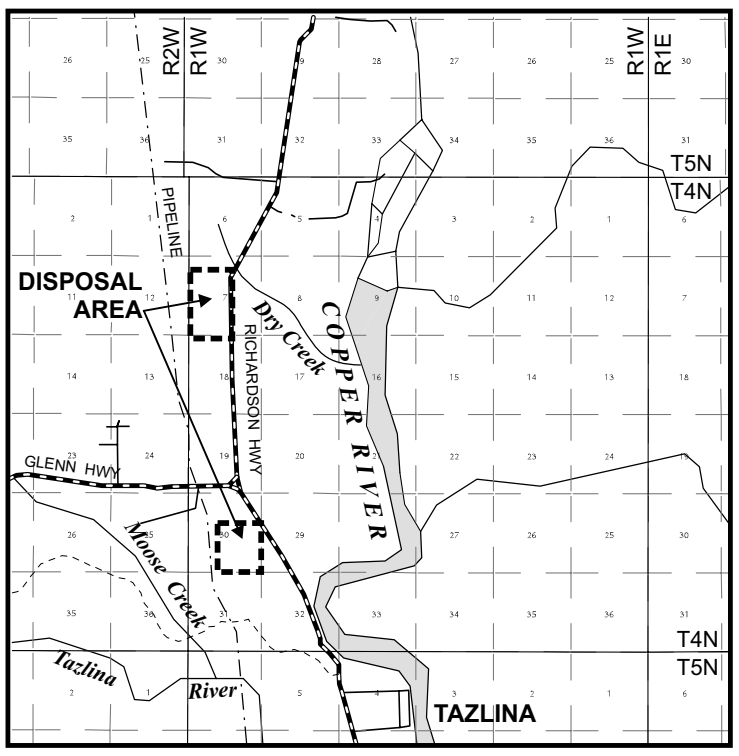
Map 34 - Glennallen Area I ASLS 79-144

Location	Glennallen Area I is located within the Copper River Valley near the intersection of the Glenn and Richardson Highways, about 185 miles east of Anchorage.
Topo Map	USGS Quad Gulkana A-3
Access	Access may be gained from the Glenn Highway utilizing existing roads and trails, or by foot or ATV along platted easements or other dedicated rights-of-way, some of which may not be constructed.
Terrain	Topography consists of generally flat terrain cut by some river valleys.
Soils	Soils are fair but include discontinuous permafrost zones associated with black spruce stands and muskeg formations. Some parcels contain very wet soil conditions.
Vegetation	Generally well forested with black spruce, with pockets of willow and aspen.
Water Front	None
View	Unknown
Climate	Temperatures average –16 to –35 degrees F in winter to 42 to 68 degrees F in summer, with extremes of between –65 and 91 degrees F. Annual precipitation is 11 inches including 39 inches of snow.
Water Source	Low yields, permafrost, mineralized "hard" water, and saline water may affect water availability and quality. Potable water may be a problem to locate. Some residents haul their water from a public well in Glennallen. Natural gas has been encountered in well drilling, requiring flaring.
Water/Sewage Disposal	Lots have been approved by ADEC for non-water carried type sewage disposal system, (i.e., chemical, humas, incendiary, etc.). No individual water supply system or sewage disposal system shall be permitted on any parcel unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of ADEC.
Utilities	Unknown
Restrictions	Subject to platted easements and reservations, see ASLS 79-144. Lots within Sec. 7 and 30 are subject to a Trans-Alaska Gas Pipeline conditional lease under ADL 413342. There is a potential for the construction of a gas pipeline through any parcel within the 1,000 foot right-of way. See ASLS 79-144 and the Status Plat for more information.
Municipal Authority	None
Homeowners Assoc.	Unknown
Other	Parcels may be wet. Site inspection is recommended prior to submitting a bid.



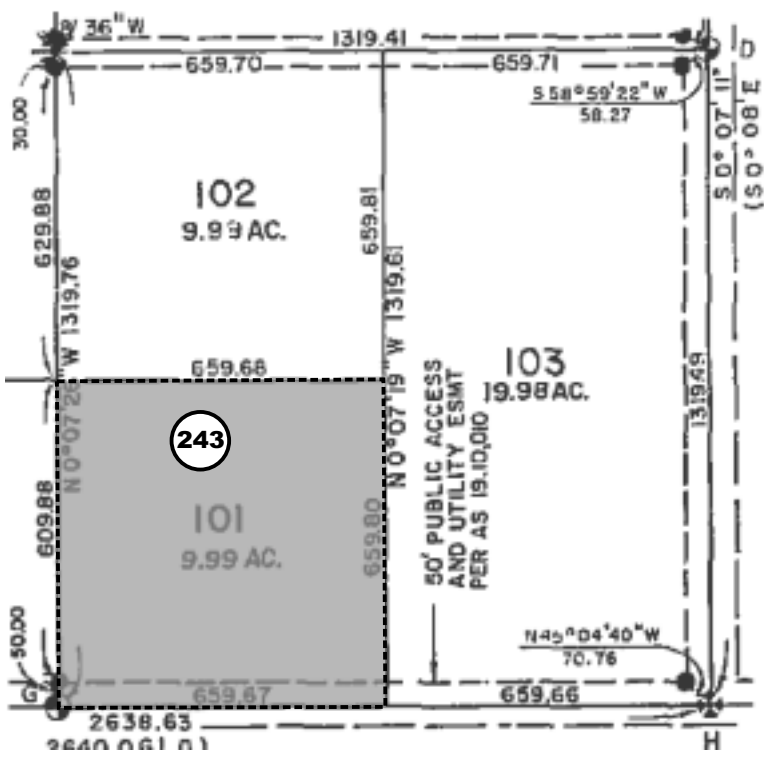
USGS Quad Gulkana A-3, Alaska

VICINITY MAP

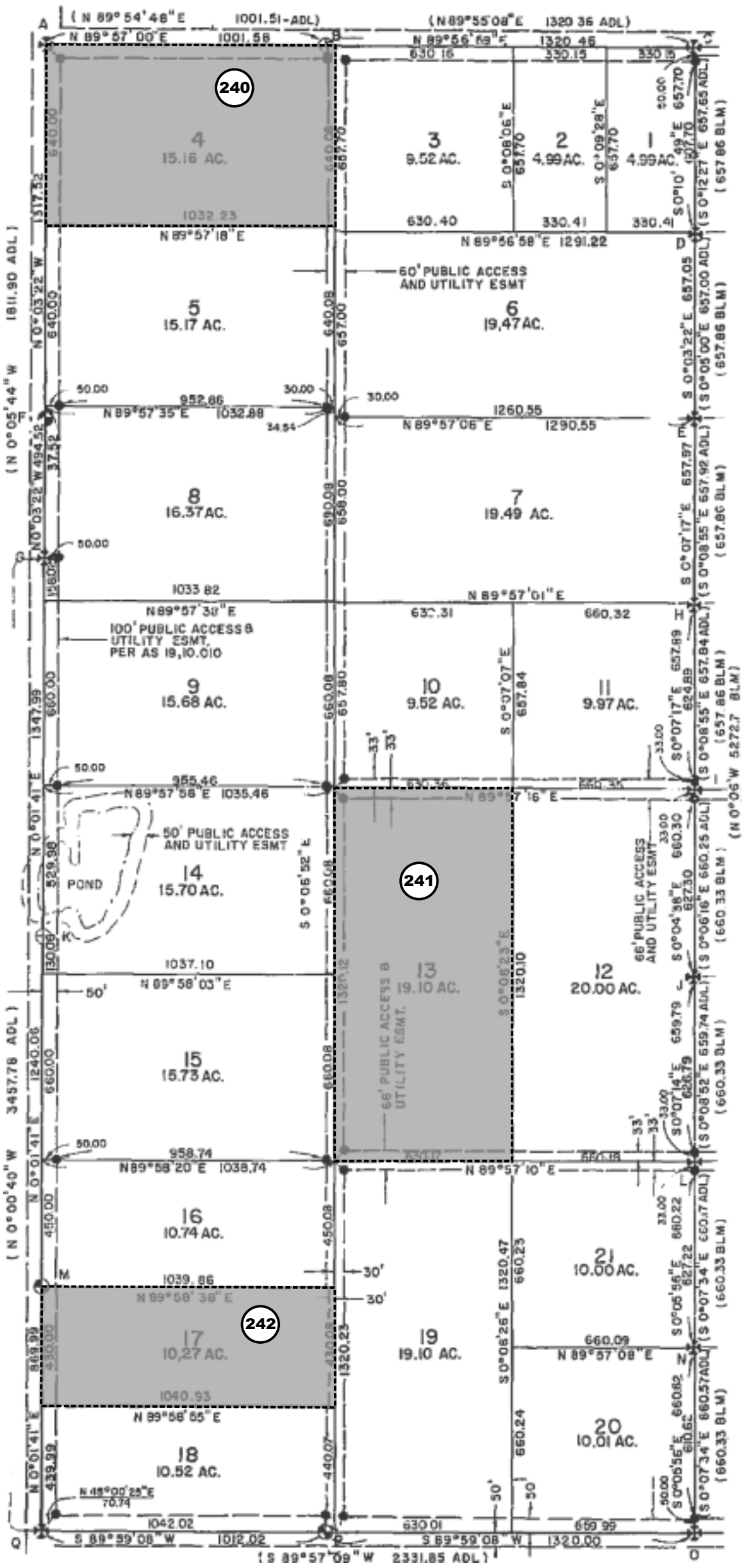
Township 4 North, Range 1 West, Sec. 7, 30
Copper River Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	
240	203159	C004N001W07	ASLS 79-144	4	15.160	See Web Page for Current Price.
241	203168	C004N001W07	ASLS 79-144	13	19.100	
242	203172	C004N001W07	ASLS 79-144	17	10.270	
243	203247	C004N001W30	ASLS 79-144	101	9.990	

Sec. 30



Sec. 7



9/16/02

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, you must submit proof, acceptable to the department, that you:

1. Are 18 years of age or older at the date of sale;
2. **Have 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. Have 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. Have 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. You are encouraged to request your 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.

If you qualify for the Veterans' Land Discount you 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 person, 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.

Below is an example of how a Veterans' Land Discount is calculated for a 3.349-acre parcel with reimbursable costs of $959 per acre; if the bid price were $14,000.00:

Veterans' 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 **(do not submit a bid deposit based upon the discounted purchase price)**		$	- 700.00
Balance Due		$	**10,602.92**

Continued on Next Page

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE
Alder View Addn.1	ASLS 81-207	$374.00/Acre
Alder View Subd.	ASLS 80-137	$277.00/Acre
Alexander Creek West Subd.	ASLS 79-209	$225.00/Acre
Amber Lake North Subd.	ASLS 80-152	$293.00/Acre
Anderson (Sec. 18)	ASLS 79-024	$ 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
Bald Mountain Subd.	ASLS 80-176	$238.00/Acre
Bartlett Hills Alaska Subd.	ASLS 79-143	$234.00/Acre
Bears Den Subd.	ASLS 82-125	$431.00/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
Cannery Creek H.S.	Sec. 6-11, 14-23, 29-32, T6N, R17W, SM	$ 20.00/Acre
Canyon Lake Subd.	ASLS 80-139	$274.00/Acre
Cascade Creek H.S.	Sec. 27-34, T20N, R8E SM	$100.00/Acre
Central Odd Lots	Sec. 24, 26, 34, T9N, R14W, FM	$ 53.00/Acre
Central Subd.	ASLS 77-161	$199.00/Acre
Chandalar Lake Subd.	ASLS 85-224	$408.00/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 & 1-5 77-161	$ 71.00/Acre
Copper Center Subd.	ASLS 79-042	$140.00/Acre
Copper Heights Subd.	ASLS 80-009	$241.00/Acre
Deadman Lake Subd.	ASLS 81-040	$268.00/Acre
Delta "B"	ASLS 77-163	$142.00/Acre
Delta AG Subd.	ASLS 78-093	$ 41.00/Acre
Denali View Subd.	ASLS 80-145	$405.00/Acre
Desperation Subd.	ASLS 81-001	$458.00/Acre
Dinglishna Hills Subd.	ASLS 80-133	$245.00/Acre
Donnelly Subd.	ASLS 80-095	$311.00/Acre
Dune Lake Subd.	ASLS 81-056	$292.00/Acre
Eagle Subd.	ASLS 81-033	$261.00/Acre
Farmview Subd.	ASLS 82-123	$347.00/Acre
Geskakmina Lake	ASLS 81-055	$277.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CR	$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
Glennallen Subd.	ASLS 79-036 Sec. 20, 21, T4N, R2W, CRM	$122.00/Acre
Goldstreak Subd.	ASLS 79-156	$492.00/Acre
Greely Subd.	ASLS 79-164	$ 61.00/Acre
Greensward Subd.	ASLS 79-154	$492.00/Acre
Hayes Creek Subd.	ASLS 81-020	$302.00/Acre
Haystack Extension Subd.	ASLS 80-163	$274.00/Acre
Haystack Subd.	ASLS 80-117	$274.00/Acre
Heiden View Subd.	ASLS 85-089	$878.00/Acre
Hewitt Whiskey Lake Addn. I	ASLS 79-148	$265.00/Acre
Hewitt Whiskey Lake Addn. II	ASLS 80-134	$235.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	$273.00/Acre
PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE
Indian River Subd.	ASLS 80-131	$229.00/Acre
Jack Subd.	ASLS 79-165	$ 61.00/Acre
June Creek Subd.	ASLS 79-166	$ 88.00/Acre
Kahiltna Flats Subd.	ASLS 80-175	$204.00/Acre
Keene Channel Subd.	ASLS 81-008	$440.00/Acre
Kenney Creek Subd.	ASLS 80-143	$273.00/Acre
Kenny Lake Subd.	ASLS 81-193	$740.00/Acre
Kentucky Creek	Sec. 4, 5, T3N, R13W, FM	$ 58.00/Acre

PROJECT NAME	PROJECT DESCRIPTION	COST/ACRE
Kentucky Creek	Sec. S2 28, S2 29, 32, 33, T4N, R13W, FM	$ 58.00/Acre
Kindamina Lake Subd.	ASLS 81-218	$390.00/Acre
Petersburg/Kupreanof Subd.	ASLS 79-182	$411.00/Acre
Kutna Creek Subd.	ASLS 80-157	$264.00/Acre
Lake Louise Small Lots	Various US Surveys on Lake Louise	N/A
Lincoln Creek Subd.	ASLS 82-158	$642.00/Acre
Lockwood Lake Subd.	ASLS 80-091	$248.00/Acre
Mariner's Walk Subd.	ASLS 85-225	$395.00/Acre
Martin Subd.	ASLS 84-021	$257.00/Acre
McCloud Subd.	ASLS 82-157	$609.00/Acre
Mountain Point Subd.	ASLS 80-187	$1863.00/Acre
Mud Bight Subd.	ASLS 79-243	$1622.00/Acre
Murphy Subd.	ASLS 82-159	$284.00/Acre
Nenana South Subd.	ASLS 80-106	$225.00/Acre
Ninemile Creek Subd.	ASLS 80-151	$317.00/Acre
O'Conner Creek Subd.	ASLS 83-023	$271.00/Acre
Olnes East Subd.	ASLS 80-178	$190.00/Acre
Onestone Lake Subd.	ASLS 81-110	$430.00/Acre
Otter Lake Subd.	ASLS 79-147	$225.00/Acre
Panguinge Creek Subd.	ASLS 79-168	$112.00/Acre
Peters Creek Subd.	ASLS 80-144	$302.00/Acre
Riverview Subd.	ASLS 83-128	$262.00/Acre
Robe Lake Subd.	ASLS 79-146	$363.00/Acre
Safari Lake Subd.	ASLS 80-188	$257.00/Acre
Shell Hills Subd.	ASLS 80-177	$314.00/Acre
Shell Lake North Odd Lot	USS 4507	N/A
Shell Lake North Subd.	ASLS 80-174	$437.00/Acre
Skwentna Flats Subd.	ASLS 80-126	$250.00/Acre
Skwentna Station Subd.	ASLS 79-205	$265.00/Acre
Snake Lake Subd.	ASLS 85-085	$207.00/Acre
South Bald Mountain Addn. Subd.	ASLS 82-001	$336.00/Acre
South Bank Homestead	Sec. 18, 19, 20, T8S,R9E, FM	$ 26.00/Acre
South Caribou Lake Addn.	ASLS 81-175	$585.00/Acre
South Caribou Lake Subd.	ASLS 80-155	$271.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	$ 18.00/Acre
Super Cub Subd.	ASLS 80-132	$259.00/Acre
Swan Lake Subd.	ASLS 79-145	$265.00/Acre
Talkeetna Bluffs Addn.	ASLS 81-196	$453.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, S	$ 18.00/Acre
Tazlina Hills Subd.	ASLS 79-227	$349.00/Acre
Tazlina NW Subd.	ASLS 79-226	$349.00/Acre
Tazlina SW Subd.	ASLS 79-121	$349.00/Acre
Tenakee Springs Subd.	ASLS 81-216	$1285.00/Acre
Tenderfoot Subd.	ASLS 81-213	$400.00/Acre
Tok (Sec. 14, T18N, R12E, CRM)	ASLS 79-136	$ 4.00/Lot
Tok (Sec. 14, T18N, R12E, CRM)	ASLS 79-199	$288.00/Acre
Tok (Sec. 15, T18N, R12E, CRM)	ASLS 79-135	$ 4.00/Lot
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	$ 4.00/Lot
Tok (Sec. 25, T18N, R12E, CRM)	ASLS 79-021	$ 4.00/Lot
Tok Replat ASLS 79-006	ASLS 79-132	$ 4.00/Lot
Tok Replat ASLS 79-134	ASLS 80-049	$ 4.00/Lot
Totek Lake Subd.	ASLS 81-057	$305.00/Acre
Tower Bluffs Subd.	ASLS 80-098	$227.00/Acre
Trail Ridge Subd.	ASLS 81-177	$256.00/Acre
Trapper Creek Glen Subd.	ASLS 79-242	$265.00/Acre
Upper George Inlet Subd.	ASLS 84-039	$680.00/Acre
Vault Subd.	ASLS 80-189	$335.00/Acre
West Twin Lake Subd.	ASLS 81-219	$558.00/Acre
Willow Creek Subd.	ASLS 79-122	$156.00/Acre
Wrangell Narrows Subd.	ASLS 81-007	$440.00/Acre