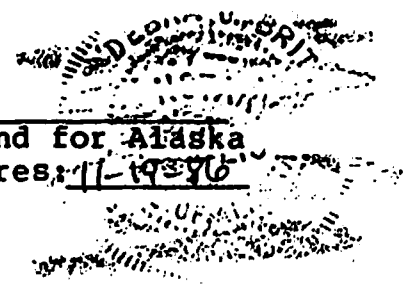


CONDOMINIUM ASSOCIATION, a corporation named above and known to me to be the persons named in and who executed the within and foregoing instrument for and on behalf of said Association by authority duly vested in said them; and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first hereinabove written.

[Signature]
Notary Public in and for Alaska
My Commission Expires: 11-1986



86-025859
13-

RECORDED
AND INDEXED
DISTRICT

APR 24 2 44 PM '86

RECORDED BY ILSEWARD
ADDRESS 4201 Tudor Centre Dr.
Suite 218
Anch AK 99508

6/765

**CHESTER CREEK
TOWNHOUSE CONDOMINIUMS**

ANCHORAGE, ALASKA

**DECLARATION OF GRANTS, COVENANTS,
CONDITIONS AND RESTRICTIONS ESTABLISHING
A PLAN OF CONDOMINIUM OWNERSHIP**

TABLE OF CONTENTS

I.	DESCRIPTION OF LAND
II.	DEFINITIONS
	2.1 Unit
	2.2 Condominium Unit
	2.3 Condominium Building
	2.4 Owner
	2.5 Project
	2.6 Common Area
	2.7 Limited Common Areas and Facilities
	2.8 Mortgage, Mortgagee, Mortgagor
	2.9 Institutional Holder
III.	DESCRIPTION OF CONDOMINIUM BUILDINGS
	3.1 Four Buildings
	3.2 Numerically Defined
	3.3 Physical Location
IV.	DESCRIPTION OF UNITS
V.	DESCRIPTION OF COMMON AREAS AND FACILITIES
VI.	DESCRIPTION OF LIMITED COMMON AREA AND FACILITIES
VII.	UNDIVIDED INTEREST IN COMMON AREAS AND FACILITIES
VIII.	VALUE OF LAND AND IMPROVEMENTS
IX.	STATEMENT OF PURPOSES FOR THE CONDOMINIUM BUILDINGS AND CONDOMINIUM APARTMENTS - USE RESTRICTIONS
	9.1 Residential
	9.2 Sales and Construction Facilities of Declarant and Commercial Activity
	9.3 Compliance with Law
	9.4 Rules and Regulations
	9.5 No Unauthorized Additions, Alterations or Decorations
	9.6 Animals
	9.7 Temporary Structure
	9.8 No First Right of Refusal
	9.9 Renting, Leasing
	9.10 Parking and Vehicular Restrictions

- X. AGENT FOR RECEIPT OF PROCESS
- XI. EASEMENTS FOR ENCROACHMENTS AND UTILITIES
 - 11.1 Easements
 - 11.2 Reservation to Grant Easements
- XII. INCIDENTS OF CONDOMINIUM OWNERSHIP
 - 12.1 Limited Common Areas
 - 12.2 Title
 - 12.3 Inseparability
 - 12.4 Partition not Permitted
 - 12.5 Assessments and Taxation
 - 12.6 Owner's Right to Ingress and Egress
 - 12.7 Easements Deemed Created
 - 12.8 Association's Right to Use of Common Areas
 - 12.9 Labor and Material Liens
- XIII. ADMINISTRATION
 - 13.1 The Association
 - 13.2 Membership
 - 13.3 Amendment of By-Laws
 - 13.4 Managing Agent
- XIV. AMENDMENT
- XV. REPAIR AND RECONSTRUCTION
- XVI. ALTERATION OF THE PROJECT
- XVII. ADDITIONAL MORTGAGE AND DEED OF TRUST PROTECTION
(Including Summary of Protection set in By-Laws)
- XVIII. CONDEMNATION
 - 18.1 Consequences of Condemnation
 - 18.2 Proceeds
 - 18.3 Complete Taking
 - 18.4 Partial Taking
 - 18.5 Reorganization
 - 18.6 Notice to Mortgagees
 - 18.7 Reconstruction and Repair
- XIX. CONTROL BY THE DECLARANT
- XX. BINDING EFFECT OF DECLARATIONS, BY-LAWS AND ARTICLES OF INCORPORATION OF OWNERS' ASSOCIATION
- XXI. SEVERABILITY

**DECLARATION SUBMITTING
REAL PROPERTY TO HORIZONTAL REGIME**

The undersigned, CHESTER CREEK CONDOMINIUMS, an Alaska Limited Partnership, being the owner of the real property more particularly described below, hereby submits said property to the provisions of the Horizontal Property Regimes Act (Title 34, Chapter 07, Alaska Statutes) as now existing, or as hereafter amended, and hereby establishes a "Horizontal Property Regime" with respect to said property, for the "project", to be known as CHESTER CREEK TOWNHOUSE CONDOMINIUMS.

At the time of recording of this Declaration, there has been filed in the Anchorage Recording District, Third Judicial District, State of Alaska, survey maps and floor plans for the project under File No. 75-188, which survey maps and floor plans are incorporated by reference herein as if fully set forth.

ARTICLE I

DESCRIPTION OF LAND

The land on which the buildings and improvements are located, or are to be located, is situate in the Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:

Lot Three "A" (3-A), VADIM K. KAPINGEN SUBDIVISION, a replat of Lots Three (3) through Seven (7), VADIM K. KAPINGEN SUBDIVISION, located within the East one-quarter (E 1/4), Section 24, Township 13 North, Range 4 West, Seward Meridian, Alaska, containing 1.756 acres, filed in the Anchorage Recording District under Plat File No. 75-46.

ARTICLE II

DEFINITIONS

The following terms shall have the following meanings when used herein:

Section 1. "Unit". "Unit" means an individual air-space, and, as used herein, is identical to "Apartment", as defined in Title 34, Chapter 07, Alaska Statutes, except as herein otherwise defined. The boundary lines of each unit are (except as elsewhere herein defined) the interior unfinished surfaces (exclusive of paint, paper, wax, tile, enamel or other finishings) or its perimeter walls, floors, ceilings, windows and doors thereof, as shown on the survey maps and floor plans referred to above; and a unit includes both the portions of a building so described and the air-space so encompassed, and includes all fixtures, improvements and partitions therein contained. The foregoing notwithstanding, the following are not a part of a "Unit":

main or bearing walls, roofs, foundations, pipes, ducts, flues, chutes, conduits, wires and other utility installations to the exterior perimeters of a "unit", columns and girders to the unfinished surface thereof; all regardless of location. There are twenty-five (25) "Units" in the project.

Section 2. "Condominium Unit". "Condominium Unit" means a "Unit", together with an undivided interest in the common areas and facilities as set forth in Articles V and VII hereof, and the limited common area and facilities appurtenant to and reserved to the use of a "Unit" to the exclusion of other "Units" referred to in Article VI hereof.

Section 3. "Condominium Building". "Condominium Building" means the building, or buildings, constructed, or to be constructed, on the property described at Article I above. There are four (4) "Condominium Buildings" in the project.

Section 4. "Owner". "Owner" means any person or entity at any time having fee title to a "Condominium Unit".

Section 5. "Project". "Project" means the "Property", as defined in A.S. 34.07.450(13).

Section 6. "Common Area". "Common Area" means the "Common Area" as set forth in Article V hereof.

Section 7. "Limited Common Areas and Facilities". "Limited Common Areas and Facilities" means a part of the common area, an easement for the exclusive use of which will be granted as an appurtenance of a particular unit, as more particularly set forth in Article VI below.

Section 8. "Mortgage, Mortgagee, Mortgagor". Reference in this Declaration to a mortgage shall be deemed to include a deed of trust; reference to a mortgagee shall be deemed to include the beneficiary of a deed of trust; reference to a mortgagor shall be deemed to include the trustor of a deed of trust.

Section 9. "Institutional Holder". The term "Institutional Holder" means a mortgagee which is a bank or savings and loan association or established mortgage company, or other entity chartered under federal or state laws, any corporation or insurance company, or any federal or state agency.

Section 10. "Association". "Association" means Chester Creek Townhouse Condominiums Association, Inc., which is the entity referred to in Article XIII hereof.

Section 11. "Board of Directors". "Board of Directors" means the Board of Directors of the Chester Creek Townhouse Condominiums Association, Inc.

ARTICLE III

DESCRIPTION OF "CONDOMINIUM BUILDINGS"

Section 1. The four Condominium Buildings are 2-story, wood frame construction on reinforced concrete foundation, cedar siding, cedar shake roofing, containing a total of 25 residential units.

Section 2. The Condominium Buildings are designated numerically as Building I, Building II, Building III and Building IV, and the Units are designated numerically as 1 through 25.

Section 3. The Buildings are located on the land as follows: Building I located Southwest portion - 9 units; Building II located Northwest portion - 4 units; Building III located North portion - 6 units; Building IV located East portion - 6 units.

ARTICLE IV

DESCRIPTION OF UNITS

All Units are delineated on the above-referenced survey maps and floor plans. The Units are more particularly described on Exhibit "A" attached hereto and made a part hereof.

ARTICLE V

DESCRIPTION OF COMMON AREAS AND FACILITIES

The common areas and facilities shall consist of:

Section 1. The land described in Article I above, the airspace above same, except the airspace occupied by each of the twenty-five (25) Units, and all improvements situate upon such land, except those improvements actually within the airspace occupied by each Unit. The common areas shall include driveways, turnarounds, walkways, fire access lanes, landscaping, and parking areas.

Section 2. The foundations, columns, girders, beams, supports, main walls and roofs of each of the Condominium Buildings.

Section 3. The installations of common utility services to the exterior of the perimeter walls, floors or ceilings of each Unit. In the case of utility services metered to and for each individual Unit, such as gas and electricity, the common area or facility extends only to (and not including) such meter; and the meters and wires, conduits or pipes from same are improvements belonging exclusively to each particular Unit. The pipes, conduits and wires from the interior surface of the exterior walls (or partitions between Units) of each building are the exclusive property and responsibility of the Owner of each such Unit. Similarly, each Unit has separate heating and hot water facilities, and such items are the exclusive property and responsibility of the Owner of each such Unit.

Section 4. All other parts of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use.

ARTICLE VI

DESCRIPTION OF LIMITED COMMON AREAS AND FACILITIES

The limited common areas and facilities reserved for the use of each Unit, to the exclusion of other Units, are as shown on the above-referenced floor plans and survey maps, and are further described on Exhibit "B", attached hereto and made a part hereof.

ARTICLE VII

UNDIVIDED INTEREST IN COMMON AREAS AND FACILITIES

The percentage of undivided interest in the common areas and facilities appertaining to each Unit and its Owner for all purposes, including voting, is in accordance with Exhibit "C", attached hereto and made a part hereof.

ARTICLE VIII

VALUE OF LAND AND IMPROVEMENTS

Section 1. The value of the unimproved real property described in Article I above is \$144,000.00 and the value of the total property, with designated improvements thereon, is \$1,792,000.00.

Section 2. The value of each Unit including its limited common areas, if any, and the percentage of undivided interest in the common areas and facilities appertaining to such Unit for all purposes, including voting, is as set forth on Exhibit "C", attached hereto. Such values are established as required by Chapter 34.07 A.S. and do not necessarily reflect the amount for which a Unit will be sold by Declarant or others.

ARTICLE IX

STATEMENT OF PURPOSES FOR THE CONDOMINIUM BUILDINGS AND CONDOMINIUM APARTMENTS - USE RESTRICTIONS

Section 1. Residential. The Condominium Units are hereby restricted to single family residential uses and uses related to the convenience and enjoyment of such residential use.

Section 2. Sales and Construction Facilities of Declarant and Commercial Activity. Notwithstanding Section I, Declarant shall be permitted to maintain during the period of construction and sale of the Condominium Units upon such portion of the Property as Declarant may choose, such facilities as in the sole opinion of the Declarant may be reasonably required, convenient or incidental to the construction, sale or rental of Condominium Units and Declarant or a person designated by the Association as Agent of the

Association for purposes of managing the Property may maintain a management office and facilities in a residence. Furthermore, professional and administrative occupations may be carried on within the units so long as there exists no external evidence thereof.

Section 3. Compliance with Law. No immoral, improper, offensive or unlawful use shall be permitted or made of the Condominium Property or any part thereof. All valid laws, ordinances and regulations of all governmental bodies having jurisdiction over the Project shall be observed.

Section 4. Rules and Regulations. Rules and regulations may be adopted by the Board of Directors concerning and governing the use of the general and limited common areas providing such rules and regulations shall be furnished to Unit Owners prior to the time they become effective and that such rules and regulations shall be uniform and nondiscriminatory.

Section 5. No Unauthorized Additions, Alterations or Decorations. No additions, alterations or decorations to any common area, including those exterior common areas designated as limited common areas, shall be commenced, erected or maintained without the prior written approval of the Board of Directors as to conformity and harmony of external design and location with existing structures in the Project.

Section 6. Animals. The Association may by rules and regulations prohibit or limit the raising, breeding or keeping of animals in any Unit or on the common areas or any part thereof.

Section 7. Temporary Structure. No temporary structure, boat, truck, trailer, camper or recreation vehicle of any kind shall be used as a living area while located on the Project; however, trailers or temporary structures for use incidental to the initial construction of the improvements on the Property may be maintained thereon, but shall be removed within a reasonable time, upon completion of construction of the Project.

Section 8. No First Right of Refusal. The right of a Unit Owner to sell, transfer, or otherwise convey the Owner's Unit will not be subject to any right of first refusal or any similar restriction in favor of the Association of Condominium Owners, without the written approval of 100% of the holders of first mortgages on the condominium units.

Section 9. Renting, Leasing. With the exception of a lender in possession of a Condominium Unit following a default on a first mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure, no Unit Owners shall be permitted to rent or lease a Unit for

transient or hotel purposes. No Unit Owner may lease or rent less than the entire Unit. Any lease or rental agreement shall provide that the terms thereof shall be subject in all respects to the provisions of the Declaration and the Bylaws, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease or rental agreement. All leases and rental agreements shall be required to be in writing. Other than the foregoing, there is no restriction on the right of any Unit Owner to lease or rent a Unit.

Section 10. Parking and Vehicular Restrictions. No vehicle which shall not be in an operating condition shall be parked or left on the Property subject to this declaration other than in an assigned parking garage. The parking garage shall be used for parking vehicles only and shall not be converted for living, recreational or business purposes. Parking garages are located and assigned to the residences as shown on the filed floor plans of the Project. There shall be no exposed storage of trailer, snow mobiles or recreation vehicles of any nature on any portion of the property for either a temporary or permanent period. Guest parking areas are located in the common area and shall be supervised by the Board of Directors.

ARTICLE X

AGENT FOR RECEIPT OF PROCESS

Pending amendment hereto, the person to receive service of process in the cases provided for under the Horizontal Regimes Act (Title 34, Chapter 07) shall be Alan L. Jones, whose address for such purposes shall be 2804 West Northern Lights Boulevard, Anchorage, Alaska, such location being within the recording district in which the Project is located. At the first meeting of the Board of Directors of the Association of Owners, as provided for in the Bylaws of the Association, a new registered agent shall, with such agent's consent, be appointed, and an appropriate amendment of these Declarations shall be filed in the District Recorder's Office.

ARTICLE XI

EASEMENTS FOR ENCROACHMENTS AND UTILITIES

Section 1. Easements. If any portion of the common area now encroaches upon any Unit or if any Unit now encroaches upon any other Unit or upon any portion of the common areas, as a result of the construction of the buildings, or if any such encroachment shall occur hereafter as a result of settling or shifting of any building or for any other reason, a valid easement for the encroachment and for the maintenance of the same so long as the building stands shall exist. In the event any building, or any adjoining

common area, shall be partially or totally destroyed as a result of condemnation or eminent domain proceedings, and then rebuilt, encroachments of parts of the common areas upon any Unit or upon any portion of the common areas due to this rebuilding, shall be permitted, and valid easements for such encroachment and the maintenance thereof shall exist so long as the building shall stand. The foregoing encroachments shall not be construed to be encumbrances affecting the marketability of title to any Condominium Unit.

Section 2. Reservation to Grant Easements. Declarant reserves the right to grant, convey, transfer, cancel, re-locate and otherwise deal with any and all utility easements now or hereafter located on or about the Project; provided, however, that the effectiveness of any such action shall require the written consent of the holders of first mortgages on one hundred percent (100%) of the Condominium Units; and provided further no such action shall be taken that would substantially affect the appearance or structure of a Unit; and provided further that as and when one hundred percent (100%) of the Units have been sold the rights reserved under the Article shall be exercisable solely by and only by the Association.

ARTICLE XII

INCIDENTS OF CONDOMINIUM OWNERSHIP

Section 1. Limited Common Areas. Limited common areas described in Article VI and identified on the Condominium Map, shall be used exclusively by the Owner or Owners of said Unit or Units and not by others except by invitation.

Section 2. Title. Title to a Condominium Unit may be held or owned by any person or entity and in any manner in which title to real property may be held or owned in the State of Alaska.

Section 3. Inseparability. Each Condominium Unit shall be inseparable from the undivided interest in and to the common elements appurtenant thereto and no such Unit shall be conveyed, leased, devised, mortgaged or otherwise transferred except as a complete Condominium Unit as defined herein in Article II. Every gift, devise, bequest, transfer, encumbrance, conveyance or other disposition of a Condominium Unit or any part thereof shall be presumed to be a gift, devise, bequest, transfer, encumbrance, or conveyance respectively of the entire Condominium Unit, together with all appurtenant rights created by law or by this Declaration.

Section 4. Partition not Permitted. Common areas and facilities shall be owned in common by the Owners of Condominium Units, and no Owner may bring any action for partition thereof. There shall be no subdivision of a Condominium Unit, and no part of a Condominium Unit may be separated from any other part thereof during the period of condominium ownership prescribed herein without written agreement of one

hundred percent (100%) of the owners of the condominium units in the Project and the holders of first mortgages on one hundred percent (100%) of the units in the Project in order that each Unit and the undivided interest in the common areas appurtenant to such Unit shall always be conveyed, demised, encumbered, or otherwise affected only as to a complete Condominium Unit.

There shall be no combination of the area or space of one unit with that of another without written agreement of one hundred percent (100%) of the owners of the Condominium Units in the Project and the holders of first mortgages on one hundred percent (100%) of the Units in the Project.

Section 5. Assessments and Taxation. Each Condominium Unit shall be assessed and taxed separately for all taxes, assessments, and other charges of the State of Alaska, or any political subdivision, or any special improvement district, or any other taxing assessing authority, including without limitation, special ad valorem levies and special assessments. No forfeiture or sale of any condominium unit for delinquent taxes, assessments, or other governmental charges shall divest or in any way affect the title to any other Condominium Unit.

Section 6. Owner's Right to Ingress and Egress. Each Owner shall have the right to ingress and egress over, upon and across the common areas necessary for access to his Condominium Unit, and shall have the right to the horizontal and lateral support of his unit, and such rights shall be appurtenant to and pass with the title to each Condominium Unit.

Section 7. Easements Deemed Created. Each Unit Owner has a nonexclusive easement for and may use the common areas and facilities. All conveyances of condominium units hereafter made, whether by the Declarant, or otherwise, shall be construed to grant and reserve such reciprocal easements as shall give effect to the provisions hereof and of the Bylaws of the Association, even though no specific reference to such easements appears in any such conveyance.

Section 8. Association's Right to Use of Common Areas. The Association shall have a nonexclusive easement to make such use of the common areas as may be necessary or appropriate to perform the duties and functions which it is obligated or permitted to perform pursuant to this Declaration, including the right to construct and maintain in the general common areas maintenance and storage facilities for use by the Association.

Section 9. Labor and Material Liens. No labor performed or materials furnished for use in connection with any Condominium Unit with the consent of, or at the request of, an Owner, or his agent, or subcontractor thereof, shall create

any rights against any other Condominium Unit or against any interest in the common areas, except as to the undivided interest therein appurtenant to the Condominium Unit of the Owner from whom such labor shall have been performed, and such materials shall have been furnished. Each Owner shall indemnify and hold harmless the other Owners from and against liability or loss arising from the claim of any lien against the project, or any part thereof, for labor performed, or for materials furnished on or for such Owner's Condominium Unit.

ARTICLE XIII

ADMINISTRATION

Section 1. The Association. The administration of the Project shall be by the Chester Creek Townhouse Condominium Association, Inc., an Alaska non-profit corporation, in accordance with this Declaration and its Articles of Incorporation and Bylaws.

Section 2. Membership. An owner of a condominium unit shall automatically become a member of the Association and shall remain a member for the period of his ownership.

Section 3. Amendment of Bylaws. The Bylaws of the Association may be amended by a vote of the members of the Association whose aggregate interest in the common elements constitute seventy-five percent (75%) at a meeting of the Association duly called for such purpose.

Section 4. Managing Agent. The Board of Directors shall employ professional management. Any management agreement for the Project will be terminable by the Association for cause upon thirty (30) days written notice thereof, and the term of any such agreement may not exceed one (1) year, renewable by agreement of the parties for successive one-year periods.

ARTICLE XIV

AMENDMENT

Except as provided in Article XIX, this Declaration may be amended by affirmative vote of Condominium Unit Owners having seventy-five percent (75%), or more, of the total votes of all Condominium Unit Owners; provided, however, that the percentage of undivided interest of each owner in the common areas may be changed, and alterations to the Project may be authorized, only by an amendment approved by 100% of the owners; and provided, further, that the written approval of the institutional holders of first mortgages on one hundred percent (100%) of the Units shall be a prerequisite to the effectiveness of any action which amends any material provision of this Declaration, including but not limited to, any amendment which would change the percentage interests of the Unit owners in the Project.

ARTICLE XV

REPAIR AND RECONSTRUCTION

Within sixty (60) days of any damage or destruction to all or part of the property, a determination as to whether to repair

or reconstruct the same in accordance with the original plan shall be by majority vote of all Unit Owners. If at least a majority of the Unit Owners vote to rebuild, repair, or reconstruct, and the insurance proceeds are insufficient to repair and reconstruct, the Unit Owners shall be liable for any deficiency as a common expense. If all or part of the property is destroyed or substantially destroyed and a vote of a majority of the Unit Owners to rebuild, repair, or reconstruct is not obtained, the insurance proceeds shall be applied by the Board of Directors first to satisfy the interest of the mortgagees or beneficiaries of the various Units; second to the cost of removing the destroyed structure; and the remaining proceeds undivided among the Unit Owners based upon his percentage of undivided interest.

In the event of substantial damage to or destruction of any Unit or any part of the common areas, the institutional holder of any first mortgage on a Unit will be entitled to timely written notice of any such damage or destruction.

ARTICLE XVI

ALTERATION OF THE PROJECT

Restoration or replacement of the Project or any building thereof or construction of any additional building or structural alteration or addition to any building, different in any material respect from the condominium file plan of the Project, shall be undertaken by the Association or any Unit Owner only upon the prior approval by a one hundred percent (100%) vote of the Unit Owners. Promptly upon completion of such restoration, replacement or construction, the Association shall duly record a complete set of floor plans of the Project so altered, certified as built by a registered architect or professional engineer.

ARTICLE XVII

ADDITIONAL MORTGAGE AND DEED OF TRUST PROTECTION

(INCLUDING SUMMARY OF PROTECTION SET FORTH IN BY-LAWS)

(a) The prior written approval of each institutional holder of a first mortgage lien on Units in the Project will be required for at least the following:

(1) The abandonment or termination of the Project, except for abandonment or termination provided by Section 34.07.330 of the Alaska Statutes in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(2) Any material amendment to the By-Laws of the Owners Association, including, but not limited to, any amendment which would change the percentage interests of the unit owners in the Project;

(3) The effectuation of any decision by the Owners Association to terminate professional management and assume self-management of the Project.

(4) A change in the pro-rata interest or obligation of any Unit for purposes of levying assessments or charges.

(5) The use of hazard insurance proceeds for losses to any condominium property, whether to a Unit or to the common areas, for other than the repair, replacement, reconstruction of such improvements except as provided in the Horizontal Property Regimes Act in the case of substantial loss to the Units and common areas.

(b) Any lien which the Association may have on any Unit in the Project for the payment of common expense assessments attributable to such Unit will be subordinate to the lien or equivalent security interest of any first mortgage on the Unit recorded prior to the date of any such common expense assessments become due.

(c) Any institutional holder of a first mortgage on a Unit in the Project will, upon request, be entitled to:

(1) inspect the books and records of the condominium project during normal business hours; and

(2) receive an annual audited financial statement of the Association within ninety (90) days following the end of any fiscal year of the Project; and

(3) written notice of all meetings of the Association of Condominium Owners and be permitted to designate a representative to attend all such meetings.

(d) Each holder of a first mortgage lien on a Unit who comes into possession of the Unit by virtue of a foreclosure of the mortgage, or by assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the Unit free of any claims for unpaid assessments and charges against the Unit which accrue prior to the time such holder comes into possession of the Unit, except for claims for a pro-rata share of such assessments or charges to all Project Units including the mortgaged Unit.

ARTICLE XVIII

CONDEMNATION

Section 1. Consequences of Condemnation. If at any time or times during the continuance of the condominium

ownership pursuant to this Declaration, all or any part of the Project shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in advance thereof, the provisions of this Article shall apply.

Section 2. Proceeds. All compensation, damages, or other proceeds therefrom, the sum of which is hereinafter called the "Condemnation Award", shall be payable to such bank or trust company authorized to do business in the State of Alaska as the Board shall designate as Trustee for all Unit Owners and mortgagees according to the loss or damage to their respective Units and common interests.

Section 3. Complete Taking. In the event that the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership pursuant thereto shall terminate. The Condemnation Award shall be apportioned among the Unit Owners in proportion to the respective undivided interests in the common areas, provided that if a standard different from the value of the Project as a whole is employed to measure the Condemnation Award in the negotiation, judicial decree or otherwise, then in determining such shares the same standard shall be employed to the extent it is relevant and applicable.

On the basis of the principle set forth in the last preceding paragraph, the Board shall as soon as practicable determine the share of the Condemnation Award to which each Owner is entitled and make payment accordingly.

Section 4. Partial Taking. In the event that less than the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership hereunder shall not terminate. Each Owner shall be entitled to a share of the Condemnation Award to be determined in the following manner:

(a) As soon as practicable, the Board shall, reasonably and in good faith, allocate the Condemnation Award between compensation, damages, or other proceeds, and shall apportion the amounts so allocated to taking of or injury to the common areas and shall apportion among Owners in proportion to their respective undivided interests in the common areas;

(b) the total amount allocated to severance damages shall be apportioned to those Condominium Units which were not taken or condemned;

(c) the respective amounts shall be allocated to the taking of or injury to a particular Unit and/or improvements to the particular Unit involved; and

(d) the amount allocated to consequential damages and any other taking or injuries shall be apportioned as the Board determines to be equitable in the circumstances.

If an allocation of the Condemnation Award is already established in negotiation, judicial decree, or otherwise, then in allocating the Condemnation Award the Board shall employ such allocation to the extent it is relevant and applicable. Distribution of apportioned proceeds shall be made by check payable jointly to the respective Owners and their respective mortgagees.

Section 5. Reorganization. In the event a partial taking results in the taking of a complete Unit, the Owner thereof automatically shall cease to be a member of the Association. Thereafter, the Board shall reallocate the ownership, voting rights, and assessments ratio determined in accordance with this Declaration according to the same principles employed in this Declaration at its inception and shall submit such reallocation to the Owners of remaining Units for amendment of this Declaration as provided in Article XIV hereof.

Section 6. Notice to Mortgagee. The institutional holder of a first mortgage on any Unit shall be given written notice of any condemnation proceeding described herein and no provision of any documents establishing the Project will entitle the Owner of a Unit or other party to a priority over such institutional holder with respect to the distribution to such Unit of the proceeds of any award or settlement.

Section 7. Reconstruction and Repair. Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified in Article XV and XVI above.

ARTICLE XIX

CONTROL BY THE DECLARANT

Until Declarant has conveyed Condominium Units to which are appurtenant in the aggregate at least seventy percent (70%) of the votes, the Declarant or any person who succeeds, by assignment or otherwise, to rights reserved to Declarant by this Declaration, shall have one-hundred percent (100%) of the votes to decide all issues which may come before the Association, including the election and removal of the Board of Directors. In addition, the Declarant shall have the right to change or modify any or all of the terms, restrictions and covenants herein contained, which change or modification shall be effective upon the recording thereof; provided, no change or modification of this Declaration shall be made without the prior written approval of the holder of the first mortgage on the entire condominium project, and/or the holder of the first mortgage on any unit or common areas thereof.

ARTICLE XX

BINDING EFFECT OF DECLARATIONS, BYLAWS, AND ARTICLES OF INCORPORATION OF OWNERS' ASSOCIATION

All provisions of this Declaration, the Bylaws of the Owners' Association provided for herein, and the Articles of

Incorporation of said Owners' Association provided for herein shall bind and be effective upon the Owners of all Units of this Project, their tenants, employees, contractors, and any and all other persons that may use or be on or about the Project, or any part of it, in any manner.

The failure of any Unit Owner to comply with the provisions of this Declaration, the Bylaws of the Owners Association provided for herein, and the Articles of Incorporation of said Owners Association provided for herein, shall constitute a breach of contract, and shall give rise to a cause of action in the Association and any aggrieved Unit Owner for the recovery of damages or injunctive relief or both. Any such action may be brought by the Board of Directors of the Association, or the Manager, in behalf of the Association.

ARTICLE XXI

SEVERABILITY

If any provision of this Declaration or the application thereof to any person or circumstance is held invalid by Judgment or Court Order, the remaining provisions and their application to other persons, or to other circumstances shall not be affected thereby, and shall remain in full force and effect.

DATED at Anchorage, Alaska, this 17th day of November, 1975.

CHESTER CREEK CONDOMINIUMS,
an Alaska Limited Partnership

By Alvin J. Jones, general partner
By _____

CONSENT OF HOLDERS OF SECURITY INTEREST

The undersigned, First National Bank of Anchorage
holder of the beneficial interest under a Deed of Trust
covering all or part of the above-described real property,
heraby consents and joins in the foregoing Declaration
Submitting Real Property to Horizontal Regime (Chapter
34.07, Alaska Statutes).

BY David H. Freund V.P.
for First National Bank of Anchorage

STATE OF ALASKA)
) ss.
THIRD DISTRICT)

THIS IS TO CERTIFY, that on this 7th day of NOVEMBER,
1975, before me the undersigned Notary Public, personally
appeared Alvin Jones, General Partner of Chester
Creek Condominiums, an Alaska Limited Partnership, individually
and as Attorney-in-Fact for all Limited Partners, known to me
and to me known to be the individual who executed the foregoing
instrument; and he acknowledged to me that he signed the same
freely and voluntarily for the uses and purposes therein set
forth.

WITNESS my hand and official seal.



Maurice Digging
Notary Public in and for Alaska
My commission expires: 12-1-76

STATE OF ALASKA)
) ss.
THIRD DISTRICT)

THIS IS TO CERTIFY, that on this 12 day of Nov.,
1975, before me the undersigned Notary Public, personally appeared
David H. Freund, the Vice President
FNB, a Corporation, the corporation
described in the foregoing instrument; and acknowledged that he
signed the said instrument on behalf of said corporation by
authority of its By-Laws or its Board of Directors, as the free
and voluntary act and deed of said corporation, for the uses
and purposes therein mentioned.

WITNESS my hand and official seal.

John M. Leake
Notary Public in and for Alaska
My commission expires: 1-15-76

All above units have the following features: sliding doors from family rooms to private balconies; carpeting throughout, except in kitchens and baths; Whirlpool electric appliances including compactor, range with double ovens, range hoods, dishwasher and garbage disposal; fireplaces; wet bars; and utility or laundry rooms.

CHESTER CREEK TOWNHOUSE CONDOMINIUMS

EXHIBIT "B"

DESCRIPTION OF LIMITED COMMON AREAS AND FACILITIES

Unit No. 1

A. An approximately 514 square feet two (2) car garage delineated as G-1 on the above-referenced floor plans and survey maps. A chimney delineated as C-1 on the above-referenced floor plans and survey maps.

Unit No. 2

A. An approximately 514 square feet two (2) car garage delineated as G-2 on the above-referenced floor plans and survey maps. A chimney delineated as C-2 on the above-referenced floor plans and survey maps.

Unit No. 3

A. A covered balcony containing approximately 80 square feet delineated as B-3 on the above-referenced floor plans and survey maps.

B. An approximately 210 square feet one (1) car garage delineated as G-3 on the above-referenced floor plans and survey maps. A chimney delineated as C-3 on the above-referenced floor plans and survey maps.

C. An approximately 35 square feet stairwell delineated as S-3 on the above-referenced floor plans and survey maps.

Unit No. 4

A. An approximately 514 square feet two (2) car garage delineated as G-4 on the above-referenced floor plans and survey maps. A chimney delineated as C-4 on the above-referenced floor plans and survey maps.

Unit No. 5

A. An approximately 514 square feet two (2) car garage delineated as G-5 on the above-referenced floor plans and survey maps. A chimney delineated as C-5 on the above-referenced floor plans and survey maps.

Unit No. 6

A. A balcony containing approximately 80 square feet delineated as B-6 on the above-referenced floor plans and survey maps.

B. An approximately 210 square feet one (1) car garage delineated as G-6 on the above-referenced floor plans and survey maps. A chimney delineated as C-6 on the above-referenced floor plans and survey maps.

C. An approximately 35 square feet stairwell delineated as S-6 on the above-referenced floor plans and survey maps.

Unit No. 7

A. An approximately 514 square feet two (2) car garage delineated as G-7 on the above-referenced floor plans and survey maps. A chimney delineated as C-7 on the above-referenced floor plans and survey maps.

Unit No. 8

A. An approximately 514 square feet two (2) car garage delineated as G-8 on the above-referenced floor plans and survey maps. A chimney delineated as C-8 on the above-referenced floor plans and survey maps.

Unit No. 9

A. A covered balcony containing approximately 80 square feet delineated as B-9 on the above-referenced floor plans and survey maps.

B. An approximately 210 square feet one (1) car garage delineated as G-9 on the above-referenced floor plans and survey maps. A chimney delineated as C-9 on the above-referenced floor plans and survey maps.

C. An approximately 35 square feet stairwell delineated as S-9 on the above-referenced floor plans and survey maps.

Unit No. 10

A. A balcony containing approximately 60 square feet delineated as B-10 on the above-referenced floor plans and survey maps.

B. An approximately 514 square feet two (2) car garage delineated as G-10 on the above-referenced floor plans and survey maps. A chimney delineated as C-10 on the above-referenced floor plans and survey maps.

Unit No. 11

A. A balcony containing approximately 60 square feet delineated as B-11 on the above-referenced floor plans and survey maps.

B. An approximately 514 square feet two (2) car garage delineated as G-11 on the above-referenced floor plans and survey maps. A chimney delineated as C-11 on the above-referenced floor plans and survey maps.

Unit No. 12

A. A covered balcony containing approximately 80 square feet delineated as B-12 on the above-referenced floor plans and survey maps.

B. An approximately 210 square feet one (1) car garage delineated as G-12 on the above-referenced floor plans and survey maps. A chimney delineated as C-12 on the above-referenced floor plans and survey maps.

C. An approximately 35 square feet stairwell delineated as S-12 on the above-referenced floor plans and survey maps.

Unit No. 13

A. A balcony containing approximately 60 square feet delineated as B-13 on the above-referenced floor plans and survey maps.

B. An approximately 480 square feet two (2) car garage delineated as G-13 on the above-referenced floor plans and survey maps. A chimney delineated as C-13 on the above-referenced floor plans and survey maps.

Unit No. 14

A. A balcony containing approximately 56 square feet delineated as B-14A on the above-referenced floor plans and survey maps. A balcony containing approximately 56 square feet delineated as B-14B on the above-referenced floor plans and survey maps.

B. A hallway containing approximately 49 square feet delineated as H-14-16 on the above-referenced floor plans and survey maps.

C. An approximately 533 square feet two (2) car garage delineated as G-14 on the above-referenced floor plans and survey maps. A chimney delineated as C-14 on the above-referenced floor plans and survey maps.

Unit No. 15

A. A balcony containing approximately 56 square feet delineated as B-15A on the above-referenced floor plans and survey maps. A balcony containing approximately 56 square feet delineated as B-15B on the above-referenced floor plans and survey maps.

B. An approximately 533 square feet two (2) car garage delineated as G-15 on the above-referenced floor plans and survey maps. A chimney delineated as C-15 on the above-referenced floor plans and survey maps.

Unit No. 16

A. A balcony containing approximately 80 square feet delineated as B-16 on the above-referenced floor plans and survey maps.

B. A hallway containing approximately 49 square feet delineated as H-16-14 on the above-referenced floor plans and survey maps.

C. An approximately 215 square feet one (1) car garage delineated as G-16 on the above-referenced floor plans and survey maps. A chimney delineated as C-16 on the above-referenced floor plans and survey maps.

D. An approximately 25 square feet stairwell delineated as S-16 on the above-referenced floor plans and survey maps.

Unit No. 17

A. A balcony containing approximately 56 square feet delineated as B-17A on the above-referenced floor plans and survey maps. A balcony containing approximately 56 square feet delineated as B-17B on the above-referenced floor plans and survey maps.

B. An approximately 533 square feet two (2) car garage delineated as G-17 on the above-referenced floor plans and survey maps. A chimney delineated as C-17 on the above-referenced floor plans and survey maps.

Unit No. 18

A. A balcony containing approximately 56 square feet delineated as B-18A on the above-referenced floor plans and survey maps. A balcony containing approximately 56 square feet delineated as B-18B on the above-referenced floor plans and survey maps.

B. A hallway containing approximately 49 square feet delineated as H-18-19 on the above-referenced floor plans and survey maps.

C. An approximately 533 square feet two (2) car garage delineated as G-18 on the above-referenced floor plans and survey maps. A chimney delineated as C-18 on the above-referenced floor plans and survey maps.

Unit No. 19

A. A balcony containing approximately 80 square feet delineated as B-19 on the above-referenced floor plans and survey maps.

B. A hallway containing approximately 49 square feet delineated as H-19-18 on the above-referenced floor plans and survey maps.

C. An approximately 215 square feet one (1) car garage delineated as G-19 on the above-referenced floor plans and survey maps. A chimney delineated as C-19 on the above-referenced floor plans and survey maps.

D. An approximately 25 square feet stairwell delineated as S-19 on the above-referenced floor plans and survey maps.

Unit No. 20

A. A balcony containing approximately 56 square feet delineated as B-20A on the above-referenced floor plans and survey maps. A balcony containing approximately 56 square feet delineated as B-20B on the above-referenced floor plans and survey maps.

B. A hallway containing approximately 49 square feet delineated as H-20-22 on the above-referenced floor plans and survey maps.

C. An approximately 513 square foot two (2) car garage delineated as G-20 on the above-referenced floor plans and survey maps. A chimney delineated as C-20 on the above-referenced floor plans and survey maps.

Date No. 21

A. A balcony containing approximately 56 square feet delineated as B-21A on the above-referenced floor plans and survey maps. A balcony containing approximately 56 square feet delineated as B-21B on the above-referenced floor plans and survey maps.

B. An approximately 533 square foot two (2) car garage delineated as G-21 on the above-referenced floor plans and survey maps. A chimney delineated as C-21 on the above-referenced floor plans and survey maps.

Date No. 22

A. A balcony containing approximately 80 square feet delineated as B-22 on the above-referenced floor plans and survey maps.

B. A hallway containing approximately 49 square feet delineated as B-20-22 on the above-referenced floor plans and survey maps.

C. An approximately 215 square foot one (1) car garage delineated as G-22 on the above-referenced floor plans and survey maps. A chimney delineated as C-22 on the above-referenced floor plans and survey maps.

D. An approximately 75 square foot stairwell delineated as B-22 on the above-referenced floor plans and survey maps.

Date No. 23

A. A balcony containing approximately 60 square feet delineated as B-23 on the above-referenced floor plans and survey maps.

B. An approximately 514 square foot two (2) car garage delineated as G-23 on the above-referenced floor plans and survey maps. A chimney delineated as C-23 on the above-referenced floor plans and survey maps.

Date No. 24

A. A balcony containing approximately 60 square feet delineated as B-24 on the above-referenced floor plans and survey maps.

B. An approximately 514 square foot two (2) car garage delineated as G-24 on the above-referenced floor plans and survey maps. A chimney delineated as C-24 on the above-referenced floor plans and survey maps.

Unit No. 25

A. A covered balcony containing approximately 80 square feet delineated as B-25 on the above-referenced floor plans and survey maps.

B. An approximately 210 square feet one (1) car garage delineated as G-25 on the above-referenced floor plans and survey maps. A chimney delineated as C-25 on the above-referenced floor plans and survey maps.

C. An approximately 35 square feet stairwell delineated as S-25 on the above-referenced floor plans and survey maps.

CHESTER CREEK TOWNHOUSES CONDOMINIUMS

EXHIBIT "C"

**VALUE OF APARTMENTS AND UNDIVIDED INTEREST
IN COMMON AREAS AND FACILITIES**

<u>APT. NO.</u>	<u>VALUE</u>	<u>UNDIVIDED INTEREST IN COMMON AREAS</u>
1	\$68,000	3.790 percent
2	68,000	3.790 percent
3	64,000	3.567 percent
4	68,000	3.790 percent
5	68,000	3.790 percent
6	64,000	3.567 percent
7	68,000	3.790 percent
8	68,000	3.790 percent
9	64,000	3.567 percent
10	69,500	3.874 percent
11	69,500	3.874 percent
12	66,000	3.679 percent
13	110,000	6.132 percent
14	78,000	4.348 percent
15	78,000	4.347 percent
16	67,000	3.745 percent
17	78,000	4.347 percent
18	78,000	4.347 percent
19	67,000	3.734 percent
20	78,000	4.347 percent
21	78,000	4.347 percent
22	67,000	3.734 percent
23	72,000	4.013 percent
24	72,000	4.013 percent
25	64,000	3.678 percent
Total	\$1792,000	100 percent

75-046598
63.00

CHESTER CREEK TOWNHOUSES CONDOMINIUMS

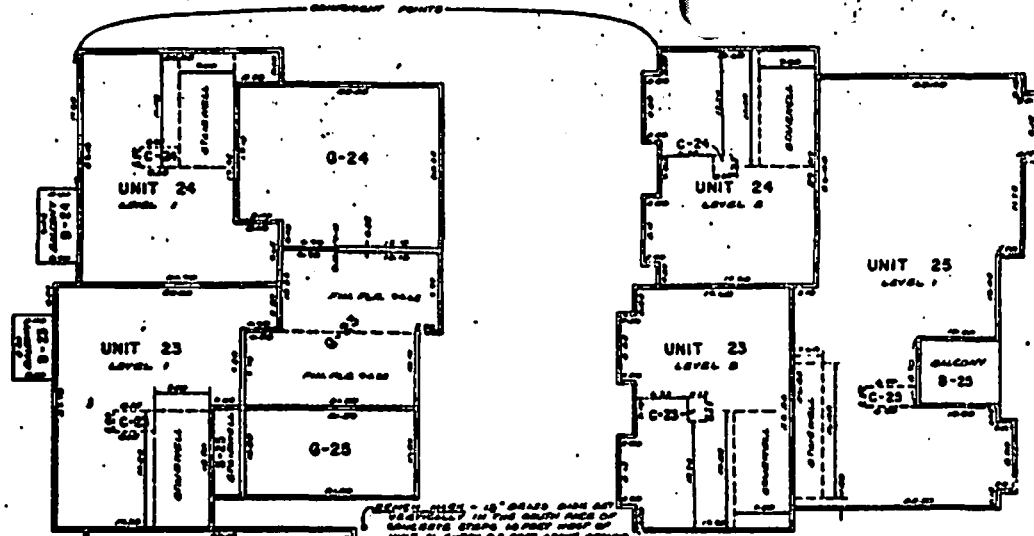
EXHIBIT "C"

VALUE OF APARTMENTS AND UNDIVIDED INTEREST
IN COMMON AREAS AND FACILITIES

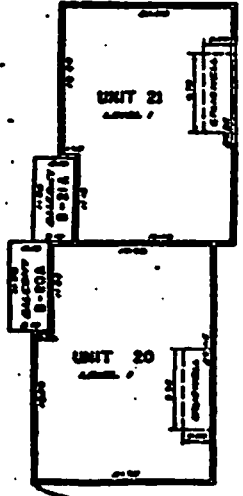
<u>APT. NO.</u>	<u>VALUE</u>	<u>UNDIVIDED INTEREST IN COMMON AREAS</u>
1	\$68,000	3.790 percent
2	68,000	3.790 percent
3	64,000	3.567 percent
4	68,000	3.790 percent
5	68,000	3.790 percent
6	64,000.	3.567 percent
7	68,000	3.790 percent
8	68,000	3.790 percent
	64,000.	3.567 percent
10	69,500	3.874 percent
11	69,500	3.874 percent
12	66,000	3.679 percent
13	110,000	6.132 percent
14	78,000.	4.348 percent
15	78,000	4.347 percent
16	67,000	3.745 percent
17	78,000	4.347 percent
18	78,000	4.347 percent
19	67,000	3.734 percent
20	78,000	4.347 percent
21	78,000	4.347 percent
	67,000	3.734 percent
23	72,000	4.013percent
24		4.013 percent
25		3.678 percent

ELEVATIONS

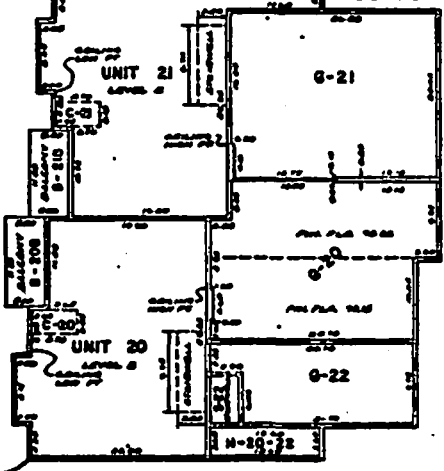
		UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24	UNIT 25
GARAGE	FINISH FLOOR	088.00	088.00	088.00	088.00	088.00	088.00
	CEILING	085.00	085.00	085.00	085.00	085.00	085.00
LEVEL 1	FINISH FLOOR	087.00	087.00	087.00	087.00	087.00	087.00
	CEILING	084.00	084.00	084.00	084.00	084.00	084.00
LEVEL 2	FINISH FLOOR	086.00	086.00	086.00	086.00	086.00	086.00
	CEILING	083.00	083.00	083.00	083.00	083.00	083.00



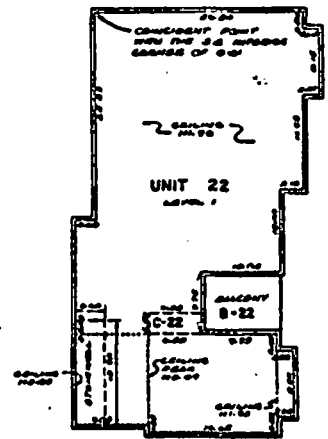
NOTE: 1/2" SPACED RANGE OF CONCRETE POINT WITH THE 1/2" SPACED RANGE OF 6"



LOWER LEVEL PLAN



STREET LEVEL PLAN



UPPER LEVEL PLAN

75-188

RECORDED - MID
INDEXED
11-13-75
11-52 A
Saurby TWA

75-188

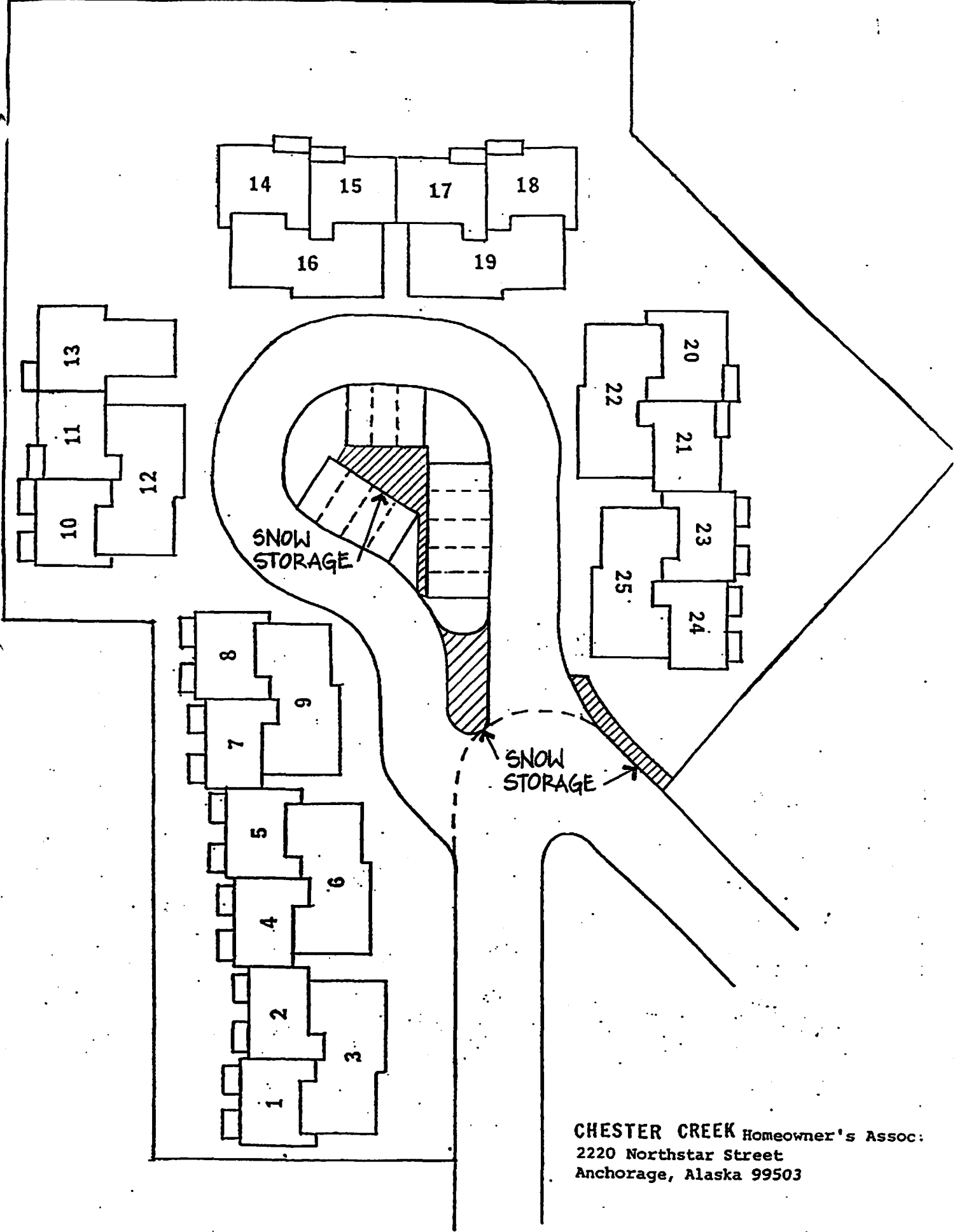
NO.	DATE	BY	REVISION
1	10/27/75	OW	ISSUED FOR PERMIT
2	11/13/75	OW	REVISION

DOW DICKINSON · OSWALD · WILCH · LEE
ENGINEERS

BUILDING IV
UNITS 20, 21, 22, 23, 24 & 25

CHESTER CREEK TOWNHOUSE CONDOMINIUMS
LOCATED ON
LOT 3A, VADIM K. KAPINGEN SUBD.

5 of 5
94-57

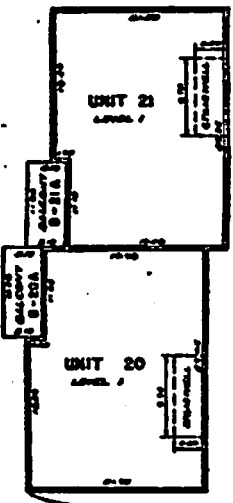


CHESTER CREEK Homeowner's Assoc:
2220 Northstar Street
Anchorage, Alaska 99503

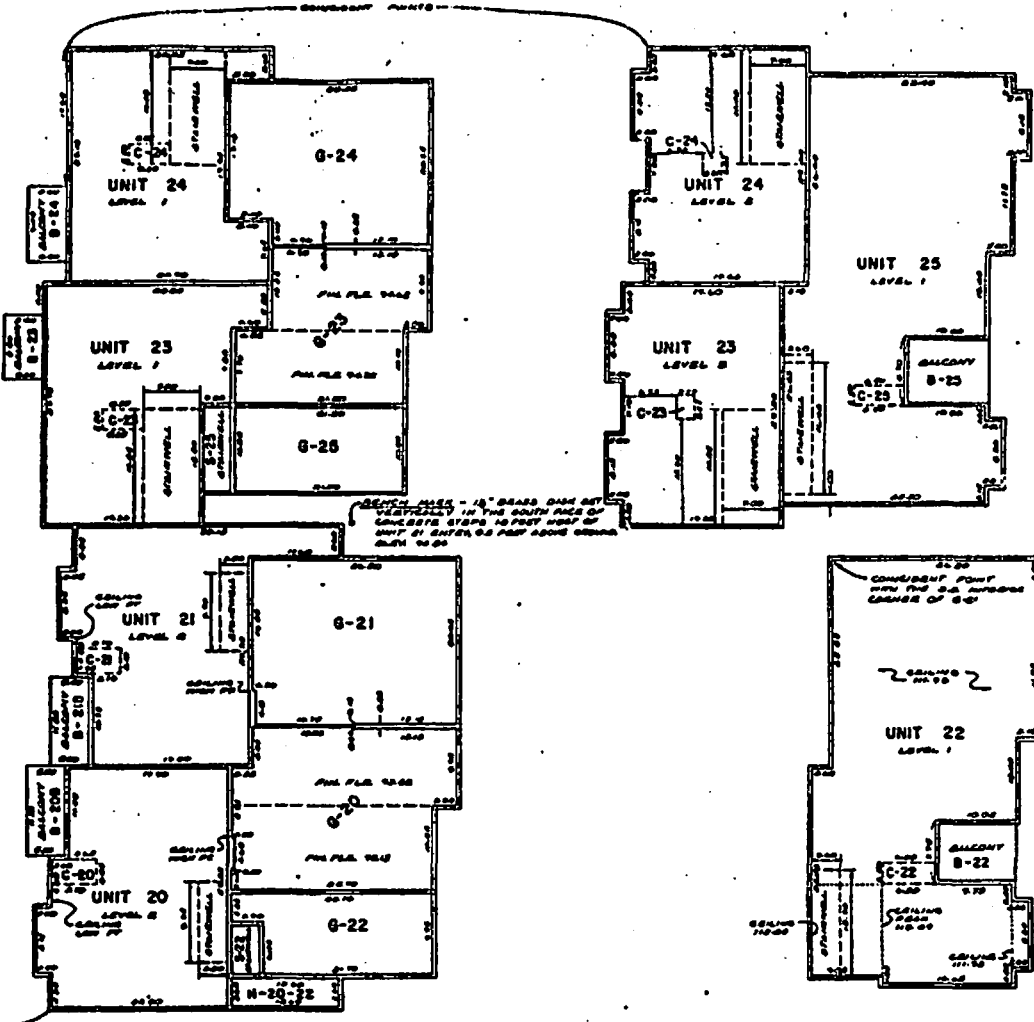
75-188s

ELEVATIONS

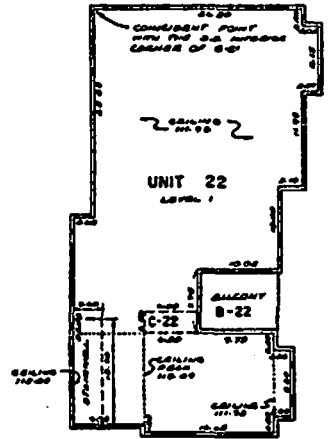
		UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24	UNIT 25
GARAGE	FINISH FLOOR	SEE PLAN	10'00	10'00	SEE PLAN	10'00	10'00
	CEILING	10'00	10'00	10'00	10'00	10'00	10'00
LEVEL 1	FINISH FLOOR	11'01	11'01	11'00	11'00	11'00	11'00
	CEILING	11'00	11'00	SEE PLAN	11'00	11'00	11'00
LEVEL 2	FINISH FLOOR	12'10	12'10	---	12'10	12'10	---
	CEILING HIGH PT	11'00	11'00	---	11'00	11'00	---
	CEILING LOW PT	10'00	10'00	---	10'00	10'00	---



LOWER LEVEL PLAN



STREET LEVEL PLAN



UPPER LEVEL PLAN

REINFORCEMENT - 12" BEARS DOWN BUT VERTICALLY IN THE SOUTH SIDE OF CONCRETE STAIRS TO FOOT HOOP OF UNIT 21 SOUTH OF EAST SIDE OF STAIRS TO UNIT 20

75-188
 11-13-85
 Security

75-188

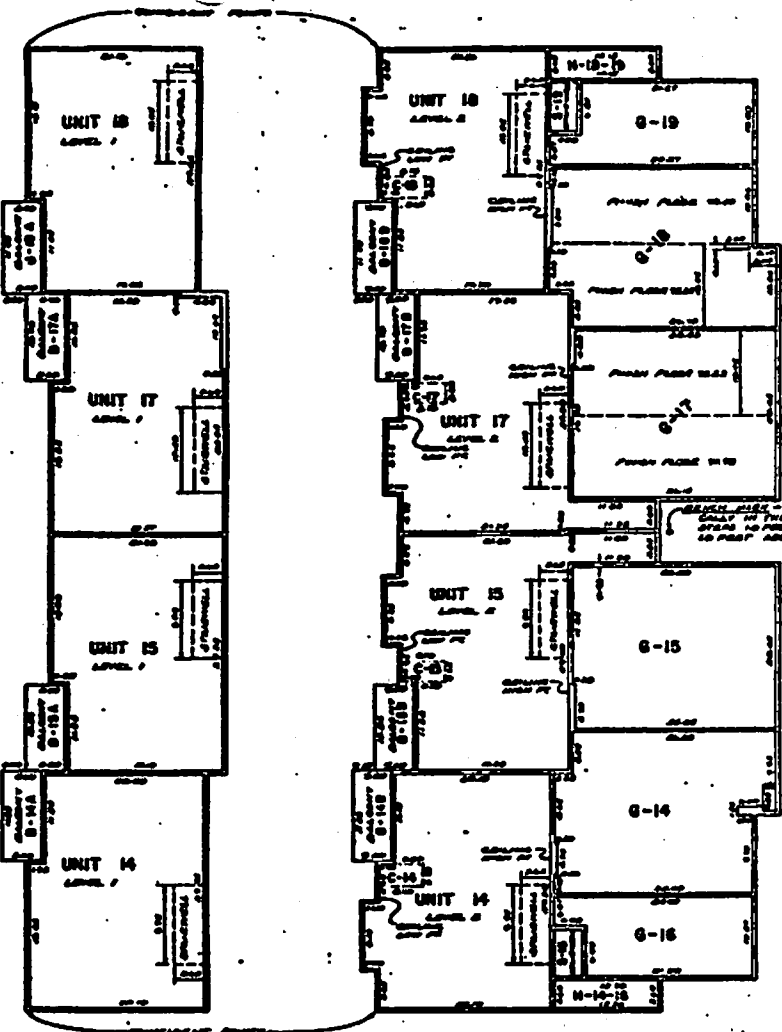
NO.	DATE	BY	REVISION

DOW DICKINSON · OSWALD · WHICH · LEE
 ENGINEERS

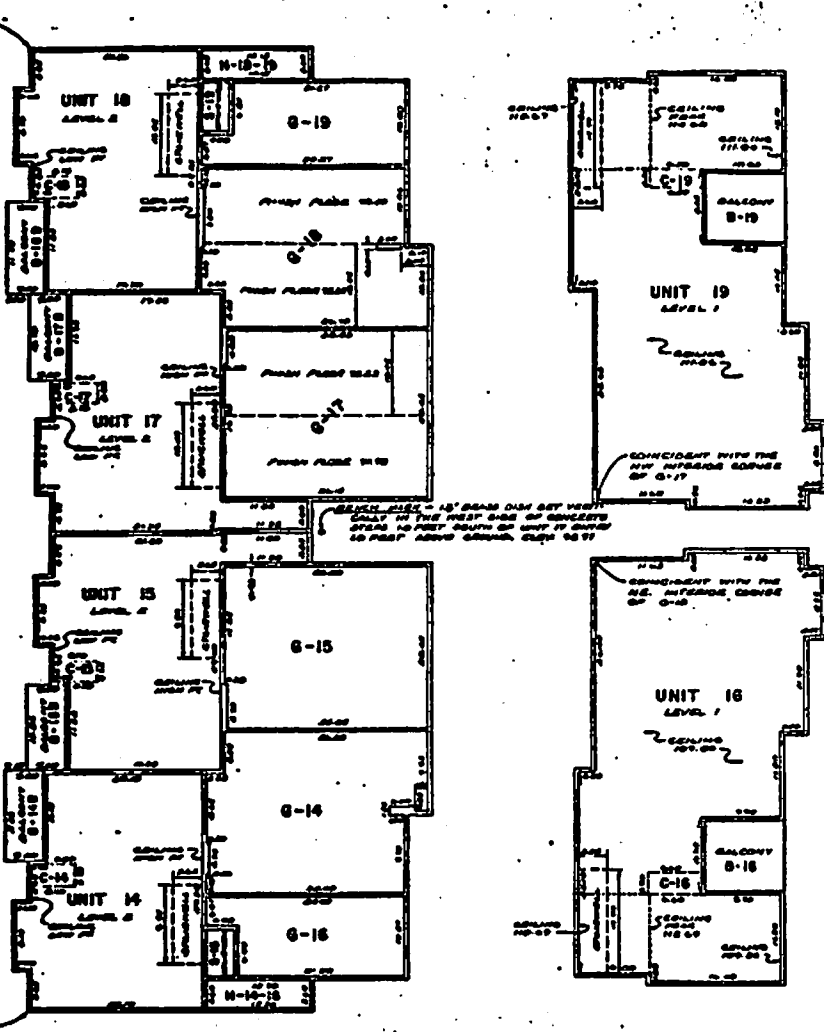
BUILDING IV
 UNITS 20, 21, 22, 23, 24 & 25

CHESTER CREEK TOWNHOUSE CONDOMINIUMS
 LOT 3A, VADIM K. KAPINGEN SUBD.

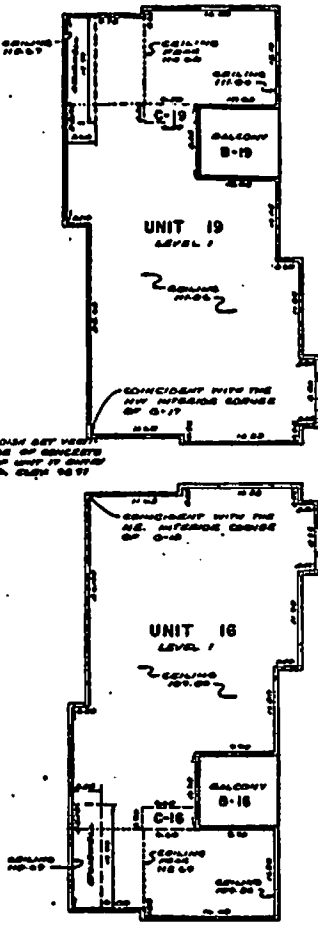
5 of 5
 94-57



LOWER LEVEL PLAN



STREET LEVEL PLAN



UPPER LEVEL PLAN

ELEVATIONS

	UNIT 14	UNIT 15	UNIT 17	UNIT 18	UNIT 19
GARAGE FINISH FLOOR	98.00	97.70	98.00	98.00	98.00
CEILING	100.00	100.00	100.00	100.00	100.00
LEVEL 1 FINISH FLOOR	96.75	97.00	96.00	96.00	96.00
CEILING	98.50	98.50	98.50	98.50	98.50
LEVEL 2 FINISH FLOOR	96.00	96.00	96.00	96.00	96.00
CEILING	98.00	98.00	98.00	98.00	98.00
CEILING LOW PT	98.00	98.00	98.00	98.00	98.00



REMARK: 18" BEAM OVER EAST WALL SHALL BE THE WEST SIDE OF CONCRETE SLAB IN THE WEST SIDE OF UNIT 17 SHALL BE 10 FEET SOUTH OF UNIT 17 SHALL BE 10 FEET ABOVE GROUND, ELEV 98.75

CONCIDENT WITH THE NEW REFERENCE CORNER OF G-16

75-188
 DRAWING FILED
 Anchorage
 11-13-25
 11-32-8
 Security Title

75-188

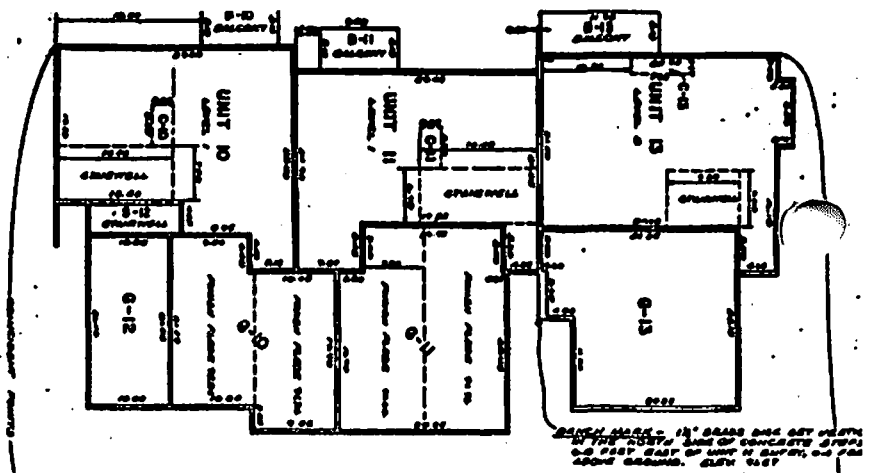
NO.	REVISION	DATE	BY	CHKD.

DOW DICKINSON · OSWIND · WANCH · IEE
 ENGINEERS
 ANCHORAGE, ALASKA

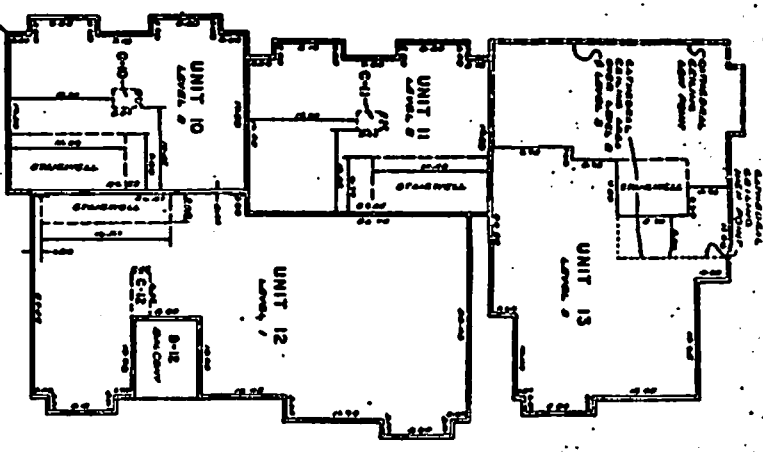
BUILDING III
 UNITS 14, 15, 16, 17, 18 & 19

CHESTER CREEK TOWNHOUSE CONDOMINIUMS
 LOCATED WITHIN
LOT 3A, VADIM K. KAPINGEN SUBD.

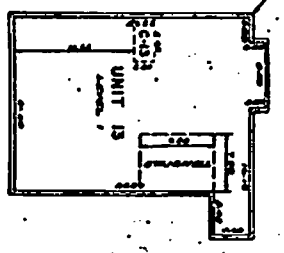
4 of 5
 94



LOWER LEVEL PLAN



UPPER LEVEL PLAN



BASEMENT LEVEL PLAN



ELEVATIONS

LEVEL	UNIT 10	UNIT 11	UNIT 12	UNIT 13
Basement	1000	1000	1000	1000
1st Floor	1000	1000	1000	1000
2nd Floor	1000	1000	1000	1000
3rd Floor	1000	1000	1000	1000
4th Floor	1000	1000	1000	1000
5th Floor	1000	1000	1000	1000
6th Floor	1000	1000	1000	1000
7th Floor	1000	1000	1000	1000
8th Floor	1000	1000	1000	1000
9th Floor	1000	1000	1000	1000
10th Floor	1000	1000	1000	1000
11th Floor	1000	1000	1000	1000
12th Floor	1000	1000	1000	1000
13th Floor	1000	1000	1000	1000
14th Floor	1000	1000	1000	1000
15th Floor	1000	1000	1000	1000
16th Floor	1000	1000	1000	1000
17th Floor	1000	1000	1000	1000
18th Floor	1000	1000	1000	1000
19th Floor	1000	1000	1000	1000
20th Floor	1000	1000	1000	1000

NO.	DATE	REVISION
1	10/1/88	ISSUED FOR PERMIT
2	10/15/88	REVISED PER COMMENTS
3	10/20/88	REVISED PER COMMENTS
4	10/25/88	REVISED PER COMMENTS
5	11/5/88	REVISED PER COMMENTS
6	11/15/88	REVISED PER COMMENTS
7	11/25/88	REVISED PER COMMENTS
8	12/5/88	REVISED PER COMMENTS
9	12/15/88	REVISED PER COMMENTS
10	12/25/88	REVISED PER COMMENTS

DICKINSON, OWARD, WACH, LEE
ENGINEERS

BUILDING II
UNITS 10, 11, 12 & 13

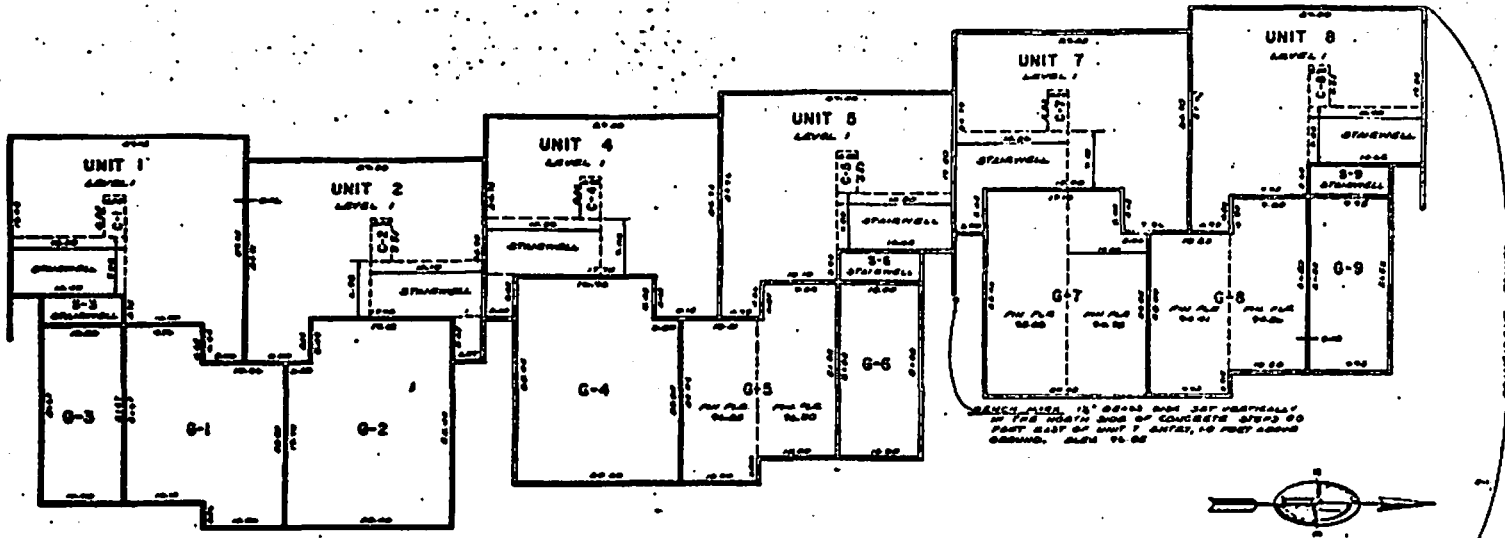
CHESTER CREEK TOWNHOUSE
CONDOMINIUMS
LOT 3A, VADIM K. KAPINGEN SUBD.

3 of 5
92-59

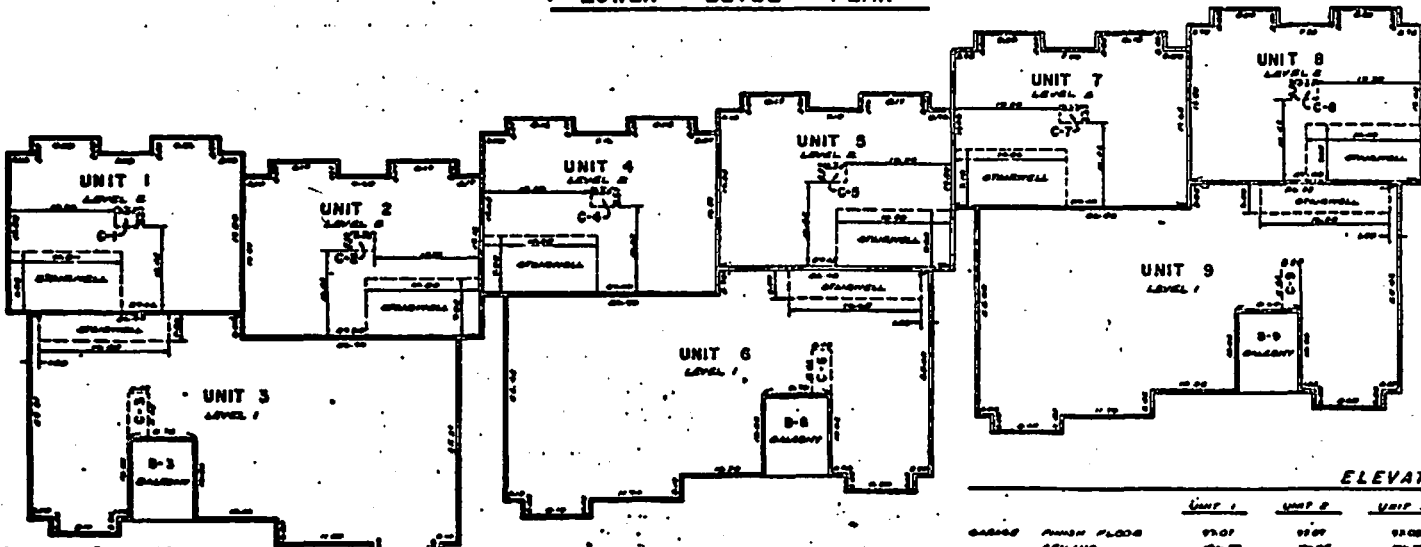
75-188

75-188

75-188
VADIM K. KAPINGEN
11/15/88



LOWER LEVEL PLAN



UPPER LEVEL PLAN

ELEVATIONS

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9
BASED FINISH FLOOR	91.07	91.07	91.08	91.02	91.02	91.02	91.02	91.02	91.02
CEILING	100.07	100.08	100.07	100.02	100.02	100.02	100.02	100.02	100.02
LEVEL 1 FINISH FLOOR	100.48	100.48	100.48	100.42	100.42	100.42	100.42	100.42	100.42
CEILING	109.47	109.48	109.48	109.42	109.42	109.42	109.42	109.42	109.42
LEVEL 2 FINISH FLOOR	107.00	107.00	---	106.92	106.92	---	106.92	106.92	---
CEILING	116.00	116.00	---	115.92	115.92	---	115.92	115.92	---

75-188
 1-13-75
 M. S. A.
 Security Title

75-188

NO.	DATE	BY	REVISION

DOM DICKINSON · OSWALD · WILCH · LEE
 ENGINEERS

BUILDING I
 UNITS 1,2,3,4,5,6,7,8 & 9

CHESTER CREEK TOWNHOUSE CONDOMINIUMS
 LOCATED WITHIN
 LOT 3A, VADIM K. KAPINGEN SUBD.

2 of 5
 54-67

