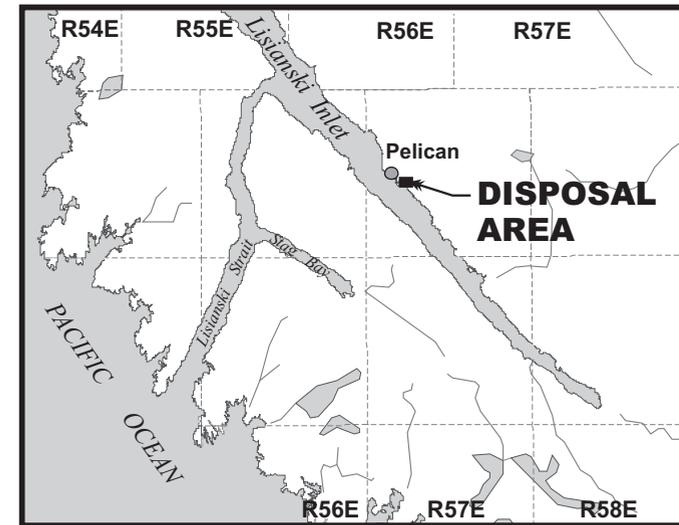


# Map 2 - Pelican Small Lots USS 3305

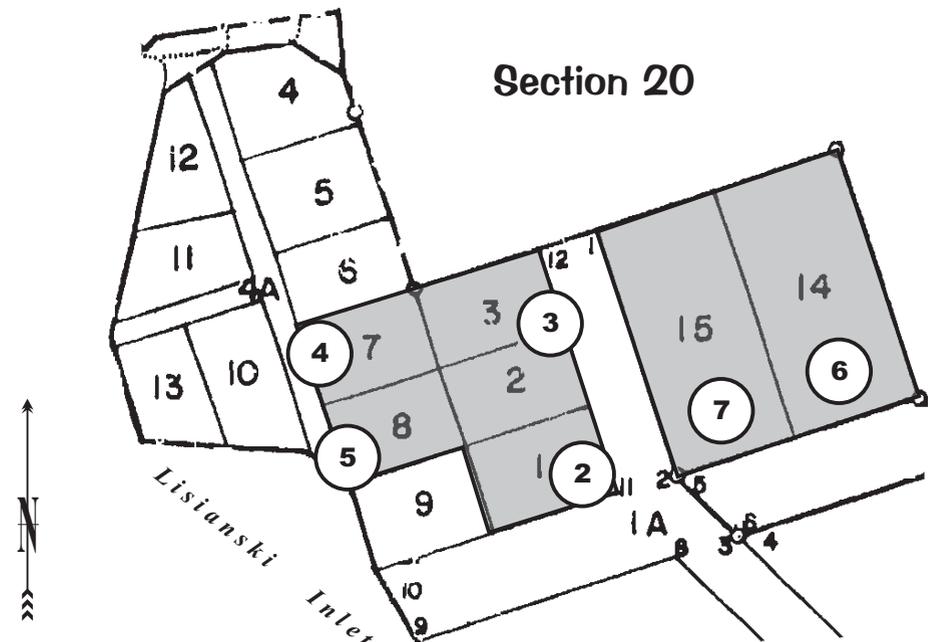
|                        |   |
|------------------------|---|
| Location               | Located in the City of Pelican on Chichagof Island in northern Southeast Alaska, approximately 80 air miles west of Juneau and 40 miles south of Gustavus.  |
| Topo Map               | USGS Quad Sitka D-7   |
| Access                 | Pelican is dependent on boats, float planes, and the Alaska Marine Highway System for access. Daily scheduled air taxi services are available from Juneau. Facilities include a State-owned seaplane base, a small boat harbor, dock, and ferry terminal. The ferry provides two monthly departures during the summer months and one monthly departure during the winter. Lots 1A and 4A are right-of-way lots that provide access to all of the subject lots with the exception of Lot 14. Access to Lot 14 is provided by a 30-foot wide access and utility easement within Lots 14 and 15 along those lots' southerly property lines. Lots 2, 3, 7 and 8 each have 15 foot wide access and utility easements along their common lot lines that provide access from an established public trail on state-owned Lot 6. In addition, Lot 3 has a 30 foot wide access and utility easement reserved within it and along its northerly property line to provide access to Lot 1A. At the present time, these rights of ways are steep, heavily treed and minimally developed. |
| Terrain                | The parcels are moderately to steeply sloped in many places.  |
| Soils                  | There are areas of wetlands on all of the parcels, caused by water draining and pooling from higher elevations. See 'Restrictions' below.   |
| Vegetation             | The parcels are heavily vegetated with spruce and hemlock.  |
| Water Front            | None  |
| View                   | Potential views of Lisianski Inlet and mountainous Chichagof Island.  |
| Climate                | The Pelican area has a maritime climate characterized by cool summers and mild winters. Average winter temperatures range from 21 to 39 degrees F; average summer temperatures range from 51 to 62 degrees F. Average 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 use of a well are the most likely ways to obtain water for domestic use. A subsidiary of Pelican Seafoods, owned by Kake Tribal Corporation, operates a piped water system that ends about 200 feet from Lot 7. Piped water is not available to any of the sale lots and may be expensive to extend.  |
| 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 Alaska Department of Environmental Conservation. The city completed a piped sewage system with ocean outfall which ends about 100 feet from Lot 7. Again, a sewage system is not available to any of the sale lots and may be expensive to extend.  |
| Utilities              | Electric lines run along Lots 7 and 8 but not to any of the other sale lots. The city provides garbage collection services, recycling, and incinerates the refuse at the landfill.  |
| Restrictions           | Subject to easements and reservations of record. ADL 106972 is subject to a 15-foot access and utility easement along the west lot line and a 30-foot access and utility easement along the northern lot line. ADL 106973 and ADL 106974 are subject to a 15-foot access and utility easement along the east lot line. ADL 106975 and 106976 are subject to a 30-foot public access and utility easement along the southern lot line. All parcels are subject to a 10-foot building setback from any public street and 5-feet from any property line. These parcels contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.   |
| Municipal Authority    | The parcels are zoned "Mixed-Use" by the City of Pelican, which allows commercial and residential activities.   |
| Homeowners Association | None  |
| Other                  | Structures and/or improvements on ADL 106974 are not included in the price of the parcel and are not included in the sale of the parcel. Any such improvements on the parcel will be removed by the time the contract for sale is written or before the patent is issued.   |

## Vicinity Map

Township 45 South,  
Range 57 East,  
Section 20  
Copper River  
Meridian, Alaska



USGS Quad Sitka, Alaska



| PARCEL | ADL #  | MTRS        | SURVEY   | LOT   | ACRES | MINIMUM BID |
|--------|--------|-------------|----------|-------|-------|-------------|
| 2      | 106971 | C045S057E20 | USS 3305 | 1     | 0.200 | \$10,500    |
| 3      | 106972 | C045S057E20 | USS 3305 | 2 & 3 | 0.380 | \$15,900    |
| 4      | 106973 | C045S057E20 | USS 3305 | 7     | 0.190 | \$12,200    |
| 5      | 106974 | C045S057E20 | USS 3305 | 8     | 0.190 | \$12,200    |
| 6      | 106975 | C045S057E20 | USS 3305 | 14    | 0.570 | \$15,800    |
| 7      | 106976 | C045S057E20 | USS 3305 | 15    | 0.570 | \$18,000    |

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>.

Pelican

