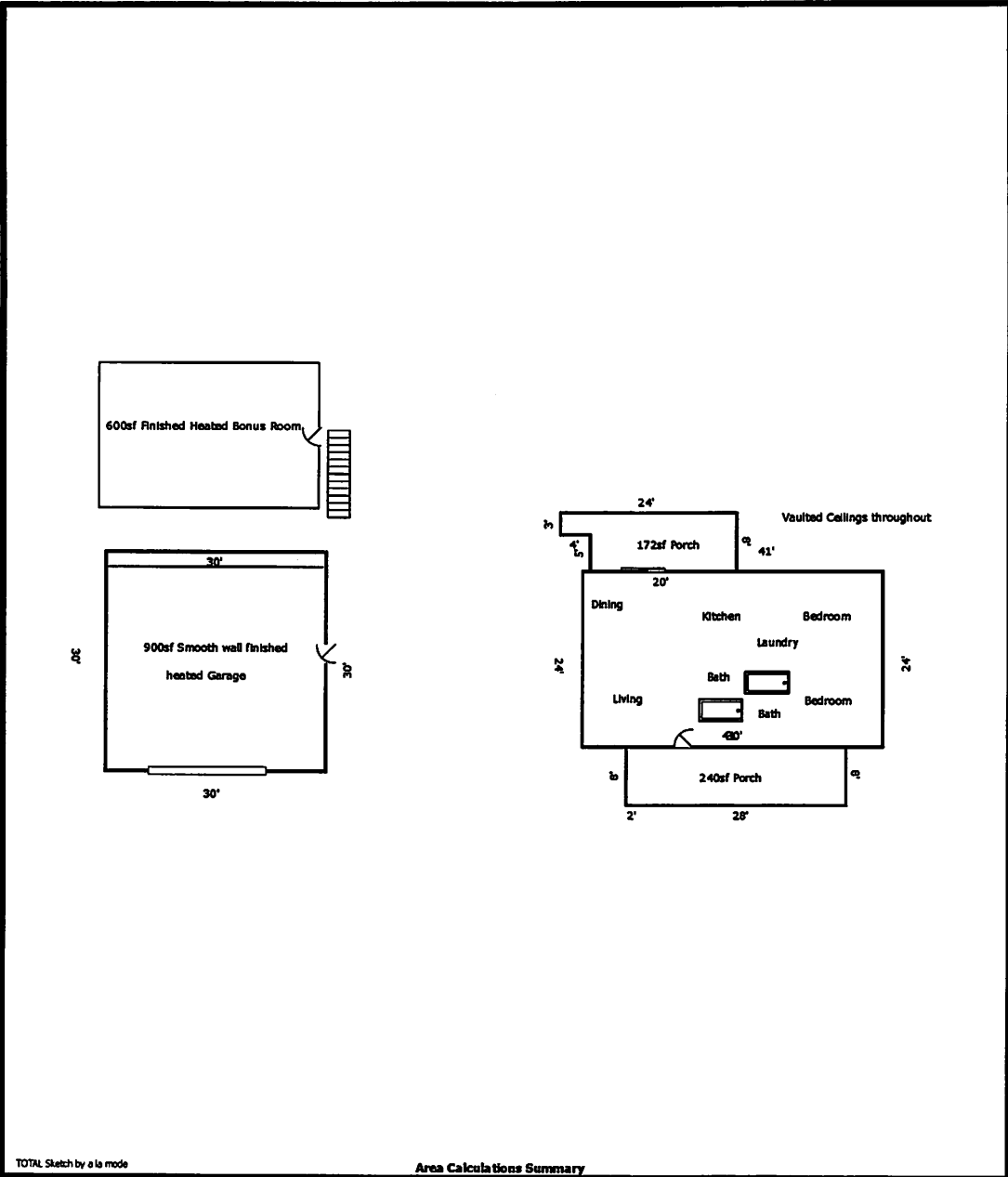


## Building Sketch

Borrower	N.A.		
Property Address	38925 Tan Cir		
City	Sterling	County Kenai Peninsula	State AK Zip Code 99672
Lender/Client	Hildegard Speakman		



TOTAL Sketch by a la mode

Area Calculations Summary		
Living Area		Calculation Details
First Floor	984 Sq ft	41 × 24 = 984
<b>Total Living Area (Rounded):</b>	<b>984 Sq ft</b>	
Non-Living Area		
Open Porch	172 Sq ft	3 × 4 = 12 20 × 8 = 160
Open Porch	240 Sq ft	30 × 8 = 240
2 Car Detached	900 Sq ft	30 × 30 = 900

### Aerial Map

Borrower	N.A.						
Property Address	38925 Ian Cir						
City	Sterling	County	Kenai Peninsula	State	AK	Zip Code	99672
Lender/Client	Hildegard Speakman						



2006-008227-0

Recording Dist: 302 - Kenai  
8/3/2006 10:11 AM Pages: 1 of 2

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### SUMMARY OF BUILDING INSPECTIONS Site-Built Construction

Owner of record: Denali Log Homes, Project Number 678  
Legal description: Lot 10, Block 5, Weaver S/D, Part 3/4 Kenai Recording District  
Plat # 2005-78, Third Judicial District, State of Alaska (Include recording district)  
Site address: 38925 Ian Cir., Sterling, Alaska, 99672

This certification is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030. Use of alternate methods, such as videos, must have PRIOR WRITTEN APPROVAL of Alaska Housing Finance Corporation.

By my signature below, I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, real estate agent, or other interested party for this project, other than as a fee inspector.

1. PLAN APPROVAL

Printed Name	Signature	License # *	Date
<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>05/18/2006</u>

2. COMPLETION OF FOOTINGS & FOUNDATION

	Printed Name	Signature	License # *	Date
Footings	<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>05/25/2006</u>
Foundation	<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>05/25/2006</u>

3. COMPLETION OF FRAMING, ELECTRICAL, PLUMBING, & MECHANICAL

	Printed Name	Signature	License # *	Date
Framing	<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>06/21/2006</u>
Electrical	<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>06/21/2006</u>
Plumbing	<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>06/21/2006</u>
Mechanical	<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>06/21/2006</u>

Legal description: Lot 9, Block 5, Weaver S/D, Part 3 Kenai Recording District

**4. COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER**

Printed Name	Signature	License # *	Date
<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>06/25/2006</u>

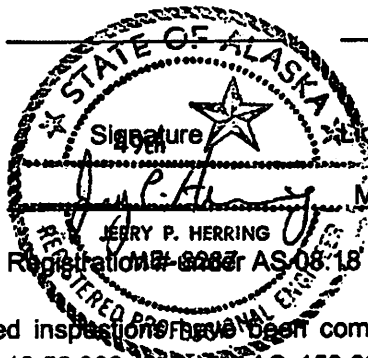
**5. CONDITIONAL APPROVAL**

Items to be completed: \_\_\_\_\_  
To be completed by: \_\_\_\_\_

Printed Name	Signature	License # *	Date
_____	_____	_____	_____

**6. FINAL APPROVAL**

Printed Name	Signature	License # *	Date
<u>Jerry P. Herring, P.E.</u>	<u><i>Jerry P. Herring</i></u>	<u>ME-8287</u>	<u>07/26/2006</u>



\* License # is the inspector's ICC certification # or Registration # AS 08.18 and 12 AAC 22

By my signature below, I certify that the required inspections have been completed and the building meets or exceeds standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify any/all engineered components are currently listed with the International Code Council (ICC) and to my knowledge there has been no action to rescind ICC approval.

After Recording Return To:

Builder's Signature: *Clint Hall* Date: 7/27/06

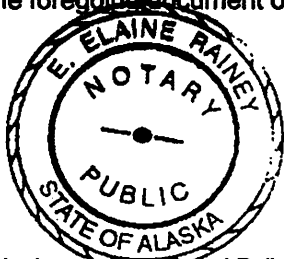
Builder's Name: Clint Hall Builder's License # 22865  
(If applicable)

Business Name: Hall Quality Builders

Address: 1212 First Ave.

City, State: Kenai, AK Zip 99611

Before me, a Notary Public in and for the State of Alaska, CLINT HALL  
has executed the foregoing document of his/her own free will.



*Elaine Rainey*  
(Notary Signature)

My Commission expires: 8-16-08

Recorder: Index by Legal, Owner, and Builder

Form PUR-102  
Page 2 of 2  
07/04



2008-008227-0

Return TO:  
Hall Quality Builders  
1212 First Ave  
Kenai, AK 99611



2006-008228-0

Recording Dist: 302 - Kenai  
8/3/2006 10:11 AM Pages: 1 of 2

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**Building Energy Efficiency Standard (BEES)  
Certification**

Owner of record: Denali Log Homes, Project Number 678.

Building is located at: 38925 Ian Cir., Sterling, Alaska 99672  
(street) (city)

Legal Description is: Lot 10, Block 5, Weaver S/D, Part 3 4 Plat # 2005-78

Third Judicial District, State of Alaska Kenai Recording District  
(including recording district)

Property is Located in Region:  1  2G  2A  3  4  5

Above Property is:  
 New Construction  Existing Construction: Date Construction Began: 05/25/2006  
(Defined as installation of the foundation)

**BEES Thermal Compliance Statement:**

Prescriptive Method  Performance Method  Budget Method  
 Energy Rating Method: Rating: 83.2 (4 Stars +) Rating software & version: AKWarm v1.03  
Rater's Name: Jerry P. Herring, P.E.

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the thermal requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater  ICC Inspector  Builder  Architect  Engineer  Owner

My BEES Compliance Certification # 75 Expiration Date: January 31, 2008

Name: Jerry P. Herring, P.E. Signature: Jerry P. Herring Date: 07/26/2006

**BEES Ventilation Compliance Statement:**  Option I  Option II

I hereby certify that using the method indicated above I have determined that the structure located on the above described property complies with the ventilation requirements of the Building Energy Efficiency Standard (BEES) as adopted by 15 AAC 155.010. I am approved to certify, having met all current BEES training & testing requirements, as a:

Energy Rater  ICC Inspector  Mechanical Contractor  Builder  Architect  Engineer  Owner

My BEES Compliance Certification # 1065 Expiration Date: 2/1/08

Name: Clint Hall Signature: Clint Hall Date: 7/27/06



# HOME ENERGY RATING CERTIFICATE

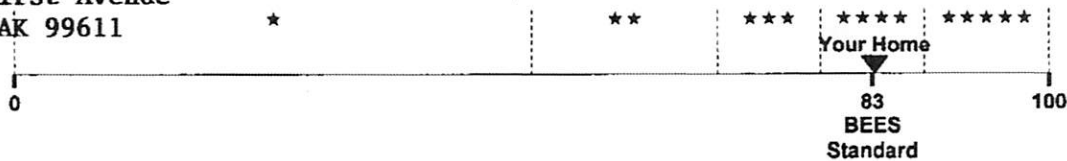
The Home Located At:  
38925 Ian Cir.  
Sterling, Alaska

Has Been Energy-Rated As:

★★★★+  
Four Stars Plus

After Reocrding Return T1:  
Hall Quality Builders Inc.  
1212 First Avenue  
Kenai AK 99611

Overall Efficiency of Home  
83.2 points



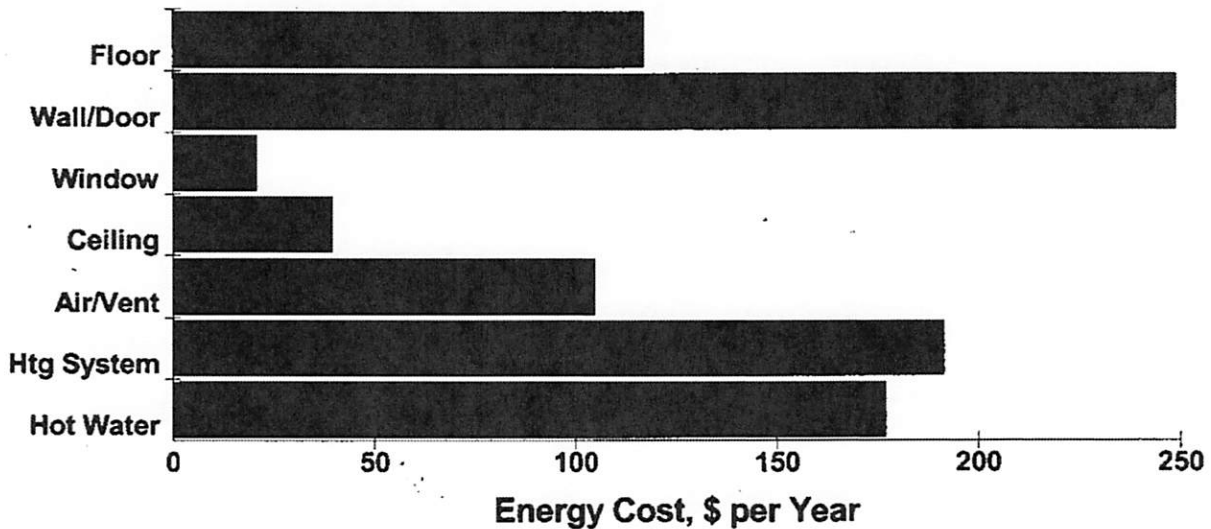
## Projected Annual Energy Costs

**\$1,631 per year**

## Amount of CO2 Produced by the Home

**19,840 pounds per year**

## BREAKDOWN OF HEATING COSTS



Client: 678 HQB

Rater: Jerry Herring, CAEC

Date: 7/26/06

Rater's City: Soldotna, AK 99669

Phone: 907-260-5311

FAX: 907-260-5312

ver. 1.03, library: 2/1/2006

*Jerry P. Herring*



2 of 2

2006-008228-0

**CERTIFICATE OF SURVEYOR**

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision; the monuments shown herein actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

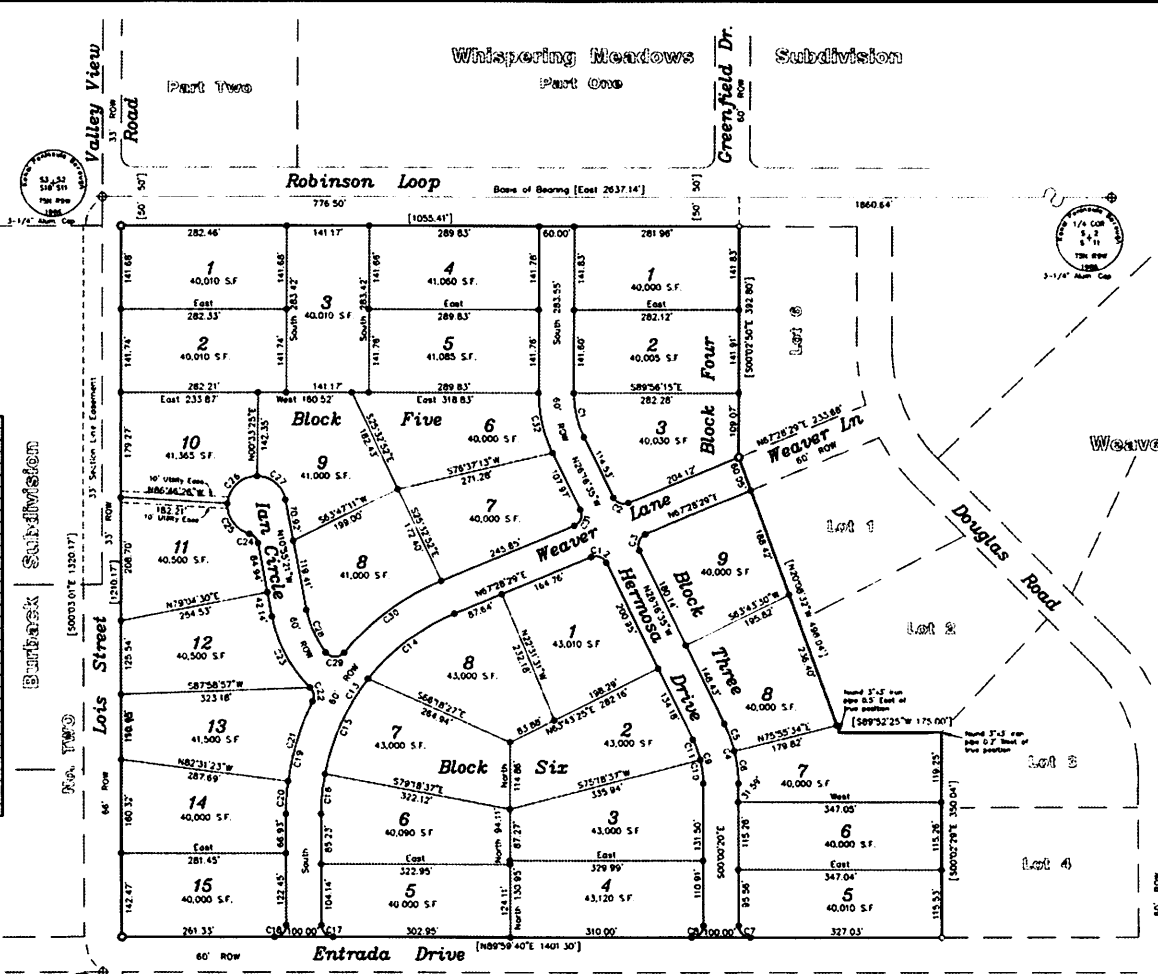


Curve	Date	Radius	Length	Chord	Chord Bearing
C1	287°35'	170.00'	37.96'	77.24'	S31°08'17"E
C2	82°15'48"	20.00'	32.73'	29.19'	S22°45'32"W
C3	83°45'08"	20.00'	32.73'	29.19'	S22°45'32"W
C4	287°18'14"	230.00'	105.68'	105.64'	N1°08'27"W
C5	171°29'	230.00'	105.68'	105.64'	N1°08'27"W
C6	143°02'08"	170.00'	56.47'	56.43'	N72°02'21"E
C7	80°02'00"	20.00'	31.42'	28.28'	S45°00'20"E
C8	80°02'00"	20.00'	31.42'	28.28'	S45°00'20"E
C9	287°18'14"	170.00'	77.95'	77.27'	N1°08'27"W
C10	143°02'08"	170.00'	56.47'	56.43'	N72°02'21"E
C11	121°9'35"	170.00'	56.57'	56.50'	N20°06'47"W
C12	86°45'36"	20.00'	30.11'	27.34'	N89°24'03"W
C13	87°28'29"	170.00'	139.72'	139.89'	S33°44'15"W
C14	287°02'57"	170.00'	139.72'	139.89'	S33°44'15"W
C15	171°47'10"	170.00'	139.43'	137.68'	S24°34'58"W
C16	104°12'21"	170.00'	89.03'	88.93'	S25°20'42"W
C17	80°02'00"	20.00'	31.42'	28.28'	S45°00'20"E
C18	89°02'00"	20.00'	31.41'	28.28'	S44°59'20"E
C19	287°20'48"	130.00'	198.98'	197.21'	S13°12'24"W
C20	77°8'37"	130.00'	56.11'	56.07'	S21°24'18"W
C21	182°21'27"	130.00'	114.87'	112.22'	N15°58'42"E
C22	123°24'41"	20.00'	25.21'	23.53'	N29°25'33"W
C23	141°46'31"	230.00'	139.69'	137.47'	S28°18'39"E
C24	84°37'23"	20.00'	22.36'	21.36'	N63°14'03"W
C25	78°46'19"	50.00'	68.74'	64.95'	S38°09'45"E
C26	87°39'21"	50.00'	78.21'	69.04'	S48°33'40"W
C27	78°11'13"	50.00'	68.52'	63.28'	N50°19'58"W
C28	171°02'24"	170.00'	80.36'	78.63'	S24°28'04"E
C29	102°17'41"	20.00'	28.71'	26.07'	S69°07'24"E
C30	171°46'41"	130.00'	208.47'	208.44'	S53°35'09"W
C31	83°45'04"	20.00'	32.73'	29.19'	N22°35'57"E
C32	287°18'35"	230.00'	105.68'	104.58'	S11°08'17"E

**NOTES:**

- 1) Building Setback - A setback of 20 feet is required from all street right-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
- 2) No private access to State maintained RDE's permitted unless approved by the State of Alaska Department of Transportation. The RDE information shown obtained from GDT ROW map for Moose River Loop Road renamed Robinson Loop Road.
- 3) Front 15 ft. of the building setback adjacent to right-of-way is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
- 4) Plans must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
- 5) The 20 ft screening buffer shall remain in an undisturbed natural state. No clearing is permitted within this area.
- 6) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Dept. of Environmental Conservation.

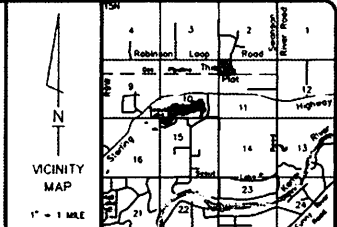
*Christopher E. Beed*  
 License No. 499  
 Date: 22 Sep 05



Unsubdivided  
 3-1/2" Alum Cap  
 1 1/2" Alum Cap

Whispering Meadows Subdivision  
 Part One

Robinson Loop  
 Base of Bearing [East 2637.14']



**CERTIFICATE of OWNERSHIP and DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

*Christ D. Hall*  
 Christ D. Hall  
 1212 First Avenue  
 Kenai, Alaska 99611

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS 21<sup>st</sup> DAY of September, 2005 FOR *Christ D. Hall*

*Christ D. Hall*  
 Notary Public for Alaska  
 MY COMMISSION EXPIRES 12/31/06

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF June 13, 2005

KENAI PENINSULA BOROUGH  
*Christ D. Hall*  
 AUTHORIZED OFFICIAL

**LEGEND:**

- ⊕ Monument (found)
- 1-1/2" Alum Cap, property corner (found)
- 1/2" Rebar (found)
- 5/8" Rebar (set)
- ( ) Record Datum - Weaver Subdivision Part Two Plat No. 2001-18 KR

2005-78  
 RECORDED AT  
 KENAI REC. DIST.  
 DATE: 10-11-05  
 TIME: 11:26 AM  
 REQUESTED BY:  
 INTEGRITY SURVEYS  
 605 SHAW'S DRIVE  
 KENAI, ALASKA 99611

KPB FILE No. 2005-132

**Weaver Subdivision Part Four**

A subdivision of Tract B Weaver Subdivision Pl. Two, Part No. 2001-18 KR  
 Located within the NW/4 of Section 11, T5N, R9W, S1M,  
 Sterling, Kenai Recording District, Kenai Peninsula Borough, Alaska

Containing 33,020 Acres  
**Integrity Surveys**  
 8195 Kenai Spur Highway Kenai, Alaska 99611-0902  
 SURVEYORS PHONE: (907) 283-8911 FAX: (907) 283-8911 PLANNERS

JOB NO: 25033 DRAWN: 21 September, 2005 CB  
 SURVEYED: May - August 2005 SCALE: 1" = 100  
 FIELD BK: 2005-2, Pg. 18 DSX: Weaver

405-0240

**2005-011761-0**  
 Recording Dist: 302 - Kenai  
 12/2/2005 9:58 AM Pages: 1 of 3

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DECLARATION OF COVENANTS, CONDITIONS AND  
 RESTRICTIONS OF  
 WEAVER SUBDIVISION, PART FOUR

THIS DECLARATION made on the date hereinafter set forth, by Clint D. Hall, individually and as president of HALL QUALITY BUILDERS, INC, having a principal place of business at 1212 First Avenue, Kenai, Alaska 99611, hereinafter referred to as "Declarant".

WITNESSETH:

Whereas, Declarant is the owner of certain property in the Kenai Recording District, Third Judicial District, State of Alaska, which is more particularly described as:

Weaver Subdivision, Part Four, filed under Plat No. 2005-78

NOW THEREFORE, Owner hereby declares that the property is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the following conditions, covenants and restrictions, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale for the Property and are established and agreed upon for the purposes of enhancing and perfecting the value, desirability and attractiveness of the Property and every part thereof. All the conditions, covenants and restrictions shall run with the Property and shall be binding upon all parties having or acquiring any right, title or interest in or to the Property made subject hereto or respective successors in interest and assigns, and imposed upon the Property, and each and every portion thereof and their respective successors in interest and assigns, and are imposed upon the Property, and each and every portion thereof and the dominant tenement, or tenements. All as follows:

ARTICLE 1  
 PROTECTIVE COVENANTS AND CONDITIONS AND RESTRICTIONS

1. No lot shall be used or maintained as a dumping or burial ground for rubbish, junk cars, trash, garbage, scrap or other waste. All incinerators or other equipment for the storage or disposal of household wastes shall be in a clean and sanitary condition.
2. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
3. No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one (1) square foot, one (1) sign of not more than

five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

4. No automobile, truck, trailer or vehicle of any kind shall be allowed to remain on any lot, within the public view, if the same is in such bad condition and repair, as to make it unsightly, and such that is unreasonable detracts from the neat appearance of any lot.
5. No mobile home unit may be placed on any lot.
6. No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 5 feet to any side lot or nearer than 20 feet to any rear lot line.
7. All buildings shall have their exteriors completed and painted within one year from start of construction.
8. No lot shall be used for commercial purposes, other than Bed & Breakfast and in-home business.
9. All dwellings shall have indoor sanitary facilities and underground disposal systems. No outhouse or above ground disposal system shall be permitted on any lot. Each owner will follow Alaska Department of Environmental Conservation regulations concerning septic systems.
10. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs and cats, or other household pets limited to three (3), may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

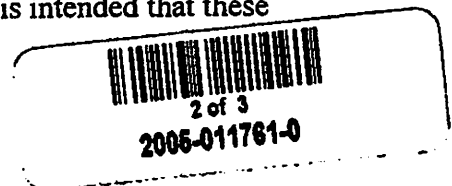
**ENFORCEMENT:**

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Any lot owner may bring such actions.

**SEVERABILITY:**

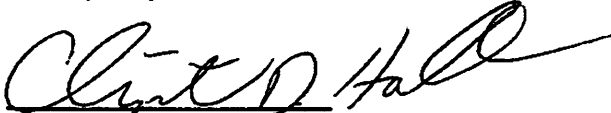
Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

I hereby certify that I am the owner of said property and it is intended that these covenants shall run with the title of this land.



Dated at Kenai, Alaska, this 30<sup>th</sup> day of Nov., 2005.

Hall Quality Builders, Inc.



Clint D. Hall, President

STATE OF ALASKA )  
 ) SS.  
THIRD JUDICIAL DISTRICT )

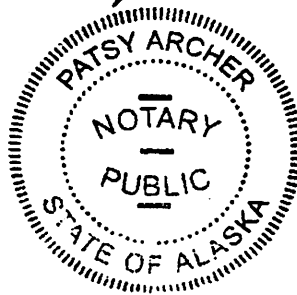
On this 30<sup>th</sup> day of Nov, 2005, personally appeared before me Clint D. Hall, known to me to be the President of Hall Quality Builders, Inc., Described in an who executed the within and foregoing instrument, and acknowledged that he sign the same as his free and voluntary act of behalf of the Corporation, for the uses and purposes therein mentioned.

GIVEN under my hand and official seat this 30<sup>th</sup> day of Nov, 2005.

Patsy Archer Notary Public in and for the State of Alaska.

My Commission expires: 3-5-09

Return to:  
Hall Quality Builders, Inc  
1212 First Avenue  
Kenai, AK 99611



This instrument is being recorded by First American Title of Alaska as an accommodation only. It has not been examined as to its effect if any, on the title of the estate therein.

