

30 PAGE 397

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS, RESERVATION OF EASEMENTS
AND CONDOMINIUM PLAN PURSUANT TO THE HORIZONTAL
PROPERTY REGIMES ACT OF THE STATE OF ALASKA

FOR

WEST BLUFF CONDOMINIUM

THIS DECLARATION is made on the 27th day of
June, 1975, by ALASKA LIVING SYSTEMS, INC., an
Alaskan corporation, "Declarant" herein.

P R E A M B L E:

A. Declarant is the owner of the following
described real property located in the Third Judicial Dis-
trict, State of Alaska, upon which the building and improve-
ments of the Project will be constructed:

See EXHIBIT "A" attached hereto and
incorporated herein by this reference

All of the property described above and any improvements
thereon shall be referred to herein as the "Project".

B. It is the desire and intention of Declarant
to subdivide the Property into a condominium estate and to
impose mutually beneficial restrictions under a general plan
of improvement for the benefit of all the condominium estate
created.

C. Declarant hereby declares that all of the
Property is and shall be held, conveyed, hypothecated,
encumbered, leased, rented, used, occupied and improved
subject to the following limitations, restrictions, ease-
ments, conditions and covenants, all of which are declared
and agreed to in furtherance of a plan for the protection,
maintenance, improvement and sale of the Property for the
purpose of enhancing the value and desirability of the
Property. All provisions of this Declaration are hereby
imposed as equitable servitudes upon the Property. All of
the limitations, restrictions, easements, conditions and
covenants herein shall run with the land and shall be bind-
ing upon and for the benefit of all of the Property and all
parties having or acquiring any right, title or interest in
the property or any part thereof.

D. Declarant, his successors, assigns and gran-
tees, covenant and agree that the undivided interest in the
common areas and limited common areas and the fee titles to
the respective units conveyed therewith shall not be separ-
ated or separately conveyed, and each such individual
interest shall be deemed to be conveyed or encumbered with
its respective unit even though the description in the
instrument of conveyance or encumbrance may refer only to
the unit. Subsequent to the initial sales of the condomi-
niums, any conveyance of a condominium or a unit, or any
portion thereof, by its owner, shall be presumed to convey
the entire condominium.

rec'd
6-30-75

30 398-

ARTICLE I

Definitions

Section 1. The "Property" shall mean all the real property described above.

Section 2. "Condominium" shall mean an undivided fee ownership interest in the common areas and limited common areas together with a separate ownership interest in fee in a unit.

Section 3. "Unit" shall mean and include the elements of a condominium not owned in common with the owners of other condominiums in the Property; each of the apartments in the multifamily structure, each separately described and designated in Exhibit "B", which is attached and incorporated herein by this reference, shall be a separate freehold estate consisting of the space bounded by and contained within the interior surfaces of the perimeter walls, floors, roof, windows, and doors of each apartment. In interpreting deeds, declarations and plans, the existing physical boundaries of the unit or a unit constructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries rather than the description expressed in the deed, plan or declaration, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries as shown on the plan or in the deed and Declaration and those of the building as constructed. Concurrently with the recording of this Declaration, a survey map and floor plan of the Project is being filed in the Anchorage Recording District, Third Judicial District, State of Alaska, under File No. 75-88.

Section 4. "Unit Owner" shall mean the person or persons holding title in fee to a unit.

Section 5. "Project" shall mean the entire Property divided into condominiums, or to be divided into condominiums including all structures thereon, the common areas, the limited common areas and the units within the Property.

Section 6. "Limited Common Areas" shall mean and include all areas for which exclusive easements are reserved for the benefit of unit owners, including, but not limited to, storage and assigned parking spaces, as those areas are set forth on the survey map and/or the set of floor plans filed simultaneously herewith and incorporated herein by this reference as though fully set forth. By way of illustration, the limited common areas appurtenant to Unit 1 will be designated "S-1" (storage area) and "P-1" (assigned parking space). Each remaining unit shall have similarly designated limited common areas appurtenant to each unit. The limited common areas for each unit are described on Exhibit "C" attached to this Declaration and incorporated herein by this reference.

Section 7. "Common Areas" shall mean and include all areas on the Property except the units and shall further include for maintenance purposes of the Association, but only by way of fee title, all gas, water, and waste pipes, all sewers, all ducts, chutes, conduits, wires and other utility installation of the multifamily structure wherever

located (except the outlets thereof when located within the units) the lot upon which the structure is located and the airspace above the structure, all bearing walls, columns, floors, the roof, slab, foundation, elevator, stairways, landscaping, trash containers, parking areas, and all recreational facilities.

Section 8. "Residence" shall mean and include a unit and its corresponding limited common areas over which the unit owner has an exclusive easement as provided for herein.

Section 9. "Common Assessment" shall mean the portion of the costs of maintaining, improving, repairing and managing the Project and all other common expenses, including operational costs for the common areas, which are to be paid by each unit owner to the Association for common expenses and charged to his condominium.

Section 10. "Special Assessment" shall mean a charge against a particular unit owner and his condominium, directly attributable to the unit owner, equal to the cost incurred by the Association for corrective action performed pursuant to the provisions of this Declaration, plus interest thereon as provided for in this Declaration.

Section 11. "Reconstruction Assessment" shall mean a charge against each unit owner and his condominium, representing a portion of the cost to the Association for reconstruction of any portion or portions of the Project pursuant to the provisions of Article V.

Section 12. "Capital Improvement Assessment" shall mean a charge against each unit owner and his condominium, representing a portion of the cost to the Association for installation or construction of any capital improvements on any of the common areas or the limited common areas which the Association may from time to time authorize.

Section 13. "Association" shall mean the WEST BLUFF CONDOMINIUM ASSOCIATION.

Section 14. "Common Expenses" shall mean the actual and estimated costs of: maintenance, management, operation, repair and replacement of the common areas and limited common areas (to the extent not paid by the unit owner responsible for payment), including unpaid special reconstruction and capital improvement assessments; costs of management and administration of the Association, including but not limited to compensation paid by the Association to managers, accountants, attorneys and other employees; the costs of utilities, gardening and other services benefiting the common areas and limited common areas; the costs of fire, casualty, liability, workmen's compensation, and other insurance covering the project; the cost of bonding of the members of the management body; taxes paid by the Association; amounts paid by the Association for discharge of any lien or encumbrance levied against the entire Project or portions thereof; and the costs of any other item or items designated by, or in accordance with other expenses incurred by, the Association for any reason whatsoever.

Section 15. "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 the deed of trust.

Section 16. "Family" shall mean a group of natural persons related to each other by blood or legally related to each other by marriage or adoption.

Section 17. "Board of Directors" shall mean the Board of Directors of the Association.

ARTICLE II

Residence and Use Restrictions

Section 1. Single Family Residence. Residences shall be used exclusively for single family residential purposes, subject to the exemption granted Declarant under Article XII, Section 3 of this Declaration.

Section 2. Description of Condominium Building:

See Exhibit "D" attached hereto and incorporated herein by this reference.

Section 3. 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 on an assigned parking space. The parking spaces shall be used for parking vehicles only and shall not be converted for living, recreational or business purposes. There shall be no exposed storage deposited, accumulated or preserved anywhere on the Property.

Section 4. Nuisances. No noxious or offensive activities (including but not limited to the repair of automobiles) shall be carried on upon the Project. No horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of a residence and its contents, shall be placed or used in any such residence. No loud noises shall be permitted on the Property, and the Board of Directors of the Association shall have the right to determine if any noise or activity producing noise constitutes a nuisance. No unit owner shall permit or cause anything to be done or kept upon the Property which will increase the rate of insurance thereon or which will obstruct or interfere with the rights of other unit owners, nor will he commit or permit any nuisance on the premises, or commit or cause any immoral or illegal act to be committed thereon. Each unit owner shall comply with all of the requirements of the local or state health authorities and with all other governmental authorities with respect to the occupancy and use of a residence.

Section 5. Signs. No signs, posters, displays or other advertising devices of any character shall be erected or maintained on, or shown or displayed from the residences without prior written approval having been obtained from the Board of Directors of the Association; provided, however, that the restrictions of this paragraph shall not apply to any sign or notice of customary and reasonable dimension which states that the premises are for rent or sale. Address, identification signs and mail boxes

shall be maintained by the Association. The Board of Directors may summarily cause all unauthorized signs to be removed and destroyed. This section shall not apply to any signs used by Declarant or its agents in connection with the original construction and sale of the condominiums as set forth in Article XII, Section 3.

Section 6. Hold Harmless and Indemnification.

Each unit owner shall be liable to the Association for any damage to the common areas of any type or any equipment thereon which may be sustained by reason of the negligence of said unit owner or of his guests or invitees, to the extent that any such damage shall not be covered by insurance. Each unit owner does further, by the acceptance of his deed, agree to indemnify each and every other unit owner, and to hold him or her harmless, from any claim of any person for personal injuries or property damage occurring within the residence of the unit owner, unless said injury or damage shall occur by reason of the negligence of any other unit owner, and each unit owner further agrees to defend, at his expense, any and all remaining owners who may be sued by any person for a claim for personal injury or property damage alleged to have been sustained within the residence of that unit owner.

Section 7. Outside Installations.

No outside television or radio pole, antenna or clothesline shall be constructed, erected or maintained on any residence without first obtaining the approval of the Board of Directors. No wiring or installation of air conditioning or other machine shall be installed on the exterior of the building of the Project or be allowed to protrude through the walls or roof of the building, unless the prior written approval of the Board of Directors is secured. No basketball standards or fixed sports apparatus shall be attached to any residence without the prior written approval of the Board of Directors.

Section 8. Pet Regulations.

No animals, live-stock, or poultry shall be kept in any residence except that domestic dogs, cats, fish and birds in inside bird cages may be kept as household pets within any residence provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities. As used in this Declaration "unreasonable quantities" shall be deemed to limit the number of dogs, cats and birds to two (2) each. The Association shall have the right to prohibit maintenance of any animal which constitutes in the opinion of the directors of the Association, a nuisance to any other unit owner. Dogs and cats belonging to unit owners, occupants or their licensees must be either kept within an enclosure or on a leash being held by a person capable of controlling the animal. The enclosure must be maintained so that the animal cannot escape therefrom and shall be subject to the approval of the Board of Directors of the Association. Should any dog or cat belonging to a unit owner be found unattended out of the enclosure and not being held on a leash by a person capable of controlling the animal, such animal may be removed by Declarant (other person or occupant or unit owner within the Property), or a person designated by them so to do, to a pound under the jurisdiction of the local municipality in which the property is situated and subject to the laws and rules governing said pound, or to a comparable animal shelter. Furthermore, any unit owner shall be absolutely liable to each and all remaining owners,

their families, guests and invitees, for any damage to person or property caused by any pets brought or kept upon the Property by an owner or by members of his family, guests, licensees or invitees.

Section 9. View Obstructions. No vegetation or other obstruction shall be planted or maintained in such location or of such a height as to unreasonably obstruct a view from any other residence in the vicinity thereof. In the event of a dispute between owners of units as to the obstruction of a view from a residence, such dispute shall be submitted to the Board of Directors, whose decision in such matters shall be binding. Any such obstruction shall, upon request of the Board, be removed or otherwise altered to the satisfaction of the Board by the owner of the residence upon which said obstruction is located.

Section 10. Business or Commercial Activity. No business or commercial activity shall be maintained or conducted in any residence, except that Declarant or a person designated by the Association as Agent of the Association for purposes of managing the Property may maintain management offices and facilities in a residence or in a temporary structure constructed on the Project. Provided, however, that professional and administrative occupations may be carried on within the residences so long as there exists no external evidence thereof.

Section 11. 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 12. Rubbish Removal. Trash, garbage, or other waste shall be disposed of only by depositing same, wrapped in a secure package, into a designated trash container. No owner of a unit shall permit or cause any trash or refuse to be disposed of on any portion of the Project subject to this Declaration. No portion of the Project shall be used for the storage of building materials, refuse or any other materials other than in connection with approved construction. There shall be no exterior fires whatsoever except barbeque fires contained within receptacles thereof.

Section 13. Lease of Units. Unit owners may lease their unit to third parties, but such a lease arrangement must be in writing and shall provide that the failure to comply in all respects with the provisions of their declaration and the association bylaws shall be a default under the terms of the lease. No unit owner may lease his unit for transient or hotel purposes.

ARTICLE III

Architectural Provisions

Excepting the interior of units, no replacement, addition, or alteration of the building, structure, fence, drainage facility, common or limited common area landscaping

30 PAGE 403

or planting shall be effected on any residence other than by Declarant until the plans, specifications and plat plan showing the location and nature of such replacement, addition, alteration or removal have been submitted to and approved in writing by the Board of Directors; nor shall any exterior painting or decorative alteration be commenced until the Board has approved the plans therefor, including the proposed color schemes, design thereof and the quality of materials to be used. All such plans and specifications shall be prepared by an architect or landscape architect or licensed building designer, said person to be employed by the unit owner making application at his sole expense. Plans and resubmittals thereof shall be approved or disapproved within thirty (30) days. Failure of the Board to respond to a submittal or resubmittal of plans within such period shall be deemed to be approval of the plans as submitted or resubmitted. The approval of the plans and specifications may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by reason of reasonable dissatisfaction of the Board with the location of the structure on the residence, the elevation, color scheme, finish, design, proportions, architecture, shape, height style and appropriateness of the proposed structure or altered structure, the materials used therein, or because of its reasonable dissatisfaction with any or all other matters or things which in the reasonable judgment of the Board will render the proposed investment inharmonious or out of keeping with the general plan of improvement of the Property or with the improvements erected on other residences. If, after such plans and specifications have been approved, the improvements are altered, erected or maintained upon the residence otherwise than as approved by the Board, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Board having been obtained as required by the Declaration. After the expiration of one (1) year from the date of completion of any improvement, said improvement shall, in favor of purchasers and encumbrancers, in good faith and for value, be deemed to comply with all of the provisions hereof unless a notice of such non-compliance or non-completion, executed by one member of the Board, shall appear of record in the Office of the Recorder, Anchorage Recording District. or legal proceedings shall have been instituted to enforce compliance with these provisions. The approval of the Board of any plans or specifications submitted for approval as herein specified for use on any residence shall not be deemed to be a waiver by the Board of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided for use on other residences. No member of the Board shall be liable to any person for his decisions or failure to act in making decisions as a member of said Board. The members of the Board shall receive no compensation for their services performed pursuant to this Declaration. Upon approval of the Board, it shall be conclusively presumed that the location and height of any improvement does not violate the provisions of this Declaration.

ARTICLE IV

Repair and Maintenance

Section 1. Repair and Maintenance Duties of

30 404
 Association and District

Association. The Association shall maintain, repair and make necessary improvements to and pay for out of the maintenance fund to be provided, all common areas and the building thereon; all corrective architectural, landscaping and repair work within residences, if the unit owner fails to repair the areas subject to his control and duty to maintain; all metered utilities in common areas; all parking areas, ramps, walks and other means of ingress and egress within the Project. To the extent not assessed to or paid by the unit owners, the Association shall pay all real and personal property taxes and assessments levied upon any portion of the common areas or limited common areas. It shall further be the affirmative duty of the Association to require strict compliance with all provisions of this Declaration and to inspect the Property for any violations thereof.

Section 2. General Powers of the Association.

The Association shall have all of the powers set forth in its Articles of Incorporation, together with its general powers as a nonprofit corporation, generally to do any and all things that a corporation organized under the laws of the State of Alaska may lawfully do in operating for the benefit of its members, subject only to the limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws and in this Declaration and to do any and all acts which may be necessary or proper for or incidental to the exercise of any of the express powers of the Association or for the peace, health, comfort, safety and general welfare of the unit owners and their guests.

Section 3. Special Powers of Association.

Without in any way limiting the generality of the foregoing, in the event that the Association determines that an improvement is in need of repair, restoration or painting, or that landscaping is in need of installation, repair, or restoration, or that an improvement is in existence without proper approval of the Board, or that there is a violation of any provision of this Declaration, then the Association shall give written notice to the unit owner of the condition or violation complained of, and unless the Board has approved in writing corrective plans proposed by the unit owner to remedy the condition complained of within such period of time as may be determined reasonable by the Association after it has given written notice, and such corrective work so approved is completed thereafter within the time allotted by the Association, the Association shall undertake to remedy such condition or violation complained of and the cost thereof shall be charged to the unit owner and his condominium whose residence is the subject matter of the corrective work, and such cost shall be deemed to be a Special Assessment to such unit owner, and his condominium, and subject to levy, enforcement and collection by the Association in accordance with the assessment lien procedure provided for in this Declaration.

Section 4. Rights of Entry.

The Association shall have a limited right of entry in and upon all limited common areas and the exterior of all units for the purpose of taking whatever corrective action may be deemed necessary or proper by the Association. Nothing in this Article shall in any manner limit the right of the unit owner to exclusive control over the interior of his unit. Provided, however, that an owner shall grant a right of entry to the Association, or any other person authorized by the Association, in

30 405
 Declaration of Condominium

case of any emergency originating in or threatening his unit, whether the owner is present or not. Provided, further, that an owner shall permit other owners or their representatives to enter his unit for the purpose of performing required installation, alterations or repair of the mechanical or electrical services to a residence, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner whose unit is to be entered. In case of an emergency, such right of entry shall be immediate.

Section 5. Miscellaneous Duties and Powers. The Association shall have the right to install or construct capital improvements on any of the common or limited common areas. The Association may at any time, and from time to time reconstruct, replace or refinish any improvement or portion thereof upon the common areas in accordance with the original design, finish or standard of construction of such improvement; construct, reconstruct, replace or refinish any surface upon any portion of common areas designated as a parking area; replace destroyed trees or other vegetation and plant trees, shrubs and ground cover upon any portion of the common areas; and place and maintain upon the common areas such signs as the Association may deem necessary for their identification, for regulation of traffic, including parking, the regulation and use of the common areas, and for the health, welfare and safety of unit owners and their guests. The Association may delegate all of the powers contained in the Declaration to any management organization or individual, and the Association may employ personnel necessary for the effective operation and maintenance of the building and common areas of any type described herein, including the employment of legal and accounting services.

Section 6. Repair and Maintenance by Unit Owner. Each unit owner shall maintain, repair, replace and restore all portions of his residence, including the interior walls, ceilings, windows, floors, doors, and permanent fixtures and limited common areas subject to his exclusive control, in a clean, sanitary and attractive condition, subject to control and approval of the Board.

ARTICLE V

Destruction of Improvements

Section 1. Partial Destruction. Except as otherwise provided in this Declaration, in the event of partial destruction of the building, it shall be the duty of the Association to restore and repair the same to its former condition, as promptly as practical. The proceeds of any insurance maintained pursuant to Article IX hereof shall be used for such purpose subject to the prior rights of beneficiaries of deeds of trust whose interest may be protected by said policies. In the event that the amount available from the proceeds of such insurance policies for such restoration and repair shall be at least eighty-five percent (85%) of the estimated cost of restoration and repair, a special assessment of the owners, with each owner contributing a percentage equal to the owners' percentage interest in the common areas as set forth in Exhibit "E" may be levied by the Association to provide the necessary funds for such reconstruction, over and above the amount of any insurance proceeds available for such purpose. In the event that the amount available from the proceeds of such insur-

ance policies for such restoration and repair shall be less than eight-five percent (85%) of the estimated cost of restoration and repair, the unit owners by the vote of not less than seventy-five percent (75%) of the owners present and entitled to vote, in person or by proxy, at a duly constituted meeting of the members of the Association shall determine whether the Association shall be authorized to proceed with such restoration and repair or not. In the event of a determination by the owners as provided above that the cost of such restoration and repair would be substantial and that it would not be in their best interests to proceed with the same, the owners may, at their discretion, proceed as provided in Section 2 below.

Section 2. Total Destruction. In the event of the total destruction of the building, the unit owners, by said requisite vote, shall likewise have the authority to determine whether said improvements shall be rebuilt, or whether the Project shall be sold. In the event of a determination to rebuild, the necessary funds shall be raised as provided in Section 1 above, and the Association shall be authorized to have prepared the necessary plans, specifications and maps, and to execute the necessary documents to effect such reconstruction as promptly as practical. The Project shall be reconstructed or rebuilt in accordance with the original plans of construction unless changes recommended by the Association shall have been approved in writing by seventy-five percent (75%) of the owners and by the holders of record of encumbrances upon their condominiums. A certificate of the resolution authorizing such reconstruction shall be filed with the District Recorder within six (6) months from the date of such destruction and in the event of a failure to record such certificate within said period, it shall be conclusively presumed that the owners have determined not to rebuild said improvements. In the event of a determination not to rebuild, the Association shall be authorized to have prepared and to file as promptly as practical, a corrected subdivision map converting the Project into an unimproved parcel of land, which shall be offered for sale at the highest and best price obtainable, either in its damaged condition, or after damaged structures have been razed. The net proceeds of such sale, and the proceeds, if any, of insurance carried by the Association shall be divided proportionately among the owners, such proportions to be based upon the original base sales price of each unit at the time it was initially sold by Declarant, provided that the balance then due on any valid encumbrance of record shall be first paid in order of priority before the distribution of any proceeds to an owner whose condominium is so encumbered.

Section 3. Right to Partition. No owner shall have the right to partition of his interest in the condominium except that in the event that a certificate of resolution to rebuild or restore has not been recorded as provided above, within six (6) months from the date of any partial or total destruction, or if restoration has not actually commenced within said period. Nothing herein shall be deemed to prevent partition of a co-tenancy in any condominium. The common elements shall be owned in common by all owners of condominium units and no owner may bring any action for partition thereof. Any partition permitted herein shall require the prior written approval of the first mortgage holder.

30 407
 Association of Homeowners

Section 4. Interior Damage. Restoration and repair of any damage to the interior of any individual unit shall be made by and at the individual expense of the owner of that unit and, in the event of a determination to rebuild after partial or total destruction, shall be completed as promptly as practical and in a lawful and workmanlike manner.

Section 5. Notice to Mortgagee. Any institutional holder of a first mortgage on any unit shall be given written notice of any substantial damage or destruction as set forth herein.

ARTICLE VI

Assessments

Section 1. Levy and Payment. All unit owners shall pay all common assessments for common expenses and all applicable special assessments, reconstruction assessments and capital improvement assessments imposed by the Association. The common assessments and applicable reconstruction, capital improvement and special assessments, together with interest, costs, and reasonable attorney's fees, shall be the personal obligation of the person who was the owner of the condominium or by an offer to waive use of the common areas. The assessment shall include payments to a general operating reserve fund for replacement as deemed necessary by the Association. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the condominiums and for the improvement, operation, replacement and maintenance of the Project. Not later than thirty (30) days prior to the beginning of each calendar year, the Association shall estimate the total charges to be assessed against each condominium. Written notice of the annual assessments shall be sent to every unit owner subject thereto. Each owner thereof shall thereafter pay to the Association his assessment in installments as established by the Association. In the event the Association shall determine that the estimate of total charges for the current year is, or will become, inadequate to meet all expenses of the Property for any reason, it shall immediately determine the approximate amount of such inadequacy and issue a supplemental estimate of the total charges to be assessed against each condominium. Any increase in the amount so assessed shall only be effective upon written consent of two-thirds (2/3) of the unit owners and their first mortgagees.

Each installment of an assessment shall become delinquent if not paid on or before thirty (30) days from the date upon which it becomes due. All annual common assessments shall be paid according to the percentage of ownership in the common areas as set forth in Exhibit "A". All excess funds, remaining in the general operating reserve fund, over and above the amounts used for the operation of the condominium Project, shall be returned to the unit owners in a proportion equal to their individual contributions or may be retained by the Association and applied to the following year's assessments. In a voluntary conveyance of a condominium, the grantee of the same shall be jointly and severally liable with the grantor for all unpaid assessments by the Association against the latter for his share of the common expenses up to the time of the grant or conveyance, without prejudice to the grantee's right to recover

Page 30 PAGE 408
 Anchorage Recording District

from the grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Association or the Management Agent of the Association, and such grantee shall not be liable for, nor shall the condominium conveyed be subject to a lien, as provided for in Section 3 hereof, for any unpaid assessments made by the Association against the grantor in excess of the amount set forth in the statement; provided, however, that the grantee shall be liable for any such assessment becoming due after the date of any such statement.

Declarant shall pay its full pro-rata share of said common expenses on all unsold condominiums in the Property. The Declarant shall have the authority to expend therefrom necessary funds for required maintenance of the common areas of said Property or for the common benefit of all the owners. No expenditure may be made from the reserve fund for the cost of any labor or material required in connection with the construction of any part or portion of the Project or any of the improvements thereon, which are part of the original plans and specifications therefor. Within thirty (30) days following the first meeting of the Association, Declarant shall be required to present to the owners a written financial statement of the deposits in and withdrawals from said fund from the date of establishment thereof. After the first meeting, Declarant shall be obligated to pay to the Association a maintenance charge, as hereinbefore provided, for each unsold condominium. The Association shall prepare or cause to be prepared written statement of income and expense to be distributed to all unit owners in such frequency and at such intervals as deemed appropriate by the Board of Directors of the Association.

From and after the date of recordation of a deed to the first unit owner of an interest in the project, the unit owner shall establish an assessment reserve fund with the Association, which reserve fund shall equal the projected assessments to the unit owner for a two-month period. In addition, the unit owner shall pay to the Association the regular monthly assessment as provided herein, the purpose being to have available at all times for the Association an assessment reserve fund equal to two months of assessments. This assessment reserve fund shall be maintained at all times, just as a reserve for taxes and insurance is so maintained, and in the event of a subsequent transfer of the unit owner's interest in the project, the subsequent purchaser shall be responsible for establishing and maintaining this reserve fund.

Section 2. Delinquencies. There shall accrue with each delinquent assessment, a late charge of FIVE DOLLARS (\$5.00) together with interest at the maximum rate permitted by law on such delinquent sums, calculated from the date of delinquency to and including the date full payment is received by the Association. The Association may cause to be recorded in the Office of the Recorder, Anchorage Recording District, a notice of any delinquent sums due the Association from any condominium owner. Such notice shall state the amount of such delinquent sums and other authorized charges and interest, including the cost of recording such notice, the expenses of collection in connection with the delinquent sums, reasonable attorneys' fees, a sufficient description of the condominium against which the same has been assessed, the name and address of

BOOK 30 PAGE 409
Anchorage Recording District

the Association and the name of the record owner thereof. Such notice shall be signed by an authorized representative of the Association.

Upon payment to the Association of such delinquent sums and charges in connection therewith, or other satisfaction thereof, the Association shall cause to be recorded a further notice stating the satisfaction and release of such delinquent sums and charges. The Association may demand and receive the cost of recordation of such release before recording the same. Any Purchaser or encumbrancer, acting in good faith and for value may rely upon such notice of satisfaction and release as conclusive evidence of the full satisfaction of the sums stated in the notice of delinquent sums. In the event of default by any unit owner in the payment of any assessment, the Association shall notify all persons and firms holding a mortgage or deed of trust by any unit owner on any condominium on the Project.

Section 3. Liens, Enforcement. All sums assessed in accordance with the provisions of this Declaration shall constitute a lien on the respective condominium prior and superior to all other liens except (1) all taxes, bonds, assessments, and other levies which, by law, would be superior thereto, and (2) the lien or charge of any first mortgage of record (meaning any recorded mortgage or deed of trust with first priority or seniority over other mortgages or deeds of trust) made in good faith and for value and recorded prior to the date on which the lien became effective. It shall be the duty of the Association to enforce such lien by one or more of the alternative means of relief afforded by this Declaration. Such lien, when delinquent may be enforced by sale by the Association, its attorney or other person authorized to make the sale, after failure of the owner to pay an assessment in accordance with its terms, such sale to be conducted in accordance with the provisions of the Alaska statutes applicable to the exercise of powers of sale in mortgages and deeds of trust, or in any manner permitted by law. In any such foreclosure, the condominium owner shall be required to pay a reasonable rental for the condominium and the plaintiff in such foreclosure sale and to acquire and hold, lease, mortgage and convey the same. Suit to recover a money judgment for unpaid common expenses shall be maintainable without foreclosing or waiving the lien securing the same, and this provision or any institution of suit to recover a money judgment shall not constitute an affirmation of the adequacy of money damages. Any recovery resulting from a suit in law or equity initiated pursuant to this section may include reasonable attorneys' fees as fixed by the court.

ARTICLE VII

The Association

Section 1. Formation and Membership. The Association shall be incorporated under the name of West Bluff Condominium Association, as a corporation not for profit under the laws of the State of Alaska. Every unit owner who is subject to assessment shall automatically, upon becoming the owner of a condominium, be a member of the Association, and shall remain a member thereof until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. A person shall be deemed an owner of a condominium only upon

recording of a deed conveying the condominium to him, and the membership shall be appurtenant to the condominium conveyed.

Section 2. Duties and Powers. The duties and powers of the Association are those set forth in this Declaration, the Articles of Incorporation and the Bylaws, together with those reasonably implied to effect the purposes of the Association and this Declaration.

Section 3. Priorities and Inconsistencies. If there are conflicts or inconsistencies between this Declaration and either the Articles of Incorporation or the Bylaws, the terms and provisions of this Declaration shall prevail.

Section 4. Managing Agent. If required by the Federal National Mortgage Association (FNMA), the Board of Directors of the Association may employ either a responsible Alaskan corporation established by the Board to perform such duties and services as the Board shall authorize and delegate. The professional management required hereunder shall not be terminated and such management assumed by the Board without first obtaining the prior consent of all institutional mortgagees holding first mortgages on the units. The Association may enter into a written contract with a professional, corporate or individual manager to conduct and perform the business, obligations, and duties of the Association. This contract, if applicable, shall conform to the guidelines established by the Federal National Mortgage Association (FNMA) regarding the term and termination of that agreement during such periods of time as FNMA is a mortgagee on a unit in the Project or is the owner of such a unit.

Section 5. Shares and Voting. At any meeting of the Association, each condominium owner including Declarant as to those condominiums not sold, shall be entitled to vote the percentage set forth in Exhibit "E". Where there is more than one record owner of a condominium, any or all of such persons may attend any meeting of the Association, but it shall be necessary for those owners present to act unanimously in order to cast the vote to which the condominium is entitled. All agreements and determinations lawfully made by the Association in accordance with the voting percentages established herein, shall be deemed to be binding on all owners of condominiums, their successors and assigns.

Section 6. Expandable Association Membership. It is the intention of the Declarant to submit certain land adjacent to the project to the Horizontal Property Regimes Act of the State of Alaska and to construct thereon additional condominium units not to exceed 21 units. At such time as those additional units are completed, each unit owner who becomes subject to assessments as called for in that project's governing declaration shall become a member of the West Bluff Condominium Association created herein. It is the intent of the Declarant to have a single association to manage the common areas of the respective adjoining projects and to levy and fix assessments therefor. This shall in no way alter the interest of the unit owners in the common areas of their respective projects which shall be governed by the submitting Declaration.

In the event that additional units are completed on adjacent property, as set forth above, the percentage votes and assessment obligations shall be determined by the

following formula: The Declarant shall determine the unit value for all units within the adjacent condominium project, or projects, to which shall be added the total value of the units which are subject to this Declaration. The total value of all units within the total condominium projects shall be divided into each unit value and the product shall equal the percentage of interest for purposes of voting and assessments for each unit. The Declarant hereby declares that each Association member shall have a perpetual easement in the common area of this Project and the common area of any subsequent adjacent project for purposes of ingress and egress and all other permitted uses.

The Declarant expressly reserves an easement for access over and across the common area property described on Exhibit "A" for the purpose of completing and establishing a subsequent phase of condominium units, or of otherwise developing portions of the adjacent land not utilized in completing a condominium phase or for the development of contiguous lands belonging to the Declarant, its successors or assigns, as such land is described in Exhibit "F" attached hereto.

ARTICLE VIII

Rights of Mortgagee

Section 1. Priority. Where the mortgage of a first mortgage of record which is recorded prior to the date on which the assessment lien became effective, or other Purchaser of a condominium obtains title to the same as a result of foreclosure of any such first mortgage, or other purchaser of a condominium obtains title to the same as a result of a deed taken in lieu of foreclosure, the acquirer of title, his successor and assigns, shall not be liable for the share of the common expenses or assessments by the Association chargeable to such condominium which became due prior to the acquisition of title to such condominium by such acquirer, but shall be subject to any future assessments which become due subsequent to his acquisition of title. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectable from all of the condominium including such acquirer, his successors and assigns.

Section 2. Default. A breach of any of the provisions, covenants, restrictions or limitations hereof, or the recordation of any lien or assessment hereunder, or the pursuit of any remedy hereunder, shall not defeat or render invalid the lien of any mortgage made by a unit owner in good faith and for value upon the interest of a unit owner. All of the provisions herein shall be binding upon and effective against any owner whose title to said property is hereafter acquired through foreclosure or trustee's sale.

Section 3. Right to Inspect Association Records and Notice. The holder of a first mortgage of record, its successors or assigns, shall have the right to inspect the Association's books of account and other financial records, and shall also be able to require the Association to provide to it such additional financial data as may be reasonably requested to protect its interests, including annual audited financial statements. Written notice of all Association meetings shall be sent to first mortgagees of record who may designate an agent to attend such meetings.

30 412
Anchorage Recording District

Section 4. Abandonment. The condominium status of the Project shall not be abandoned without first obtaining the prior written approval of all first mortgagees on units in the Project, except as provided in Article V, Section 2, nor shall there be any change in the percentage interest of the unit owners without first obtaining the prior written approval of the first mortgage holders of such units.

Section 5. Prior Approval. Nothing in this Declaration or the Bylaws of the Association of Apartment Owners provided for herein to the contrary, prior written approval of the holder of the first mortgages or deeds of trusts covering all or any portion of the project shall be a condition precedent to the effectiveness of any of the following actions:

- (a) Removal of all or any portion of the property or project from the provisions of the Horizontal Property Regimes Act pursuant to Alaska Statute 34.07.330, or as said statute may be amended from time to time.
- (b) The partition or subdivision of any unit, or of the common elements.
- (c) A change in the pro-rata interest or obligation of any unit for purposes of levying assessments or charges or allocating distributions of hazard insurance proceeds of condemnation awards.
- (d) A change in the percentage interests of the unit owners in the common elements.
- (e) The abandonment of the condominium status of the project, except for abandonment provided under the provisions of the Horizontal Property Regimes Act in case of substantial loss to the units and common elements.
- (f) Any abandonment, partition, subdivision, encumbrance, sale, or transfer of all or any portion of the common elements.
- (g) The use of hazard insurance proceeds for losses to any condominium property, whether to a unit or to the common elements, 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 elements.

ARTICLE IX

Insurance

Section 1. Types. The Association shall obtain and continue in effect adequate blanket public liability insurance for the common areas, and fire insurance with extended coverage for the full replacement cost of the Project. Such insurance shall be maintained by the Association for the benefit of the Association, the unit owners, and the encumbrances upon the Property or any part thereof as their interests may appear with underlying coverage on the individual units. The Association may purchase such other insurance as it may deem necessary, including but not limited to, plate glass insurance, fidelity bonds and workmen's compensa-

BOOK 30 PAGE 413
 Anchorage Recording District

tion. Each owner shall provide insurance on his personal property. Nothing herein shall preclude any individual owner from carrying any public liability insurance as he may deem advisable to cover his individual liability for damages to person or property occurring inside his individual unit or elsewhere upon the premises.

Notwithstanding any provisions to the contrary herein, the Association shall be required to continuously carry a master condominium policy of casualty insurance, and a fidelity bond, with such coverage and endorsements in form and amounts including full replacement cost coverage with an agreed amount endorsement as required by the Federal National Mortgage Association (FNMA) during such periods of time as FNMA is a mortgagee on a unit in the Project or the owner of such a unit.

Section 2. Premiums and Proceeds. Insurance premiums for any such blanket insurance coverage obtained by the Association and any other insurance deemed necessary by the Association shall become a common expense to be included in the regular assessments levied by the Association for the repair or replacement of the property for which the insurance was carried or otherwise disposed of as provided in Article V of this Declaration. The Association is hereby granted the authority to negotiate loss settlements with the appropriate insurance carriers. Any two directors of the Association may sign a loss claim form and release form in connection with the settlement of a loss claim, and such signature shall be binding on all the unit owners.

ARTICLE X

Duration and Amendment

Section 1. Duration. This Declaration shall continue in full force for a term of fifty (50) years from the date hereof, after which time the same shall be automatically extended for successive periods of ten (10) years, unless a declaration of termination is recorded in the public records of the Anchorage Recording District, State of Alaska, meeting the requirements of an amendment to this Declaration as set forth in Section 2 of this Article and the requirements set forth in Article VIII, Section 4, if applicable. There shall be no severance by sale, conveyance, encumbrance or hypothecation of an interest in any unit from the concomitant membership in the Association as long as this Declaration shall continue in full force and effect.

Section 2. Amendment. Notice of the subject matter of a proposed amendment to this Declaration in reasonably detailed form shall be included in the notice of any meeting of the Association at which a proposed amendment is to be considered. A resolution adopting a proposed amendment may be proposed by a condominium owner at a meeting of members of the Association. The Resolution shall be adopted by approval of condominium owners owning in the aggregate not less than seventy-five percent (75%) of the condominiums. A copy of each amendment shall be certified by at least two officers of the Association and the amendment shall be effective when recorded in the public records, Anchorage Recording District, State of Alaska. Provided,

BOOK 30 PAGE 414
 Assessor's Recording District

that any of the following amendments to be effective must be approved in writing by the record holders of all encumbrances on any condominiums at the time of such amendment.

(1) Any amendment which affects or purports to affect the validity or priority of encumbrances or the rights or protection granted to encumbrancers as provided herein.

(2) Any amendment which would necessitate an encumbrancer after it has acquired a condominium through foreclosure to pay more than its proportionate share of any unpaid assessment or assessments accruing prior to such foreclosure.

(3) Any amendment which would or could result in an encumbrance being cancelled by forfeiture, or in the individual condominiums not being separately assessed for tax purposes.

(4) Any amendment relating to the Insurance Provisions as set out in Article VIII hereof, or to the application of insurance proceeds as set out in Article V hereof, or to the disposition of any money received in any taking under condemnation proceedings.

A certificate, signed and sworn to by a majority of the Association, that the record owners of seventy-five percent (75%) of the condominiums have either voted for or consented in writing to any amendment adopted as above provided, when recorded, shall be conclusive evidence of such fact. The Association shall maintain in its files the record of all such votes or written consents for a period of at least four (4) years. Any amendment which requires the written consent of all the record holders of encumbrances shall be signed and sworn to by all such encumbrancers. When recorded, it shall be noted that such amendments have been so approved.

Section 3. Amendment by Declarant. Notwithstanding the foregoing, until the close of any escrow for the sale of a condominium in the Project, Declarant shall have the right to terminate or modify this Declaration by recodation of a supplement thereto setting forth such termination or modification. For purposes of this Declaration, the close of escrow shall be deemed to be the date upon which a deed conveying a condominium is recorded.

ARTICLE XI

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 the Association, in trust for the purposes set forth herein.

Section 3. Complete Taking. In the event that the entire Project is taken or condemned, or sold or other-

BOOK 30 PAGE 415

will be 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 elements, 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 Association 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 Association 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 elements and shall be apportioned among owners in proportion to their respective undivided interests in the common elements;

(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 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 takings or injuries shall be apportioned as the Association 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 Association 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 Association 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 X hereof.

Section 6. Notice to Mortgagee. The institutional holder of a first mortgage on any unit shall be given

30 416

written notice of any condemnation proceeding described herein.

ARTICLE XII

Miscellaneous

Section 1. Legal Proceedings. Failure to comply with any of the terms of the condominium documents and regulations adopted pursuant thereto shall be grounds for relief which may include, without limiting same, an action to recover sums due for damages, injunctive relief, foreclosure of lien, or any combination thereof, which relief may be sought by the Association or, if appropriate, by an aggrieved unit owner. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Project, and any violation of this Declaration shall be deemed to be a nuisance. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce said provision, or any other provision hereof. Any unit owner not at the time in default hereunder, or Declarant, shall be entitled to bring an action for damages against any defaulting unit owner, and in addition may enjoin any violation of this Declaration. Any judgment rendered in any action or proceeding pursuant hereto shall include a sum for attorneys' fees in such amount as the court may deem reasonable, in favor of the prevailing party. Each remedy provided for in this Declaration shall be cumulative and not exclusive or exhaustive.

Section 2. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or enforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provisions hereof.

Section 3. Construction by Declarant. Nothing in this Declaration shall limit the right of Declarant to complete construction of improvements to the common areas and to units owned by Declarant or to alter the foregoing, or to construct such additional improvements as Declarant deems advisable prior to completion and sale of the entire project. Such right shall include but shall not be limited to erecting, constructing and maintaining on the Project such structures and displays as may be reasonably necessary for the conduct of its business of completing the work and disposing of the same by sale, lease or otherwise. This Declaration shall not limit the right of Declarant at any time prior to acquisition of title by a purchaser from Declarant to establish on the Project additional easements, reservations and rights-of-way to itself, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Project. Prospective purchasers and Declarant shall have the right to use all common areas and limited common areas for access to the sales facilities of Declarant. Declarant reserves the right to alter its construction plans and designs as it deems appropriate. The rights of Declarant hereunder may be assigned by Declarant to any successor to all or part of Declarant's interest in the Project, by an express assignment incorporated in a recorded deed transferring such interest to such successor.

Section 4. Easements. Declarant expressly re-

30 417

serves for the benefit of owners in the Project reciprocal easements of access, ingress and egress over all of the common areas. Such easements may be used by Declarants, successors, purchasers and all unit owners, their guests, tenants and invitees, residing or temporarily visiting the Project, for pedestrian walkways, vehicular access and such other purposes reasonably necessary to use and enjoyment of a unit in the Project. Such easements shall be appurtenant to and shall pass with the title to every unit conveyed. At such time as condominiums are developed on the adjacent property described in Exhibit "F", unit owners of each condominium project located on the properties described in Exhibit "A" and Exhibit "F" shall have reciprocal easements over the common areas of the projects for the purposes set forth herein. The Declarant expressly reserves for the benefit of each unit owner an exclusive easement for use of those areas depicted on the condominium plan as limited common areas, storage and parking spaces, as assigned to each unit owner for his numbered unit. All building walls shall be considered to adjoin and abut the wall of the contiguous residence against the surface from the bottom of the foundation of the building. Both Declarant and unit owners of contiguous residences shall have a reciprocal easement appurtenant to each of the residences over the residences for the purposes of accommodating any natural settling of the building housing their respective units. Such right of use shall be as not to interfere with the use and enjoyment of the owners of adjoining residences and in the event that any such contiguous wall is damaged or injured from any cause other than the act or negligence of one of the owners, the same shall be repaired or rebuilt at their joint expense. Notwithstanding the provisions of Article V, Section 1, dealing with partial destruction of improvements, this provision shall apply wherever the destruction of said improvements is not substantial. A substantial destruction of any residence on the Property shall be deemed to be destruction which shall exceed five percent (5%) of the residence described in Exhibit "E".

Section 5. Valuation of Unit and Property and Voting Rights. Each unit described herein is valued as set forth in Exhibit "E", the total value of such units being the value of property comprising the Project. The owner of each unit shall have an undivided interest in the common areas and facilities appertaining to each unit for all purposes, including voting as set forth in Exhibit "E".

Section 6. Service of Process. The name and residence of the person to receive service of process in the cases provided for in the Horizontal Property Regimes Act of the State of Alaska is:

Alaska Living Systems, Inc.
705 N. STREET #7
ANCHORAGE, ALASKA

This Declaration has been executed on the date first hereinabove written.

ALASKA LIVING SYSTEMS, INC.

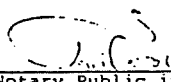
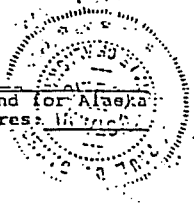
By William E. Miller
Its President

BOOK 30 PAGE 418
Anchorage Recording District

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this day of , 197 , before me, a notary public, duly commissioned and sworn, personally appeared , known to me to be the of ALASKA LIVING SYSTEMS, INC., an Alaskan corporation, and he acknowledged to me that he executed the foregoing instrument freely and voluntarily on behalf of said corporation 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.


Notary Public in and for Alaska
My commission expires


- 30 - 419 -
Anchorage Recording DistrictEXHIBIT ALegal Description

A portion of Lot 1-B, Block 87 of the L Street Slide Replat of a portion of the Original Anchorage Townsite, according to Plat No. 74-232 filed in Anchorage Recording District on November 12, 1974, more particularly described as follows:

Beginning at the northwest corner of said Lot 1-B, Block 87, on the southerly right-of-way line of West Seventh Avenue, the True Point of Beginning; thence N. 89°55'45" E., along said southerly right-of-way line of W. Seventh Avenue, for a distance of 132.18 feet; thence from a tangent bearing N. 89°55'45" E., along a curve to the right with a radius of 20.00 feet, for a distance of 31.91 feet to a point on the westerly right-of-way line of N Street; thence S. 01°20'30" W., along said westerly right-of-way line of N Street, for a distance of 103.72 feet; thence S. 89°55'45" W., for a distance of 150.38 feet to a point on the easterly right-of-way line of the alley running north-south through said Block 87; thence N. 00°16'45" E., along said easterly right-of-way line of the alley, for a distance of 124.18 feet to the Point of Beginning. Parcel described contains 18,727 square feet, more or less.

EXHIBIT B

BOOK 30 PAGE 420

Description of UnitsUnit No. 101

Unit No. 101 is located on the northwest side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,135

Unit No. 102

Unit No. 102 is located on the southwest side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,047

Unit No. 110

Unit No. 110 is located on the south side of the building and is located on the first floor. This unit contains one bedroom, one bath, kitchen, living room, and den area. Total square footage: 748

Unit No. 111

Unit No. 111 is located on the south side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,117

Unit No. 112

Unit No. 112 is located on the southeast corner of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,076

Unit No. 113

Unit No. 113 is located on the northeast corner of the building and is located in the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,074

Unit No. 114

Unit No. 114 is located on the north side of the building and is located on the first floor. This unit contains one bedroom, one bath, kitchen, living room, and den area. Total square footage: 724

Unit No. 115

Unit No. 115 is located on the north side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half

30 421
Bureau of Recording Division

baths, kitchen, living room, and den area. Total square footage: 1,047

Unit No. 201

Unit No. 201 is located on the northwest corner of the building and is located on the second floor. This unit contains two bedrooms, one and one-half baths, living room, kitchen, and den area. Total square footage: 1,136

Unit No. 202

Unit No. 202 is located on the southwest corner of the building and is located on the second floor. This unit contains two bedrooms, one and one-half baths, living room, kitchen, and den area. Total square footage: 1,032

Unit No. 210

Unit No. 210 is located on the south side of the building and is located on the second floor. This unit contains one bedroom, one bath, living room, kitchen, and den area. Total square footage: 756

Unit No. 211

Unit No. 211 is located on the south side of the building and is located on the second floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,114

Unit No. 212

Unit No. 212 is located on the southeast corner of the building and is located on the second floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,076

Unit No. 213

Unit No. 213 is located on the northeast corner of the building and is located on the second floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,069

Unit No. 214

Unit No. 214 is located on the north side of the building and is located on the second floor. This unit contains one bedroom, one bath, kitchen, living room, and den area. Total square footage: 725

Unit No. 215

Unit No. 215 is located on the north side of the building and is located on the second floor.

30-422

This unit contains two bedroom, one and one-half
baths, kitchen, living room, and den area.
Total square footage: 1,041

Unit No. 301

Unit No. 301 is located on the northwest corner
of the building and is located on the third
floor. This unit contains two bedrooms, one and
one-half baths, kitchen, living room, and den
area. Total square footage: 1,136

Unit No. 302

Unit No. 302 is located on the southwest corner
of the building and is located on the third floor.
This unit contains two bedrooms, one and one-half
baths, kitchen, living room, and den area. Total
square footage: 1,033

Unit No. 310

Unit No. 310 is located on the south side of the
building and is located on the third floor. This
unit contains one bedroom, one bath, kitchen,
living room, and den area. Total square footage:
752

Unit No. 311

Unit No. 311 is located on the south side of the
building and is located on the third floor. This
unit contains two bedrooms, one and one-half
baths, kitchen, living room, and den area. Total
square footage: 1,116

Unit No. 312

Unit No. 312 is located on the southeast corner
of the building and is located on the third floor.
This unit contains two bedrooms, one and one-half
baths, kitchen, living room, and den area. Total
square footage: 1,080

Unit No. 313

Unit No. 313 is located on the northeast corner
of the building and is located on the third floor.
This unit contains two bedrooms, one and one-half
baths, kitchen, living room, and den area. Total
square footage: 1,074

Unit No. 314

Unit No. 314 is located on the north side of the
building and is located on the third floor. This
unit contains one bedroom, one bath, kitchen,
living room, and den area. Total square footage:
724

Unit No. 315

Unit No. 315 is located on the north side of the

30 423

building and is located on the third floor. This unit contains two bedrooms, one and one-half baths, kitchen, living room, and den area. Total square footage: 1,050

All of the foregoing units contain Majestic fireplaces; hot point ranges, dishwashers and trash compactors; double kitchen sink with garbage disposal; built-in vacuum system; vinyl floor covering in the baths and kitchens, pads and carpeting throughout the remainder of the units; the interior doors of each unit are hollow core oak which have been stained and lacquered.

The immediate common area to which the above described units have access is the real property described on Exhibit "A".

EXHIBIT "B"
P. 4

BOOK 30 PAGE 424

EXHIBIT CDescription of Limited Common Areas and Facilities

The following described portions of the common areas and facilities are "limited common areas and facilities, reserved for the exclusive use of the particular units below listed to the exclusion of all other units in the project, as also shown on the survey map and floor plan of the project on file:

Unit No. 101

Approximately 30.5 square feet of storage space designated as "S-101"

Approximately 189.0 square feet of parking space designated as "P-101"

Unit No. 102

Approximately 30.9 square feet of storage space designated as "S-102"

Approximately 189.0 square feet of parking space designated as "P-102"

Unit No. 110

Approximately 23.9 square feet of storage space designated as "S-110"

Approximately 177.0 square feet of parking space designated as "P-110"

Unit No. 111

Approximately 32.6 square feet of storage space designated as "S-111"

Approximately 189.0 square feet of parking space designated as "P-111"

Unit No. 112

Approximately 29.6 square feet of storage space designated as "S-112"

Approximately 189.0 square feet of parking space designated as "P-112"

Unit No. 113

Approximately 30.0 square feet of storage space designated as "S-113"

Approximately 189.0 square feet of parking space designated as "P-113"

30 : 425

Unit No. 114

Approximately 23.1 square feet of
storage space designated as "S-114"

Approximately 189.0 square feet of
parking space designated as "P-114"

Unit No. 115

Approximately 29.7 square feet of
storage space designated as "S-115"

Approximately 189.0 square feet of
parking space designated as "P-115"

Unit No. 201

Approximately 33.3 square feet of
storage space designated as "S-201"

Approximately 189.0 square feet of
parking space designated as "P-201"

Unit No. 202

Approximately 32.9 square feet of
storage space designated as "S-202"

Approximately 189.0 square feet of
parking space designated as "P-202"

Unit No. 210

Approximately 23.1 square feet of
storage space designated as "S-210"

Approximately 189.0 square feet of
parking space designated as "P-210"

Unit No. 211

Approximately 31.7 square feet of
storage space designated as "S-211"

Approximately 189.0 square feet of
parking space designated as "P-211"

Unit No. 212

Approximately 29.6 square feet of
storage space designated as "S-212"

Approximately 189.0 square feet of
parking space designated as "P-212"

Unit No. 213

Approximately 30.3 square feet of
storage space designated as "S-213"

30 426
Approximately 189.0 square feet of
parking space designated as "P-213"

Unit No. 214

Approximately 24.0 square feet of
storage space designated as "S-214"

Approximately 189.0 square feet of
parking space designated as "P-214"

Unit No. 215

Approximately 28.9 square feet of
storage space designated as "S-215"

Approximately 189.0 square feet of
parking space designated as "P-215"

Unit No. 301

Approximately 34.8 square feet of
storage space designated as "S-301"

Approximately 19.6 square feet of
storage space designated as "S-301 B"

Approximately 189.0 square feet of
parking space designated as "P-301"

Unit No. 302

Approximately 32.9 square feet of
storage space designated as "S-302"

Approximately 19.8 square feet of
storage space designated as "S-302 B"

Approximately 189.0 square feet of
parking space designated as "P-302"

Unit No. 310

Approximately 23.7 square feet of
storage space designated as "S-310"

Approximately 189.0 square feet of
parking space designated as "P-310"

Unit No. 311

Approximately 30.0 square feet of
storage space designated as "S-311"

Approximately 23.1 square feet of
storage space designated as "S-311 B"

Approximately 189.0 square feet of
parking space designated as "P-311"

Unit No. 312

Approximately 26.6 square feet of
storage space designated as "S-312"

Approximately 25.0 square feet of
storage space designated as "S-312 B"

Approximately 189.0 square feet of
parking space designated as "P-312"

Unit No. 313

Approximately 29.2 square feet of
storage space designated as "S-313"

Approximately 26.0 square feet of
storage space designated as "S-313 B"

Approximately 189.0 square feet of
parking space designated as "P-313"

Unit No. 314

Approximately 24.3 square feet of
storage space designated as "S-314"

Approximately 183.0 square feet of
parking space designated as "P-314"

Unit No. 315

Approximately 28.7 square feet of
storage space designated as "S-315"

Approximately 23.9 square feet of
storage space designated as "S-315 B"

Approximately 181.0 square feet of
parking space designated as "P-315"

30 428

EXHIBIT DDescription of Building

Phase One of the West Bluff Condominium consists of one three-story wood frame building built over a concrete basement. Said basement contains 23 parking spaces, 2 elevator shafts, a meter room, 2 elevator equipment rooms, 2 saunas, 2 dressing rooms, 1 exercise room, 13 storage lockers, and a utility room.

The first floor contains 3 units, 1 wash room with 2 washers, and 2 dryers plus six storage lockers.

The second floor contains 8 units, 1 wash room with 2 washers and 2 dryers, 6 storage lockers, and a card room.

The third floor contains 8 units, 1 wash room with 2 washers and 2 dryers, 6 storage lockers and a lounge.

The building has an exterior stain finish. The roof is flat with a built-up hot mop surface.

Phase One also contains one Otis hydraulic elevator with a 2,000 pound capacity car.

30 429

EXHIBIT EValue of Units and Undivided
Interests in Common Areas and Facilities

<u>Unit</u>	<u>Value</u>	<u>Undivided Interest in Common Areas and Facilities for All Purposes Including Voting</u>
101	\$ 62,500	4.41
102	56,000	3.9
110	46,500	3.3
111	58,000	4.1
112	59,000	4.1
113	63,000	4.4
114	50,000	3.5
115	62,500	4.4
201	65,000	4.6
202	61,500	4.3
210	48,000	3.4
211	58,500	4.1
212	60,000	4.2
213	65,000	4.6
214	51,000	3.6
215	64,500	4.6
301	69,500	4.9
302	64,500	4.6
310	49,000	3.4
311	59,500	4.2
312	61,500	4.3
313	67,000	4.7
314	52,000	3.7
315	66,000	4.7
Total	1,420,000	Total 100.01

Handwritten notes and calculations:

- 2.40
- 1.917
- 1.592
- 2.020

30 730
Recording District

EXHIBIT F

LEGAL DESCRIPTION OF ADJACENT PROPERTY

All of Lot 1-B, Block 87 of the L Street Slide Replat of a portion of the Original Anchorage Townsite, according to Plat No. 74-232 filed in Anchorage Recording District on November 12, 1974, save and except that portion of Lot 1-B described in Exhibit A of this Declaration.

~~75-029072~~
75- 029072
71.00

RECORDED-61593
ANCHORAGE REC.
DISTRICT

JUN 2 1975

REGISTERED BY PTC

ADDRESS _____

JUN 30 1975

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS, RESERVATION OF EASEMENTS
AND CONDOMINIUM PLAN PURSUANT TO THE HORIZONTAL
PROPERTY REGIMES ACT OF THE STATE OF ALASKA

FOR

WEST BLUFF II CONDOMINIUM

THIS DECLARATION is made on the 8th day of March, 1976, by ALASKA LIVING SYSTEMS, INC., an Alaskan corporation, "Declarant" herein.

P R E A M B L E:

A. Declarant is the owner of the following described real property located in the Third Judicial District, State of Alaska, upon which the building and improvements of the Project will be constructed:

See EXHIBIT "A" attached hereto and incorporated herein by this reference

All of the property described above and any improvements thereon shall be referred to herein as the "Project".

B. It is the desire and intention of Declarant to subdivide the Property into a condominium estate and to impose mutually beneficial restrictions under a general plan of improvement for the benefit of all the condominium estate created.

C. Declarant hereby declares that all of the Property is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, easements, conditions and covenants, all of which are declared and agreed to in furtherance of a plan for the protection, maintenance, improvement and sale of the Property for the purpose of enhancing the value and desirability of the Property. All provisions of this Declaration are hereby imposed as equitable servitudes upon the Property. All of the limitations, restrictions, easements, conditions and covenants herein shall run with the land and shall be binding upon and for the benefit of all of the Property and all parties having or acquiring any right, title or interest in the property or any part thereof.

Handwritten: 9/1976

D. Declarant, his successors, assigns and grantees, covenant and agree that the undivided interest in the common areas and limited common areas and the fee titles to the respective units conveyed therewith shall not be separated or separately conveyed, and each such individual interest shall be deemed to be conveyed or encumbered with its respective unit even though the description in the instrument of conveyance or encumbrance may refer only to the unit. Subsequent to the initial sales of the condominiums, any conveyance of a condominium or a unit, or any portion thereof, by its owner, shall be presumed to convey the entire condominium.

ARTICLE I

Definitions

Section 1. The "Property" shall mean all the real property described above.

Section 2. "Condominium" shall mean an undivided fee ownership interest in the common areas and limited common areas together with a separate ownership interest in fee in a unit.

Section 3. "Unit" shall mean and include the elements of a condominium not owned in common with the owners of other condominiums in the Property; each of the apartments in the multifamily structure, each separately described and designated in Exhibit "B" which is attached and incorporated herein by this reference, shall be a separate freehold estate consisting of the space bounded by and contained within the interior surfaces of the perimeter walls, floors, roof, windows, and doors of each apartment. In interpreting deeds, declarations and plans, the existing physical boundaries of the unit or a unit constructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries rather than the description expressed in the deed, plan or declaration, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries as shown on the plan or in the deed and Declaration and those of the building as constructed. Concurrently with the recording of this Declaration, a survey map and floor plan of the Project is being filed in the Anchorage Recording District, Third Judicial District, State of Alaska, under File No. 76-50.

Section 4. "Unit Owner" shall mean the person or persons holding title in fee to a unit.

Section 5. "Project" shall mean the entire Property divided into condominiums, or to be divided into

condominiums including all structures thereon, the common areas, the limited common areas and the units within the Property.

Section 6. "Limited Common Areas" shall mean and include all areas for which exclusive easements are reserved for the benefit of unit owners, including, but not limited to, storage and assigned parking spaces, as those areas are set forth on the survey map and/or the set of floor plans filed simultaneously herewith and incorporated herein by this reference as though fully set forth. By way of illustration, the limited common areas appurtenant to Unit 1 will be designated "S-1" (storage area) and "P-1" (assigned parking space). Each remaining unit shall have similarly designated limited common areas appurtenant to each unit, except that Units 207 through 209 have limited common deck areas, and Unit 406 has two storage areas. The limited common areas for each unit are described on Exhibit "C" attached to this Declaration and incorporated herein by the reference.

Section 7. "Common Areas" shall mean and include all areas on the Property except the units and shall further include for maintenance purposes of the Association, but only by way of fee title, all gas, water, and waste pipes, all sewers, all ducts, chutes, conduits, wires and other utility installation of the multifamily structure wherever located (except the outlets thereof when located within the units) the lot upon which the structure is located and the airspace above the structure, all bearing walls, columns, floors, the roof, slab, foundation, elevator, stairways, landscaping, trash containers, parking areas, and all recreational facilities.

Section 8. "Residence" shall mean and include a unit and its corresponding limited common areas over which the unit owner has an exclusive easement as provided for herein.

Section 9. "Common Assessment" shall mean the portion of the costs of maintaining, improving, repairing and managing the Project and all other common expenses, including operational costs for the common areas, which are to be paid by each unit owner to the Association for common expenses and charged to his condominium.

Section 10. "Special Assessment" shall mean a charge against a particular unit owner and his condominium, directly attributable to the unit owner, equal to the cost incurred by the Association for corrective action performed pursuant to the provisions of this Declaration, plus interest thereon as provided for in this Declaration.

Section 11. "Reconstruction Assessment" shall mean a charge against each unit owner and his condominium, representing a portion of the cost to the Association for reconstruction of any portion or portions of the Project pursuant to the provisions of Article V.

Section 12. "Capital Improvement Assessment" shall mean a charge against each unit owner and his condominium, representing a portion of the cost to the Association for installation or construction of any capital improvements on any of the common areas or the limited common areas which the Association may from time to time authorize.

Section 13. "Association" shall mean the WEST BLUFF CONDOMINIUM ASSOCIATION.

Section 14. "Common Expenses" shall mean the actual and estimated costs of: maintenance, management, operation, repair and replacement of the common areas and limited common areas (to the extent not paid by the unit owner responsible for payment), including unpaid special reconstruction and capital improvement assessments; costs of management and administration of the Association, including but not limited to compensation paid by the Association to managers, accountants, attorneys and other employees; the costs of utilities, gardening and other services benefiting the common areas and limited common areas; the costs of fire, casualty, liability, workmen's compensation, and other insurance covering the project; the cost of bonding of the members of the management body; taxes paid by the Association; amounts paid by the Association for discharge of any lien or encumbrance levied against the entire Project or portions thereof; and the costs of any other item or items designated by, or in accordance with other expenses incurred by, the Association for any reason whatsoever.

Section 15. "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 the deed of trust.

Section 16. "Family" shall mean a group of natural persons related to each other by blood or legally related to each other by marriage or adoption.

Section 17. "Board of Directors" shall mean the Board of Directors of the Association.

ARTICLE IIResidence and Use Restrictions

Section 1. Single Family Residence. Residences shall be used exclusively for single family residential purposes, subject to the exemption granted Declarant under Article XII, Section 3 of this Declaration.

Section 2. Description of Condominium Building:

See Exhibit "D" attached hereto and incorporated herein by this reference.

Section 3. 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 on an assigned parking space. The parking spaces shall be used for parking vehicles only and shall not be converted for living, recreational or business purposes. There shall be no exposed storage deposited, accumulated or preserved anywhere on the Property.

Section 4. Nuisances. No noxious or offensive activities (including but not limited to the repair of automobiles) shall be carried on upon the Project. No horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of a residence and its contents, shall be placed or used in any such residence. No loud noises shall be permitted on the Property, and the Board of Directors of the Association shall have the right to determine if any noise or activity producing noise constitutes a nuisance. No unit owner shall permit or cause anything to be done or kept upon the Property which will increase the rate of insurance thereon or which will obstruct or interfere with the rights of other unit owners, nor will he commit or permit any nuisance on the premises, or commit or cause any immoral or illegal act to be committed thereon. Each unit owner shall comply with all of the requirements of the local or state health authorities and with all other governmental authorities with respect to the occupancy and use of a residence.

Section 5. Signs. No signs, posters, displays or other advertising devices of any character shall be erected or maintained on, or shown or displayed from the residences without prior written approval having been obtained from the Board of Directors of the Association; provided, however, that the restrictions of this paragraph shall not apply to any sign or notice of customary and reasonable dimension which states that the premises are for rent or sale. Address, identification signs and mail boxes

shall be maintained by the Association. The Board of Directors may summarily cause all unauthorized signs to be removed and destroyed. This section shall not apply to any signs used by Declarant or its agents in connection with the original construction and sale of the condominiums as set forth in Article XII, Section 3.

Section 6. Hold Harmless and Indemnification.

Each unit owner shall be liable to the Association for any damage to the common areas of any type or any equipment thereon which may be sustained by reason of the negligence of said unit owner or of his guests or invitees, to the extent that any such damage shall not be covered by insurance. Each unit owner does further, by the acceptance of his deed, agree to indemnify each and every other unit owner, and to hold him or her harmless, from any claim of any person for personal injuries or property damage occurring within the residence of the unit owner, unless said injury or damage shall occur by reason of the negligence of any other unit owner, and each unit owner further agrees to defend, at his expense, any and all remaining owners who may be sued by any person for a claim for personal injury or property damage alleged to have been sustained within the residence of that unit owner.

Section 7. Outside Installations.

No outside television or radio pole, antenna or clothesline shall be constructed, erected or maintained on any residence without first obtaining the approval of the Board of Directors. No wiring or installation of air conditioning or other machine shall be installed on the exterior of the building of the Project or be allowed to protrude through the walls or roof of the building, unless the prior written approval of the Board of Directors is secured. No basketball standards or fixed sports apparatus shall be attached to any residence without the prior written approval of the Board of Directors.

Section 8. Pet Regulations.

No animals, live-stock, or poultry shall be kept in any residence except that domestic dogs, cats, fish and birds in inside bird cages may be kept as household pets within any residence provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities. As used in this Declaration "unreasonable quantities" shall be deemed to limit the number of dogs, cats and birds to two (2) each. The Association shall have the right to prohibit maintenance of any animal which constitutes in the opinion of the directors of the Association, a nuisance to any other unit owner. Dogs and cats belonging to unit owners, occupants or their licensees must be either kept within an enclosure or on a leash being held by a person capable of controlling the

animal. The enclosure must be maintained so that the animal cannot escape therefrom and shall be subject to the approval of the Board of Directors of the Association. Should any dog or cat belonging to a unit owner be found unattended out of the enclosure and not being held on a leash by a person capable of controlling the animal, such animal may be removed by Declarant (other person or occupant or unit owner within the Property), or a person designated by them so to do, to a pound under the jurisdiction of the local municipality in which the property is situated and subject to the laws and rules governing said pound, or to a comparable animal shelter. Furthermore, any unit owner shall be absolutely liable to each and all remaining owners, their families, guests and invitees, for any damage to person or property caused by any pets brought or kept upon the Property by an owner or by members of his family, guests, licensees or invitees.

Section 9. View Obstructions. No vegetation or other obstruction shall be planted or maintained in such location or of such a height as to unreasonably obstruct a view from any other residence in the vicinity thereof. In the event of a dispute between owners of units as to the obstruction of a view from a residence, such dispute shall be submitted to the Board of Directors, whose decision in such matters shall be binding. Any such obstruction shall, upon request of the Board, be removed or otherwise altered to the satisfaction of the Board by the owner of the residence upon which said obstruction is located.

Section 10. Business or Commercial Activity. No business or commercial activity shall be maintained or conducted in any residence, except that Declarant or a person designated by the Association as Agent of the Association for purposes of managing the Property may maintain management offices and facilities in a residence or in a temporary structure constructed on the Project. Provided, however, that professional and administrative occupations may be carried on within the residences so long as there exists no external evidence thereof.

Section 11. 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 12. Rubbish Removal. Trash, garbage, or other waste shall be disposed of only by depositing same, wrapped in a secure package, into a designated trash con-

tainer. No owner of a unit shall permit or cause any trash or refuse to be disposed of on any portion of the Project subject to this Declaration. No portion of the Project shall be used for the storage of building materials, refuse or any other materials other than in connection with approved construction. There shall be no exterior fires whatsoever except barbecue fires contained within receptacles thereof.

Section 13. Lease of Units. Unit owners may lease their unit to third parties, but such a lease arrangement must be in writing and shall provide that the failure to comply in all respects with the provisions of their declaration and the association bylaws shall be a default under the terms of the lease. No unit owner may lease his unit for transient or hotel purposes.

ARTICLE III

Architectural Provisions

Excepting the interior of units, no replacement, addition, or alteration of the building, structure, fence, drainage facility, common or limited common area landscaping or planting shall be effected on any residence other than by Declarant until the plans, specifications and plot plan showing the location and nature of such replacement, addition, alteration or removal have been submitted to and approved in writing by the Board of Directors; nor shall any exterior painting or decorative alteration be commenced until the Board has approved the plans thereof and the quality of materials to be used. All such plans and specifications shall be prepared by an architect or landscape architect or licensed building designer, said person to be employed by the unit owner making application at this sole expense. Plans and resubmittals thereof shall be approved or disapproved within thirty (30) days. Failure of the Board to respond to a submittal or resubmittal of plans within such period shall be deemed to be approval of the plans as submitted or resubmitted. The approval of the plans and specifications may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by reason of reasonable dissatisfaction of the Board with the location of the structure on the residence, the elevation, color scheme, finish, design, proportions, architecture, shape, height style and appropriateness of the proposed structure or altered structure, the materials used therein, or because of its reasonable dissatisfaction with any or all other matters or things which in the reasonable judgment of the Board will render the proposed investment inharmonious

or out of keeping with the general plan of improvement of the Property or with the improvements erected on other residences. If, after such plans and specifications have been approved, the improvements are altered, erected or maintained upon the residence otherwise than as approved by the Board, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Board having been obtained as required by the Declaration. After the expiration of one (1) year from the date of completion of any improvement, said improvement shall, in favor of purchasers and encumbrancers, in good faith and for value, be deemed to comply with all of the provisions hereof unless a notice of such non-compliance or non-completion, executed by one member of the Board, shall appear of record in the Office of the Recorder, Anchorage Recording District, or legal proceedings shall have been instituted to enforce compliance with these provisions. The approval of the Board of any plans or specifications submitted for approval as herein specified for use on any residence shall not be deemed to be a waiver by the Board of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided for use on other residences. No member of the Board shall be liable to any person for his decisions or failure to act in making decisions as a member of said Board. The members of the Board shall receive no compensation for their services performed pursuant to this Declaration. Upon approval of the Board, it shall be conclusively presumed that the location and height of any improvement does not violate the provisions of this Declaration.

ARTICLE IV

Repair and Maintenance

Section 1. Repair and Maintenance Duties of Association. The Association shall maintain, repair and make necessary improvements to and pay for out of the maintenance fund to be provided, all common areas and the building thereon; all corrective architectural, landscaping and repair work within residences, if the unit owner fails to repair the areas subject to his control and duty to maintain; all metered utilities in common areas; all parking areas, ramps, walks and other means of ingress and egress within the Project. To the extent not assessed to or paid by the unit owners, the Association shall pay all real and personal property taxes and assessments levied upon any portion of the common areas or limited common areas. It

shall further be the affirmative duty of the Association to require strict compliance with all provisions of this Declaration and to inspect the Property for any violations thereof.

Section 2. General Powers of the Association.

The Association shall have all of the powers set forth in its Articles of Incorporation, together with its general powers as a nonprofit corporation, generally to do any and all things that a corporation organized under the laws of the State of Alaska may lawfully do in operating for the benefit of its members, subject only to the limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws and in this Declaration and to do any and all acts which may be necessary or proper for or incidental to the exercise of any of the express powers of the Association or for the peace, health, comfort, safety and general welfare of the unit owners and their guests.

Section 3. Special Powers of Association.

Without in any way limiting the generality of the foregoing, in the event that the Association determines that an improvement is in need of repair, restoration or painting, or that landscaping is in need of installation, repair, or restoration, or that an improvement is in existence without proper approval of the Board, or that there is a violation of any provision of this Declaration, then the Association shall give written notice to the unit owner of the condition or violation complained of, and unless the Board has approved in writing corrective plans proposed by the unit owner to remedy the condition complained of within such period of time as may be determined reasonable by the Association after it has given written notice, and such corrective work so approved is completed thereafter within the time allotted by the Association, the Association shall undertake to remedy such condition or violation complained of and the cost thereof shall be charged to the unit owner and his condominium whose residence is the subject matter of the corrective work, and such cost shall be deemed to be a Special Assessment to such unit owner, and his condominium, and subject to levy, enforcement and collection by the Association in accordance with the assessment lien procedure provided for in this Declaration.

Section 4. Rights of Entry.

The Association shall have a limited right of entry in and upon all limited common areas and the exterior of all units for the purpose of taking whatever corrective action may be deemed necessary or proper by the Association. Nothing in this Article shall in any manner limit the right of the unit owner to exclusive

control over the interior of his unit. Provided, however, that an owner shall grant a right of entry to the Association, or any other person authorized by the Association, in case of any emergency originating in or threatening his unit, whether the owner is present or not. Provided, further, that an owner shall permit other owners or their representatives to enter his unit for the purpose of performing required installation, alterations or repair of the mechanical or electrical services to a residence, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner whose unit is to be entered. In case of an emergency, such right of entry shall be immediate.

Section 5. Miscellaneous Duties and Powers. The Association shall have the right to install or construct capital improvements on any of the common or limited common areas. The Association may at any time, and from time to time reconstruct, replace or refinish any improvement or portion thereof upon the common areas in accordance with the original design, finish or standard of construction of such improvement; construct, reconstruct, replace or refinish any surface upon any portion of common areas designated as a parking area; replace destroyed trees or other vegetation and plant trees, shrubs and ground cover upon any portion of the common areas; and place and maintain upon the common areas such signs as the Association may deem necessary for their identification, for regulation of traffic, including parking, the regulation and use of the common areas, and for the health, welfare and safety of unit owners and their guests. The Association may delegate all of the powers contained in the Declaration to any management organization or individual, and the Association may employ personnel necessary for the effective operation and maintenance of the building and common areas of any type described herein, including the employment of legal and accounting services.

Section 6. Repair and Maintenance by Unit Owner. Each unit owner shall maintain, repair, replace and restore all portions of his residence, including the interior walls, ceilings, windows, floors, doors, and permanent fixtures and limited common areas subject to his exclusive control, in a clean, sanitary and attractive condition, subject to control and approval of the Board.

ARTICLE V

Destruction of Improvements

Section 1. Partial Destruction. Except as otherwise provided in this Declaration, in the event of partial

destruction of the building, it shall be the duty of the Association to restore and repair the same to its former condition, as promptly as practical. The proceeds of any insurance maintained pursuant to Article IX hereof shall be used for such purpose subject to the prior rights of beneficiaries of deeds of trust whose interest may be protected by said policies. In the event that the amount available from the proceeds of such insurance policies for such restoration and repair shall be at least eighty-five percent (85%) of the estimated cost of restoration and repair, a special assessment of the owners, with each owner contributing a percentage equal to the owners' percentage interest in the common areas as set forth in Exhibit "E" may be levied by the Association to provide the necessary funds for such reconstruction, over and above the amount of any insurance proceeds available for such purpose. In the event that the amount available from the proceeds of such insurance policies for such restoration and repair shall be less than eighty-five percent (85%) of the estimated cost of restoration and repair, the unit owners by the vote of not less than seventy-five percent (75%) of the owners present and entitled to vote, in person or by proxy, at a duly constituted meeting of the members of the Association shall determine whether the Association shall be authorized to proceed with such restoration and repair or not. In the event of a determination by the owners as provided above that the cost of such restoration and repair would be substantial and that it would not be in their best interests to proceed with the same, the owners may, at their discretion, proceed as provided in Section 2 below.

Section 2. Total Destruction. In the event of the total destruction of the building, the unit owners, by said requisite vote, shall likewise have the authority to determine whether said improvements shall be rebuilt, or whether the Project shall be sold. In the event of a determination to rebuild, the necessary funds shall be raised as provided in Section 1 above, and the Association shall be authorized to have prepared the necessary plans, specifications and maps, and to execute the necessary documents to effect such reconstruction as promptly as practical. The Project shall be reconstructed or rebuilt in accordance with the original plans of construction unless changes recommended by the Association shall have been approved in writing by seventy-five (75%) of the owners and by the holders of record of encumbrances upon their condominiums. A certificate of the resolution authorizing such reconstruction shall be filed with the District Recorder within six (6) months from the date of such destruction and in the event of a failure to record such certificate within said period, it shall be conclusively presumed that the owners have determined not to rebuild said improvements. In the event of a determination not to rebuild, the Association

shall be authorized to have prepared and to file as promptly as practical, a corrected subdivision map converting the Project into an unimproved parcel of land, which shall be offered for sale at the highest and best price obtainable, either in its damaged condition, or after damaged structures have been razed. The net proceeds of such sale, and the proceeds, if any, of insurance carried by the Association shall be divided proportionately among the owners, such proportions to be based upon the original base sales price of each unit at the time it was initially sold by Declarant, provided that the balance then due on any valid encumbrance of record shall be first paid in order of priority before the distribution of any proceeds to an owner whose condominium is so encumbered.

Section 3. Right to Partition. No owner shall have the right to partition of his interest in the condominium except that in the event that a certificate of resolution to rebuild or restore has not been recorded as provided above, within six (6) months from the date of any partial or total destruction, or if restoration has not actually commenced within said period. Nothing herein shall be deemed to prevent partition of a co-tenancy in any condominium. The common elements shall be owned in common by all owners of condominium units and no owner may bring any action for partition thereof. Any partition permitted herein shall require the prior written approval of the first mortgage holder.

Section 4. Interior Damage. Restoration and repair of any damage to the interior of any individual unit shall be made by and at the individual expense of the owner of that unit and, in the event of a determination to rebuild after partial or total destruction, shall be completed as promptly as practical and in a lawful and workmanlike manner.

Section 5. Notice to Mortgagee. Any institutional holder of a first mortgage on any unit shall be given written notice of any substantial damage or destruction as set forth herein.

ARTICLE VI

Assessments

Section 1. Levy and Payment. All unit owners shall pay all common assessments for common expenses and all applicable special assessments, reconstruction assessments and capital improvement assessments imposed by the Association. The common assessments and applicable reconstruction, capital improvement and special assessments, together with

interest, costs, and reasonable attorney's fees, shall be the personal obligation of the person who was the owner of the condominium or by an offer to waive use of the common areas. The assessment shall include payments to a general operating reserve fund for replacement as deemed necessary by the Association. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the condominiums and for the improvement, operation, replacement and maintenance of the Project. Not later than thirty (30) days prior to the beginning of each calendar year, the Association shall estimate the total charges to be assessed against each condominium. Written notice of the annual assessments shall be sent to every unit owner subject thereto. Each owner thereof shall thereafter pay to the Association his assessment in installments as established by the Association. In the event the Association shall determine that the estimate of total charges for the current year is, or will become, inadequate to meet all expenses of the Property for any reason, it shall immediately determine the approximate amount of such inadequacy and issue a supplemental estimate of the total charges to be assessed against each condominium. Any increase in the amount so assessed shall only be effective upon written consent of two-thirds (2/3) of the unit owners and their first mortgagees.

Each installment of an assessment shall become delinquent if not paid on or before thirty (30) days from the date upon which it becomes due. All annual common assessments shall be paid according to the formula set forth in the Declaration described in Article VII, Section 6 of this document. All excess funds, remaining in the general operating reserve fund, over and above the amounts used for the operation of the condominium Project, shall be returned to the unit owners in a proportion equal to their individual contributions or may be retained by the Association and applied to the following year's assessments. In a voluntary conveyance of a condominium, the grantee of the same shall be jointly and severally liable with the grantor for all unpaid assessments by the Association against the latter for his share of the common expenses up to the time of the grant or conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Association or the Management Agent of the Association, and such grantee shall not be liable for, nor shall the condominium conveyed be subject to a lien, as provided for in Section 3 hereof, for any unpaid assessments made by the Association against the grantor in excess of the amount set forth in the statement; provided, however, that the grantee shall be liable for any such assessment becoming due after the date of any such statement.

Declarant shall pay its full pro-rata share of said common expenses on all unsold condominiums in the Property. The Declarant shall have the authority to expend therefrom necessary funds for required maintenance of the common areas of said Property or for the common benefit of all the owners. No expenditure may be made from the reserve fund for the cost of any labor or material required in connection with the construction of any part or portion of the Project or any of the improvements thereon, which are part of the original plans and specifications therefor. Within thirty (30) days following the first meeting of the Association, Declarant shall be required to present to the owners a written financial statement of the deposits in and withdrawals from said fund from the date of establishment thereof. After the first meeting, Declarant shall be obligated to pay to the Association a maintenance charge, as hereinbefore provided, for each unsold condominium. The Association shall prepare or cause to be prepared written statement of income and expense to be distributed to all unit owners in such frequency and at such intervals as deemed appropriate by the Board of Directors of the Association.

From and after the date of recordation of a deed to the first unit owner of an interest in the project, the unit owner shall establish an assessment reserve fund with the Association, which reserve fund shall equal the projected assessments to the unit owner for a two-month period. In addition, the unit owner shall pay to the Association the regular monthly assessment as provided herein, the purpose being to have available at all times for the Association an assessment reserve fund equal to two months of assessments. This assessment reserve fund shall be maintained at all times, just as a reserve for taxes and insurance is so maintained, and in the event of a subsequent transfer of the unit owner's interest in the project, the subsequent purchaser shall be responsible for establishing and maintaining this reserve fund.

Section 2. Delinquencies. There shall accrue with each delinquent assessment, a late charge of FIVE DOLLARS (\$5.00) together with interest at the maximum rate permitted by law on such delinquent sums, calculated from the date of delinquency to and including the date full payment is received by the Association. The Association may cause to be recorded in the Office of the Recorder, Anchorage Recording District, a notice of any delinquent sums due the Association from any condominium owner. Such notice shall state the amount of such delinquent sums and other authorized charges and interest, including the cost of recording such notice, the expenses of collection in con-

nection with the delinquent sums, reasonable attorneys' fees, a sufficient description of the condominium against which the same has been assessed, the name and address of the Association and the name of the record owner thereof. Such notice shall be signed by an authorized representative of the Association.

Upon payment to the Association of such delinquent sums and charges in connection therewith, or other satisfaction thereof, the Association shall cause to be recorded a further notice stating the satisfaction and release of such delinquent sums and charges. The Association may demand and receive the cost of recordation of such release before recording the same. Any Purchaser or encumbrancer, acting in good faith and for value may rely upon such notice of satisfaction and release as conclusive evidence of the full satisfaction of the sums stated in the notice of delinquent sums. In the event of default by any unit owner in the payment of any assessment, the Association shall notify all persons and firms holding a mortgage or deed of trust by any unit owner on any condominium on the Project.

Section 3. Liens, Enforcement. All sums assessed in accordance with the provisions of this Declaration shall constitute a lien on the respective condominium prior and superior to all other liens except (1) all taxes, bonds, assessments, and other levies which, by law, would be superior thereto, and (2) the lien or charge of any first mortgage or record (meaning any recorded mortgage or deed of trust with first priority or seniority over other mortgages or deeds of trust) made in good faith and for value and recorded prior to the date on which the lien became effective. It shall be the duty of the Association to enforce such lien by one or more of the alternative means of relief afforded by this Declaration. Such lien, when delinquent may be enforced by sale by the Association, its attorney or other person authorized to make the sale, after failure of the owner to pay an assessment in accordance with its terms, such sale to be conducted in accordance with the provisions of the Alaska statutes applicable to the exercise of powers of sale in mortgages and deeds of trust, or in any manner permitted by law. In any such foreclosure, the condominium owner shall be required to pay a reasonable rental for the condominium and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect the same. The Association shall have the power to bid on the condominium at foreclosure sale and to acquire and hold, lease, mortgage and convey the same. Suit to recover a money judgment for unpaid common expenses shall be maintainable without foreclosing or waiving the lien securing the same, and this provision or any institution of suit to recover a

money judgment shall not constitute an affirmation of the adequacy of money damages. Any recovery resulting from a suit in law or equity initiated pursuant to this section may include reasonable attorneys' fees as fixed by the court.

ARTICLE VII

The Association

Section 1. Formation and Membership. The Association has been incorporated under the name of West Bluff Condominium Association, as a corporation not for profit under the laws of the State of Alaska. Every unit owner who is subject to assessment shall automatically, upon becoming the owner of a condominium, be a member of the Association, and shall remain a member thereof until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. A person shall be deemed an owner of a condominium only upon recordation of a deed conveying the condominium to him, and the membership shall be appurtenant to the condominium conveyed.

Section 2. Duties and Powers. The duties and powers of the Association are those set forth in this Declaration, the Articles of Incorporation and the Bylaws, together with those reasonable implied to effect the purposes of the Association and this Declaration.

Section 3. Priorities and Inconsistencies. If there are conflicts or inconsistencies between this Declaration and either the Articles of Incorporation or the Bylaws, the terms and provisions of this Declaration shall prevail.

Section 4. Managing Agent. The Board of Directors of the Association may employ either a responsible individual or an Alaskan corporation established by the Board to perform such duties and services as the Board shall authorize and delegate. The professional management required hereunder shall not be terminated and such management assumed by the Board without first obtaining the prior consent of all institutional mortgagees holding first mortgages on the units. The Association may enter into a written contract with a professional, corporate or individual manager to conduct and perform the business, obligations, and duties of the Association. This contract, if applicable, shall conform to the guidelines established by the Federal National Mortgage Association (FNMA) regarding the term and termination of that agreement during such periods of time as FNMA is a mortgagee on a unit in the Project or is the owner of such a unit.

Section 5. Shares and Voting. At any meeting of the Association, each condominium owner including Declarant

as to those condominiums not sold, shall be entitled to vote according to the formula set forth in the Declaration described in Section 6 of this Article. Where there is more than one record owner of a condominium, any or all of such persons may attend any meeting of the Association, but it shall be necessary for those owners present to act unanimously in order to cast the vote to which the condominium is entitled. All agreements and determinations lawfully made by the Association in accordance with the voting percentages established herein, shall be deemed to be binding on all owners of condominiums, their successors and assigns.

Section 6. Expandable Association Membership.

The Declarant has previously submitted certain land adjacent to the Project to the Horizontal Property Regimes Act of the State of Alaska, said condominium project being known as West Bluff Condominiums. A Declaration submitting that property provided that the unit owners of this Project automatically become members of the West Bluff Condominium Association upon becoming subject to assessments as called for in this Declaration. The provisions providing for such membership are found in the Declaration of the West Bluff Condominium Association recorded in Miscellaneous Book 11, at Page 397, of the Anchorage Recording District, Third Judicial District, State of Alaska, the provisions of which relating to expandable association membership are incorporated herein by this reference. It is the intention of the Declarant to have a single association to manage the common areas of the respective adjoining projects and to levy and fix assessments therefor. This shall in no way alter the interests of the unit owners in the common areas of their respective projects which shall be covered by the submitting Declaration.

ARTICLE VIII

Rights of Mortgagees

Section 1. Priority. Where the mortgagee of a first mortgage of record which is recorded prior to the date on which the assessment lien became effective, or other Purchaser of a condominium obtains title to the same as a result of foreclosure of any such first mortgage, or other purchaser of a condominium obtains title to the same as a result of a deed taken in lieu of foreclosure, the acquirer of title, his successor and assigns, shall not be liable for the share of the common expenses or assessments by the Association chargeable to such condominium which became due prior to the acquisition of title to such condominium by such acquirer, but shall be subject to any future assessments which become due subsequent to his acquisition of ti-

tle. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectable from all of the condominium including such acquirer, his successors and assigns.

Section 2. Default. A breach of any of the provisions, covenants, restrictions or limitations hereof, or the recordation of any lien or assessment hereunder, or the pursuit of any remedy hereunder, shall not defeat or render invalid the lien of any mortgage made by a unit owner in good faith and for value upon the interest of a unit owner. All of the provisions herein shall be binding upon and effective against any owner whose title to said property is hereafter acquired through foreclosure or trustee's sale.

Section 3. Right to Inspect Association Records and Notice. The holder of a first mortgage of record, its successors or assigns, shall have the right to inspect the Association's books of account and other financial records, and shall also be able to require the Association to provide to it such additional financial data as may be reasonable requested to protect its interests, including annual audited financial statements. Written notice of all Association meetings shall be sent to first mortgages of record who may designate an agent to attend such meetings.

Section 4. Abandonment. The condominium status of the Project shall not be abandoned without first obtaining the prior written approval of all first mortgages on units in the Project, except as provided in Article V, Section 2, nor shall there be any change in the percentage interest of the unit owners without first obtaining the prior written approval of the first mortgage holders of such units.

Section 5. Prior Approval. Nothing in this Declaration or the Bylaws of the Association of Apartment Owners provided for herein to the contrary, prior written approval of the holder of the first mortgages or deeds of trusts covering all or any portion of the project shall be a condition precedent to the effectiveness of any of the following actions:

(a) Removal of all or any portion of the property or project from the provisions of the Horizontal Property Regimes Act pursuant to Alaska Statute 34.07.330, or as said statute may be amended from time to time.

(b) The partition or subdivision of any unit, or of the common elements.

(c) A change in the pro-rata interest or obligation of any unit for purposes of levying assessments or

charges or allocating distributions of hazard insurance proceeds of condemnation awards.

(d) A change in the percentage interests of the unit owners in the common elements.

(e) The abandonment of the condominium status of the project, except for abandonment provided under the provisions of the Horizontal Property Regimes Act in case of substantial loss to the units and common elements.

(f) Any abandonment, partition, subdivision, encumbrance, sale, or transfer of all or any portion of the common elements.

(g) The use of hazard insurance proceeds for losses to any condominium property, whether to a unit or to the common elements, 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 elements.

ARTICLE IV

Insurance

Section 1. Types. The Association shall obtain and continue in effect adequate blanket public liability insurance for the common areas, and fire insurance with extended coverage for the full replacement cost of the Project. Such insurance shall be maintained by the Association for the benefit of the Association, the unit owners, and the encumbrances upon the Property or any part thereof as their interests may appear with underlying coverage on the individual units. The Association may purchase such other insurance as it may deem necessary, including but not limited to, plate glass insurance, fidelity bonds and workmen's compensation. Each owner shall provide insurance on his personal property. Nothing herein shall preclude any individual owner from carrying any public liability insurance as he may deem advisable to cover his individual liability for damages to person or property occurring inside his individual unit or elsewhere upon the premises.

Notwithstanding any provisions to the contrary herein, the Association shall be required to continuously carry a master condominium policy of casualty insurance, and a fidelity bond, with such coverage and endorsements in form and amounts including full replacement cost coverage with an agreed amount endorsement as required by the Federal National Mortgage Association (FNMA) during such periods of time as FNMA is a mortgagee on a unit in the Project or the owner of such a unit.

Section 2. Premiums and Proceeds. Insurance premiums for any such blanket insurance coverage obtained by the Association and any other insurance deemed necessary by the Association shall become a common expense to be included in the regular assessments levied by the Association for the repair or replacement of the property for which the insurance was carried or otherwise disposed of as provided in Article V of this Declaration. The Association is hereby granted the authority to negotiate loss settlements with the appropriate insurance carriers. Any two directors of the Association may sign a loss claim form and release form in connection with the settlement of a loss claim, and such signature shall be binding on all the unit owners.

ARTICLE X

Duration and Amendment

Section 1. Duration. This Declaration shall continue in full force for a term of fifty (50) years from the date hereof, after which time the same shall be automatically extended for successive periods of ten (10) years, unless a declaration of termination is recorded in the public records of the Anchorage Recording District, State of Alaska, meeting the requirements of an amendment to this Declaration as set forth in Section 2 of this Article and the requirements set forth in Article VIII, Section 4, if applicable. There shall be no forfeiture by sale, conveyance, encumbrance or hypothecation of an interest in any unit from the concomitant membership in the Association as long as this Declaration shall continue in full force and effect.

Section 2. Amendment. Notice of the subject matter of a proposed amendment to this Declaration in reasonable detailed form shall be included in the notice of any meeting of the Association at which a proposed amendment is to be considered. A resolution adopting a proposed amendment may be proposed by a condominium owner at a meeting of members of the Association. The Resolution shall be adopted by approval of condominium owners owning in the aggregate not less than seventy-five percent (75%) of the condominiums. A copy of each amendment shall be certified by at least two officers of the Association and the amendment shall be effective when recorded in the public records, Anchorage Recording District, State of Alaska. Provided, that any of the following amendments to be effective must be approved in writing by the record holders of all encumbrances on any condominiums at the time of such amendment.

(1) Any amendment which affects or purports to affect the validity or priority of encumbrances or the

rights or protection granted to encumbrancers as provided herein.

(2) Any amendment which would necessitate an encumbrancer after it has acquired a condominium through foreclosure to pay more than its proportionate share of any unpaid assessment or assessments accruing prior to such foreclosure.

(3) Any amendment which would or could result in an encumbrance being cancelled by forfeiture, or in the individual condominiums not being separately assessed for tax purposes.

(4) Any amendment relating to the Insurance Provisions as set out in Article VIII hereof, or to the application of insurance proceeds as set out in Article V hereof, or to the disposition of any money received in any taking under condemnation proceedings.

A certificate, signed and sworn to by a majority of the Association, that the record owners of seventy-five percent (75%) of the condominiums have either voted for or consented in writing to any amendment adopted as above provided, shall be conclusive evidence of such fact. The Association shall maintain in its files the record of all such votes or written consents for a period of at least four (4) years. Any amendment which requires the written consent of all the record holders of encumbrances shall be signed and sworn to by all such encumbrancers. When recorded, it shall be noted that such amendments have been so approved.

Section 1. Amendment to Declaration. Notwithstanding the foregoing, until the close of any escrow for the sale of a condominium in the Project, Declarant shall have the right to terminate or modify this Declaration by recordation of a supplement thereto setting forth such termination or modification. For purposes of this Declaration, the close of escrow shall be deemed to be the date upon which a deed conveying a condominium is recorded.

ARTICLE XI

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 the Association, in trust for the purposes set forth herein.

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 elements, 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 Association 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 Association 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 elements and shall be apportioned among owners in proportion to their respective undivided interests in the common elements;

(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 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 takings or injuries shall be apportioned as the Association 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 Association 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 Association 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 X hereof.

Section 6. Notice to Mortgagees. The institutional holder of a first mortgage on any unit shall be given rights or protection granted to encumbrancers as provided herein.

ARTICLE VII

Miscellaneous

Section 1. Legal Proceedings. Failure to comply with any of the terms of the condominium documents and regulations adopted pursuant thereto shall be deemed a nuisance which may include, without limiting same, an action to recover sums due for damages, injunctive relief, foreclosure of lien, or any combination thereof, and relief may be sought by the Association or, if appropriate, by an aggrieved unit owner. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Project, and any violation of this Declaration shall be deemed to be a nuisance. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce said provision, or any other provision hereof. Any unit owner not at the time in default hereunder, or Declarant, shall be entitled to bring an action for damages against any defaulting unit owner, and in addition may enjoin any violation of this Declaration. Any judgment rendered in any action or proceeding pursuant hereto shall include a sum for attorneys' fees in such amount as the court may deem reasonable, in favor of the prevailing party. Each remedy provided for in this Declaration shall be cumulative and not exclusive or exhaustive.

Section 2. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or enforceability of any one provision or portion hereof shall not affect the validity or enforceability of any other provisions hereof.

Section 3. Construction by Declarant. Nothing in this Declaration shall limit the right of Declarant to complete construction of improvements to the common areas and to units owned by Declarant or to alter the foregoing, or to construct such additional improvements as Declarant deems advisable prior to completion and sale of the entire project. Such right shall include but shall not be limited to erecting, constructing and maintaining on the Project such structures and displays as may be reasonably necessary for the conduct of its business of completing the work and disposing of the same by sale, lease or otherwise. This Declaration shall not limit the right of Declarant at any time prior to acquisition of title by a purchaser from Declarant to establish on the Project additional easements, reservations and rights-of-way to itself, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Project. Prospective purchasers and Declarant shall have the right to use all common areas and limited common areas for access to the sales facilities of Declarant. Declarant reserves the right to alter its construction plans and designs as it deems appropriate. The rights of Declarant hereunder may be assigned by Declarant to any successor to all or part of Declarant's interest in the Project, or an express assignment incorporated in a recorded deed transferring such interest to such successor.

Section 4. Easements. Declarant expressly reserves for the benefit of owners in the Project reciprocal easements of access, ingress and egress over all of the common areas. Such easements may be used by Declarants, successors, purchasers and all unit owners, their guests, tenants and invitees, residing or temporarily visiting the Project, for pedestrian walkways, vehicular access and such other purposes reasonably necessary to use and enjoyment of a unit in the Project. Such easements shall be appurtenant to and shall pass with the title to every unit conveyed. At such time as condominiums are developed on the adjacent property described in Exhibit "F", unit owners of each condominium project located on the properties described in Exhibit "A" and Exhibit "F" shall have reciprocal easements over the common areas of the projects for the purposes set forth herein. The Declarant expressly reserves for the benefit of each unit owner an exclusive easement for use of those areas depicted on the condominium plan as limited common areas, storage and parking spaces, as assigned to

each unit owner for his numbered unit. All building walls shall be considered to adjoin and abut the wall of the contiguous residence against the surface from the bottom of the foundation of the building. Both Declarant and unit owners of contiguous residences shall have a reciprocal easement appurtenant to each of the residences over the residences for the purposes of accommodating any natural settling of the building housing their respective units. Such right of use shall be as not to interfere with the use and enjoyment of the owners of adjoining residences and in the event that any such contiguous wall is damaged or injured from any cause other than the act or negligence of one of the owners, the same shall be repaired or rebuilt at their joint expense. Notwithstanding the provisions of Article V, Section 1, dealing with partial destruction of improvements, this provision shall apply wherever the destruction of said improvements is not substantial. A substantial destruction of any residence on the Property shall be deemed to be destruction which shall exceed five percent (5%) of the residence described in Exhibit "E".

Section 5. Valuation of Unit and Property.

Each unit described herein is valued as set forth in Exhibit "E", the total value of such units being the value of property comprising the Project. The owner of each unit shall have an undivided interest in the common areas and facilities appertaining to each unit, as set forth in Exhibit "E".

Section 6. Service of Process. The name and residence of the person to receive service of process in the cases provided for in the Horizontal Property Regimes Act of the State of Alaska is:

Alaska Living Systems, Inc.
723 N. Street #7
Anchorage, Alaska 99501

This Declaration has been executed on the date first hereinabove written.

EXHIBIT "A"

Lot One "B" (1B), Block Eightt-seven (87), of the ORIGINAL TOWNSITE OF ANCHORAGE, according to Plat No. 74-232, EXCEPTING THEREFROM that portion thereof, mor particularly described as follows;

A portion of Lot One "B" (1B), Block Eightu-seven (87), of the "B" Street Slide Replat of a portion of the ORIGINAL TOWNSITE OF ANCHORAGE, according to Plat No. 74-232, filed in the Anchorage Recording District, Third Judicial District, State of Alaska, on November 12, 1974, mor particularly described as follows:

Beginning at the Northwest corner of said Lot One "B", (1B), Block Eightt-seven (87), on the Southerly right-of-way line of West Seventh Avenue, the True Point of Beginning; thence North $89^{\circ}55'45''$ East, along said Southerly right-of-way line of West Seventh Avenue, for a distance of 132.12 feet; thence from a tangent bearing North $89^{\circ}55'45''$ East along a curve to the right with a radius of 22.22 feet, for a distance of 31.91 feet to a point on the Westerly right-of-way line of "N" Street; thence South $91^{\circ}20'30''$ West, along said Westerly right-of-way line of "N" Street, for a distance of 103.72 feet; thence South $89^{\circ}55'45''$ West, for a distance of 155.32 feet to a point on the Easterly right-of-way line of the alley running North-South through said Block Eightu-seven (87); thence North $00^{\circ}16'45''$ East, along said Easterly right-of-way line of the alley for a distance of 124.13 feet to the Point of Beginning.

EXHIBIT "B"

Description of Units

Unit No. 203

Unit No. 203 is located on the west side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,101.

Unit No. 204

Unit No. 204 is located on the west side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,102.

Unit No. 205

Unit No. 205 is located on the west side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,100.

Unit No. 206

Unit No. 206 is located on the southwest corner of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, dining area and living room. Total square footage: 1,067.

Unit No. 207

Unit No. 207 is located on the east side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,037.

Unit No. 208

Unit No. 208 is located on the east side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,105.

Unit No. 200

Unit No. 200 is located on the east side of the building and is located on the first floor. This unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,095.

Unit No. 303

Unit No. 303 is located on the west side of the building and is located on the second floor. The unit contains two bedrooms one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,095.

Unit No. 304

Unit No. 304 is located on the west side of the building and is located on the second floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,096.

Unit No. 305

Unit No. 305 is located on the west side of the building and is located on the second floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,094.

Unit No. 306

Unit No. 306 is located on the southwest corner of the building and is located on the second floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining area and living room. Total square footage: 1,061.

Unit No. 307

Unit No. 307 is located on the east side of the building and is located on the second floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,081.

Unit No. 308

Unit No. 308 is located on the east side of the building and is located on the second floor. The

unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,099.

Unit No. 309

Unit No. 309 is located on the east side of the building and is located on the second floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,033.

Unit No. 403.

Unit No. 403 is located on the west side of the building and is located on the third floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,095.

Unit No. 404

Unit No. 404 is located on the west side of the building and is located on the third floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,096.

Unit No. 405

Unit No. 405 is located on the west side of the building, and is located on the third floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,094.

Unit No. 406

Unit No. 406 is located on the southwest corner of the building and is located on the third floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining area and living room. Total square footage: 1,061.

Unit No. 407

Unit No. 407 is located on the east side of the building and is located on the third floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,081.

Unit No. 407

Unit No. 407 is located on the east side of the building and is located on the third floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,122.

Unit No. 409

Unit No. 409 is located on the east side of the building and is located on the third floor. The unit contains two bedrooms, one and one-half baths, kitchen, dining nook and living room. Total square footage: 1,089.

Each of the foregoing units contain one Majestic fireplace, one Hotpoint Hi-Lo range, one Hotpoint dishwasher, one Hotpoint trash compactor, one double kitchen sink with garbage disposal, built-in vacuum system, vinyl floor covering in the baths and kitchen, pads and carpeting throughout the remainder of each unit. The interior doors of each unit are hollow core oak which have been stained and lacquered. The front entry door to each apartment is solid oak.

The immediate common area to which the above described units have access is the real property described on Exhibit "A".

EXHIBIT "C"

Description of Limited Common Areas and Facilities

The following described portions of the common areas and facilities are "limited common areas and facilities", reserved for the exclusive use of the particular units below listed to the exclusion of all other units in the project, as also shown on the survey map and floor plan of the project on file:

Unit No. 203

Approximately 21.1 square feet of storage space designated as "S-203".

Approximately 193.6 square feet of parking space designated as "P-203".

Unit No. 204

Approximately 22.1 square feet of storage space designated as "S-204".

Approximately 196.4 square feet of parking space designated as "P-204".

Unit No. 205

Approximately 22.1 square feet of storage space designated as "S-205".

Approximately 197.3 square feet of parking space designated as "P-205".

Unit No. 206

Approximately 22.2 square feet of storage space designated as "S-206".

Approximately 198.0 square feet of parking space designated as "P-206".

Unit No. 207

Approximately 20.7 square feet of storage space designated as "S-207".

Approximately 194.4 square feet of parking space designated as "P-207".

Approximately 354.0 square feet of deck space designated as "D-207".

Unit No. 208

Approximately 20.7 square feet of storage space designated as "S-208".

Approximately 194.4 square feet of parking space designated as "P-208".

Approximately 378.0 square feet of deck space designated as "D-208".

Unit No. 209

Approximately 20.3 square feet of storage space designated as "S-209".

Approximately 194.8 square feet of parking space designated as "P-209".

Approximately 345.0 square feet of deck space designated as "D-209".

Unit No. 303

Approximately 20.3 square feet of storage space designated as "S-303".

Approximately 194.6 square feet of parking space designated as "P-303".

Unit No. 304

Approximately 20.7 square feet of storage space designated as "S-304".

Approximately 193.6 square feet of parking space designated as "P-304".

Unit No. 305

Approximately 20.7 square feet of storage space designated as "S-305".

Approximately 193.6 square feet of parking space designated as "P-305".

Unit No. 306

Approximately 21.6 square feet of storage space designated as "S-306".

Approximately 189.5 square feet of parking space designated as "P-306".

Unit No. 307

Approximately 21.6 square feet of storage space designated as "S-307".

Approximately 139.5 square feet of parking space designated as "P-307".

Unit No. 308

Approximately 20.7 square feet of storage space designated as "S-308".

Approximately 188.2 square feet of parking space designated as "P-308".

Unit No. 309

Approximately 20.7 square feet of storage space designated as "S-309".

Approximately 188.2 square feet of parking space designated as "P-309".

Unit No. 407

Approximately 20.7 square feet of storage space designated as "S-407".

Approximately 188.2 square feet of parking space designated as "P-407".

Unit No. 408

Approximately 20.7 square feet of storage space designated as "S-408".

Approximately 188.2 square feet of parking space designated as "P-408".

Unit No. 405

Approximately 21.6 square feet of storage space designated as "S-405".

Approximately 193.1 square feet of parking space designated as "P-405".

Unit No. 406

Approximately 20.2 square feet of storage space designated as "S-406".

Approximately 42.8 square feet of additional storage space designated as "S-406A".

Approximately 193.1 square feet of parking space Designated as "P-406".

Unit No. 407

Approximately 19.7 square feet of storage space designated as "S-407".

Approximately 191.7 square feet of parking space designated as "P-407".

Unit No. 408

Approximately 18.9 square feet of storage space designated as "S-408".

Approximately 191.7 square feet of parking space designated as "P-408".

Unit No. 409

Approximately 18.9 square feet of storage space designated as "S-409".

Approximately 193.1 square feet of parking space designated as "P-409".

EXHIBIT "D"

Description of Building

Phase Two of the West Bluff Condominium consists of one three-story wood frame building built over a concrete basement. Said basement contains 22 parking spaces and 25 storage lockers.

The first floor contains 7 units.

The second floor contains 7 units.

The third floor contains 7 units.

The building has an exterior stain finish.

The roof is flat with a built-up hot nap surface.

EXHIBIT "C"

Value of Units and Undivided Interests
In Common Areas and Facilities

<u>UNIT</u>	<u>VALUE</u>	<u>UNDIVIDED INTEREST IN COMMON AREAS AND FACILITIES</u>
203	\$64,500	4.3
204	\$66,500	4.4
205	\$66,500	4.4
206	\$69,000	4.6
207	\$69,000	4.6
208	\$70,000	4.7
209	\$70,000	4.7
303	\$73,000	4.9
304	\$73,500	4.9
305	\$71,500	4.8
306	\$74,500	5.0
307	\$66,500	4.4
308	\$68,000	4.5
309	\$68,000	4.5
403	\$78,000	5.2
404	\$79,000	5.3
405	\$73,500	5.2
406	\$82,000	5.5
407	\$69,500	4.6
408	\$71,000	4.7
409	<u>\$71,500</u>	<u>4.8</u>
 TOTAL	 \$1,500,000	 100.0%

EXHIBIT "A"

Legal Description of West Bluff I

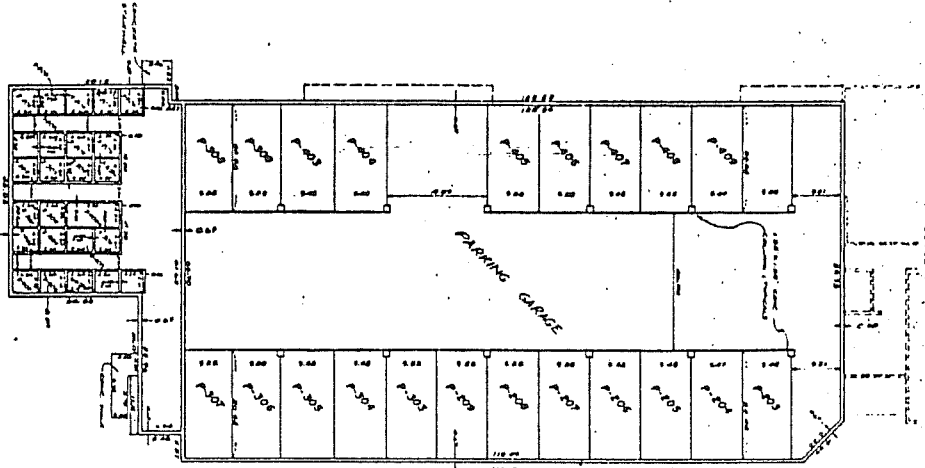
A portion of Lot 1-B, Block 37 of the L Street Slide, Replat of a portion of the Original Anchorage Townsite, according to Plat No. 74-232 filed in Anchorage Recording District on November 12, 1971, is particularly described as follows:

Beginning at the northwest corner of said Lot 1-B, Block 37, on the southerly right-of-way line of West Seventh Avenue, the True Point of Beginning; thence N. $89^{\circ}55'45''$ E., along said southerly right-of-way line of W. Seventh Avenue, for a distance of 132.16 feet; thence from a tangent bearing N. $89^{\circ}55'45''$ E., along a curve to the right with a radius of 27.76 feet, for a distance of 31.91 feet to a point on the westerly right-of-way line of N Street; thence S. $01^{\circ}20'30''$ W., for a distance of 150.38 feet to a point on the easterly right-of-way line of the alley running north-south through said Block 37; thence N. $00^{\circ}16'45''$ E., along said easterly right-of-way line of the alley, for a distance of 124.12 feet to the Point of Beginning. Parcel described contains 18,727 square feet, more or less.

76-50

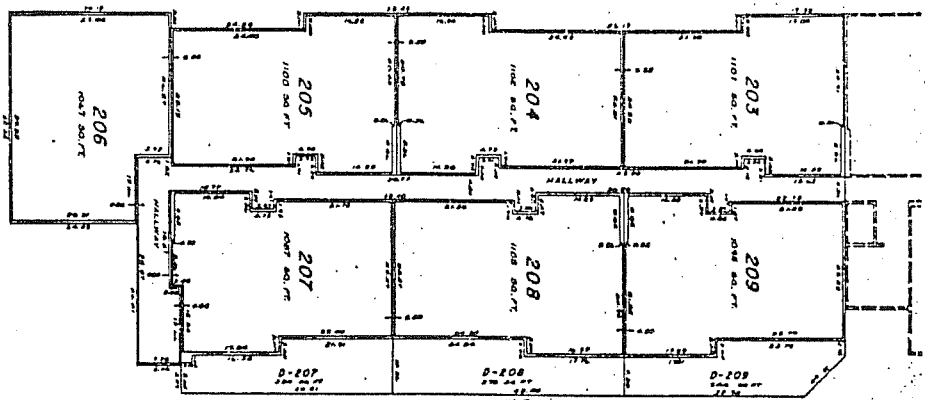
BASEMENT PLAN

SCALE 1"=10'



FIRST FLOOR PLAN

SCALE 1"=20'



ELEVATIONS

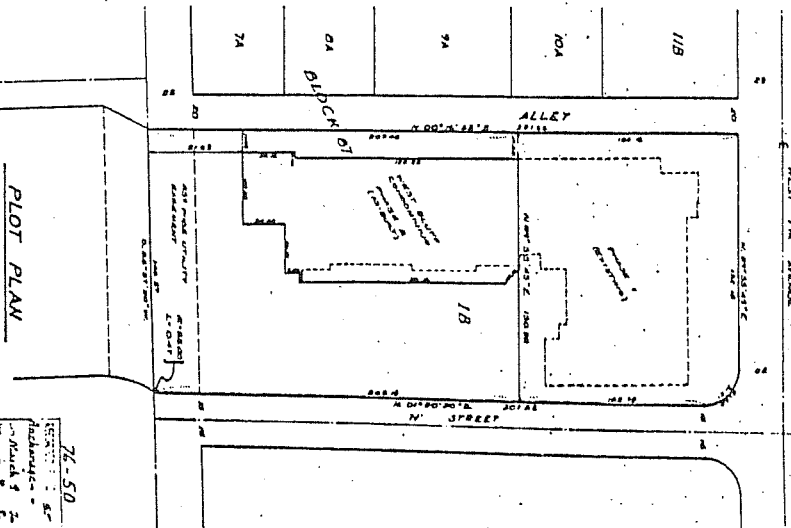
BASEMENT FLOOR SLAB	80.00
BASEMENT FLOOR CEILING	79.50
FIRST FLOOR FLOOR SLAB	81.00
FIRST FLOOR CEILING	80.50
SECOND FLOOR FLOOR SLAB	82.00
SECOND FLOOR CEILING	81.50
THIRD FLOOR FLOOR SLAB	83.00
THIRD FLOOR CEILING	82.50

NOTES

1. ALL INTERIOR AND EXTERIOR WALLS ARE 8" THICK CONCRETE BLOCK.
2. ALL DOORS ARE 6'0" X 2'0" AND SET IN THE WESTERLY FOUNDATION WALL 10'0" SOUTH OF THE EXTERIOR WALL.
3. REFER TO PLAT AND MAP OF LOT 18, BLOCK 1, ACORADO RECORDING DISTRICT, PHASE 2, FOR THE LOCATION OF THE EXTERIOR WALLS AND THE LOCATION OF THE EXTERIOR WALLS.
4. THE EXTERIOR WALLS ARE 8" THICK CONCRETE BLOCK.

PLOT PLAN

SCALE 1"=20'



WEST BLUFF

A CONDOMINIUM
PHASE 2
LOT 18, BLOCK 1, N STREET SLIDE REPLAT
PHASE 2

CONDOMINIUM DEVELOPER
BENEFIT

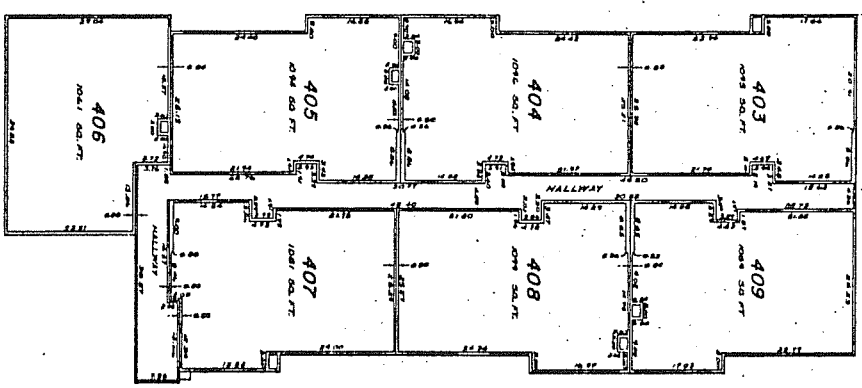
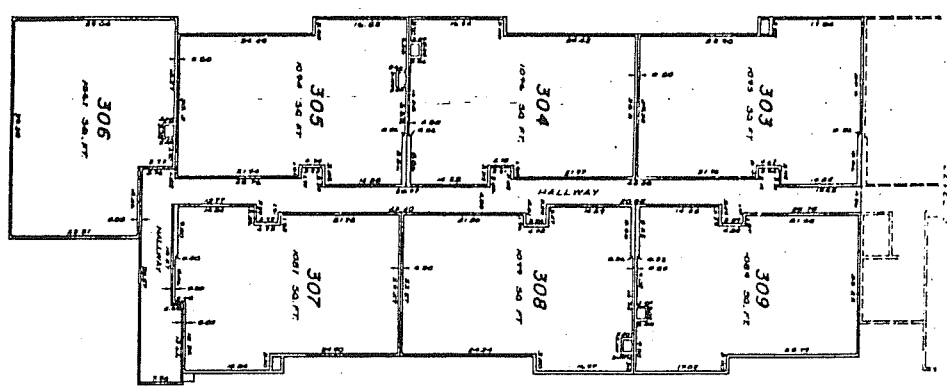
DATE	BY	REVISION
10/1/01	1	1
10/1/01	2	2
10/1/01	3	3
10/1/01	4	4
10/1/01	5	5
10/1/01	6	6
10/1/01	7	7
10/1/01	8	8
10/1/01	9	9
10/1/01	10	10
10/1/01	11	11
10/1/01	12	12
10/1/01	13	13
10/1/01	14	14
10/1/01	15	15
10/1/01	16	16
10/1/01	17	17
10/1/01	18	18
10/1/01	19	19
10/1/01	20	20
10/1/01	21	21
10/1/01	22	22
10/1/01	23	23
10/1/01	24	24
10/1/01	25	25
10/1/01	26	26
10/1/01	27	27
10/1/01	28	28
10/1/01	29	29
10/1/01	30	30
10/1/01	31	31
10/1/01	32	32
10/1/01	33	33
10/1/01	34	34
10/1/01	35	35
10/1/01	36	36
10/1/01	37	37
10/1/01	38	38
10/1/01	39	39
10/1/01	40	40
10/1/01	41	41
10/1/01	42	42
10/1/01	43	43
10/1/01	44	44
10/1/01	45	45
10/1/01	46	46
10/1/01	47	47
10/1/01	48	48
10/1/01	49	49
10/1/01	50	50
10/1/01	51	51
10/1/01	52	52
10/1/01	53	53
10/1/01	54	54
10/1/01	55	55
10/1/01	56	56
10/1/01	57	57
10/1/01	58	58
10/1/01	59	59
10/1/01	60	60
10/1/01	61	61
10/1/01	62	62
10/1/01	63	63
10/1/01	64	64
10/1/01	65	65
10/1/01	66	66
10/1/01	67	67
10/1/01	68	68
10/1/01	69	69
10/1/01	70	70
10/1/01	71	71
10/1/01	72	72
10/1/01	73	73
10/1/01	74	74
10/1/01	75	75
10/1/01	76	76
10/1/01	77	77
10/1/01	78	78
10/1/01	79	79
10/1/01	80	80
10/1/01	81	81
10/1/01	82	82
10/1/01	83	83
10/1/01	84	84
10/1/01	85	85
10/1/01	86	86
10/1/01	87	87
10/1/01	88	88
10/1/01	89	89
10/1/01	90	90
10/1/01	91	91
10/1/01	92	92
10/1/01	93	93
10/1/01	94	94
10/1/01	95	95
10/1/01	96	96
10/1/01	97	97
10/1/01	98	98
10/1/01	99	99
10/1/01	100	100

SCALE 1"=10'

SCALE 1"=10'

NETES AND BOUNDS LEGAL DESCRIPTION

A section of Jan 1-9, Slide 37 of the L Street slide appears a portion of the Original, however, the Original is not in the file (1-1-33). Filed in the American Historical District, 1114 L Street, District, State of Alaska, on November 13, 1984, more particularly described as follows:

[illegible]

ESTIMATED DEED OF TRUST BENEFICIARIES
ALASKA MUTUAL SAVINGS BANK

SUBSCRIBED AND SWORN TO BEFORE ME THIS
6th DAY OF February 1978

NOTARY FOR ALASKA
MY COMMISSION EXPIRES:
7-29-88

NOTAR FOR ALIDA
AN GEMISSE CONAK:

SUBSCRIBED AND GIVEN TO DEEDS AND TRUSTS
 DAY OF February, 1908.

[illegible]

I HEREBY CERTIFY THAT THIS STOCK WAS ISSUED AND ACCURATELY REFLECTS THE AMOUNT OF SHARES, NUMBERS AND DIMENSIONS OF THE UNIT AS SHOWN

SUBSCRIBED AND SWORN TO BEFORE ME THIS
13 DAY OF FEBRUARY, 1974

NOTARY FOR ALABAMA
MY COMMISSION EXPIRES
FEB. 26, 1978


I HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE PLANS AS FILED WITH AND APPROVED BY THE GREATER ANCHORAGE AREA BOARDS.

SUBMITTAL AND SHOWN TO DEFENSE AND THIS
4/5 DAY OF FEBRUARY, 1978

W. D. Howard
NOTARY FOR ALASKA
MY COMMISSION EXPIRES:
FEB. 26, 1976

DECLARATION SUBMITTING REAL PROPERTY
TO THE NATIONAL PROPERTY REGIMES ACT
OF THE STATE OF ALASKA.
RECORDED March 9, 1976
BOOK 86 PAGE 51
SERIAL NO 26-8079

76-50
5-
Inchorage
3-9 7-
12:14 P.
Municipality
Anchorage

 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION		WEST BLUFF WINDO FOR REMOVAL OF BRIDGE & CONCRETE FOR REPAIR OF LOT 1A, BLOCK 67, U. STREET SLIDE REPLAT PHASE 2	
PROJECT NO. 94172	DATE 2	DRAWN BY 94172	CHECKED BY 2

APPROVED _____
Date 11/5/74
B. J. Downing
City Engineer
City of Anchorage
or
Director of Public Works
Greater Anchorage Area Borough

APPROVED

Date 11/5/74
By Joe Downing

City Engineer
City of Anchorage

10

Director of Public Works

Greater Anchorage Area Borough

SURVEYOR'S CERTIFICATE

I, the undersigned registered surveyor, hereby certify that the information shown on this plat is based upon the most recent valid recorded plots of the properties shown, and that all data agree with the sources cited.

SOURCES CITED:

L Street Slide Replay, Plot No. 67-30, Recorded 4-24-67



LEONARD
H. M., C.O.D., L.A.

RECORDED - FILED 3-
Anchorage
11-12 74
3:57 P.
G.A.A.B.

74-232

NOTARY'S ACKNOWLEDGEMENT:

Subscribed and sworn before me this

day of May, 1974

For Official Use Only
NOTARY FOR DISCARD

My commission expires 7-13-16

PLAT APPROVAL:

Plot approved by the Borough Planning Authority this

9th day of AUGUST, 1977

Det. R. R. R. R.
Authorized Official

Authorized Official

75

June 11, 1964

0-274

17-8

• **100**

3754.2

800-451-7276

100

277, 246.

TRYCK
NYMAN
SHAYES

Received at the University of Toronto

1974-1

1296

PLOT PL

SCALE 1" =

NOTES:

1. ALL INTERIOR AND EXTERIOR WALLS ARE 0.45 FT. THICK EXCEPT AS INDICATED.
2. ELEVATIONS ARE BASED ON G.A.A.B. DATUM, 1972 NGS ADJUSTMENT.
3. BENCH MARK - 1 1/4" BRASS DISK SET IN THE WESTERLY FOUNDATION WALL 9.4 FT. SOUTH OF N.W. COR. OF BLDG. AND 1.0 FT ABOVE GROUND. ELEV. = 40.99
4. REFER TO PLAT NO. 74-232 OF LOT 13, BLOCK 87, ANCHORAGE ORIGINAL TOWNSITE, FILED IN THE ANCHORAGE RECORDING DISTRICT, NOV. 12, 1974
5. SEE SHEET 2 FOR CERTIFICATIONS.
6. THE LIMITED COMMON AREAS' BOUNDARIES ARE PARALLEL AND PERPENDICULAR TO THE BUILDING LINES UNLESS OTHERWISE DIMENSIONED.