

State of Alaska



Department of Commerce and Economic Development

Certificate

The undersigned, as Commissioner of Commerce and Economic Development, of the State of Alaska, hereby certifies that duplicate originals of the Articles of Incorporation of THE 880 "N" STREET CONDOMINIUM ASSN., INC.

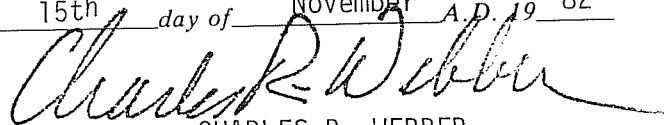
duly signed and verified pursuant to the provisions of the Alaska Nonprofit Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Commissioner of Commerce and Economic Development, and by virtue of the authority vested in him by law hereby issues this Certificate of Incorporation of

THE 880 "N" STREET CONDOMINIUM ASSN., INC.

and attaches hereto a duplicate original of the Articles of Incorporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Juneau, the Capital, this
15th day of November A.D. 19 82



CHARLES R. WEBBER
COMMISSIONER OF COMMERCE
AND ECONOMIC DEVELOPMENT

NOV 15 1982

DEPARTMENT OF COMMERCE
& ECONOMIC DEVELOPMENT

ARTICLES OF INCORPORATION

OF

THE 880 "N" STREET CONDOMINIUM ASSN., INC.

In compliance with the requirements of Title 10, Chapter 20, et seq., of the Alaska Statutes, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

Name

The name of the corporation is THE 880 "N" STREET CONDOMINIUM ASSN., INC., hereinafter called the "Association".

ARTICLE II

Office

The principal office of the Association is located at 880 "N" Street, Suite 111, Anchorage, Alaska 99501.

ARTICLE III

Registered Agent

Robert P. Bannon, whose address is 880 "N" Street, Suite 111, Anchorage, Alaska 99501, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, and control of the common area easements within that certain property described as a three-story office condominium located on Lot 4B, Block 93, Original L Street Replat, Anchorage Recording District, State of Alaska, Plat 78-229, recorded in the Recorder's office at Anchorage, Alaska, and to promote the health, safety, and welfare of the owners within the above described property, and for these purposes:

(a) Powers and Privileges. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declarations and Deed as same are applicable to the property described therein and as the same may be amended from time to time as therein provided, said Declarations and Deed being incorporated herein as if set forth at length;

(b) Assessments and Expenses. To fix, levy, collect, and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of said Declarations and the Bylaws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(c) Property. To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Debts. To borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(e) Laws. To have and to execute any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Alaska by law may now or hereafter have or exercise.

ARTICLE V

Membership

Every person or entity who is a record owner of a fee interest in any unit which is subject to the Declarations and Deed aforesaid is subject to assessment by the Association, and qualifies in accordance with the Bylaws, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such unit shall be the sole qualification for membership.

ARTICLE VI

Board of Directors

The affairs of this Association shall be managed by a Board of Directors. The initial Board of Directors shall be composed of six persons who need not be members of the Association. The number of directors may be changed pursuant to the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Robert P. Bannon	880 "N" Street, Suite 111 Anchorage, Alaska 99501
Jim H. Case, D.D.S.	880 "N" Street, Suite 101 Anchorage, Alaska 99501
Jay R. Derksen, D.D.S.	880 "N" Street, Suite 223 Anchorage, Alaska 99501
Gordon Reeves, D.D.S.	880 "N" Street, Suite 301 Anchorage, Alaska 99501
Dennis M. Mestas	880 "N" Street, Suite 202 Anchorage, Alaska 99501
John Kovacs	880 "N" St., Suite 304 Anchorage, Alaska 99501

ARTICLE VII

Duration

The corporation shall exist perpetually.

ARTICLE VIII

Annexation of Additional Properties

Additional properties may be annexed to the property subject to the terms and conditions of the Deed, Declarations, Bylaws of this Association and rules and regulations promulgated thereunder and all such additional properties shall be governed thereby.

ARTICLE IX

Amendments

Amendment of these Articles shall require the assent of 75% of the members.

ARTICLE X

Internal Affairs

The internal affairs of the Association shall be regulated by the Declarations, Bylaws and Resolutions of the Board of Directors, including but not limited to the distribution of assets on dissolution or final liquidation.

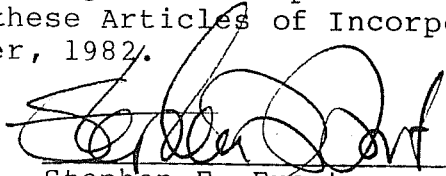
ARTICLE XI

Incorporators

The initial incorporators of said non-profit corporation are:

<u>Name</u>	<u>Address</u>
Stephen F. Frost	880 "N" St., Suite 203 Anchorage, Alaska 99501
David E. Grashin	880 "N" St., Suite 203 Anchorage, Alaska 99501
Margaret E. Bell	880 "N" Street, Suite 203 Anchorage, Alaska 99501

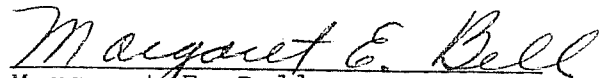
IN WITNESS WHEREOF, for the purpose of forming this nonprofit corporation under the laws of the State of Alaska, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on this 10th day of November, 1982.



Stephen F. Frost



David E. Grashin

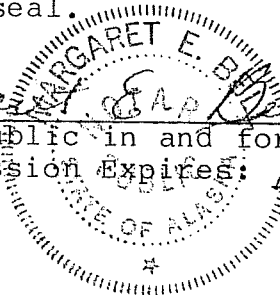


Margaret E. Bell

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 10th day of November, 1982, before me the undersigned Notary Public, personally appeared STEPHEN F. FROST and DAVID E. GRASHIN, known to me and to me known to be the individuals described in and who executed the foregoing instrument; and they acknowledged to me that they signed the same as incorporators and that the statements therein contained are true.

WITNESS my hand and official seal.


Margaret E. Bell
Notary Public in and for Alaska
My Commission Expires: 10/14/84

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 10th day of November, 1982, before me the undersigned Notary Public, personally appeared MARGARET E. BELL, known to me and to me known to be the individual described in and who executed the foregoing instrument; and she acknowledged to me that she signed the same as an incorporator and that the statements therein contained are true.

WITNESS my hand and official seal.

David E. Grashin
Notary Public in and for Alaska
My Commission Expires: 7/29/85