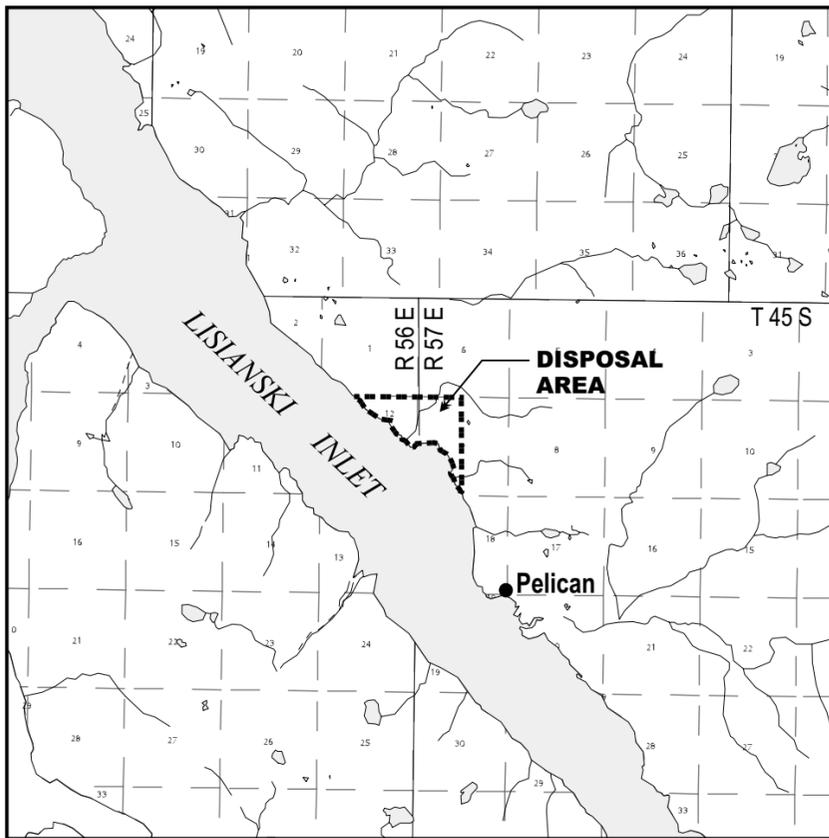


Map 4 - Sunnyside ASLS 80-182, USS 2912



USGS Quad Sitka D-7, Alaska

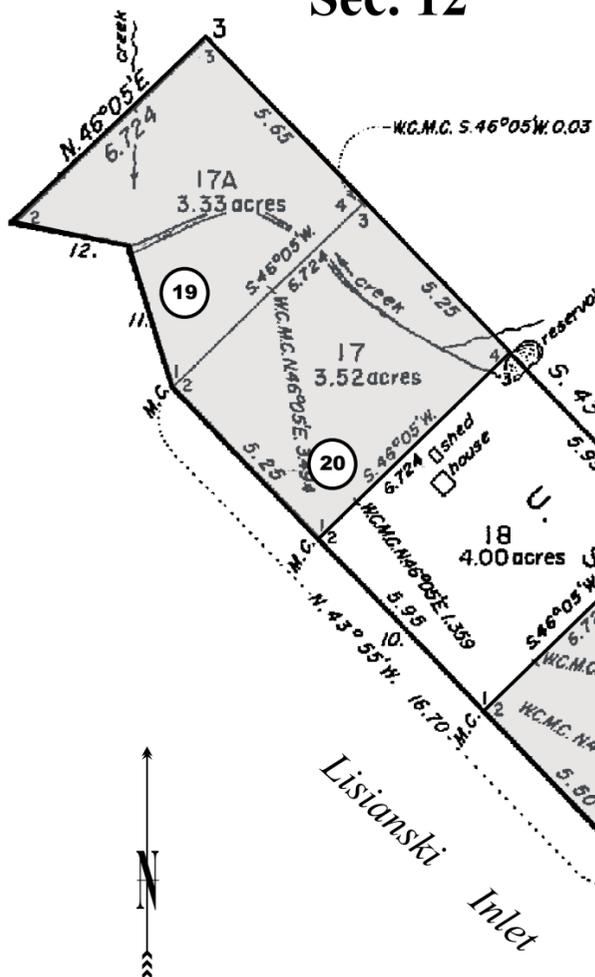
Vicinity Map

Township 45 South, Range 56 East, Sec. 12
 Township 45 South, Range 57 East, Sec. 7
 Copper River Meridian, Alaska

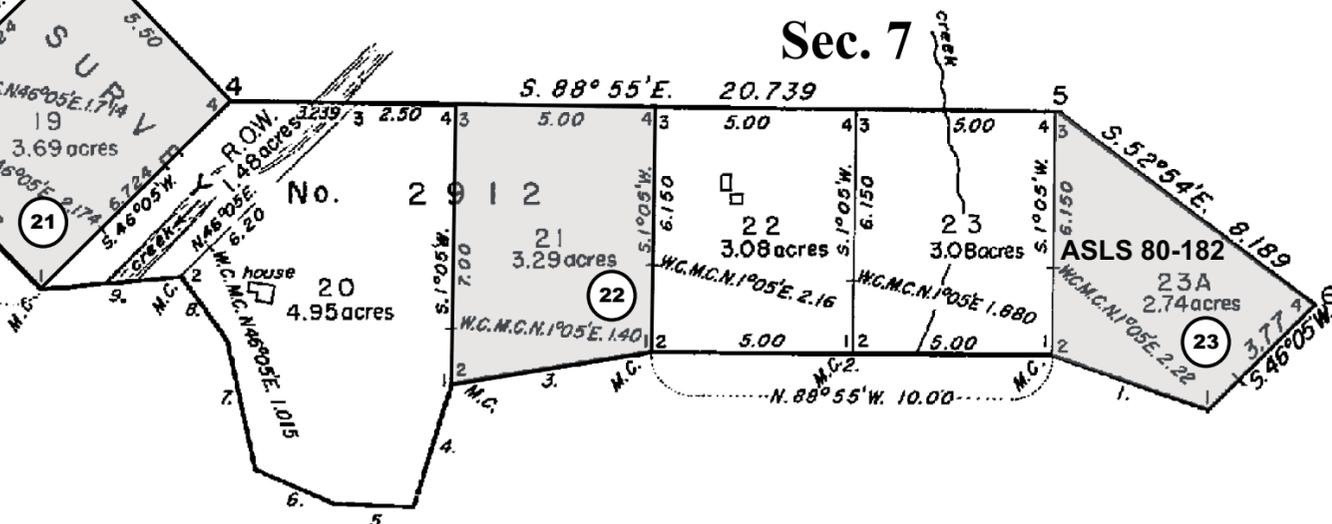
Mineral Reservations: The State retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources, and fossils that may be in or upon the land that it sells (AS 38.05.125). The State reserves the right to enter onto land to explore for and develop these mineral resources, lease them to mineral developers, or allow mining locations to be staked. Compensation will be made to the surface owner for damages resulting from mineral exploration and development (AS 38.05.130).

Location	On the northeast shoreline of Chichagof Island, along Lisianski Inlet, approximately 2 miles north of Pelican.
Topo Map	USGS Quad Sitka D-7
Access	Water access, by boat or floatplane, is the only practical access available to these lots. Daily scheduled air taxi services are available from Juneau and Sitka to the nearby city of Pelican. Facilities at Pelican include a State-owned seaplane base, a small boat harbor, dock, and the State ferry terminal. The ferry normally provides two monthly arrivals during summer months, and one monthly arrival during winter. Cargo barges deliver goods on a similar schedule. Lisianski Inlet, being totally exposed to strong southeast winds, has limited potential to provide safe boat anchorage or dock facilities for these lots. Purchasers will be required to obtain permits from the Corps of Engineers to construct private docks, fills, breakwaters, boat ramps, and similar access improvements. Some of these improvements may also require a DNR authorization.
Terrain	The lots are generally level above the mean high tide line and slope gently to the north and east. The exception is Parcel 23, which is steep in places. All lots have good quality beaches and are suitable for construction of cabins for either seasonal or year-round use.
Soils	The low-lying alluvial fans are derived of well-drained, sandy gravel. The soil on the steeper slopes consists of organic matter overlying shallow soil material and weathered bedrock. Some lots may contain wetlands.
Vegetation	Vegetation on the subject lots includes a mix of second growth and old growth spruce and hemlock, devils club, berry bushes, and tall beach grasses along the shoreline.
Water Front	These parcels each have approximately 300 to 400 feet of fairly gentle beaches with long tidal runouts. There is a public access easement 50 feet in width extending from the line of mean high water upland along the entire shoreline of each lot. Although this easement does not appear on the survey plat for USS 2912, it still applies. No improvements (other than access improvements) may be constructed within this easement.
View	These waterfront lots have views of Lisianski Inlet and mountainous Chichagof Island.
Climate	The Pelican area has a maritime climate characterized by cool summers and mild winters. Summer temperatures range from 51 degrees to 62 degrees F; winter temperatures range from 21 degrees to 39 degrees F. Temperature extremes have been recorded from -3 degrees to 84 degrees F. Annual precipitation is 127 inches, including 120 inches of snow. During winter months, fog, winds, and high seas can limit access.
Water Source	Collection and storage of rainwater from a roof-catchment system or a well may provide water for domestic use. Parcels 19 and 20 share a seasonal creek that could provide some water. Water from this source may require treatment before human consumption.
Water/Sewage Disposal	A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on these lots. Any other type of sewage disposal system must be approved by DEC prior to installation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 80-182. Some lots may contain wetlands. Purchasers will need to obtain a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling).
Municipal Authority	None
Homeowners Assoc.	None
Other	There is an eagle nest near Corner No. 4 of Lot 19, USS 2912. See 'Eagle Nesting Sites' note under 'Conditions of Purchase' section. Parcel 23, ASLS 80-182, has a cabin (20 x 32 for a total of 640 square feet). The foundation consists of both treated and untreated pilings set into the soil. The exterior includes T1-11 siding. Access to the cabin is via a dilapidated staircase that is unsafe at this point and needs replacement. This cabin has an appraised value of \$10,000, which is included in the appraised value of \$57,100. Purchaser may be required to pay net value of the improvement when contract is issued, not to exceed \$10,000.

Sec. 12



Sec. 7



PARCEL	ADL	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
19	106756	C045S056E12	USS 2912	17A	3.330	\$57,300.00
20	106757	C045S056E12	USS 2912	17	3.520	\$60,500.00
21	106758	C045S056E12	USS 2912	19	3.690	\$63,500.00
22	106759	C045S057E07	USS 2912	21	3.290	\$56,600.00
23	102237	C045S057E07	ASLS 80-182	23A	2.740	\$57,100.00

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			