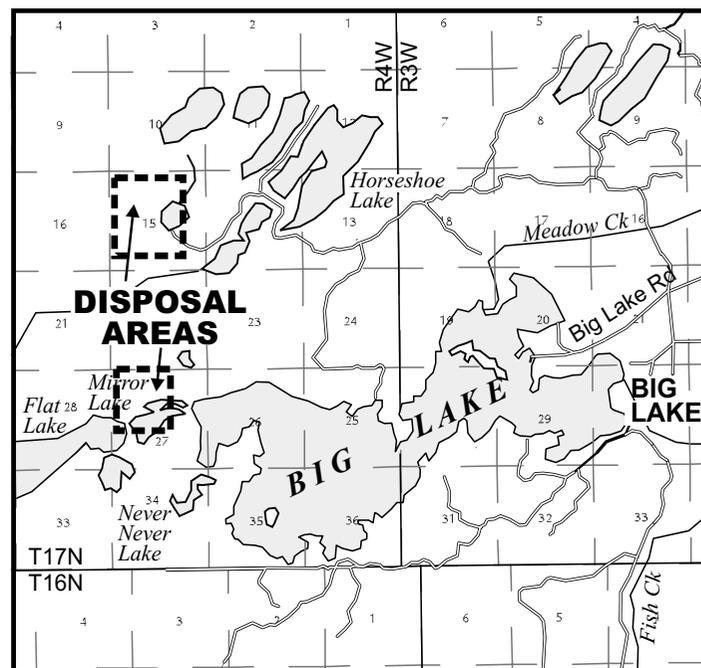


Map 62 - Leroux View Remote Odd Lots

Location	Parcels are located within one and two miles west and northwest of Big Lake. Parcel 668 is located just west of Colt Lake. Parcels 669 and 670 are located just north of Mirror Lake.
Topo Map	USGS Quad Anchorage C-8
Access	Access to the area is from the Parks Highway onto West Big Lake Road. From Big Lake road turn north onto South Beaver Lake Road, then west onto West Lakes Boulevard. To access Parcel 668 from West Lakes Blvd, turn north onto South Horseshoe Lake Road then turn west onto a gravel road that leads to Colt Lake. To access parcel 669 & 670 from the end of West Lakes Blvd, follow gravel road that leads west. From where the developed public road ends, follow platted easements and rights-of-way to the parcels. One should take careful precaution to use only public roads, easements, and rights-of-ways.
Terrain	Nearly level topography changing to undulating with steep slopes up to 30 percent.
Soils	Well-drained soils are found on plains and terraces, while poorly drained soils are located in the depressions and low areas bordering lakes and secondary streams.
Vegetation	Vegetation consists mainly of spruce and birch trees.
Water Front	None
View	Unknown
Climate	Temperatures in the area range from 6 to 21 degrees F in the winter, and 47 to 67 degrees F in the summer. Annual precipitation is approximately 17 inches, including 51 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	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 ADEC.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 84-7 and 90-162.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	None
Other	Parcels may contain wetlands. Purchasers will need to obtain permits from 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).



USGS Quad Anchorage C-8, Alaska

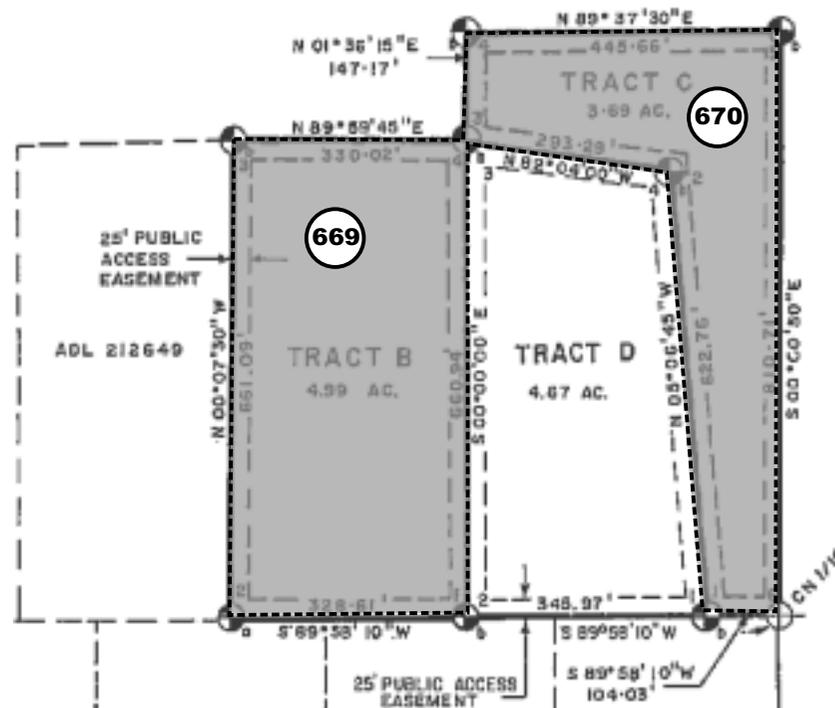
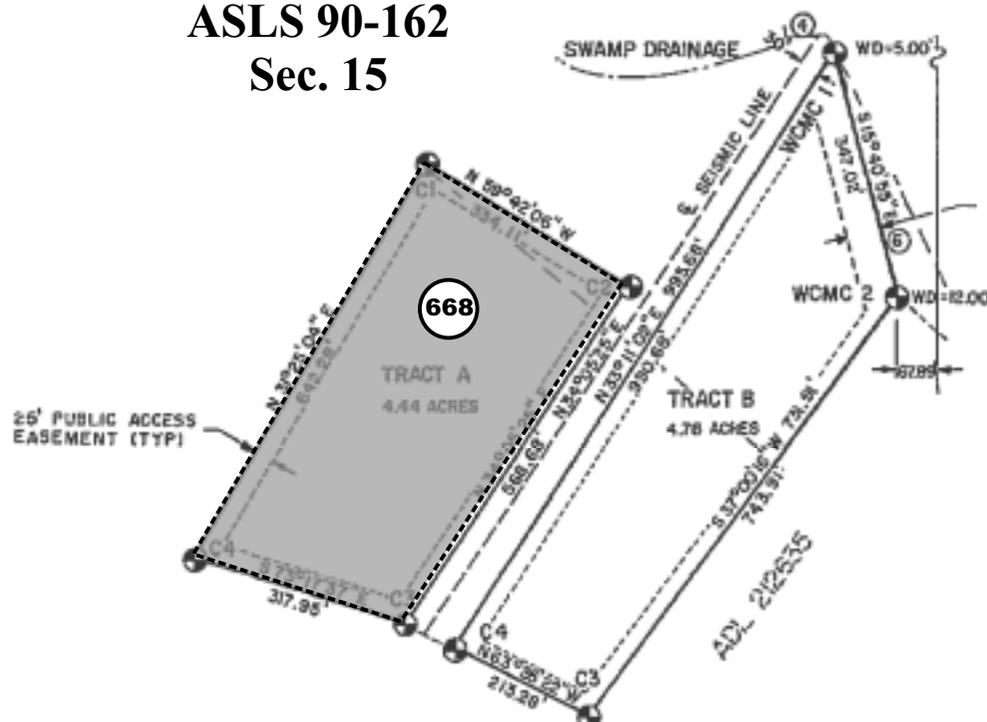
VICINITY MAP

Township 17 North, Range 4 West, Sec. 15, 27
Seward Meridian, Alaska

PARCEL	ADL #	MTRS	SURVEY	TRACT	ACRES	MINIMUM BID
668	212547	S017N004W15	ASLS 90-162	A	4.440	\$6,500.00
669	212626	S017N004W27	ASLS 84-7	B	4.990	\$12,100.00
670	212711	S017N004W27	ASLS 84-7	C	3.690	\$11,500.00

ASLS 84-7 Sec. 27

ASLS 90-162 Sec. 15



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	

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE	PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE
Alder View Addn. I.....	ASLS 81-207.....	\$374.00/Acre	Kentucky Creek.....	Sec. S2 28, S2 29, 32, 33, T4N, R13W, FM.....	\$ 58.00/Acre
Alder View Subd.....	ASLS 80-137.....	\$277.00/Acre	Kindamina Lake Subd.....	ASLS 81-218.....	\$390.00/Acre
Alexander Creek West Subd.....	ASLS 79-209.....	\$225.00/Acre	Petersburg/Kupreanof Subd.....	ASLS 79-182.....	\$411.00/Acre
Amber Lake North Subd.....	ASLS 80-152.....	\$293.00/Acre	Kutna Creek Subd.....	ASLS 80-157.....	\$264.00/Acre
Anderson (Sec. 18).....	ASLS 79-024.....	\$ 54.00/Acre	Lake Louise Small Lots.....	Various US Surveys on Lake Louise.....	N/A
Anderson (Sec. 30).....	ASLS 79-029.....	\$ 54.00/Acre	Lincoln Creek Subd.....	ASLS 82-158.....	\$642.00/Acre
Anderson (Sec. 31).....	ASLS 79-030.....	\$ 54.00/Acre	Lockwood Lake Subd.....	ASLS 80-091.....	\$248.00/Acre
Anderson (Sec. 32).....	ASLS 79-031.....	\$ 54.00/Acre	Mariner's Walk Subd.....	ASLS 85-225.....	\$395.00/Acre
Bald Mountain Subd.....	ASLS 80-176.....	\$238.00/Acre	Martin Subd.....	ASLS 84-021.....	\$257.00/Acre
Bartlett Hills Alaska Subd.....	ASLS 79-143.....	\$234.00/Acre	McCloud Subd.....	ASLS 82-157.....	\$609.00/Acre
Bears Den Subd.....	ASLS 82-125.....	\$431.00/Acre	Mountain Point Subd.....	ASLS 80-187.....	\$1863.00/Acre
Bench Lake Subd.....	ASLS 80-147.....	\$323.00/Acre	Mud Bight Subd.....	ASLS 79-243.....	\$1622.00/Acre
Berg Subd.....	ASLS 82-181.....	\$531.00/Acre	Murphy Subd.....	ASLS 82-159.....	\$284.00/Acre
Bruce Lake Subd.....	ASLS 79-155.....	\$492.00/Acre	Nenana South Subd.....	ASLS 80-106.....	\$225.00/Acre
Cannery Creek H.S.....	Sec. 6-11, 14-23, 29-32, T6N, R17W, SM.....	\$ 20.00/Acre	Ninemile Creek Subd.....	ASLS 80-151.....	\$317.00/Acre
Canyon Lake Subd.....	ASLS 80-139.....	\$274.00/Acre	O'Conner Creek Subd.....	ASLS 83-023.....	\$271.00/Acre
Cascade Creek H.S.....	Sec. 27-34, T20N, R8E SM.....	\$100.00/Acre	Olmes East Subd.....	ASLS 80-178.....	\$190.00/Acre
Central Odd Lots.....	Sec. 24, 26, 34, T9N, R14W, FM.....	\$ 53.00/Acre	Onestone Lake Subd.....	ASLS 81-110.....	\$430.00/Acre
Central Subd.....	ASLS 77-161.....	\$199.00/Acre	Otter Lake Subd.....	ASLS 79-147.....	\$225.00/Acre
Chandalar Lake Subd.....	ASLS 85-224.....	\$408.00/Acre	Panguinge Creek Subd.....	ASLS 79-168.....	\$112.00/Acre
Chase II Subd.....	ASLS 79-149.....	\$236.00/Acre	Peters Creek Subd.....	ASLS 80-144.....	\$302.00/Acre
Chena Hot Springs II Subd.....	ASLS 80-138.....	\$260.00/Acre	Riverview Subd.....	ASLS 83-128.....	\$262.00/Acre
Circle Subd.....	ASLS 78-163 Replat A-J77 & I-5 77-161.....	\$ 71.00/Acre	Robe Lake Subd.....	ASLS 79-146.....	\$363.00/Acre
Copper Center Subd.....	ASLS 79-042.....	\$140.00/Acre	Safari Lake Subd.....	ASLS 80-188.....	\$257.00/Acre
Copper Heights Subd.....	ASLS 80-009.....	\$241.00/Acre	Shell Hills Subd.....	ASLS 80-177.....	\$314.00/Acre
Deadman Lake Subd.....	ASLS 81-040.....	\$268.00/Acre	Shell Lake North Odd Lot.....	USS 4507.....	N/A
Delta "B".....	ASLS 77-163.....	\$142.00/Acre	Shell Lake North Subd.....	ASLS 80-174.....	\$437.00/Acre
Delta AG Subd.....	ASLS 78-093.....	\$ 41.00/Acre	Skwentna Flats Subd.....	ASLS 80-126.....	\$250.00/Acre
Denali View Subd.....	ASLS 80-145.....	\$405.00/Acre	Skwentna Station Subd.....	ASLS 79-205.....	\$265.00/Acre
Desperation Subd.....	ASLS 81-001.....	\$458.00/Acre	Snake Lake Subd.....	ASLS 85-085.....	\$207.00/Acre
Dinglishna Hills Subd.....	ASLS 80-133.....	\$245.00/Acre	South Bald Mountain Addn. Subd.....	ASLS 82-001.....	\$336.00/Acre
Donnelly Subd.....	ASLS 80-095.....	\$311.00/Acre	South Bank Homestead.....	Sec. 18, 19, 20, T8S, R9E, FM.....	\$ 26.00/Acre
Dune Lake Subd.....	ASLS 81-056.....	\$292.00/Acre	South Caribou Lake Addn.....	ASLS 81-175.....	\$585.00/Acre
Eagle Subd.....	ASLS 81-033.....	\$261.00/Acre	South Caribou Lake Subd.....	ASLS 80-155.....	\$271.00/Acre
Farmview Subd.....	ASLS 82-123.....	\$347.00/Acre	Southwind.....	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM.....	\$ 18.00/Acre
Geskakmina Lake.....	ASLS 81-055.....	\$277.00/Acre	Super Cub Subd.....	ASLS 80-132.....	\$259.00/Acre
Glennallen Area I.....	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CR.....	\$122.00/Acre	Swan Lake Subd.....	ASLS 79-145.....	\$265.00/Acre
Glennallen Area II.....	ASLS 79-249 Sec. 24, T4N, R2W, CRM.....	\$122.00/Acre	Talkeetna Bluffs Addn.....	ASLS 81-196.....	\$453.00/Acre
Glennallen Area II.....	ASLS 79-250 Sec. 22, T4N, R2W, CRM.....	\$122.00/Acre	Talkeetna Foothills Subd.....	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, S.....	\$ 18.00/Acre
Glennallen Area II.....	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM.....	\$122.00/Acre	Tazlina Hills Subd.....	ASLS 79-227.....	\$349.00/Acre
Glennallen Subd.....	ASLS 79-036 Sec. 20, 21, T4N, R2W, CRM.....	\$122.00/Acre	Tazlina NW Subd.....	ASLS 79-226.....	\$349.00/Acre
Goldstreak Subd.....	ASLS 79-156.....	\$492.00/Acre	Tazlina SW Subd.....	ASLS 79-121.....	\$349.00/Acre
Greely Subd.....	ASLS 79-164.....	\$ 61.00/Acre	Tenakee Springs Subd.....	ASLS 81-216.....	\$1285.00/Acre
Greensward Subd.....	ASLS 79-154.....	\$492.00/Acre	Tenderfoot Subd.....	ASLS 81-213.....	\$400.00/Acre
Hayes Creek Subd.....	ASLS 81-020.....	\$302.00/Acre	Tok (Sec. 14, T18N, R12E, CRM).....	ASLS 79-136.....	\$ 4.00/Lot
Haystack Extension Subd.....	ASLS 80-163.....	\$274.00/Acre	Tok (Sec. 14, T18N, R12E, CRM).....	ASLS 79-199.....	\$288.00/Acre
Haystack Subd.....	ASLS 80-117.....	\$274.00/Acre	Tok (Sec. 15, T18N, R12E, CRM).....	ASLS 79-135.....	\$ 4.00/Lot
Heiden View Subd.....	ASLS 85-089.....	\$878.00/Acre	Tok (Sec. 23, T18N, R12E, CRM).....	ASLS 79-019.....	\$ 4.00/Lot
Hewitt Whiskey Lake Addn. I.....	ASLS 79-148.....	\$265.00/Acre	Tok (Sec. 25, T18N, R12E, CRM).....	ASLS 79-021.....	\$ 4.00/Lot
Hewitt Whiskey Lake Addn. II.....	ASLS 80-134.....	\$235.00/Acre	Tok Replat ASLS 79-006.....	ASLS 79-132.....	\$ 4.00/Lot
High Mountain Lakes Subd.....	ASLS 80-154.....	\$273.00/Acre	Tok Replat ASLS 79-134.....	ASLS 80-049.....	\$ 4.00/Lot
PROJECT NAME.....	PROJECT DESCRIPTION.....	COST/ACRE	Totek Lake Subd.....	ASLS 81-057.....	\$305.00/Acre
Indian River Subd.....	ASLS 80-131.....	\$229.00/Acre	Tower Bluffs Subd.....	ASLS 80-098.....	\$227.00/Acre
Jack Subd.....	ASLS 79-165.....	\$ 61.00/Acre	Trail Ridge Subd.....	ASLS 81-177.....	\$256.00/Acre
June Creek Subd.....	ASLS 79-166.....	\$ 88.00/Acre	Trapper Creek Glen Subd.....	ASLS 79-242.....	\$265.00/Acre
Kahiltna Flats Subd.....	ASLS 80-175.....	\$204.00/Acre	Upper George Inlet Subd.....	ASLS 84-039.....	\$680.00/Acre
Keene Channel Subd.....	ASLS 81-008.....	\$440.00/Acre	Vault Subd.....	ASLS 80-189.....	\$335.00/Acre
Kenney Creek Subd.....	ASLS 80-143.....	\$273.00/Acre	West Twin Lake Subd.....	ASLS 81-219.....	\$558.00/Acre
Kenny Lake Subd.....	ASLS 81-193.....	\$740.00/Acre	Willow Creek Subd.....	ASLS 79-122.....	\$156.00/Acre
Kentucky Creek.....	Sec. 4, 5, T3N, R13W, FM.....	\$ 58.00/Acre	Wrangell Narrows Subd.....	ASLS 81-007.....	\$440.00/Acre