



**First American
Title Insurance Company**

LISTING PACKAGE

7/24/2025

gpelaia@msn.com

Attn: Gina Pelaia

We appreciate the opportunity to serve you and thank you for choosing First American Title. Attached please find the following:

- Tax Information
- Vesting Deed
- Deed of Trust
- As Built
- As Built Not Found
- Plat Map
- Tax Map
- CCR's
- CCR's Not Found
- Other:

Owner Name(s): STOCKBURGER MONICA

Physical Address: 100 KENAI STREET #808

Legal Description: UNIT 808 BEGICH TOWERS, PLAT NUMBER 74-1, ANCHORAGE RECORDING DISTRICT

Please do not hesitate to contact me at 907-561-1844 or cs.alaska@firstam.com if I may be of further assistance. I understand you have a choice and hope you will choose First American Title for your next transaction. Have a wonderful day!

Sincerely,

Kellie Trolz

Kellie Trolz, Title Customer Service

Enclosures

NOTICE OF DISCLAIMER OF LIABILITY

This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy by First American Title Insurance Co., and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

1400 W Benson Blvd, Suite 250, Anchorage, AK 99503
TEL 907-561-1844 | FAX 907-561-1948
ak.firstam.com

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2023-024815-0

Recording Dist: 301 - Anchorage

9/7/2023 11:22 AM Pages: 1 of 2



AFTER RECORDING MAIL TO:

Name: **Monica Stockburger**

Address: **PO Box 730**

Whittier, AK 99693

~~THIS INSTRUMENT IS BEING RECORDED
BY FIRST AMERICAN TITLE CO. OF AK. AS
AN ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EFFECT, IF ANY,
ON THE TITLE OF THE ESTATE HEREIN.~~

QUIT CLAIM DEED

THE GRANTOR, **Michael Stockburger**, an unmarried man, who acquired title as a married man, whose address is **PO Box 2844, Homer, AK 99603**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, conveys and quit claims to **Monica Stockbuger**, an unmarried woman, whose address is **PO Box 730, Whittier, AK 99693**, the following described real estate, situated in the Recording District of **Anchorage, Third Judicial District, State of Alaska**:

Units 806 and 808 of BEGICH TOWERS CONDOMINIUMS, as shown on the Floor Plans filed in the office of the Recorder of the Anchorage Recording District, Third Judicial District, State of Alaska, under Plat No. 74-1, and as identified in the Declaration recorded March 26, 1974, Book 2, Page 571, and in any amendments thereof.

together with all after acquired title of the Grantor(s) therein.

Dated: August 31, 2023

Michael Stockburger

Michael Stockburger

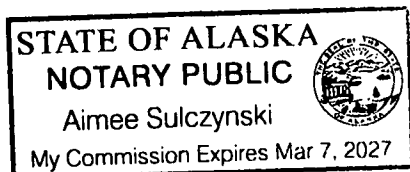
STATE OF Alaska)
) SS.
Third Judicial District)

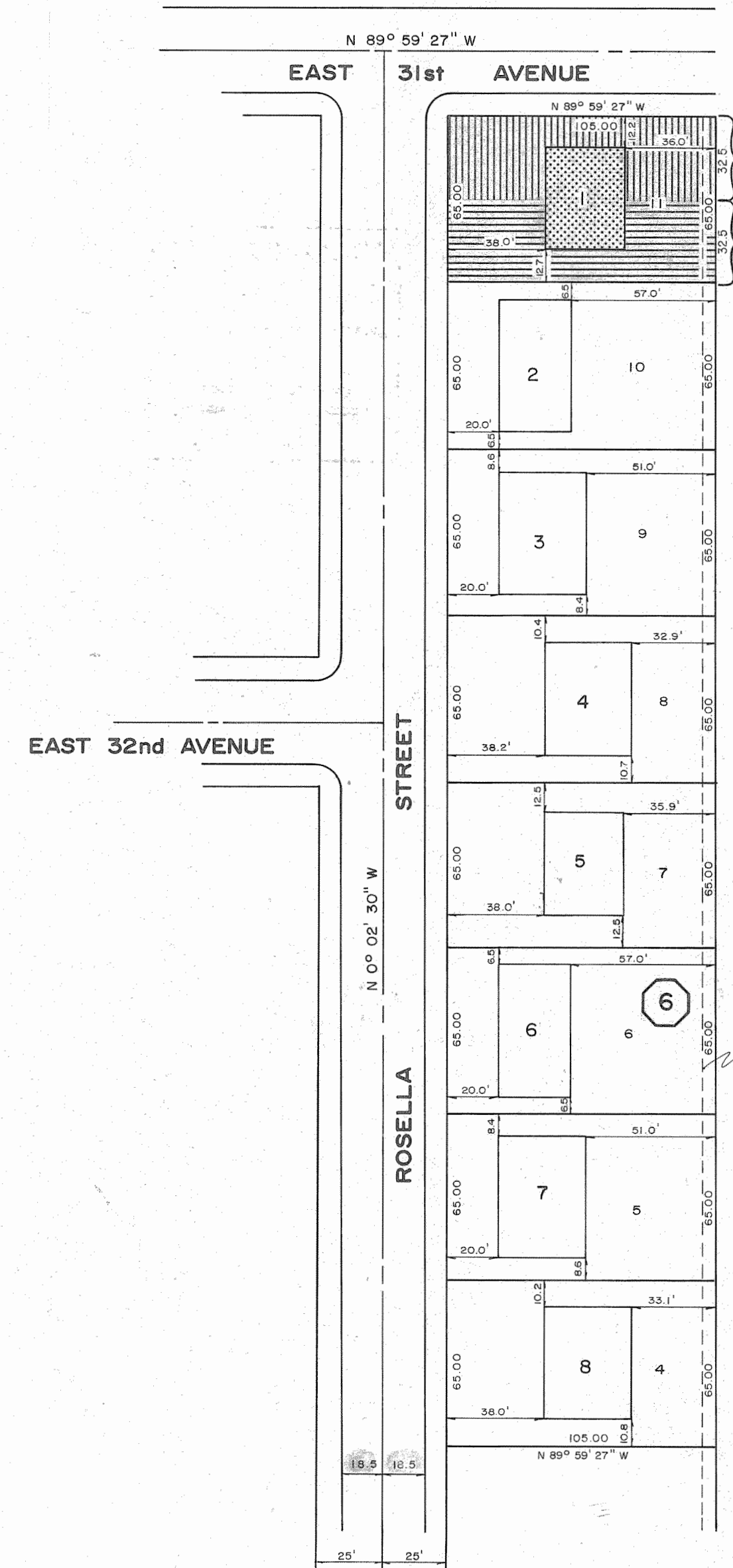
THIS IS TO CERTIFY that on this 31st day of August, 2023, before me the undersigned Notary Public, personally appeared **Michael Stockburger**, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Aimee Sulczynski

Notary Public in and for Alaska
My commission expires 3/7/27





Baxter Heights Condominiums Located on Lots 4-11

PLOT PLAN
1" = 50'

Common Area limited to Unit A

Common Area limited to Unit B

All existing buildings erected on foundations shown.

6' Utility Easement

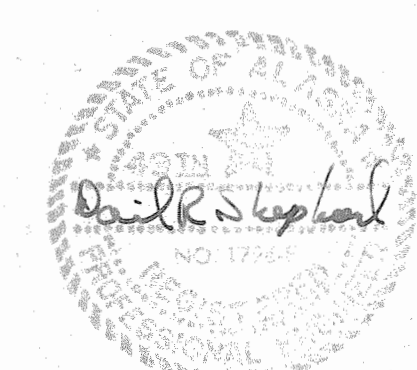
Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.
Recorded: Jan. 3 1974
Book: Misc. Book 222
Page: Page 121

I hereby certify that I am the owner of LOTS 4, 5, 6, 7, 8, 9, 10, 11, BLOCK 6, BAXTER HEIGHTS as depicted hereon. I here consent to the preparation and recordation of the within condominium plan pursuant to the Horizontal Property Regimes Act, Chapter 7, Alaska Statutes Supplement.
[Signature]
Notary Public
Subscribed to and sworn before me this 3rd day of January, 1974.
[Signature]
Notary Public
My Commission Expires

I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.
[Signature]
Registered Land Surveyor
Subscribed to and sworn before me this 3rd day of January, 1974.
[Signature]
Notary Public
My Commission Expires

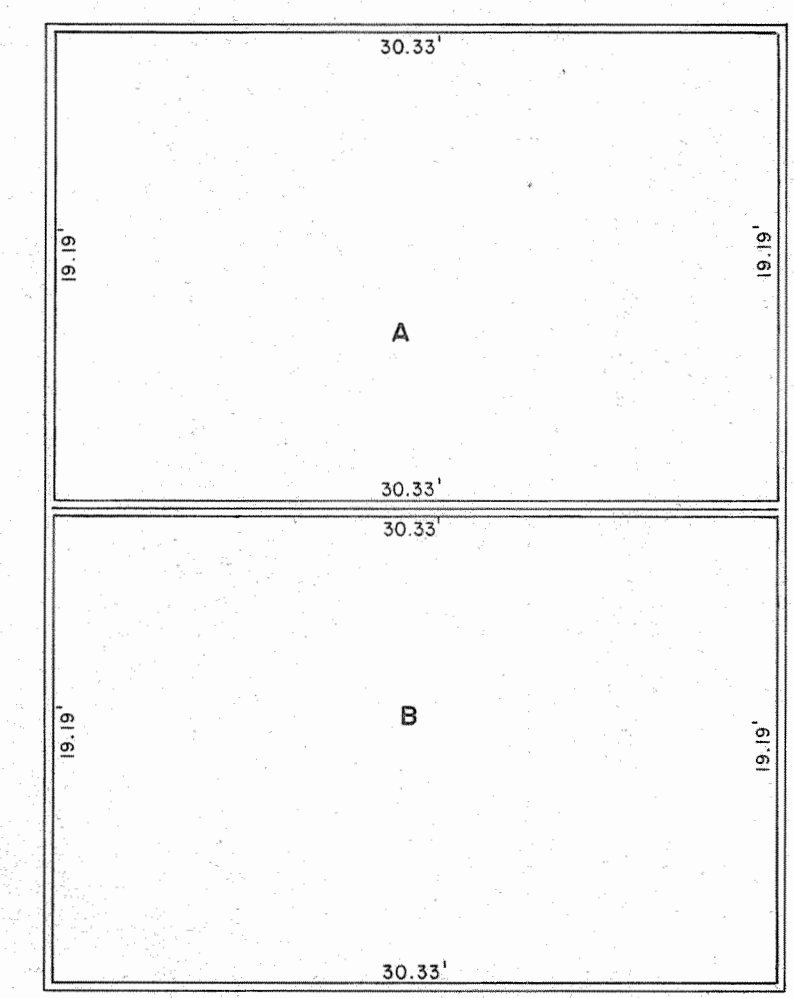


I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.
[Signature]
Registered Professional Engineer
Subscribed to and sworn before me this 3rd day of January, 1974.
[Signature]
Notary Public
My Commission Expires

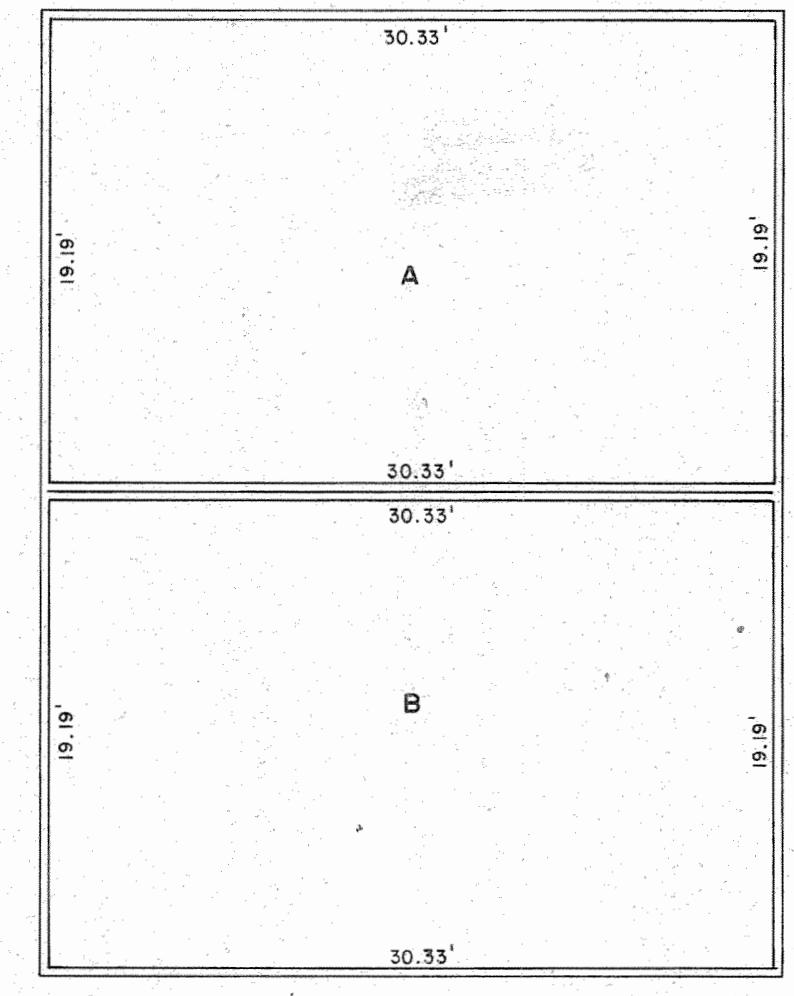


National Bank of Alaska as beneficiary for a Deed of Trust
[Signature]
Subscribed to and sworn before me this 3rd day of January, 1974.
[Signature]
Notary Public
My Commission Expires

BAXTER HEIGHTS CONDOMINIUMS
BUILDING I
LOT 11 (UNITS A and B) BLOCK 6
BAXTER HEIGHTS SUBDIVISION
ALASKA LAND DEVELOPMENT SERVICES
2060 West Dimond Boulevard
Anchorage, Alaska 99502
DRAWN BY: [Signature] DATE: Jan 3 1974 GRID: FILE NO:
CHECKED BY: [Signature] SCALE: 1639



LOWER LEVEL

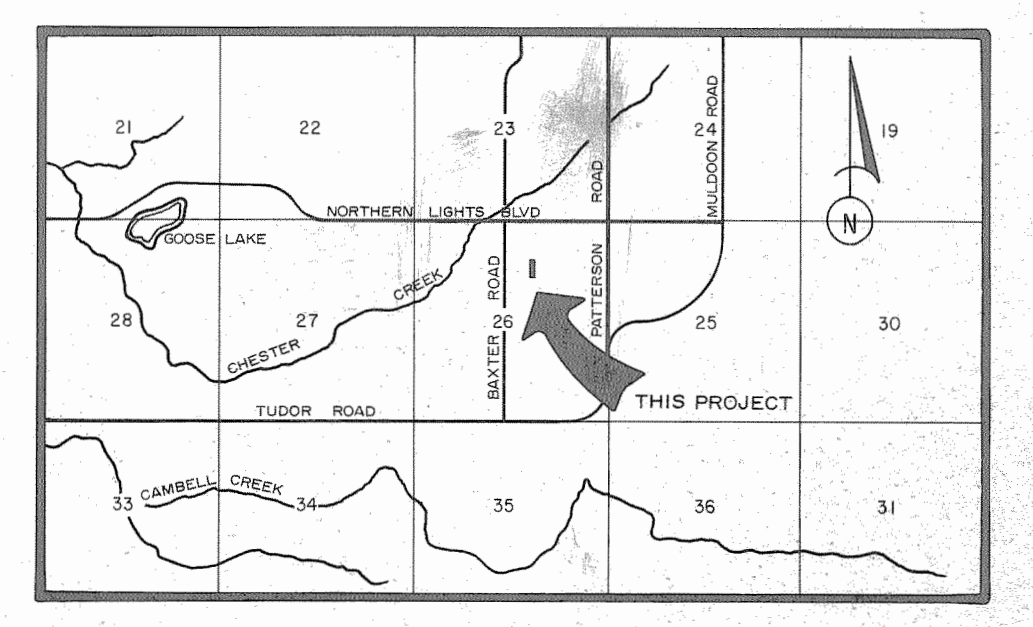


UPPER LEVEL

FLOOR PLAN
1/8" = 1'

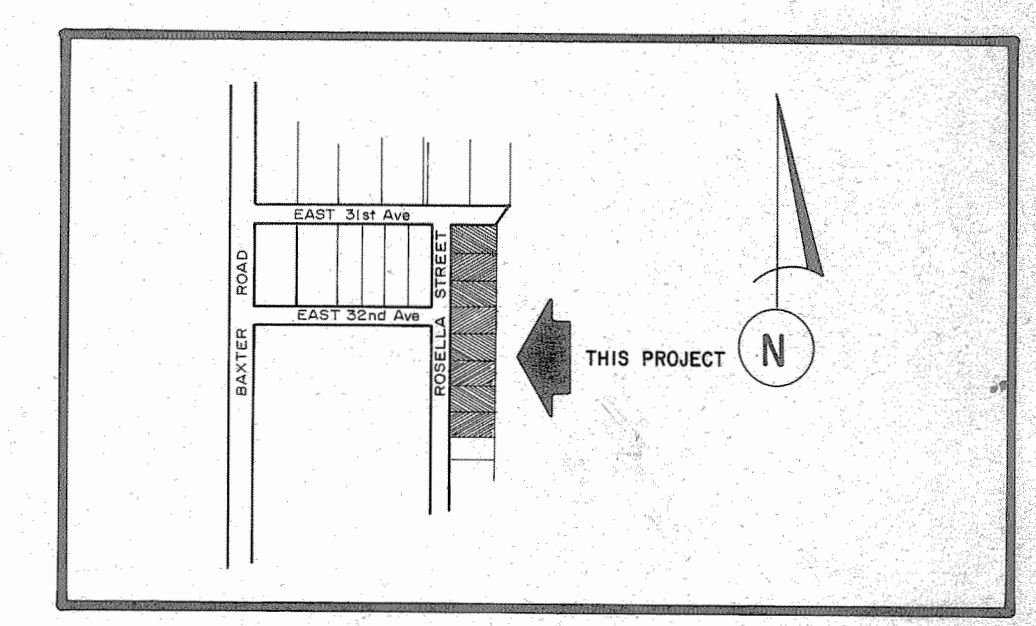
BUILDING NO. 1

ELEVATIONS
UPPER LEVEL
FLOOR 241.96
CEILING 250.08
LOWER LEVEL
FLOOR 235.01
CEILING 241.13



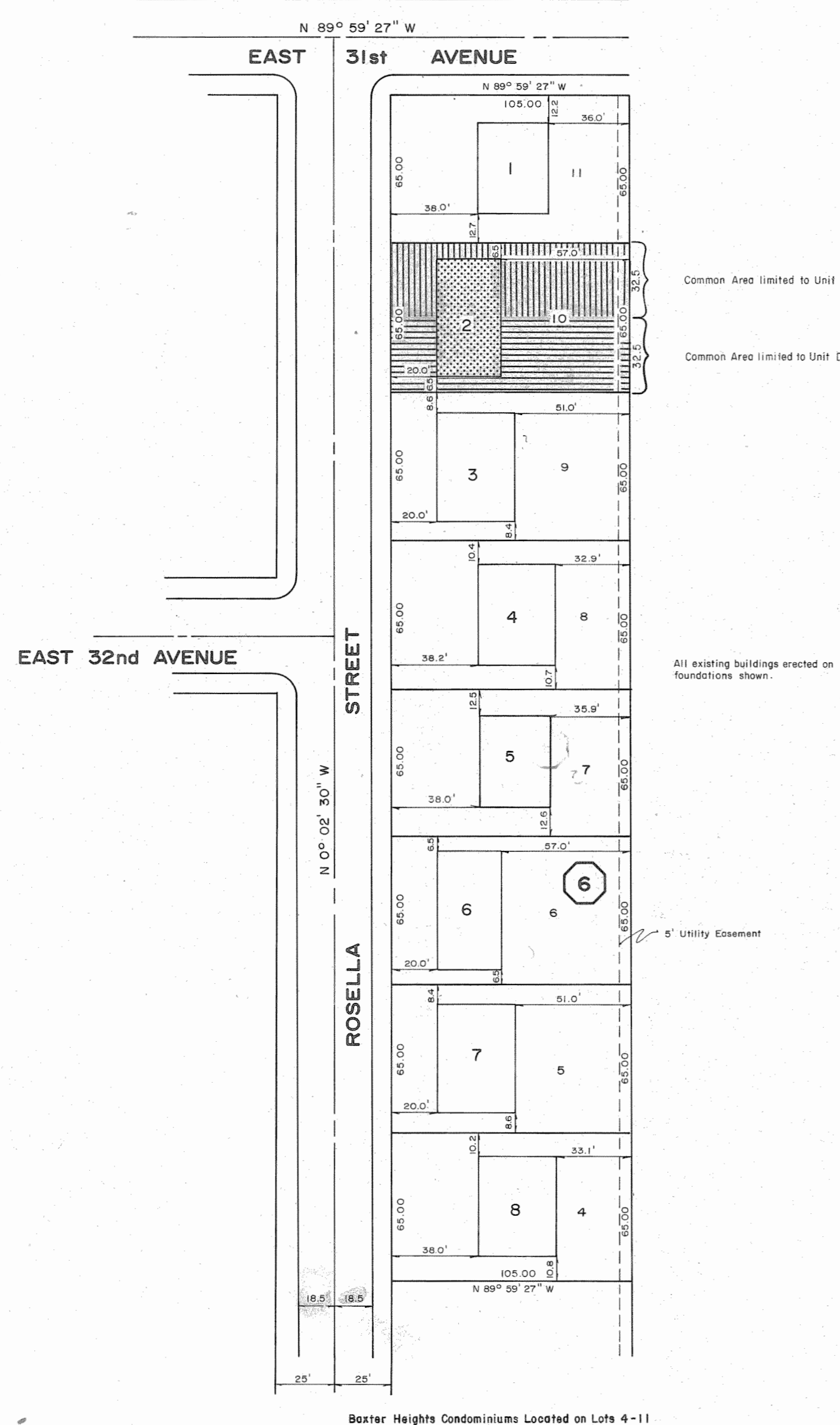
VICINITY MAP 1" = 1 mile

- Notes:
- All distances, dimensions, and elevations are given in feet and hundredths of feet.
 - Walks, driveway, landscaping and other improvements are not shown.
 - GAAB Elevation Datum Plane.
 - Refer to plat number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'

74-1
RECORDED - FILED
Anchorage REC. DIST.
DATE 1-3 1974
TIME 3:41 P.M.
Requested by: Transamerica Title
Address:



PLOT PLAN
1" = 50'

Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.

Recorded: Jan. 3, 1974
Book: Miss Book 222
Page: Page 121

I hereby certify that I am the owner of LOTS 4, 5, 6, 7, 8, 9, 10, 11, BLOCK 6, BAXTER HEIGHTS as depicted herein. I here consent to the preparation and recordation of the within condominium plan pursuant to the Horizontal Property Regimes Act, Chapter 7, Alaska Statutes Supplement.

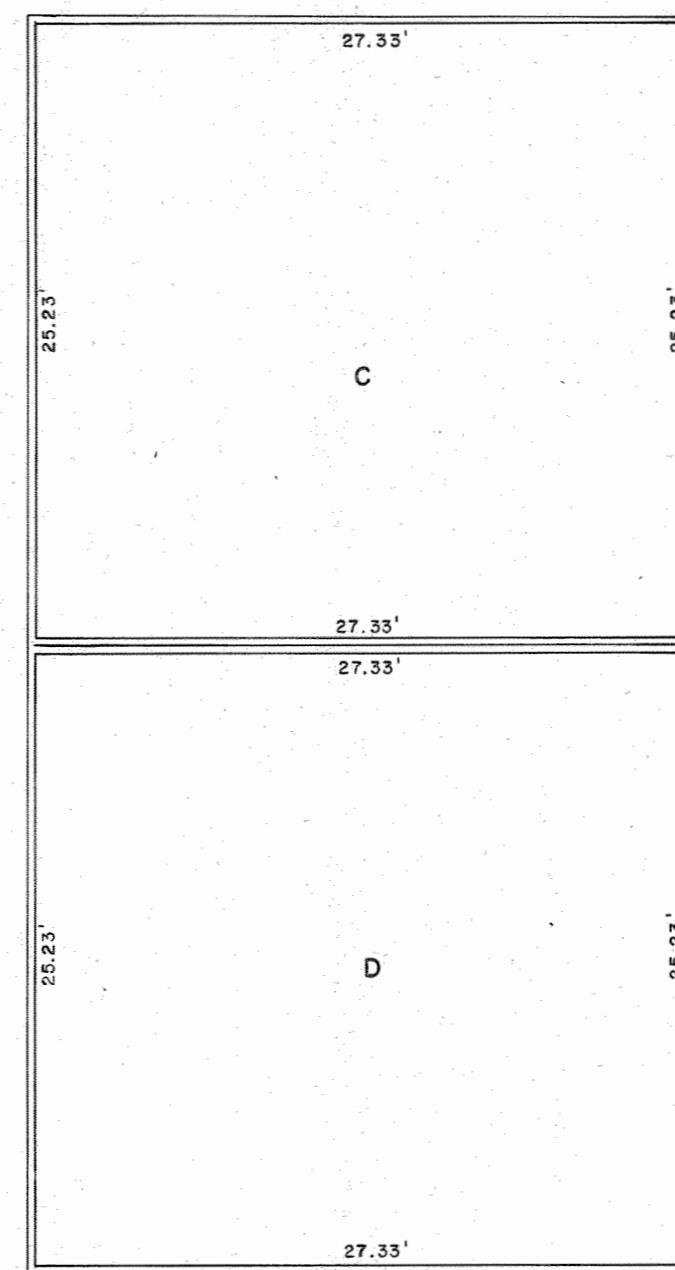
By: W.W.L.

Subscribed to and sworn before me this 3rd day of January, 1974.

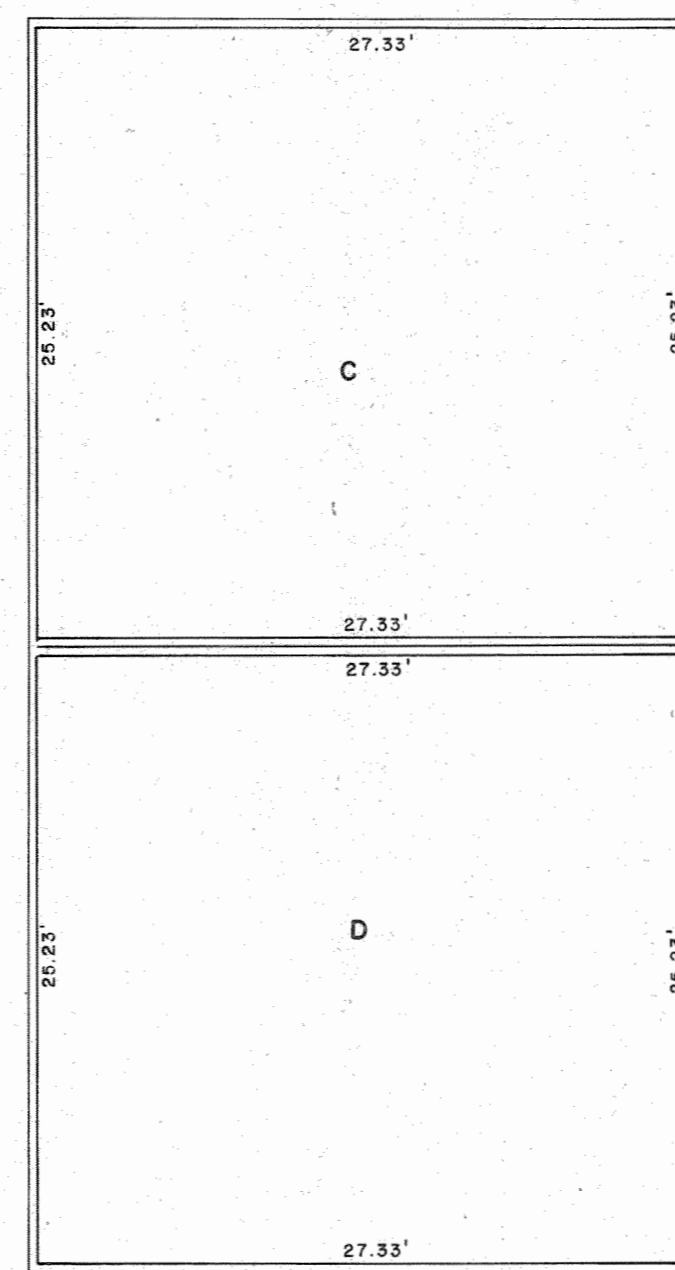
Caroline G. Colony
Notary Public
My Commission Expires 11-15-77

BUILDING NO. 2

ELEVATIONS
UPPER LEVEL
FLOOR 242.45
CEILING 250.57
LOWER LEVEL
FLOOR 233.50
CEILING 241.62



LOWER LEVEL



UPPER LEVEL

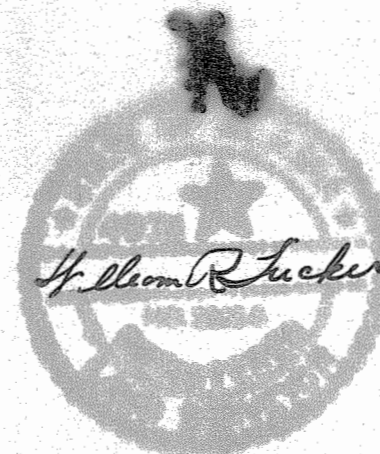
FLOOR PLAN
1/8" = 1'

I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.

By: William R. Tucker
Registered Land Surveyor

Subscribed to and sworn before me this 3rd day of January, 1974.

William R. Tucker
Notary Public
My Commission Expires 11-15-77

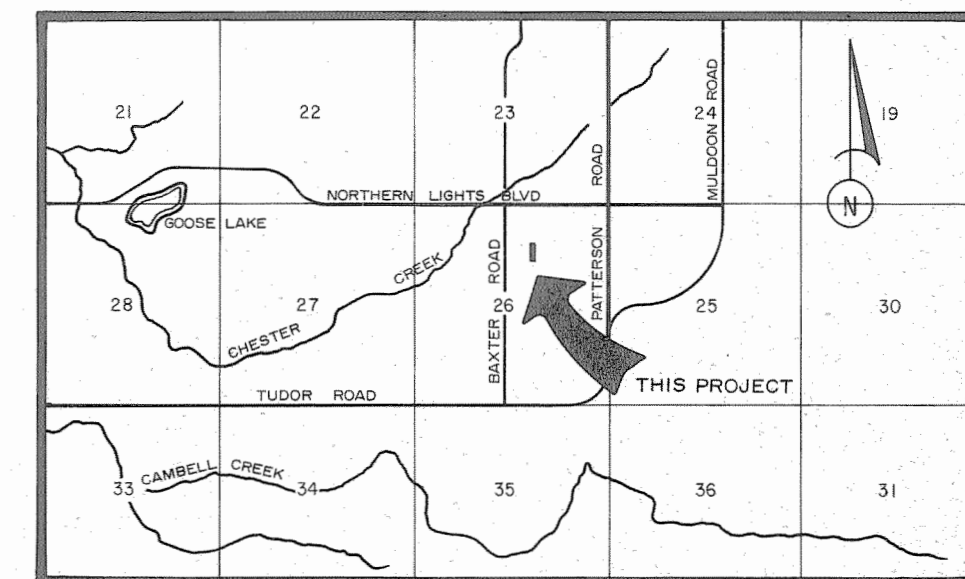


I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.

By: David S. Stephen
Registered Professional Engineer

Subscribed to and sworn before me this 3rd day of January, 1974.

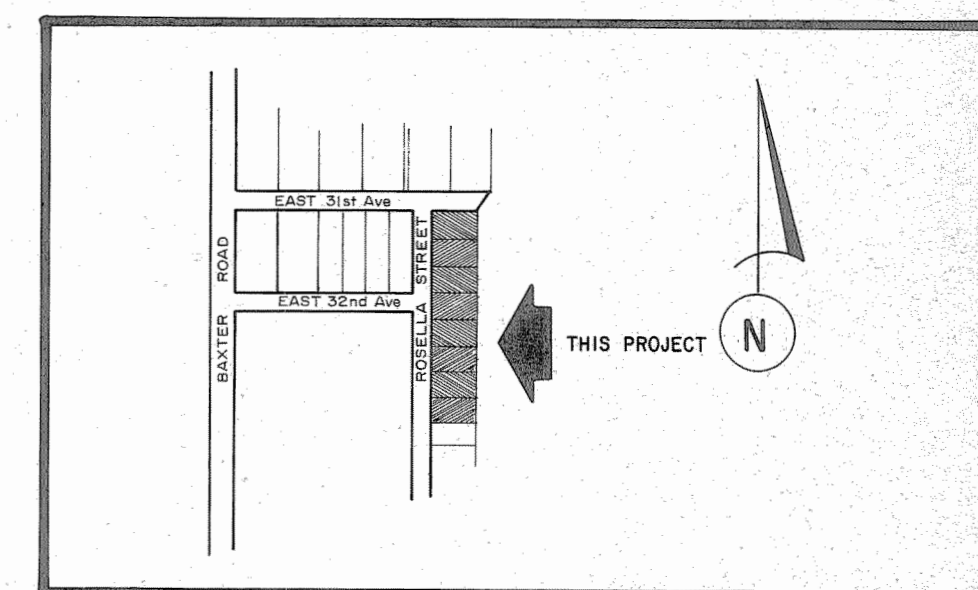
David S. Stephen
Notary Public
My Commission Expires 11-15-77



VICINITY MAP 1" = 1 mile

Notes:

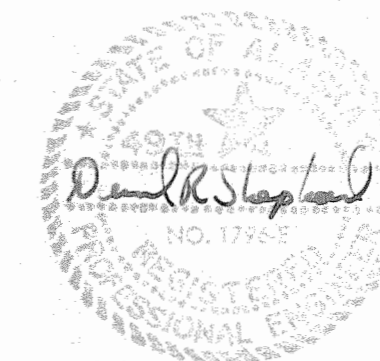
1. All distances, dimensions, and elevations are given in feet and hundredths of feet.
2. Walks, driveway, landscaping and other improvements are not shown.
3. GAAB Elevation Datum Plane.
4. Refer to plat number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'

74-1

RECORDED - FILED
Anchorage REC. DIST.
DATE 1-3 1974
TIME 3:41 P.M.
Requested by Transamerica Title Insurance Co.
Address 705 W. SIXTH AVENUE
ANCHORAGE, ALASKA 99501



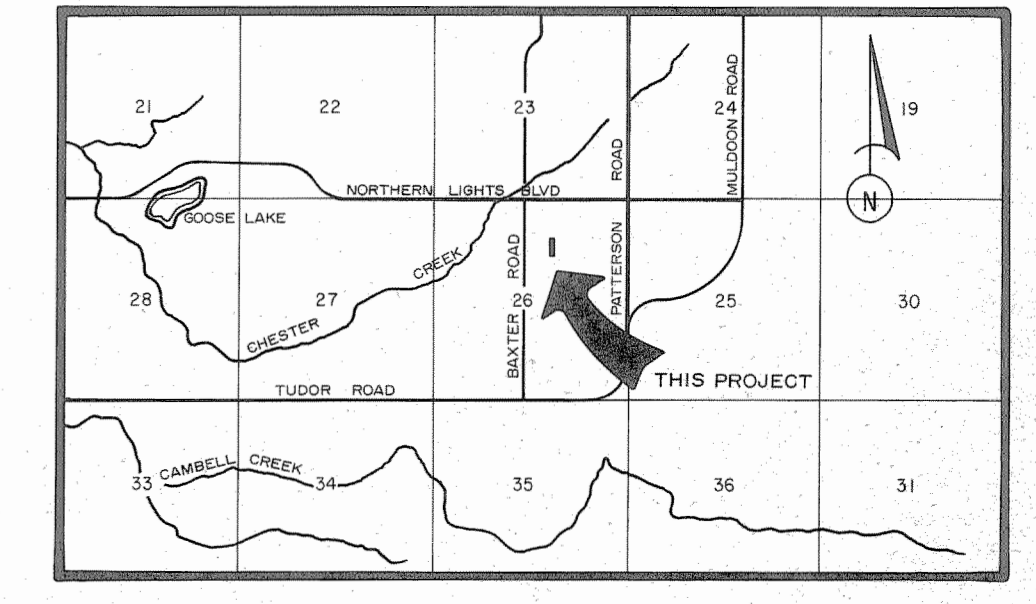
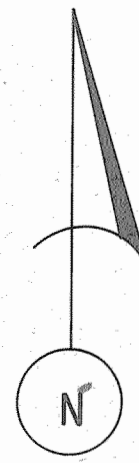
National Bank of Alaska as beneficiary for a Deed of Trust

Subscribed to and sworn before me this 3 day of January, 1974.
James Jones
My Commission Expires December 7, 1977

BAXTER HEIGHTS CONDOMINIUMS
BUILDING 2
LOT 10 (UNITS C and D) BLOCK 6
BAXTER HEIGHTS SUBDIVISION

ALASKA LAND DEVELOPMENT SERVICES
2060 West Diamond Boulevard
Anchorage, Alaska 99502

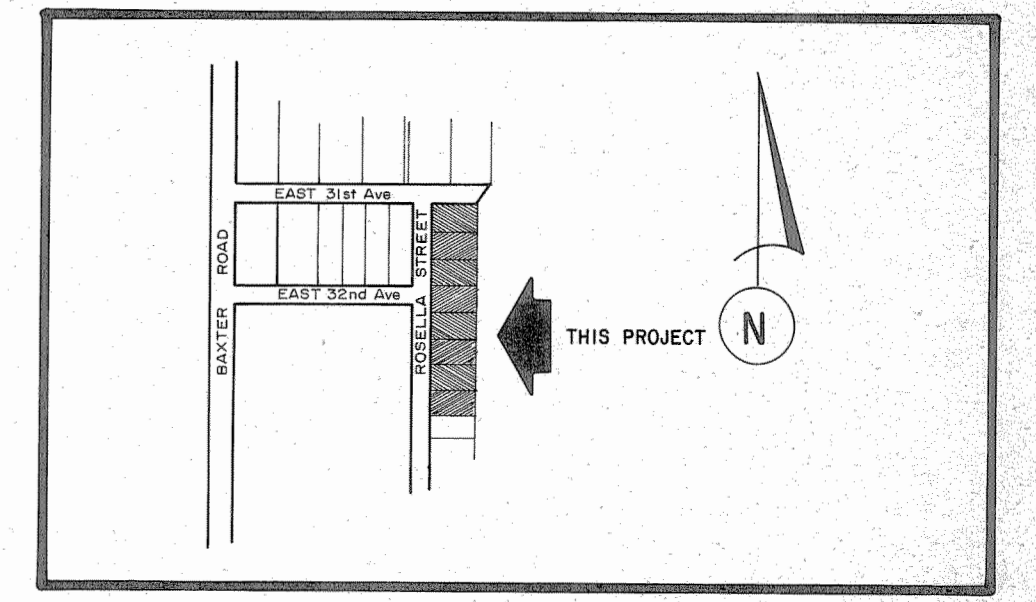
DRAWN BY: WJS DATE: DEC 5, 1975 GRID: FILE NO.:
CHECKED BY: WT SCALE: 1639



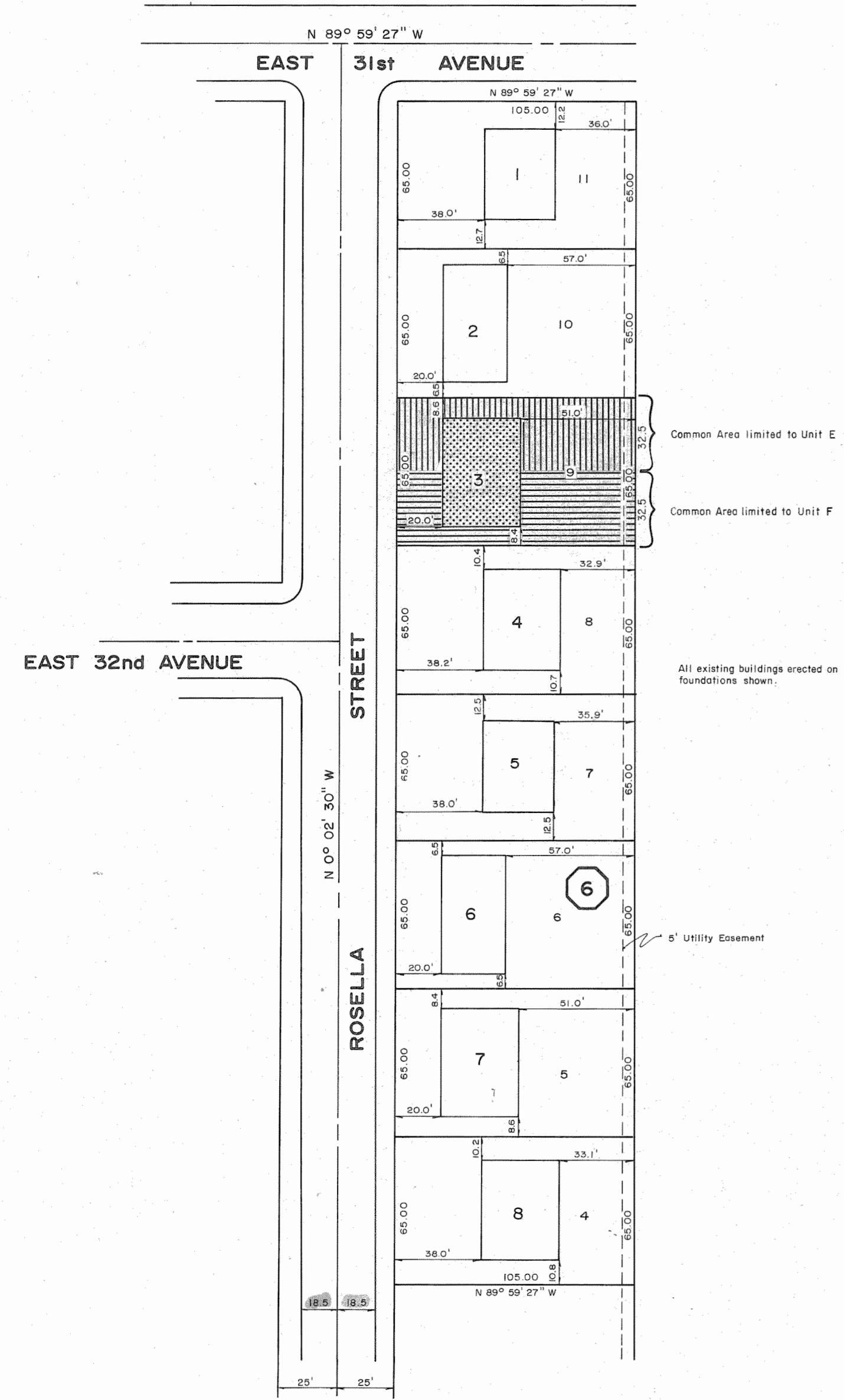
VICINITY MAP 1" = 1 mile

Notes:

1. All distances, dimensions, and elevations are given in feet and hundredths of feet.
2. Walks, driveway, landscaping and other improvements are not shown.
3. GAAB Elevation Datum Plane.
4. Refer to plot number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'



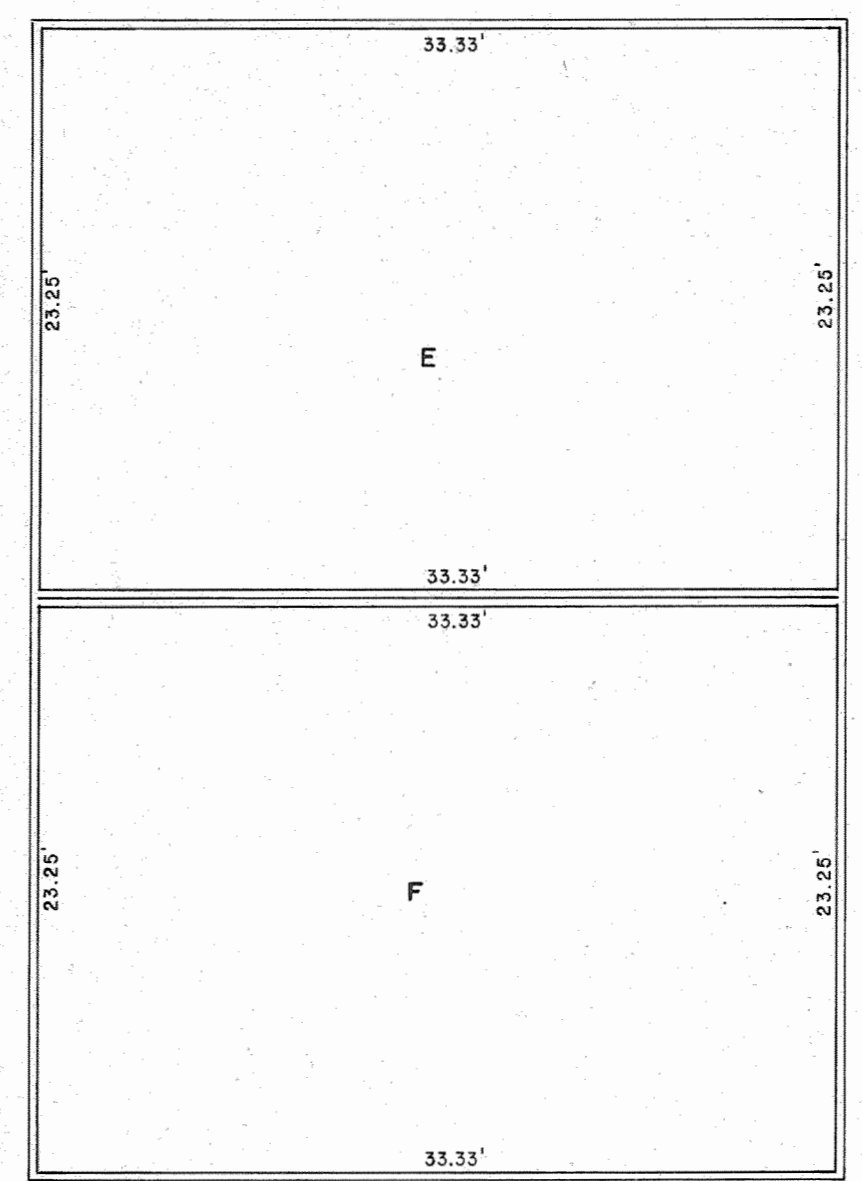
Baxter Heights Condominiums Located on Lots 4-11

PLOT PLAN
1" = 50'

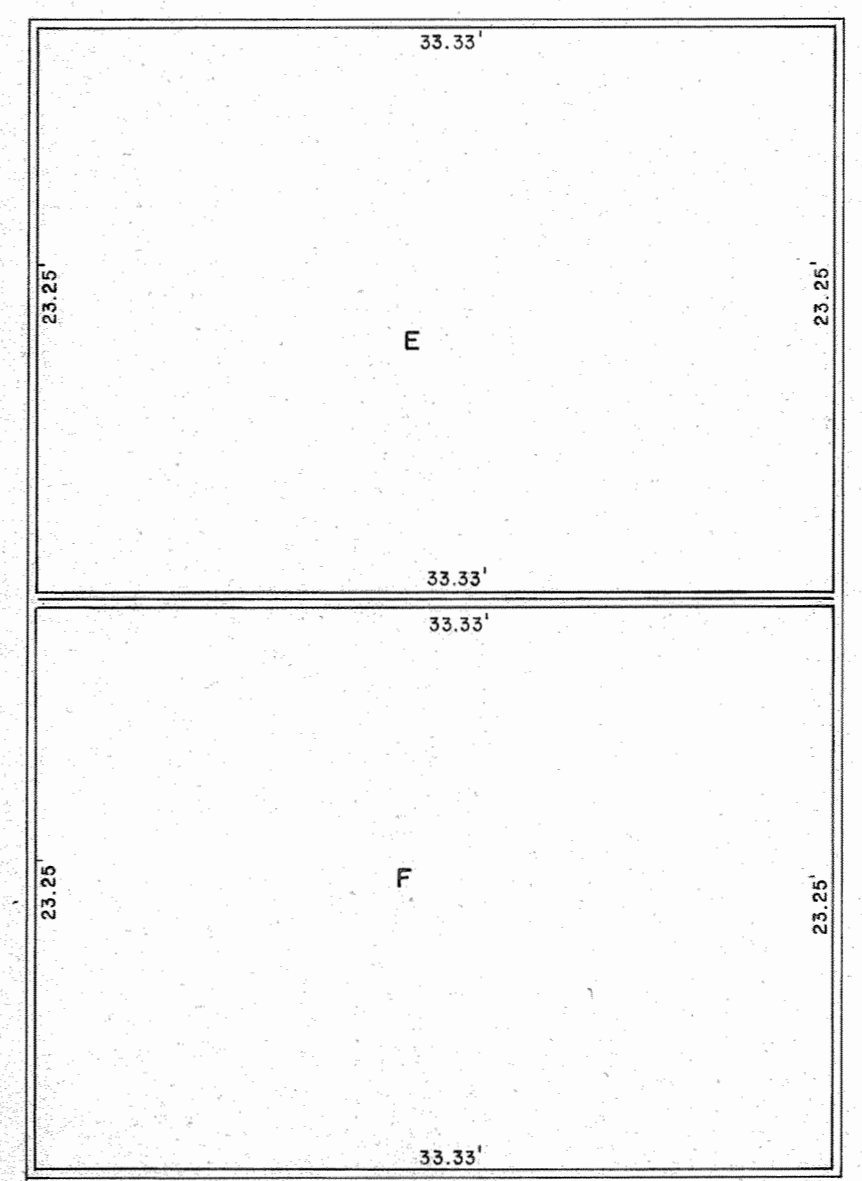
BUILDING NO. 3

ELEVATIONS

| | |
|-------------|--------|
| UPPER LEVEL | |
| FLOOR | 242.99 |
| CEILING | 251.11 |
| LOWER LEVEL | |
| FLOOR | 234.04 |
| CEILING | 242.16 |



LOWER LEVEL



UPPER LEVEL

FLOOR PLAN
1/8" = 1'

Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.

Recorded: Jan. 3, 1974
 Book: Misc. Book 222
 Page: Page 121

I hereby certify that I am the owner of LOTS 4, 5, 6, 7, 8, 9, 10, 11, BLOCK 6, BAXTER HEIGHTS as depicted hereon. I here consent to the preparation and recordation of the within condominium plan pursuant to the Horizontal Property Regimes Act, Chapter 7, Alaska Statutes Supplement.

1/s/ W. W. L. O.

Subscribed to and sworn before me this 22 day of January, 1974.

Carol C. Cathey
Notary Public
My Commission Expires Jan 11 1977

I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.

1/s/ Sheldon R. Rucker
Registered Land Surveyor

Subscribed to and sworn before me this 22 day of January, 1974.

Carol C. Cathey
Notary Public
My Commission Expires Jan 11 1977

I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.

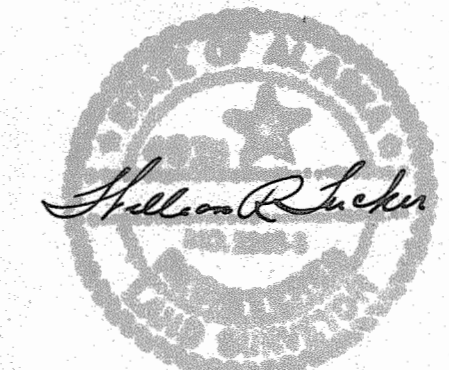
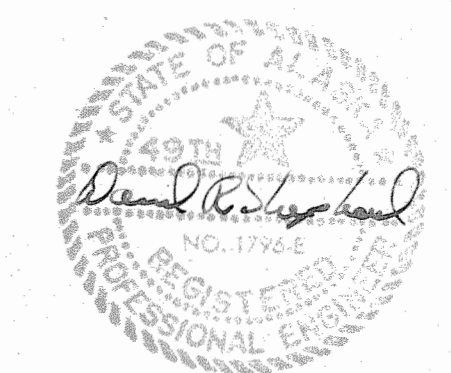
1/s/ Donald R. Sheple
Registered Professional Engineer

Subscribed to and sworn before me this 22 day of January, 1974.

Carol C. Cathey
Notary Public
My Commission Expires Jan 11 1977

74-1

RECORDED - FILED
 Anchorage REC. DIST.
 DATE 1-3 1974
 TIME 3:41 P.M.
 Requested by Transit Insurance Co.
 Address 205 W. SIXTH AVENUE ANCHORAGE, ALASKA 99501



National Bank of Alaska as beneficiary for a Deed of Trust

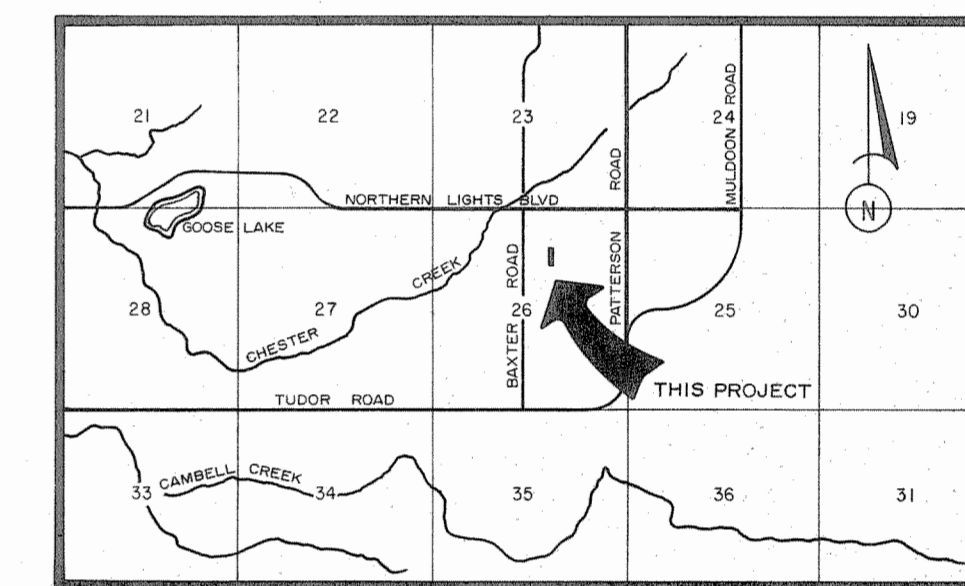
James Jones
 Subscribed to and sworn before me this 3 day of January, 1974.

Pauline Stein
 My Commission Expires December 1, 1977
 Notary Public

BAXTER HEIGHTS CONDOMINIUMS
 BUILDING 3
 LOT 9 (UNITS E and F) BLOCK 6
 BAXTER HEIGHTS SUBDIVISION

ALASKA LAND DEVELOPMENT SERVICES
 2060 West Dimond Boulevard
 Anchorage, Alaska 99502

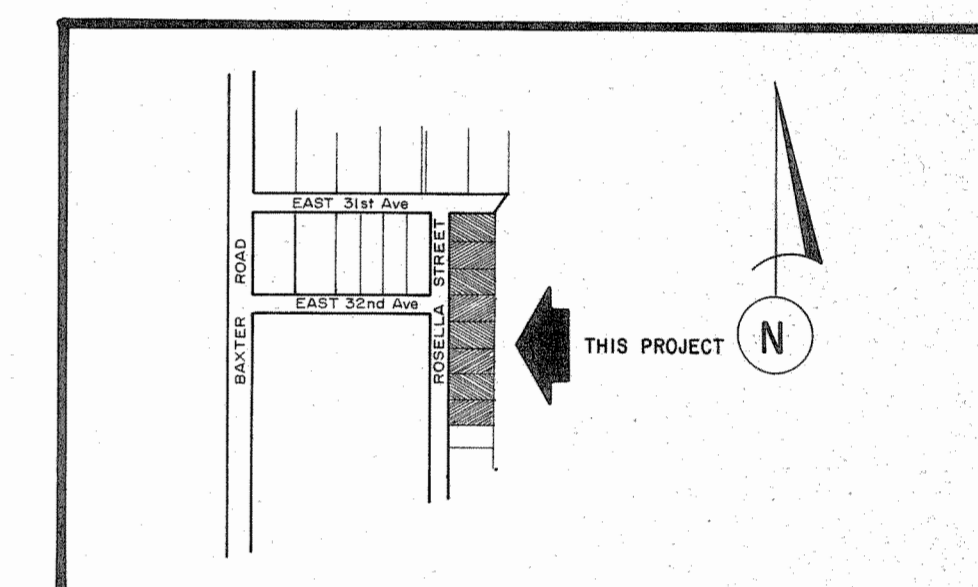
| | | | |
|-------------------------|--------------------------|-------------------|-----------|
| DRAWN BY: <u>W.D.</u> | DATE: <u>DEC 3, 1973</u> | GRID: <u>1639</u> | FILE NO.: |
| CHECKED BY: <u>W.D.</u> | SCALE: | | |



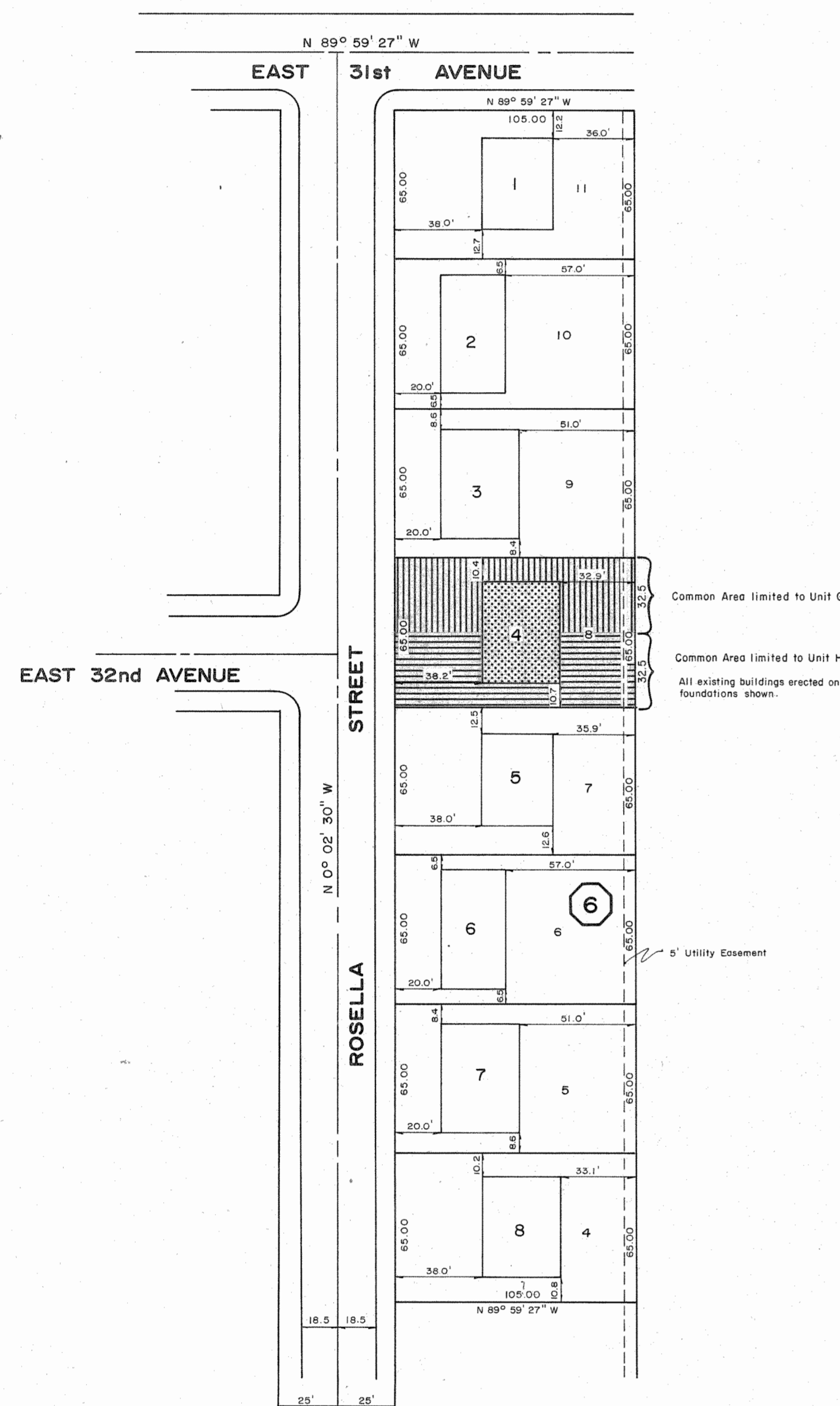
VICINITY MAP 1" = 1 mile

Notes:

1. All distances, dimensions, and elevations are given in feet and hundredths of feet.
2. Walks, driveway, landscaping and other improvements are not shown.
3. GAAB Elevation Datum Plane.
4. Refer to plat number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'



Baxter Heights Condominiums Located on Lots 4-11

PLOT PLAN
1" = 50'

Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.

Recorded: Jan 3, 1974
Book: Misc Book 222
Page: Page 121

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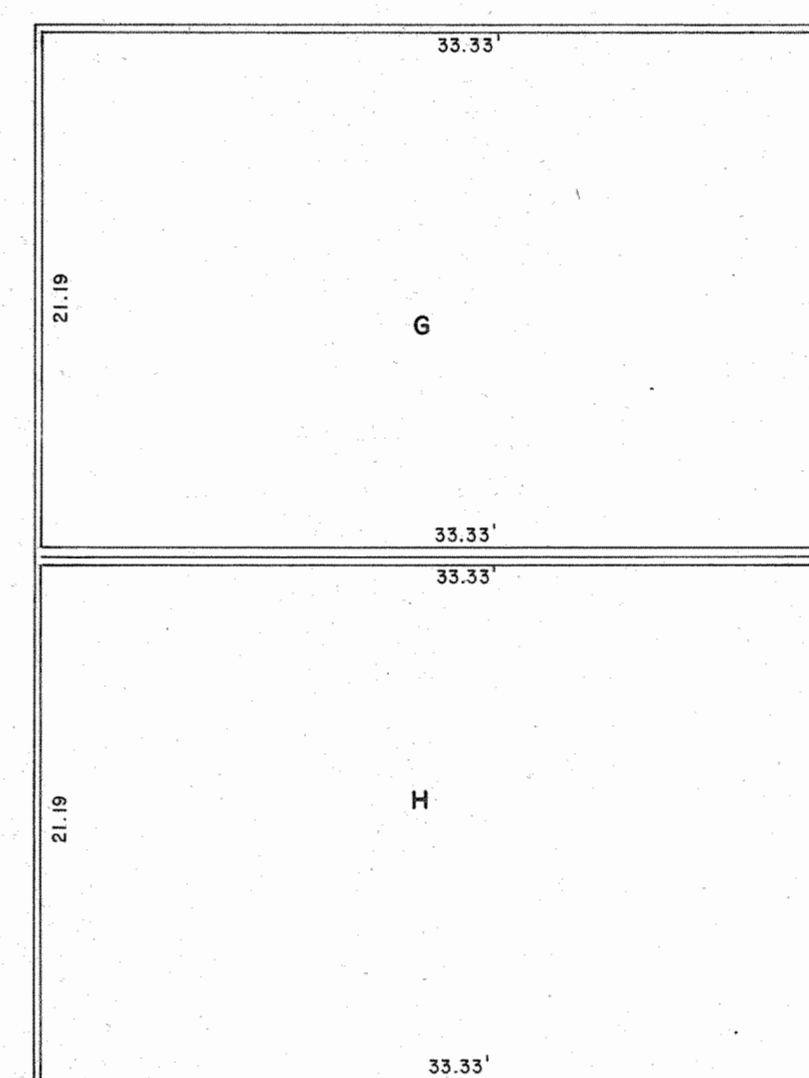
/s/ [Signature]
Subscribed to and sworn before me this 33 day of January, 1974.
[Signature]
Notary Public
My Commission Expires June 11, 1977

BUILDING NO. 4

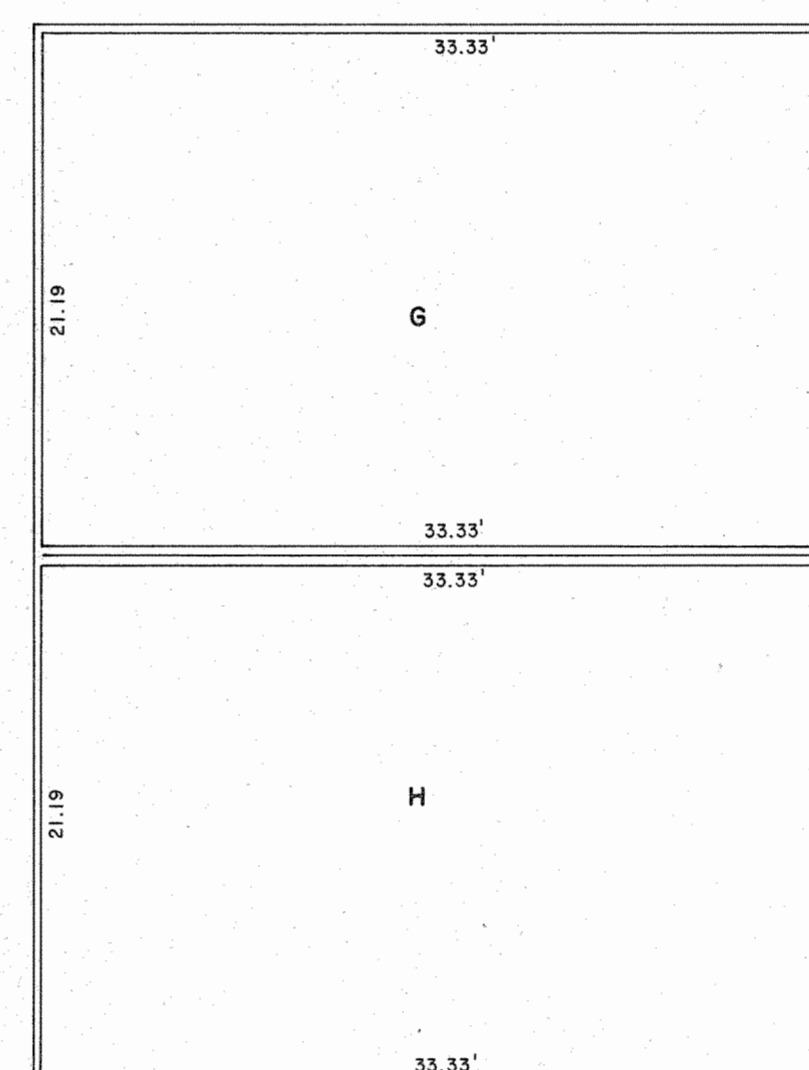
ELEVATIONS

LOWER LEVEL
FLOOR 234.76
CEILING 242.37

UPPER LEVEL
FLOOR 243.20
CEILING 251.32



LOWER LEVEL



UPPER LEVEL

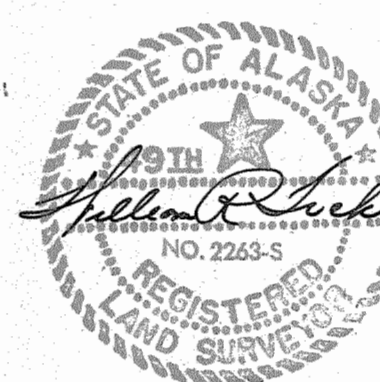
FLOOR PLAN
1/8" = 1'

I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.

/s/ [Signature]
Subscribed to and sworn before me this 33 day of January, 1974.
[Signature]
Notary Public
My Commission Expires June 11, 1977

I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.

/s/ [Signature]
Subscribed to and sworn before me this 33 day of January, 1974.
[Signature]
Notary Public
My Commission Expires June 11, 1977



74-1

RECORDED - FILED 2-
Anchorage REC. DIST.
DATE 1-3 1974
TIME 3:41 P.M.
Requested by Transamerica Title Insurance Co.
Address 705 W. SIXTH AVENUE
ANCHORAGE, ALASKA 99501

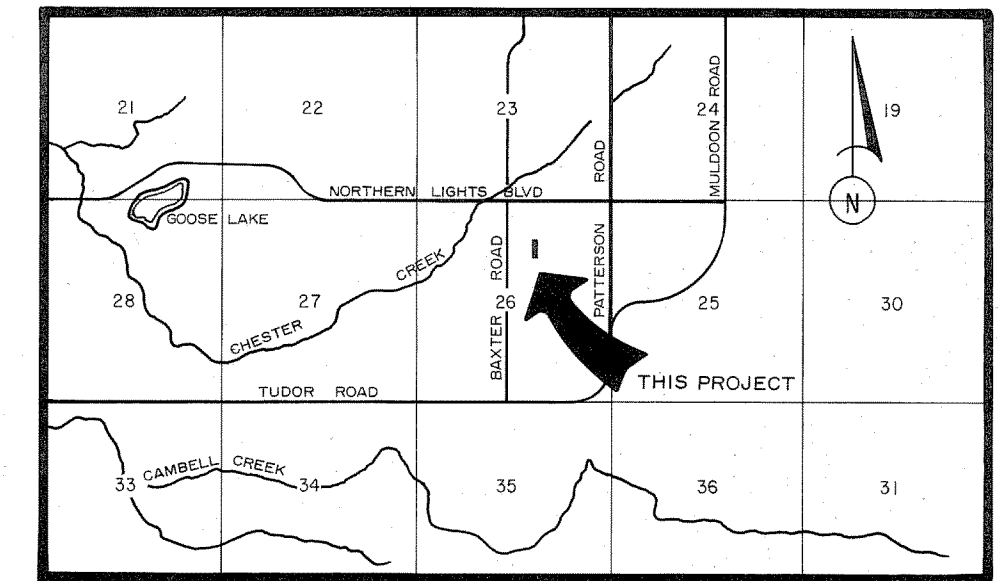
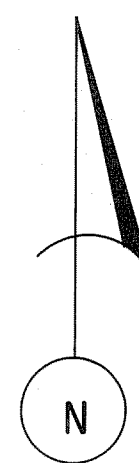
National Bank of Alaska as beneficiary for a Deed of Trust

[Signature]
Subscribed to and sworn before me this 3 day of January, 1974.
[Signature]
Notary Public
My Commission Expires December 7, 1977

BAXTER HEIGHTS CONDOMINIUMS
BUILDING 4
LOT 8 (UNITS G and H) BLOCK 6
BAXTER HEIGHTS SUBDIVISION

ALASKA LAND DEVELOPMENT SERVICES
2060 West Dimond Boulevard
Anchorage, Alaska 99502

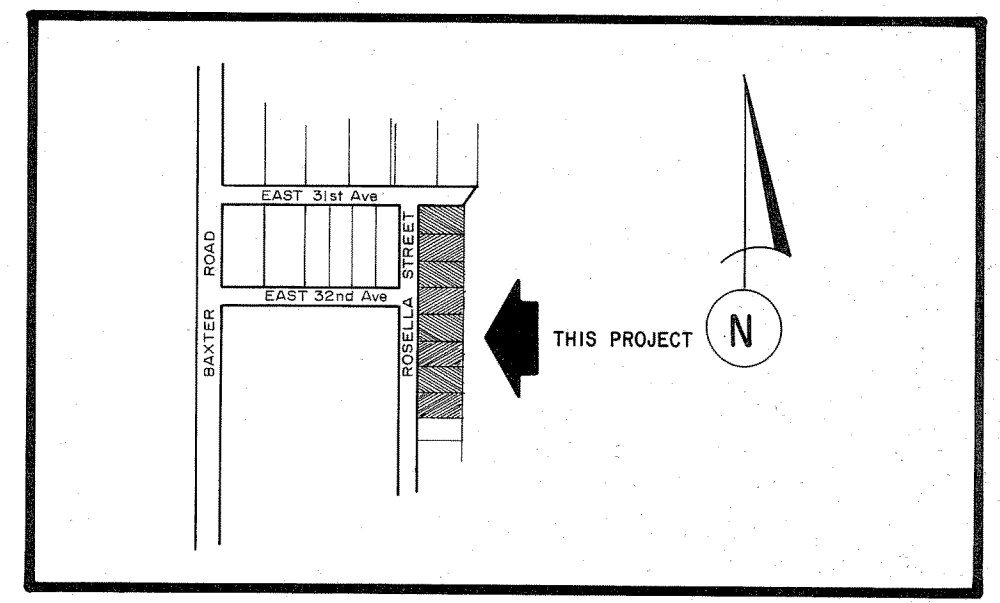
| | | | |
|--------------------------------|--------------------------|------|----------|
| DRAWN BY: <u>[Signature]</u> | DATE: <u>DEC 3, 1973</u> | GRID | FILE NO. |
| CHECKED BY: <u>[Signature]</u> | SCALE | 1639 | |



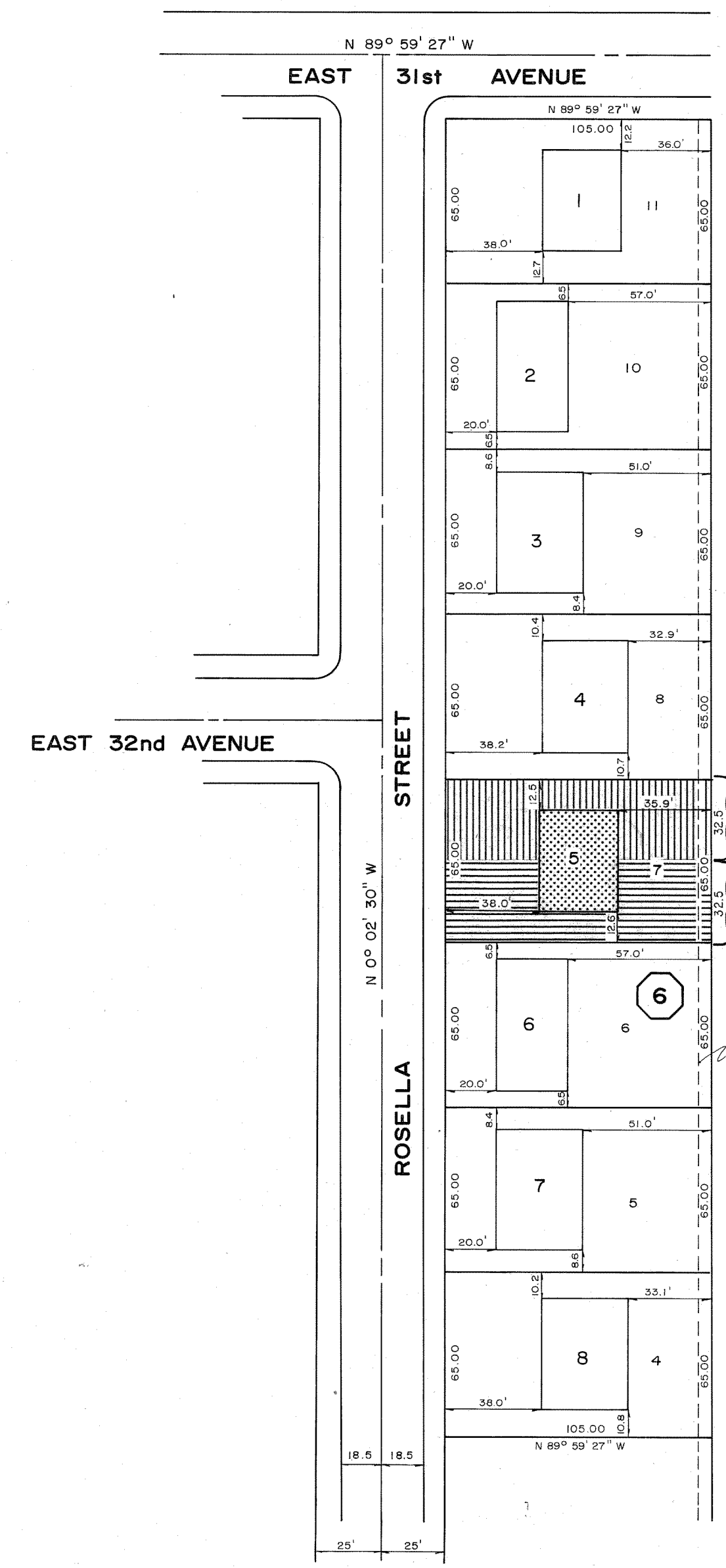
VICINITY MAP 1" = 1 mile

Notes:

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- GAAB Elevation Datum Plane.
- Refer to plot number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'



Baxter Heights Condominiums Located on Lots 4 - 11

PLOT PLAN
1" = 50'

All existing buildings erected on foundations shown.

Common Area limited to Unit I

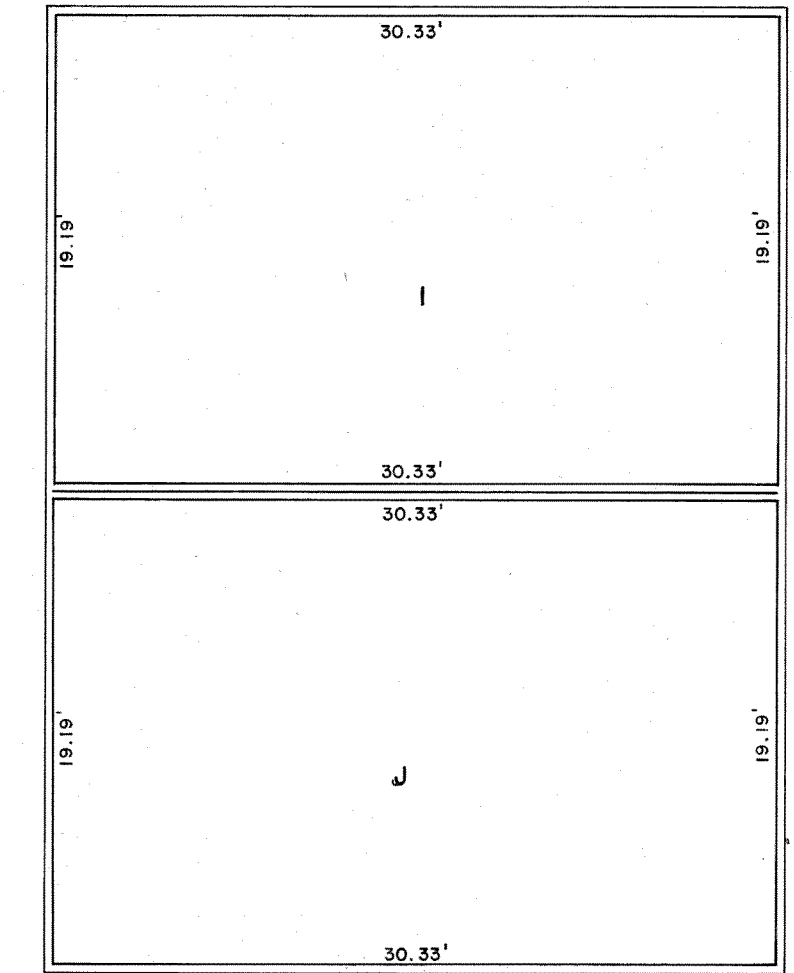
Common Area limited to Unit J

5' Utility Easement

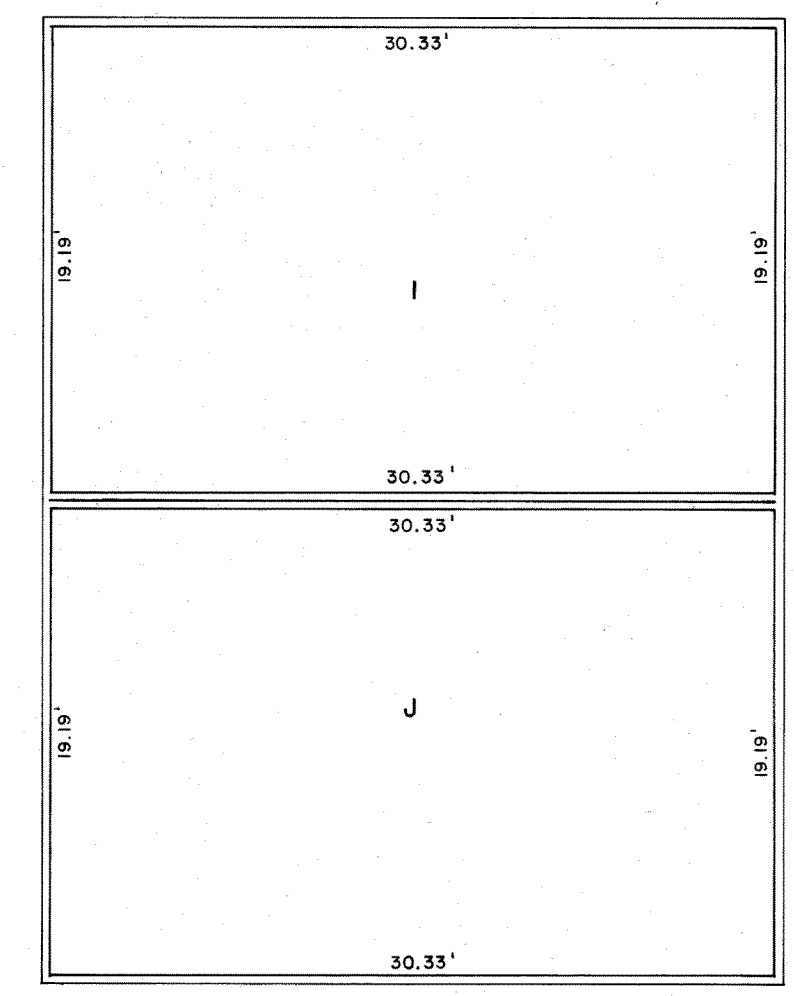
BUILDING NO. 5

ELEVATIONS

| | |
|-------------|--------|
| UPPER LEVEL | |
| FLOOR | 243.77 |
| CEILING | 251.89 |
| LOWER LEVEL | |
| FLOOR | 234.82 |
| CEILING | 242.94 |



LOWER LEVEL



UPPER LEVEL

FLOOR PLAN
1/8" = 1'

74-1

FILED
Anchorage REC. DIST.
DATE 1-3-74
TIME 3:41 P.M.
Requested by Transamerica Title Insurance Co.
705 W. SIXTH AVENUE
ANCHORAGE, ALASKA 99501

Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.

Recorded: Jan. 3, 1974
Book: Misc. Book 222
Page: Page 121

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Subscribed to and sworn before me this 3rd day of January, 1974.

W. W. ...
Notary Public
My Commission Expires

I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.

Subscribed to and sworn before me this 3rd day of January, 1974.

William R. ...
Registered Land Surveyor
Notary Public
My Commission Expires

I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.

Subscribed to and sworn before me this 3rd day of January, 1974.

David R. ...
Registered Professional Engineer
Notary Public
My Commission Expires



National Bank of Alaska as beneficiary for a Deed of Trust

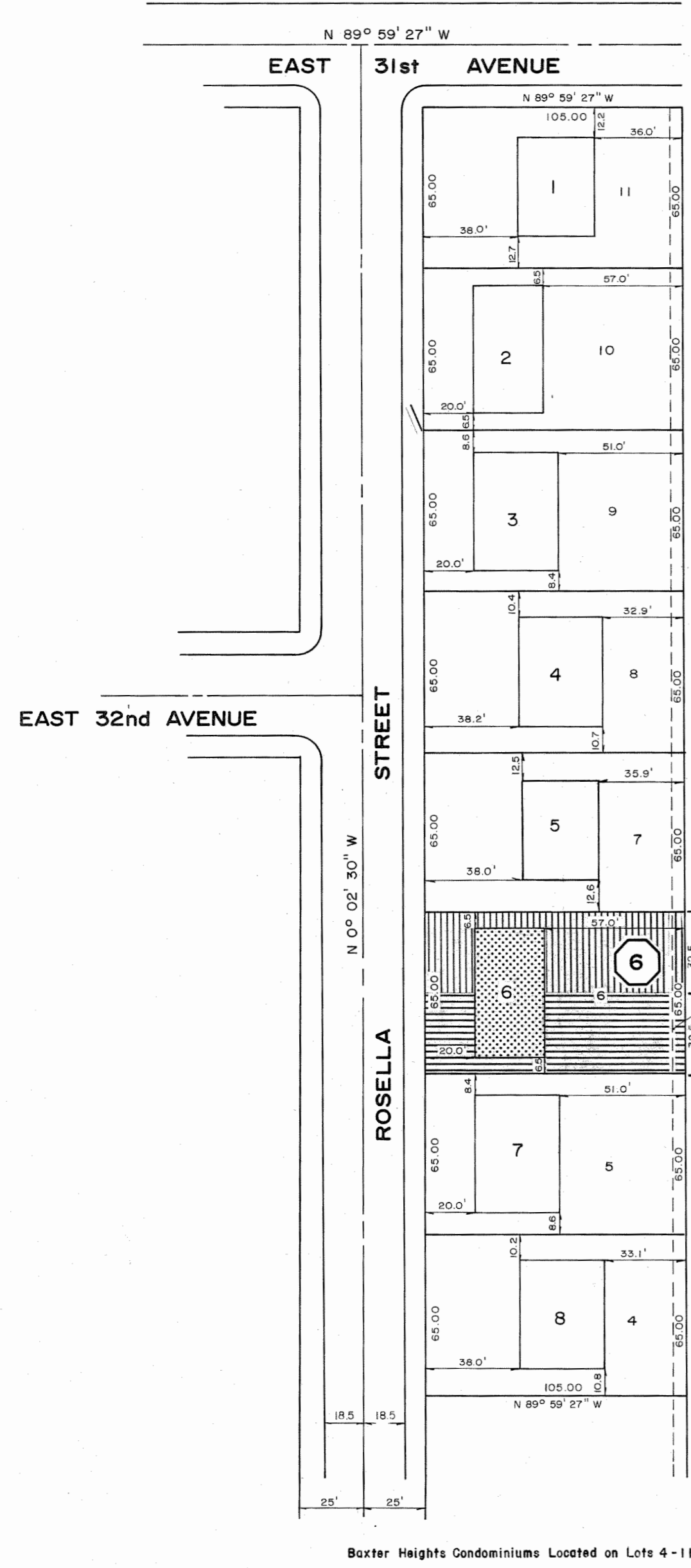
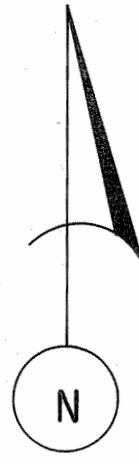
Subscribed to and sworn before me this 3rd day of January, 1974.

James Jones
December 7, 1977
Notary Public

BAXTER HEIGHTS CONDOMINIUMS
BUILDING 5
LOT 7 (UNITS I and J) BLOCK 6
BAXTER HEIGHTS SUBDIVISION

ALASKA LAND DEVELOPMENT SERVICES
2050 West Dimond Boulevard
Anchorage, Alaska 99502

| | | | |
|----------------|-------------------|------|----------|
| DRAWN BY: WT | DATE: DEC 3, 1973 | GRID | FILE NO. |
| CHECKED BY: WT | SCALE | 1639 | |



PLOT PLAN
1" = 50'

Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.
Recorded: Jan. 3, 1974
Book: Misc. Book 222
Page: Page 121

I hereby certify that I am the owner of LOTS 4, 5, 6, 7, 8, 9, 10, 11, BLOCK 6, BAXTER HEIGHTS as depicted herein. I here consent to the preparation and recordation of the within condominium plan pursuant to the Horizontal Property Regimes Act, Chapter 7, Alaska Statutes Supplement.
Subscribed to and sworn before me this 3rd day of January, 1974.
Notary Public
My Commission Expires 12/31/1977

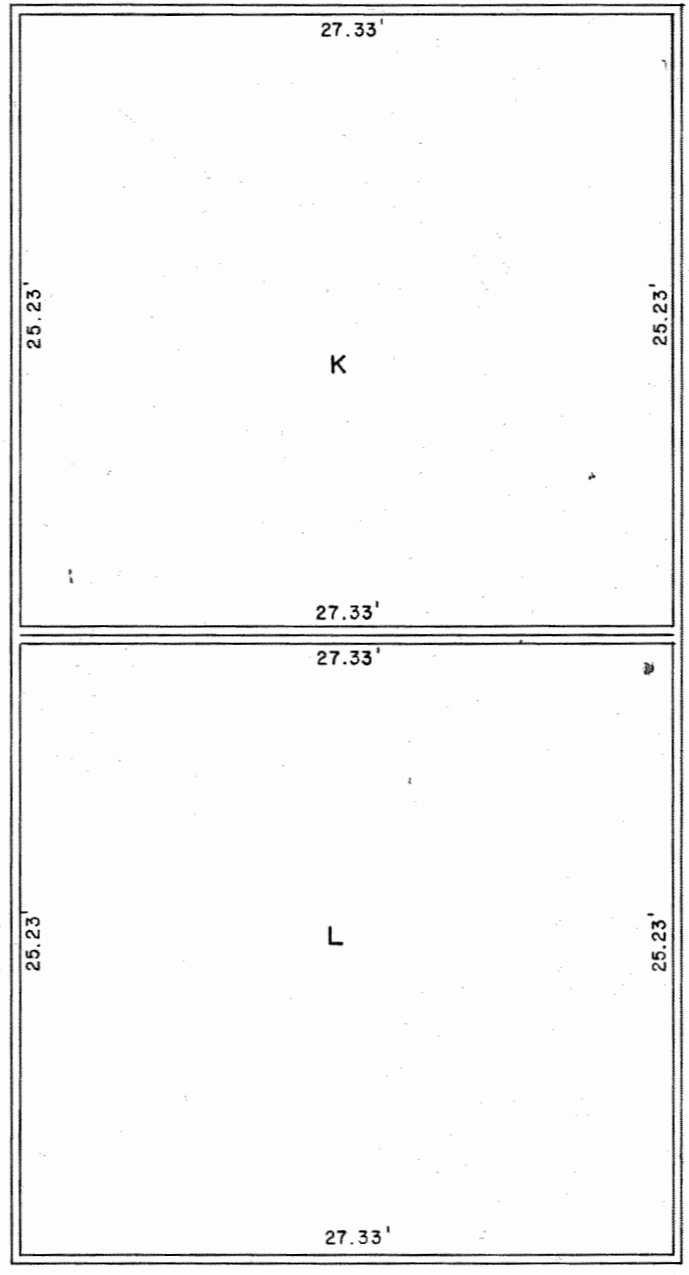
I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.
Subscribed to and sworn before me this 3rd day of January, 1974.
Notary Public
My Commission Expires 12/31/1977

I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.
Subscribed to and sworn before me this 3rd day of January, 1974.
Notary Public
My Commission Expires 12/31/1977

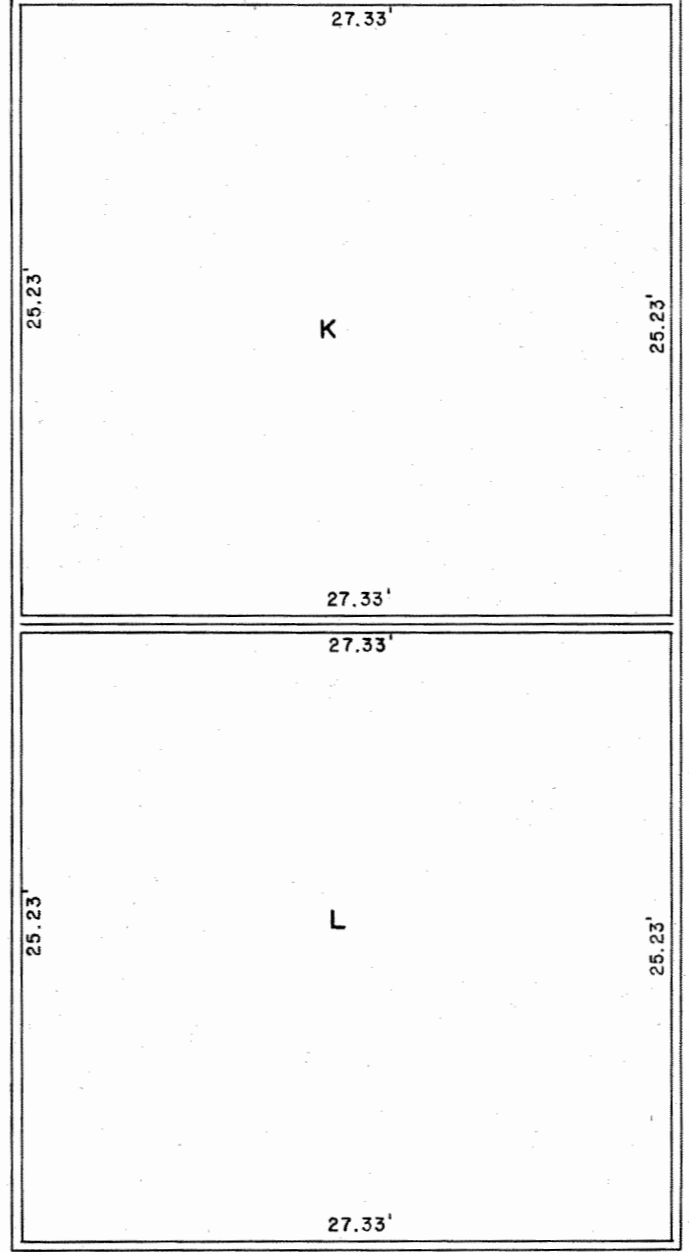
BUILDING NO. 6

ELEVATIONS

| | |
|-------------|--------|
| UPPER LEVEL | |
| FLOOR | 244.19 |
| CEILING | 252.31 |
| LOWER LEVEL | |
| FLOOR | 235.24 |
| CEILING | 243.36 |

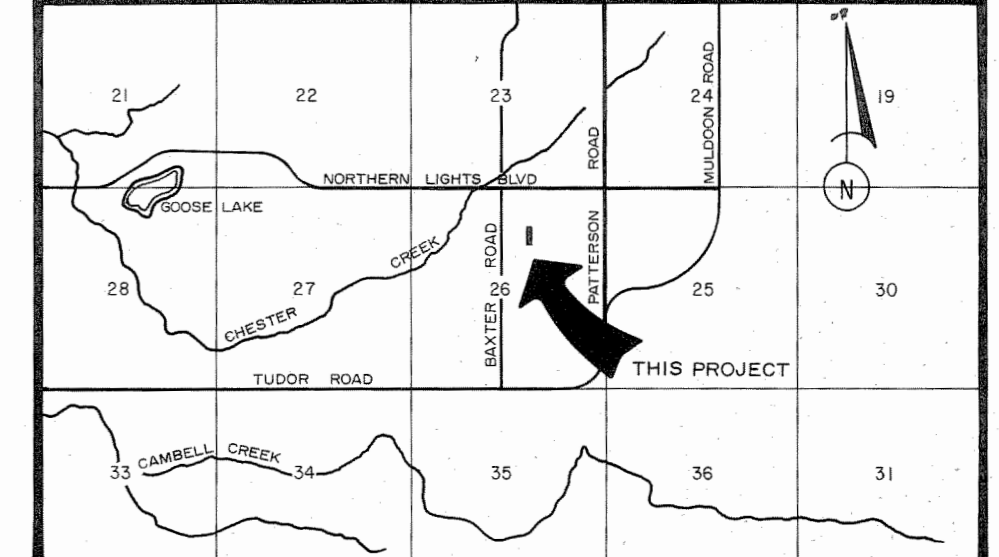


LOWER LEVEL



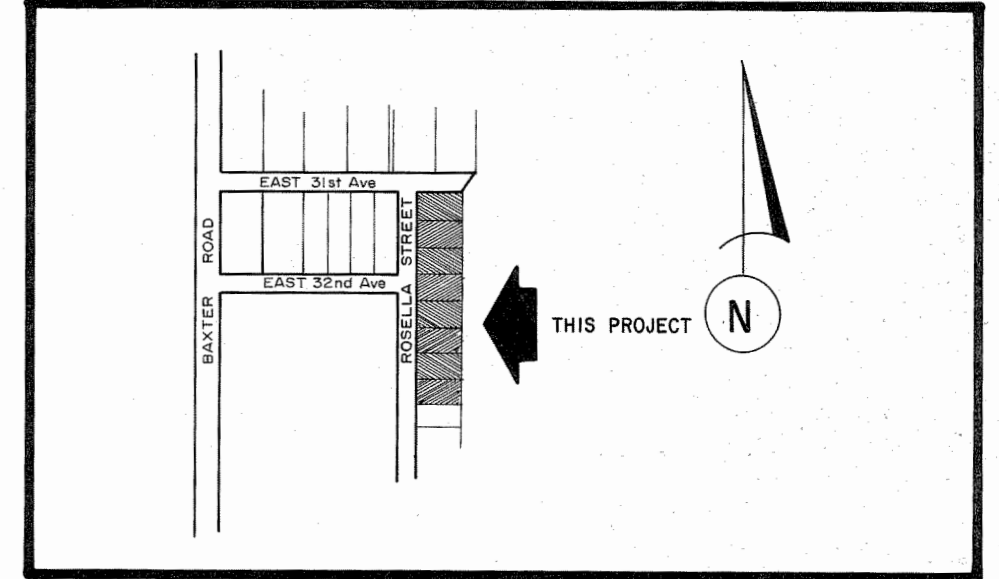
UPPER LEVEL

FLOOR PLAN
1/8" = 1'



VICINITY MAP 1" = 1 mile

- Notes:
- All distances, dimensions, and elevations are given in feet and hundredths of feet.
 - Walks, driveway, landscaping and other improvements are not shown.
 - GAAB Elevation Datum Plane.
 - Refer to plat number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'

74-1
RECORDED - FILED 2-
Anchorage REC. DIST.
DATE 1-3 1974
TIME 3:41 P.M.
Requested by Transamerica Title Insurance Co.
Address 705 W. SIXTH AVENUE
ANCHORAGE, ALASKA 99501

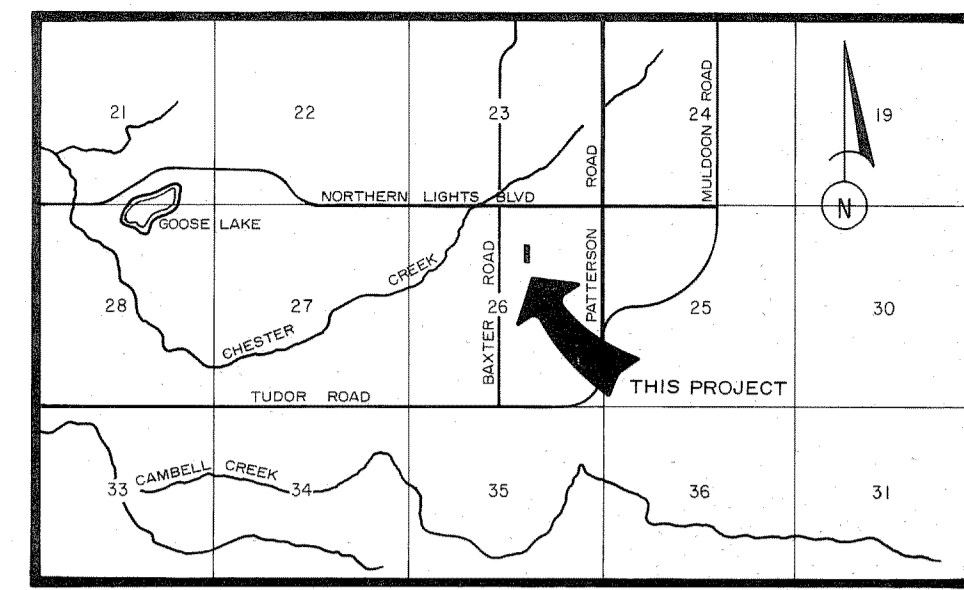


National Bank of Alaska as beneficiary for a Deed of Trust
James Jones
Subscribed to and sworn before me this 3 day of January, 1974.
December 6, 1977 Rebecca Klein
My Commission Expires Notary Public

BAXTER HEIGHTS CONDOMINIUMS
BUILDING 6
LOT 6 (UNITS K and L) BLOCK 6
BAXTER HEIGHTS SUBDIVISION

ALASKA LAND DEVELOPMENT SERVICES
2060 West Diamond Boulevard
Anchorage, Alaska 99502

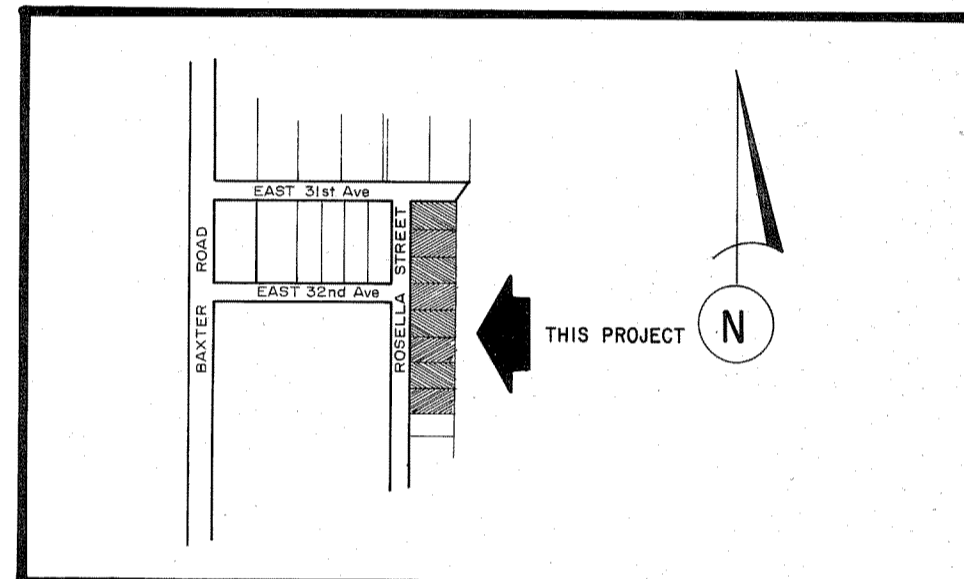
| | | | |
|-----------------------|--------------------------|------|----------|
| DRAWN BY: <u>WJ</u> | DATE: <u>Dec 2, 1973</u> | GRID | FILE NO. |
| CHECKED BY: <u>WJ</u> | SCALE | 1639 | |



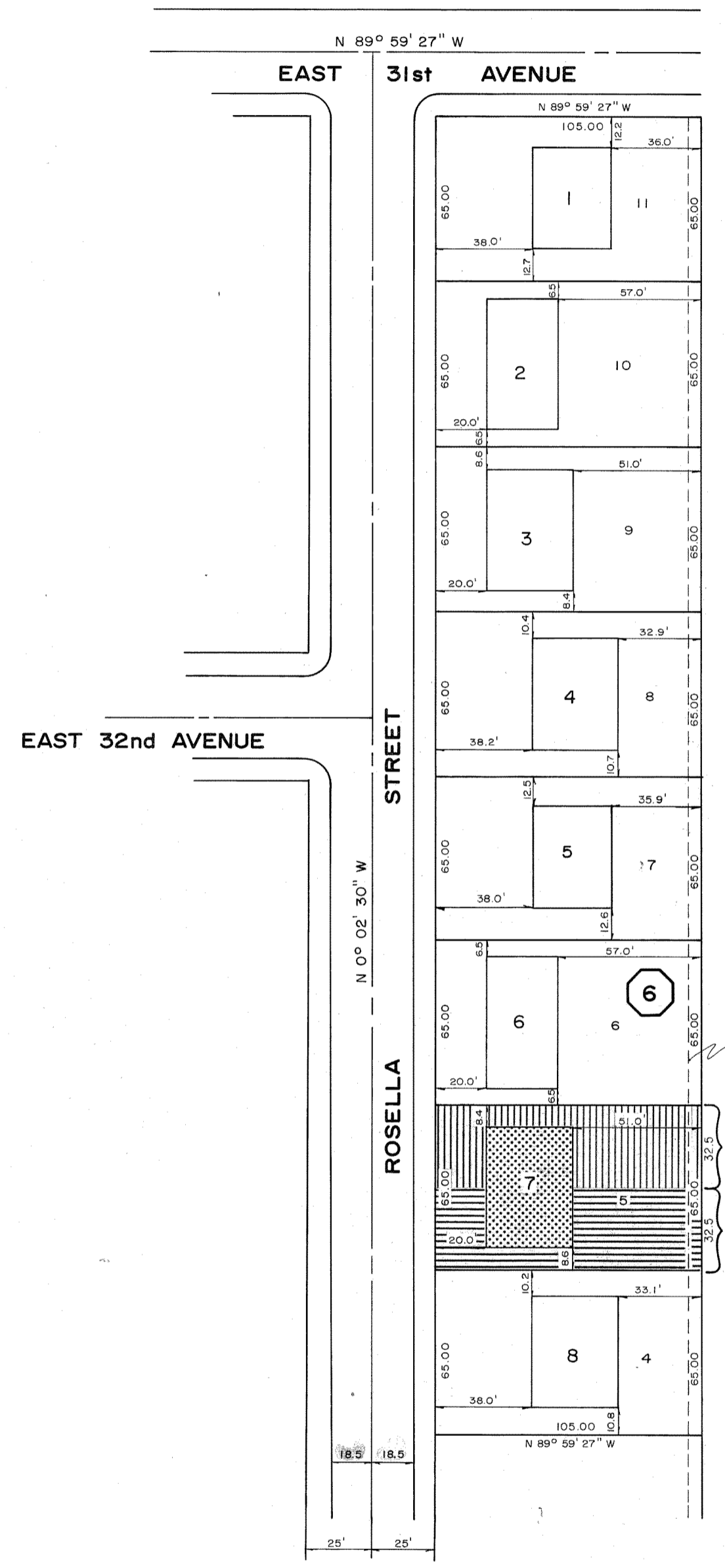
VICINITY MAP 1" = 1 mile

Notes:

1. All distances, dimensions, and elevations are given in feet and hundredths of feet.
2. Walks, driveway, landscaping and other improvements are not shown.
3. GAAB Elevation Datum Plane.
4. Refer to plot number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'



Baxter Heights Condominiums Located on Lots 4-11

PLOT PLAN
1" = 50'

All existing buildings erected on foundations shown.

5' Utility Easement

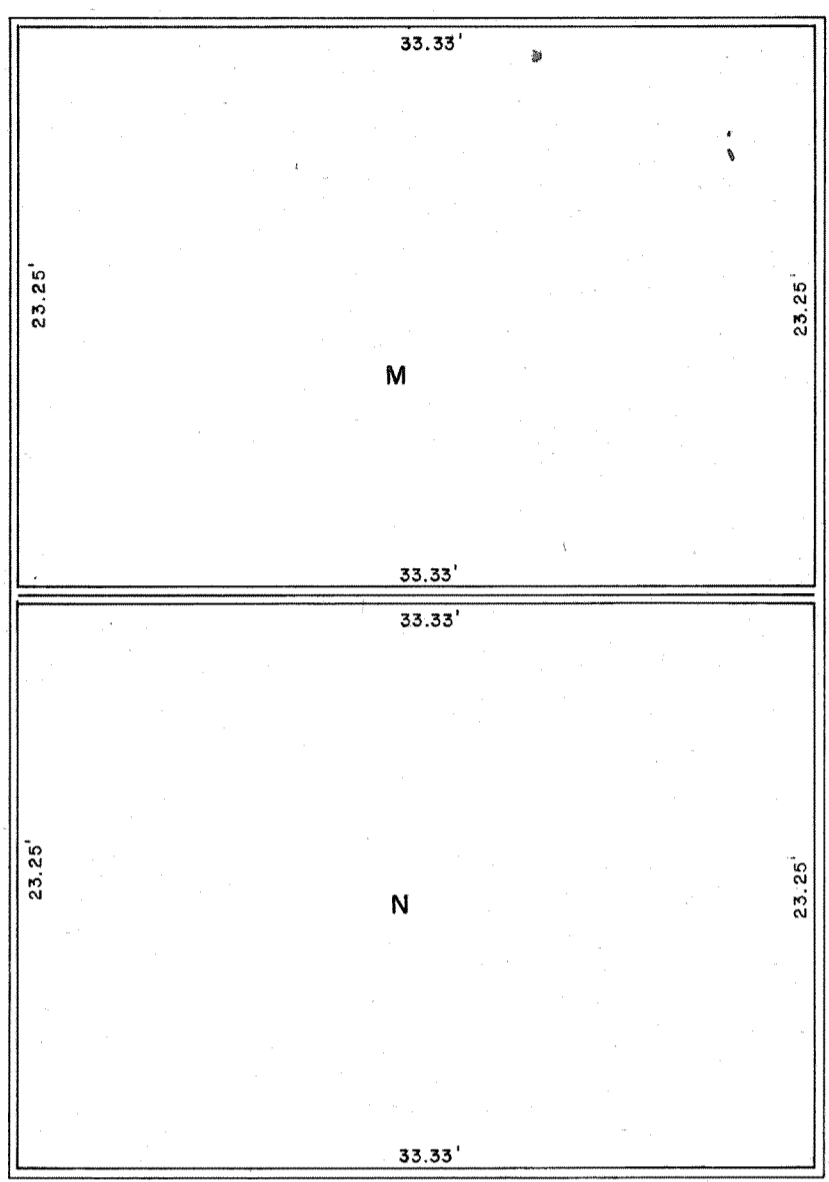
Common Area limited to Unit M

Common Area limited to Unit N

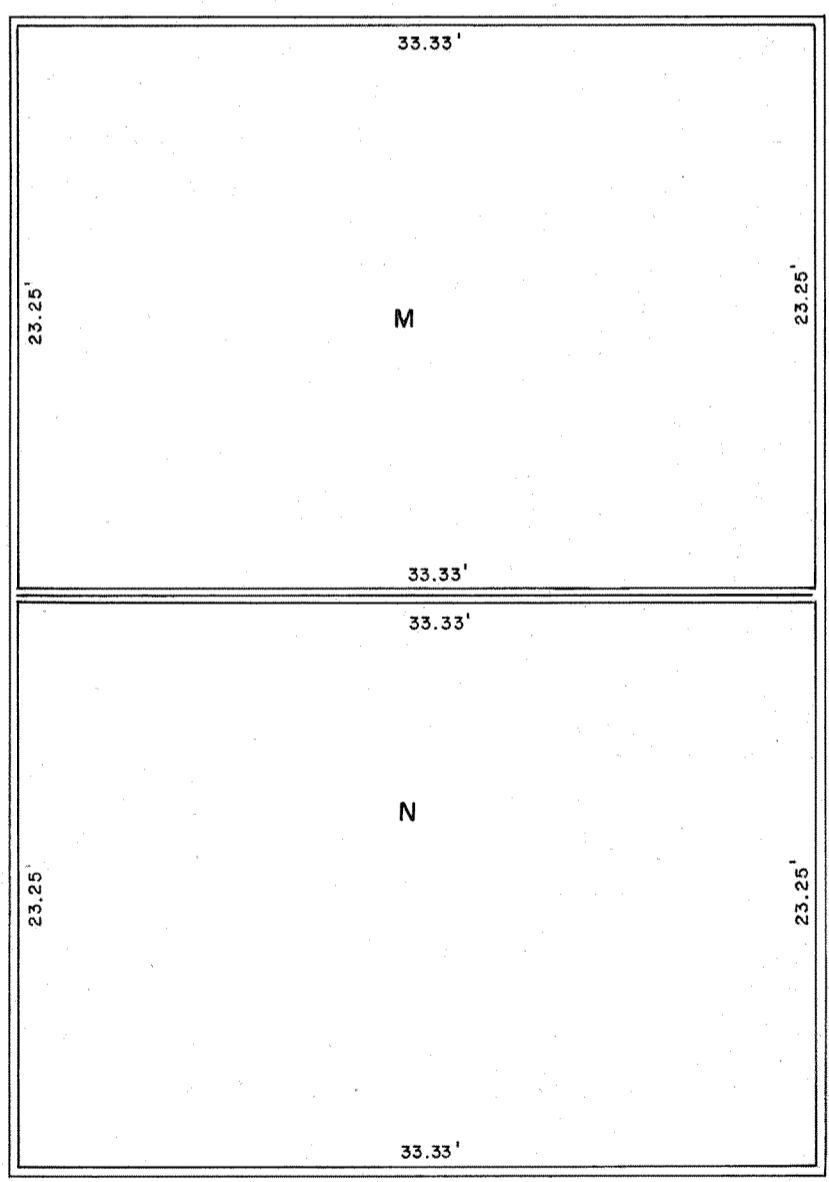
BUILDING NO. 7

ELEVATIONS

| | |
|-------------|--------|
| UPPER LEVEL | |
| FLOOR | 245.02 |
| CEILING | 253.14 |
| LOWER LEVEL | |
| FLOOR | 236.07 |
| CEILING | 244.19 |



LOWER LEVEL



UPPER LEVEL

FLOOR PLAN
1/8" = 1'

Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.

Recorded: Jan. 3, 1974
 Book: Misc. Book 222
 Page: Page 121

I hereby certify that I am the owner of LOTS 4, 5, 6, 7, 8, 9, 10, 11, BLOCK 6, BAXTER HEIGHTS as depicted hereon. I here consent to the preparation and recordation of the within condominium plan pursuant to the Horizontal Property Regimes Act, Chapter 7, Alaska Statutes Supplement.

/s/ W. W. Lucke

Subscribed to and sworn before me this 31 day of January, 1974.

Carl F. Bailey
 Notary Public
 My Commission Expires Jan 11 1977

I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.

/s/ William Lucke
 Registered Land Surveyor

Subscribed to and sworn before me this 31 day of January, 1974.

Carl F. Bailey
 Notary Public
 My Commission Expires Jan 11 1977

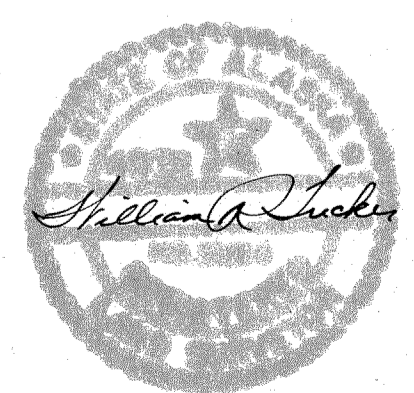
I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.

/s/ Daniel R. Shepherd
 Registered Professional Engineer

Subscribed to and sworn before me this 31 day of January, 1974.

Carl F. Bailey
 Notary Public
 My Commission Expires Jan 11 1977

74-1
 FILED 2-1
 Anchorage REC. DIST.
 DATE 1-3 1974
 TIME 3:41 P.M.
 Requested by Transamerica Title Insurance Co.
 Address 700 W. SIXTH AVENUE
ANCHORAGE, ALASKA 99501

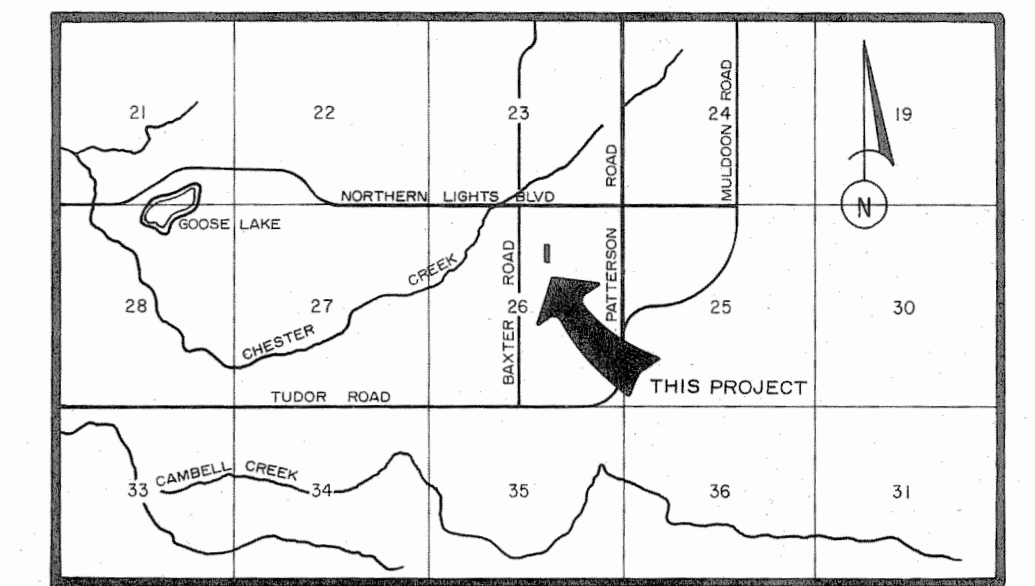
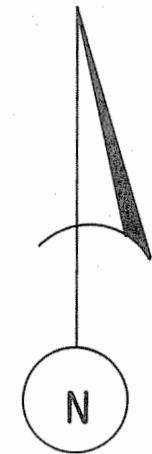


National Bank of Alaska as beneficiary for a Deed of Trust

Phane Jones
 Subscribed to and sworn before me this 3 day of January, 1974.

December 9, 1975 Phane Jones
 My Commission Expires Notary Public

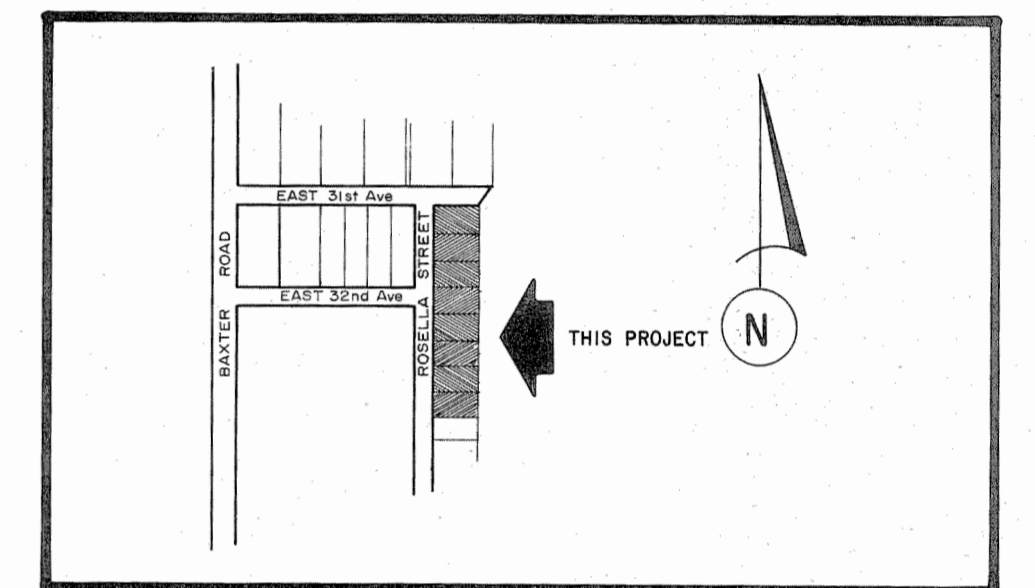
| | | | |
|---|--------------------------|------|----------|
| BAXTER HEIGHTS CONDOMINIUMS | | | |
| BUILDING 7 | | | |
| LOT 5 (UNITS M and N) BLOCK 6 | | | |
| BAXTER HEIGHTS SUBDIVISION | | | |
| ALASKA LAND DEVELOPMENT SERVICES | | | |
| 2060 West Dimond Boulevard Anchorage, Alaska 99502 | | | |
| DRAWN BY: <u>WJ</u> | DATE: <u>DEC 3, 1973</u> | GRID | FILE NO. |
| CHECKED BY: <u>WJ</u> | SCALE | 1639 | |



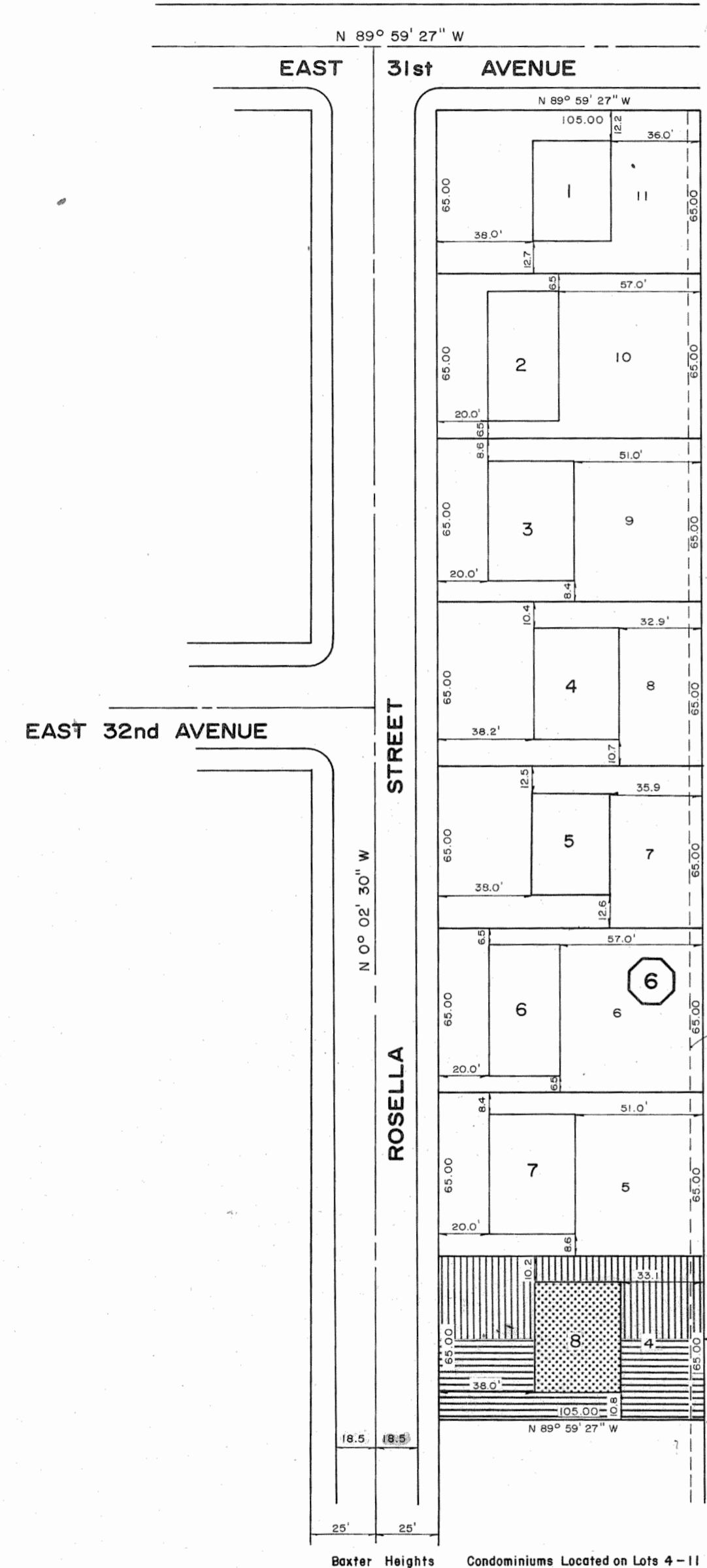
VICINITY MAP 1" = 1 mile

Notes:

1. All distances, dimensions, and elevations are given in feet and hundredths of feet.
2. Walks, driveway, landscaping and other improvements are not shown.
3. GAAB Elevation Datum Plane.
4. Refer to plot number 70-95, filed Apr 12, 1970, in the Anchorage Recording District.



PROJECT MAP 1" = 500'



PLOT PLAN
1" = 50'

All existing buildings erected on foundations shown.

6' Utility Easement

Common Area limited to Unit O

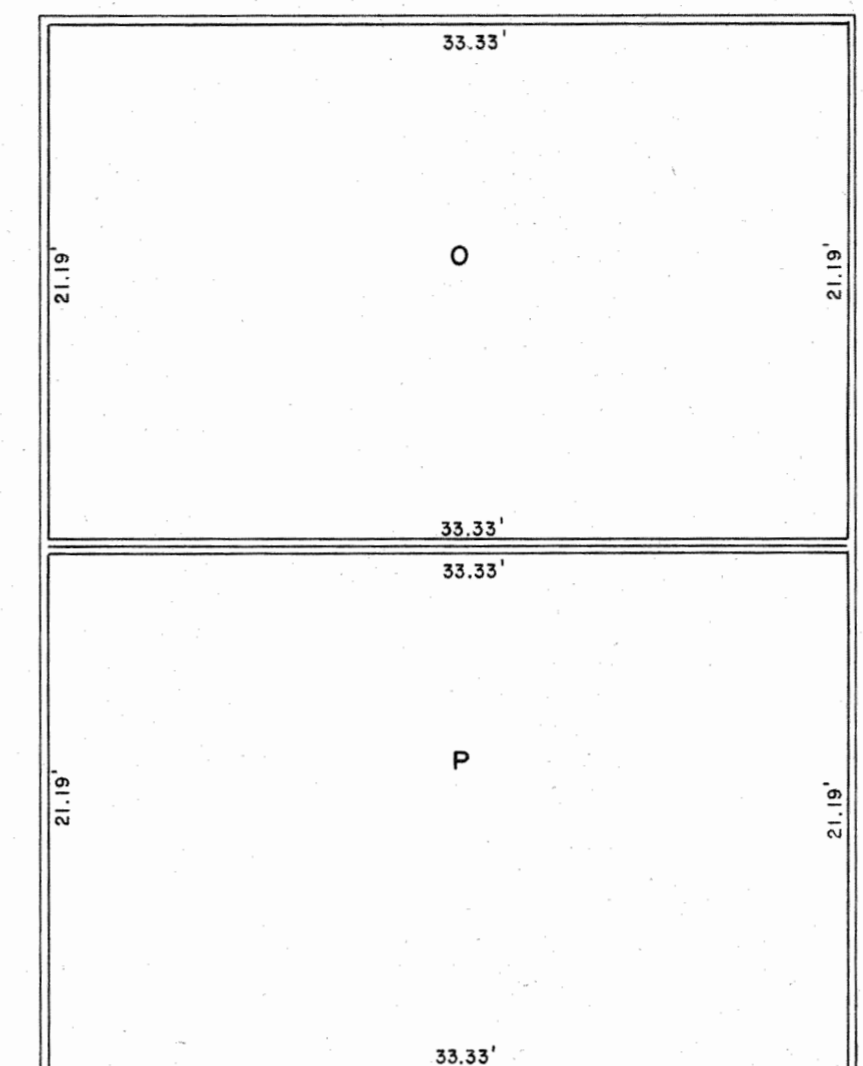
Common Area limited to Unit P

Baxter Heights Condominiums Located on Lots 4-11

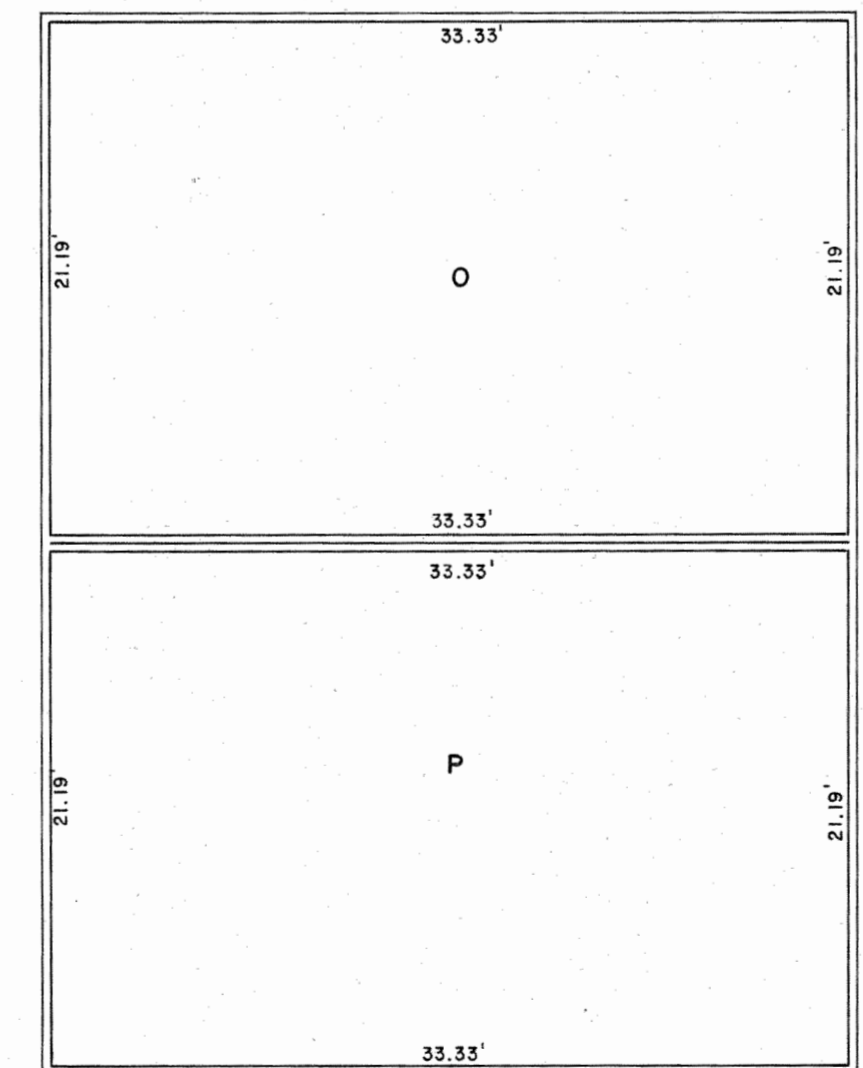
BUILDING NO. 8

ELEVATIONS

| | |
|-------------|--------|
| LOWER LEVEL | |
| FLOOR | 235.58 |
| CEILING | 243.70 |
| UPPER LEVEL | |
| FLOOR | 244.53 |
| CEILING | 252.65 |



LOWER LEVEL



UPPER LEVEL

FLOOR PLAN
1/8" = 1'

74-1

RECORDED - FILED 2-
Anchorage REC. DIST.

DATE 1-3 1974
TIME 3:41 P.M.

Requested by Transamerica Title Insurance Co.
Address 705 W. SIXTH AVENUE
ANCHORAGE, ALASKA 99501

Declaration submitting Real Property to the Horizontal Properties Regimes Act of the State of Alaska.

Recorded Jan. 3, 1974
Book Misc. Book 222
Page Page 121

I hereby certify that I am the owner of LOTS 4, 5, 6, 7, 8, 9, 10, 11, BLOCK 6, BAXTER HEIGHTS as depicted hereon. I here consent to the preparation and recordation of the within condominium plan pursuant to the Horizontal Property Regimes Act, Chapter 7, Alaska Statutes Supplement.

/s/ *[Signature]*

Subscribed to and sworn before me this 3rd day of January, 1974.

[Signature]
Notary Public
My Commission Expires

I hereby certify that this floor plan fully and accurately depicts the layout of the unit numbers and dimensions of the units as built.

[Signature]
Registered Land Surveyor

Subscribed to and sworn before me this 3rd day of January, 1974.

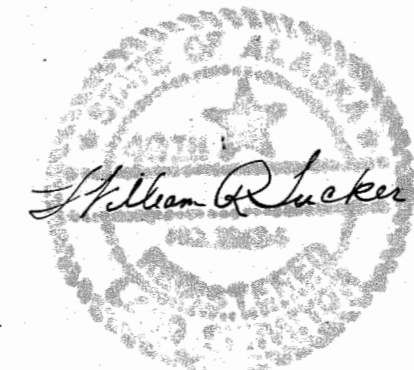
[Signature]
Notary Public
My Commission Expires

I hereby certify that this is an accurate copy of plans as filed with and approved by the Greater Anchorage Area Borough.

[Signature]
Registered Professional Engineer

Subscribed to and sworn before me this 3rd day of January, 1974.

[Signature]
Notary Public
My Commission Expires



National Bank of Alaska as beneficiary for a Deed of Trust

[Signature]
Subscribed to and sworn before me this 3rd day of January, 1974.

[Signature]
Notary Public

BAXTER HEIGHTS CONDOMINIUMS
BUILDING 8
LOT 4 (UNITS O and P) BLOCK 6
BAXTER HEIGHTS SUBDIVISION

ALASKA LAND DEVELOPMENT SERVICES
2060 West Dimond Boulevard
Anchorage, Alaska 99502

| | | | |
|--------------------------------|------------------|------------|----------|
| DRAWN BY: <i>[Signature]</i> | DATE: DEC 6 1973 | GRID: 1639 | FILE NO. |
| CHECKED BY: <i>[Signature]</i> | SCALE: | | |

DECLARATION SUBMITTING REAL PROPERTY
TO THE HORIZONTAL PROPERTY REGIMES ACT OF
THE STATE OF ALASKA

The City of Whittier, Alaska, a municipal corporation, the owner of the real property described in Paragraph 1 below, hereby submits the said property to the provisions of the Horizontal Property Regimes Act (Condominiums) of the State of Alaska (Chapter 34.07 AS) as now existing or as hereafter amended, for the project known as THE BEGICH TOWERS CONDOMINIUM.

At the time of the recording of this Declaration there has been filed in the Whittier Recording District, Third Judicial District, State of Alaska, a survey map and floor plans of THE BEGICH TOWERS CONDOMINIUM under Plat No. 74-1, which said survey map and floor plans are by reference incorporated herein.

1. Description of Land.

The land which is subject to this Declaration is described as Block Four (4) of the CITY OF WHITTIER SUBDIVISION PHASE ONE, a resubdivision of a portion of U.S. Survey 2559 within protracted Sections twenty three and twenty four (23 and 24), Township eight north (T8N), Range four east (R4E), Seward Meridian, Alaska, which has been filed with the Whittier Recording District, Third Judicial District, State of Alaska, on December 4, 1973, as Plat 73-2. Included in this land and subject to this Declaration is the power plant building, being a one story building with the length of 113 feet 6 inches, a width of 100 feet and height of 84 feet 6 inches and also a 15,000 gallon underground fuel tank,

2. Description of Building.

The multifamily structure is named Begich Towers and was formerly known as the Hodge Building. It is a concrete building on a concrete foundation with concrete firewalls, consisting of fourteen stories over a basement. Its widest width is ninety-six feet and its length is two hundred sixty-six feet. There are eighteen apartment units on the first floor, thirteen apartment units on the second floor, fourteen apartment units on the third floor, fourteen apartment units on the fourth floor, fourteen apartment units on each of the floors from the fifth floor through the twelfth floor, and fourteen apartment units on the thirteenth floor which shall be designated as the fourteenth floor for the reason that some people are superstitious, and thirteen apartment units on the fourteenth floor shall be designated as the fifteenth floor. The living units consist of eighteen one-bedroom apartments, two one-bedroom efficiency apartments, twenty-one two-bedroom apartments, nineteen two-bedroom efficiency apartments, and eighty-eight three-bedroom apartments. The building also contains two stairways and four elevators.

3. Description of Apartments.

There are one hundred ninety eight (198) individual apartments established and which shall be individually conveyed in the multifamily structure and are described in the following table:

MUSSELL E. ARNETT
ATTORNEY AT LAW
SUITE 200
1014 G. STREET NORTH
ANCHORAGE, ALASKA 99501
278-4824

| (a) Apartment Number | (b) Area S. F. | (c) | | | | | | (d) Exposure | | (e) Value | (f) Percentage Interest | | |
|----------------------------|----------------------|-------------|-------------|---------|-----------|------------|------|-----------------|---------------|--------------|-------------------------------|-------|-------|
| | | Living Room | Dining Room | Kitchen | 1 Bedroom | 2 Bedrooms | Bath | 1 Stor. Room | 2 Stor. Rooms | | | L. R. | B. R. |
| | | | | | | | | | | | | | |
| 101 | 152 | | | | | | | | | W | 1,500 | .0454 | |
| 102 | 210 | | | | | | | | | W | 2,500 | .0756 | |
| 103 | 407 | | | | | | | | | W | 5,500 | .1664 | |
| 104 | 414 | | | | | | | | | E | 5,500 | .1664 | |
| 105 | 507 | | | | | | | | | S | 7,000 | .2118 | |
| 106 | 420 | | | | | | | | | S | 6,000 | .1815 | |
| 107 | 398 | | | | | | | | | N | 6,000 | .1815 | |
| 108 | 362 | | | | | | | | | N | 5,200 | .1573 | |
| 109 | 513 | | | | | | | | | N | 7,500 | .2269 | |
| 110 | 509 | | | | | | | | | N | 7,500 | .2269 | |
| 111 | 513 | | | | | | | | | N | 7,500 | .2269 | |
| 112 | 362 | | | | | | | | | N | 5,300 | .1604 | |
| 113 | 398 | | | | | | | | | N | 6,000 | .1815 | |
| 114 | 420 | | | | | | | | | S | 6,200 | .1876 | |
| 115 | 453 | | | | | | | | | S | 6,900 | .2088 | |
| 116 | 414 | | | | | | | | | W | 6,200 | .1876 | |
| 117 | 407 | | | | | | | | | E | 6,000 | .1815 | |
| 118 | 379 | | | | | | | | | E | 5,500 | .1664 | |
| 201 | 913 | | | | | | | | W | S | 17,600 | .5325 | |
| 202 | 914 | | | | | | | | E | S | 18,600 | .5627 | |
| 203 | 913 | | | | | | | | W | E | 17,600 | .5325 | |
| 204 | 914 | | | | | | | | S | E | 19,600 | .5930 | |
| 205 | 515 | | | | | | | | N | N | 8,500 | .2572 | |
| 206 | 552 | | | | | | | | S | S | 11,400 | .3449 | |
| 207 | 511 | | | | | | | | N | N | 8,500 | .2572 | |
| 208 | 552 | | | | | | | | S | S | 11,400 | .3449 | |
| 209 | 515 | | | | | | | | N | N | 8,500 | .2572 | |
| 210 | 914 | | | | | | | | N | W | 19,600 | .5930 | |
| 211 | 913 | | | | | | | | S | W | 17,600 | .5325 | |
| 212 | 914 | | | | | | | | W | S | 18,600 | .5627 | |
| 213 | 913 | | | | | | | | E | S | 18,600 | .5627 | |
| 301 | 913 | | | | | | | | W | S | 17,600 | .5325 | |
| 302 | 914 | | | | | | | | E | S | 18,600 | .5627 | |
| 303 | 913 | | | | | | | | S | E | 17,600 | .5325 | |
| 304 | 914 | | | | | | | | N | E | 19,600 | .5930 | |
| 305 | 783 | | | | | | | | N | N | 18,000 | .5446 | |
| 306 | 761 | | | | | | | | N | N | 17,500 | .5295 | |
| 307 | 740 | | | | | | | | S | S | 15,300 | .4629 | |
| 308 | 761 | | | | | | | | N | N | 17,500 | .5295 | |
| 309 | 740 | | | | | | | | S | S | 15,300 | .4629 | |
| 310 | 783 | | | | | | | | N | N | 18,000 | .5446 | |
| 311 | 914 | | | | | | | | N | W | 19,600 | .5930 | |
| 312 | 913 | | | | | | | | S | W | 17,600 | .5325 | |
| 313 | 914 | | | | | | | | W | S | 18,600 | .5627 | |
| 314 | 913 | | | | | | | | E | S | 17,600 | .5325 | |
| 401 | 914 | | | | | | | | W | S | 17,600 | .5325 | |
| 402 | 915 | | | | | | | | E | S | 18,600 | .5627 | |
| 403 | 914 | | | | | | | | E | S | 17,600 | .5325 | |

| (a) Apartment Number | (b) Area S.F. | (c) | | | | | | (d) Exposure | | (e) Value | (f) Percentage Interest | | |
|----------------------------|---------------------|-------------|-------------|---------|-----------|------------|------------|-----------------|--------------|--------------|-------------------------------|---------------|-------|
| | | Living Room | Dining Room | Kitchen | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | Bath | 1 Stor. Room | | | 2 Stor. Rooms | L.R. |
| 404 | 915 | o | o | o | o | o | o | o | o | N | E | 19,600 | .5930 |
| 405 | 782 | o | o | o | o | o | o | o | o | N | N | 18,000 | .5446 |
| 406 | 761 | o | o | o | o | o | o | o | o | N | N | 17,500 | .5295 |
| 407 | 742 | o | o | o | o | o | o | o | o | S | S | 15,400 | .4659 |
| 408 | 761 | o | o | o | o | o | o | o | o | N | N | 17,500 | .5295 |
| 409 | 742 | o | o | o | o | o | o | o | o | S | S | 15,400 | .4659 |
| 410 | 782 | o | o | o | o | o | o | o | o | N | N | 18,000 | .5446 |
| 411 | 915 | o | o | o | o | o | o | o | o | N | N | 19,600 | .5930 |
| 412 | 914 | o | o | o | o | o | o | o | o | S | W | 17,600 | .5325 |
| 413 | 915 | o | o | o | o | o | o | o | o | W | S | 18,600 | .5627 |
| 414 | 914 | o | o | o | o | o | o | o | o | E | S | 17,600 | .5325 |
| 501 | 921 | o | o | o | o | o | o | o | o | W | S | 18,800 | .5688 |
| 502 | 922 | o | o | o | o | o | o | o | o | E | S | 18,800 | .5688 |
| 503 | 921 | o | o | o | o | o | o | o | o | S | E | 18,800 | .5688 |
| 504 | 922 | o | o | o | o | o | o | o | o | N | E | 19,800 | .5991 |
| 505 | 790 | o | o | o | o | o | o | o | o | N | N | 18,000 | .5446 |
| 506 | 765 | o | o | o | o | o | o | o | o | N | N | 17,600 | .5325 |
| 507 | 749 | o | o | o | o | o | o | o | o | S | S | 15,500 | .4690 |
| 503 | 765 | o | o | o | o | o | o | o | o | N | S | 17,600 | .5325 |
| 509 | 749 | o | o | o | o | o | o | o | o | S | S | 15,500 | .4690 |
| 510 | 790 | o | o | o | o | o | o | o | o | N | N | 18,000 | .5446 |
| 511 | 922 | o | o | o | o | o | o | o | o | N | N | 19,800 | .5991 |
| 512 | 921 | o | o | o | o | o | o | o | o | S | W | 17,800 | .5384 |
| 513 | 922 | o | o | o | o | o | o | o | o | W | S | 18,800 | .5688 |
| 514 | 921 | o | o | o | o | o | o | o | o | E | S | 17,800 | .5384 |
| 601 | 921 | o | o | o | o | o | o | o | o | W | S | 17,800 | .5384 |
| 602 | 922 | o | o | o | o | o | o | o | o | E | S | 18,800 | .5688 |
| 603 | 921 | o | o | o | o | o | o | o | o | S | E | 17,800 | .5384 |
| 604 | 922 | o | o | o | o | o | o | o | o | N | E | 19,800 | .5991 |
| 605 | 790 | o | o | o | o | o | o | o | o | N | N | 18,000 | .5446 |
| 606 | 765 | o | o | o | o | o | o | o | o | N | N | 17,600 | .5325 |
| 607 | 749 | o | o | o | o | o | o | o | o | S | S | 15,500 | .4690 |
| 608 | 765 | o | o | o | o | o | o | o | o | N | S | 17,600 | .5325 |
| 609 | 749 | o | o | o | o | o | o | o | o | S | S | 15,500 | .4690 |
| 610 | 790 | o | o | o | o | o | o | o | o | N | N | 18,000 | .5446 |
| 611 | 922 | o | o | o | o | o | o | o | o | N | N | 19,800 | .5991 |
| 612 | 921 | o | o | o | o | o | o | o | o | S | W | 17,800 | .5384 |
| 613 | 922 | o | o | o | o | o | o | o | o | W | S | 18,800 | .5688 |
| 614 | 921 | o | o | o | o | o | o | o | o | E | S | 17,800 | .5384 |
| 701 | 921 | o | o | o | o | o | o | o | o | W | S | 17,800 | .5384 |
| 702 | 922 | o | o | o | o | o | o | o | o | E | S | 19,800 | .5991 |
| 703 | 921 | o | o | o | o | o | o | o | o | S | E | 18,800 | .5688 |
| 704 | 922 | o | o | o | o | o | o | o | o | N | E | 20,800 | .6293 |
| 705 | 790 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 706 | 771 | o | o | o | o | o | o | o | o | N | S | 18,600 | .5627 |
| 707 | 755 | o | o | o | o | o | o | o | o | S | N | 16,500 | .4992 |
| 708 | 771 | o | o | o | o | o | o | o | o | N | N | 18,600 | .5627 |

| (a) Apartment Number | (b) Area S.F. | (c) | | | | | | | (d) Exposure | | (e) Value | (f) Percentage Interest | |
|----------------------------|---------------------|-------------|-------------|---------|-----------|------------|------------|------|-----------------|---------------|--------------|-------------------------------|-------|
| | | Living Room | Dining Room | Kitchen | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | Bath | 1 Stor. Room | 2 Stor. Rooms | | | L.R. |
| 709 | 755 | o | o | o | o | o | o | o | o | S | S | 16,500 | .4992 |
| 710 | 790 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 711 | 922 | o | o | o | o | o | o | o | o | N | W | 20,800 | .6293 |
| 712 | 921 | o | o | o | o | o | o | o | o | S | W | 18,800 | .5688 |
| 713 | 922 | o | o | o | o | o | o | o | o | W | S | 19,800 | .5991 |
| 714 | 921 | o | o | o | o | o | o | o | o | E | S | 17,800 | .5384 |
| 801 | 921 | o | o | o | o | o | o | o | o | W | S | 17,800 | .5384 |
| 802 | 922 | o | o | o | o | o | o | o | o | E | S | 19,800 | .5991 |
| 803 | 921 | o | o | o | o | o | o | o | o | S | E | 18,800 | .5688 |
| 804 | 922 | o | o | o | o | o | o | o | o | N | E | 20,800 | .6293 |
| 805 | 791 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 806 | 772 | o | o | o | o | o | o | o | o | N | N | 18,600 | .5627 |
| 807 | 755 | o | o | o | o | o | o | o | o | S | S | 16,500 | .4992 |
| 808 | 772 | o | o | o | o | o | o | o | o | N | S | 18,600 | .5627 |
| 809 | 755 | o | o | o | o | o | o | o | o | S | S | 16,500 | .4992 |
| 810 | 791 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 811 | 922 | o | o | o | o | o | o | o | o | N | W | 20,800 | .6293 |
| 812 | 921 | o | o | o | o | o | o | o | o | S | W | 18,800 | .5688 |
| 813 | 922 | o | o | o | o | o | o | o | o | W | S | 19,800 | .5991 |
| 814 | 921 | o | o | o | o | o | o | o | o | E | S | 17,800 | .5384 |
| 901 | 933 | o | o | o | o | o | o | o | o | W | S | 18,000 | .5446 |
| 902 | 934 | o | o | o | o | o | o | o | o | E | S | 20,000 | .6051 |
| 903 | 933 | o | o | o | o | o | o | o | o | S | E | 19,000 | .5749 |
| 904 | 934 | o | o | o | o | o | o | o | o | N | E | 21,000 | .6354 |
| 905 | 797 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 906 | 776 | o | o | o | o | o | o | o | o | N | N | 18,700 | .5658 |
| 907 | 758 | o | o | o | o | o | o | o | o | S | S | 16,600 | .5022 |
| 908 | 776 | o | o | o | o | o | o | o | o | N | N | 18,700 | .5658 |
| 909 | 759 | o | o | o | o | o | o | o | o | S | S | 16,600 | .5022 |
| 910 | 797 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 911 | 934 | o | o | o | o | o | o | o | o | N | W | 21,000 | .6354 |
| 912 | 933 | o | o | o | o | o | o | o | o | S | W | 19,000 | .5749 |
| 913 | 934 | o | o | o | o | o | o | o | o | W | S | 19,000 | .5749 |
| 914 | 933 | o | o | o | o | o | o | o | o | E | S | 18,000 | .5446 |
| 1001 | 933 | o | o | o | o | o | o | o | o | W | S | 18,000 | .5446 |
| 1002 | 934 | o | o | o | o | o | o | o | o | E | S | 20,000 | .6051 |
| 1003 | 933 | o | o | o | o | o | o | o | o | S | E | 19,000 | .5749 |
| 1004 | 934 | o | o | o | o | o | o | o | o | N | E | 21,000 | .6354 |
| 1005 | 797 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1006 | 782 | o | o | o | o | o | o | o | o | N | N | 18,900 | .5718 |
| 1007 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1008 | 782 | o | o | o | o | o | o | o | o | N | N | 18,800 | .5688 |
| 1009 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1010 | 797 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1011 | 934 | o | o | o | o | o | o | o | o | N | W | 21,000 | .6354 |
| 1012 | 933 | o | o | o | o | o | o | o | o | S | W | 19,000 | .5749 |
| 1013 | 934 | o | o | o | o | o | o | o | o | W | S | 20,000 | .6051 |

| (a) Apartment Number | (b) Area S.F. | (c) | | | | | | | (d) Exposure | | (e) Value | (f) Percentage Interest | |
|----------------------------|---------------------|-------------|-------------|---------|-----------|------------|------------|------|-----------------|---------------|--------------|-------------------------------|-------|
| | | Living Room | Dining Room | Kitchen | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | Bath | 1 Stor. Room | 2 Stor. Rooms | | | L.R. |
| 1014 | 933 | o | o | o | o | o | o | o | o | E | S | 18,000 | .5446 |
| 1101 | 933 | o | o | o | o | o | o | o | o | W | S | 18,000 | .5446 |
| 1102 | 934 | o | o | o | o | o | o | o | o | E | S | 20,000 | .6051 |
| 1103 | 933 | o | o | o | o | o | o | o | o | S | E | 19,000 | .5749 |
| 1104 | 934 | o | o | o | o | o | o | o | o | N | E | 21,000 | .6354 |
| 1105 | 798 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1106 | 782 | o | o | o | o | o | o | o | o | N | N | 18,900 | .5718 |
| 1107 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1108 | 782 | o | o | o | o | o | o | o | o | N | N | 18,900 | .5718 |
| 1109 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1110 | 798 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1111 | 934 | o | o | o | o | o | o | o | o | N | W | 21,000 | .6354 |
| 1112 | 933 | o | o | o | o | o | o | o | o | S | W | 19,000 | .5749 |
| 1113 | 934 | o | o | o | o | o | o | o | o | W | S | 20,000 | .6051 |
| 1114 | 933 | o | o | o | o | o | o | o | o | E | S | 18,000 | .5446 |
| 1201 | 933 | o | o | o | o | o | o | o | o | W | S | 18,000 | .5446 |
| 1202 | 934 | o | o | o | o | o | o | o | o | E | S | 20,000 | .6051 |
| 1203 | 933 | o | o | o | o | o | o | o | o | S | E | 19,000 | .5749 |
| 1204 | 934 | o | o | o | o | o | o | o | o | N | E | 21,000 | .6354 |
| 1205 | 798 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1206 | 783 | o | o | o | o | o | o | o | o | N | N | 18,900 | .5718 |
| 1207 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1208 | 783 | o | o | o | o | o | o | o | o | N | N | 18,900 | .5718 |
| 1209 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1210 | 798 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1211 | 934 | o | o | o | o | o | o | o | o | N | W | 21,000 | .6354 |
| 1212 | 933 | o | o | o | o | o | o | o | o | S | W | 19,000 | .5749 |
| 1213 | 934 | o | o | o | o | o | o | o | o | W | S | 20,000 | .6051 |
| 1214 | 933 | o | o | o | o | o | o | o | o | E | S | 18,500 | .5597 |
| 1401 | 614 | o | o | o | o | o | o | o | o | W | S | 12,700 | .3842 |
| 1402 | 614 | o | o | o | o | o | o | o | o | E | S | 14,000 | .4236 |
| 1403 | 614 | o | o | o | o | o | o | o | o | S | E | 13,400 | .4054 |
| 1404 | 614 | o | o | o | o | o | o | o | o | N | E | 14,800 | .4478 |
| 1405 | 799 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1406 | 783 | o | o | o | o | o | o | o | o | N | N | 18,900 | .5718 |
| 1407 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1408 | 783 | o | o | o | o | o | o | o | o | N | N | 18,900 | .5718 |
| 1409 | 765 | o | o | o | o | o | o | o | o | S | S | 16,700 | .5053 |
| 1410 | 799 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |
| 1411 | 614 | o | o | o | o | o | o | o | o | N | W | 14,800 | .4478 |
| 1412 | 614 | o | o | o | o | o | o | o | o | S | W | 13,400 | .4054 |
| 1413 | 614 | o | o | o | o | o | o | o | o | W | S | 14,000 | .4236 |
| 1414 | 614 | o | o | o | o | o | o | o | o | E | S | 12,700 | .3842 |
| 1501 | 614 | o | o | o | o | o | o | o | o | W | S | 12,700 | .3842 |
| 1502 | 614 | o | o | o | o | o | o | o | o | E | S | 14,000 | .4236 |
| 1503 | 614 | o | o | o | o | o | o | o | o | S | E | 13,400 | .4054 |
| 1504 | 614 | o | o | o | o | o | o | o | o | N | E | 14,800 | .4478 |
| 1505 | 799 | o | o | o | o | o | o | o | o | N | N | 19,000 | .5749 |

| (a) Apartment Number | (b) Area S.F. | (c) | | | | | | (d) Exposure | | (e) Value | (f) Percentage Interest | | |
|----------------------------|---------------------|-------------|-------------|---------|-----------|------------|------------|-----------------|--------------|--------------|-------------------------------|---------------|-------|
| | | Living Room | Dining Room | Kitchen | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | Bath | 1 Stor. Room | | | 2 Stor. Rooms | L.R. |
| 1506 | 783 | o | o | o | o | o | o | o | | N | N | 18,900 | .5718 |
| 1507 | 765 | o | o | o | o | o | o | o | | S | S | 16,700 | .5053 |
| 1508 | 783 | o | o | o | o | o | o | o | | N | N | 18,900 | .5718 |
| 1509 | 765 | o | o | o | o | o | o | o | | S | S | 16,700 | .5053 |
| 1510 | 614 | o | o | o | o | o | o | o | | N | W | 14,800 | .4478 |
| 1511 | 614 | o | o | o | o | o | o | o | | S | W | 13,400 | .4054 |
| 1512 | 614 | o | o | o | o | o | o | o | | W | S | 14,000 | .4236 |
| 1513 | 614 | o | o | o | o | o | o | o | | E | S | 14,000 | .4236 |

- (a) Apartment Number also indicates the floor on which the apartment is located, ie. Apartment Number 1202 is on the twelfth (12th) floor. Exception are floors number thirteen (13) and fourteen (14) which are referred to as floors number fourteen (14) and fifteen (15) respectively, ie. Apartment Number 1410 is on the thirteenth (13th) floor and Apartment Number 1506 is on the fourteenth (14th) floor.
- (b) Area is given to the nearest square foot.
- (c) Rooms contained in each apartment are indicated by a circle, ie. Apartment Number 105 is comprised of 2 Bedrooms, Bath and 2 Storage Rooms; Apartment Number 201 is comprised of Living Room, Dining Room, Kitchen, 3 Bedrooms and Bath. Each apartment contains closet space.
- (d) North (N), South (S), East (E) or West (W) exposure is indicated for the Living Room and/or Bedroom of each apartment, ie. Apartment Number 105 Bedroom has a southern exposure; Apartment Number 201 Living Room has a western exposure and Bedroom has a southern exposure.
- (e) Dollar (\$) value of each apartment.
- (f) The percentage of undivided interest in the common areas and facilities appertaining to each apartment and its owners for all purposes, including voting. The Declarant shall be entitled to a percentage vote equal to the aggregate percentages for all apartments retained or owned by the Declarant at the time the vote is taken.

- (g) The only common area to which apartments have access is the corridor. The 2 Bedroom apartments have two entrance doors, but all other apartments have one entrance door.

4. The Common Areas and Facilities Consist of:

- (a) All the land described in Paragraph 1 and air-space above the same, except the 198 units, and
- (b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, elevators, and entrances and exits of the building.
- (c) The entire basement, including the individual storage areas therein, yards, gardens, walkways, parking areas and other storage spaces;
- (d) The installations of central services such as power, light, gas, oil, hot and cold water, heating, refrigeration, air conditioning, building pressurization, and incinerating;
- (e) The elevators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;
- (f) The community facilities as provided for in the recorded survey map and floor plan.
- (g) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use;
- (n) All improvements situated upon the above described property and shown on the above mentioned survey map and floor plans, except those improvements actually within the space occupied by each apartment, and
- (i) Partition walls between all apartments, except for the surfaces of such partition walls facing the inside of an apartment, and
- (j) All utility pipes, lines and facilities except those actually within the space occupied by each apartment.

5. Description of Limited Common Areas and Facilities.

There are no limited common areas or facilities, except all parking spaces are to be used on a "first come, first served" basis. The storage areas in the basement will be controlled and assigned by the Association of Apartment Owners.

6. The value of the property described in Paragraph 1 above, including Block 4 and entire Begich Towers building, utility-boiler building, and underground fuel tank \$ 3,305,200. The value of each apartment, and the percentage of undivided interest in the common areas and facilities appertaining to each apartment and its owners for all purposes, including voting, are shown in the last two columns on the right in paragraph 3 above.

7. The purpose for which the building and each of the apartments is intended is residential for a single family, with the exception of the first floor where City of Whittier offices are permitted. Commercial uses for which written approval is given by the Board of Directors of the Association of Apartment Owners are permitted on the first floor and the top two floors.

The apartments and common areas, except on the first and top two floors as provided in the previous paragraph, shall be occupied and used as follows:

(a) Each apartment shall be used as a residence for a single family and not for other purposes.

(b) There shall be no obstruction of the common areas nor shall anything be stored in the common areas without the prior consent of the Board of Directors of the Association of Apartment Owners, except as hereinafter expressly provided.

(c) Nothing shall be done or kept in any apartment or in the common areas which will increase the rate of insurance on the building without the prior written consent of said Board. No owner shall permit anything to be done or kept in his unit or in the common areas which will result in the cancellation of insurance on the building or which would be in violation of any law. No waste shall be committed in the common areas.

(d) No sign of any kind shall be displayed to the public view on or from any unit or the common areas, without the prior consent of said Board.

(e) No dogs shall be raised, bred, or kept in any apartment or in the common areas.

(f) No noxious or offensive activity shall be carried on in any apartment or in the common areas, nor shall anything be done therein which may be or become an annoyance or nuisance to the other owners.

(g) Nothing shall be done in any apartment or in, on or to the common areas which will impair the structural integrity of the building or which would structurally change the building, except as is otherwise provided herein.

(h) No drilling or mining operations of any kind shall be permitted upon or in any apartment or the common areas.

(i) Nothing shall be altered or constructed in or removed from the common areas, except upon the written consent of the said Board.

(j) There shall be no violation of rules for the use of units or the common areas adopted by the Board and furnished in writing to the owners, and the Board is authorized to adopt such rules.

8. 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:

BENNIE M. BARKER
City Hall
Whittier, Alaska 99502

9. The vote of owners of apartments having voting interest percentages totaling more than fifty per cent (50%) shall be determinative of whether to build, repair, restore, or sell the property in the event of damage or destruction of all or part of the property.

10. There shall be no alterations or subdividing or combining of an apartment or apartments, common areas and facilities or limited common areas and facilities, without the prior written consent of the Board of Directors of the Association of Apartment Owners and upon approval by owners of apartments having voting interest percentages totaling more than fifty per cent (50%).

11. The Association of Apartment Owners.

(a) Organization. The Association of Apartment Owners shall be a nonprofit Alaskan corporation charged with the duties and invested with the powers prescribed by law and set forth in the Articles, the By-Laws, and this Declaration. It shall be the duty of the Declarant within thirty days of the sale of the first apartment described herein to organize said nonprofit corporation. It shall adopt By-Laws in accordance with the method of adopting By-Laws provided in Section 10.20.56 Alaska Statutes. Neither the Articles nor the By-Laws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In the event of any such inconsistency the provisions of this Declaration shall prevail. The officers and the directors of the Association shall be required to be either (i) members of the Association, or (ii) councilmen, officers, agents, representatives or employees of Declarant, for so long as it shall retain ownership of at least one apartment unit. The Board of Directors of the Association, and such officers as the Board may elect or appoint, shall conduct the affairs of the Association, in accordance with this Declaration, the Articles and By-Laws, as the same may be amended from time to time.

(b) Membership.

(1) Qualifications. Each apartment owner, including Declarant, shall be a member of the Association of Apartment Owners. Ownership of an apartment shall be the sole qualification for membership in the Association.

(2) Member's Rights and Duties. Each member shall have the rights, duties and obligations set forth in the Declaration, the Articles, the By-Laws, and the Association Rules, as the same may be from time to time amended.

(3) Transfer of Membership. The Association membership of each Owner (including Declarant) shall be appurtenant to the apartment giving rise to such membership and shall not be

assigned, transferred, pledged, hypothecated, conveyed, or alienated in any way except upon the transfer of title to said apartment, and then only to the transferee of title to said apartment. Any attempt to make a prohibited transfer shall be void. Any transfer of title to an apartment shall operate automatically to transfer the membership in the Association appurtenant thereto to the new owner thereof.

12. Except as hereinafter stated, this Declaration may be amended by affirmative vote of the owners of apartments having voting interest percentages totaling more than sixty per cent (60%). However, the percentage of undivided interest of each apartment owner in the common areas and facilities as expressed in this Declaration shall not be altered except by unanimous approval of all owners.

13. Where used in the Declaration the terms "unit" and "apartment" mean an apartment unit in Begich Towers. Where "Board" is used in the Declaration it means the Board of Directors of the Alaskan nonprofit corporation as the Association of Apartment Owners. Where "residence" for a single family is used in this Declaration it means a residence for one or more persons occupying it and living as a single housekeeping unit, as distinguished from a group occupying a rooming house, club, fraternity house, or hotel.

DATED at Anchorage, Alaska, this 25th day of March, 1974.

ATTEST:

CITY OF WHITTIER, ALASKA

Paul G. Anderson
CITY CLERK

Bennie M. Barker
MAYOR

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 25th day of March, 1974, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared BENNIE M. BARKER, known to me as the Mayor of the City of Whittier, Alaska, and to me known to be the individual described in and who executed the foregoing instrument in behalf of said City, and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS MY HAND AND NOTARIAL SEAL the day and year in this certificate first above written.

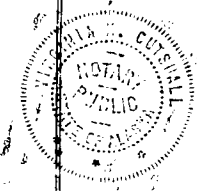
Thomas K. Ketchum
Notary Public in and for Alaska

My Commission Expires: 20 27 75

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT } ss.

THIS IS TO CERTIFY that on this 25th day of March, 1974, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared CAROL ANDERSON, known to me as the City Clerk of the City of Whittier, Alaska, and to me known to be the individual described in and who executed the foregoing instrument in behalf of said City, and she acknowledged to me that she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS MY HAND AND NOTARIAL SEAL the day and year in this certificate first above written.



Virginia K. Outchell
Notary Public in and for Alaska
My Commission Expires: 10-27-75

Serial No. 74-41

| | |
|-------------------------------|---------------------------------------|
| RECORDED - FILED <u>23.00</u> | |
| <u>Whittier</u> REC. DIST. | |
| DATE <u>3-26</u> | 19 <u>74</u> |
| TIME <u>2:25</u> | <u>P.M.</u> |
| Requested by | <u>SECURITY TRUST & TRUST CO.</u> |
| Address | |



**AMENDMENT TO DECLARATION FOR
THE BEGICH TOWERS CONDOMINIUMS**
(Prohibition of Dogs)

cc

Preamble

This amendment affects property previously dedicated as The Begich Towers Condominiums, by declaration recorded March 26, 1974 in Book 2 at Page 571, and as reflected on Plat No. 74-1W, records of the Whittier Recording District (now the Anchorage Recording District), Third Judicial District, State of Alaska.

Section 7(e) of the original Declaration stated: "No dogs shall be raised, bred, or kept in any apartment or in the common areas." Over the years, however, the association abandoned this restriction based in part upon an erroneous belief that the restriction was unenforceable.

Whereas, more than 60% of the ownership interests now support reinstatement of the dog restriction, with a provision "grandfathering" dogs officially registered with the condominium association prior to recordation of this amendment, provided such dogs remain continuously registered and further provided such animals do not become a nuisance as determined by the board of directors.

Amendment

The language of Section 7(e) of the Declaration specifying dog restrictions is hereby repealed in its entirety and amended to read as follows:

Absolutely no dogs shall be permitted anywhere within the project.

Units which have officially registered dogs prior to the date of recording this amendment shall be "grandfathered" with respect to the particular dog(s) currently residing within the unit ONLY, according to the terms of this paragraph. Owners must renew their registration with the association (meeting all applicable requirements according to the house rules as amended from time to time) on an annual basis, and any lapse in registration will result in termination of grandfather rights. Each "grandfathered" dog shall thereafter be permitted to continue residing within the project for the duration of the pet's natural life. Notwithstanding the above, the association may terminate residency of any pet deemed to be a nuisance, and the board's determination of whether any pet is a nuisance shall be conclusive. Association records with respect to "grandfathered" dogs shall be conclusive, and each owner is responsible for ensuring that registration of their existing dog(s) is continuously maintained.

