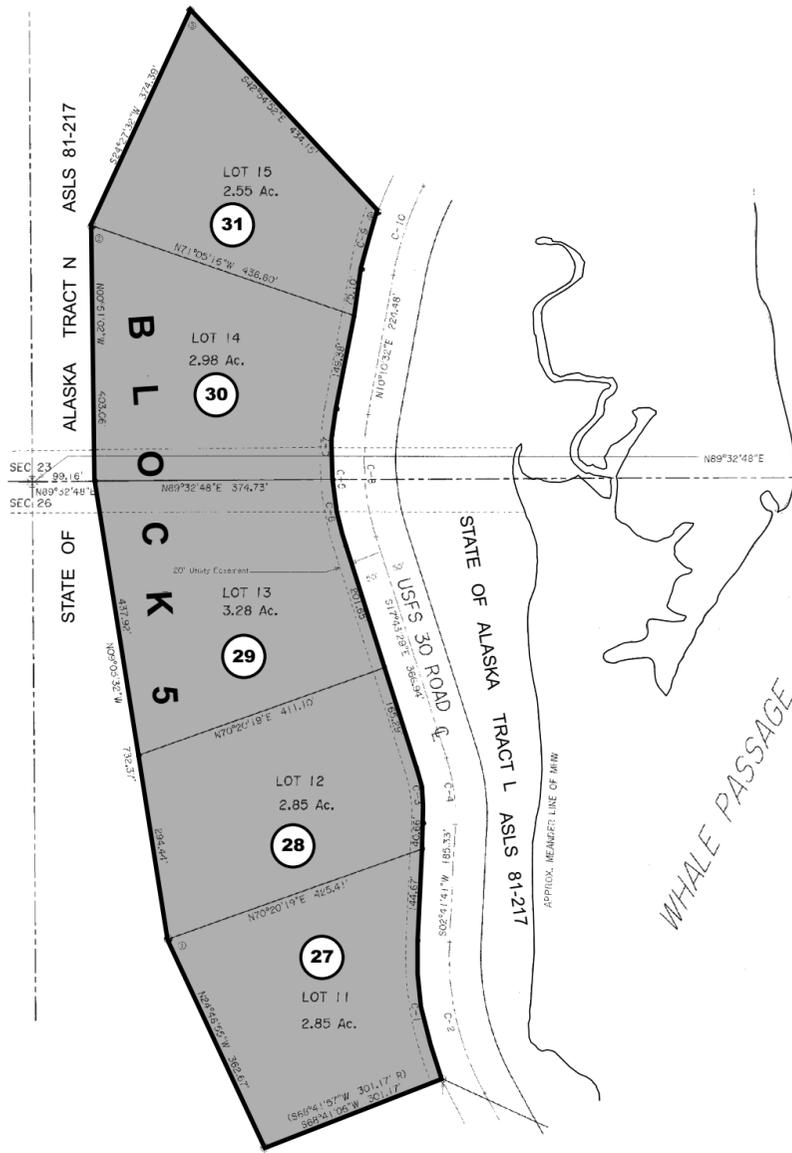
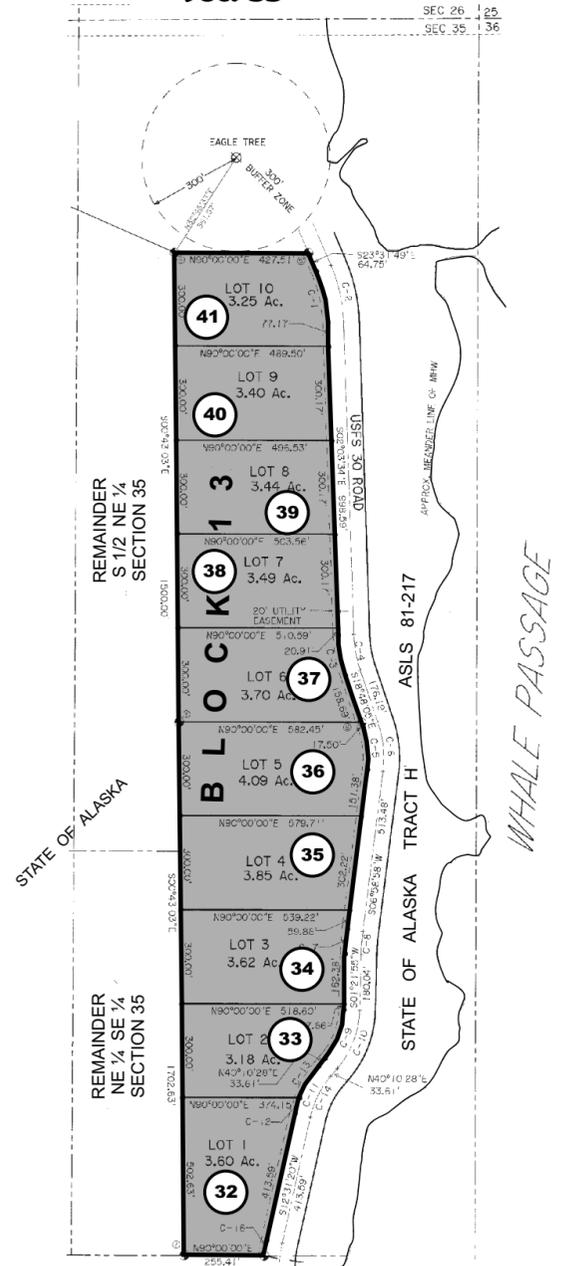


Map 4 - Whale Passage

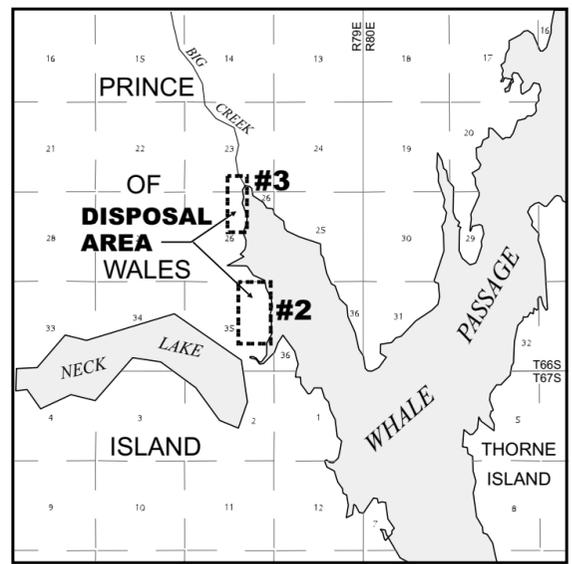
Addition #3 ASLS 2000-025
Sec. 23, 26



Addition #2 ASLS 2000-026
Sec. 35



Location	In the community of Whale Pass on the northeast side of Prince of Wales Island in southeast Alaska about 80 miles northwest of Ketchikan.
Topo Map	USGS Quad Petersburg A-4
Access	All parcels have frontage on an existing gravel road, Forest Development Road #30, part of the Prince of Wales Island road system with Alaska Marine Highway (ferry) connections from Hollis to Ketchikan and other SE Alaska communities. Whale Pass is also accessible by boat and has regularly scheduled seaplane service. There is a State owned seaplane float, dock, boat slips and launch ramp in the community.
Terrain	Gentle to moderate slopes with elevations from 40 to 275 feet above sea level.
Soils	Poorly drained soils consisting of decomposed forest litter, peat, silt loam and gravelly loam.
Vegetation	Forested with western hemlock, red cedar and Sitka spruce with alder, blueberry bushes, and salal.
Water Front	None
View	Filtered views of the 108 Creek estuary and Whale Passage may be possible from some of the parcels.
Climate	The area has a cool maritime climate with abundant year-round precipitation. Average summer temperatures range from 46 to 70 degrees F and winter temperatures from 15 to 42 degrees F.
Water Source	Water for domestic use may be obtained by collection of rainwater from individual roof-catchment systems and from small streams in the area.
Water/Sewage Disposal	A non-water carried sewage disposal system such as a sealed-vault privy, humus or incendiary toilet may be used on these lots. Any other type of sewage disposal system must be approved by the Department of Environmental Conservation prior to installation.
Utilities	Power and telephone service is available to the area.
Restrictions	Subject to platted easements and reservations, see ASLS 2000-025, 2000-026. All parcels contain "Forested Wetlands". Purchasers will need to obtain permits from the District Engineer of 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	None
Homeowners Assoc.	Whale Pass Community Association
Other	These parcels represent recently surveyed additions to the original Whale Passage Subdivision. This is the first time these parcels have been offered for sale. Later this year the State will conduct a public outcry auction to sell up to 27 new commercial and industrial lots at other locations in the community. Whale Pass, with a population of approximately 62, has a volunteer fire department and emergency medical service (EMS). Due to declining enrollment, the Whale Pass school has been closed for over two years.



USGS Quad Petersburg A-4, Alaska

Vicinity Map

Township 66 South, Range 79 East, Sec. 23, 26, 35
Copper River Meridian, Alaska

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
27	106789	C066S079E26	ASLS 2000-025	11	5	2.850	\$25,400.00
28	106790	C066S079E26	ASLS 2000-025	12	5	2.850	\$25,400.00
29	106791	C066S079E26	ASLS 2000-025	13	5	3.280	\$27,900.00
30	106792	C066S079E23	ASLS 2000-025	14	5	2.980	\$26,600.00
31	106793	C066S079E23	ASLS 2000-025	15	5	2.550	\$23,800.00
32	106794	C066S079E35	ASLS 2000-026	1	13	3.600	\$30,600.00
33	106795	C066S079E35	ASLS 2000-026	2	13	3.180	\$27,000.00
34	106796	C066S079E35	ASLS 2000-026	3	13	3.620	\$30,800.00
35	106797	C066S079E35	ASLS 2000-026	4	13	3.850	\$32,700.00
36	106798	C066S079E35	ASLS 2000-026	5	13	4.090	\$34,800.00
37	106799	C066S079E35	ASLS 2000-026	6	13	3.700	\$31,500.00
38	106800	C066S079E35	ASLS 2000-026	7	13	3.490	\$29,700.00
39	106801	C066S079E35	ASLS 2000-026	8	13	3.440	\$29,200.00
40	106802	C066S079E35	ASLS 2000-026	9	13	3.400	\$28,900.00
41	106803	C066S079E35	ASLS 2000-026	10	13	3.250	\$27,600.00

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