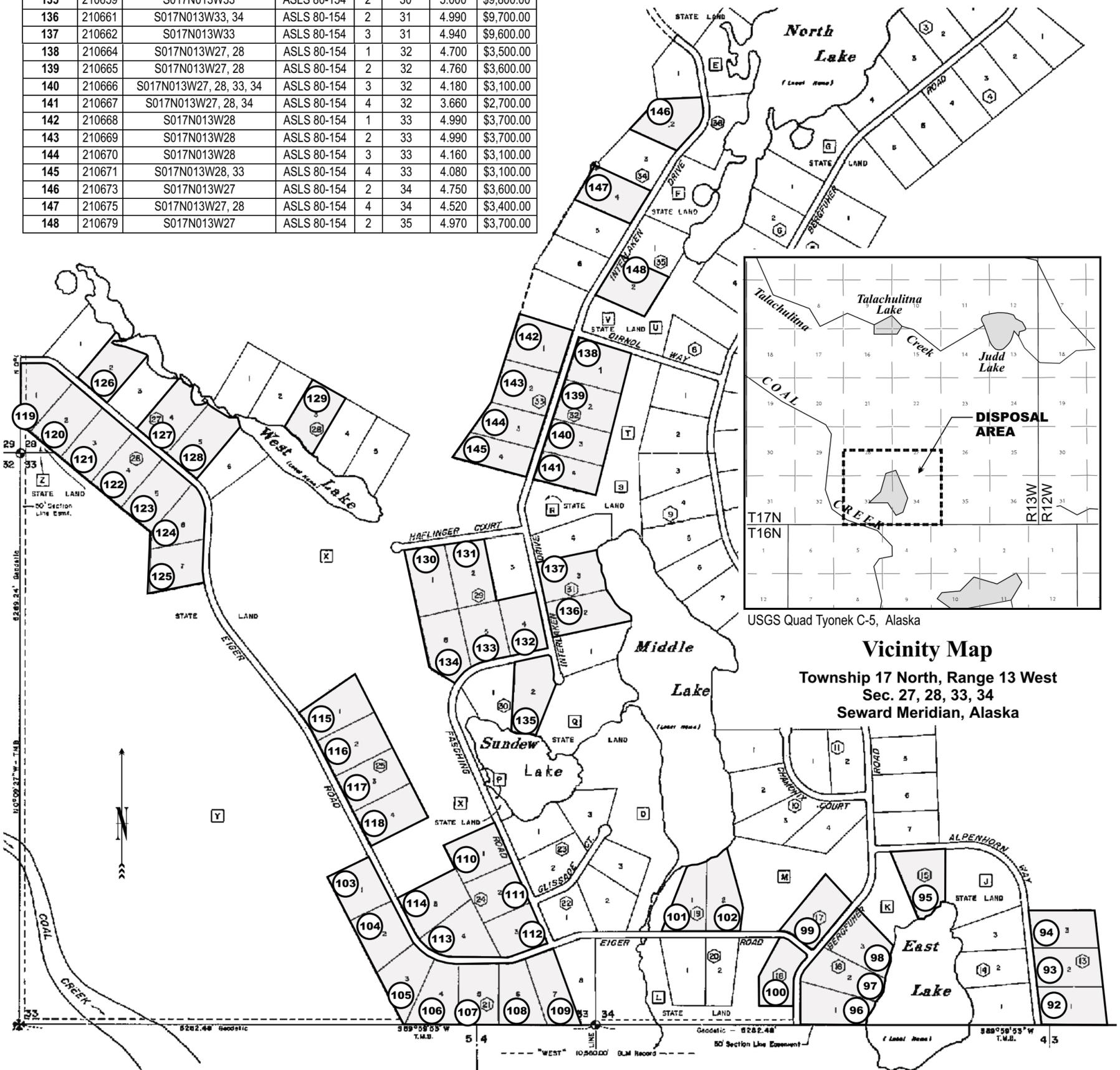


Map 11 - High Mountain Lakes ASLS 80-154

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
92	210606	S017N013W34	ASLS 80-154	1	13	4.930	\$3,700.00
93	210607	S017N013W34	ASLS 80-154	2	13	4.930	\$3,700.00
94	210608	S017N013W34	ASLS 80-154	3	13	4.930	\$3,700.00
95	210385	S017N013W34	ASLS 80-154	1	15	4.990	\$9,700.00
96	210386	S017N013W34	ASLS 80-154	1	16	4.800	\$9,400.00
97	210387	S017N013W34	ASLS 80-154	2	16	4.770	\$9,300.00
98	210388	S017N013W34	ASLS 80-154	3	16	4.960	\$9,700.00
99	210612	S017N013W34	ASLS 80-154	1	17	4.910	\$3,700.00
100	210613	S017N013W34	ASLS 80-154	1	18	4.480	\$3,400.00
101	210326	S017N013W34	ASLS 80-154	1	19	4.120	\$8,000.00
102	210327	S017N013W34	ASLS 80-154	2	19	4.700	\$9,200.00
103	210616	S017N013W33	ASLS 80-154	1	21	4.470	\$2,800.00
104	210617	S017N013W33	ASLS 80-154	2	21	4.880	\$3,100.00
105	210618	S017N013W33	ASLS 80-154	3	21	4.480	\$2,900.00
106	210619	S017N013W33	ASLS 80-154	4	21	4.810	\$3,100.00
107	210620	S017N013W33	ASLS 80-154	5	21	4.880	\$3,100.00
108	210621	S017N013W33	ASLS 80-154	6	21	4.760	\$3,000.00
109	210622	S017N013W33	ASLS 80-154	7	21	4.830	\$3,100.00
110	210630	S017N013W33	ASLS 80-154	1	24	4.600	\$3,500.00
111	210631	S017N013W33	ASLS 80-154	2	24	4.150	\$3,100.00
112	210632	S017N013W33	ASLS 80-154	3	24	4.000	\$3,000.00
113	210633	S017N013W33	ASLS 80-154	4	24	5.000	\$3,800.00
114	210634	S017N013W33	ASLS 80-154	5	24	4.990	\$3,700.00
115	210635	S017N013W33	ASLS 80-154	1	25	4.990	\$3,700.00
116	210636	S017N013W33	ASLS 80-154	2	25	5.000	\$3,800.00
117	210637	S017N013W33	ASLS 80-154	3	25	5.000	\$3,800.00
118	210638	S017N013W33	ASLS 80-154	4	25	5.000	\$3,800.00
119	210639	S017N013W28	ASLS 80-154	1	26	4.520	\$2,900.00
120	210640	S017N013W28, 33	ASLS 80-154	2	26	4.890	\$3,100.00
121	210641	S017N013W28, 33	ASLS 80-154	3	26	4.890	\$3,100.00
122	210642	S017N013W28, 33	ASLS 80-154	4	26	4.890	\$3,100.00
123	210643	S017N013W33	ASLS 80-154	5	26	4.890	\$3,100.00
124	210644	S017N013W33	ASLS 80-154	6	26	4.370	\$2,800.00
125	210645	S017N013W33	ASLS 80-154	7	26	4.850	\$3,100.00
126	210647	S017N013W28	ASLS 80-154	2	27	4.190	\$3,300.00
127	210649	S017N013W28	ASLS 80-154	4	27	4.620	\$3,600.00
128	210650	S017N013W28, 33	ASLS 80-154	5	27	5.000	\$8,800.00
129	210683	S017N013W28	ASLS 80-154	3	28	4.210	\$7,400.00
130	210652	S017N013W33	ASLS 80-154	1	29	5.000	\$3,800.00
131	210653	S017N013W33	ASLS 80-154	2	29	4.980	\$3,700.00
132	210655	S017N013W33	ASLS 80-154	4	29	4.710	\$3,500.00
133	210656	S017N013W33	ASLS 80-154	5	29	4.710	\$3,500.00
134	210657	S017N013W33	ASLS 80-154	6	29	4.980	\$3,700.00
135	210659	S017N013W33	ASLS 80-154	2	30	5.000	\$9,800.00
136	210661	S017N013W33, 34	ASLS 80-154	2	31	4.990	\$9,700.00
137	210662	S017N013W33	ASLS 80-154	3	31	4.940	\$9,600.00
138	210664	S017N013W27, 28	ASLS 80-154	1	32	4.700	\$3,500.00
139	210665	S017N013W27, 28	ASLS 80-154	2	32	4.760	\$3,600.00
140	210666	S017N013W27, 28, 33, 34	ASLS 80-154	3	32	4.180	\$3,100.00
141	210667	S017N013W27, 28, 34	ASLS 80-154	4	32	3.660	\$2,700.00
142	210668	S017N013W28	ASLS 80-154	1	33	4.990	\$3,700.00
143	210669	S017N013W28	ASLS 80-154	2	33	4.990	\$3,700.00
144	210670	S017N013W28	ASLS 80-154	3	33	4.160	\$3,100.00
145	210671	S017N013W28, 33	ASLS 80-154	4	33	4.080	\$3,100.00
146	210673	S017N013W27	ASLS 80-154	2	34	4.750	\$3,600.00
147	210675	S017N013W27, 28	ASLS 80-154	4	34	4.520	\$3,400.00
148	210679	S017N013W27	ASLS 80-154	2	35	4.970	\$3,700.00

Location	Located approximately 65 miles northwest of Anchorage, with Beluga Lake being 6 miles to the south and Judd Lake 3 miles to the north.
Topo Map	USGS Quad Tyonek C-5
Access	North Lake and Middle Lake can be accessed by airplane while the two smaller lakes located in the western and southeastern portions of the project can be recommended for Supercub type aircraft only. Additional access is via Coal Creek, which passes along the southwest corner of the project area. Physical access overland from Coal Creek is somewhat limited due to steepness of slope and scattered wetlands.
Terrain	Gently to moderately steep slopes with elevation between 1,000 to 2,000 feet above mean sea level.
Soils	An organic layer covers 2 to 3 feet of wind blown silt with sand and gravel at deeper depths. Ground water is present at a 5 foot minimum depth throughout the majority of the area.
Vegetation	The well drained sites consist of a mixed forest of alder, birch, cottonwood, white spruce, and willow while low lying areas primarily consist of low brush and grassy bogs.
Water Front	11 lots have lakeshore frontage, while some others may border a small pond.
View	The south end of the project has spectacular views of the Alaska Range, specifically of Mt. Spur and Mt. Gerdine to the southwest.
Climate	Temperatures range from 5 to 70 degrees F with annual precipitation of 30 inches with 120 inches of snow. The site has good southern exposure as the valley is oriented North-South.
Water Source	Unknown
Water/Sewage Disposal	All lots have been approved by the Alaska Division of Environmental Conservation for non-water carried type sewage disposal systems, (i.e. pit privies, chemical, humus, incendiary, etc.) 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 Alaska DEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-154.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision. Covenants are recorded in Book 588, page 954-958, 4-21-81, Anchorage Recording District.
Other	Located within the Susitna Area Plan. It should be noted there is a reasonable amount of beaver activity, which may have a direct impact on the water tables of various lakes within the project areas.

Sec. 27, 28, 33, 34



USGS Quad Tyonek C-5, Alaska
Vicinity Map
 Township 17 North, Range 13 West
 Sec. 27, 28, 33, 34
 Seward Meridian, Alaska

Veterans' Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans' Land Discount may only be used **once** in an applicant's lifetime.

Veterans' 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 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' 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 below.

Successful bidders who qualify for the Veterans' 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 bidders. If both are also eligible veterans, 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 Veterans' 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% Veterans' Discount Rate		x	0.25
Veterans' 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 Veterans' Discount

Project Name	Project description	Cost/Acre	Project Name	Project description	Cost/Acre
Alexander Creek West	ASLS 79-209	\$225.00/Acre	Quota	ASLS 80-120	\$220.00/Acre
Bartlett Hills Tract D	ASLS 79-143D	\$234.00/Acre	Safari Lake	ASLS 80-188	\$275.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre	Snake Lake	ASLS 85-085	\$207.00/Acre
Eagle II	ASLS 82-136	\$209.00/Acre	South Bald Mountain	ASLS 82-001	\$336.00/Acre
Edna Bay	ASLS 81-116	\$693.00/Acre	Sunnyside	ASLS 80-182	\$524.00/Acre
Excursion Inlet South	ASLS 81-090	\$547.00/Acre	Sunnyside Subd.	USS 2912	N/A
Farmview	ASLS 82-123	\$347.00/Acre	Swan Lake	ASLS 79-145	\$265.00/Acre
Four Mile Hill	ADLS 80-006 Sec 22, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs Addition	ASLS 81-196	\$453.00/Acre
Four Mile Hill	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs	ASLS 80-094	\$231.00/Acre
Four Mile Hill Ag	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Tazlina Hills	ASLS 79-227	\$349.00/Acre
Glenn	ASLS 81-205	\$410.00/Acre	Tazlina Northwest	ASLS 79-226	\$349.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre	Tazlina Southwest	ASLS 79-121	\$349.00/Acre
Greensward	ASLS 79-154	\$492.00/Acre	Tenderfoot	ASLS 81-213	\$400.00/Acre
Harris River	ASLS 79-270	\$853.00/Acre	Three Mile	ASLS 82-010	\$405.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre	Tok (Sec 15, T18N, R12E, CRM)	ASLS 79-135	\$4.00/Lot
Iksigiza Lake	ASLS 81-054	\$328.00/Acre	Tok (Sec 16, T18N, R12E, CRM)	ASLS 79-134	\$4.00/Lot
Jack II	ASLS 82-140	\$241.00/Acre	Tok (Sec 21, T18N, R12E, CRM)	ASLS 79-133	\$4.00/Lot
Jack	ASLS 79-165	\$61.00/Acre	Tok Area	ASLS 77-164	\$91.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre	Tok (Tetlin Trail) Replat 79-006	ASLS 79-132	\$4.00/Lot
Kahiltna Flats	ASLS 80-175	\$204.00/Acre	Tok Replat 79-133	ASLS 80-048	\$4.00/Lot
Kenney Lake	ASLS 81-193	\$740.00/Acre	Tok Replat 79-134	ASLS 80-049	\$4.00/Lot
Kenny Creek	ASLS 80-143	\$273.00/Acre	Totek Lake	ASLS 81-057	\$305.00/Acre
Kentucky Creek Odd Lot	Sec S1/2 28, S1/2 29, 32, 33, T4N, R13W, FM	\$58.00/Acre	Tower Bluffs	ASLS 80-097	\$227.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre	Tower Bluffs	ASLS 80-098	\$227.00/Acre
McGrath Tracts A & B	ASLS 83-199	N/A	Trapper Creek Glen	ASLS 79-242	\$265.00/Acre
Nenana South	ASLS 80-106	\$225.00/Acre	Tungsten	ASLS 80-099	\$211.00/Acre
Ninemile Creek	ASLS 80-151	\$317.00/Acre	Warren	ASLS 79-138	N/A
Northridge	ASLS 81-214	\$374.00/Acre	Wigwam	ASLS 83-022	\$704.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre	Willow Creek	ASLS 79-122	\$156.00/Acre
Parker Lake	ASLS 82-126	\$488.00/Acre	Willow Crest	ASLS 80-008	\$310.00/Acre
Peters Creek	ASLS 80-144	\$302.00/Acre	Windy Hills	ASLS 79-173	\$219.00/Acre
Pinnacle Mountain	ASLS 84-012	\$1121.00/Acre			