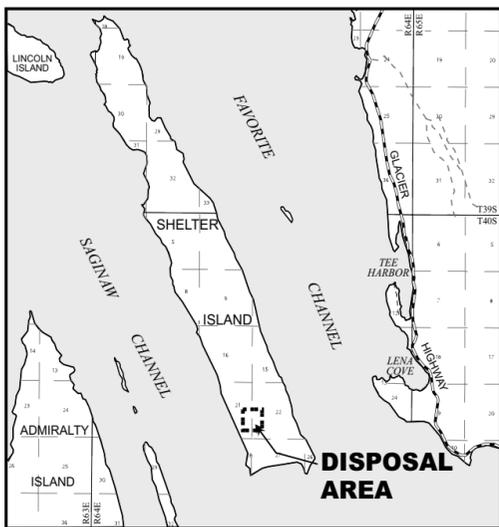


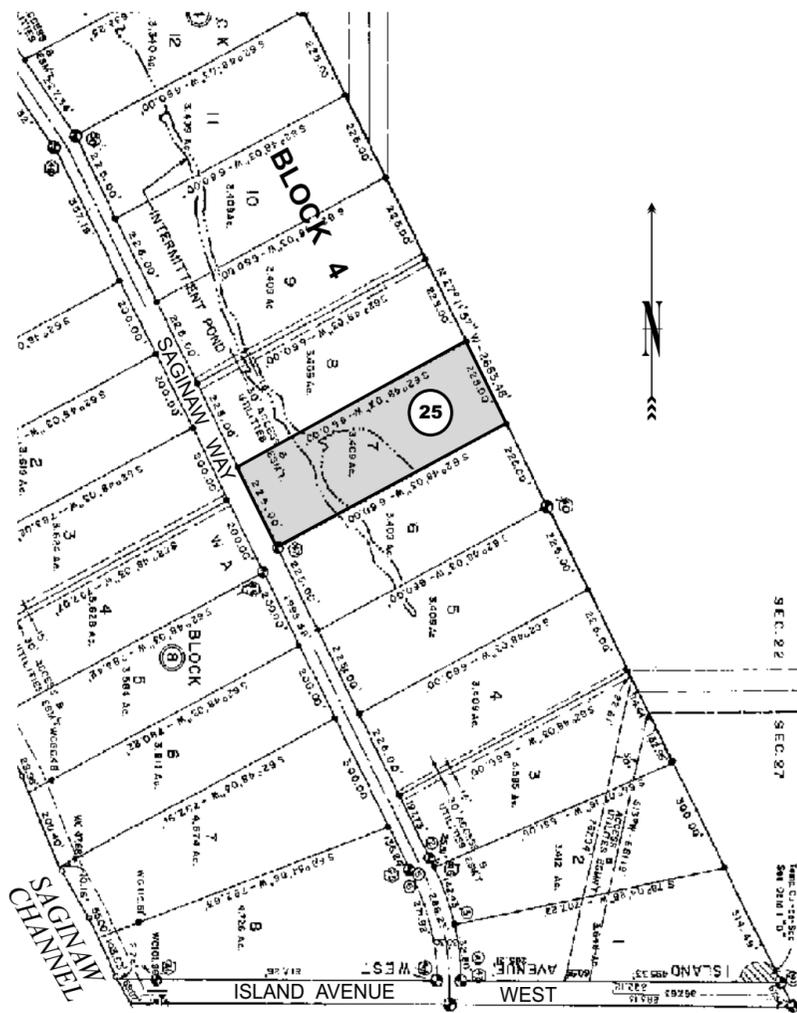
Map 2 - Shelter Island ASLS 80-170 Veteran's Preference



USGS Quad Juneau B-3, Alaska

Vicinity Map

Township 40 South, Range 64 East, Sec. 21, 22
Copper River Meridian, Alaska



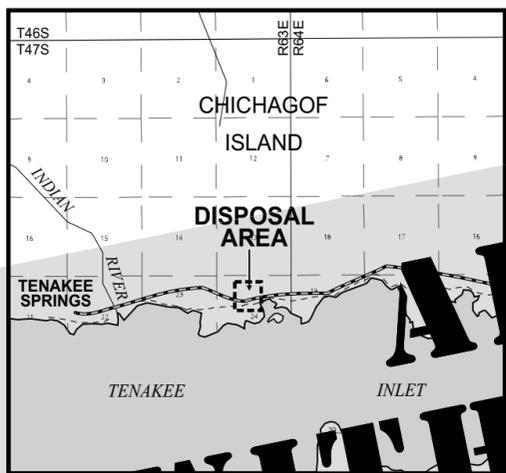
Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
25	102652	C040S064E21, 22	ASLS 80-170	7	4	3.409	\$12,000.00

Location	On the southwest side of Shelter Island, approximately 16 miles northwest of downtown Juneau.
Topo Map	USGS Quad Juneau B-3
Access	Access to the island is by boat and floatplane. The closest public boat launch and small boat harbor is located at Auke Bay, a distance of about 10 miles. The shoreline in this area is quite rugged with offshore reefs and shoals and offers no protection for boat moorage. This parcel is a second-tier lot located over 800 feet from the shoreline and is currently walk-in access only.
Terrain	This parcel has a moderate slope to the west. Elevations range from about 130 to 225 feet above sea level. The lot has a small creek and intermittent pond.
Soils	Dark brown organic/silt soils with high water table and generally poor drainage conditions.
Vegetation	Forested with spruce, hemlock, pine and yellow cedar.
Water Front	None
View	Unknown
Climate	The area has a maritime climate with mild winters and cool summers. Average temperatures range from 44 to 64 degrees F in the summer and 18 to 34 degrees F in the winter. Extremes range from -22 to 89 degrees F. Annual precipitation is about 50 to 55 inches.
Water Source	Water may be obtained from small streams or by collection and storage of rainwater from roof-catchment systems.
Water/Sewage Disposal	This subdivision was approved by the Department of Environmental Conservation (DEC) for vault-type privies or (other) sealed systems for sewage disposal. Wastewater disposal through the use of septic tank and leach field may not be acceptable. Therefore, other methods of disposal acceptable to DEC will need to be constructed.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-170. Zoned "D-1" by the City and Borough of Juneau. The zoning allows for single-family and duplex residences with a density of one dwelling per acre of land. Purchasers must apply for a building permit prior to beginning development. This lot is subject to local ordinances and property assessments. This parcel contains wetlands; the purchaser will need to obtain a permit from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	Located within the taxing authority of the City and Borough of Juneau.
Homeowners Assoc.	None
Other	The waters adjacent to Shelter Island are noted for their recreational boating, whale watching, and sport fishing opportunities.

Location	On the east side of Chichagof Island, about three miles east of the Tenakee Springs city center and 45 miles southwest of Juneau.
Topo Map	USGS Quad Sitka D-4
Access	Access is by boat, floatplane, and trail from Tenakee Springs. The Alaska Marine Highway ferry stops in Tenakee Springs on a regular basis.
Terrain	Gentle slope to the south. A small stream bisects the parcel in a north/south direction.
Soils	Fairly well drained.
Vegetation	Sitka spruce, hemlock and alder forest, mostly second-growth timber.
Water Front	None
View	Unknown
Climate	Tenakee Springs has a maritime climate with cool summers and mild winters. Average summer temperatures range from 45 to 65 degrees F, while average winter temperatures range from 24 to 39 degrees F. Average precipitation is 69 inches a year with 62 inches of snow.
Water Source	Water for domestic use may be obtained by the collection and storage of rainwater from roof catchment systems and from small streams in the area. The stream that flows through this lot is a water source for downstream residents; there are pending and vested water rights to the stream. The stream shown on the status plat has been identified as a catalogued fish stream by the Alaska Department of Fish and Game. Under AS 16.05.870(b) if a person or governmental agency desires to construct a hydraulic project, or use, divert, obstruct, pollute, or change the natural flow or bed of a specified river, lake, or stream, or to use wheeled, tracked, or excavating equipment or log-dragging equipment in the bed of a specified river, lake, or stream, the person or governmental agency shall notify the commissioner of this intention before the beginning of the construction or use.
Water/Sewage Disposal	This subdivision has been approved by the Department of Environmental Conservation for non-wastewater type sewage disposal systems (i.e., sealed-vault, chemical, human, secondary, etc.). Anyone wishing to install any other type of sewage disposal system must first receive approval from the DEC. No individual sewage 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 DEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-216. Subject to a 20-foot wide utility easement along platted rights-of-way. Subject to a 50-foot wide pedestrian access and habitat protection easement each side of the ordinary high water mark of the stream. No part of a subsurface sewage disposal system shall be closer than 100 feet to any body of water or watercourse. Easements and building setbacks may limit building site locations. This lot may contain wetlands. The purchaser will need to obtain a permit from the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands.
Municipal Authority	Located within the taxing authority of the City of Tenakee Springs and is subject to local ordinances. The parcel, located within the Residential (zoning) District, is below the minimum lot size allowed by local zoning so it cannot be subdivided. A building permit must be obtained from the City of Tenakee Springs.
Homeowners Assoc.	None
Other	Tenakee Springs is predominately a retirement community and summer retreat although commercial fishing is an important source of income. Many residents practice a subsistence lifestyle. The 108-degree sulfur hot spring is the social focus of the community. Local residents are dependent on seaplanes and the State ferry for transport. Much of the city's transportation routes consist of unimproved roads or trails suitable only for foot traffic. Motor vehicle use on the East Tenakee Trail and along all rights-of-way in Tenakee Springs Subdivision is prohibited by city ordinance. Brown bears use the stream corridors for feeding and resting during the summer and fall salmon runs.

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
26	103327	C047S063E24	WITHDRAWN	1	3	1.601	\$4,400.00

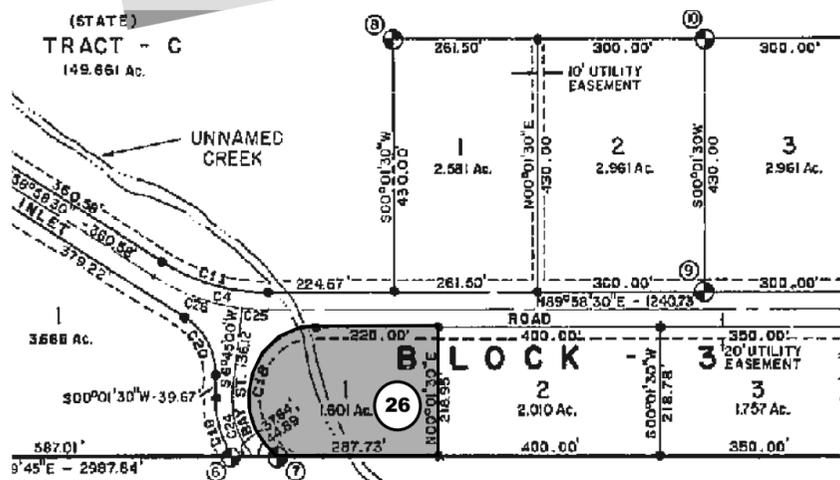
Map 3 - Tenakee Springs ASLS 81-216 Veteran's Preference



USGS Quad Sitka D-4, Alaska

AREA WITHDRAWN

Township 47 South, Range 63 East, Sec. 24
Copper River Meridian, Alaska



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