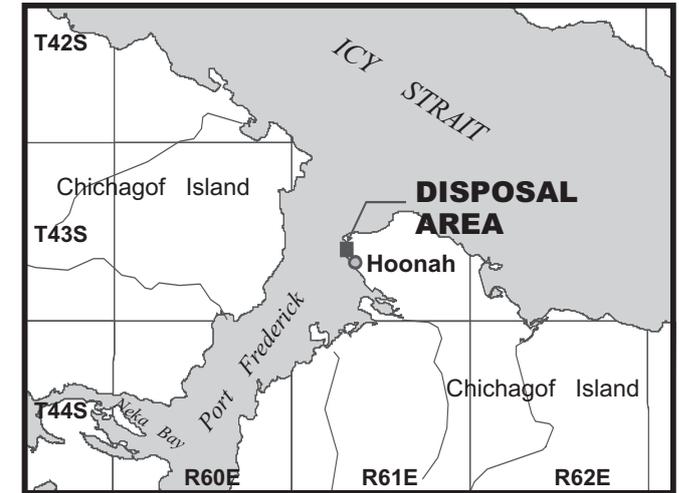


Map 1 - Hoonah Odd Lot USS 2449

Location	This parcel is located in the City of Hoonah on the northeast shore of Chichagof Island, in northern Southeast Alaska, approximately 40 air miles west of Juneau.
Topo Map	USGS Quad Juneau A-5
Access	Hoonah is dependent on air and water transportation for movement of small freight and passengers. The State owns and operates an airport with a 3,000-foot paved runway and a seaplane base that are served by scheduled small aircraft from Juneau. A State ferry terminal and harbor/dock area are available. Freight arrives by barge or plane. There is an extensive logging road system on northwest Chichagof Island. Primary access from town is provided by the Gartina Highway, which is a public road that runs through the parcel.
Terrain	The upland portion of the site rises steeply from the road with a flat, developable bench 70 feet wide along the upper, easterly portion of the parcel. Because of the topography, access/development may require significant blasting and/or acquiring access from the adjacent property, which has more favorable topography. The water front section of the parcel is rocky and slopes gradually from the western edge of the road to the high water mark.
Soils	Soil cover over bedrock is usually less than three feet.
Vegetation	The parcel is vegetated with thick stands of second growth spruce and hemlock.
Water Front	The parcel is located on Port Frederick, a public and navigable waterbody. The only portion of the site having water frontage is a narrow strip that runs along the edge of the water from mean high water to the western edge of the road right-of-way. It has been observed that mean high water comes within 10-15 feet of the actual highway, leaving little room for any type of development.
View	Excellent view of Port Frederick and Chichagof Island.
Climate	Hoonah's maritime climate is characterized by cool summers and mild winters. The airport is closed 20 to 30 days a year due to poor weather, usually foggy periods in the spring and fall. Average winter temperatures range from 26 to 39 degrees F; average summer temperatures range from 52 to 63 degrees F. Average annual precipitation is 100 inches, including 71 inches of snow.
Water Source	See 'Utilities'. Collection and storage of rainwater from a roof-catchment system or a well may also provide water for domestic use.
Water/Sewage Disposal	There is no municipal sewage system available at this lot. 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 Department of Environmental Conservation.
Utilities	The City of Hoonah plans to locate a city water line through this parcel by the end of 2003, which will make municipal water available to the lot.
Restrictions	Subject to easements and reservations of record. This parcel may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands. The parcel is subject to an existing 60-foot public right-of-way, 30-feet on either side of the center line of the road.
Municipal Authority	The City of Hoonah has zoned the parcel 'Residential Reserve' which allows for residential and some commercial activities. City zoning requires a 15 foot building setback along the road and 5 foot (residential) to 10 foot (commercial and multi-family) setbacks on front, rear, and side lines.
Homeowners Association	None

PARCEL	ADL #	MTRS	SURVEY	LOT	ACRES	MINIMUM BID
1	106969	C043S061E20	USS 2449	N/A	0.92	\$52,000

Vicinity Map
 Township 43 South,
 Range 61 East,
 Section 20
 Copper River
 Meridian, Alaska



USGS Quad Juneau, Alaska

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at <http://www.dnr.state.ak.us/landrecords>.

Section 20

