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Property Profile Report

06/25/2026

1823 Bunker Street, Anchorage, AK 99503

Purported owner of Record: CMICHINS 2010 Trust

Prepared by:

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Prepared for:

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☒ Tax Report	☒ Plat Map
☐ BEES Certificate	☒ No As-Built
☐ Summary of Bldg Insp	☐ As-Built Attached
☒ Vesting Deed	☐ As-Built Requested/Will forward if rcvd
☐ Deed of Trust	☐ Other
☒ CC&R's	☐ Notice of Default

Disclaimer

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The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

PARID: 00115201019
CMICHINS 2010 TRUST

1823 BUNKER ST

LUC: 107
TAX YEAR: 2026

Property Information

Appeal Filing Deadline: 2/11/2026
Late Appeal Request Deadline: 03/13/2026

Property Location: 1823 BUNKER ST
Class: O - Residential Condominiums
Use Code (LUC): 107 - Condo (Fee simple)
Condo/Unit #: 19
Tax District: 01
Zoning: R2M
Plat #: 630046
HRA #: 630083
Grid #: SW1429
Deeded Acres:
Square Feet:
Legal Description: THOMPSON
BLK 1 LT 1A
PARK DALE WEST
Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: CMICHINS 2010 TRUST
Co-Owner: BENSON C M & C F / CO TTES
Care Of:
Address: 1821 BUNKER STREET
City / State / Zip: ANCHORAGE, AK 99503 1730
Deed Book/Page: 001/15

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00115201019	RP	2026	1		1,954.81	-583.88	-1,167.75	.00	.00	203.18	.00	.00	.00	203.18	06/30/2026
00115201019	RP	2026	2		1,954.81	-583.88	-1,167.75	.00	.00	203.18	.00	.00	.00	203.18	08/31/2026
00115201019	RP	2025	1		1,815.85	-592.13	-1,184.25	.00	-39.47	.00	.00	.00	.00	.00	06/30/2025
00115201019	RP	2025	2		1,815.85	-592.12	-1,184.25	.00	-39.48	.00	.00	.00	.00	.00	08/31/2025
00115201019	RP	2024	1		1,924.48	-605.44	-1,210.88	.00	-108.16	.00	.00	.00	.00	.00	06/30/2024
00115201019	RP	2024	2		1,924.48	-605.44	-1,210.87	.00	-108.17	.00	.00	.00	.00	.00	08/31/2024
00115201019	RP	2023	1		1,967.83	-638.63	-1,277.25	.00	-51.95	.00	.00	.00	.00	.00	06/30/2023
00115201019	RP	2023	2		1,967.82	-638.62	-1,277.25	.00	-51.95	.00	.00	.00	.00	.00	08/31/2023
00115201019	RP	2022	1		1,832.19	-366.44	-1,263.00	.00	-202.75	.00	.00	.00	.00	.00	07/31/2022
00115201019	RP	2022	2		1,832.19	-366.44	-1,263.00	.00	-202.75	.00	.00	.00	.00	.00	09/30/2022
00115201019	RP	2021	1		3,735.54	-747.10	-2,702.99	.00	-285.45	.00	.00	.00	.00	.00	06/15/2021
00115201019	RP	2020	1		3,264.39	-652.87	-2,564.99	.00	-46.53	.00	.00	.00	.00	.00	07/15/2020
00115201019	RP	2019	1		3,064.22	-610.23	-2,453.99	.00	.00	.00	.00	.00	.00	.00	06/15/2019
00115201019	RP	2018	1		2,535.44	-75.45	-2,459.99	.00	.00	.00	.00	.00	.00	.00	06/15/2018
00115201019	RP	2017	1		2,447.65	-98.66	-2,348.99	.00	.00	.00	.00	.00	.00	.00	06/15/2017
00115201019	RP	2016	1		2,532.78	-253.27	-2,233.49	.00	-46.02	.00	.00	.00	.00	.00	06/15/2016

Make a Payment**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	107	O	0	251,100	251,100

Taxable Value

Net Taxable Value	26,100
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Exemption Status

Tax Year	Status
2026	A - APPROVED

Exemptions

Line #	Exemption Code	Building Exemption	Land Exemption	Other Exemption
1	R-01 - OWNERS PRIMARY RESIDENCE	0	0	75,000
2	S-01 - SENIOR SELF: PRIMARY RESI	0	0	150,000

Residential Card Summary

Card/Building:	1
Stories:	2 - Two story above ground level
Condition:	7 - Average
Grade:	C
Exterior Wall:	1 - WOOD
Style:	05 - CONDOMINIUM
Year Built:	1964
Effective Year:	1975
Square Feet of Living Area:	1226
Total Rooms:	6
Bedrooms:	3
Full Baths:	1
Half Baths:	1
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS
Resi Market Area:	BD - BOWL: DOWNTOWN

Sections

Card #	Addition #	Description	Area
1	0		613
1	1	SECOND STORY ADDITION	613
1	2	COVERED OPEN PORCH	62
1	3	ENCLS STORAGE	32
1	4	CONDO CARSPACE	240

Entrances

Visit Date:	Measure Date:	Entrance Source:
18-MAR-1999		0-Land Characteristics Inspection

12-AUG-2011

1-Ext. Inspection of Land & Improvements

01-NOV-2018

9-Quick Re-Inventory Inspection

09-JAN-2025

10-Physically present with photo of front

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	107	O	0	251,100	251,100
2025	RP	107	O	0	230,000	230,000
2024	RP	107	O	0	238,400	238,400
2023	RP	107	O	0	231,100	231,100
2022	RP	107	O		217,600	217,600
2021	RP	107	O		207,300	207,300
2020	RP	107	O		190,900	190,900
2019	RP	107	O		187,300	187,300
2018	RP	107	O		154,600	154,600
2017	RP	107	O		156,300	156,300

Exemption Value History

Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2026	RP	R-01	0	150,000	75,000	225,000
2026	RP	S-01	0	150,000	75,000	225,000
2025	RP	R-01	0	150,000	75,000	225,000
2025	RP	S-01	0	150,000	75,000	225,000
2024	RP	R-01	0	150,000	75,000	225,000
2024	RP	S-01	0	150,000	75,000	225,000
2023	RP	R-01	0	150,000	75,000	225,000
2023	RP	S-01	0	150,000	75,000	225,000
2022	RP	R-01		150,000	43,520	193,520
2022	RP	S-01		150,000	43,520	193,520
2021	RP	R-01		150,000	41,460	191,460
2021	RP	S-01		150,000	41,460	191,460
2020	RP	R-01		150,000	38,180	188,180
2020	RP	S-01		150,000	38,180	188,180
2019	RP	R-01		150,000	37,300	187,300
2019	RP	S-01		150,000	37,300	187,300
2018	RP	R-01		150,000	4,600	154,600
2018	RP	S-01		150,000	4,600	154,600
2017	RP	R-01		150,000	6,300	156,300
2017	RP	S-01		150,000	6,300	156,300

**WARRANTY DEED**

The GRANTORS, CARL M. BENSON (*also known as CM Benson*) and CAROLE F. BENSON, a married couple of 1821 Bunker Street, Anchorage, Alaska 99503, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, grants, conveys and warrants to the GRANTEE, Carl Michael Benson and Carole Frances Benson, Co-Trustees of the CMICHINS 2010 TRUST, registered in the Superior Court at Anchorage, of 1821 Bunker Street, Anchorage, Alaska 99503, all interest the Grantors may have, if any, in the following described real property, such interests to be held as Community Property:

Units Nineteen (19) and Twenty (20), Building "J," Park Dale West Condominiums, as identified in the declaration recorded September 30, 1963, in Book 74 at Page 68, and as shown on that certain survey map entitled Survey Map, Lot 1-A, Block 1, and amendments thereto described as Thompson Subdivision, according to the official plat thereof filed under Plat No. 63-83, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Subject to reservations, easements and restrictions of record.
The address of the Grantors and Grantee are referenced above.

DATED June 11, 2010.

Carl M. Benson, Grantor (*also known as CM Benson*)

Carole F. Benson, Grantor

STATE OF ALASKA)
)ss:
THIRD JUDICIAL DISTRICT)

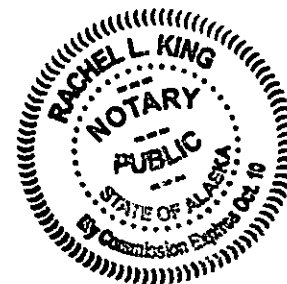
This is to certify that on June 11, 2010, personally appeared Carl M. Benson (*also known as CM Benson*) and Carole F. Benson known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to on the above WARRANTY DEED, appeared to execute the document freely and voluntarily before the undersigned duly commissioned and sworn Notary Public for the State of Alaska.

Notary Public for the State of Alaska

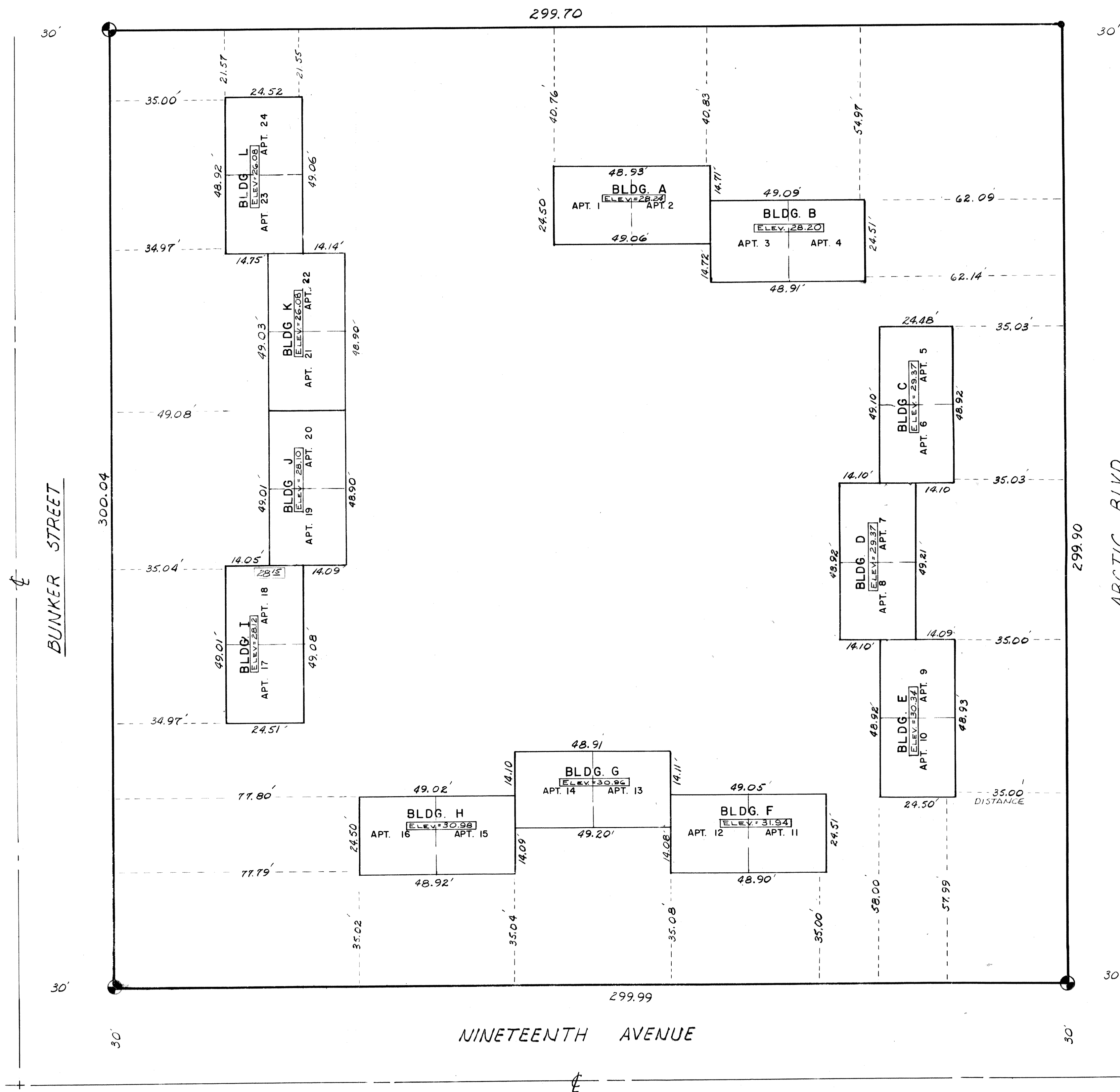
My Commission Expires: October 10 2013

After Recording Return To:

Carl Michael Benson and Carole Frances Benson Co-Trustees
1821 Bunker Street
Anchorage, Alaska 99503



CITY OF ANCHORAGE PARK PROPERTY



NOTE:
BUILDING ELEVATIONS SHOWN HEREON ARE
TOP OF CONCRETE FOUNDATION AND ARE
BASED ON CITY OF ANCHORAGE DATUM (M.S.L.)

APARTMENT:
EACH APARTMENT UNIT OF ALL SPACE AND
IMPROVEMENTS INCLUDING WITHIN ITS PARK
WALLS, THE CEILING OF ITS SECOND FLOOR AND
THE FLOOR OF ITS FIRST FLOOR. ALL UTILI-
TATIONS BELONGING TO EACH APARTMENT ARE
AND FACILITIES EXCEPT FOR THE SURFACE
THEREOF EXCEPT EACH APARTMENT. THE UPPER
AND LOWER ELEVATIONS OF EACH APARTMENT IS
SHOWN ON THE DECLARATION RECORDED IN
BOOK 74, PAGE 68, IN THE OFFICE OF THE
RECORDS, CLERK OF THE JUDICIAL DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA,
RECORDED SEPT. 30, 1963, WHICH HAS
DECLARATION OF THE INTERESTS INCORPORATED
HEREIN FOR ALL PURPOSES.

UNITED STATES:
THE COURT AND THE COURT'S OFFICIALS
AND THE LAND SHOWN ON THIS PLAT HAS
BEEN DIVIDED INTO ALL SPACE OVER AN AREA OF
100,000, EXCEPT THAT SPACE WITH EACH APART-
MENT PEOPLE.
AND ALL UTILITIES, LINES AND FACILITIES
AND THE LAND SHOWN ON THIS PLAT HAS
BEEN DIVIDED INTO ALL SPACE OVER AN AREA OF
100,000, EXCEPT THAT SPACE WITH EACH APART-
MENT PEOPLE.
AND ALL UTILITIES, LINES AND FACILITIES
AND THE LAND SHOWN ON THIS PLAT HAS
BEEN DIVIDED INTO ALL SPACE OVER AN AREA OF
100,000, EXCEPT THAT SPACE WITH EACH APART-
MENT PEOPLE.
AND ALL UTILITIES, LINES AND FACILITIES
AND THE LAND SHOWN ON THIS PLAT HAS
BEEN DIVIDED INTO ALL SPACE OVER AN AREA OF
100,000, EXCEPT THAT SPACE WITH EACH APART-
MENT PEOPLE.

RECORDED - FILED
Anchorage REC. DIST.
DATE 9-30-1963
TIME 2:15 P.M.
Requested by Conolly, Walton & Hammond, Attys.
Address

PLAT APPROVAL:
PLAT APPROVED BY THE CITY PLANNING COMMISSION
THIS 16 DAY OF MAY 1963.
E. Jack Schop
PLANNING DIRECTOR

ENGINEERS CERTIFICATE:
I, THE UNDERSIGNED REGISTERED CIVIL ENGINEER,
HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE
AND THAT HUBS AND MONUMENTS HAVE BEEN LOCATED
AND ESTABLISHED AND THAT THE DIMENSIONS SHOWN
HEREON ARE TRUE AND CORRECT. THE DIMENSIONS
FOR EACH BUILDING AND DISTANCES FROM BUILDINGS
TO PROPERTY LINES ARE AS SHOWN.



BENCH MARK
CITY EL. 30.30

SURVEY MAP PLAT LOT 1A, BLOCK 1 THOMPSON SUBDIVISION ANCHORAGE, ALASKA			
SEC. 24 - T13N - R4W S.M.		PARK DALE WEST	
DICKINSON - OSWALD & ASSOC. ENGINEERS - SURVEYORS ANCHORAGE, ALASKA		APPROVED BY: [Signature]	
PROJECT 63-150			
DRAWN BY: JDM	SCALE: 1"=20'	FILE NO.	
CHECKED BY: LED	DATE: SEPT. 3, 1963	F.B. # 19-57	

63-15,223

DECLARATION SUBMITTING REAL PROPERTY
TO THE HORIZONTAL PROPERTY REGIME

The undersigned, THE FENTRAL COMPANY, INC., being the sole owner of the real property described in Paragraph 1 below, hereby submits the said property to the horizontal property regime in accordance with and pursuant to the provisions of the Horizontal Property Regimes Act of the State of Alaska. Simultaneously with the recording of this Declaration there has been filed in the Anchorage Recording District, Third Judicial District, State of Alaska, a survey map and floor plans, File No. 63-83, which said survey map and floor plans are by reference incorporated herein.

1. The real property that is hereby submitted to the horizontal property regime is situate in the State of Alaska, Third Judicial District, Anchorage Recording District, and is more particularly described as follows, to-wit:

Lot 1-A, Block 1, THOMPSON SUBDIVISION.

2. Each of the twelve (12) buildings that are constructed on the above described property and subject hereto are of wood frame construction, contain two stories, have no basement, contain two (2) apartments, and are further described as follows: The said twelve buildings are situated upon the described property in the manner shown by the survey map. All of the buildings are identical. The said buildings contain a total of twenty-four (24) apartments.

3. (a) Apartment No. One (1) is located in Building A as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor.

CONNOLLY, WALTON & HARRIS
LAWYERS
330 "L" STREET, SUITE 200
ANCHORAGE, ALASKA 99501
Phone EX 2-7101

CONNOLLY & WALTON
LAWYERS
330 "L" STREET
ANCHORAGE, ALASKA
99501
PHONE 2-7101

All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limits of this apartment in space is 46.54 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.68 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(b) Apartment No. Two (2) is located in Building A as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limits of this apartment in space is 46.54 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.68 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(c) Apartment No. Three (3) is located in Building B as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the

CONNOLLY, WATSON & HARRISON
330

KOLLY & WALTON
LAWYERS
11011 STREET
ANCHORAGE, ALASKA
RADWAY 2-7101

surfaces thereof facing each apartment. The upper limit of this apartment in space is 46.50 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.64 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(d) Apartment No. Four (4) is located in Building B as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 46.50 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.64 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(e) Apartment No. Five (5) is located in Building C as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment

in space is 47.67 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 29.81 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(f) Apartment No. Six (6) is located in Building C as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-82. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 47.67 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 29.81 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(g) Apartment No. Seven (7) is located in Building D as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-82. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 47.67 feet above mean sea level, according to City of Anchorage

datum, and the lower limit of this apartment in space is 29.81 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(h) Apartment No. Eight (8) is located in Building D as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 47.67 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 29.81 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(i) Apartment No. Nine (9) is located in Building E as shown on the Survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 48.64 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 30.78 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

2
CONNOLLY & WALTON
LAWYERS
330 U. S. STREET
ANCHORAGE, ALASKA
ROADWAY 2-7101

CONNOLLY & WALTON
LAWYERS
330 U. S. STREET
ANCHORAGE, ALASKA
ROADWAY 2-7101

(j) Apartment No. Ten (10) is located in Building E as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 48.64 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 30.78 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(k) Apartment No. Eleven (11) is located in Building F as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-82. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 49.24 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 32.38 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(l) Apartment No. Twelve (12) is located in Building F as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-82.

This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 49.24 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 32.38 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(m) Apartment No. Thirteen (13) is located in Building G as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 49.26 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 31.40 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(n) Apartment No. Fourteen (14) is located in Building G as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls,

CONNOLLY, WALTON & ASSOCIATES
330 "L" STREET
ANCHORAGE, ALASKA
2-2101

CONNOLLY & WALTON
LAWYERS
330 "L" STREET
ANCHORAGE, ALASKA
2-2101

the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 49.26 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 31.40 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(0) Apartment No. Fifteen (15) is located in Building H as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-82. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 49.28 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 31.42 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(p) Apartment No. Sixteen (16) is located in Building H as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is

49.28 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 31.42 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(q) Apartment No. Seventeen (17) is located in Building I as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 46.52 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.56 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(r) Apartment No. Eighteen (18) is located in Building I as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 46.52 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.56 feet above mean sea level, according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(s) Apartment No. Nineteen (19) is located in Building J, as shown on survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 46.50 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.54 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(t) Apartment No. Twenty (20) is located in Building J as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 46.50 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 28.54 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(u) Apartment No. Twenty-one (21) is located in Building K as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File

No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 44.38 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 26.52 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(v) Apartment No. Twenty-two (22) is located in Building K as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 44.38 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 26.52 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(w) Apartment No. Twenty-three (23) is located in Building L as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms

and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 44.38 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 26.52 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

(x) Apartment No. Twenty-four (24) is located in Building L as shown on the survey map and floor plans filed in the Recorder's Office, Anchorage Recording District, Third Judicial District, State of Alaska, File No. 63-83. This apartment contains two floors; and there are three rooms and a hallway on the first floor and four rooms and a hallway on the second floor. This apartment consists of all space and improvements encompassed within its inner walls, the ceiling of its second floor and the floor of its first floor. All partition walls between apartments are common areas and facilities except for the surfaces thereof facing each apartment. The upper limit of this apartment in space is 44.38 feet above mean sea level, according to City of Anchorage datum, and the lower limit of this apartment in space is 26.52 feet above mean sea level according to City of Anchorage datum. This apartment has access to all of the common area, inasmuch as it opens directly to the outside on the first floor.

4. The common areas and facilities consist of

- (a) all the land described in Paragraph 1 and the airspace above the same, except that space which each apartment occupies, and
- (b) all utility pipes, lines and facilities except those

actually within the space occupied by each apartment, and

(c) All improvements situated upon the above described property and shown on the mentioned survey map and floor plans, except those improvements actually within the space occupied by each apartment, and

(d) Partition walls between all apartments, except for the surfaces of such partition walls facing an apartment.

5. There are no limited common areas in this property.

6. (a) The value of the property described in Paragraph 1 above is \$462,000.00, and the value of each apartment is as follows:

Apartment No. 1: \$19,250.00	Apartment No. 13: \$19,250.00
Apartment No. 2: 19,250.00	Apartment No. 14: 19,250.00
Apartment No. 3: 19,250.00	Apartment No. 15: 19,250.00
Apartment No. 4: 19,250.00	Apartment No. 16: 19,250.00
Apartment No. 5: 19,250.00	Apartment No. 17: 19,250.00
Apartment No. 6: 19,250.00	Apartment No. 18: 19,250.00
Apartment No. 7: 19,250.00	Apartment No. 19: 19,250.00
Apartment No. 8: 19,250.00	Apartment No. 20: 19,250.00
Apartment No. 9: 19,250.00	Apartment No. 21: 19,250.00
Apartment No. 10: 19,250.00	Apartment No. 22: 19,250.00
Apartment No. 11: 19,250.00	Apartment No. 23: 19,250.00
Apartment No. 12: 19,250.00	Apartment No. 24: 19,250.00

(b) The percentage of undivided interest in the common areas and facilities appertaining to each apartment and its owner for all purposes, including voting, is as follows:

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Phone LR 2-7131

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ANCHORAGE, ALASKA
BRADWAY 2-7101

Apartment No. 1:	4.1666 2/3 per cent
Apartment No. 2:	4.1666 2/3 per cent
Apartment No. 3:	4.1666 2/3 per cent
Apartment No. 4:	4.1666 2/3 per cent
Apartment No. 5:	4.1666 2/3 per cent
Apartment No. 6:	4.1666 2/3 per cent
Apartment No. 7:	4.1666 2/3 per cent
Apartment No. 8:	4.1666 2/3 per cent
Apartment No. 9:	4.1666 2/3 per cent
Apartment No. 10:	4.1666 2/3 per cent
Apartment No. 11:	4.1666 2/3 per cent
Apartment No. 12:	4.1666 2/3 per cent
Apartment No. 13:	4.1666 2/3 per cent
Apartment No. 14:	4.1666 2/3 per cent
Apartment No. 15:	4.1666 2/3 per cent
Apartment No. 16:	4.1666 2/3 per cent
Apartment No. 17:	4.1666 2/3 per cent
Apartment No. 18:	4.1666 2/3 per cent
Apartment No. 19:	4.1666 2/3 per cent
Apartment No. 20:	4.1666 2/3 per cent
Apartment No. 21:	4.1666 2/3 per cent
Apartment No. 22:	4.1666 2/3 per cent
Apartment No. 23:	4.1666 2/3 per cent
Apartment No. 24:	4.1666 2/3 per cent

7. The purpose for which each of the buildings and each of the apartments is intended is: Residential only.

The apartments and common areas shall be occupied and used as follows:

(a) Each unit shall be used as a residence for a single family and for no other purpose.

(b) There shall be no obstruction of the common area nor shall anything be stored in the common area without the prior consent of the Board except as hereinafter expressly provided.

(c) Nothing shall be done or kept in any unit or in the common area which will increase the rate of insurance on the building, without the prior written consent of the 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 will 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 the Board.

(e) No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or in the common areas, except that dogs, cats, or other household pets may be kept in units, subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property subject to these restrictions upon three (3) days' written notice from the Manager or the Board.

(f) No noxious or offensive activity shall be carried on in any unit 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 unit or in, on or to the common areas which will impair the structural integrity of the buildings or which would structurally change the buildings except as is otherwise provided herein.

(h) No drilling, or mining operations of any kind shall be permitted upon or in any unit 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 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:

Maurice E. Murphy
720 "M" Street
Anchorage, Alaska

9. The percentage of votes by the apartment owners which 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 is 51%.

10. (a) Any apartment may be subdivided into two or more apartments only upon the affirmative unanimous vote of all property owners.

(b) Any two apartments in any one building may be combined into one apartment only upon the affirmative majority vote of all owners.

(c) Any such subdivision or combination shall be performed in accordance with any bylaw provisions applicable thereto.

(d) Any such subdivision may be accomplished through metes and bounds description.

11. The association of apartment owners shall adopt bylaws for the administration of the property and for other purposes not inconsistent with the Horizontal Property Regimes Act of the State of Alaska, which said bylaws shall be adopted at such time as there are five (5) or more apartment owners, and the adoption thereof shall require the affirmative vote of a majority of the apartment owners as of the time of their adoption. The bylaws may be amended upon the affirmative majority vote of all apartment owners, except as otherwise provided in the bylaws.

12. Except as hereinafter stated, this declaration may be amended by affirmative vote of the apartment owners representing 70% or more of the total votes of all apartment owners. 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 in accordance with bylaw procedures.

13. Sale, Leasing or Other Alienation. Any Owner who wishes to sell his apartment, or lease the same for a period longer than two years, shall give to the Board not less than thirty (30) days' written notice of the terms of any contemplated sale, lease or rental, which notice shall specify the name and address of the proposed purchaser, lessee or renter, together with an irrevocable option to the Board or any assignee thereof to purchase, lease or rent such Unit Ownership upon the same terms, which option shall be exercisable for a period of thirty (30) days. If said option is not accepted, the

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99501-27101

In the event that any Owner dies testate, devising or bequeathing his or her apartment, or any interest therein, to any person, persons, entity or entities, not heirs at law of the deceased Owner under the succession laws of the State of Alaska, the Board shall have an option to purchase said apartment

or interest therein from the estate of the deceased Owner, subject to the approval of the Superior Court having jurisdiction over the estate of the deceased Owner or that portion thereof of which the apartment or interest therein forms a part, for cash at fair market value which is to be determined by arbitration. Within sixty (60) days after the appointment of a personal representative for the estate of the deceased Owner, the Board shall, by written notice, appoint a qualified real estate appraiser to act as an arbitrator. Within fifteen (15) days, or as soon thereafter as leave of court may be obtained, if required, the personal representative of the deceased Owner shall appoint a qualified real estate appraiser to act as an arbitrator. Within fifteen (15) days after the appointment of said arbitrators, the two so appointed shall appoint another qualified real estate appraiser to act as the third arbitrator. Within fifteen (15) days thereafter, the three arbitrators shall determine, by majority vote, the fair market value of the apartment or interest therein devised or bequeathed by the deceased Owner to a person, persons, entity or entities other than his or her heirs at law; PROVIDED, however, that in no event shall the value determined by the arbitrators be less than the appraised value of the apartment or interest therein for purposes of computing the Alaska Inheritance Tax. The Board's right to purchase the apartment or interest therein at the price determined by the three arbitrators shall expire sixty (60) days after the date of determination of said price and shall be subject to the approval of the Superior Court having jurisdiction over that portion of the deceased Owner's estate containing the apartment or interest therein to be devised or bequeathed to a person, persons, entity or entities other than an heir at law of the deceased Owner. The Board shall be deemed to have exercised its option if it renders the required sum of money to the Superior Court having jurisdiction over the administration of that portion of the deceased Owner's estate containing the apartment or interest therein within the sixty (60) day period. Nothing herein contained shall be deemed to restrict the right of the Board or its authorized

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representative, pursuant to authority given to the Board by the Owners as hereinafter provided, to bid at any auction or sale of the apartment or interest therein of any deceased Owner which said auction or sale is held pursuant to an order or direction of the Superior Court having jurisdiction over that portion of the deceased Owner's estate which contains his or her apartment or interest therein.

The Board shall not exercise the options hereinabove set forth to purchase any apartment without the prior written consent of the Owners of a majority of the apartments. The Board may bid to purchase at any auction or sale of the apartment or interest therein of any deceased Owner which said sale is held pursuant to an order or direction of a court upon the prior written consent of the Owners of a majority of the apartments, which said consent shall set forth a maximum price which the Board is authorized to bid and pay for said apartment or interest therein. The Board shall have the power to assign the said options to any Owner, and to determine which Owner is entitled to receive assignment of an option, should two or more desire the same.

Upon the written consent of two of the Board members, any of the options contained in this paragraph may be released or waived and the apartment or interest therein which is subject to an option set forth in this paragraph may be sold, leased, given or devised free and clear of the provisions of this paragraph.

A certificate executed and acknowledged by a majority of the Board stating that the provisions of this paragraph as hereinabove set forth have been made by an Owner, or waived by the Board, and that the rights of the Board hereunder have terminated, shall be conclusive upon the Board and the Owners in favor of all persons who rely thereon in good faith, and such certificate shall be furnished to any Owner who has in fact complied with the provisions of this paragraph or in respect to whom the provisions of this paragraph have been waived, upon request at a reasonable fee, not to exceed Ten Dollars (\$10.00).

CONCULY, WALTON & COMPANY
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ANCHORAGE, ALASKA
350 "L" STREET

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ANCHORAGE, ALASKA
BRADWAY 2-7101

The provisions of this entire paragraph shall become void and of no effect twenty-one (21) years after the death of the survivor of the now living descendants of John F. Kennedy, President, and of Earl Warren, Chief Justice of the Supreme Court of the United States.

DATED this 30 day of September, 1963.

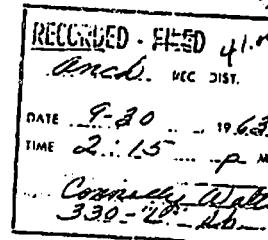
THE FENTRAL COMPANY, INC.

By: Maurice E. Murphy
Maurice E. Murphy, President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 30 day of September, 1963, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared MAURICE E. MURPHY, known to me to be the President of the above entitled corporation, and he acknowledged to me that he signed and sealed the foregoing instrument freely and voluntarily on behalf of said corporation, for the uses and purposes therein stated, being duly authorized to act on behalf of said corporation by its Board of Directors.

[Signature]
Notary Public in and for Alaska
My Commission expires: 30-66



Anchorage

051316

CONNOLLY, WALTON & HAMMOND
LAWYERS
330 "L" STREET
ANCHORAGE, ALASKA
Phone BR 2-7101

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BROADWAY 2-7101

UNITED STATES OF AMERICA)
) ss.
 TERRITORY OF ALASKA)

THIS IS TO CERTIFY, That on this 29th day of July, 1949, before me, the undersigned a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such, personally appeared JACK A. HENRY and ALMA J. HENRY, known to me and to me known to be the individuals named in and who executed the foregoing instrument and they, each for himself and not one for the other acknowledged to me that they signed and sealed the same as their voluntary act and deed and for the uses and purposes therein mentioned.

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

/s/ James E. Norene
 Notary Public in and for the
 Territory of Alaska. My com.
 expires: Mar. 4, 1951.

SEAL

Doc. Stamps \$3.85

Filed at 10:30 A.M. on Nov. 20, 1949,
 by Henry F. Goebel, Air Installation Dept. 39, Ft. Richardson,
 Alaska.

Rose Walsh -- U. S. Commissioner

W A R R A N T Y D E E D

THIS INDENTURE, made and entered into this 27 day of May, 1949, by and between GRACE C. THOMPSON, of Anchorage, Alaska, party of the first part, and ERNEST A. SWALLING, a single man, of the same place, party of the second part, WITNESSETH:

That the party of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, and other good and valuable considerations to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto the said party of the second part, his heirs and assigns, the following described real property situate in the Anchorage Precinct, Third Division, Territory of Alaska, and more particularly described as follows, to-wit:

All and the whole of Lot Two (2) in Block Fifteen (15) of The THOMPSON SUBDIVISION, Supplemental Plat 1, located in Section 19, Township 13 North, Range 3 West, Seward Meridian, according to the map and plat thereof prepared by Hal M. Reherd, dated November 15, 1948, and on file with the U. S. Commissioner, ex-Officio Recorder for the Anchorage Precinct, Territory of Alaska.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, all and singular, together with the appurtenances and privileges thereto incident, unto the said party of the second part, his heirs and assigns, FOREVER.

This Deed is made subject to the additional covenants herein contained, as follows:

- (a) That no residential lots shall be subdivided into building lots more than shown on the original plat.
- (b) That no permanent building shall be erected upon any lot nearer than 20 feet from the front lot line, nor

within 5 feet of either side lot line, nor within 10 feet of the rear line, provided, that if there is an existing alley in use in the rear of said property, a private garage may be placed within said prohibited area, nor shall any dwelling house be erected upon the above described real property of value less than \$5,000, the \$5000 value being based upon construction costs as of April 1, 1948.

- (c) That no noxious or offensive trade or business shall be carried on upon any lot, nor shall anything be done thereon which shall be or become an annoyance to the neighborhood.
- (d) That no race or nationality, other than those of the White race, shall use or occupy any dwelling on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality if such servants are employed by an owner or tenant.
- (e) No more than one dwelling building either single family or duplex shall be constructed on any lot.
- (f) No quonset hut shall be erected on the lot nor shall any house trailer be parked thereon, provided, however, that the purchaser may park a house trailer, or erect a temporary building on the premises for temporary living quarters with the express written permission of the seller.
- (g) That all buildings, or additions to buildings within six months of their erection be covered on the outside walls with a finishing other than that of tar paper, cellotex or other similar coverings.
- (k) The location of any septic tank, cess pool, well, or seepage pool on the premises shall be first approved by the Sanitarian of the Territorial Department of Health.
- (i) That no house or portion thereof shall be commenced which has less than four hundred (400) square feet in floor space area.

PROVIDED, that as the Grantor herein, a breach of any of the foregoing conditions shall cause said premises to revert to the said grantor, her heirs or assigns, each of whom respectively shall have the right of immediate re-enter upon said premises in the event of any such breach, and the covenants and restrictions herein are to run with the land and shall be binding upon all parties and all persons claiming under them until twenty-five (25) years from the date hereof.

AND THE PARTY OF THE FIRST PART covenants and agrees with the party of the second part, that she is the lawful owner of said premises; that she has the legal right to sell the same, and does hereby WARRANT and will forever defend said party of the second part, his heirs and assigns, against any and all persons having or claiming any right, title or interest therein in the quiet and peaceable possession thereof.

IN WITNESS WHEREOF the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed in the presence of:)

/s/ G. H. Eagleson)

/s/ Clara M. Eagleson)

/s/ Grace C. Thompson (SEAL)
Grace C. Thompson

WITNESSES)
()

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) ss:

THIS IS TO CERTIFY that on this 27 day of May, 1949, before me, the undersigned, a Notary Public in and for the Territory of Alaska, duly commissioned and sworn as such, personally came GRACE C. THOMPSON, known to me and known to be the particular individual described in and who executed the foregoing DEED and she acknowledged that she signed and sealed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my Hand and Seal the day and year last above written.

/s/ Clara M. Eagleson
Notary Public in and for Alaska
My commission expires: July 16,
1952

Seal
No Stamps

Filed at 11:30 A.M., on Nov. 28, 1949,
by Ernest Swalling, Box 1962, Anchorage, Alaska.

Rose Walsh -- U. S. Commissioner

GENERAL POWER OF ATTORNEY ✓

KNOW ALL MEN BY THESE PRESENTS: That I, JOHN R. PETERKIN, of Anchorage, Third Judicial Division, Territory of Alaska, have made, constituted and appointed, and by these presents do make, constitute and appoint ANNA PETERKIN, of Anchorage, Alaska, my true and lawful attorney, for me, and in my name, place and stead, and for my use and benefit, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, annuities, accounts, legacies, bequests, interests, dividends, and demands whatsoever as are now or may hereafter become due, owing, payable or belonging to me, and to have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, by attachments, arrests, distress or otherwise, and to compromise and agree for the same, and acquittances, or other sufficient discharges for the same, for me, and in my name, to make, seal and deliver; to bargain, contract, agree for, purchase, receive and take lands, tenements, hereditaments and appurtenances and accept the seizin and possession of all lands and all deeds and other assurances in law thereof, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate, lands, tenements, and hereditaments, upon such terms and conditions and under such covenants as she shall think fit. Also to bargain and agree for, buy, sell, mortgage, hypothecate and in any and every way and manner deal in and with goods, wares and merchandise, choses in action and other property in possession or in action, and to make, do and transact all and every kind of business of whatever nature or kind whatsoever, and also for me and in my name, and as my act and deed, to sign, seal, execute and deliver and acknowledge such deeds, leases, and assignments of leases, covenants, indentures, agreements, mortgages, hypothecations, bottomries, charter-parties, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases and satisfaction of mortgage, judgments and other debts, and such other instruments in writing of whatever kind and nature as may be necessary or proper in the premises.

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, with full power of substitution, or revocation, hereby ratifying and confirming all that my said attorney, or her substitutes shall lawfully do or cause to be done by virtue of these presents.

WITNESS my hand and seal this 7th day of November, 1949.