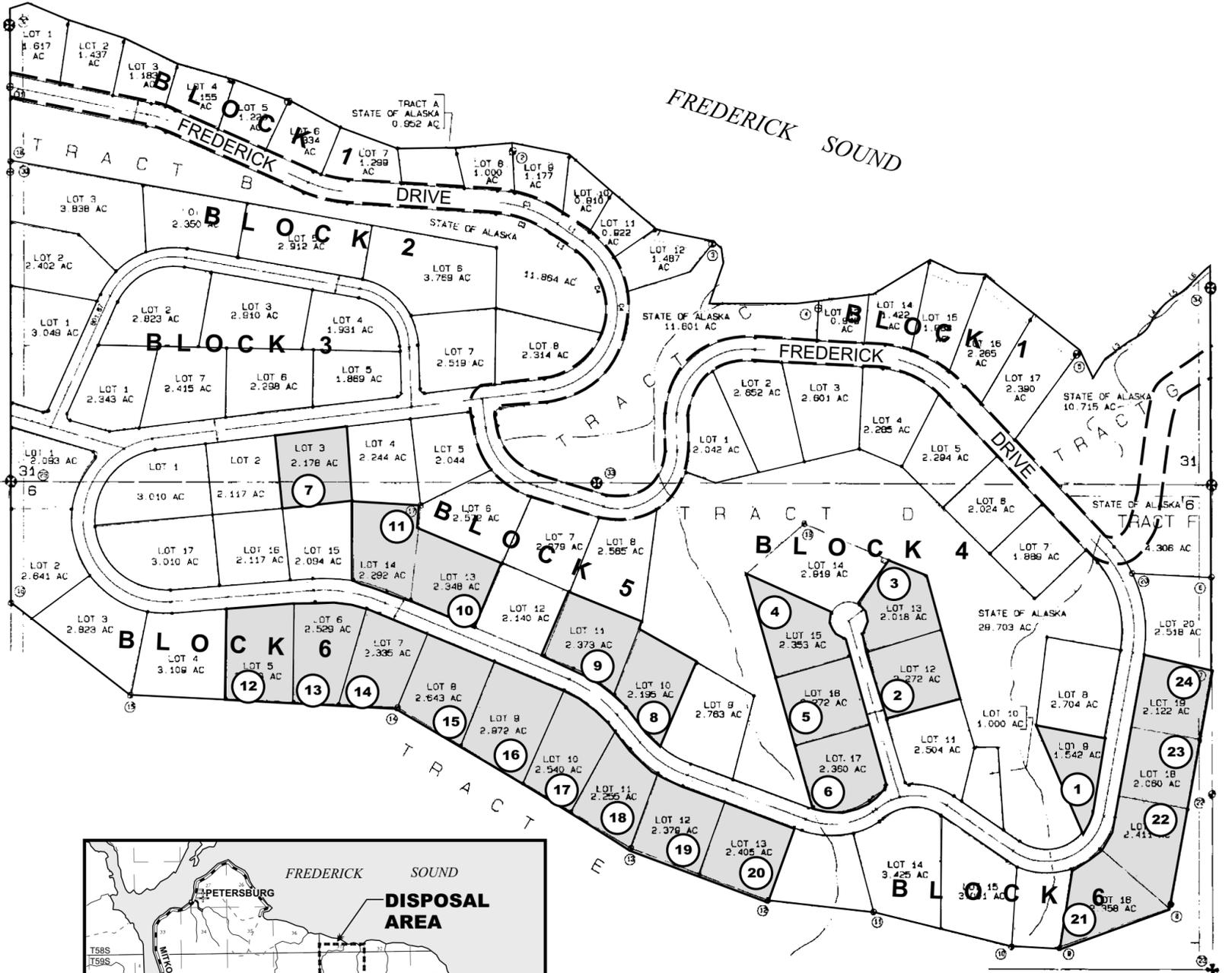


**Map 1 - Frederick Point North ASLS 83-31
Veteran's Preference**



USGS Quad Petersburg D-3, Alaska

Vicinity Map

Township 58 South, Range 80 East, Sec. 31
Township 59 South, Range 80 East, Sec. 6
Copper River Meridian, Alaska

Access: The location of legal access to a subdivision may be obtained from the DNR Public Information Office nearest the subdivision. It is the responsibility of all purchasers to properly locate themselves on legal rights-of-way or section line easements when crossing both public and private lands.

Location	On the north end of Mitkof Island about 3 or 4 miles east of the central business district of Petersburg, in central Southeast Alaska.
Topo Map	USGS Quad Petersburg D-3
Access	A one-lane gravel road provides access to a portion of the subdivision, but the lots included in this sale are currently accessible only by foot. The lots are located along road rights-of-way that have been platted but not constructed.
Terrain	Level to gently sloping hillside with elevations to 250 feet above sea level. A number of drainages bisect the area.
Soils	Vary from fairly well-drained forested soils to poorly-drained muskeg soils.
Vegetation	Hemlock, spruce and cedar forest with areas of muskeg.
Water Front	None
View	Generally the lots face north, providing a view of Frederick Sound and the mountains on the mainland.
Climate	The Petersburg area has mild winters, cool summers and abundant, year-round precipitation. Average temperatures range from 45 to 64 degrees F in the summer and 22 to 37 degrees F in the winter. Annual precipitation averages 106 inches, including 97 inches of snow.
Water Source	Water for domestic use may be obtained from the collection of surface water from small streams in the area or by rainwater roof-catchment systems.
Water/Sewage Disposal	This subdivision was approved by the Department of Environmental Conservation (DEC) for non-water carried type sewage disposal systems (i.e. chemical, humus, incendiary, etc.). Anyone wishing to install any other type of sewage disposal system must first receive approval from the DEC. 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 DEC.
Utilities	None
Restrictions	Subject to platted easements and restrictions, see ASLS 83-31. Zoned "Rural Residential" by the City of Petersburg. This zoning allows for single-family residences with a minimum lot size of one acre. These lots are subject to local ordinances and property assessments. A building permit is required. This subdivision contains wetlands. Purchasers will need to obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands (for example, to build a driveway, or any other land-clearing activity requiring land-leveling).
Municipal Authority	Located within the taxing authority of the City of Petersburg.
Homeowners Assoc.	None
Other	Petersburg has scheduled jet and floatplane services and is on the mainline State ferry route.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
1	104211	C059S080E06	ASLS 83-31	9	4	1.542	\$6,000.00
2	104214	C059S080E06	ASLS 83-31	12	4	2.272	\$8,900.00
3	104215	C059S080E06	ASLS 83-31	13	4	2.018	\$7,900.00
4	104217	C059S080E06	ASLS 83-31	15	4	2.353	\$9,200.00
5	104218	C059S080E06	ASLS 83-31	16	4	2.272	\$8,900.00
6	104219	C059S080E06	ASLS 83-31	17	4	2.360	\$9,200.00
7	104222	C058S080E31 C059S080E06	ASLS 83-31	3	5	2.178	\$8,500.00
8	104229	C059S080E06	ASLS 83-31	10	5	2.195	\$8,600.00
9	104230	C059S080E06	ASLS 83-31	11	5	2.373	\$9,300.00
10	104232	C059S080E06	ASLS 83-31	13	5	2.348	\$9,200.00
11	104233	C059S080E06	ASLS 83-31	14	5	2.292	\$8,900.00
12	104241	C059S080E06	ASLS 83-31	5	6	2.638	\$10,300.00
13	104242	C059S080E06	ASLS 83-31	6	6	2.529	\$9,900.00
14	104243	C059S080E06	ASLS 83-31	7	6	2.335	\$9,100.00
15	104244	C059S080E06	ASLS 83-31	8	6	2.643	\$10,300.00
16	104245	C059S080E06	ASLS 83-31	9	6	2.972	\$11,600.00
17	104246	C059S080E06	ASLS 83-31	10	6	2.540	\$9,900.00
18	104247	C059S080E06	ASLS 83-31	11	6	2.255	\$8,800.00
19	104248	C059S080E06	ASLS 83-31	12	6	2.379	\$9,300.00
20	104249	C059S080E06	ASLS 83-31	13	6	2.405	\$9,400.00
21	104252	C059S080E06	ASLS 83-31	16	6	2.358	\$9,200.00
22	104253	C059S080E06	ASLS 83-31	17	6	2.411	\$9,400.00
23	104254	C059S080E06	ASLS 83-31	18	6	2.060	\$8,000.00
24	104255	C059S080E06	ASLS 83-31	19	6	2.122	\$8,300.00

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