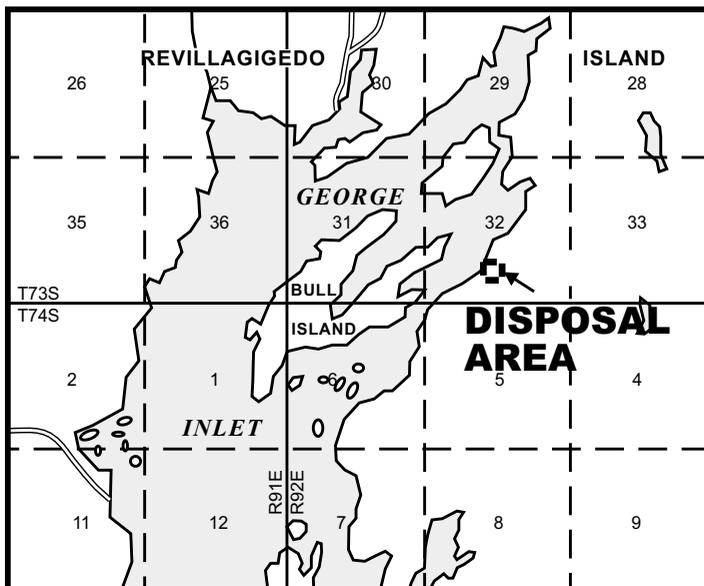
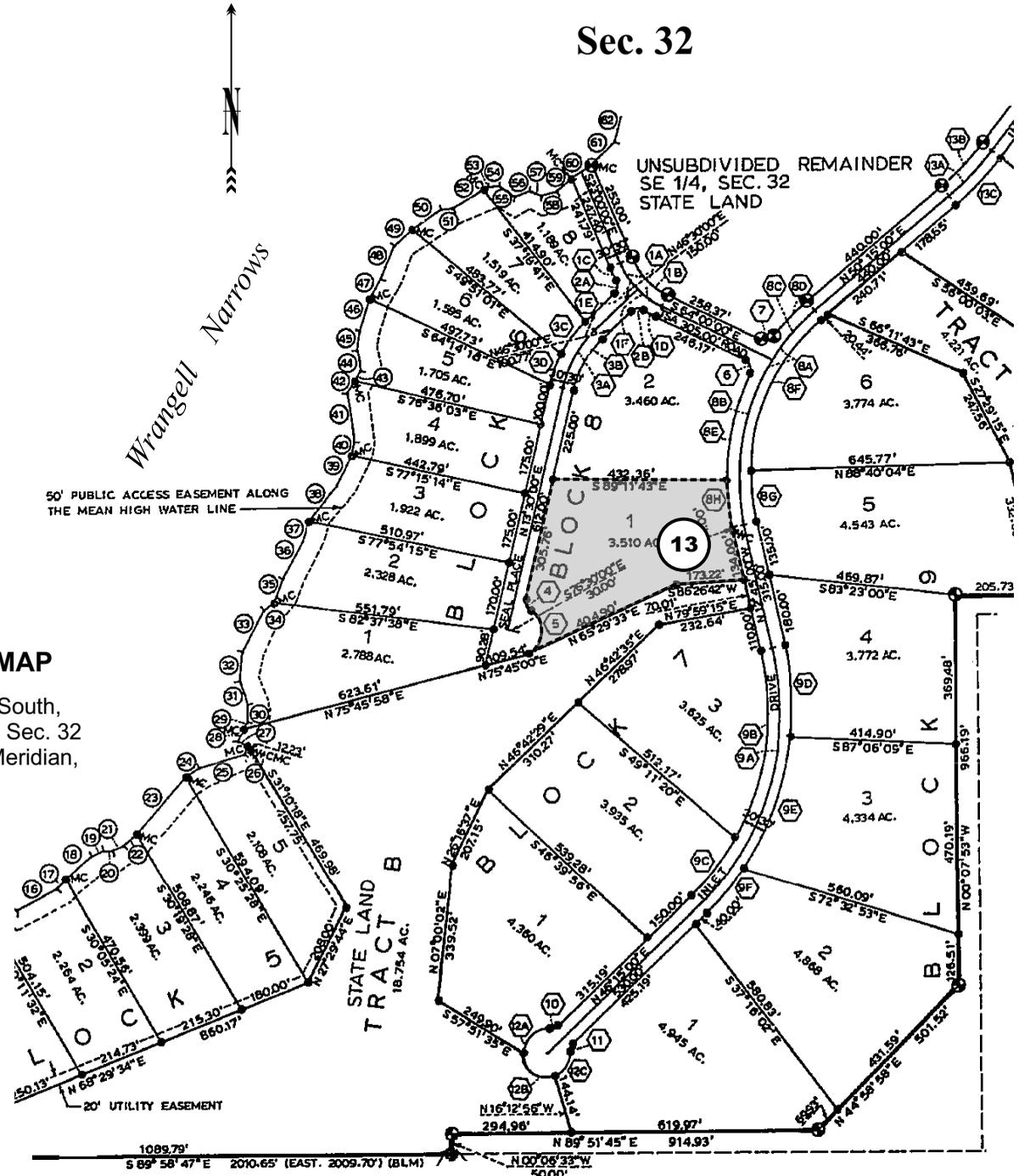


# Map 8 - Upper George Inlet ASLS 84-39

<b>LOCATION</b>	The Upper George Inlet Subdivision is located on Revillagigedo Island, in the upper reaches of George Inlet about 12 air miles and 21 miles via boat northeast of Ketchikan.
<b>TOPO MAP</b>	USGS Quad Ketchikan B-5
<b>ACCESS</b>	Water access, by boat or floatplane from Ketchikan or other communities, is the only practical access available to this lot. Ketchikan is located on the southwestern coast of Revillagigedo Island, opposite Gravina Island, near the southern boundary of Alaska. It is 679 miles north of Seattle and 235 miles south of Juneau. Regularly scheduled jet services offer northbound and southbound departures daily. Ketchikan is a regional transportation hub, with numerous air taxi services to surrounding communities. There are four floatplane-landing facilities. Ketchikan is the first port of call in Alaska for cruise ships and Alaska Marine Highway vessels.
<b>TOPOGRAPHY</b>	Slopes on this lot may range from gently sloping to moderately steep.
<b>SOILS</b>	Bedrock is found at an average depth of three feet with thin overlying soils consisting of a forest organic layer over silt.
<b>VEGETATION</b>	The forest consists primarily of spruce and hemlock with moderate undergrowth and scattered areas of muskeg.
<b>WATER FRONT</b>	None
<b>VIEW</b>	Unknown
<b>CLIMATE</b>	The area lies in the maritime climate zone noted for its warm winters, cool summers, and heavy precipitation. Summer temperatures range from 45 to 67 degrees; winter temperatures range from 30 to 47 degrees. Annual precipitation averages 162 inches.
<b>WATER SOURCE</b>	No water or sewer facilities are available in the area. Water for domestic use may be obtained by the collection of surface water from the small streams in the area or by roof-catchment systems. Groundwater may be found at depth of about 4 feet.
<b>WATER/SEWAGE DISPOSAL</b>	A non-water carried sewage disposal system such as sealed-vault privy, humus, or incendiary toilet may be used on this lot. This upland lot has also been approved for a septic tank - mound sand filter system. Any other type of sewage disposal system must be approved by ADEC prior to installation. 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 of ADEC.
<b>UTILITIES</b>	None
<b>RESTRICTIONS</b>	Subject to platted easements and reservations of record, see ASLS 84-39. This subdivision contains 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).
<b>MUNICIPAL AUTHORITY</b>	Located within the Ketchikan Gateway Borough; this lot is subject to applicable local ordinances and property assessments.
<b>HOMEOWNER'S ASSOC.</b>	None

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
13	104449	C073S092E32	ASLS 84-39	1	8	3.510	\$5,200



# 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 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 ( <b>do not submit a bid deposit based upon the discounted purchase price</b> )		\$ - 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