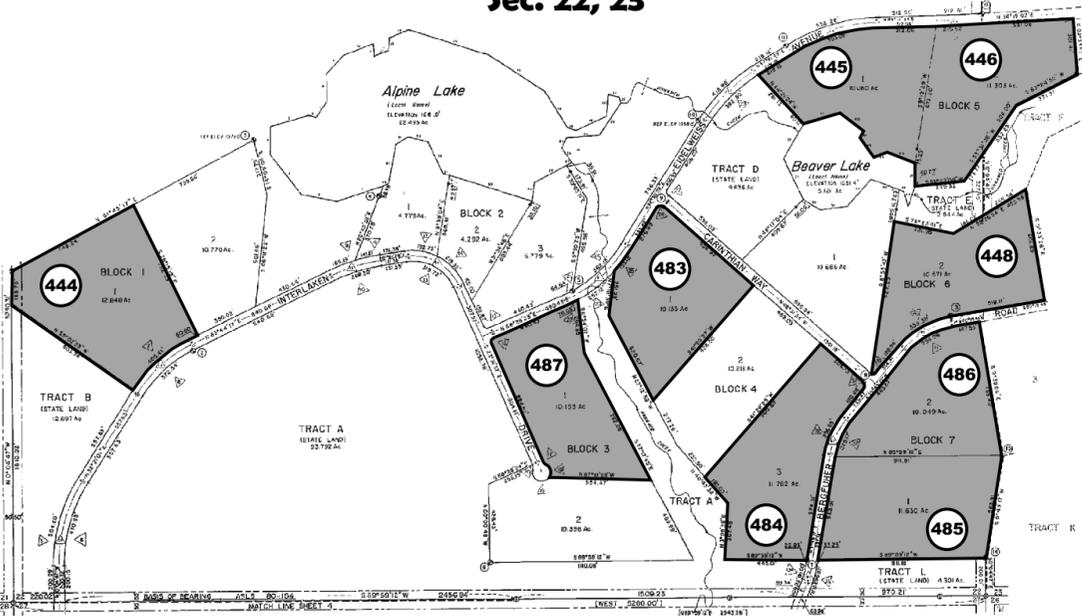
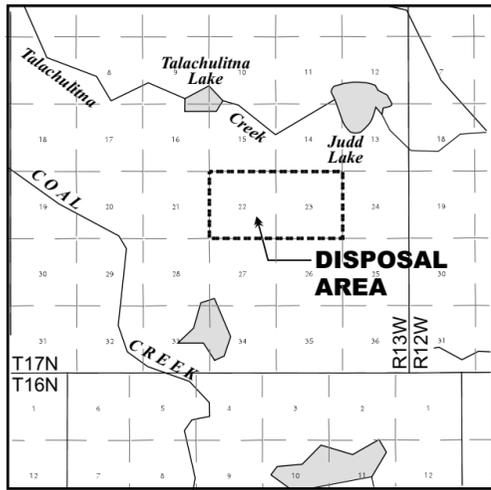
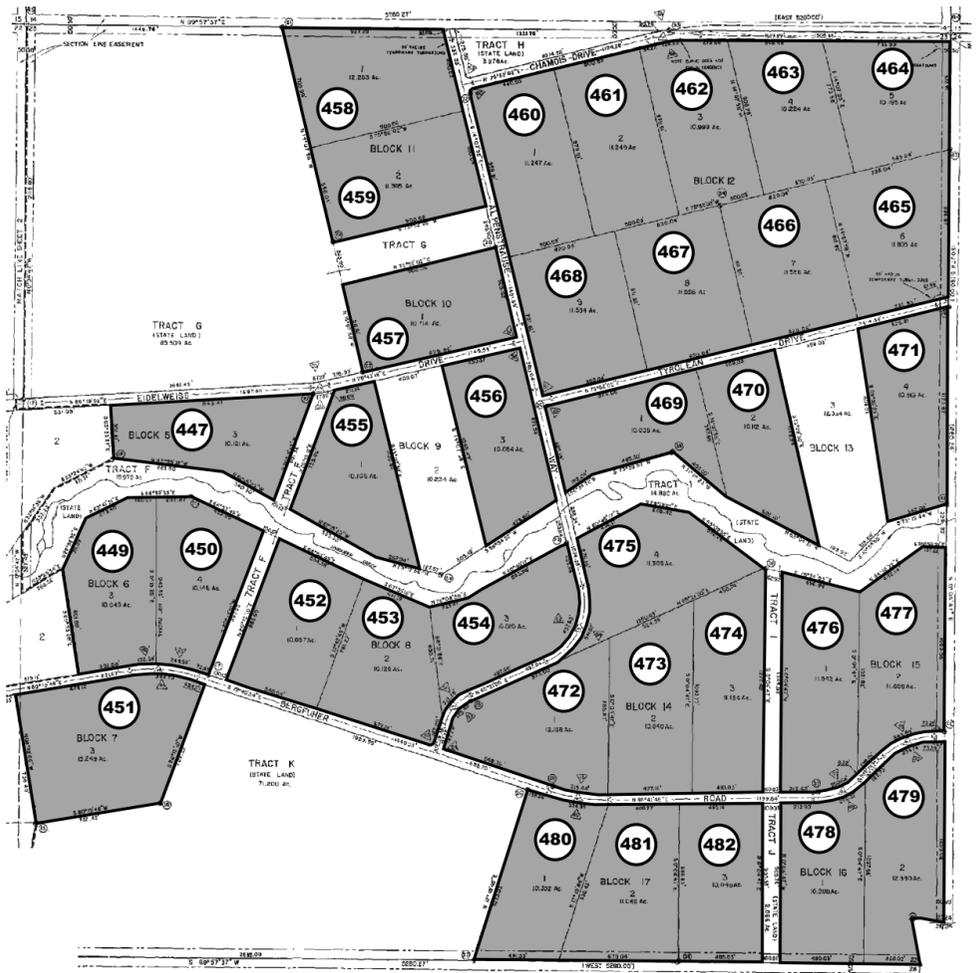


Map 25 - High Mountain Lakes Addition ASLS 81-194

Sec. 22, 23



Sec. 23



USGS Quad Tyonek C-5, Alaska

Vicinity Map

Township 17 North, Range 13 West,
Sec. 22, 23
Seward Meridian, Alaska

Parcel	ADL	MTRS	Survey	Lot/Tract	Block	Acres	Minimum Bid
444	213290	S017N013W22	ASLS 81-194	1	1	12.848	\$10,100.00
445	213292	S017N013W22	ASLS 81-194	1	5	10.060	\$7,900.00
446	213293	S017N013W22, 23	ASLS 81-194	2	5	11.303	\$8,900.00
447	213294	S017N013W23	ASLS 81-194	3	5	10.181	\$6,800.00
448	213295	S017N013W22, 23	ASLS 81-194	2	6	10.571	\$8,300.00
449	213296	S017N013W23	ASLS 81-194	3	6	10.045	\$6,700.00
450	213297	S017N013W23	ASLS 81-194	4	6	10.145	\$6,800.00
451	213298	S017N013W22, 23	ASLS 81-194	3	7	5.249	\$9,700.00
452	213299	S017N013W23	ASLS 81-194	1	8	10.057	\$6,700.00
453	213300	S017N013W23	ASLS 81-194	2	8	10.126	\$6,800.00
454	213301	S017N013W23	ASLS 81-194	3	8	10.010	\$6,700.00
455	213302	S017N013W23	ASLS 81-194	1	9	10.106	\$6,800.00
456	213304	S017N013W23	ASLS 81-194	3	9	10.054	\$6,700.00
457	213305	S017N013W23	ASLS 81-194	1	10	10.714	\$6,800.00
458	213306	S017N013W23	ASLS 81-194	1	11	12.253	\$7,800.00
459	213307	S017N013W23	ASLS 81-194	2	11	11.365	\$7,200.00
460	213308	S017N013W23	ASLS 81-194	1	12	11.247	\$7,200.00
461	213309	S017N013W23	ASLS 81-194	2	12	11.249	\$7,200.00
462	213310	S017N013W23	ASLS 81-194	3	12	10.999	\$7,000.00
463	213311	S017N013W23	ASLS 81-194	4	12	10.224	\$6,500.00
464	213312	S017N013W23	ASLS 81-194	5	12	10.195	\$6,500.00
465	213313	S017N013W23	ASLS 81-194	6	12	11.805	\$7,500.00
466	213314	S017N013W23	ASLS 81-194	7	12	11.556	\$7,400.00
467	213315	S017N013W23	ASLS 81-194	8	12	11.556	\$7,400.00
468	213316	S017N013W23	ASLS 81-194	9	12	11.554	\$7,400.00
469	213317	S017N013W23	ASLS 81-194	1	13	10.005	\$6,700.00
470	213318	S017N013W23	ASLS 81-194	2	13	10.112	\$6,800.00
471	213320	S017N013W23	ASLS 81-194	4	13	10.913	\$7,300.00
472	213321	S017N013W23	ASLS 81-194	1	14	12.158	\$7,800.00
473	213322	S017N013W23	ASLS 81-194	2	14	10.840	\$6,900.00
474	213323	S017N013W23	ASLS 81-194	3	14	11.134	\$7,100.00
475	213324	S017N013W23	ASLS 81-194	4	14	11.305	\$7,600.00
476	213325	S017N013W23	ASLS 81-194	1	15	11.942	\$8,000.00
477	213326	S017N013W23	ASLS 81-194	2	15	11.659	\$7,800.00
478	213327	S017N013W23	ASLS 81-194	1	16	10.288	\$6,600.00
479	213328	S017N013W23	ASLS 81-194	2	16	12.590	\$8,000.00
480	213329	S017N013W23	ASLS 81-194	1	17	10.352	\$6,600.00
481	213330	S017N013W23	ASLS 81-194	2	17	11.046	\$7,000.00
482	213331	S017N013W23	ASLS 81-194	3	17	10.046	\$6,400.00
483	213332	S017N013W22	ASLS 81-194	1	4	10.135	\$8,000.00
484	213334	S017N013W22	ASLS 81-194	3	4	11.782	\$9,300.00
485	213336	S017N013W22, 23	ASLS 81-194	1	7	11.630	\$8,700.00
486	213337	S017N013W22, 23	ASLS 81-194	2	7	10.049	\$7,500.00
487	213341	S017N013W22	ASLS 81-194	1	3	10.153	\$8,000.00

Location	Located approximately 65 miles northwest of Anchorage, nine miles north of Beluga Lake and one mile southwest of Judd Lake.
Topo Map	USGS Quad Tyonek C-5
Access	Floatplane access is available to North Lake located to the south or Judd Lake located to the northeast. The smaller lakes within the subdivision appear to be too small for air access. Other means is by overland hiking or by snowmachine.
Terrain	Flat to fairly steep with elevation between 1,000 to 2,000 feet above mean sea level. Small lakes and streams are scattered throughout the area.
Soils	A thin organic layer, underlain by a thin layer of wind deposited silt over glacial ground moraines or outwash deposits. Overall, the area is well drained.
Vegetation	Scattered to moderate stands of large spruce and cottonwood trees are found throughout the valleys as well as grassy wet and dry meadows, willow, and alder. The surrounding hills are predominately covered by low vegetation.
Water Front	2 lots have lakeshore frontage along Beaver Lake.
View	Spectacular view of the Alaska Range and lakes scattered throughout the area.
Climate	Temperatures range from an average low of 5 degrees F to a high of 58 degrees F, with extremes down to -50 degrees F and up to 80 degrees F. Annual precipitation is 25 to 30 inches including 130 inches of snowfall.
Water Source	Unknown
Water/Sewage Disposal	All lots are approved by the Alaska Department of Environmental Conservation pursuant to 18 AAC 72.065 for on-site pit privy 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 the Alaska Dept. of Environmental Conservation.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 81-194.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel within the subdivision automatically becomes a member of the High Mountain Lakes Homeowner's Association. Covenants are recorded in Book 699, Page 915, Date 2-17-82, Anchorage Recording District.
Other	Located within the Susitna Area Plan.

Note: Authorized uses such as hunting, trapping, mining, or timber sales can and do occur on private, municipal, state, or federal land near the offered parcels. It is strongly recommended that applicants take this into consideration when applying for the purchase of state land.

Veteran's Land Discount

The Veteran's Land Discount described in this section cannot be applied to parcels acquired in the Veteran's Preference Sale. Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veteran's Land Discount may only be used **once** in an applicant's lifetime.

Veteran's Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

1. Is 18 years of age or older at the date of sale;
2. **Has 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. Has 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. Has 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. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veteran's 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 on page 7.

Successful bidders who qualify for the Veteran's Land Discount **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, both purchasers must be eligible veterans. Under these circumstances, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veteran's Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN'S 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% Veteran's Discount Rate	x	0.25	
Veteran's 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 (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veteran's Discount

Project Name	Project description	Cost/Acre
Alexander Creek West Subd.	ASLS 79-209	\$225.00/Acre
Amber Lake North Subd	ASLS 80-152	\$293.00/Acre
Anderson (Sec. 17)	ASLS 79-023	\$54.00/Acre
Anderson (Sec. 18)	ASLS 79-024	\$54.00/Acre
Anderson (Sec. 19)	ASLS 79-025	\$54.00/Acre
Anderson (Sec. 20)	ASLS 79-026	\$54.00/Acre
Anderson (Sec. 28)	ASLS 79-027	\$54.00/Acre
Anderson (Sec. 29)	ASLS 79-028	\$54.00/Acre
Anderson (Sec. 30)	ASLS 79-029	\$54.00/Acre
Anderson (Sec. 31)	ASLS 79-030	\$54.00/Acre
Anderson (Sec. 32)	ASLS 79-031	\$54.00/Acre
Anderson (Sec. 33)	ASLS 79-032	\$54.00/Acre
Bald Mountain Subd.	ASLS 80-176	\$238.00/Acre
Bench Lake Subd.	ASLS 80-147	\$323.00/Acre
Berg Subd.	ASLS 82-181	\$531.00/Acre
Bruce Lake Subd.	ASLS 79-155	\$492.00/Acre
Canyon Lake Subd.	ASLS 80-139	\$274.00/Acre
Chase II Subd.	ASLS 79-149	\$236.00/Acre
Chena Hot Springs II Subd.	ASLS 80-138	\$260.00/Acre
Circle Subd.	ASLS 78-163 Replat A-J77-113 & I-5 77-161	\$71.00/Acre
Copper Center Subd.	ASLS 79-042	\$140.00/Acre
Deadman Lake Subd.	ASLS 81-040	\$268.00/Acre
Delta Ag Subd.	ASLS 78-93	\$41.00/Acre

Project Name	Project description	Cost/Acre
Denali View Subd.	ASLS 80-145	\$405.00/Acre
Eagle Subd.	ASLS 81-033	\$261.00/Acre
Frederick Point North Subd.	ASLS 83-031	\$698.00/Acre
Glennallen Area I	ASLS 79-144 Sec. 7, 17, 20, 29, 30, T4N, R1W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-249 Sec. 24, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-250 Sec. 22, T4N, R2W, CRM	\$122.00/Acre
Glennallen Area II	ASLS 79-251 Sec. 26, 27, T4N, R2W, CRM	\$122.00/Acre
Goldstreak Subd.	ASLS 79-156	\$492.00/Acre
Greensward Subd.	ASLS 79-154	\$492.00/Acre
High Mountain Lakes Addn. Subd.	ASLS 81-194	\$426.00/Acre
High Mountain Lakes Subd.	ASLS 80-154	\$273.00/Acre
Indian River Subd.	ASLS 80-131	\$229.00/Acre
John Lake Subd.	ASLS 82-190	\$458.00/Acre
Lake Louise Small Lots	Various US Surveys On Lake Louise	N/A
Lynx Lake Aliquot Part	Sec. 9, 16, 21, T18N R4W, SM	\$63.00/Acre
Rabideux Ag.	Sec. 9, 15, 16, 21, 22, 27, 28, 34, T25N, R5W, SM	\$46.00/Acre
Shelter Island Subd.	ASLS 80-170	\$460.00/Acre
Southwind	Sec. 10-3, 9-17, 20-29, T8S, R8W, FM	\$18.00/Acre
Talkeetna Foothills Subd.	Sec. 1-5, 8-12, 16, 20, 21, 28, 29, 32, T25N, R3W, SM	\$18.00/Acre
Tenakee Springs Subd.	ASLS 81-216	\$1285.00/Acre
Tok (Sec. 23, T18N, R12E, CRM)	ASLS 79-019	\$4.00/Lot
Whale Passage Addition #2	ASLS 00-26	\$350.00/Acre
Whale Passage Addition #3	ASLS 00-25	\$350.00/Acre