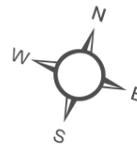
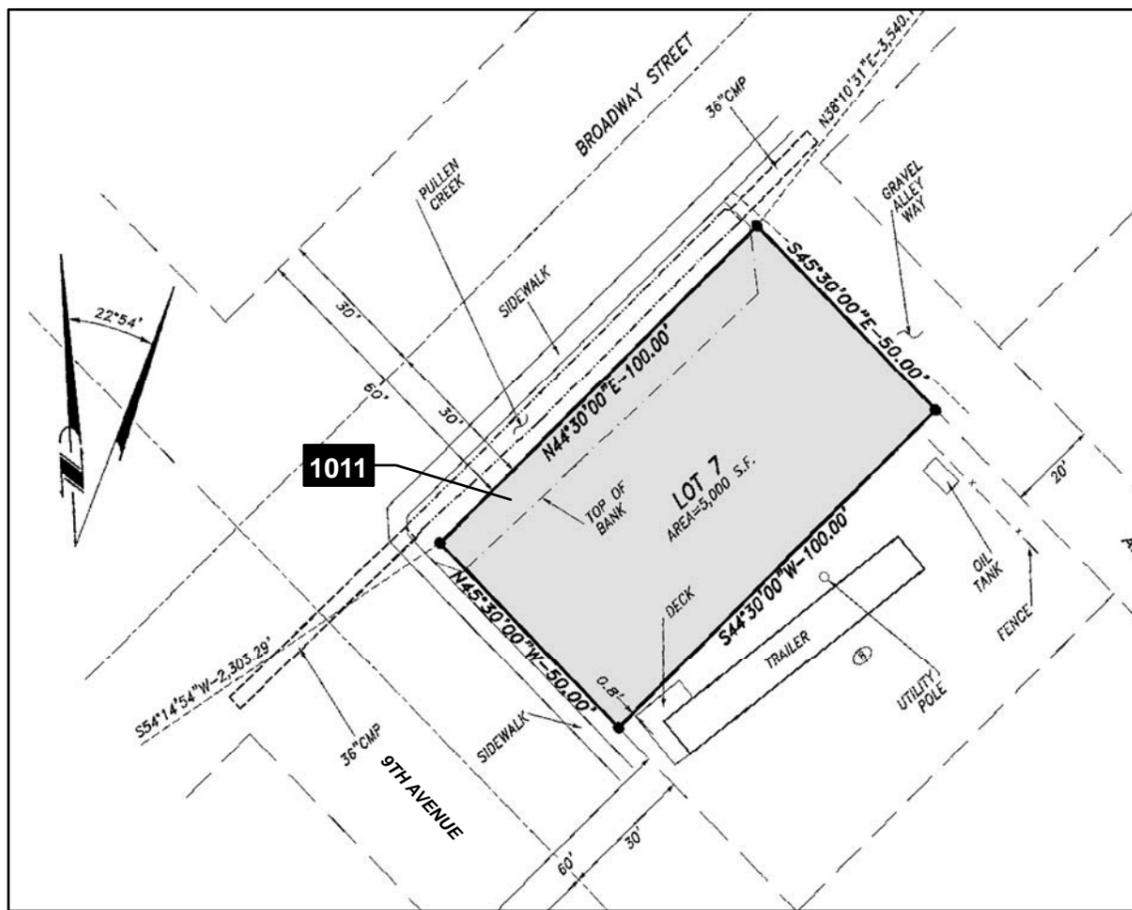
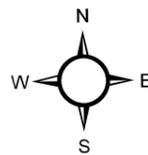
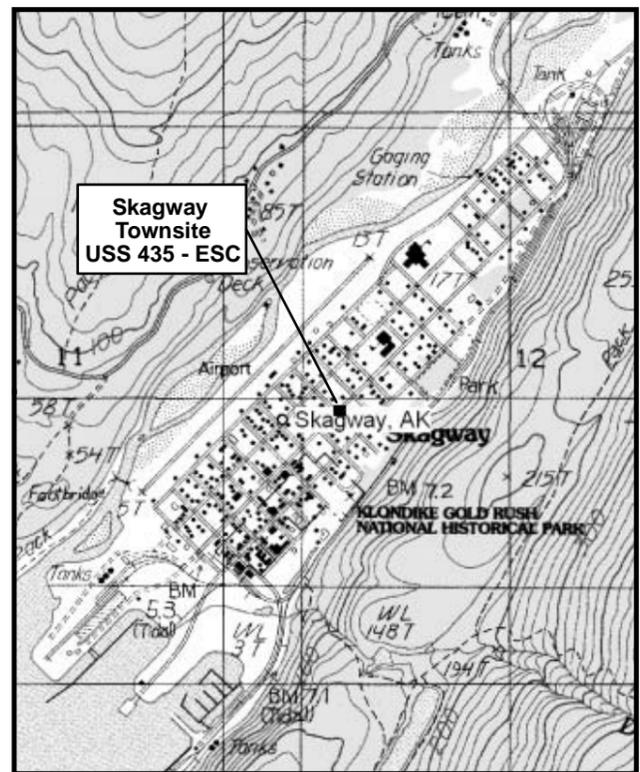


Map 2 ~ Skagway Townsite - USS 435-ESC

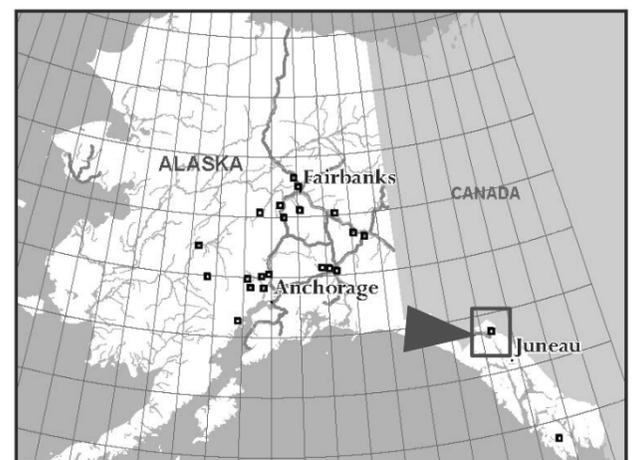


Location	Skagway is located 90 miles northeast of Juneau at the northernmost end of Lynn Canal, at the head of Taiya Inlet.
Topo Map	The USGS Quad is Skagway B-1.
Access	Skagway is accessed by air, road, ferry, and rail services. Access to the parcel is from and along Broadway Street and Ninth Street.
Terrain	The lot is level as are most of the lots in this area of Skagway.
Soils	No soils information is available. The lot appears to be well drained.
Vegetation	There are cottonwood trees, low bushes, grass, and other plants along the property line adjacent to Pullen Creek. The majority of the lot is grass covered.
Water Frontage	There is no water frontage. Pullen Creek, a very small anadromous stream, is located adjacent to, and about two to three feet outside, the property line. (See Restrictions noted below.)
View	None.
Climate	Skagway experiences a maritime climate with cool summers and mild winters. Average summer temperatures range from 45 to 67; winter temperatures average 18 to 37. Within the shadow of the mountains, Skagway receives less rain than is typical of Southeast Alaska, averaging 26 inches of precipitation per year, and 39 inches of snow.
Water Source	Municipal water supply.
Water/Sewage Disposal	Piped sewage receives primary treatment with a marine outfall.
Utilities	Streets are paved and all utilities are available.
Restrictions	<p>The parcel is zoned Residential General (RG). This allows single-family and multi-family residential housing. Due to the subject's lot size of 5,000 square feet, single family homes and duplexes would be allowed. Contact the Municipality of Skagway for a copy of their zoning regulations (Skagway Municipal Code 19.06.030) for this area.</p> <p>The lot will also be subject to a reservation, substantially consistent with the following: "Subject to a natural vegetative buffer on any portion of the lot that is within 15 feet of the ordinary high water line of Pullen Creek. The purpose of this buffer is to protect riparian habitat, water quality and fish habitat. There shall be no development or clearing of vegetation within this buffer. The removal of dead, dying, or hazard trees or replacement of vegetation is allowed provided replacement vegetation is of a riparian species native to the area. The intent is to maintain a 15-foot zone of native riparian vegetation adjacent to Pullen Creek."</p>
Municipal Authority	Municipality of Skagway, P.O. Box 415, Skagway, AK 99840 Phone 907-983-2297, Fax 907-983-2151 E-mail m.harris@skagway.org Web http://www.skagway.org
Homeowners Association	None.
Other	Skagway is located 90 miles northeast of Juneau at the northernmost end of Lynn Canal, at the head of Taiya Inlet. This parcel will be offered in the Veterans Preference Auction. See the brochure narrative for more information about this program.

PARCEL #	AK DIVISION OF LANDS (ADL) #	MERIDIAN TOWNSHIP RANGE SECTION	SURVEY	ACRES	LOT	BLOCK	MINIMUM BID
1011	107559	C028S059E12	USS 435-ESC	0.115	7	60	\$80,000



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>.



Township 28 South, Range 59 East, Section 12
 Copper River Meridian, Alaska