First American Title Insurance Company

LISTING PACKAGE

5/13/2026

natasha@rmgrealestate.com

Attn: Natasha Jacobson

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): BRUNY JENNIFER & LAROCQUE DANIEL

Physical Address: 5588 SAPPHIRE LOOP

Legal Description: UNIT 55A SUMMER STONE TOWNHOMES, PLAT NUMBER 2005-94, 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

Property Information

Appeal Filing Deadline:	**2/11/2026**
Late Appeal Request Deadline:	**03/13/2026**
Property Location:	5588 SAPPHIRE LOOP
Class:	O - Residential Condominiums
Use Code (LUC):	107 - Condo (Fee simple)
Condo/Unit #:	55A
Tax District:	03
Zoning:	R2M
Plat #:	060143
HRA #:	050094
Grid #:	SW1538
Deeded Acres:	
Square Feet:	
Legal Description:	SUMMER STONE LOT 1 SUMMER STONE TOWNHOMES
Economic Link:	No

Show Parcel on Map

Owner

Owner	BRUNY JENNIFER 50% &
Co-Owner	LAROCQUE DANIEL 50%
Care Of	
Address	9130 TERI CIR
City / State / Zip	ANCHORAGE, AK 99507 0000
Deed Book/Page	/

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
00624502109	RP	2025	1		2,272.98			.00	-2,272.98	.00	.00	.00	.00	.00	06/30/2025
00624502109	RP	2025	2		2,272.98			.00	-2,272.98	.00	.00	.00	.00	.00	08/31/2025
00624502109	RP	2024	1		2,240.93			302.52	-2,543.45	.00	.00	.00	.00	.00	06/30/2024
00624502109	RP	2024	2		2,240.93			283.11	-2,524.04	.00	.00	.00	.00	.00	08/31/2024
00624502109	RP	2023	1		2,148.34	-638.63	-1,277.25	.00	-232.46	.00	.00	.00	.00	.00	06/30/2023
00624502109	RP	2023	2		2,148.34	-638.62	-1,277.25	.00	-232.47	.00	.00	.00	.00	.00	08/31/2023
00624502109	RP	2022	1		1,999.76	-399.96	-1,263.00	.00	-336.80	.00	.00	.00	.00	.00	07/31/2022
00624502109	RP	2022	2		1,999.76	-399.96	-1,263.00	.00	-336.80	.00	.00	.00	.00	.00	09/30/2022
00624502109	RP	2021	1		3,958.99	-791.79	-2,702.99	.00	-464.21	.00	.00	.00	.00	.00	06/15/2021
00624502109	RP	2020	1		3,784.23			.00	-3,784.23	.00	.00	.00	.00	.00	07/15/2020
00624502109	RP	2019	1		3,677.72			.00	-3,677.72	.00	.00	.00	.00	.00	06/15/2019
00624502109	RP	2018	1		3,855.64			.00	-3,855.64	.00	.00	.00	.00	.00	06/15/2018
00624502109	RP	2017	1		3,645.64			.00	-3,645.64	.00	.00	.00	.00	.00	06/15/2017
00624502109	RP	2016	1		3,469.37			.00	-3,469.37	.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	318,300	318,300

Taxable Value

Net Taxable Value	318,300

Residential Card Summary

Card/Building:	1
Stories:	2 - Two story above ground level
Condition:	7 - Average
Grade:	B
Exterior Wall:	1 - WOOD
Style:	05 - CONDOMINIUM
Year Built:	2005
Effective Year:	2005
Square Feet of Living Area:	1439
Total Rooms:	5
Bedrooms:	2
Full Baths:	2
Half Baths:	0
Additional Fixtures:	1
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS
Resi Market Area:	BE - BOWL: EASTSIDE

Sections

Card #	Addition #	Description	Area
1	0		473
1	1	SECOND STORY ADDITION	966
1	2	DECK	24
1	3	DECK	40
1	4	ATTACHED GAR	469

Entrances

Visit Date:	Measure Date:	Entrance Source:
25-JUL-2005		4-Owner Refused to Allow Inspection
04-AUG-2011		1-Ext. Inspection of Land & Improvements
25-AUG-2017		9-Quick Re-Inventory Inspection
02-APR-2018		9-Quick Re-Inventory Inspection
28-OCT-2019		6-Desk Edit to CAMA record (NOT Inspected)
04-SEP-2025		10-Physically present with photo of front

Permits

Permit #:	Permit Date:	Purpose:	Amount:
RETROP191554	19-APR-2019	-	$0

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	107	O	0	318,300	318,300
2025	RP	107	O	0	287,900	287,900
2024	RP	107	O	0	277,600	277,600
2023	RP	107	O	0	252,300	252,300
2022	RP	107	O		237,500	237,500
2021	RP	107	O		219,700	219,700
2020	RP	107	O		221,300	221,300
2019	RP	107	O		224,800	224,800
2018	RP	107	O		235,100	235,100
2017	RP	107	O		232,800	232,800

Exemption Value History

Tax Year	Roll Type	Code	Property Exemption	Sen/Vet Exemption	Res Exemption	Total
2023	RP	D-01	0	150,000	75,000	225,000
2023	RP	R-01	0	150,000	75,000	225,000
2022	RP	D-01		150,000	47,500	197,500
2022	RP	R-01		150,000	47,500	197,500
2021	RP	D-01		150,000	43,940	193,940
2021	RP	R-01		150,000	43,940	193,940

ALASKA

2022-043721-0

Recording Dist. 301 Anchorage
12/14/2022 09:37 AM Pages 1 of 2



Title Insurance Requested:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **Jennifer Bruny**

Address: **5588 Sapphire Loop #55A**
Anchorage, AK 99504

File No. **0201-4013366 (CW)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Raymond W. Ferkin, an unmarried man**, whose mailing address is **8965 Kidder Ave, St. Louis, MO 93123**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Jennifer Bruny, an unmarried person, and Daniel LaRocque, an unmarried person**, residing at **5588 Sapphire Loop #55A, Anchorage, AK 99504**, the following described real estate situated in the **Anchorage** Recording District, **Third** Judicial District, State of Alaska:

Unit 55A of SUMMER STONE TOWNHOMES PHASE 11, 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. 2005-94, and as identified in the Declaration recorded August 13, 2003, Serial Number 2003-082022-0, and in any amendments thereof.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

eRecorded Document

Dated: _____, 20__.

_____
Raymond W. Ferkin

STATE OF Alaska)
) ss
Third Judicial District)

THIS IS TO CERTIFY that on this ____ **day of December, 2022,** before me the undersigned Notary Public, personally appeared **Raymond W. Ferkin,** 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.

_____
Notary Public in and for Alaska
My commission expires _____.

ALASKA

2005-066321-0
Recording Dist: 301 - Anchorage
9-15-2005 10:38 AM Pages: 1 of 1

Cert#10

L&S 02-56b C.E.

Building Energy Efficiency Standard (BEES) Certification

Owner of Record: The Peterson Group

Building is located at: 5588 Sapphire Loop, Anchorage, AK 99504
(Street) (City)

Legal Description:
Unit 55 A, Summer Skies Townhomes, Phase III, Plat 2005-94
Anchorage Recording District, Third Judicial District, State of Alaska

Above Property is:
☒ New Construction ☐ Existing Construction: Date Construction Began: 7-2005
(Date of installation of the foundation)

BEES Thermal Compliance Statement:

☐ Prescriptive Method ☒ Performance Method ☐ Budget Method

☒ Energy Rating Method: Rating: 4 Star + @2.1 Rating Software & Version: MK Model: Version 3.05d
Rater's Name: Geoff Orler

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 155.020. I am approved to certify, having met all current BEES training & testing requirements as a:

☐ Energy Rater ☐ RHO Inspector ☒ Builder ☐ Architect ☐ Engineer ☐ Owner

My BEES Compliance Certification #: 1478 Expiration Date: 3.1.06

Name: Michael B. Backus Signature: Michael B Backus Date: 8/31/05

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 155.020. I am approved to certify, having met all current BEES training & testing requirements as a:

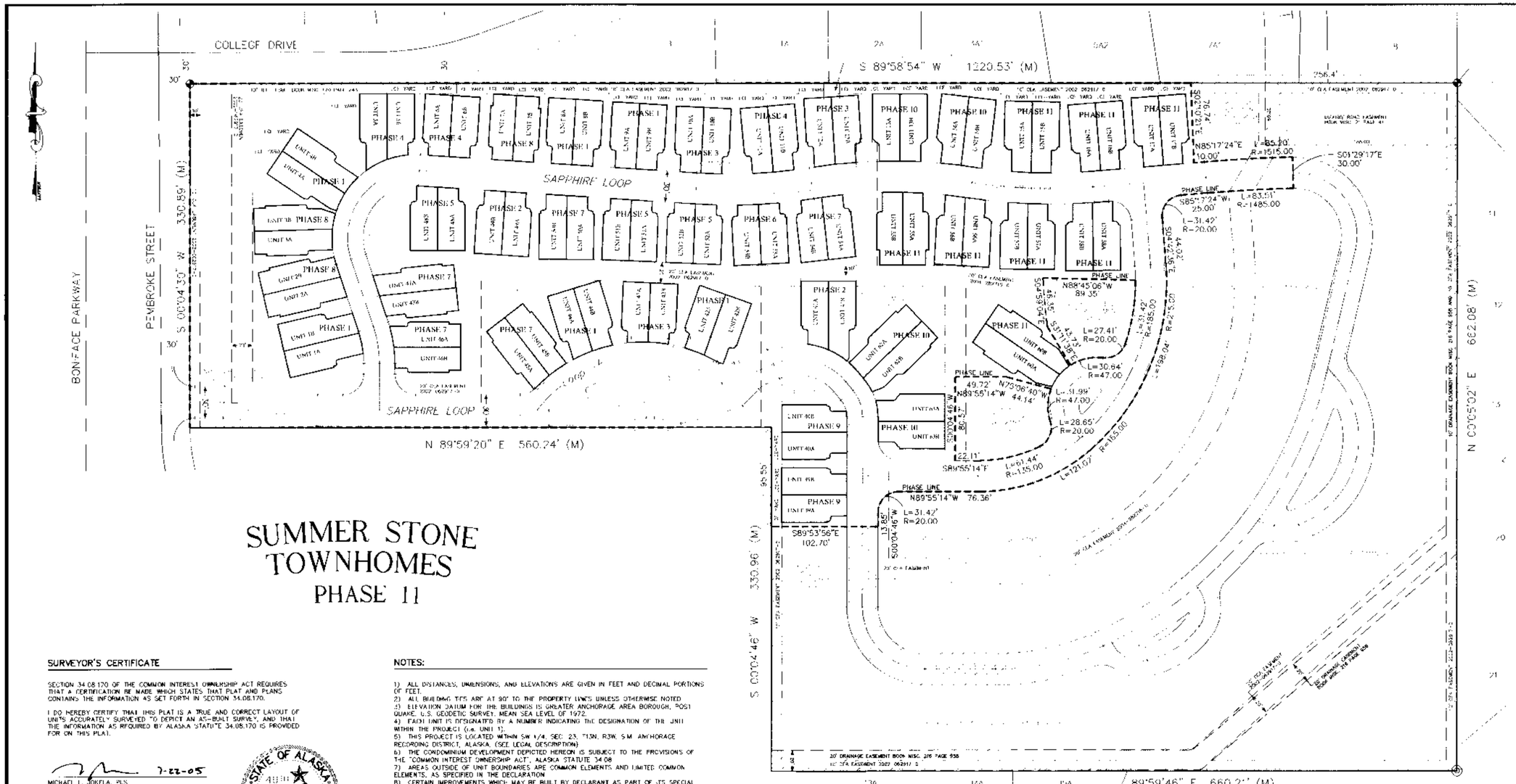
☐ Energy Rater ☐ RHO Inspector ☐ Mechanical Contractor ☒ Builder ☐ Architect ☐ Engineer ☐ Owner

My BEES Compliance Certification #: 1478 Expiration Date: 3.1.06

Name: Michael B. Backus Signature: Michael B Backus Date: 8/31/05

Return to:
THE PETERSON GROUP INC
9320 Lake Otis Parkway
Anchorage, AK 99507
2005

AHFC Form #EUR-101
Revised 2002



SUMMER STONE TOWNHOMES
PHASE 11

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLANS CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT.

7-22-05

MICHAEL L. JOKELA, PLS
LANTECH INC.
440 WEST BENSON #200
ANCHORAGE, ALASKA 99503

STATE OF ALASKA — MICHAEL L. JOKELA — S 7830

BENEFICIARY:

Vice President

WELLS FARGO BANK ALASKA — AUTHORIZED SIGNER/POSITION
301 WEST NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99503

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 22 day of July 2005.

FOR

1/1/09
My commission expires

Notary Public

TOMMY L. DINKINS — NOTARY PUBLIC — STATE OF

NOTES:

1) ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
2) ALL BUILDING TIES ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED
3) ELEVATION DATUM FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S. GEODETIC SURVEY, MEAN SEA LEVEL OF 1972.
4) EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (i.e. UNIT 1).
5) THIS PROJECT IS LOCATED WITHIN SW 1/4, SEC. 23, T13N, R3W, S.M. ANCHORAGE RECORDING DISTRICT, ALASKA. (SEE LEGAL DESCRIPTION)
6) THE CONDOMINIUM DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08
7) AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SPECIFIED IN THE DECLARATION
8) CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, SIGN, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE, AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS "NEED NOT BE BUILT" IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE IX OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF THESE RIGHTS
9) UNIT BOUNDARIES SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT CAN BE FOUND IN ARTICLE IV OF THE DECLARATION
10) THE PROPERTY ON THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO ADD UNITS AND CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND LIMITATIONS OF DEVELOPMENT RIGHTS DESCRIBED IN ARTICLE IX OF THE DECLARATION. UNIT AND BUILDING LOCATIONS, DIMENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE REQUIREMENT (OR AT DECLARANT'S OPTION). SEE ARTICLE IX OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
11) DIMENSIONS SHOWN ARE TO THE UNIT BOUNDARY
12) AREA OF "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 322,078 S.F.= 7.4 AC.
13) DISTANCES GIVEN TO THE NEARLEST FOOT ARE TO THAT FOOT (i.e.4'=4.00')
14) FOR DESCRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 15TH, 2003, SERIAL NO. 2003-082022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
15) IMPROVEMENTS WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST BE BUILT SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE IX OF THE DECLARATION.
16) UNIT OWNERS WITH LIMITED COMMON ELEMENT YARD (i.e. Y-15A) AREAS MAY FENCE THEIR YARDS ACCORDING TO THE FENCE SPECIFICATIONS IN SCHEDULE A-5 TO THE DECLARATION
17) CHUGACH ELECTRIC ASSOCIATION RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM, RECORDED AUGUST 15, 1961, BOOK 33 PAGE 378, BOOK 1652 PAGE 573, BOOK 2517 PAGE 389.
18) ENSTAR NATURAL GAS COMPANY NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) IS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM, SERIAL NO. 2002 064852 0

LEGEND:

LCE	= LIMITED COMMON ELEMENT
	= EXISTING FENCE
	= FOUND MONUMENT
	= FOUND 5/8" REBAR
	= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS
	= ASPHALT UNIT DRIVEWAY & WALKWAY

PHASE 1	BUILDINGS 1, 4, 8, 9, 44 & 42
PHASE 2	BUILDINGS 41 & 49
PHASE 3	BUILDINGS 10, 12 & 43
PHASE 4	BUILDINGS 5, 6 & 11
PHASE 5	BUILDINGS 48, 51 & 52
PHASE 6	BUILDINGS 50
PHASE 7	BUILDINGS 45, 46, 47, 50 & 54
PHASE 8	BUILDINGS 2, 3 & 7
PHASE 9	BUILDINGS 39 & 40
PHASE 10	BUILDINGS 13, 14, 62 & 63
PHASE 11	BUILDINGS 15, 16, 17, 55, 56, 57, 58 & 60

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft

OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY, LOCATED WITHIN THE SW 1/4 SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, (SEE LEGAL DESCRIPTION)

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 12TH, 2003, AND RECORDED ON THE 15TH DAY OF AUGUST, 2003 SERIAL NO. 2003-082022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 10TH 2003 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2003 UNDER SERIAL NO. 2003-094974-0 AND AS SET FORTH IN PLAT NO. 2003-127 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 26, 2003 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2003 AT SERIAL NO. 2003-125183-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3 RECORDED ON THE 4TH DAY OF DECEMBER, 2003 UNDER SERIAL NO. 2003-126240-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 4 DATED JAN. 17, 2004 AND RECORDED ON THE 3TH DAY OF FEB. 2004 UNDER SERIAL NO. 2004-007282-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 5 DATED JUNE 7, 2004 AND RECORDED ON THE 7TH DAY OF JUNE 2004 UNDER SERIAL NO. 2004-042353-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 6 RECORDED ON THE 16TH DAY OF JULY, 2004 UNDER SERIAL NO. 2004-052833-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO.7 RECORDED ON THE 21ST DAY OF SEPTEMBER, 2004, UNDER SERIAL NO. 2004-071361-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 8 RECORDED ON THE 9TH DAY OF DECEMBER, 2004, UNDER SERIAL NO. 2004-091284-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 9 RECORDED ON THE 15TH DAY OF MARCH, 2005, UNDER SERIAL NO. 2005-016677R-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 10 RECORDED ON THE 20TH DAY OF MAY, 2005, UNDER SERIAL NO. 2005-033597-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, PURSUANT TO SECTION 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(A)(8) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREIN

THE PETERSEN GROUP, INC
BY ROBERT C. PETERSEN-PRESIDENT

NOTARY PUBLIC — STATE OF ALASKA

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 22 day of July 2005.

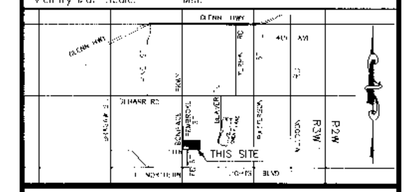
FOR:

May 16, 2008
My commission expires

Notary Public

SHEET 1 OF 2

Vicinity Map Scale: 1" = 1 Mile



A CONDOMINIUM PLAT OF:

SUMMER STONE TOWNHOMES PHASE 11

ADDING UNITS 15A, 15B, 16A, 16B, 17A, 17B, 55A, 55B, 56A, 56B, 57A, 57B, 58A, 58B, 60A & 60B

LEGAL DESCRIPTION:

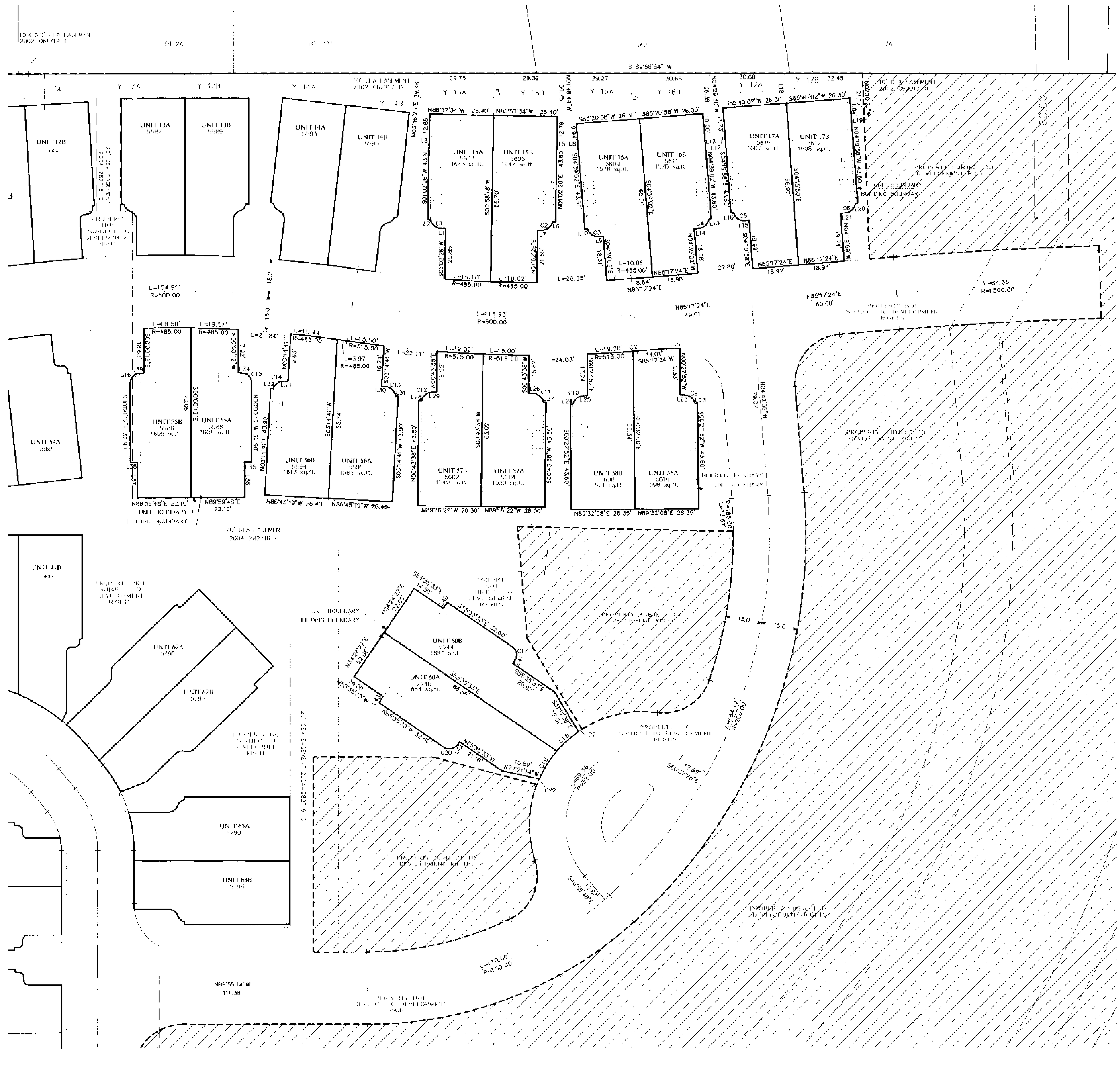
The North One-half of the South One-half of the Northwest One-quarter of the Southwest One- quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, Book 1763, Page 382 and recorded July 27, 1988 in Book 1784, Page 867, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, Book 1823, Page 320

lantech
LAND & CONSTRUCTION SURVEYORS • AUTOCAD
440 W BENSON BLVD, SUITE 200 — PLANNERS
ANCHORAGE, ALASKA 99503 — ENGINEERS
562-5291 (FAX 561-6629)

GRID 1538	SCALE: 1"=50'	DATE: JULY 18, 2005
DRAWN BY CB	W.O.# 2002-M-388	CHK'D BY MLJ
SHEET 1 OF 2	FILE NAME: Summer Stone Phase 11	

ANCHORAGE RECORDING DISTRICT AR 2005-944

SUMMER STONE TOWNHOMES
PHASE II



LINE	LENGTH	BEARING
L1	1.90	S88°57'34"E
L2	1.11	S88°57'34"E
L3	4.77	S86°13'37"E
L4	17.38	N00°58'18"E
L5	4.42	N88°57'34"W
L6	1.11	S88°57'34"E
L7	1.80	S88°57'34"E
L8	4.42	N88°57'34"W
L9	1.90	N85°20'58"E
L10	1.11	N85°20'58"E
L11	18.84	N04°39'02"W
L12	4.20	N85°40'02"E
L13	1.11	N85°20'58"E
L14	1.90	N85°20'58"E
L15	1.80	N85°40'02"E
L16	1.11	N85°40'02"E
L17	4.20	N85°40'02"E
L18	12.36	N04°15'50"W
L19	5.28	N87°49'39"E
L20	1.11	N85°40'02"E
L21	1.90	N85°40'02"E
L22	1.70	S89°32'08"W
L23	1.11	S89°32'08"W
L24	1.11	S89°32'08"W
L25	1.60	S89°32'08"W
L26	1.80	S89°16'22"E
L27	1.11	S89°16'22"E
L28	1.11	S89°16'22"E
L29	1.80	S89°16'22"E
L30	1.50	S86°45'19"E
L31	1.11	S86°45'19"E
L32	1.11	S86°45'19"E
L33	1.50	S86°45'19"E
L34	1.60	S89°59'48"W
L35	3.00	N89°59'48"E
L36	14.50	N00°00'12"W
L37	14.50	S00°00'12"E
L38	3.00	N89°59'48"E
L39	1.60	S89°59'48"W
L40	3.00	N34°24'27"E
L41	1.50	S34°24'27"W
L42	1.50	S34°24'27"W
L43	3.00	N34°24'27"E

LEGEND:

LCE = LIMITED COMMON ELEMENT
= EXISTING FENCE
= OVERHANG
= ASPHALT UNIT DRIVEWAY & WALKWAY
= WOOD DECK
= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	6.06	4.50	5.61	S50°22'46"E	77°09'37"
C2	6.06	4.50	5.61	N52°27'37"E	77°09'37"
C3	6.06	4.50	5.61	S56°04'13"E	77°09'37"
C4	6.06	4.50	5.61	N46°46'09"E	77°09'37"
C5	6.06	4.50	5.61	S55°45'09"E	77°09'37"
C6	6.06	4.50	5.61	N47°05'13"E	77°09'37"
C7	1.57	515.00	1.57	N85°22'39"E	0°10'31"
C8	3.69	20.00	3.69	N89°25'19"W	10°34'34"
C9	6.06	4.50	5.61	N51°53'04"W	77°09'37"
C10	6.06	4.50	5.61	S50°57'19"W	77°09'37"
C11	6.06	4.50	5.61	N50°41'34"W	77°09'37"
C12	6.06	4.50	5.61	S52°08'49"W	77°09'37"
C13	6.06	4.50	5.61	N48°10'31"W	77°09'37"
C14	6.06	4.50	5.61	S54°39'52"W	77°09'37"
C15	6.28	4.00	5.66	N45°00'12"W	90°00'00"
C16	6.28	4.00	5.66	S44°59'48"W	90°00'00"
C17	6.28	4.00	5.66	N10°35'33"W	90°00'00"
C18	12.07	47.00	12.04	S48°02'47"W	14°42'48"
C19	13.72	47.00	13.67	S32°19'47"W	16°43'11"
C20	6.28	4.00	5.66	N79°24'27"E	90°00'00"
C21	1.79	47.00	1.79	S56°29'49"W	2°11'17"
C22	2.49	47.00	2.49	S72°26'57"W	3°02'29"

2005-44
ANCHORAGE REC DIST
Date 7-25 2005
Time 1:54 P
Requested by Dibbi
Address Schapira

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SHEET 2 OF 2

A CONDOMINIUM PLAT OF:

SUMMER STONE TOWNHOMES PHASE II

ADDING UNITS 15A, 15B, 16A, 16B, 17A, 17B, 55A, 55B, 56A, 56B, 57A, 57B, 58A, 58B, 60A & 60B

LEGAL DESCRIPTION:

The North One-half of the South One-half of the Northwest One-quarter of the Southwest One quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (L1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, Book 1763, Page 382 and recorded July 27, 1988 in Book 1764, Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, Book 1823, Page 320.

Lantech
LAND & CONSTRUCTION SURVEYORS*AUTOCAD PLANNERS ENGINEERS
440 W BENSON BLVD. SUITE 200
ANCHORAGE, ALASKA 99503
562-5291 (FAX 561-6626)

GRID 1538	SCALE 1"=20'	DATE JULY 18, 2005
DRAWN BY CB	W.O.# 2002-M-38B	CHK'D BY MCJ
SHEET 2 OF 2	FILE NAME: Summer Stone Phase 1'	

2003-082022-0
Recording Dist: 301 - Anchorage
08/13/2003 12:47 PM Pages: 1 of 61
ALASKA

DECLARATION

OF

SUMMER STONE TOWNHOMES

(Public Offering Statement Exhibit A)

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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DECLARATION

SUMMER STONE TOWNHOMES

Declarant, The Petersen Group, Inc., an Alaska corporation with an office at 3820 Lake Otis Parkway, Suite 204, Anchorage, Alaska 99508, does hereby submit the real property in Anchorage, Alaska described in Schedule A-1, to the provisions of the Common Interest Ownership Act, Title 34, Chapter 8, of the Alaska Statutes, for the purpose of creating Summer Stone Townhomes, and making the Improvements shown on the Plat attached as Schedules A-3.

Summer Stone Townhomes is a site condominium project within the Units of which homes may be built.

ARTICLE I

Definitions

In the Documents, the following words and phrases shall have the following meanings:

Section 1.1 Act. The Uniform Common Interest Ownership Act, AS 34.08 of the Alaska Statutes as it may be amended from time to time.

Section 1.2 – Allocated Interests. The undivided interest in the Common Elements, the Common Expense liability and votes in the Association allocated to Units in the Common Interest Community. The Allocated Interests are described in Article X of this Declaration and shown on Schedule A-2.

Section 1.3 Association. Summer Stone Townhomes Homeowners Association, Inc., a non-profit corporation organized under Title 10, Chapter 20 of the statutes of the State of Alaska. It is the Association of Unit Owners pursuant to Section 34.08.310 of the Act.

Section 1.4 – Bylaws. The Bylaws of the Association, as they may be amended from time to time. Neither such Bylaws nor any amendments to such Bylaws need be recorded in the property records.

Section 1.5 Common Elements. Each portion of the Common Interest Community other than a Unit.

Section 1.6 – Common Expenses. The expenses or financial liabilities for the operation of the Common Interest Community. These include:

(i) Expenses of administration, maintenance, repair or replacement of the Common Elements;

(ii) Expenses declared to be Common Expenses by the Documents or by the Act;

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(iii) Expenses agreed upon as Common Expenses by the Association; and

(iv) Such reasonable reserves as may be established by the Association, whether held in trust or by the Association, for repair, replacement or addition to the Common Elements or any other real or personal property acquired or held by the Association.

Section 1.7 – Common Interest Community. The real property described in Schedule A-1, subject to the Declaration of Summer Stone Townhomes.

Section 1.8 – Condominium. A Common Interest Community in which portions of the real estate are designated for separate ownership, the remainder of the real estate is designated for common ownership solely by the owners of those portions, and the undivided interests in the Common Elements are vested in the Unit Owners.

Section 1.9 – Declarant. The Petersen Group, an Alaska corporation or its successor as defined in Subsection 34.08.990(12) of the Act.

Section 1.10 Declaration. This document, including any amendments.

Section 1.11 – Development Rights. The rights reserved by the Declarant under Article IX of this Declaration to create Units, Common Elements, and Limited Common Elements within the Common Interest Community, and to withdraw property from the Common Interest Community.

Section 1.12 – Director. A member of the Executive Board.

Section 1.13 - Documents. The Declaration and Plat recorded and filed pursuant to the provisions of the Act, the Bylaws, and the Rules as they may be amended from time to time. Any exhibit, schedule, or certification accompanying a Document is a part of that Document.

Section 1.14 Eligible Insurer. An insurer or guarantor of a first Security Interest in a Unit which has notified the Association in writing of its name and address and that it has insured or guaranteed a first Security Interest in a Unit. Such notice shall be deemed to include a request that the eligible insurer be given the notices and other rights described in Article XIX.

Section 1.15 Eligible Mortgagee. The holder of a first Security Interest in a Unit which has notified the Association, in writing, of its name and address, and that it holds a first Security Interest in a Unit. Such notice shall be deemed to include a request that the Eligible Mortgagee be given the notices and other rights described in Article XIX.

Section 1.16 – Executive Board. The board of directors of the Association.

Section 1.17 Improvements. Any construction, structure, fixture or facilities existing or to be constructed on the land included in the Common Interest Community, including but not limited

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to, homes, buildings, trees and shrubbery planted by the Declarant, a Unit Owner or the Association, paving, utility wires, pipes, and light poles.

Section 1.18 – Limited Common Elements. The portion of the Common Elements allocated for the exclusive use of one or more but fewer than all of the Units by the Declaration or by operation of Subsections (2) and (4) of Section 34.08.100. The Limited Common Elements in the Common Interest Community are described in Article V of this Declaration.

Section 1.19 – Majority or Majority of Unit Owners. The owners of more than fifty percent (50%) of the votes in the Association.

Section 1.20 – Manager. A person, firm or corporation employed or engaged to perform management services for the Common Interest Community and the Association

Section 1.21 Notice and Comment. The right of a Unit Owner to receive notice of an action proposed to be taken by or on behalf of the Association, and the right to comment thereon. The procedures for Notice and Comment are set forth in Section 25.1 of this Declaration.

Section 1.22 - Notice and Hearing. The right of a Unit Owner to receive notice of an action proposed to be taken by the Association, and the right to be heard thereon. The procedures for Notice and Hearing are set forth in Section 25.2 of this Declaration

Section 1.23 - Party Wall. The wall or walls separating two homes abutting each other on the side of the Unit where there is no side yard setback required. The rights and duties pertaining to Party Walls are contained in Article XXX.

Section 1.24 Person. An individual, corporation, business trust, estate, trust, partnership, association, joint venture, government, government subdivision or agency, or other legal or commercial entity.

Section 1.25 Plat. The plat filed with this Declaration as Schedule A-3, as it may be amended from time to time.

Section 1.26 – Property. The land, all Improvements, easements, rights and appurtenances, which have been submitted to the provisions of the Act by this Declaration

Section 1.27 Public Offering Statement. The current document prepared pursuant to 34.08.530 of the Act as it may be amended from to time, and provided to purchasers prior to the time of execution of a purchase agreement.

Section 1.28 – Rules. Rules for the use of Units and Common Elements and for the conduct of persons within the Common Interest Community, adopted by the Executive Board pursuant to this Declaration.

Section 1.29 Security Interest. An interest in real estate or personal property, created by contract or conveyance, which secures payment or performance of an obligation. The term includes

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a lien created by a mortgage, deed of trust, trust deed, security deed, contract for deed, land sales contract, lease intended as security, assignment of lease or rents intended as security, pledge of an ownership interest in the Association, and any other consensual lien or title retention contract intended as security for an obligation.

Section 1.30 – Special Declarant Rights. Right reserved for the benefit of a Declarant to (A) complete Improvements indicated on Plat filed with the Declaration; (B) exercise any Development Right; (C) maintain sales offices, management offices, signs advertising the Common Interest Community, and models; (D) use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community or within real estate that may be added to the Common Interest Community; or (E) appoint or remove an officer of the Association or any Executive Board member during any period of Declarant control.

Section 1.31 – Trustee. The entity which may be designated by the Executive Board as the Trustee for the receipt, administration, and disbursement of funds derived from insured losses, condemnation awards, special assessments for uninsured losses, and other like sources as defined in the Bylaws. If no Trustee has been designated, the Trustee will be the Executive Board from time to time constituted, acting by majority vote, as executed by the president and attested by the secretary.

Section 1.32 – Unit. A physical portion of the Common Interest Community designated for separate ownership or occupancy, the boundaries of which are described in Section 4.2 of this Declaration.

Section 1.33 Unit Owner. The Declarant or other Person who owns a Unit. Unit Owner does not include a Person having an interest in a Unit solely as security for an obligation. The Declarant is the initial owner of any Unit created by this Declaration.

ARTICLE II

Name and Type of Common Interest Community and Association

Section 2.1 – Common Interest Community. The name of the Common Interest Community is Summer Stone Townhomes. Summer Stone Townhomes is a condominium community.

Section 2.2 Association. The name of the Association is Summer Stone Townhomes Homeowners Association, Inc.

ARTICLE III

Description of Land

The entire Common Interest Community is situated in the Anchorage Recording District, Third Judicial District, State of Alaska and is located on land described in Schedule A-1.

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ARTICLE IV

Maximum Number of Units; Boundaries

Section 4.1 Maximum Number of Units. The Common Interest Community upon creation contains twelve (12) Units. As Units are declared, the number of Units is listed in the most current Schedule A-2 to this Declaration. The Declarant reserves the right to create up to a total of one-hundred-and-sixty-two (162) Units. Each Unit as defined in AS 34.08.100 of the Act and in this Declaration includes all improvements located within the boundaries of the Unit.

Section 4.2 – Boundary Perimeters. Units or Lots include title and right to possession and improvements within the block of airspace above the physical surface and the planes constituting the boundaries of each Unit created by the Declaration and as shown on the Plat as numbered Units. Each Unit at the time of sale may include within it an existing building. The boundaries of the Unit do not create a tract or parcel of land described as a "subdivision" as in AS 40.15.290. Homes may be constructed within the air space above the land and within the unit boundaries defined and described as follows.

(a) Upper Boundary: The horizontal plane twenty-eight feet (28') above grade and parallel to the lower boundary and extending to the vertical perimeter boundaries.

(b) Lower Boundary: The horizontal plane extending to the vertical perimeter boundaries at an elevation twelve feet (12') below the grade of the Unit at the boundary between the Unit and the street.

(c) Vertical-Perimeter Boundaries: The vertical planes extending between the upper and lower boundaries and located by reference to the measurements to the property line shown on the Plat attached as Schedule A-3.

(d) Inclusions: Each Unit will include space and improvements lying within the boundaries described in Section 4.2(a), (b) and (c) above and any man-made improvements serving only the Unit.

(e) Exclusions: Except when specifically included by other provisions of Section 4.2, the following are excluded from each Unit: The spaces and improvements lying outside of the boundaries described in Sections 4.2(a), 4.2(b), and 4.2(c), above; and all chutes, pipes, flues, ducts, wires, conduits, and other facilities running through or within any Unit for the purpose of furnishing utility and similar services to other Units and Common Elements or both.

ARTICLE V

Limited Common Elements

The following portions of the Common Elements are Limited Common Elements assigned to the Units as stated;

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(a) If a chute, flue, pipe, duct, wire, conduit, bearing wall, bearing column, or other fixture lies partially within and partially outside the designated boundaries of a Unit, the portion serving only the Unit is a part of the Unit, the use of which is limited to that Unit, and any limited common element thereof serving more than one Unit or a portion of the Common Elements is a Limited Common Element appurtenant to the Units served.

(b) Yards for those Units located on the perimeter boundary of the Community, the use of which is limited to the Unit as depicted for certain Units on the Limited Common Element Yard Plan attached as Schedule A-4 and as amended from time to time as additional perimeter boundary Units are added to the common interest community.

(c) Fences constructed by Unit Owners with Limited Common Element yards, the use of which is limited to the Units whose yard adjoins said fence as shown on the Plan attached as Schedule A-4 as amended from time to time, shall be constructed according to the Fence Specifications attached as Schedule A-5 to this Declaration. A fence is a part of the Limited Common Elements appurtenant to each Unit or Units and each Unit owner shares responsibility for the maintenance of the shared portion of their adjoining fences. Fence construction costs or fence re-construction costs for adjoining Unit Owners sharing a fence dividing the yards between two Units shall be shared equally by both Unit Owners. Each Unit Owner shall contribute one-half (1/2) of the reasonable costs of the shared fence at reasonable commercial rates in effect at the time.

ARTICLE VI

Common Elements

The Common Elements include all of the land and improvements within the common Interest Community, other than the Units

ARTICLE VII

Conveyance or Encumbrance of Common Elements

Section 7.1 – Homeowner Approval. Portions of the Common Elements, except Limited Common Elements, may be conveyed or subjected to a security interest by the Association if persons entitled to cast at least eighty percent (80%) of the votes in the Association, including eighty percent (80%) of the votes allocated to Units not owned by the Declarant, agree to this action. Each owner of a Unit to which a Limited Common Element is allocated must agree in order for the Limited Common Element allocated to that Unit to be conveyed or subjected to a Security Interest by the Association.

Section 7.2 Proceeds of Sale or Loan The proceeds of sale and proceeds of a loan secured by encumbering a Common Element are an asset of the Association.

Section 7.3 Form of Conveyance and Ratification. An agreement to convey Common Elements or to subject the Common Elements to a security interest must be evidenced by the execution of an agreement, or ratification of the agreement, in the same manner as a deed by the

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requisite number of Unit Owners. The Agreement must specify a date after which the agreement will be void unless recorded before that date. The agreement is effective only upon recording.

Section 7.4 – Association Contract to Convey. The Association on behalf of the Unit Owners may contract to convey an interest in Common Elements as provided in this Article but the contract is not enforceable against the Association until approved as required herein. After approval, the Association has the powers necessary and appropriate to put in effect the conveyance or encumbrance, including the power to execute a deed or other instrument.

ARTICLE VIII

Maintenance, Repair and Replacement

Section 8.1 Common Elements.

(a) The Homeowner's Association shall maintain, repair and replace all of the Common Elements, except for certain Limited Common Elements which are required by this Declaration to be maintained, repaired or replaced by the Unit Owners.

(b) The Association will maintain all common element lawn areas in Summer Stone Townhomes including lawn areas within the Unit underneath the one foot (1') roof eave. Construction by Unit Owners of landscaping and garden improvements shall not obstruct the Associations ability to maintain the Common Element grassed areas.

(c) The Association will seal all driveways and walkways according to a maintenance schedule.

(d) Owners of Units located on the boundary perimeter of the Community that fence and enclose their limited common element yard areas will maintain their own enclosed yard areas.

Section 8.2 Units. The Unit and all Improvements therein shall be maintained, repaired and replaced by the Unit Owner, except that the Association will paint the exterior of the Unit and the front entry step and seal driveways and walkways according to a scheduled maintenance plan established by the Association. All other maintenance and repair of the Unit exterior, front entry step, driveways and walkways shall be the Unit Owners responsibility. Rights and responsibilities pertaining to maintenance and repair of Party Walls and roofs are contained in Article XXX. In the event that a Unit Owner should fail to perform any obligation required in this Section as may be determined by the Executive Board, then the Executive Board may provide for the performance of any such neglected obligation by whatever reasonable means it may determine in its sole discretion. In case of emergency as determined by the Executive Board, it may act immediately; and in all other cases the Executive Board may act hereunder following 30 days written notice to the Unit Owner. All expenses incurred by the Executive Board or the Homeowners Association as a result of taking action under this section shall be chargeable to the Unit Owner as provided for under Section 20.2 hereof.

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Section 8.3 Limited Common Elements. To the extent not owned and maintained by a supplier of a utility and except as otherwise stated within Section 8.1(c), maintenance, repair or replacement of Improvements constituting Limited Common Elements, appurtenant to a Unit will be the responsibility of the appurtenant Unit Owners

Section 8.4 Repairs Resulting From Negligence. Each Unit Owner will reimburse the Association for any damages to any other Unit or to the Common Elements caused intentionally or negligently by the Unit Owner or by his or her failure to properly maintain, repair or make replacements to his or her Unit. The Association will be responsible for damage to Units caused intentionally or negligently by the Association or by its failure to maintain, repair or make replacements to the Common Elements. If such expense is caused by misconduct, it will be assessed following Notice and Hearing.

Section 8.5 – Access. Any person authorized by the Executive Board shall have the right of access to all portions of the Property for the purpose of correcting any condition as described in Section 8.2, or any condition threatening a Unit or the Common Elements, and for the purpose of performing installations, alterations or repairs, and for the purpose of reading, repairing, replacing utility meters and related pipes, valves, wires and equipment, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the affected Unit Owner. In case of an emergency, no such request or notice is required and such right of entry shall be immediate, whether or not the Unit Owner is present at the time.

Section 8.6 – Allocation of Costs of Repairs and Maintenance. Each Unit Owner will reimburse the Association for any costs incurred for repairs and maintenance performed by the Association under the provisions of Section 8.2. In addition, each Unit Owner will reimburse the Association for any costs, including insurance deductibles, incurred by the Association due to damage to any Unit or to the Common Elements, to the extent that such damages or costs were caused intentionally, negligently or by the Unit Owner's failure to properly maintain, repair or make replacements to his or her Unit. Such expense will be assessed following Notice and Hearing. The Association will be responsible for damage to Units caused intentionally, negligently or by its failure to maintain, repair or make replacements to the Common Elements.

Section 8.7 No additional component or element may be attached without consent of the Executive Board No additional component or element may be attached to any Common Element without the written consent of the Executive Board. In the event that any additional component or element of a Limited Common Element attached thereto by the Unit Owner becomes deteriorated or unsightly or is inconsistent with conditions of installation it may be removed or repaired at the Unit Owner's expense as a Common Expense Assessment under this section, after Notice and Hearing.



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ARTICLE IX

Development Rights and Other Special Declarant Rights

Section 9.1 Reservation of Development Rights. The Declarant reserves the following Development Rights:

(a) The right to construct underground utility lines, pipes, wires, ducts, conduits and other facilities across the Common Interest Community for the purpose of furnishing utility and other services to buildings and Improvements to be constructed on the Additional Property. The Declarant also reserves the right to grant easements to public utility companies and to convey Improvements within those easements anywhere in the Common Interest Community for the above-mentioned purposes. If the Declarant grants any such easements, Schedule A-1 will be amended to include reference to the recorded easement.

(b) The right to withdraw property listed in Schedule A-1 as "Property in Common Interest Community Subject to Development Rights" from the Common Interest Community.

Section 9.2 – Limitations on Development Rights. The Development Rights reserved in Section 9.1 are limited as follows:

(a) The Development Rights may be exercised at any time, but not more than seven (7) years after the recording of the initial Declaration;

(b) Not more than one-hundred-and-fifty (150) additional Units may be created under the Development Rights;

(c) The quality of construction of any buildings and Improvements to be created on the Property shall be consistent with the quality of those constructed pursuant to this Declaration as initially recorded.

(d) All Units and Common Elements created pursuant to the Development Rights will be restricted to residential use in the same manner and to the same extent as the Units created under this Declaration as initially recorded

(e) No Development Rights may be exercised unless approved pursuant to Section 19.5 of this Declaration.

(f) For so long as Declarant controls the Executive Board, Declarant will assure that all buildings constructed in Summer Stone Townhomes will be architecturally compatible as to style with each other and will be of comparable quality of construction.

Section 9.3 – Phasing of Development Rights. No assurances are made by the Declarant regarding the portions of the Property where the Declarant will exercise its Development Rights or the order in which such portions, or all of the areas, will be developed. The exercise of

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Development Rights as to some portions will not obligate the Declarant to exercise them as to other portions.

Section 9.4 – Special Declarant Rights. The Declarant reserves the following Special Declarant Rights, to the maximum extent permitted by law, which may be exercised, where applicable, anywhere within the Common Interest Community:

(a) To complete Improvements indicated on Plat filed with the Declaration;

(b) To exercise a Development Right reserved in this Declaration;

(c) To maintain sales offices, management offices, signs advertising the Common Interest Community, and models;

(d) To use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community,

(e) To appoint or remove an officer of the Association or an Executive Board member during a period of Declarant control subject to the provisions of Section 9.9 of this Declaration.

Section 9.5 - Models, Sales Offices and Management Offices. As long as the Declarant is a Unit Owner, the Declarant and its duly authorized agents, representatives and employees may maintain any Unit owned by the Declarant or any portion of the Common Elements as a model Unit or sales office or management office.

Section 9.6 Construction; Declarant's Easement. The Declarant reserves the right to perform warranty work, and repairs and construction work, and to store materials in secure areas, in Units and Common Elements, and the further right to control all such work and repairs, and the right of access thereto, until its completion. All work may be performed by the Declarant without the consent or approval of the Executive Board. The Declarant has such an easement through the Common Elements as may be reasonably necessary for the purpose of or exercising Special Declarant Rights, whether arising under the Act or reserved in the Declaration. Such easement includes the right to convey utility and drainage easements to public utilities, municipalities, the State, riparian owners or upland owners to fulfill the plan of development.

Section 9.7 - Signs and Marketing. The Declarant reserves the right to post signs and displays in the Common Elements to promote sales of Units, and to conduct general sales activities, in a manner that will not unreasonably disturb the rights of Unit Owners.

Section 9.8 – Declarant's Personal Property. The Declarant reserves the right to retain all personal property and equipment used in the sales, management, construction and maintenance of the premises that has not been represented as property of the Association. The Declarant reserves the right to remove from the property, promptly after the sale of the last Unit, any and all goods and Improvements used in development, marketing and construction, whether or not they have become fixtures.

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Section 9.9 – Construction Declarant's Easement. The Declarant reserves the right to perform repair and construction work and to store materials in secure areas, in Units and Common Elements and the further right to control all such work and repairs and the right to access thereto until its completion. All work may be performed by the Declarant without the consent or approval of the Executive Board. The easement through the Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations or exercising Special Declarant Rights, whether arising under the Act or reserved in the Declaration.

Section 9.10 - Declarant Control of the Association.

(a) Subject to Subsection 9.10(b). There shall be a period of Declarant control of the Association, during which a Declarant, or persons designated by the Declarant, may appoint and remove the officers and members of the Executive Board. The period of Declaration terminates no later than the earlier of:

(i) sixty (60) days after conveyance of seventy-five percent (75%) of the Units that may be created to Unit Owners other than a Declarant;

(ii) two (2) years after Declarant has ceased to offer Units for sale in the ordinary course of business;

(iii) two (2) years after any right to add new Units was last exercised.

(iv) five (5) years after the first Unit is conveyed to a Unit Owner other than a Declarant.

A Declarant may voluntarily surrender the right to appoint and remove officers and members of the Executive Board before termination of that period, but in that event the Declarant may require, for the duration of the period of Declarant control, that specified actions of the Association or Executive Board, as described in a recorded instrument approved by the Declarant before they become effective.

(b) Not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Units that may be created to Unit Owners other than a Declarant, and in any event no later than one (1) year after conveyance of the first Unit to a Unit Owner other than Declarant, at least one member and not less than twenty-five percent (25%) of the members of the Executive Board shall be elected by Unit Owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the units that may be created to unit owners other than a Declarant, not less than thirty-three-and-one-third percent (33.33%) of the members of the Executive Board must be elected by Unit Owners other than the Declarant

(c) Not later than the termination of any period of Declarant control, the Unit Owners shall elect an Executive Board of at least three (3) members, at least a majority of whom shall be Unit Owners. The Executive Board shall elect the officers. The Executive Board members and officers take office upon election.

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(d) Notwithstanding any provision of this Declaration or the Bylaws to the contrary, following notice under AS 34.08.390, the Unit Owners, by a two-thirds (2/3) vote of all persons present and entitled to vote at a meeting of the Unit Owners at which a quorum is present, may remove a member of the Executive Board with or without cause, other than a member appointed by the Declarant.

Section 9.11 – Limitations on Special Declarant Rights. Unless previously terminated by an amendment to this Declaration executed by the Declarant, any Special Declarant Right may be exercised by the Declarant until the earlier of the following: (a) so long as the Declarant is obligated under any warranty or obligation, holds a Development Right to create additional Units or Common Elements, owns any Unit; or (b) any Security Interest in any Units; or for seven (7) years after recording this Declaration, whichever is earliest. Earlier termination of certain rights may occur by statute.

Section 9.12 Interference with Special Declarant Rights. Neither the Association nor any Unit Owner may take any action or adopt any rule that will interfere with or diminish any Special Declarant Right without the prior written consent of the Declarant.

Section 9.13 - Allocation of Common Element and Development Expenses (CEDE).

(a) The Declarant has developed the project and conveyed significant Common Elements to the Association for the benefit and enhanced value of the condominium community of Summer Stone Townhomes. In consideration for such development and conveyance, for a period of thirty (30) years from the recording date of the initial Declarant sale to Purchaser(s) for each Unit (the "Declarant Sale"), the Declarant shall receive payment for the Common Element and Development Expenses (the "CEDE"), as set forth below. The CEDE shall be paid by each Unit Owner and any subsequent Unit Owner in the chain of ownership for each Unit, until the expiration of the thirty (30) year period from the date of the Declarant Sale for that Unit. Declarant-owned Units are exempt from payment of CEDE.

(b) Each Unit Owner's pro-rated share of the CEDE is Twelve dollars and fifty cents ($12.50) per Unit per month for each calendar year following the recording of each Declarant Sale. The CEDE shall increase and not decrease, every year at the start of each calendar year in the amount of any increase in the Consumer Price Index ("CPI") over the Base Year for each Unit.

(c) The CEDE shall be a common expense of the Association collected on behalf of the Declarant by the Association as part of its annual assessment and budget process. Payment shall be made to the Declarant within forty five (45) days of receipt by the Association. Should the Association for any reason fail to exist or fail in a good faith manner to collect and pay the CEDE, Declarant shall have and is assigned, all lien and other collection rights of the Association under this Declaration or by operation of law. Anything herein or within Alaska Statute 34.08 et seq. to the contrary notwithstanding, this section may not be altered, amended or repealed without the prior written consent of the Declarant. Further, the annual CEDE obligation herein created shall be a lien running with the land for the entire thirty (30) year period, commencing on the Declarant Sale date for each Unit.

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ARTICLE X

Allocated Interests

Section 10.1 – Allocation of Interests. The table showing Unit numbers and their Allocated Interests is attached as Schedule A-2. These interests have been allocated in accordance with the formulas set out in this Article. These formulas are to be used in reallocating interests if Units are added to the Common Interest Community.

Section 10.2 Formulas for the Allocation of Interests. The Interests allocated to each Unit have been calculated on the following formulas:

(a) Undivided Interest in the Common Elements. Each Unit in the Common Interest Community shall have an equal percentage of the undivided interest in the Common Elements.

(b) Liability for the Common Expenses. Each Unit in the Common Interest Community shall have an equal percentage of liability for Common Expenses. Nothing contained in this Subsection shall prohibit certain Common Expenses from being apportioned to particular Units under Article XX of this Declaration.

(c) Votes Each Unit in the Common Interest Community shall have one equal Vote. Any specified percentage, portion or fraction of Unit Owners, unless otherwise stated in the Documents, means the specified percentage, portion, or fraction of all of the votes as allocated in Schedule A-2.

Section 10.3 Assignment of Allocated Interests Upon Creation of Units Pursuant to Exercise of Development Rights. The effective date for assigning Allocated Interests to Units created pursuant to Section 10.1 of this Declaration shall be the date on which the amendment creating the Units is recorded in the records of the Anchorage Recording District.

ARTICLE XI

Restrictions on Use, Alienation and Occupancy

Section 11.1 – Use and Occupancy Restrictions. Subject to the Special Declarant Rights reserved under Article IX, the following use restrictions apply to all Units and to the Common Elements. Where approval is required in this Article by the Executive Board, it may be given by a committee appointed by the Executive Board having jurisdiction over such matters, if any.

(a) A Unit is the airspace area defined in Article IV and as depicted on the Plat attached as Schedule A-3. The area within the unit is restricted to construction of one (1) single-family residence for residential use which is a portion of a duplex building separated by a Party Wall. Residential use is restricted to home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash or storage. No sign indicating commercial or professional uses may be displayed outside a unit. A single-family residence is defined as a single housekeeping unit, operating on a non-profit, non-commercial basis between its occupants, cooking

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and eating with a common kitchen and dining area, with no more overnight occupants than two per bedroom as designated in the plat and site plan on file with the building official of the Municipality of Anchorage and in the Rules for Summer Stone Townhomes

No dwelling or structure shall be erected, altered, placed or permitted to remain on any Unit other than the following structures, which shall be subject to all of the terms and provisions of this Declaration:

(i) One (1) single-family residence for residential use which is a portion of a duplex building separated by a Party Wall. Each residence shall have an attached garage capable of housing at least two automobiles side by side. Carports are not permitted.

(ii) A driveway.

(iii) Outbuildings and storage sheds are not permitted.

(b) The use of Units and Common Elements is subject to the Bylaws and the Rules of the Association and the approved Site Plan.

(c) Each Unit Owner shall keep his Unit in good state of preservation and cleanliness;

(d) Nuisance No noxious or offensive activity shall be carried on within the Community, nor shall anything be done therein which may become an annoyance or nuisance to the neighborhood. Motor bikes, motorcycles and automobiles shall have operable mufflers. Off road use of snow machines, 3 wheelers or 4 wheelers, all terrain vehicles or motorcycles within the Summer Stone Townhomes is expressly prohibited. Unit Owners shall contain or control their animals to the extent necessary to prevent their becoming a nuisance to other Unit Owners, including, but not limited to barking dogs

(e) Immoral and Improper Use. No immoral, improper, offensive or unlawful use may be made of the Units, and Unit Owners shall comply with and conform to all applicable Federal and State of Alaska laws and regulations and all ordinances, rules and regulations of the Municipality of Anchorage. The violating Unit Owner shall hold the Association and other Unit Owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or non-compliance therewith.

(f) Fences. No fences shall be erected on any Unit except those Units shown on Schedule A-4 The fences shall be constructed according to the Fence Specifications attached as Schedule A-5 to this Declaration.

(g) Landscaping It is the intent of this provision that all Owners of units permitted to fence their limited common element yard areas shall maintain lawns so they are free of weeds, mowed and trimmed whenever growth exceeds four inches (4"). All allowed fenced yard areas of each Unit shall be landscaped or covered with lawns, shrubbery trees, garden bark, landscaping cobbles, or other ground cover. All the landscaping shall be completed within

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twelve months from the date of the purchase of the dwelling. Only grass may be planted over any easement areas.

(h) Utility and Drainage Easements. The obstruction or re-channeling of drainage flows after the original location and installation of drainage swales, storm sewers, or storm drains is not permitted, except that the Declarant and the Association shall have such right; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner's consent. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat as shown on **Schedule A-3**. Within these easements, no structures, plantings or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or significantly affect the flow of water through drainage channels in the easements.

(i) Signs. No signs of any kind shall be displayed to the public view on any Unit except a sign of not more than five (5) square feet advertising the property for sale or rent, or a sign used by the Declarant to advertise the property during the Unit sales or construction period.

(j) Garbage and Refuse Disposal. Trash, garbage or other waste shall be disposed of through a household garbage disposal or wrapped in a secure package and deposited in a sanitary container. The sanitary container shall not be visible to adjacent Units or public view from the street, except that the sanitary container or containers may be placed in the public view on the evening or day of garbage pick-up. No outside burning of trash or garbage shall be allowed. No portion of the Property shall be used for the storage of building materials, refuse, or any other materials.

(k) Parking and Vehicle Restrictions and Storage. No wrecked, inoperative, vandalized or otherwise derelict-appearing automobiles; no trucks, trailers, mobile homes, truck campers, detached camper units, boats, motorcycles, snow-machines, all-terrain vehicles, and recreational vehicles of any type, whether operative or inoperative, shall be kept, placed, stored, or maintained upon any Unit, except within an enclosed garage so that the item is not visible from the public streets or adjacent. The purpose of this provision is to keep these stored vehicles as well as any equipment out of sight. Fuel storage is prohibited.

No large commercial van, business related vehicle (e.g., dump trucks), heavy equipment such as bulldozers and road graders may be kept on any Unit or street except during the period of Declarant construction when such vehicles are actually working in the Community in a continuous manner. No Unit or street may be used for the storage of any equipment, materials or merchandise used or to be sold in a business or trade.

Notwithstanding the above provisions, campers, boats, and motor homes are allowed to be parked in driveways during the period of May 1st through October 15th. Such vehicles which are parked in the driveways at any other time of the year may incur fines imposed by the Association which shall be a lien against the Unit.

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(l) Oil and Mining Operations. No oil or gas drilling, development operations, refining, quarrying or mining operations of any kind shall be permitted on any Unit, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Unit. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any Unit. No surface entry will be permitted and no extraction of minerals will be permitted within a 250 foot buffer measured vertically from the surface

(m) Antennas. All roof or ground-mounted antennas for short-wave, "Ham," Citizens Band, microwave or other types of radio or communications systems are prohibited unless specifically approved in writing by the Appropriate Committee. Regardless of the approval or disapproval of the Appropriate Committee, in the event an outside antenna or dish is required by the regulations of the Federal Communications Commission, the antenna or dish shall be no longer nor installed higher than absolutely necessary for reception of an acceptable quality signal. Antennas, masts, and any visible wiring must be painted to match the color of the dwelling, provided the paint does not degrade the signal. An antenna or dish situated on the ground and visible from the street or from other Units must be camouflaged by existing landscaping or fencing, if an acceptable signal may be received from such placement.

(n) Mailboxes and Newspaper Tubes. Unit Owners shall use cluster mailboxes approved by the U.S. Postal Service and provided for the Community at the locations identified on the Plat. Newspaper stands and receptacles are not permitted on the exterior of the cluster mailboxes or Units.

(o) Water and Sewer. No individual well, water system, or septic system shall be allowed.

(p) Basketball and Baseball Equipment. Basketball hoops, backboards, or baseball cages shall not be placed permanently on the dwelling or on the Unit.

(q) Declarant's Reservations. The Declarant hereby reserves the right and privilege to approve for construction or to build the first house constructed on any Unit.

Section 11.2 – Restrictions on Alienation.

(a) A Unit may not be conveyed pursuant to a time-sharing plan. A Unit, other than a Unit owned by the Declarant, may not be leased or rented for a term of less than six (6) months. All leases and rental agreements shall be in writing and subject to the requirements of the Documents and the Association. A copy of all leases and rental agreements shall be given to the Association. Each tenant will attorn to the Association as landlord solely for the purpose of enforcing the restrictions of the Documents following Notice and Hearing to the Unit Owner/landlord, and an opportunity to cure the violation, and then by direct levy, injunction and/or eviction by summary process, against the tenant. The Association will not otherwise assume the responsibilities or obligations of the landlord. The Association will have the right and power to exercise the landlord's rights of summary eviction against any tenant of the Unit Owner who violates the restrictions of the Documents, provided the landlord has received Notice and Hearing and is given a reasonable opportunity to cure the violation following the Hearing. A copy of all

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written occupancy agreements conforming to the foregoing requirements shall be submitted to the Executive Board to verify compliance with these requirements.

(b) Construction equipment and materials may be stored on a Unit. The Declarant, its agents, employees, assigns and contractors, pursuant to its easement reserved under the Act, shall have the right to enter and use the Common Elements to connect utilities, construct drainage structures and adjust drainage by excavation or fill, construct drives and roads and Improvements allowed pursuant to the site plan approved by the Municipality of Anchorage Planning and Zoning Commission and do all things reasonably necessary to complete the Improvements as may be necessary to otherwise discharge its obligations. The Declarant, its agents, employees, assigns and contractors will remain properly insured and will hold the Association harmless from any loss, claim or damage occasioned by its construction activities.

ARTICLE XII

Easements and Licenses

All easements or licenses to which the Common Interest Community is presently subject are recited in Schedule A-1 to this Declaration. In addition, the Common Interest Community may be subject to other easements or licenses granted by the Declarant pursuant to its powers under Article IX of this Declaration.

Section 12.1 – Easement for Ingress and Egress Through Common Elements. Each Unit Owner has an easement in common with each other Unit Owner for Ingress and Egress through all Common Elements, subject to such reasonable rules, regulations and restrictions as may be imposed by the Association. Each Unit is hereby burdened with and subjected to an easement for ingress and egress through all Common Elements by persons lawfully using or entitled to the same.

Section 12.2 – Easements for Support. Each Unit and Common Element shall have an easement for lateral and subjacent support from every other Unit and Common Element.

Section 12.3 Easements for Encroachments. In the event any portion of the Common Elements encroaches upon any Unit or any Unit encroaches upon the Common Elements or another Unit as a result of the construction, reconstruction, repair, shifting, settlement or movement of any portion of the improvements, a valid easement for the encroachment and for the maintenance of the same shall exist so long as the encroachment exists.

Section 12.4 – Recorded Easements and Licenses. All recorded easements or licenses to which the Common Interest Community is presently subject are recited in Schedule A-1 to this Declaration or are shown on the Plat.

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ARTICLE XIII

Allocation and Reallocation of Limited Common Elements

A Common Element not previously allocated as a Limited Common Element may be so allocated only pursuant to provisions in Article 25.2 of the Declaration. The allocations will be made by amendments to the Declaration, specifying to which Unit or Units the Limited Common Element is located.

No Limited Common Element depicted on the Plat may be reallocated by an amendment to this Declaration except pursuant to this Article XIII or as part of a relocation of boundaries of Units pursuant to Article XV of this Declaration. Such amendment shall require the approval of all holders of Security Interests in the affected Units, which approval shall be endorsed thereon. The person executing the amendment shall provide an executed copy thereof to the Association, which, if the amendment complies with the provisions of this Declaration and the Act, shall record it. The amendment shall contain words of conveyance and must be recorded and indexed in the names of the parties and the Common Interest Community. The parties executing the amendment shall be responsible for the preparation of the amendment and shall reimburse the Association for its reasonable attorneys' fees in connection with the review of the amendment and for the recording costs.

ARTICLE XIV

Additions, Alterations and Improvements

Section 14.1 Additions, Alterations and Improvements by Unit Owners.

(a) No Unit Owner will make any structural addition, structural alteration, or structural improvement in or to the Common Interest Community without the prior written consent thereto of the Executive Board in accordance with Subsection 14.1(c).

(b) Subject to Subsection 14.1(a), a Unit Owner:

(i) May make any other Improvements or alterations to his Unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the Common Interest Community;

(ii) May not change the appearance of the Common Elements, or the exterior appearance of a Unit or any other portion of the Common Interest Community, without permission of the Association;

(iii) After acquiring an adjoining Unit or an adjoining part of an adjoining unit, may remove or alter any intervening partition or create apertures therein. Removal of partitions or creation of apertures under this subsection is not an alteration of boundaries.

(c) A Unit Owner may submit a written request to the Executive Board for approval to do anything that he or she is forbidden to do under Subsection 14.1(a) or 14.1(b). The Executive Board shall answer any written request for such approval, after Notice and Hearing, within sixty (60) days after the request thereof. Failure to do so within such time shall not constitute consent by the Executive Board to the proposed action. The Executive Board shall review requests in accordance with the provisions of its rules and in all respects must be consistent with and in accordance with the approved Site Plan. The approval of a written request may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by reason of reasonable dissatisfaction of the Board with the location of the proposed structure, the elevation, color scheme, finish, design, proportions, architecture, shape, height, style, appropriateness of the proposed structure or alteration or the material used therein. The Board may also object because of its reasonable dissatisfaction with any or all other matters or things which in the reasonable judgment of the Board will render the proposed alteration or improvement inharmonious or out of keeping with the general plan of improvement of the Common Interest Community and with the Unit sharing the Party Wall.

(d) Any applications to any department or to any governmental authority for a permit to make any addition, alteration or improvement in or to any Unit shall be executed by the Association only. Such execution will not, however, create any liability on the part of the Association or any of its members to any contractor, sub-contractor or materialman on account of such addition, alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom

(e) All additions, alterations and improvements to the Units and Common Elements shall not, except pursuant to prior approval by the Executive Board, cause any increase in the premiums of any insurance policies carried by the Association or by the owners of any Units other than those affected by such change.

The provisions of this Section shall not apply to the Declarant in the exercise of any Special Declarant Right.

Section 14.2 – Additions, Alterations and Improvements by Executive Board. Subject to the limitations of Sections 20.4 and 20.5 of this Declaration, the Executive Board may make any additions, alterations or improvements to the Common Elements which, in its judgment, it deems necessary.

ARTICLE XV

Relocation of Boundaries Between Adjoining Units

Section 15.1 – Application and Amendment. Subject to approval of any structural changes and required permits pursuant to Article XIV, the boundaries between adjoining Units may be relocated by an amendment to the Declaration upon application to the Association by the owners of the Units affected by the relocation. If the owners of the adjoining Units have specified a reallocation between their Units of their Allocated Interests, the application shall state the proposed reallocations. Unless the Executive Board determines, within thirty (30) days after receipt of the

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application, that the reallocations are unreasonable, the Association shall consent to the reallocation and prepare an amendment that identifies the Units involved, states the reallocations and indicates the Association's consent. The amendment must be executed by those Unit Owners and contain words of conveyance between them, and the approval of all holders of Security Interests in the affected Units shall be endorsed thereon. On recordation, the amendment shall be indexed in the name of the grantor and the grantee, and in the grantee's index in the name of the Association.

Section 15.2 Recording Amendments. The Association shall prepare and record a Plat identifying the altered boundaries between adjoining Units, their dimensions and identifying numbers.

The applicants will pay for the costs of preparation of the amendment, the Plat, recording costs and the reasonable consultant fees of the Association if it is deemed necessary to employ a consultant by the Executive Board.

ARTICLE XVI

Amendments to Declaration

Section 16.1 – General. Except in cases of amendments that may be executed by the Declarant in the exercise of its Development Rights or by the Association under Article XVI herein and Section 34.08.740 of the Act, or by certain Unit Owners under Article XIII and Section 15.1 of this Declaration and 34.08.260 of the Act, and except as limited by Section 16.4 and Article XIX of this Declaration, this declaration, including the Plat, may be amended only by vote or agreement of Unit Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

Section 16.2 – Limitation of Challenges. An action to challenge the validity of an amendment adopted by the Association pursuant to this Article may not be brought more than one year after the amendment is recorded.

Section 16.3 – Recordation of Amendments. Each amendment to the Declaration must be recorded and the amendment is effective only upon recording. An amendment, except an amendment pursuant to Article XVI of this Declaration, must be indexed in the grantee's index in the name of the Common Interest Community and the Association and in the name of the parties executing the amendment.

Section 16.4 – When Unanimous Consent Required. Except to the extent expressly permitted or required by other provisions of the Act and this Declaration, an amendment may not create or increase Special Declarant Rights, increase the number of Units, change the boundaries of a Unit, the Allocated Interests of a Unit, or the uses to which a Unit is restricted, in the absence of unanimous one hundred percent (100%) consent of the Unit Owners.

Section 16.5 – Execution of Amendments. An amendment to the Declaration required by the Act to be recorded by the Association, which has been adopted in accordance with this Declaration and the Act, must be prepared, executed, recorded and certified on behalf of the



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Association by an officer of the Association designated for that purpose or, in the absence of designation, by the president of the Association.

Section 16.6 Special Declarant Rights. Provisions in this Declaration creating Special Declarant Rights may not be amended without the consent of the Declarant.

Section 16.7 – Consent of Holders of Security Interests. Amendments are subject to the consent requirements of Article XIX.

Section 16.8 – Amendments to Create Units.

(a) To exercise any Development Right reserved under Section 9.1 of this Declaration, the Declarant shall prepare, execute and record an amendment to the Declaration. The Declarant shall also record a new Plat necessary to conform to the requirements of Subsections (a), (b) and (d) of Section 170 of the Act or new certifications of Schedule A-3 previously recorded if the Schedules otherwise conform to the requirements of those Subsections.

(b) The amendment to the Declaration shall assign an identifying number to each new Unit created and reallocate the Allocated Interests among all Units. The amendment shall describe any Common Elements and any Limited Common Elements created thereby and designate the Unit to which each Limited Common Element is allocated to the extent required by Subsection 160(a) of the Act

ARTICLE XVII

Amendments to Bylaws

The Bylaws may be amended only by vote of two-thirds (2/3) of the members of the Executive Board, following Notice and Comment to all Unit Owners, at any meeting duly called for such purpose.

ARTICLE XVIII

Termination

Termination of the Common Interest Community may be accomplished only in accordance with Section 34.08.260 of the Act.

ARTICLE XIX

Mortgagee Protection

Section 19.1 – Introduction. This Article establishes certain standards and covenants which are for the benefit of the holders, insurers and guarantors of certain Security Interests. This Article is supplemental to, and not in substitution for, any other provisions of the Documents, but in the case of conflict, this Article shall control.

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Section 19.2 Percentage of Eligible Mortgagees. Wherever in this Declaration the approval or consent of a specified percentage of Eligible Mortgagees is required, it shall mean the approval or consent of Eligible Mortgagees holding Security Interests in Units which in the aggregate have allocated to them such specified percentage of votes in the Association when compared to the total allocated to all Units then subject to Security Interests held by Eligible Mortgagees.

Section 19.3 – Notice of Actions. The Association shall give prompt written notice to each Eligible Mortgagee and Eligible Insurer of:

(a) Any condemnation loss or any casualty loss exceeding $10,000 which affects a portion of the Common Interest Community or any Unit in which there is a first Security Interest held, insured, or guaranteed by such Eligible Mortgagee or Eligible Insurer, as applicable;

(b) Any delinquency in the payment of Common Expense assessments owed by an Owner whose Unit is subject to a first Security Interest held, insured, or guaranteed, by such Eligible Mortgagee or Eligible Insurer, which remains uncured for a period of sixty (60) days;

(c) Any default in the performance by the individual Unit borrower of any obligation under the condominium constituent documents which is no cured within sixty (60) days;

(d) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

(e) Any proposed action which would require the consent of a specified percentage of Eligible Mortgagees as specified in Section 19.4; and

(f) Any judgment rendered against the Association.

Section 19.4 Consent Required.

(a) Document Changes. Notwithstanding any lower requirement permitted by this Declaration or the Act, no amendment of any material provision of the Documents by the Association or Unit Owners described in this Subsection 19.4(a) may be effective without the vote of at least sixty-seven percent (67%) of the Unit Owners (or any greater Unit Owner vote required in this Declaration or the Act) and until approved in writing by at least fifty-one percent (51%) of the Eligible Mortgagees (or any greater Eligible Mortgagee approval required by this Declaration). The foregoing approval requirements do not apply to amendments affected by the exercise of any Development Right. Material includes, but is not limited to, any provision affecting:

(i) Assessments, assessment liens or subordination of assessment liens,

(ii) Voting rights;

(iii) Reserves for maintenance, repair and replacement of Common Elements;

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(iv) Responsibility for maintenance and repairs;

(v) Reallocation of interests in the Common Elements or Limited Common Elements, including any change in the pro rata interest or obligations of any Unit Owner for the purpose of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, except that when Limited Common Elements are reallocated by agreement between Unit Owners, only those Unit Owners and only the Eligible Mortgagees holding Security Interests in such Units must approve such action;

(vi) Rights to use Common Elements and Limited Common Elements;

(vii) Boundaries of Units except that when boundaries of only adjoining Units are involved, or a Unit is being subdivided, then only those Unit Owners and the Eligible Mortgagees holding Security Interests in such Unit or Units must approve such action;

(viii) Convertibility of Units into Common Elements or Common Elements into Units;

(ix) Abandonment, partition, subdivision, expansion or contraction of the Common Interest Community, or the addition, annexation, partition, subdivision or withdrawal of property to or from the Common Interest Community;

(x) Insurance or fidelity bonds, including the use of hazard insurance proceeds for losses to any property in the Common Interest Community for other than the repair, replacement or reconstruction of such property except as provided by AS 34.08.440(h);

(xi) Leasing of Units;

(xii) Imposition of restrictions on a Unit Owner's right to sell or transfer his or her Unit,

(xiii) Establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

(xiv) Restoration or repair of the project after a hazard damage or partial condemnation in a manner other than that specified in the Documents;

(xv) Termination of the Common Interest Community for reasons other than the substantial destruction or condemnation, as to which a sixty-seven percent (67%) Eligible Mortgagee approval is required: and

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(xvi) The benefits of mortgage holders, insurers or guarantors.

(b) Actions. Notwithstanding any lower requirement permitted by the Declaration or the Act, the Association may not take any of the following actions other than rights reserved to the Declarant as special Declarant rights without the approval of at least fifty-one percent (51%) of the Eligible Mortgagees:

(i) Convey or encumber the Common Elements or any portion thereof (as to which an eighty percent (80%) Eligible Mortgagee approval is required). The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Common Interest Community will not be deemed a transfer within the meaning of this clause;

(ii) The establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

(iii) The restoration or repair of the Property (after a hazard damage or partial condemnation) in a manner other than that specified in the Documents;

(iv) The termination of the Common Interest Community for reasons other than substantial destruction or condemnation, as to which a sixty-seven percent (67%) Eligible Mortgagee approval is required;

(v) The alteration of any partition or creation of any aperture between adjoining Units (when Unit boundaries are not otherwise being affected), in which case only the owners of Units affected and Eligible Mortgagees of those Units need approve the action;

(vi) The merger of this Common Interest Community with any other common interest community;

(vii) The granting of any easements, leases, licenses and concessions through or over the Common Elements (excluding, however, any utility easements serving or to serve the Common Interest Community and excluding any leases, licenses or concessions for no more than one year);

(viii) The assignment of the future income of the Association, including its right to receive Common Expense assessments: and

(ix) Any action taken not to repair or replace the Property.

(c) The Association may not change the period for collection of regularly budgeted Common Expense assessments to other than monthly without the consent of all Eligible Mortgagees.

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(d) The failure of an Eligible Mortgagee to respond within thirty (30) days to any written request of the Association for approval of a non-material addition or amendment to the Documents shall constitute an implied approval of the addition or amendment

Section 19.5 – Development Rights. No Development Rights may be exercised or voluntarily abandoned or terminated by the Declarant unless all persons holding Security Interests in the Development Rights consent to the exercise, abandonment, or termination No Development Rights may be exercised later than seven (7) years after the date of recording of this Declaration, unless fifty-one (51%) of the Eligible Mortgagees consent to the exercise of the Development Right.

Section 19.6 – Inspection of Books. The Association must maintain current copies of the Declaration, Bylaws, Rules, Books, records and financial statements. The Association shall permit any Eligible Mortgagee or Eligible Insurer or other first mortgagee of units, to inspect the books and records of the Association during normal business hours.

Section 19.7 – Financial Statements. The Association shall provide any Eligible Mortgagee or Eligible Insurer which submits a written request, with a copy of an annual financial statement within ninety (90) days following the end of each fiscal year of the Association. Such financial statement shall be audited by an independent certified public accountant if:

(a) the Common Interest Community contains fifty (50) or more Units, in which case the cost of the audit shall be a Common Expense; or

(b) any Eligible Mortgagee or Eligible Insurer requests it in which case the Eligible Mortgagee or Eligible Insurer shall bear the cost of the audit.

Section 19.8 – Enforcement. The provisions of this Article are for the benefit of Eligible Mortgagees and Eligible Insurers and their successors, and may be enforced by any of them by any available means, at law, or in equity.

Section 19.9 Attendance at Meetings. Any representative of an Eligible Mortgagee or Eligible Insurer may attend any meeting which a Unit Owner may attend.

Section 19.10 – Appointment of Trustee. In the event of damage or destruction under Article XXIII or XXIV or condemnation of all or a portion of the community, any Eligible Mortgagee may require that such proceeds be payable to a Trustee established pursuant to Section 1.31. Such Trustee may be required to be a corporate trustee licensed by the State of Alaska Proceeds will thereafter be distributed pursuant to Article XXIV or pursuant to a condemnation award. Unless otherwise required, the members of the Executive Board acting by majority vote through the president may act as Trustee.

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ARTICLE XX

Assessment and Collection of Common Expenses

Section 20.1 – Apportionment of Common Expenses. Except as provided in Section 20.2, all Common Expenses shall be assessed against all Units in accordance with their percentage interest in the Common Expenses as shown on Schedule A-2 to this Declaration.

Section 20.2 – Common Expenses Attributable to Fewer Than All Units.

(a) If any Limited Common Element Common Expense is assigned to a limited number of Units, the Common Expenses attributable to the Limited Common Element shall be assessed equally among the Units to which it is assigned

(b) Any Common Expense for services provided by the Association to an individual Unit at the request of the Unit Owner shall be assessed against the Unit which benefits from such service.

(c) Any insurance premium increase attributable to a particular Unit by virtue of activities in or construction of the Unit shall be assessed against that Unit.

(d) An assessment to pay a judgment against the Association may be made only against the Units in the Common Interest Community at the time the judgment was entered, in proportion to their Common Expense liabilities.

(e) If Common Expense is caused by the misconduct of a Unit Owner, the Association may assess that expense exclusively against the Unit.

(f) Fees, charges, late charges, fines, collection costs, and interest charged against a Unit Owner pursuant to the Documents and the Act are enforceable as Common Expense assessments.

Section 20.3 Lien.

(a) The Association has a lien on a Unit for an assessment levied against the Unit or fines imposed against its Unit Owner from the time the assessment or fine becomes due. Fees, charges late charges, fines and interest charged pursuant to the Act and the Documents are enforceable as assessments under this Section If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due.

(b) A lien under this Section is prior to all other liens and encumbrances on a Unit except: (1) a lien and encumbrances recorded before the recordation of the Declaration; (2) a first Security Interest on the Unit recorded before the date on which the assessment sought to be enforced became delinquent; and (3) liens for real estate taxes and other governmental assessments charges against the Unit. A lien under this Section is also prior to all Security Interests described in Subdivision (2) of this Subsection if the Common Expense assessments based on the periodic

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budget adopted by the Association pursuant to Section 20.4 of this Article which would have become due in the absence of acceleration during the six (6) months immediately preceding institution of an action to enforce either the Association's lien or a Security Interest described in Subdivision (2) of this Subsection. This Subsection does not affect the priority of mechanics' or materialmen's liens, or the priority of a lien for other assessments made by the Association. A lien under this Section is not subject to the provision of AS 09.38.010.

(c) Recording of the Declaration constitutes record notice and perfection of the lien. No further recordation of any claim of lien for assessment under this Section is required.

(d) A lien for an unpaid assessment is extinguished unless proceedings to enforce the lien are instituted within three years after the full amount of the assessment becomes due; provided, that if an Owner of a Unit subject to a lien under this Section files a petition for relief under the United States Bankruptcy Code, the period of time for instituting proceedings to enforce the Association's lien shall be tolled until thirty (30) days after the automatic stay of proceedings under Section 362 of the Bankruptcy Code is lifted.

(e) This Section does not prohibit an action to recover sums for which Subsection 20.3(a) creates a lien or prohibit an Association from taking a deed in lieu of foreclosure.

(f) A judgment or decree in any action brought under this Section shall include costs and reasonable attorney's fees for the prevailing party.

(g) A judgment or decree in an action brought under this Section is enforceable by execution under AS 09.35.010.

(h) The Association's lien must be foreclosed as a mortgage or deed of trust on real estate is foreclosed, or as a lien is foreclosed under AS 34.35.005.

(i) In any action by the Association to collect assessments or to foreclose a lien for unpaid assessments, the court may appoint a receiver of the Unit Owner to collect all sums alleged to be due from that Unit Owner prior to or during the period of time the action is pending. The court may order the receiver to pay any sums held by the receiver to the Association during the during the period of time the action is pending to the extent of the Association's Common Expense assessments based on a periodic budget adopted by the Association pursuant to Section 20.4 of this Declaration.

(j) If a holder of a first or second Security Interest in a Unit forecloses that Security Interest, the purchaser at the foreclosure sale is not liable for any unpaid assessments against that Unit which became due before the sale, other than the assessments which are prior to that Security Interest under Subsection 20.3(b). Any unpaid assessments not satisfied from the proceeds of sale become Common Expenses collectible from all the Unit Owners, including the purchaser.

(k) Any payments received by the Association in the discharge of a Unit Owner's obligation may be applied to the oldest balance due.

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(l) A lien under this Section shall not be affected by any sale or transfer of a Unit except as provided in Subsection (j) above.

Section 20.4 Budget Adoption and Ratification. Within thirty (30) days after adoption of a proposed budget for the Common Interest Community, the Executive Board shall provide a summary of the budget to each Unit Owner, and shall set a date for a meeting of the Unit Owners to consider ratification of the budget not less than fourteen (14) nor more than thirty (30) days after mailing of the summary. Unless at that meeting a majority of all Unit Owners reject the budget, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the Unit Owners continues until the Unit Owners ratify a budget proposed by the Executive Board.

Section 20.5 - Ratification of Non-budgeted Common Expense Assessments If the Executive Board votes to levy a Common Expense assessment not included in the current budget, other than one enumerated in Section 20.2 of this Declaration, in an amount greater than fifteen percent (15%) of the current annual operating budget, the Executive Board shall submit such Common Expense to the Unit Owners for ratification in the same manner as a budget under Section 20.4.

Section 20.6 Certificate of Payment of Common Expense Assessments. The Association upon written request shall furnish to a Unit Owner a statement in recordable form setting out the amount of unpaid assessments against the Unit. The statement must be furnished within ten (10) business days after receipt of the request and is binding on the Association, the Executive Board and each Unit Owner.

Section 20.7 - Monthly Payment of Common Expenses. All Common Expenses assessed under Sections 20.2 and 20.4 shall be due and payable on the first of each month.

Section 20.8 Acceleration of Common Expense Assessments. In the event of default for a period of thirty (30) days by any Unit Owner in the payment of any Common Expense assessment levied against his or her Unit, the Executive Board shall have the right, after Notice and Hearing, to declare all unpaid assessments for the pertinent fiscal year to be immediately due and payable.

Section 20.9 – Commencement of Common Expense Assessments. Common Expense assessments shall begin on the first day of the month following the month in which conveyance of the Unit to a Unit Owner occurs, except that reasonably reduced assessments may be allocated to any unsold, unoccupied units, for a period not exceeding sixty (60) days after conveyance of the first Unit in each phase. Said reduction in Declarant assessments for unsold, unoccupied units include management fees, reserve assessments and any other costs deemed unnecessary for unsold, unoccupied units.

Section 20.10 – No Waiver of Liability for Common Expenses No Unit Owner may exempt himself or herself from liability for payment of the Common Expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of the Unit against which the assessments are made.

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Section 20.11 – Personal Liability of Unit Owners. The Owner of a Unit at the time a Common Expense assessment or portion thereof is due and payable is personally liable for the assessment. Personal liability for the assessment shall not pass to a successor in title to the Unit unless he or she agrees to assume the obligation.

Section 20.12 – Capitalization of the Association. Declarant will establish a working capital fund in an amount at least equal to two (2) months' installments of the Annual Assessment for each Unit in the Project. Upon the first conveyance of record title to a Unit from Declarant, the Owner shall contribute to the working capital of the Association an amount equal to two (2) months' installments of the Annual Assessment at the rate in effect at the time of the sale, and upon the sale of each Unit from the Declarant to an Owner, Declarant will receive a refund of the contribution to the working capital fund made by Declarant for such Unit. The Association shall maintain the working capital funds in segregated accounts to meet unforeseen expenditures. Such payments to this fund shall not be considered advance payments of Annual Assessments and except for refunds to Declarant, shall not be refundable. Declarant may not use any working capital funds to defray any of its expenses, reserve contributions, or construction costs or to make up any budget deficits.

Section 20.13 Reserves. As part of the adoption of the regular budget pursuant to Sections 20.4 and 20.5, the Executive Board shall include an amount which, in its reasonable business judgment, will establish and maintain an adequate reserve fund for the replacement of improvements to the Common Elements that it is obligated to maintain, based upon the project's age, remaining life and the quantity and replacement cost of major Common Elements.

ARTICLE XXI

Right to Assign Future Income

The Association may assign its future income, including its right to receive Common Expense assessments, only by the affirmative vote of Unit Owners of Units to which at least fifty-one (51%) percent of the votes in the Association are allocated, at a meeting called for that purpose.

ARTICLE XXII

Persons and Units Subject to Documents

Section 22.1 Compliance with Documents. All Unit Owners, tenants, mortgagees and occupants of Units shall comply with the Documents. The acceptance of a deed or the exercise of any incident of ownership or the entering into of a lease or the entering into occupancy of a Unit constitutes agreement that the provisions of the Documents are accepted and ratified by such Unit Owner, tenant, mortgagee or occupant, and all such provisions recorded in the records of the Anchorage Recording District of the Third Judicial District are covenants running with the land and shall bind any Persons having at any time any interest or estate in such Unit.

Section 22.2 Adoption of Rules. The Executive Board may adopt Rules regarding the use and occupancy of Units, Common Elements, and Limited Common Elements and the activities of occupants, subject to Notice and Comment.

ARTICLE XXIII

Insurance

Section 23.1 – Coverage. To the extent reasonably available, the Executive Board shall obtain and maintain insurance coverage as set forth in this Article. If such insurance is not reasonably available, and the Executive Board determines that any insurance described herein will not be maintained, the Executive Board shall cause notice of that fact to be hand-delivered or sent prepaid by United States mail to all Unit Owners and Eligible Mortgagees at their respective last known addresses.

Section 23.2 – Property Insurance.

(a) Property insurance covering. Property Insurance shall be maintained covering all common property of the Association. **Structures within the Units and any personal property stored on the Units are part of the Unit and must be insured by the individual Unit owners.**

(b) Amounts. The common properties for an amount (after application of any deductions) equal to one hundred percent (100%) of their actual cash value, but not less than their insurable replacement cost, at the time the insurance is purchased and at each renewal date. Personal property owned by the Association for an amount equal to its actual cash value.

(c) Other Provisions. Property insurance policies required by this Section to be maintained by the Association shall provide that:

(i) The insurer waives the right to subrogation under the policy against a Unit Owner or member of the household of a Unit Owner;

(ii) An act or omission by a Unit Owner, unless acting within the scope of the Unit Owner's authority on behalf of the Association, will not void the policy or be a condition of recovery under the policy.

(iii) Loss must be adjusted with the Association.

(iv) Insurance proceeds shall be paid to any insurance trustee designated in the policy for that purpose, and in the absence of such designation to the Association, in either case to be held in trust for each Unit Owner and such Unit Owner's mortgagee

(v) The insurer may not cancel or refuse to renew the policy until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner and each holder of a Security

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Interest to whom a certificate or memorandum of insurance has been issued, at their respective last known addresses.

(vi) The name of the insured shall be substantially as follows:

"Summer Stone Townhomes Homeowners Association, Inc. for the use and benefit of the individual Owners".

Section 23.3 – Liability Insurance. Liability insurance, including medical payments in an amount determined by the Executive Board but in no event less than one million dollars ($1,000,000) covering all occurrences commonly insured against for death, bodily injury and property damage, arising out of or in connection with the use, ownership or maintenance of the Common Elements, and the activities of the Association.

(a) Other Provisions. Insurance policies carried pursuant to this Section shall provide that:

(i) Each Unit Owner is an insured person under the policy with respect to liability arising out of the interest of the Unit Owner in the Common Elements or membership in the Association.

(ii) The insurer waives the right to subrogation under the policy against a Unit Owner or member of the household of a Unit Owner;

(iii) An act or omission by a Unit Owner, unless acting within the scope of the Unit Owner's authority on behalf of the Association, will not void the policy or be a condition to recovery under the policy.

(iv) If at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the policy of the Association provides primary insurance.

(v) The insurer issuing the policy may not cancel or refuse to renew it until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued at their last known addresses.

Section 23.4 Fidelity Bonds. A blanket fidelity bond is required for anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The bond shall name the Association as obligee and shall cover the maximum funds that will be in the custody of the Association or the manager at any time while the bond is in force and in no event less than the sum of three (3) months' assessments plus reserve funds. The bond shall include a provision that calls for ten (10) days' written notice to the Association, to each holder of a Security Interest in a Unit, to each Eligible Mortgagee and Eligible

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Insurer that services an AHFC-owned or FHLMC-owned mortgage on a Unit and to the insurance trustee, if any, before the bond can be cancelled or substantially modified for any reason.

Section 23.5 – Unit Owner Policies. **Individual Unit Owners must obtain their own insurance policies for structures and personal property located within their Units.**

Section 23.6 – Workers' Compensation Insurance. The Executive Board shall obtain and maintain Workers' Compensation Insurance if required to meet the requirements of the laws of the State of Alaska.

Section 23.7 – Directors' and Officers' Liability Insurance. The Executive Board shall obtain and maintain Directors' and Officers' Liability insurance, if available, covering all of the Directors and officers of the Association in such limits as the Executive Board may, from time to time, determine.

Section 23.8 Other Insurance. The Association may carry other insurance which the Executive Board considers appropriate to protect the Association or the Unit Owners.

Section 23.9 Premiums. Insurance premiums shall be a Common Expense.

ARTICLE XXIV

Damage To Or Destruction of Property

Section 24.1 Duty to Restore. A portion of the Common Interest Community for which insurance is required under Section 34.08.440 of the Act or for which insurance carried by the Association is in effect, whichever is more extensive, that is damaged or destroyed must be repaired or replaced promptly by the Association unless:

(a) The Common Interest Community is terminated;

(b) Repair or replacement would be illegal under a state statute or municipal ordinance governing health or safety; or

(c) Eighty percent (80%) of the Unit Owners, including each owner of a Unit or assigned Limited Common Element that will not be rebuilt, vote not to rebuild.

Section 24.2 Cost. The cost of repair or replacement of the Common Elements in excess of insurance proceeds and reserves is a Common Expense.

Section 24.3 – Replacement of Less Than Entire Property.

(a) The insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Common Interest Community;

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(b) Except to the extent that other persons will be distributees, the excess of the proceeds must be distributed to each Unit Owner or lien holder, as their interests may appear, in proportion to the Common Element interests of all the Units;

Section 24.4 Insurance Proceeds. The insurance trustee, or if there is no insurance trustee, then the Executive Board of the Association, acting by the President, shall hold any insurance proceeds for Common Elements in trust for the Association, Unit Owners and lien holders as their interests may appear. Subject to the provisions of Subsection 24.1(a) through Subsection 24.1(c), the proceeds shall be disbursed first for the repair or restoration of the damaged Property, and the Association, Unit Owners and lien holders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the Common Elements have been completely repaired or restored, or the Common Interest Community is terminated

Section 24.5 – Certificates by the Executive Board. The Trustee, if any, may rely on the following certifications in writing made by the Executive Board:

(a) Whether or not damaged or destroyed Property is to be repaired or restored;

(b) The amount or amounts to be paid for repairs or restoration and the names and addresses of the parties to whom such amounts are to be paid.

Section 24.6 Title Insurance Policies. If payments are to be made to Unit Owners or mortgagees, the Executive Board, and the Trustee, if any, shall obtain and may rely on a title insurance policy based on a search of the records of the Anchorage Recording District of the Third Judicial District from the date of the recording of the original Declaration stating the names of the Unit Owners and the lienholders.

ARTICLE XXV

Rights To Notice And Comment; Notice And Hearing

Section 25.1 - Right to Notice and Comment. Before the Executive Board amends the Bylaws or the Rules, whenever the Documents require that an action be taken after "Notice and Comment", and at any other time the Executive Board determines, the Unit Owners have the right to receive notice of the proposed action and the right to comment orally or in writing. Notice of the proposed action shall be given to each Unit Owner in writing and shall be delivered personally or by mail to all Unit Owners at such address as appears in the records of the Association, or published in a newsletter or similar publication which is routinely circulated to all Unit Owners. The notice shall be given not less than five (5) days before the proposed action is to be taken. It shall invite comment to the Executive Board orally or in writing before the scheduled time of the meeting. The right to Notice and Comment does not entitle a Unit Owner to be heard at a formally constituted meeting.

Section 25.2 – Right to Notice and Hearing. Whenever the Documents require that an action be taken after "Notice and Hearing", the following procedure shall be observed: The party proposing to take the action (e.g., the Executive Board, a committee, an officer, the manager, etc.)

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shall give written notice of the proposed action to all Unit Owners or occupants of Units whose interest would be significantly affected by the proposed action. The notice shall include a general statement of the proposed action and the date, time and place of the hearing. At the hearing, the affected person shall have the right, personally or by a representative, to give testimony orally, in writing or both (as specified in the notice), subject to reasonable rules of procedure established by the party conducting the meeting to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but shall not bind the decision makers. The affected person shall be notified of the decision in the same manner in which notice of the meeting was given.

Section 25.3 – Appeals. Any Person having a right to Notice and Hearing shall have the right to appeal to the Executive Board from a decision of persons other than the Executive Board by filing a written notice of appeal with the Executive Board within ten (10) days after being notified of the decision. The Executive Board shall conduct a hearing within thirty (30) days, giving the same notice and observing the same procedures as were required for the original meeting.

ARTICLE XXVI

Executive Board

Section 26.1 Minutes of Executive Board Meetings. The Executive Board shall permit any Unit Owner to inspect the minutes of Executive Board meetings during normal business hours. The minutes shall be available for inspection within fifteen (15) days after any such meeting.

Section 26.2 Powers and Duties. The Executive Board may act in all instances on behalf of the Association, except as provided in this Declaration, the Bylaws or the Act. The Executive Board shall have, subject to the limitations contained in this Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Association and of the Common Interest Community which shall include, but not be limited to, the following:

(a) Adopt and amend Bylaws, Rules and regulations;

(b) Adopt and amend budgets for revenues, expenditures and reserves;

(c) Collect assessments for Common Expenses from Unit Owners;

(d) Hire and discharge managing agents;

(e) Hire and discharge employees and agents, other than managing agents, and independent contractors.

(f) Institute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violation of the Association's Declaration, Bylaws or Rules in the Association's name on behalf of the Association or two or more Unit Owners on matters affecting the Common Interest Community;

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(g) Make contracts and incur liabilities;

(h) Regulate the use, maintenance, repair, replacement and modification of the Common Elements.

(i) Cause additional improvements to be made as a part of the Common Elements;

(j) Acquire, hold, encumber and convey in this Association's name any right, title or interest to real property or personal property, but Common Elements may be conveyed or subjected to a Security Interest only pursuant to Section 34.08.430 of the Act;

(k) Grant easements for any period of time including permanent easements, leases, licenses and concessions for no more than one year, through or over the Common Elements;

(l) Impose and receive a payment, fee or charge for services provided to Unit Owners;

(m) Impose a reasonable charge for late payment of assessments and, after Notice and Hearing, levy a reasonable fine for violations of this Declaration, Bylaws, Rules and regulations of the Association;

(n) Impose a reasonable charge for the preparation and recordation of amendments to this Declaration, resale certificates required by Section 34.08.590 of the Act or a statement of unpaid assessments;

(o) Provide for the indemnification of the Association's officers and Executive Board and maintain Directors' and Officers' Liability Insurance;

(p) Assign the Association's right to future income, including the right to receive Common Expense assessments;

(q) Exercise any other powers conferred by this Declaration or the Bylaws;

(r) Exercise any other power that may be exercised in this state by legal entities of the same type as the Association,

(s) Exercise any other power necessary and proper for the governance and operation of the Association; and

(t) By resolution, establish committees of Directors, and Unit Owners, to perform any of the above functions under specifically delegated administrative standards, as designated in the resolution establishing the committee. All committees must maintain and publish notice of their actions to Unit Owners and the Executive Board. However, actions taken by a committee may be appealed to the Executive Board by any Unit Owner within forty-five (45) days of publication of such notice (unless such Unit Owner has been given notice of the proposed action under the provisions of Article XXV in which case that Article shall govern appeals), and such committee action must be ratified, modified or rejected by the Executive Board at its next regular meeting.

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Section 26.3 – Executive Board Limitations. The Executive Board may not act on behalf of the Association to amend this Declaration, to terminate the Common Interest Community or to elect members of the Executive Board or determine the qualifications, powers and duties, or terms of office of Executive Board members, but the Executive Board may fill vacancies in its in its membership for the unexpired portion of any term.

ARTICLE XXVII

Open Meetings

Section 27.1 – Access. All meetings of the Executive Board, at which action is to be taken by vote at such meeting will be open to the Unit Owners, except as hereafter provided.

Section 27.2 – Meetings and Notice of Meetings. Regular meetings may be set by a schedule appointed by resolution of the Executive Board and no further notice will be required. Special meetings of the Executive Board may be called by the President or by a majority of the Directors on at least three (3) business days' notice to each member. The notice will be hand-delivered or mailed and will state the time, place and purpose of the meeting.

Section 27.3 Executive Sessions. Meetings of the Executive Board may be held in executive session, without giving notice and without the requirement that they be open to Unit Owners, in either of the following situations only:

(a) No action is taken at the executive session requiring the affirmative vote of Directors; or

(b) The action taken at the executive session involves personnel, pending litigation, contract negotiations, or enforcement actions.

ARTICLE XXVIII

Condemnation

If part or all of the Common Interest community is taken by any power having the authority of eminent domain, all compensation and damages for and on account of the taking shall be payable in accordance with Section 34.08.740 of the Act.

ARTICLE XXIX

Working Capital Fund

Initial purchasers of Units in Summer Stone Townhomes shall pay at closing the equivalent of two months' assessment payments to establish a working capital fund for the Association. Payments to the working capital fund are not advance payment of regular assessments. Within sixty (60) days after closing of the first Unit in each phase, the Declarant shall pay each unsold

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Unit's share of the working capital fund to the Association which shall keep all working capital funds in a segregated account. Declarant shall be reimbursed for its working capital fund payments from funds collected at closing when the unsold units are sold. The working capital fund may be terminated at such time as that is permitted by the Eligible Mortgagees

ARTICLE XXX

Party Walls

Section 30.1 – Party Wall. A wall constructed on a Unit boundary between adjoining Units is a Party Wall. That portion of siding, a roof or a division common to adjoining Units shall be treated as analogous to a Party Wall and is governed by these provisions.

Section 30.2 General Rules of Law. General rules of law regarding Party Walls and liability for property damage due to negligence or willful acts or omissions apply to Party Walls in this Common Interest Community.

Section 30.3 Party Wall Ownership. The Unit Owner owns that portion of a Party Wall that is located on the owner's Unit.

Section 30.4 – Repair and Maintenance; Rebuilding; Access; Extension.

(a) The lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint and other materials constituting a part of the finished surfaces of a Party Wall are part of the Unit and shall be maintained and repaired by the Unit Owners within whose Unit they are located. In addition, chutes, flues, ducts, wires, conduit, bearing walls, bearing columns or other fixtures lying within a Party Wall and servicing only one Unit, are a part of said Unit to be maintained and repaired by the Owner of that Unit. Any portion of a Party Wall used by both adjacent Unit Owners shall be repaired and maintained by both Unit Owners, and the cost of repair and maintenance shall be shared equally by the two Unit Owners.

(b) If rebuilding of a Party Wall is necessary, the Party Wall shall be rebuilt on the same location and to the same width as the Party Wall being replaced.

(c) A Unit Owner making repairs to or rebuilding a Party Wall, upon reasonable notice to the other Unit Owner, shall be given access to the other Unit, as reasonably necessary to make the repairs to or conduct the rebuilding of the Party Wall but shall take all due precaution not to damage the property of the other Unit Owner.

(d) As permitted by the Association and local law, a Party Wall may be extended by a Unit Owner and the other Unit Owner shall have the right to use the extended Party Wall by paying the Unit Owner one-half (1/2) the cost of such part of the Party Wall as the other Unit Owner shall use. The other Unit Owner shall be responsible for one-half (1/2) of the maintenance cost of only that portion of the extended Party Wall that the other Unit Owner uses.

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Section 30.5 Destruction by Fire or Other Casualty. A Party Wall that has been damaged or destroyed by fire or other casualty may be restored by either Unit Owner. If the other Unit Owner thereafter makes use of the Party Wall, the other Unit Owner shall contribute to the cost of restoration thereof in proportion to such use subject, however, to the Unit Owner's right to call for a larger contribution from the other Unit Owner under the applicable rule of law regarding liability for negligent or willful acts or omissions.

Section 30.6 Insurance. Both Unit Owners sharing a Party Wall shall maintain property insurance sufficient to fully fund the repair or replacement of the Party Wall if damaged by fire or other insured casualty.

Section 30.7 Exterior Appearance The exterior colors and materials, including the roofs of dwellings on an adjacent Unit joined by a Party Wall must be identical and may not be changed.

Section 30.8 Weather Protection. Notwithstanding any other provision of this Article, a Unit Owner who by its negligent or willful act causes the Party Wall to be exposed to the elements shall bear the whole cost of repair and furnishing the necessary protection against such elements.

Section 30.9 - Disputes. Any controversy that may arise between adjacent Unit Owners over the necessity for or cost of repairs and maintenance of the Party Wall shall be submitted to the Association which shall make a final, binding determination.

ARTICLE XXXI

Miscellaneous

Section 31.1 Captions. The captions contained in the Documents are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of the Documents or the intent of any provision thereof.

Section 31.2 - Gender. The use of the masculine gender refers to the feminine and neuter genders and the use of the singular includes the plural, and vice versa, whenever the context of the Documents so require.

Section 31.3 – Waiver. No provision contained in the Documents is abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur

Section 31.4 Invalidity. The invalidity of any provision of the Documents does not impair or affect in any manner the validity, enforceability or effect of the remainder, and in such event, all of the other provisions of the Documents shall continue in full force and effect

Section 31.5 - Conflict. The Documents are intended to comply with the requirements of the Act and Title 10, Chapter 20 of the Alaska Statutes (Non Profit Corporation Law). In the event of any conflict between the Documents and the provisions of the statutes, the provisions of the

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statutes shall control. In the event of any conflict between this Declaration and any other Document, this Declaration shall control.

Section 31.6 – Rights of Action. The Association and any aggrieved Unit Owner shall have a right of action against Unit Owners for failure to comply with the provisions of the Documents, or with decisions of the Association which are made pursuant to the Documents. Unit Owners shall also have such rights of action against the Association.

In Witness Whereof, the Declarant has caused this Declaration to be executed this 12th day of August, 2003.

Signed, Sealed and Delivered
in the Presence of:

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 12 day of August, 2003, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of The Petersen Group, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2004

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DESCRIPTION OF COMMON INTEREST COMMUNITY

(Declaration Schedule A-1)

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SCHEDULE A-1

PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2003 103, records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2003- 103, records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet)

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

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A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:

Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:
>
> Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 20 feet in width located within the Southeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:
>
> Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:
>
> Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska, thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning: then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right of way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska

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FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska

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TABLE OF INTERESTS

(Declaration Schedule A-2)

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SCHEDULE A-2

TABLE OF INTERESTS

Bldg./Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1/A	5501 Sapphire Loop	1/12	1	N/A
1/B	5503 Sapphire Loop	1/12	1	N/A
4/A	5521 Sapphire Loop	1/12	1	Y-5521
4/B	5523 Sapphire Loop	1/12	1	Y-5523
8A	5555 Sapphire Loop	1/12	1	Y-5555
8B	5557 Sapphire Loop	1/12	1	Y-5557
9/A	5563 Sapphire Loop	1/12	1	Y-5563
9/B	5565 Sapphire Loop	1/12	1	Y-5565
42/A	5820 Sapphire Loop	1/12	1	N/A
42/B	5818 Sapphire Loop	1/12	1	N/A
44/A	5836 Sapphire Loop	1/12	1	N/A
44/B	5834 Sapphire Loop	1/12	1	N/A

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PLAT

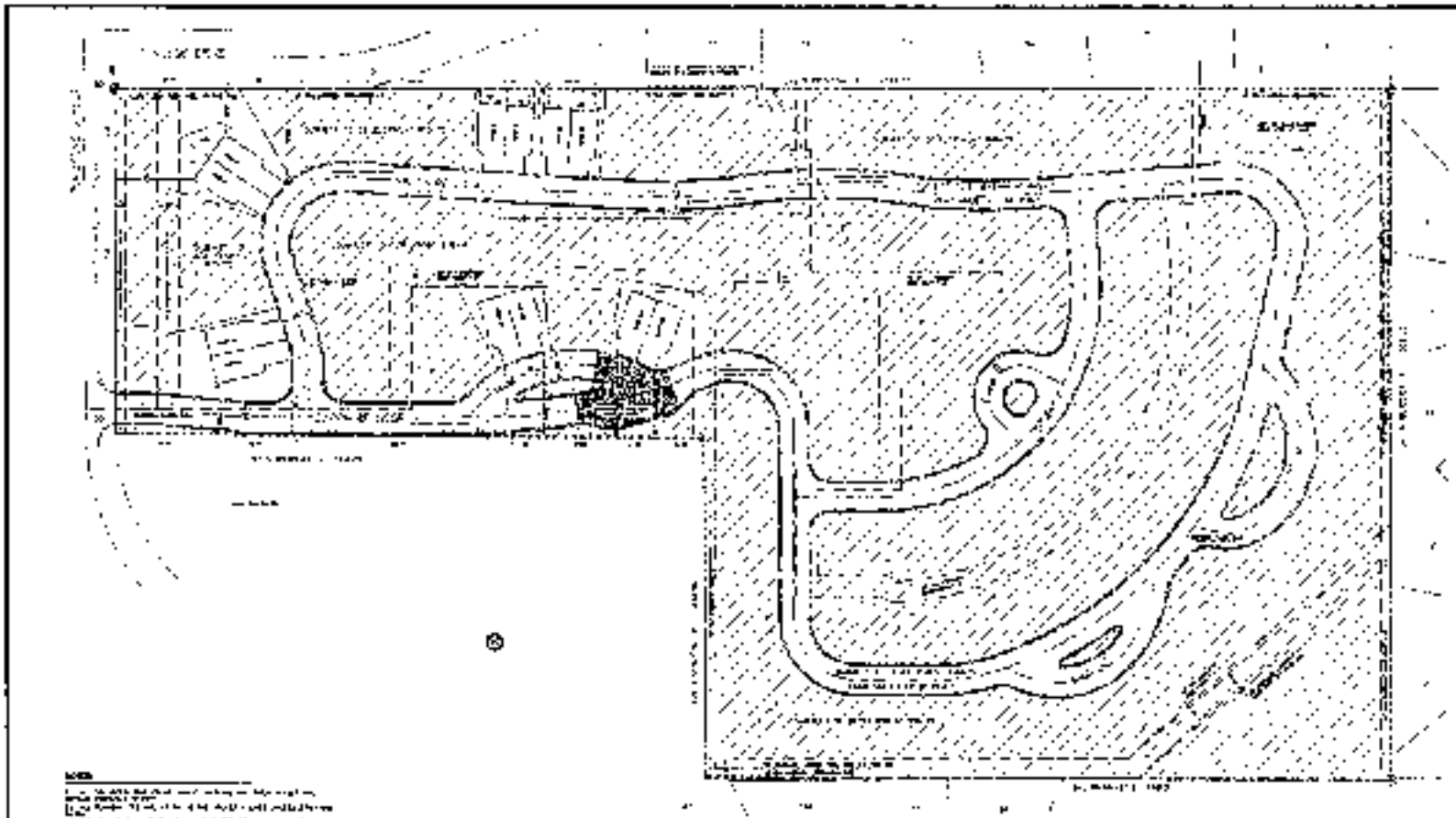
(Declaration Schedule A-3)

Plat No. 2003-103

Serial No. 2003-082011-0

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SUMMER STONE TOWNHOMES
PHASE I

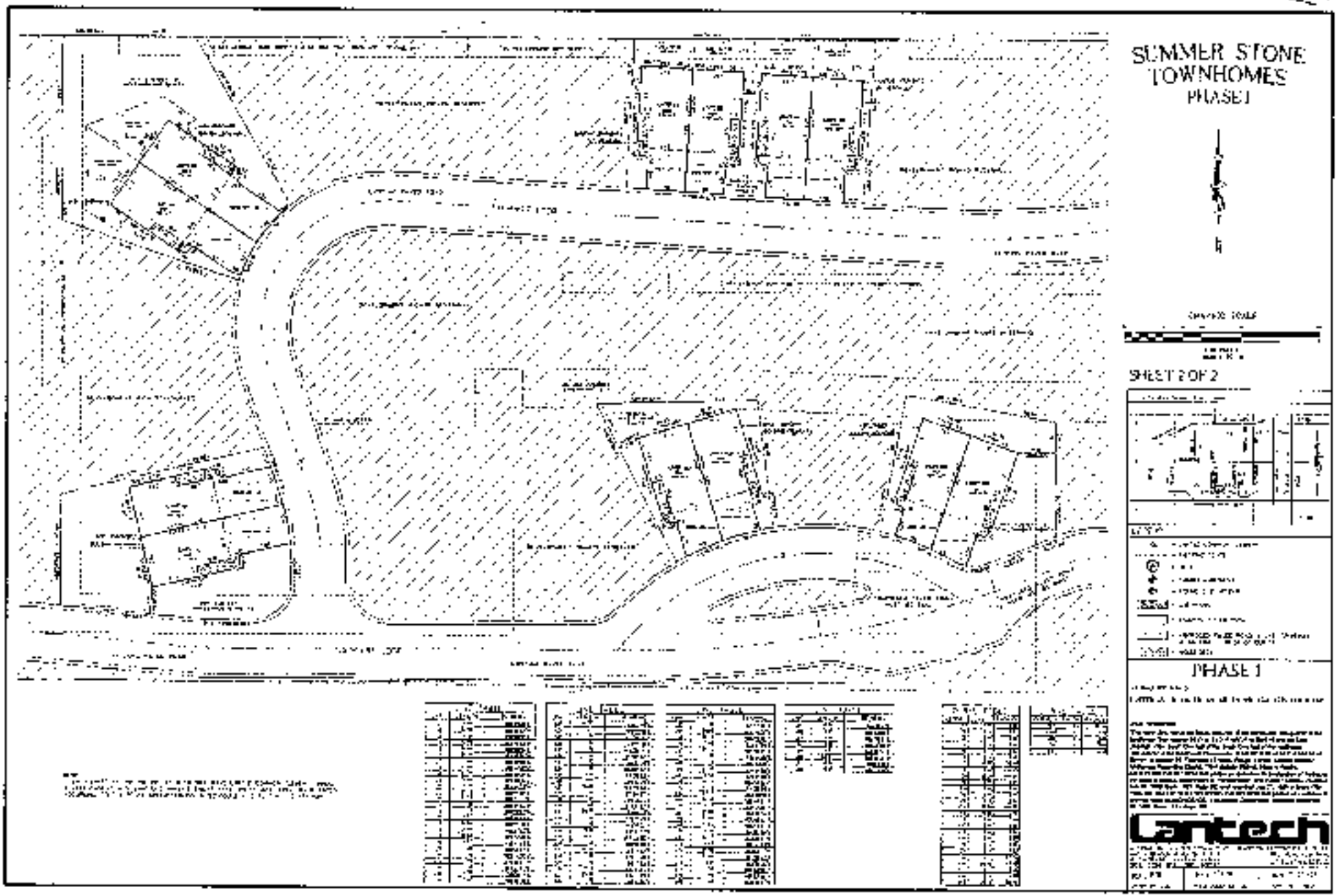
SHEET 1 OF 2

PHASE 1

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SUMMER STONE TOWNHOMES

LIMITED COMMON ELEMENT YARDS

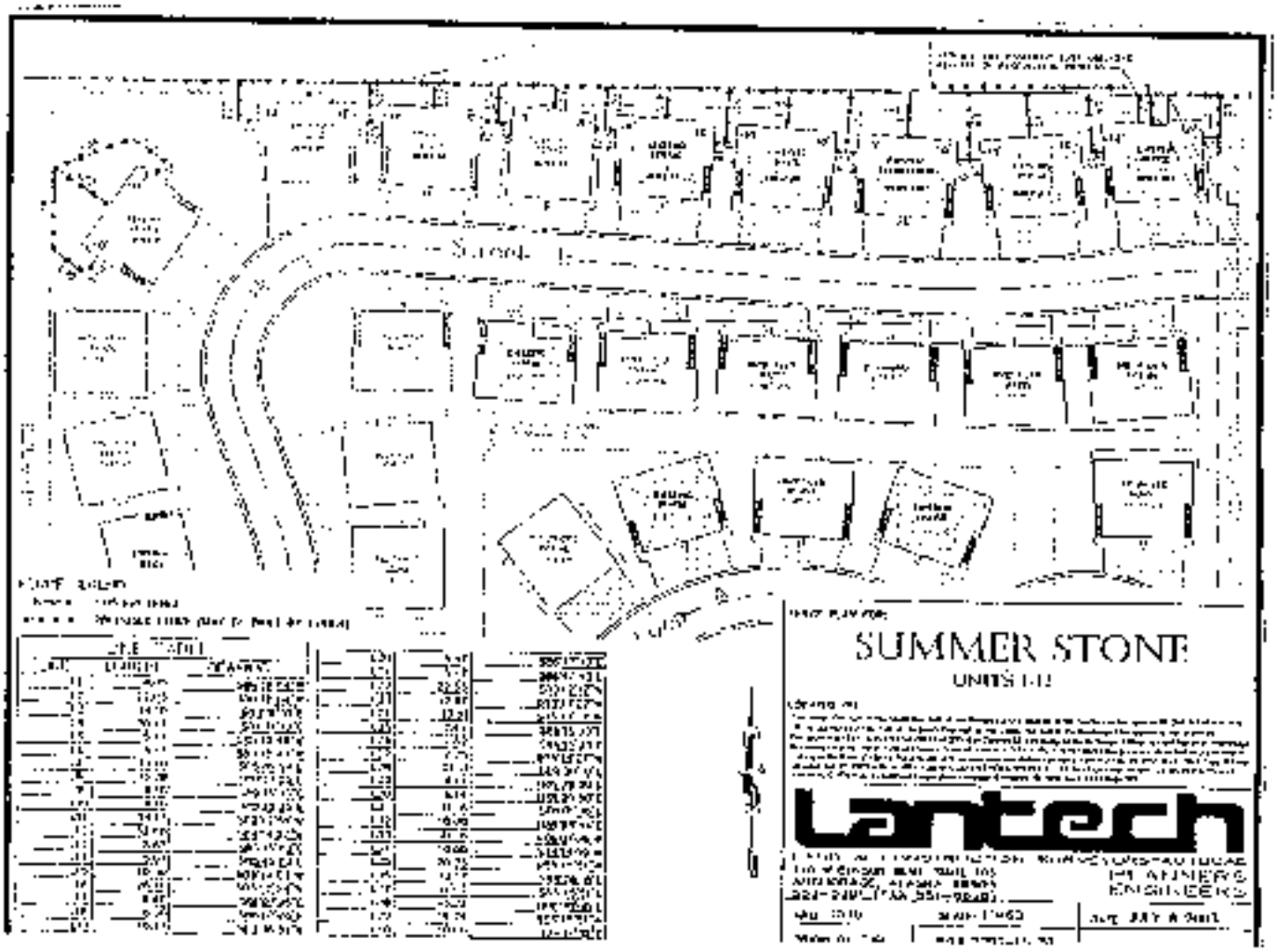
(Declaration Schedule A-4)

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SCHEDULE A-4

LIMITED COMMON ELEMENT YARD AREAS



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SUMMER STONE TOWNHOMES

FENCE SPECIFICATIONS

(Declaration Schedule A-5)

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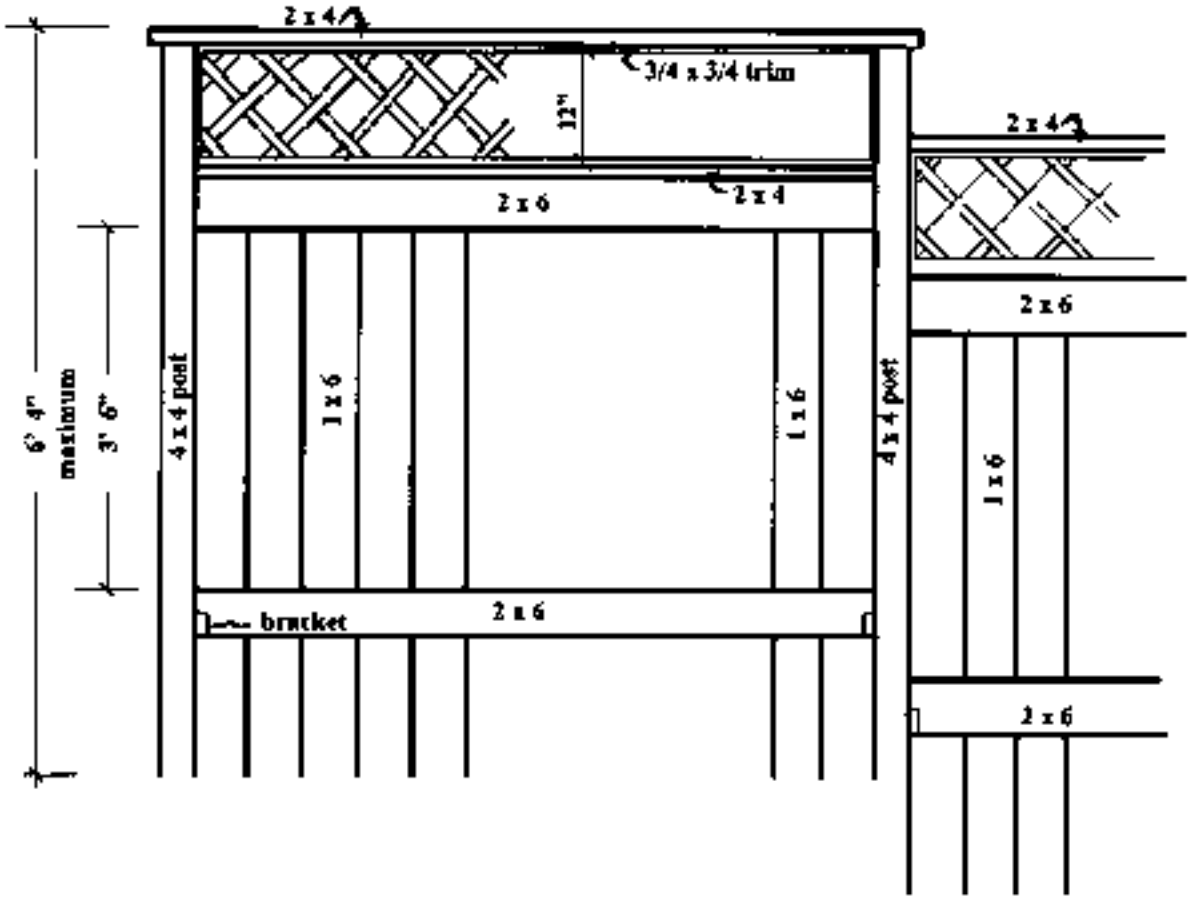
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SCHEDULE A-5

FENCE SPECIFICATIONS

1. All finished fencing shall be built and finished per Schedule A-5 and described herein. Fences to match the project fence installed on the entry.
2. All finished fencing shall be ~6' in height and built to local professional standards utilizing the following lumber:
   - Cedar fence boards: ¾" x 5 ½" x 5', (1 x 6) square at top and per grade at bottom
   - Cedar fence board rails: 1 ½" x 5 ½" x ~8' (2 x 6)
   - Cedar fence posts: 3 ½" x 3 ½" x ~9' (4 x 4)
   - Cedar top and bottom lattice rail: 1 ½" x 3 ½" x ~8' (2 x 4)
   - Cedar lattice: standard cross hatch
   - Cedar trim: ¾" x ¾"
3. Fencing to be located as designated on Schedule A-3.
4. Fence rails shall be constructed level from post to post, except bottom rail which shall follow (parallel) grade ~4" above ground.
5. Fence boards will be constructed vertically and fastened to each rail with 2 each 10d galvanized nails per board per rail.
6. Fence rails shall be placed on the inside of area being enclosed.
7. Depth of fence post burial shall be not less than 30". The typical and maximum distance between posts shall be 8' measured on center. As a minimum, posts at each change of direction and gate posts (each side) shall be set in concrete. For concreted posts, diameter of hole at ground surface to be not less than 6" and at the base of the post not less than 8". Concrete to be placed the full length of the buried post section in a cone/inverted mushroom shape to resist jacking.
8. No portion of a fence shall be attached directly to a townhouse exterior wall. A fence post shall be placed adjacent to and parallel with the exterior wall at a distance of 2" to 3" from the wall. When said post is installed directly adjacent to an exterior wall foundation, additional care needs to be taken to protect the townhome foundation waterproofing. No gate posts or other posts requiring concrete will be set closer than 12" to an exterior wall foundation.
9. A gate shall be located in the section of fencing furthest to the front of each yard so that yard is accessible from common area. The gate shall be 42" in width and constructed to match fencing in finished height and appearance. Top and bottom rail to be placed "on–flat" at elevations matching adjacent fence rails. Gate diagonal rail placed "on-flat" the full width of the gate, ending adjacent to the opposite ends of the top and bottom rail. Each gate must have a locking latch and set with not more than 6" of clearance between the bottom of the gate and the ground.
10. All fencing to be finished with BEHR clear natural waterproofing wood sealer or approved alternative if BEHR becomes unavailable. Fence to be sprayed with a minimum of two coats, and back rolled. Reseal as needed to maintain appearance.
11. Water spigots must be available from each unit to facilitate common area landscape maintenance. If a fence encloses a water spigot, unit owner must provide another spigot in an unfenced portion of unit. This should be performed by a licensed plumber.

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[redacted]

2003-094974-0
Recording Dist: 301 - Anchorage
9/15/2003 2:33 PM Pages: 1 of 28

A L A S K A

CC

AMENDMENT NO. 1 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC.
510 L Street, Ste. 540
Anchorage, Alaska 99501-1959

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AMENDMENT NO. 1 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes, dated the 12th day of August, 2003 and recorded on the 13th day of August, 2003, at Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, ("Declaration") pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a) (8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-1, Description of Common Interest Community, attached hereto is substituted for the current Schedule A-1 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-2, Table of Interests, attached hereto, adding the following four (4) Units, Units Numbered 41A, 41B, 49A and 49B, together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE III. Schedule A-3, the Plat and Plans attached hereto and filed under Plat No. 2003-127, supplement the current Schedule A-3 of the Declaration as filed under Plat No. 2003-103 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes, Phase 2, shown as "Property Subject to Development Rights" thereof, according to the official plat thereof, filed under Plat No. 2003-127, in the Anchorage Recording District, Third Judicial District, State of Alaska

ARTICLE IV. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, Phase 2, shown on the plat attached as Schedule A-3 and filed under Plat No. 2003-127, records of the Anchorage Recording District as "Property Subject to Development Rights", are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto, are hereby assigned to their appurtenant Units as applicable.

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ARTICLE V. The 'Certification of Completion' executed by William Westbrook, Registered Professional Engineer, attached as Exhibit 'A' is the re-certification of Plans previously filed and recorded under Plat No. 2003-103 pursuant to AS.34 08.170 (f). This re-certification shall refer to the Plans labeled as "Summer Stone Townhomes, The Topaz Plan" on Plat No. 2003-103.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 10 day of September, 2003, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May

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SCHEDULE A-1

PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2003- 127 records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2003- 127, records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone

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distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:
>
> Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:
>
> Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

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FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:
>
> Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees 59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right of way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002,

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under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A-2

TABLE OF INTERESTS

Bldg./Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1/A	5501 Sapphire Loop	6.250	1	N/A
1/B	5503 Sapphire Loop	6.250	1	N/A
4/A	5521 Sapphire Loop	6.250	1	Y-5521
4/B	5523 Sapphire Loop	6.250	1	Y-5523
8A	5555 Sapphire Loop	6.250	1	Y-5555
8B	5557 Sapphire Loop	6.250	1	Y-5557
9/A	5563 Sapphire Loop	6.250	1	Y-5563
9/B	5565 Sapphire Loop	6.250	1	Y-5565
41/A	5808 Sapphire Loop	6.250	1	N/A
41/B	5806 Sapphire Loop	6.250	1	N/A
42/A	5820 Sapphire Loop	6.250	1	N/A
42/B	5818 Sapphire Loop	6.250	1	N/A
44/A	5836 Sapphire Loop	6.250	1	N/A
44/B	5834 Sapphire Loop	6.250	1	N/A
49/A	5548 Sapphire Loop	6.250	1	N/A
49/B	5546 Sapphire Loop	6.250	1	N/A

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SCHEDULE A-3

PLAT AND PLANS

2003-127

2003-094973-0

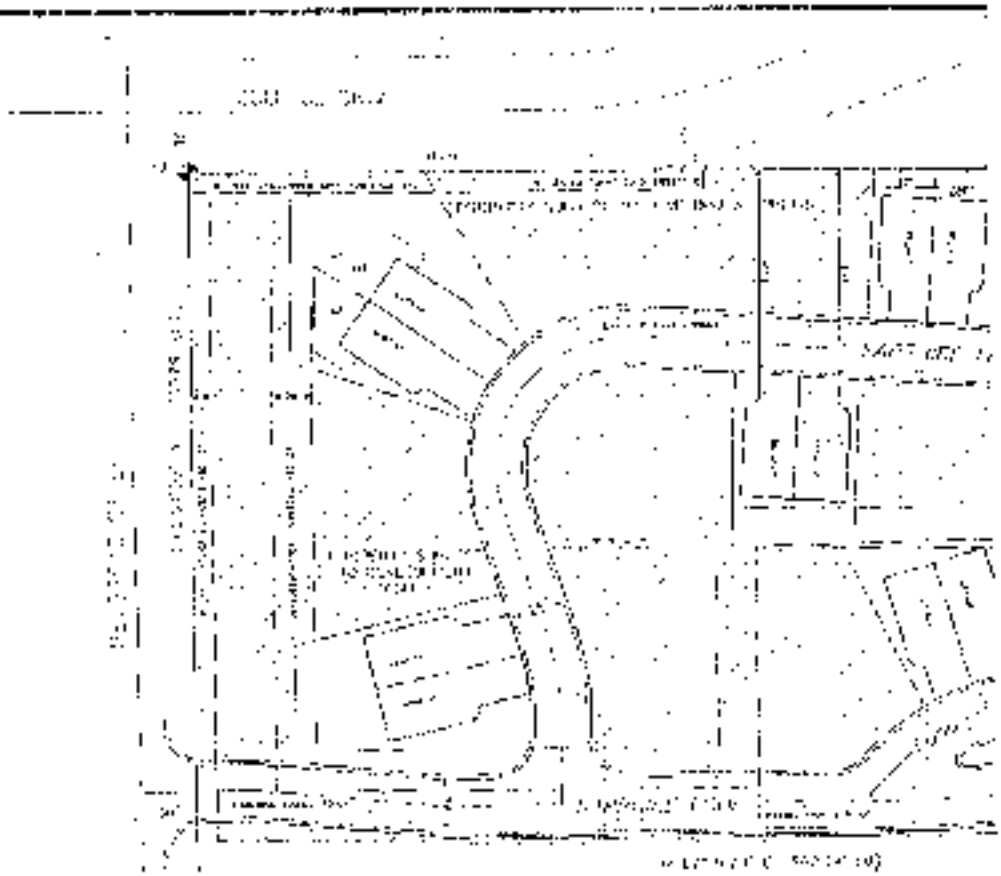
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2003-054974-0

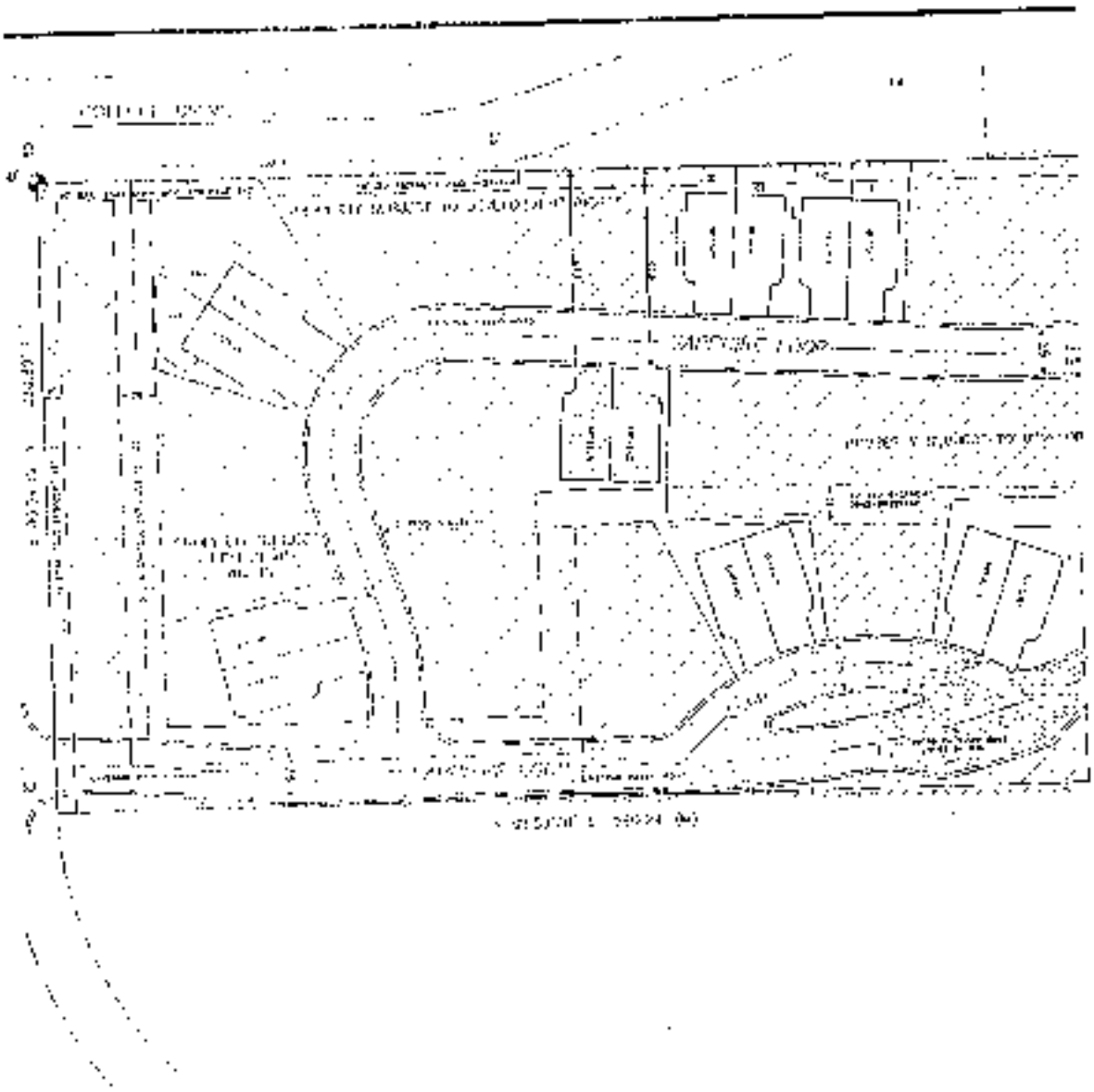
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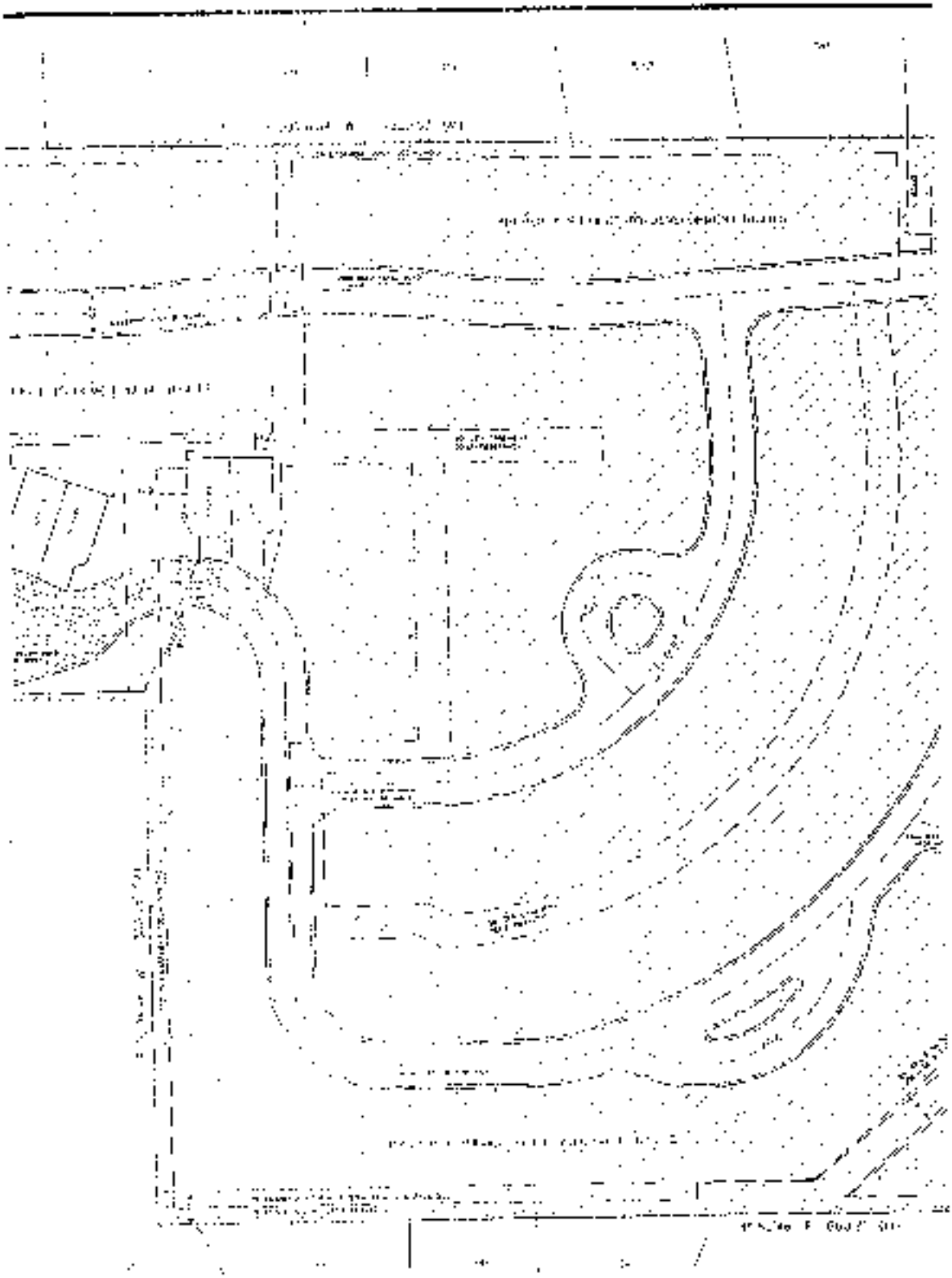
NOTES:

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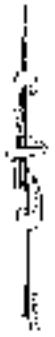


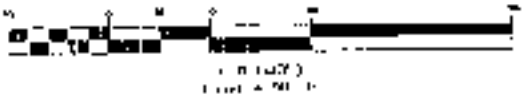
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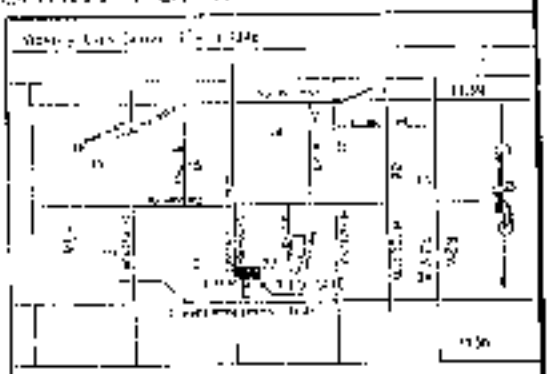
SUMMER STONE TOWNHOMES PHASE 2







SHEET 1 OF 2



LEGEND



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NOTES:

SURVEYOR'S CERTIFICATE

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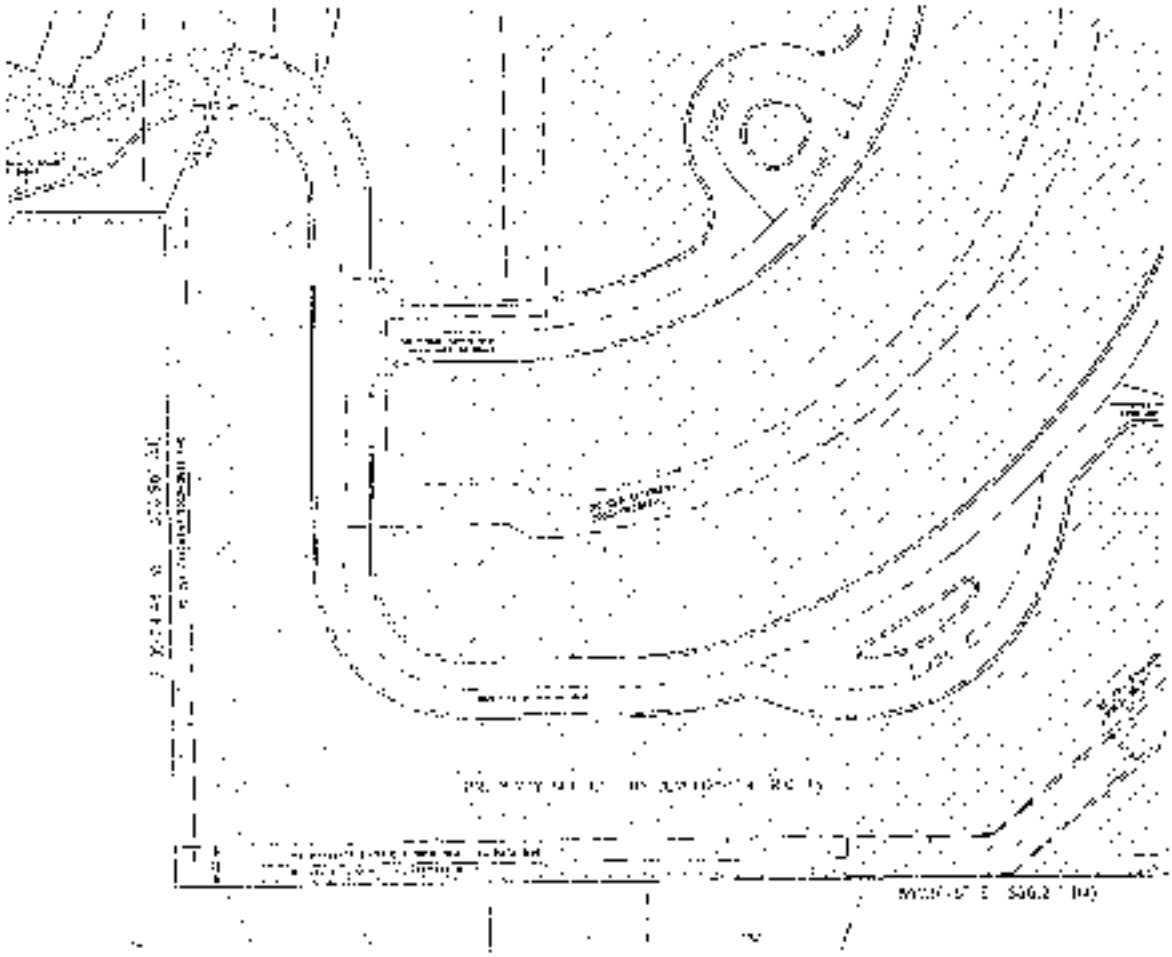




OWNER'S CERTIFICATE



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OWNERS CERTIFICATE

BENEFICIARY

NOTARY ACKNO

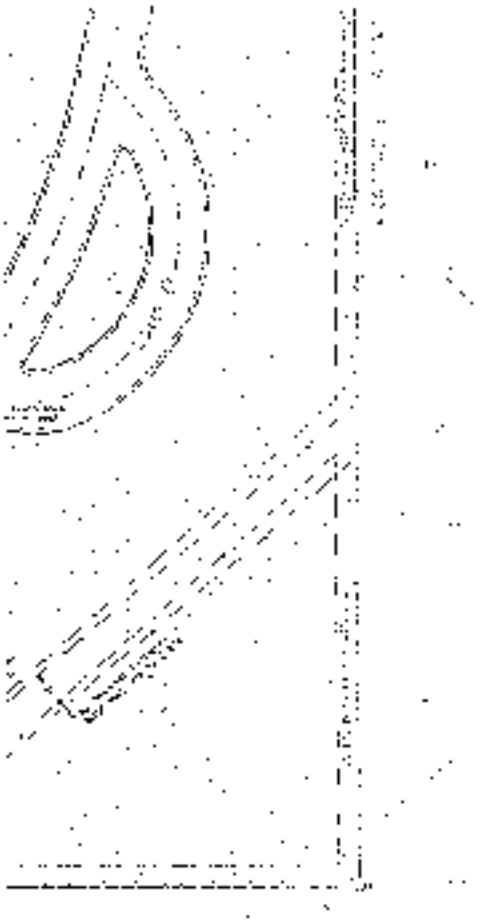
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NOTARY'S ACKNOWLEDGMENT

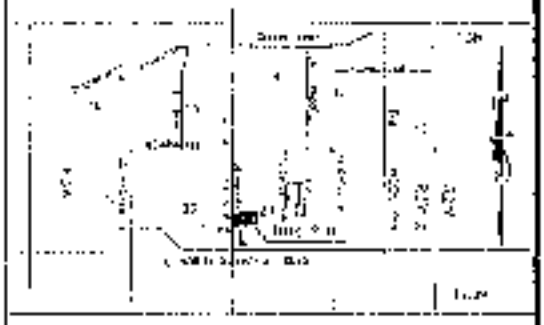
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SHEET 1 OF 2



LEGEND

PHASE 2

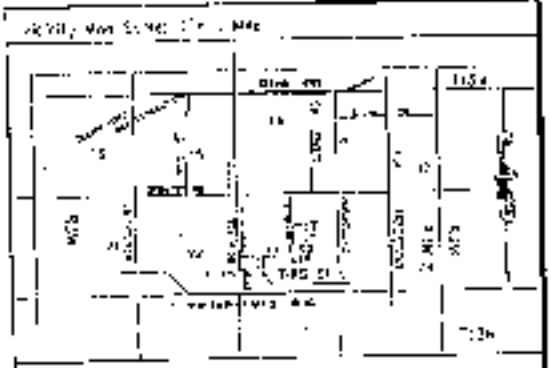
Summer Stone Townhomes

SECOND AMENDMENT TO JOINDER

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SHEET 2 OF 2



LEGEND

- = LOT LINE OR EASEMENT
- = PUBLIC FENCE
- = MONUMENT
- = FOUND MONUMENT
- = FOUND 5/8" REBAR
- = BUILDING
- = EXISTING PAVED ROAD
- = PROPOSED PAVED ROAD & UNIT DRIVEWAY
- = WOOD DECK

PHASE 2

OF THE PLAT OF Summer Stone Townhomes

SECOND AMENDMENT, ADDING UNITS

41A, 41B, 49A, & 49B

LEGAL DESCRIPTION:

That North One-half (1/2) of the South One-half of the Northeast One-quarter of the Southeast One-quarter (N1/2 of S1/2 of NE1/4 of SE1/4) and the East One-half of the South One-half of the One-quarter One-half of the Southeast One-quarter (E1/2 of S1/2 of SE1/4) of Section 21, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska.

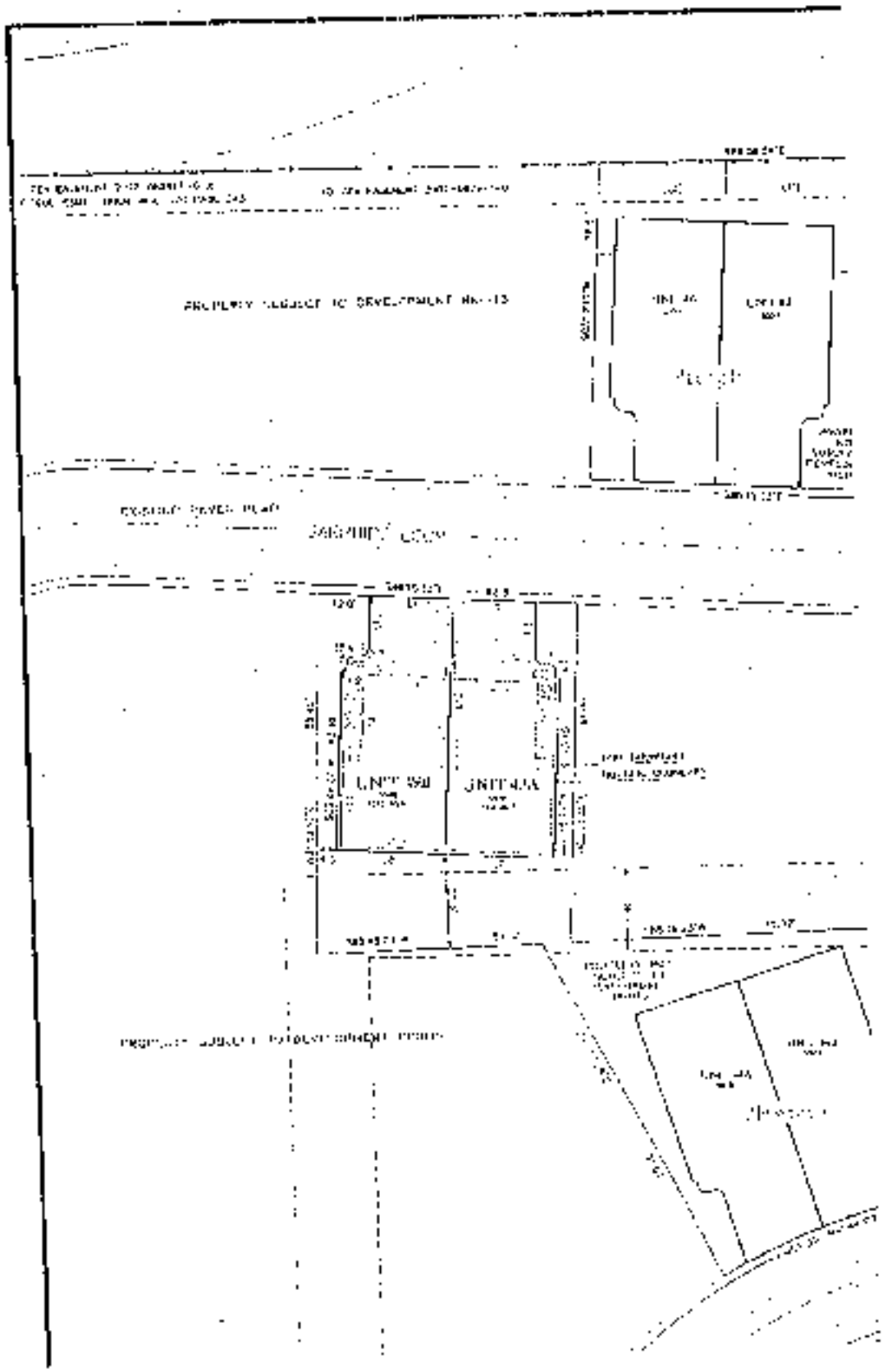
EXISTING EASEMENTS: Reservations as described in Declaration of Taking by the State of Alaska, Department of Transportation and Public Facilities recorded July 29, 1986, Book 1710, Page 764, records of Anchorage Recording District, Third Judicial District, State of Alaska, and Page 001, and FURTHER EXCEPTING THEREFROM that portion as contained in warranty deed to ALASKA USA Federal Corporation, recorded November 24, 1986, Book 1827, Page 191.

lantech

LAND & CONSTRUCTION SURVEYORS/TOTAL LOCAL PLANNING ENGINEERS

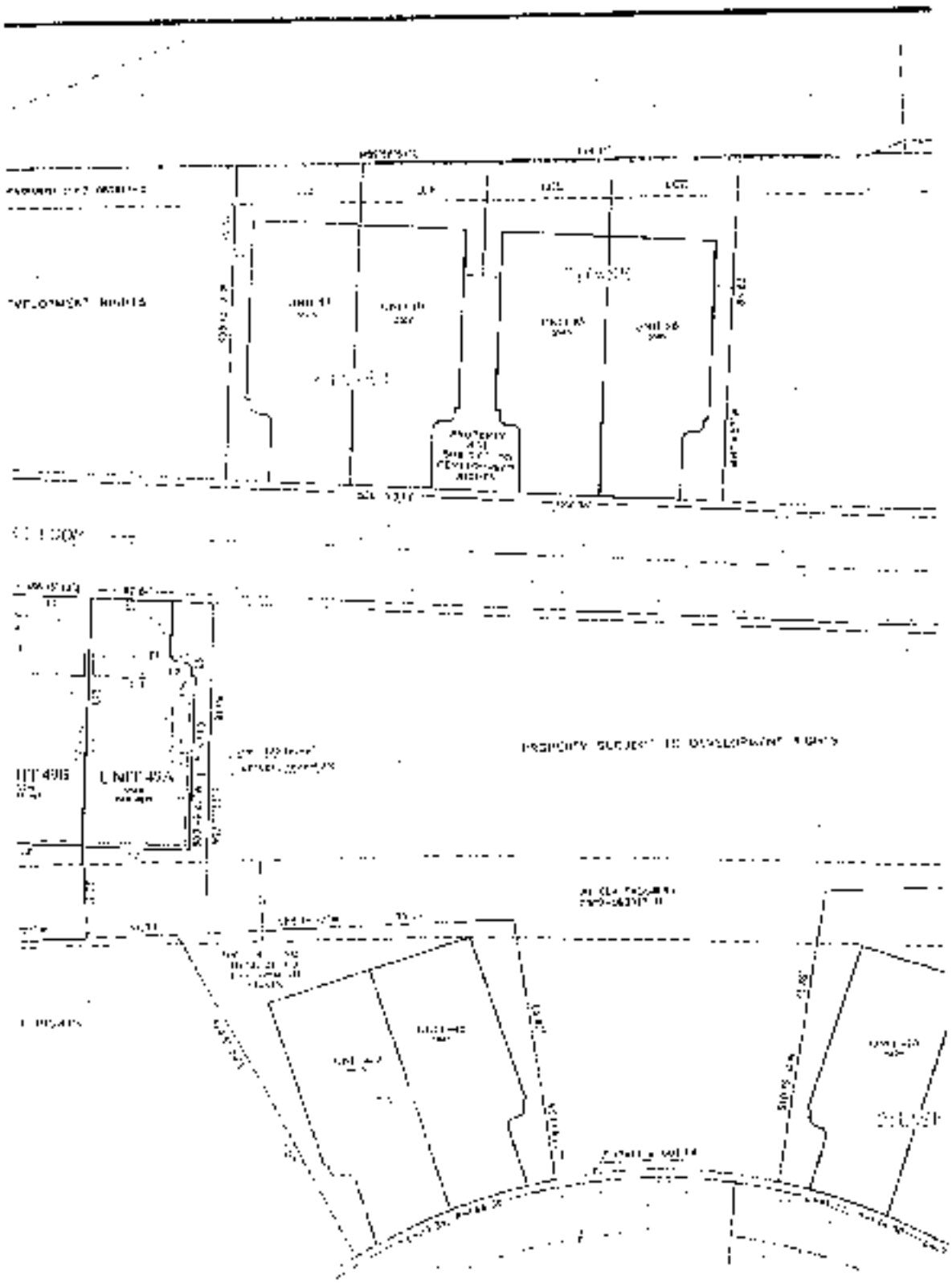
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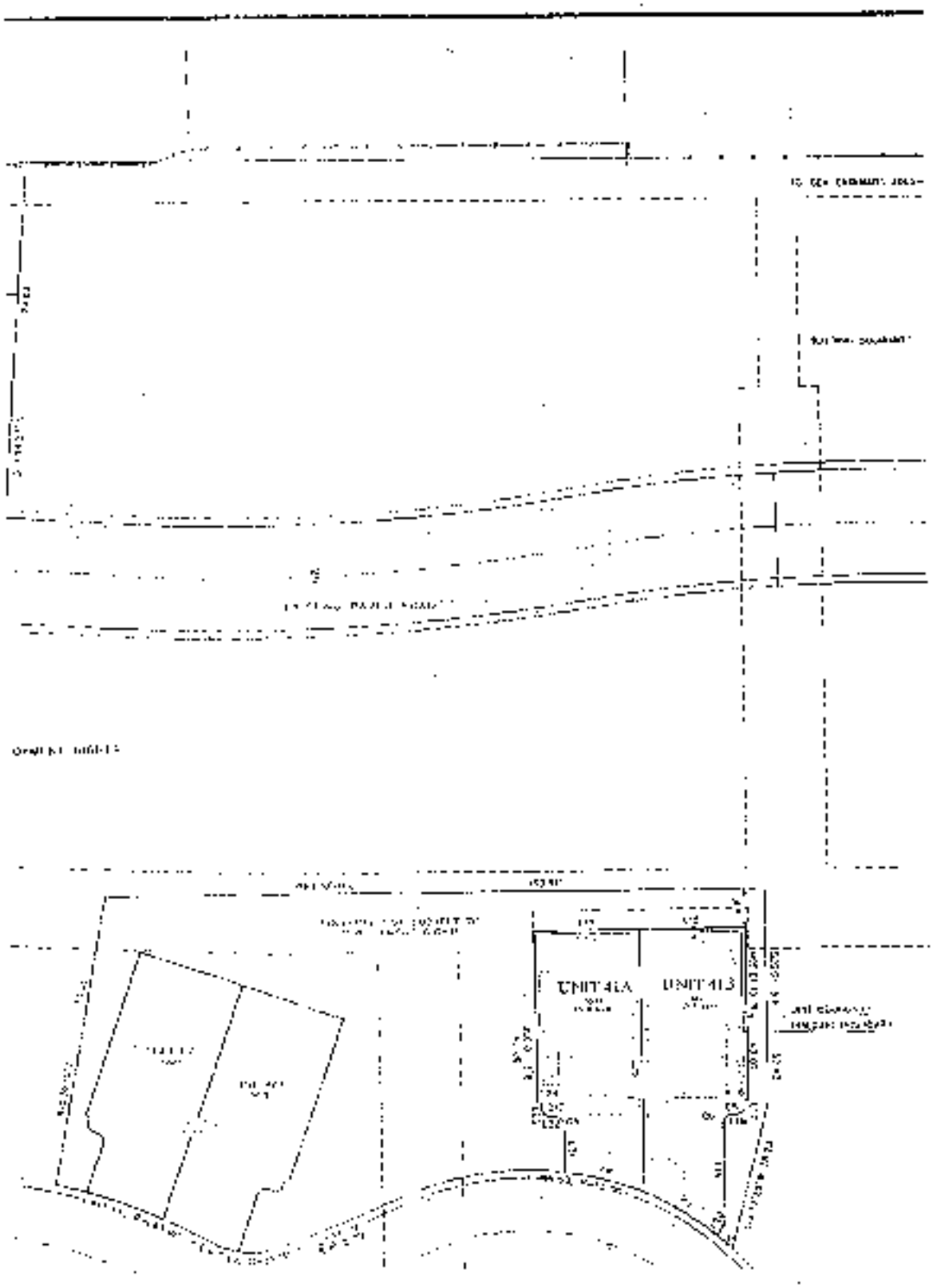
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Order: gvfb Comment:

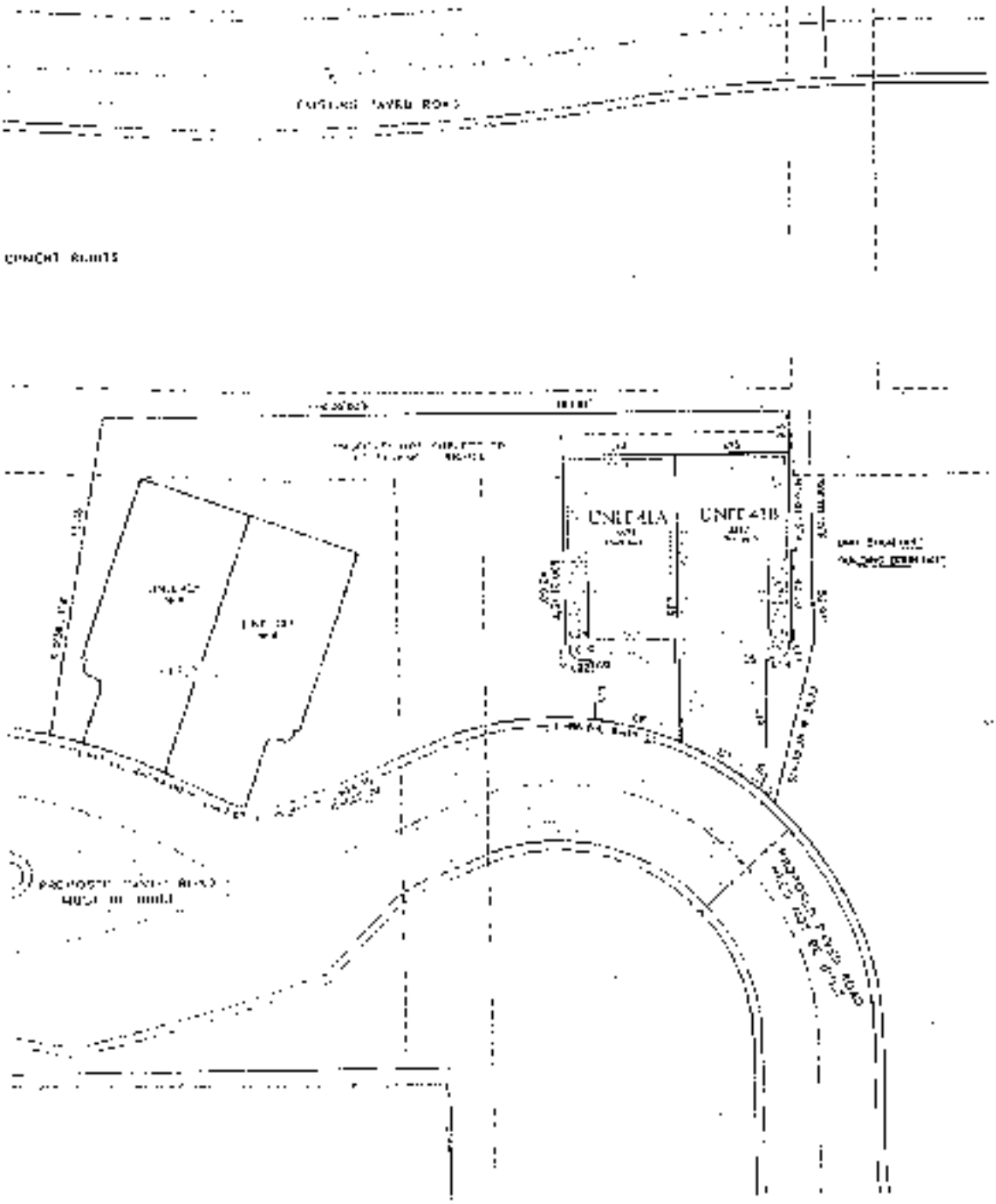


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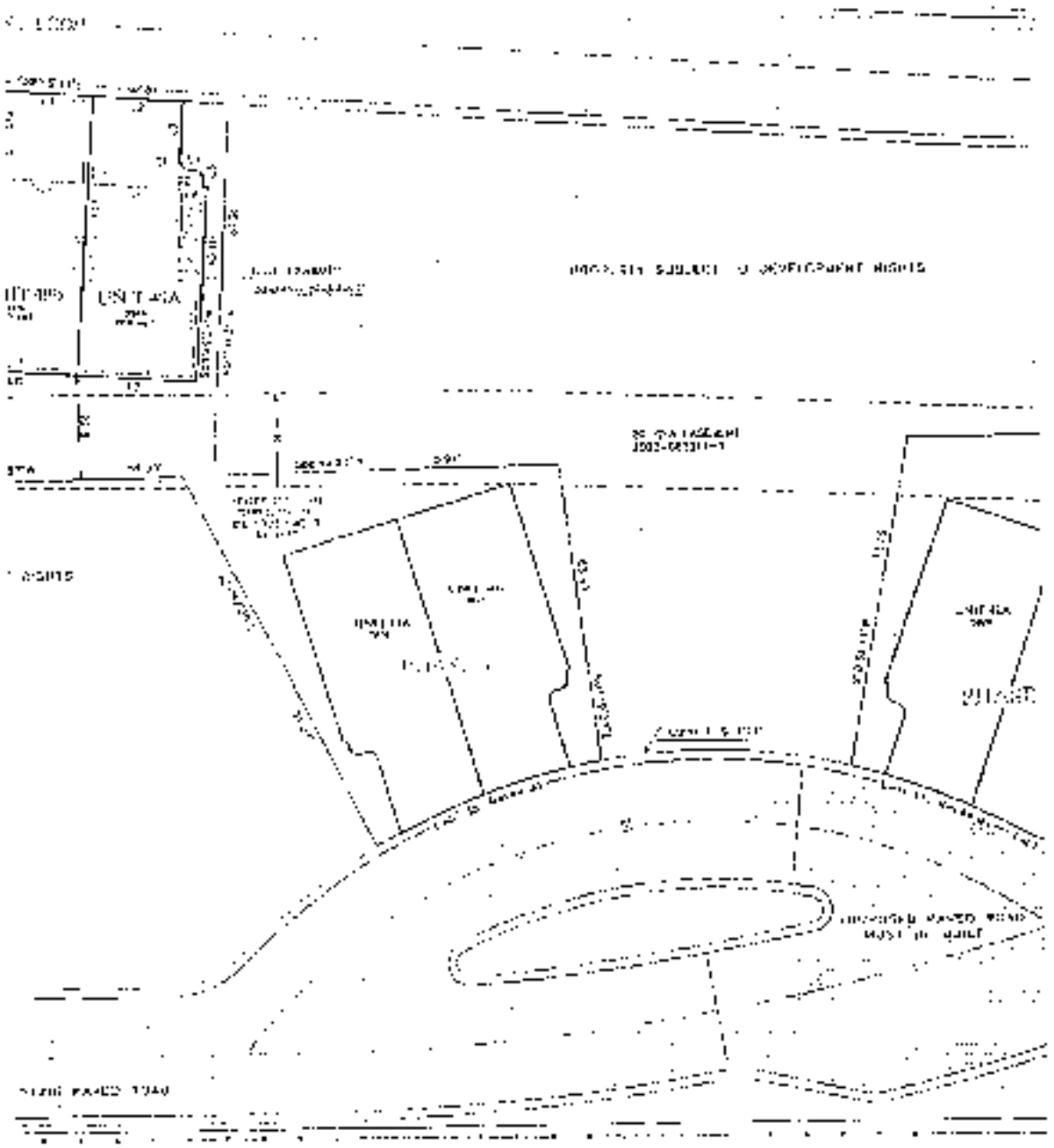
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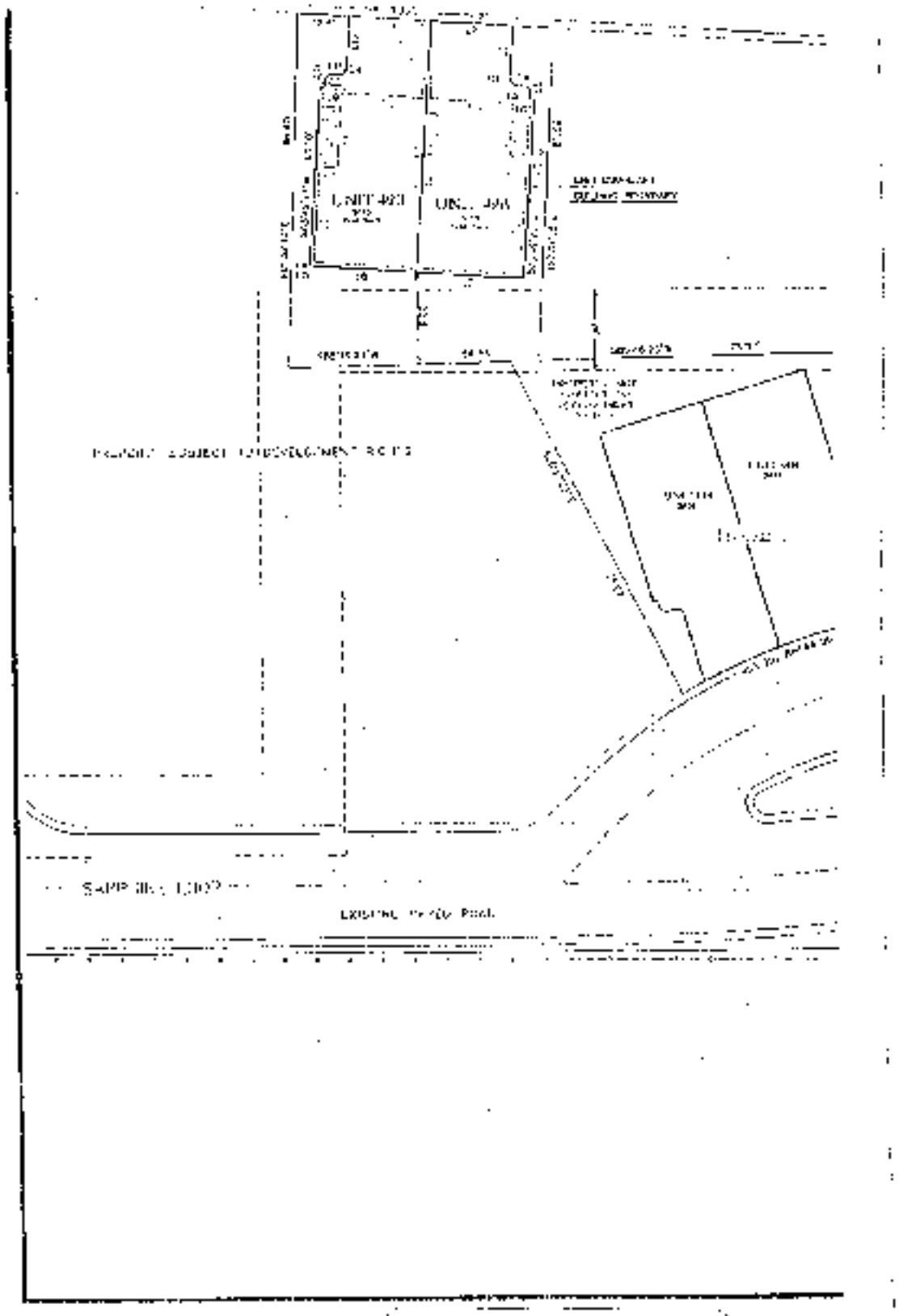


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GRAPHIC SCALE

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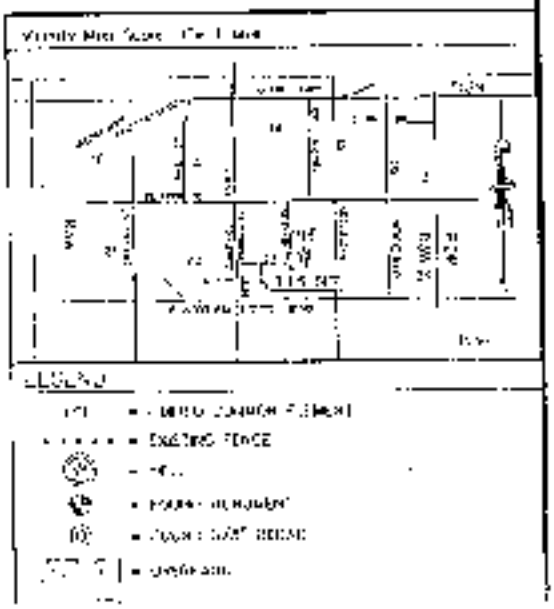
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SUMMER STONE TOWNHOMES
PHASE2

SHEET 2 OF 2







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EXHIBIT 'A'

CERTIFICATION OF COMPLETION

SECTION 34.08.170(f) OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT REQUIRES THAT, UPON THE EXERCISE OF A DEVELOPMENT RIGHT A NEW CERTIFICATION BE MADE OF PLAT AND PLANS PREVIOUSLY FILED AND RECORDED AND ALSO CONTAINING THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THE PLANS DESCRIBED AS **SUMMER STONE TOWNHOMES, THE TOPAZ PLAN** ON THE 'PLAT AND PLANS' IN SCHEDULE A-3 TO THE DECLARATION AS FILED UNDER PLAT NO. 2003-103, SERIAL RECORDING No. 2003-082021-0 AND RECORDED ON THE 13TH DAY OF AUGUST, 2003 RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AS APPLIED WITH RESPECT TO THE UNITS DECLARED BY THIS AMENDMENT NO. 1 TO THE DECLARATION OF SUMMER STONE TOWNHOMES.



WILLIAM J. WESTBROOK
Registered Engineer

NOTARY ACKNOWLEDGEMENT FOR WILLIAM WESTBROOK

Subscribed and sworn before me this 10 day of September, 2003.

Notary for Alaska

My Commission Expires May 16, 2004



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2003-125183-0
Recording Dist 301 - Anchorage
12/1/2003 2:49 PM Pages: 1 of 4

ALASKA

CC

AMENDMENT NO. 2 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC.
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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AMENDMENT NO. 2 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

The Petersen Group, an Alaska corporation with an office at 3820 Lake Otis Parkway, Suite 204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration of Summer Stone Townhomes, dated the 12th day of August, 2003 and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, ("Declaration") pursuant to Section 34.08 of the Alaska Uniform Common Interest Ownership Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. The following clause shall be made a part of the existing restrictions contained within Section 11.1(m) and shall be in addition to and supplement said Section 11.1(m) of the Declaration.

Section 11.1 – Use and Occupancy Restrictions

(m) Antennae and Satellite Dishes. In accordance with Federal Communications Commission ("FCC") Regulations, under the Telecommunications Act of 1996, Unit Owners have a limited right to install a satellite dish or receiving antenna on their Units. The intent of this Section is to permit satellite dish or antenna installation and concurrently maintain the existing architectural integrity, harmony of general design and character of Summer Stone Townhomes. Accordingly, the Declarant is permitted by FCC Regulations to impose reasonable restrictions relating to such installation and Unit Owners must comply with the following restrictions as a condition of installing such equipment.

1. Number. One satellite dish or one antenna is permitted only on the roof of each Unit structure.

2. Location. The satellite dish must be installed so as not to protrude beyond the boundary lines of the Unit. Location within the interior walls of the structure within a Unit is unrestricted. Installation on any common element area is strictly prohibited.

3. Safety and Non-interference. Installation must comply with reasonable safety standards and may not interfere with cable, telephone or electrical systems of neighboring Units. A satellite dish or antenna must be safely secured and attached to the roof by a qualified installer approved by the Declarant. Installation shall be in a good workmanlike manner and materials used must be approved by the Declarant. Such approval will not be unreasonably withheld.

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4. Signal transmission from exterior dish. Pursuant to FCC regulation, satellite dish or antenna signals may be transmitted to the interior of the Unit by one of the following methods: (1) running a "flat" cable under a door jam or windowsill in a manner that conceals the cable and does not physically alter the Unit exterior or interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall (that will not need to be enlarged to accommodate the cable); (3) connecting cables "through a window pane" similar to device installation for external car antennas for a cellular phones (i.e., connected by wiring devices glued to either side of the window); or (4) any other method approved by the Declarant.

5. Maintenance. No satellite or antenna installation shall be permitted to fall into disrepair or to become unsightly. Unit Owners have the sole responsibility of maintaining the installation and repair of their satellite dish, antenna and all related equipment. In the event that a satellite dish or antenna attached thereto by the Unit Owner becomes deteriorated or unsightly or is inconsistent with conditions of installation it may be removed or repaired at the Unit Owner's expense.

6. Color Options. Should satellite dishes be produced with color options, the color selections shall either complement the Unit's exterior paint colors or be in neutral tones of gray or tan. No commercial advertising on the Satellite Dish itself is permitted other than the brand name.

7. Removal and Damages. If a satellite dish, antenna and other related equipment is removed from a Unit, any damage to the roof of the Unit must be repaired. Any such damages not repaired may be repaired by the Owners Association, which will assess reasonable costs against the Unit Owner.

Installation of a satellite dish or antenna may commence upon written approval by the Owners Association.

ARTICLE II. The following paragraph 4.2(f) shall be added to Section 4.2 of the Declaration.

4.2 Boundary Perimeters.

(f) No additional component, element or fixture may be attached without consent. No additional component, fixture or element shall be attached, affixed or fastened to the exterior of any building or grounds within the Unit without the written consent of the Declarant or the Executive Board after the period of Declarant control.

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ARTICLE III. All other terms and conditions of the Declaration remain the same.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 26th day of September, 2003, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 14, 2004

4 of 4
2003-125183-0

Description: Anchorage,AK Document - Year DocID 2003.125183 Page: 4 of 4
Order: gvfb Comment:

2003-126240-0
Recording Dist 301 - Anchorage
12/4/2003 2.29 PM Pages: 1 of 20

ALASKA

1C

AMENDMENT NO. 3 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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Order: gvfb Comment:

AMENDMENT NO. 3 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No 2003-082022-0 and as set forth in Plat No 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003 094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a) (8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-1, Description of Common Interest Community, attached hereto is substituted for the current Schedule A-1 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-2, Table of Interests, attached hereto adding the following six (6) Units Units 10A, 10B, 12A, 12B, 43A, and 43B, together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE III Schedule A-3, the Plat attached hereto and filed under the official Plat No. 2003- 176 , supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2003-127 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes, Phase 3, shown as "Property Not Subject to Development Rights."

ARTICLE IV. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, Phase 3, shown on the plat attached as Schedule A-3 and filed under Plat No. 2003- 176 , records of the Anchorage Recording District, as "Property Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited

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Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto, are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 3rd day of December, 2003, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Notary Public in and for Alaska
My Commission Expires: May 16, 2004

2003-126240-0

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SCHEDULE A-1

PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2003- 176 records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2003- 176, records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone

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Order: gvfb Comment:

distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:
>
> Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows.

> A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:
>
> Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

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FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows

> A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:
>
> Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P 425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002,

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under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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Order: gvfb Comment:

SCHEDULE A-2

TABLE OF INTERESTS

Bldg./Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1/A	5501 Sapphire Loop	4.545%	1	N/A
1/B	5503 Sapphire Loop	4.545%	1	N/A
4/A	5521 Sapphire Loop	4.545%	1	Y-5521
4/B	5523 Sapphire Loop	4.545%	1	Y-5523
8/A	5555 Sapphire Loop	4.545%	1	Y-5555
8/B	5557 Sapphire Loop	4.545%	1	Y-5557
9/A	5563 Sapphire Loop	4.545%	1	Y-5563
9/B	5565 Sapphire Loop	4.545%	1	Y-5565
10/A	5569 Sapphire Loop	4.545%	1	Y-5569
10/B	5571 Sapphire Loop	4.545%	1	Y-5571
12/A	5581 Sapphire Loop	4.545%	1	Y-5581
12/B	5583 Sapphire Loop	4.545%	1	Y-5583
41/A	5806 Sapphire Loop	4.545%	1	N/A
41/B	5806 Sapphire Loop	4.545%	1	N/A
42/A	5820 Sapphire Loop	4.545%	1	N/A
42/B	5818 Sapphire Loop	4.545%	1	N/A
43/A	5828 Sapphire Loop	4.545%	1	N/A
43/B	5826 Sapphire Loop	4.545%	1	N/A
44/A	5836 Sapphire Loop	4.545%	1	N/A
44/B	5834 Sapphire Loop	4.545%	1	N/A
49/A	5548 Sapphire Loop	4.545%	1	N/A
49/B	5546 Sapphire Loop	4.545%	1	N/A
TOTALS		**100.00%**	**22**	

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Order: gvfb Comment:

SCHEDULE A-3

PLAT

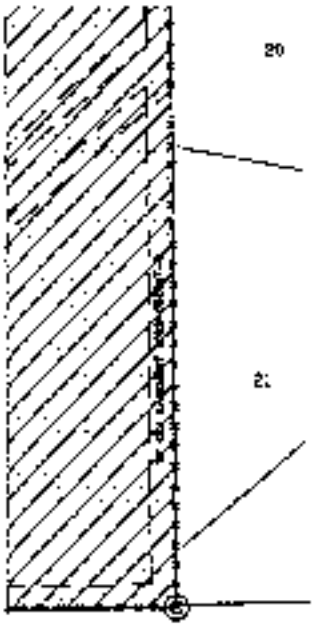
2003-176

2003-126239-0

9 of 20
2003-126240-0

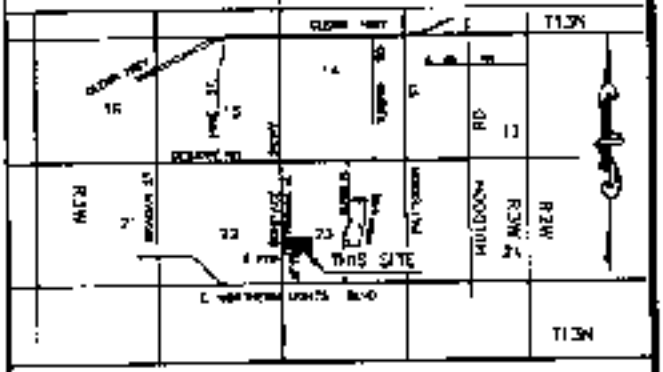
Description: Anchorage,AK Document - Year DocID 2003.126240 Page: 9 of 20
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Order: gvfb Comment:



My commission expires _____ Notary Public

Vicinity Map Scale: 1" = 1 Mile



LEGEND:

LCE = LIMITED COMMON ELEMENT
= EXISTING FENCE
= WELL
= FOUND MONUMENT
= FOUND 5/8" REBAR
= OVERHANG
= ASPHALT UNIT DRIVEWAY & WALKWAY
= WOOD DECK
= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

INTEREST" OWNERSHIP ACT REQUIRES
H STATES THAT PLAT AND PLAN
FORTH IN SECTION 34.08.170

ER PLAN IS A TRUE AND CORRECT
TYED TO DEPICT AN AS-BUILT SURVEY"
MED BY ALASKA STATUTE 34.08.170

STATE OF ALASKA
49TH

SUMMER STONE TOWNHOMES PHASE 3

ADDING UNITS 10A, 10B, 12A, 12B, 43A & 43B

LEGAL DESCRIPTION:

The North One-half of the South One-half of the Northeast One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NE1/4 of SW1/4) and the East One-half of the South One-half of the Northeast One-quarter of the Southwest One-quarter (E1/2 of S1/2 of NE1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 15, 1968, Book 190, Page 382 and amended July 22, 1968 in Book 2764, Page 461, and FURTHER EXCEPTING THEREFROM that portion as conveyed by Warranty Deed to ANCHORAGE, a Municipal Corporation, recorded November 20, 1968, Book 1002, Page 329.

SCALE

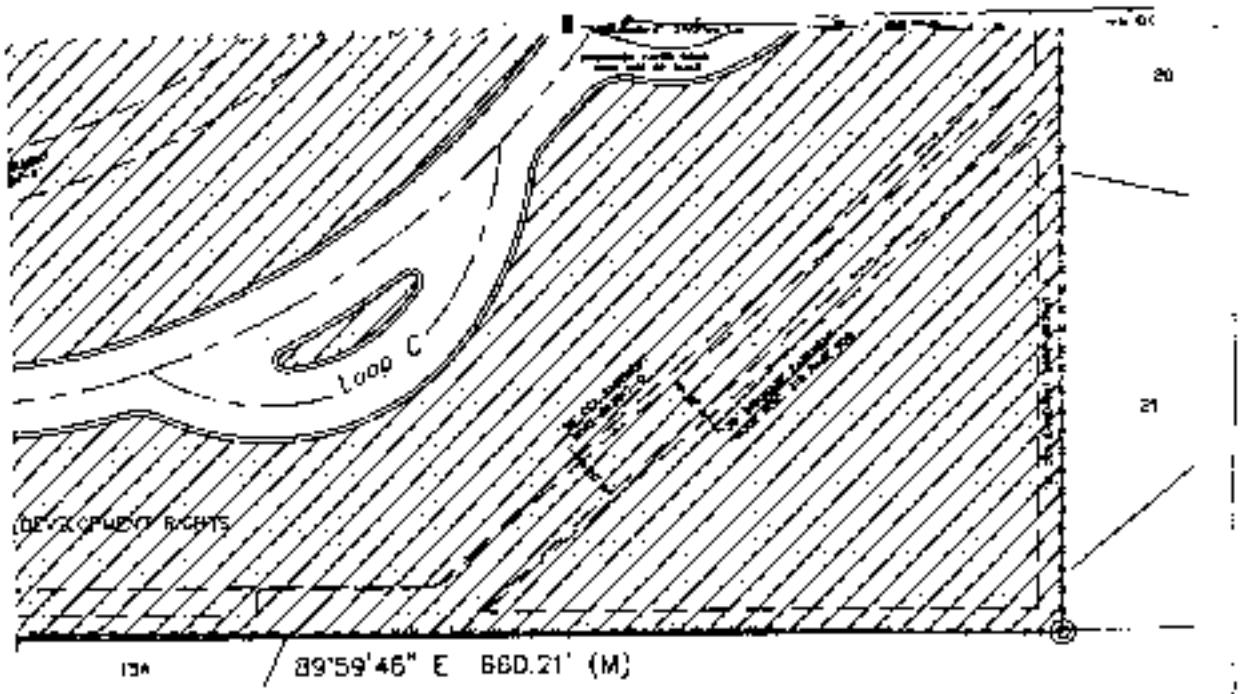
IN FEET)
1 = 60 FT.

Lantech
LAND & CONSTRUCTION SURVEYORS • AUTOCAD
440 W BENSON BLVD, SUITE 103
ANCHORAGE, ALASKA 99503
PLANNERS
ENGINEERS
(907) 2291 (FAX 561-6826)

JOB: 1536	SCALE: 1"=50'	DATE: 12-2-03
DRAWN BY: CB	W.O.# 2003-M-388	CHKD BY: MLJ

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ATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
PROPERTY LINES UNLESS OTHERWISE NOTED.
IS GREATER ANCHORAGE AREA BOROUGH, POST OFFICE, U.S.
62.
ER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE

/4, SEC. 23, T13N, R3W, S.M., ANCHORAGE RECORDING DISTRICT,

TED HEREON IS SUBJECT TO THE PROVISIONS OF THE "CONDOMINIUM
E 34.08
RE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS

BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT
OVEMENTS SHOWN MAY INCLUDE ROADS, PAVEMENT AND
DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS
ABLES, UTILITY LINES, INFRASTRUCTURE, AND ACCESSORY OR
PROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE
MPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE
OVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR
PERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR
E THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF

T ARE ACTUAL UNIT BOUNDARIES DEFINITION OF UNIT CAN BE
.
S PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY
E THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO
AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND
RIBED IN ARTICLE IX OF THE DECLARATION. UNIT AND BUILDING
APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT
OPTION). SEE ARTICLE IX OF THE DECLARATION FOR
RIGHTS.
BOUNDARY.
DEVELOPMENT RIGHTS" IS 81,768 S.F.± 1.82 AC.
N ARE TO THAT POINT (1"=40')
LE IV OF THE DECLARATION, RECORDED AUGUST 13TH, 2003,
CORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
ED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST
RIGHTS RESERVED IN ARTICLE IX OF THE DECLARATION.
RIGHT YARD AREAS MAY FENCE THEIR YARDS ACCORDING TO
S 10 THE DECLARATION
OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION,
RIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR
S) PAGE 1278, BOOK 1852 PAGE 673, BOOK 2517 PAGE 389
XCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) IS
AINTENANCE OF A GAS LINE AND/OR SYSTEM. SEWER NO

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLAN CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS FLOOR PLAN IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO REFLECT AN AS-BUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAN.

MICHAEL L. ARELA, PLS
LANTECH INC.
440 WEST BENSON #165
ANCHORAGE, ALASKA 99503

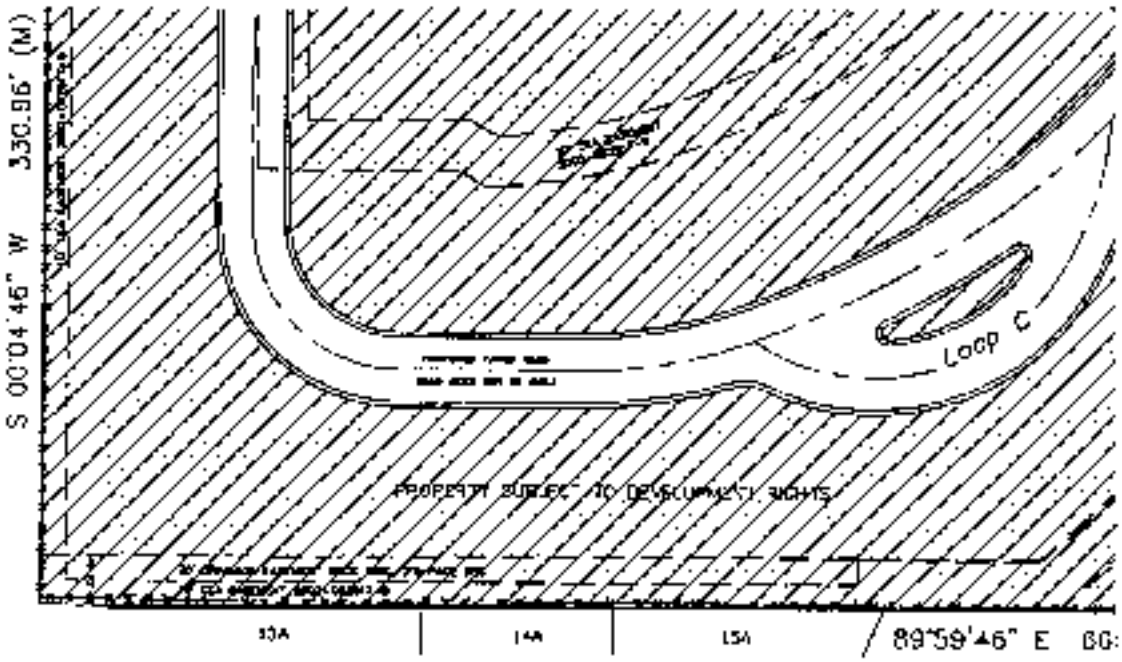
STATE OF ALASKA
MICHAEL L. ARELA
LS-7539

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

2003-126240-0

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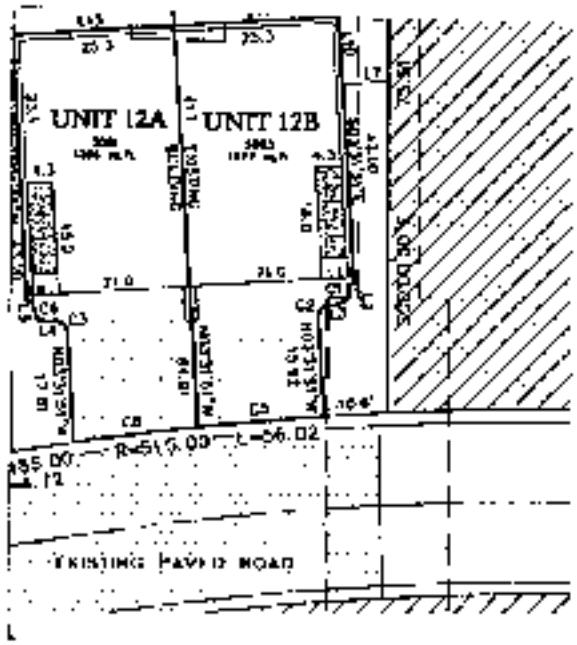
LINE TABLE

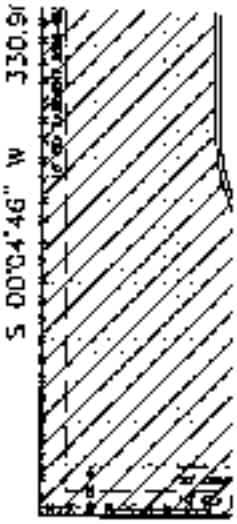
LENGTH	BEARING
1.00	
1.33	
1.99	
1.22	
1.33	
3.00	
7.69	
22.04	
20.35	
11.00	
28.23	
20.16	
28.23	
15.78	
9.45	
35.42	
31.11	
33.28	
6.95	
28.33	
23.16	
26.36	
10.98	
4.28	
3.00	
8.33	
8.30	
16.19	
8.25	
1.30	
1.00	
32.50	
35.07	
28.41	
25.30	
26.30	
3.00	
8.53	
8.25	
9.05	
9.67	
8.25	
8.33	
3.00	

NOTES:

1) ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
2) ALL BUILDING TIES ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED
3) ELEVATION DATUM FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH POST QUAKE, U.S GEODETIC SURVEY, MEAN SEA LEVEL OF 1972.
4) EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (i.e. UNIT 1)
5) THIS PROJECT IS LOCATED WITHIN SW 1/4, SEC. 21, T13N, R3W, S.M. ANCHORAGE RECORDING DISTRICT ALASKA. (SEE LEGAL DESCRIPTION).
6) THE CONDOMINIUM DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON INTEREST OWNERSHIP ACT", ALASKA STATUTE 34.08.
7) AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SPECIFIED IN THE DECLARATION
8) CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, SIGNS, PIPES, DUCTS, CABLES, UTILITY WIRES, INFRASTRUCTURE, AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION ON THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTICLE IX OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.
9) UNIT BOUNDARIES SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES DEFINITION OF UNIT CAN BE FOUND IN ARTICLE IV OF THE DECLARATION.
10) THE PROPERTY ON THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO ADD UNITS AND CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND LIMITATIONS OF DEVELOPMENT RIGHTS DESCRIBED IN ARTICLE X OF THE DECLARATION. UNIT AND BUILDING LOCATIONS, DIMENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE REQUIREMENT (ON AT DECLARANT'S OPTION). SEE ARTICLE IX OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
11) DIMENSIONS SHOWN ARE TO THE UNIT BOUNDARY.
12) AREA OF "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 61,788 S.F.= 1.42 AC
13) DISTANCES GIVEN TO THE NEAREST FOOT ARE TO THAT FOOT (1.4'=1.00')
14) FOR DESCRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 13TH 2003, SERIAL NO 2003-082213-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
15) IMPROVEMENTS WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST BE BUILT SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE IX OF THE DECLARATION.
16) UNIT OWNERS WITH LIMITED COMMON ELEMENT YARD AREAS MAY FENCE THEIR YARDS ACCORDING TO THE FENCE SPECIFICATIONS IN SCHEDULE A-3 TO THE DECLARATION
17) CHUGACH ELECTRIC ASSOCIATION RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION OPERATION, AND MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM. RECORDED AUGUST 15, 1961, BOOK 33 PAGE 378, BOOK 1853 PAGE 573, BOOK 3917 PAGE 350
18) ENSTAR NATURAL GAS COMPANY NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM. SERIAL NO 2002-084852-0

Description: Anchorage,AK Document - Year DocID 2003.126240 Page: 13 of 20
Order: gvfb Comment:





SUMMER STONE TOWNHOMES
PHASE 3

CURVE TABLE

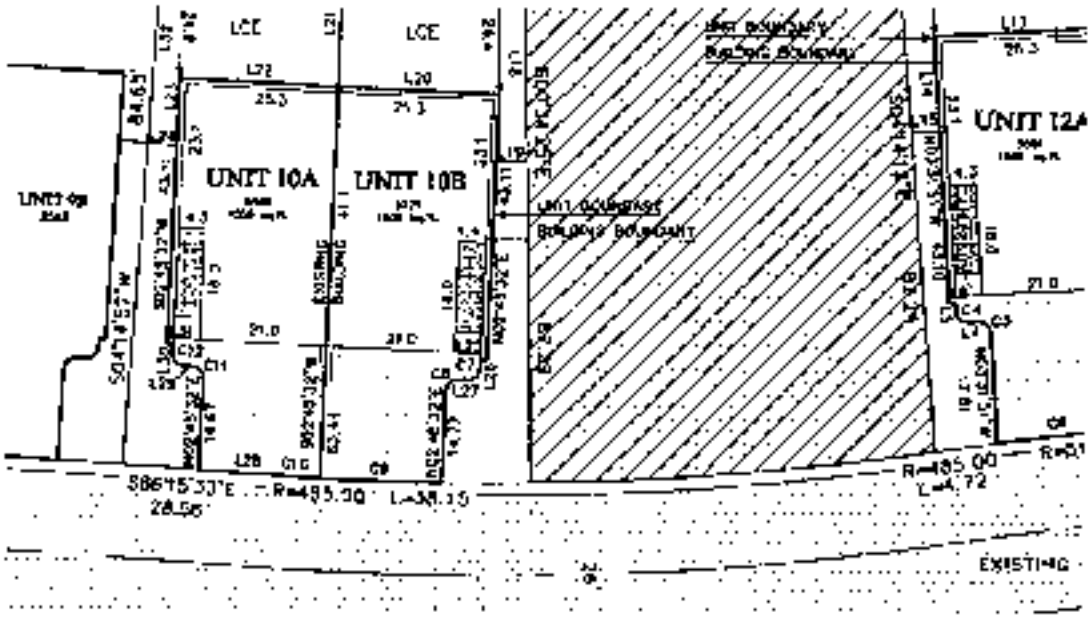
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	3.14	2.00	90°00'00"	N41°28'09"E	2.83
C2	3.14	2.00	90°00'00"	S11°28'09"W	2.83
C3	3.14	2.00	90°00'00"	N48°31'51"W	2.83
C4	3.14	2.00	90°00'00"	S41°31'51"E	2.83
C5	20.01	515.00	2°13'24"	S86°38'33"W	20.01
C6	20.05	515.00	2°13'49"	S88°36'45"W	20.04
C7	3.14	2.00	90°00'00"	N47°49'33"E	2.83
C8	3.14	2.00	90°00'00"	S42°10'27"E	2.83
C9	18.96	485.00	2°21'28"	S87°53'49"E	18.96
C10	3.86	485.00	0°22'53"	S89°25'11"E	3.86
C11	3.14	2.00	90°00'00"	N41°31'51"W	2.83
C12	3.14	2.00	90°00'00"	S42°28'09"W	2.83
C13	3.84	2.40	90°00'00"	N47°41'04"E	2.42
C14	3.84	2.40	90°00'00"	S47°41'04"W	2.42
C15	84.00	144.00	33°25'01"	N84°13'05"W	19.98
C16	29.04	144.00	11°58'23"	S67°49'04"W	29.02
C17	3.84	2.40	90°00'00"	N42°30'56"W	2.03
C18	3.84	2.40	90°00'00"	S42°18'56"E	2.83

LINE TABLE

LINE	LENGTH	BEARING
L1	1.00	S89°28'09"W
L2	1.33	S00°31'51"E
L3	1.25	S89°28'09"W
L4	1.25	S89°28'09"W
L5	1.33	S00°31'51"E
L6	1.00	S89°28'09"W
L7	9.85	S89°28'09"W
L8	22.04	N89°02'09"E
L9	30.33	N48°58'41"E
L10	11.00	S00°31'51"E
L11	26.25	N89°28'09"E
L12	12.16	S00°31'51"E
L13	26.26	N89°28'09"E
L14	19.29	N03°19'51"W
L15	4.43	S89°39'49"W
L16	30.43	S00°14'12"E
L17	3.11	N89°58'41"E
L18	30.26	S00°34'22"E
L19	4.95	N89°25'38"E
L20	28.31	N87°14'28"W
L21	23.18	S02°18'43"W
L22	26.30	N87°14'28"W
L23	30.98	S02°18'32"W
L24	4.19	S85°45'03"E
L25	1.00	S87°14'28"E
L26	1.33	S02°18'32"W
L27	1.33	N87°14'28"W
L28	48.19	S86°31'13"E
L29	1.25	S01°04'28"E
L30	1.33	S02°31'32"W
L31	1.00	N87°14'28"W
L32	32.66	N84°45'57"E
L33	30.97	N89°58'24"E
L34	29.91	N89°26'34"E
L35	26.30	S87°18'56"E
L36	26.30	S87°18'56"E
L37	1.00	N87°18'56"W
L38	L33	S02°41'04"W
L39	L35	S87°18'56"E
L40	9.05	N89°41'04"E
L41	9.67	N89°41'04"E
L42	1.35	N87°18'56"W
L43	1.33	N89°41'04"E
L44	1.00	N87°18'56"W

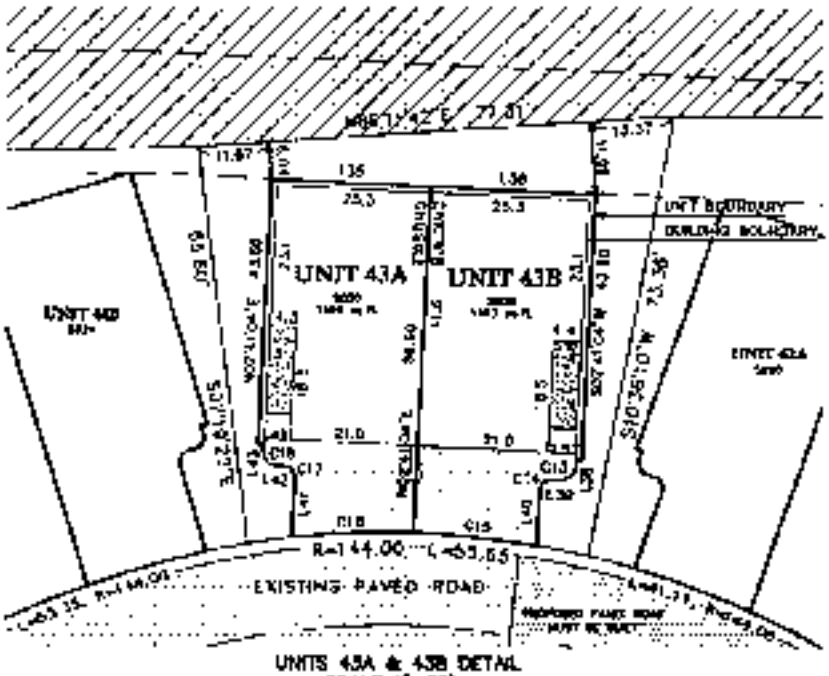
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UNITS 10A, 10B, 12A & 12B DETAIL
SCALE 1"=20'

SUM
TO

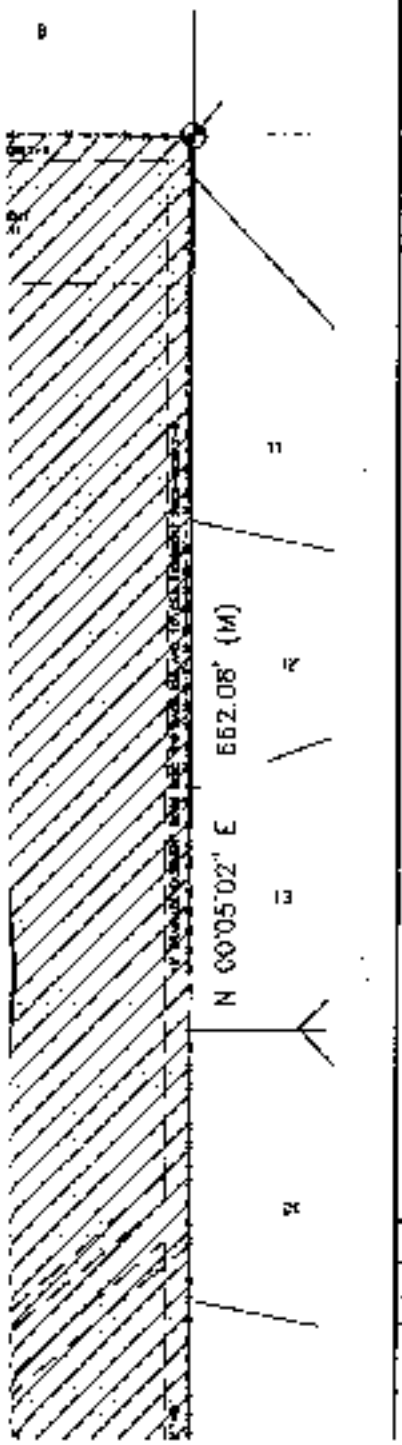


UNITS 43A & 43B DETAIL
SCALE 1"=20'

CURVE	LENGTH
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C2	3.14
C3	3.14
C4	3.14
C5	20.00
C6	20.00
C7	3.14
C8	3.14
C9	19.98
C10	3.14
C11	3.14
C12	3.14
C13	3.14
C14	3.14
C15	20.00
C16	20.00
C17	3.14
C18	3.14

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OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY, LOCATED WITHIN THE SW 1/4 SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, (SEE LEGAL DESCRIPTION)

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 12TH, 2003, AND RECORDED ON THE 13TH DAY OF AUGUST, 2003, SERIAL NO. 2003-083022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 10TH, 2003 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2003 AT SERIAL NO. 2003-094874-0 AND AS SET FORTH IN PLAT NO. 2003-127 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 20, 2003 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2003 AT SERIAL NO. 2003-125183-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(A)(9) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREON.

Robert C Pate
OWNER

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 4 day of December, 2003

FOR.

May 16, 2004
My commission expires

Notary Public

BENEFICIARY.

WELLS FARGO BANK, ALASKA
301 WEST NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99503

AUTHORIZED SIGNER/POSITION

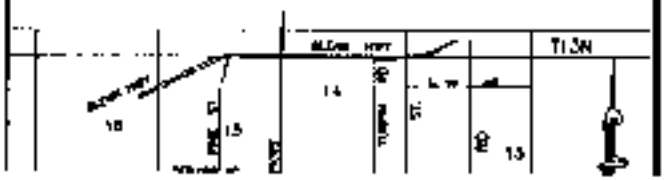
NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 4th day of December 2003

6/13/05
My commission expires

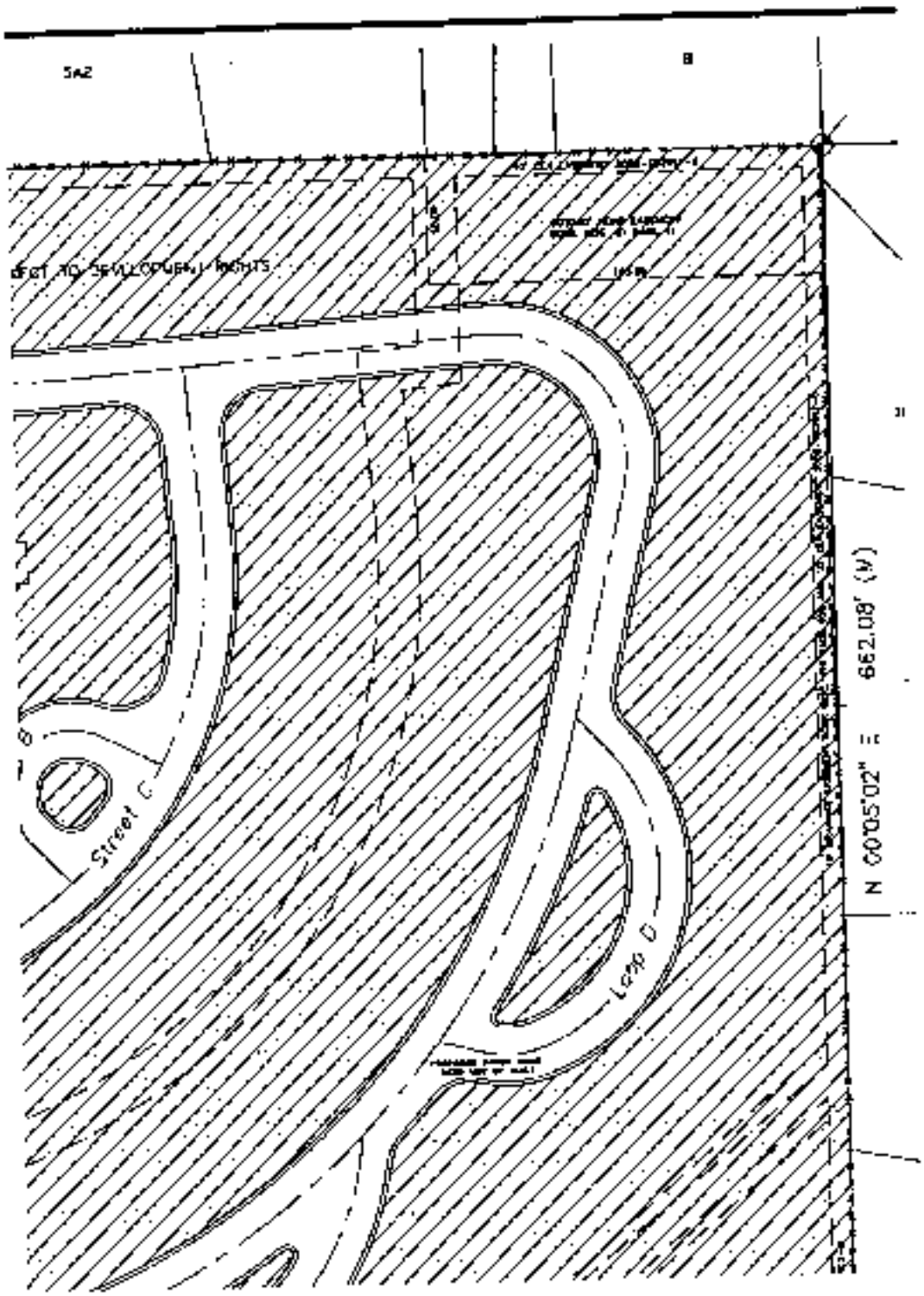
Notary Public

Vicinity Map Scale: 1" = 1 Mile



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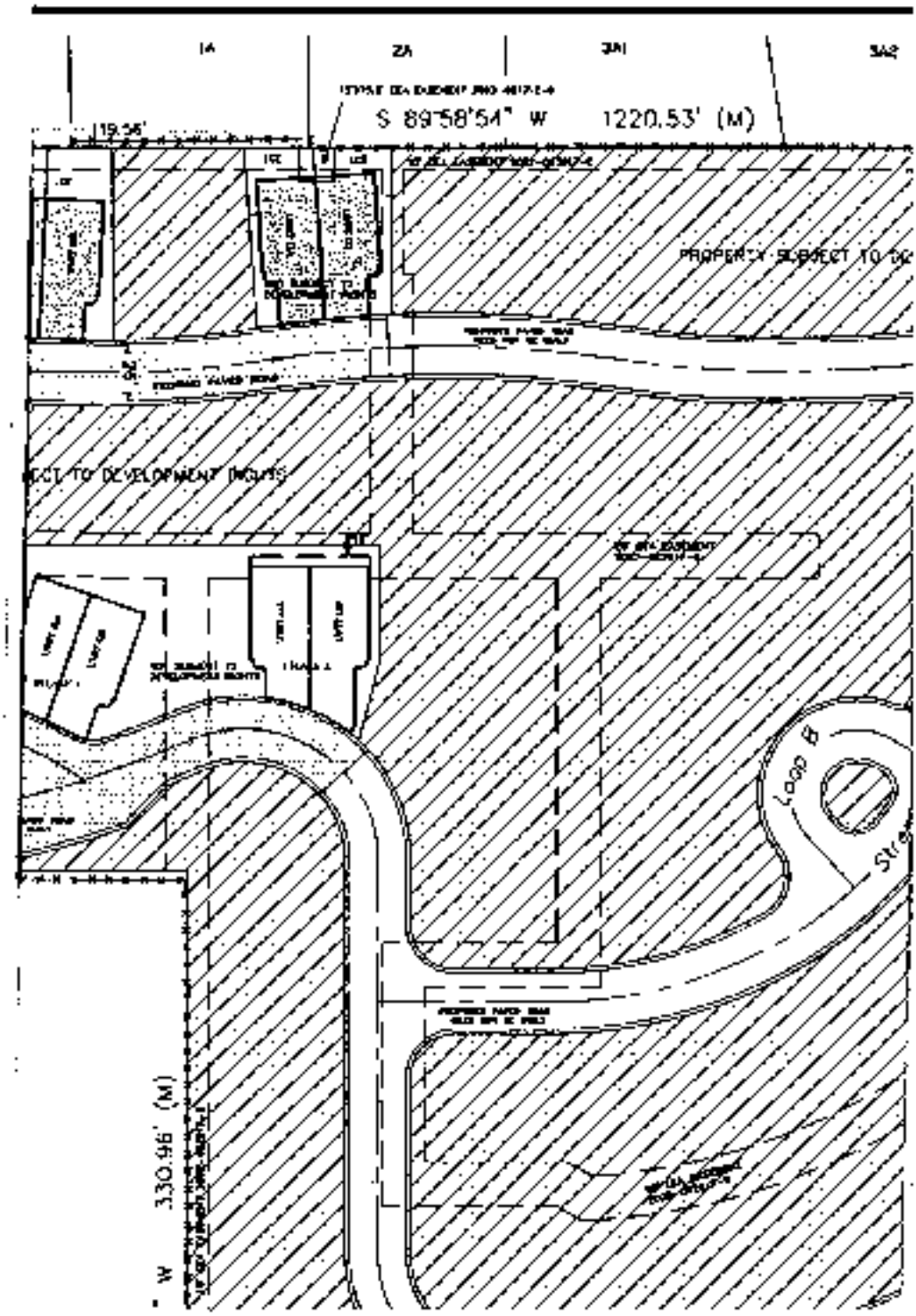
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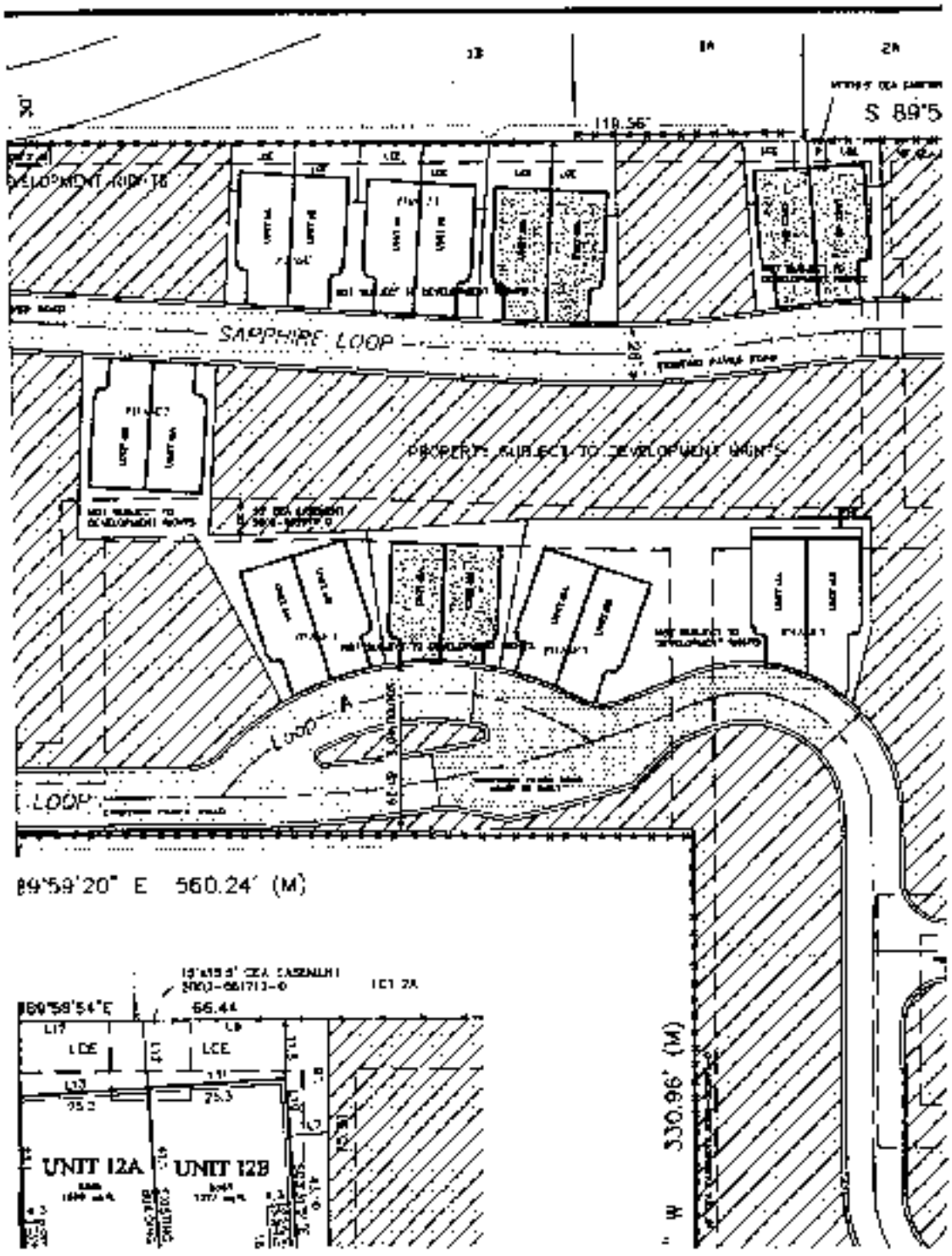
2003-126240-0

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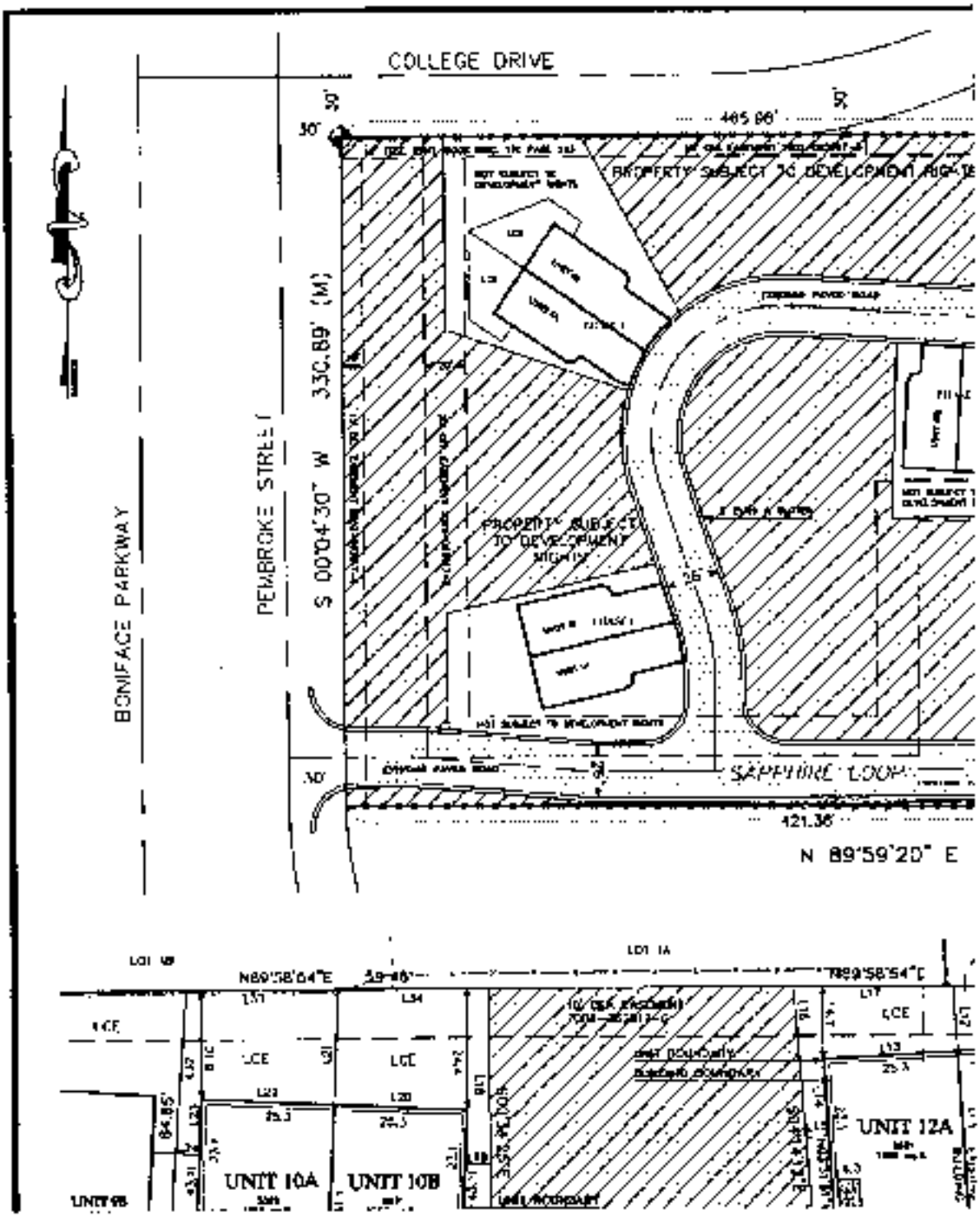
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Recording Dist 301 - Anchorage
2/3/2004 2 26 PM Pages: 1 of 18
ALASKA

AMENDMENT NO. 4 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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AMENDMENT NO. 4 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-1, Description of Common Interest Community, attached hereto is substituted for the current Schedule A-1 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-2, Table of Interests, attached hereto adding the following six (6) Units – Units 5A, 5B, 6A, 6B, 11A, and 11B, together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE III. Schedule A-3, the Plat attached hereto and filed under the official Plat No. 2004-____7_____, supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2003-176 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes, Phase 3, shown as "Property Not Subject to Development Rights."

ARTICLE IV. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, Phase 3, shown on the plat attached as Schedule A-3 and filed under Plat No. 2004-____7_____, records of the Anchorage Recording District, as "Property Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those

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Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto, are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 13 day of January, 2004, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2004

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SCHEDULE A-1

PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2004-7 records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of Tract A and Tract B, Brookside Manor according to the official plat thereof, filed under Plat Number 2004 7, records of the Anchorage Recording District, Third Judicial District, State of Alaska, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone

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distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:
>
> Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:
>
> Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

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FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23). Township Thirteen North (T13N). Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:
>
> Commencing at the Southwest (SW) corner of Lot One (1). Block Three (3). College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder. Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002,

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under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A 2

TABLE OF INTERESTS

Bldg./Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1/A	5501 Sapphire Loop	3.571%	1	N/A
1/B	5503 Sapphire Loop	3.571%	1	N/A
4/A	5521 Sapphire Loop	3.571%	1	Y-5521
4/B	5523 Sapphire Loop	3.571%	1	Y-5523
5/A	5529 Sapphire Loop	3.571%	1	Y-5529
5/B	5531 Sapphire Loop	3.571%	1	Y-5531
6/A	5539 Sapphire Loop	3.571%	1	Y-5539
6/B	5541 Sapphire Loop	3.571%	1	Y-5541
8A	5555 Sapphire Loop	3.571%	1	Y-5555
8B	5557 Sapphire Loop	3.571%	1	Y-5557
9/A	5563 Sapphire Loop	3.571%	1	Y-5563
9/B	5565 Sapphire Loop	3.571%	1	Y-5565
10/A	5569 Sapphire Loop	3.571%	1	Y-5569
10/B	5571 Sapphire Loop	3.571%	1	Y-5571
11/A	5575 Sapphire Loop	3.571%	1	Y-5575
11/B	5577 Sapphire Loop	3.571%	1	Y-5577
12/A	5581 Sapphire Loop	3.571%	1	Y-5581
12/B	5583 Sapphire Loop	3.571%	1	Y-5583
41/A	5808 Sapphire Loop	3.571%	1	N/A
41/B	5806 Sapphire Loop	3.571%	1	N/A
42/A	5820 Sapphire Loop	3.571%	1	N/A
42/B	5818 Sapphire Loop	3.571%	1	N/A
43/A	5828 Sapphire Loop	3.571%	1	N/A
43/B	5826 Sapphire Loop	3.571%	1	N/A
44/A	5836 Sapphire Loop	3.571%	1	N/A
44/B	5834 Sapphire Loop	3.571%	1	N/A
49/A	5548 Sapphire Loop	3.571%	1	N/A
49/B	5546 Sapphire Loop	3.571%	1	N/A
TOTALS		**100.00%**	**28**	

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SCHEDULE A-3

PLAT

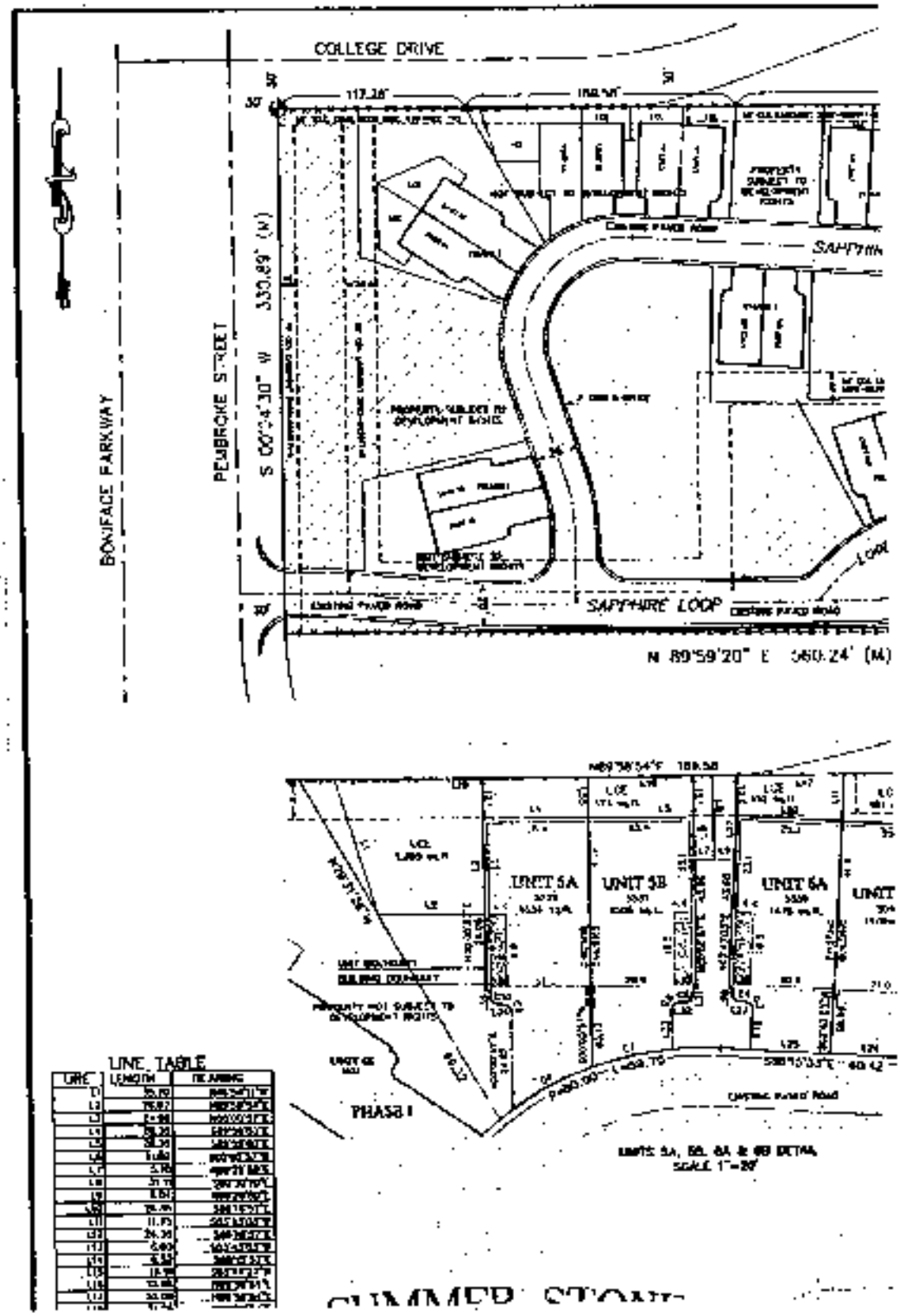
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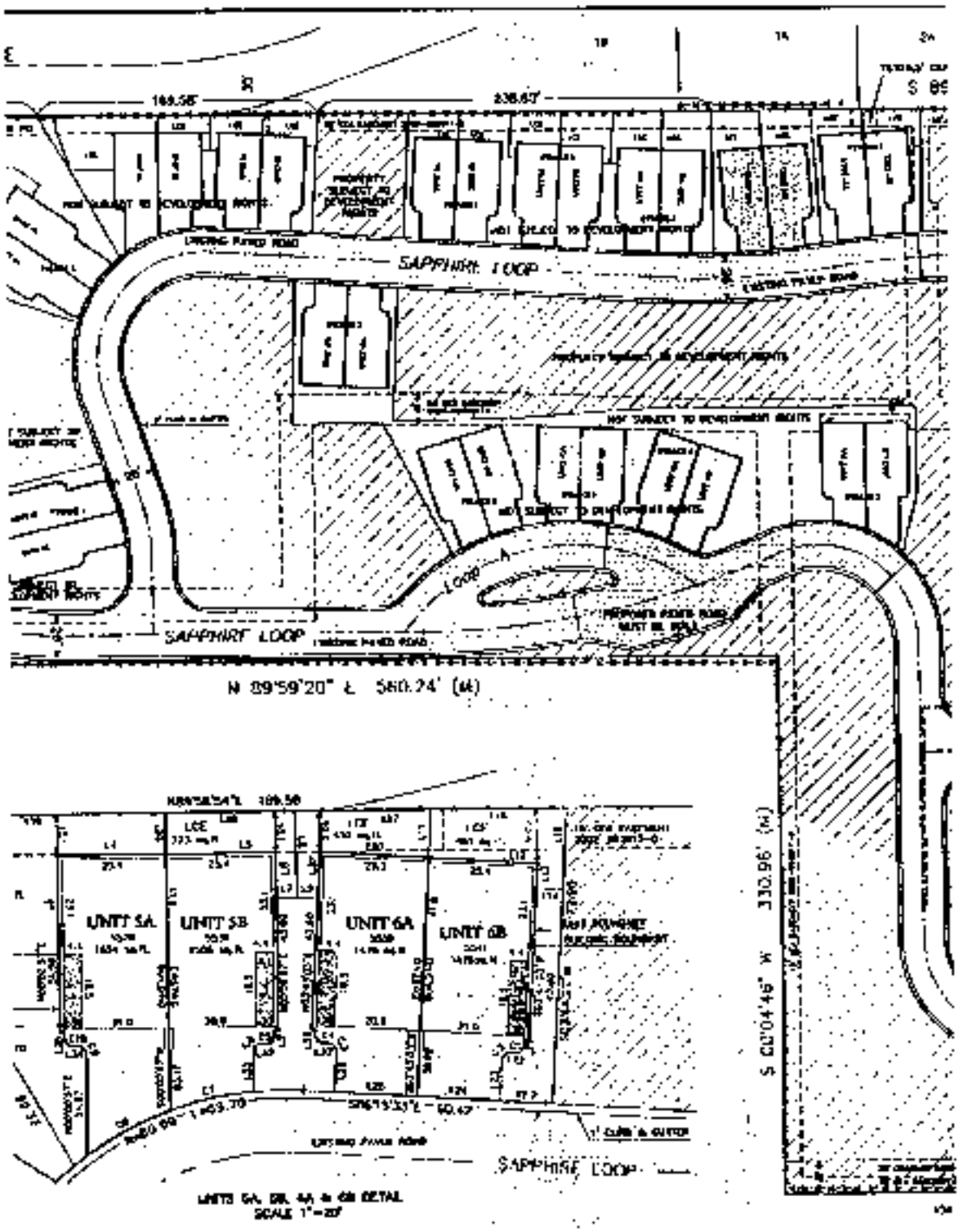
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2004-007262-0

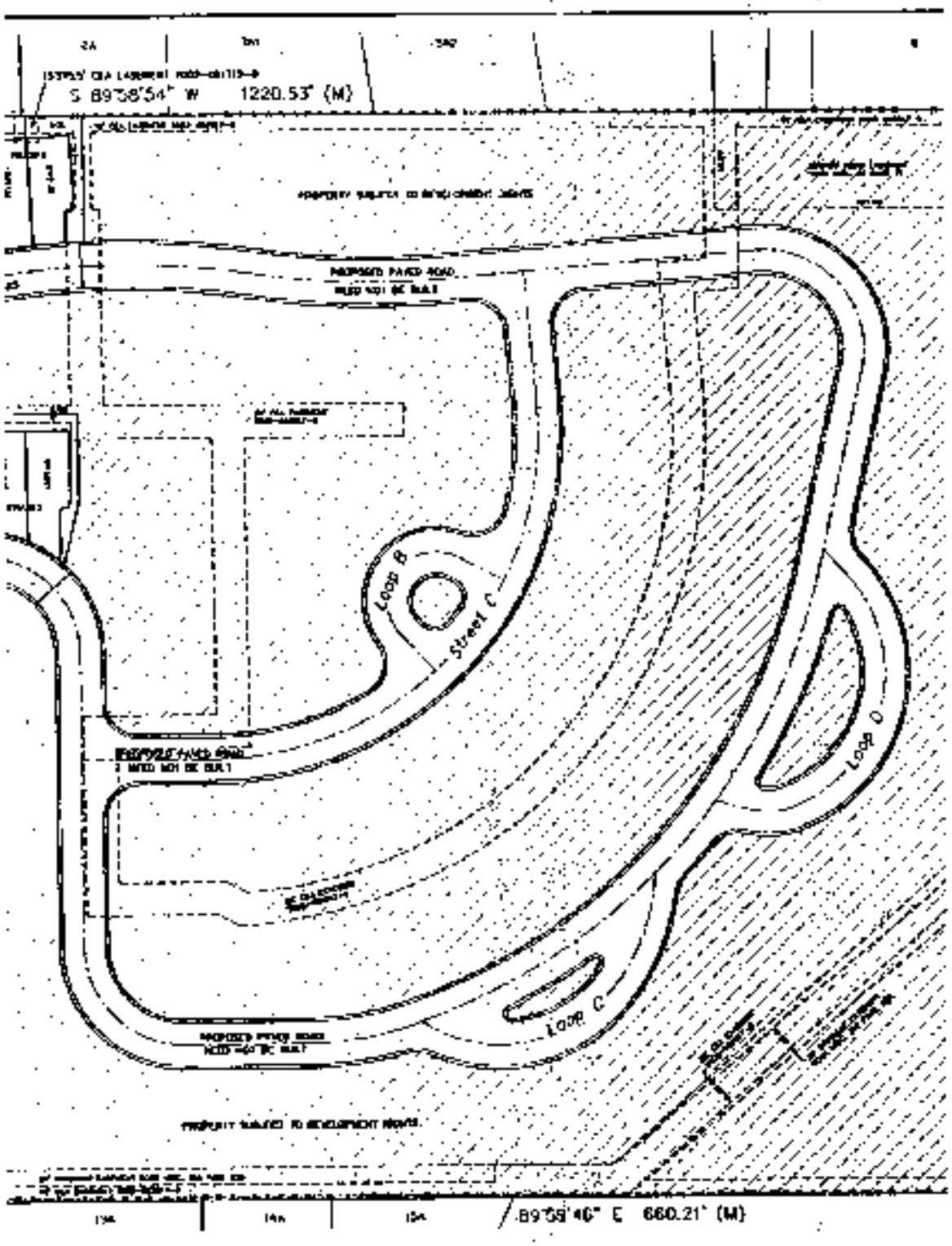
Description: Anchorage,AK Document - Year DocID 2004.7262 Page: 11 of 18
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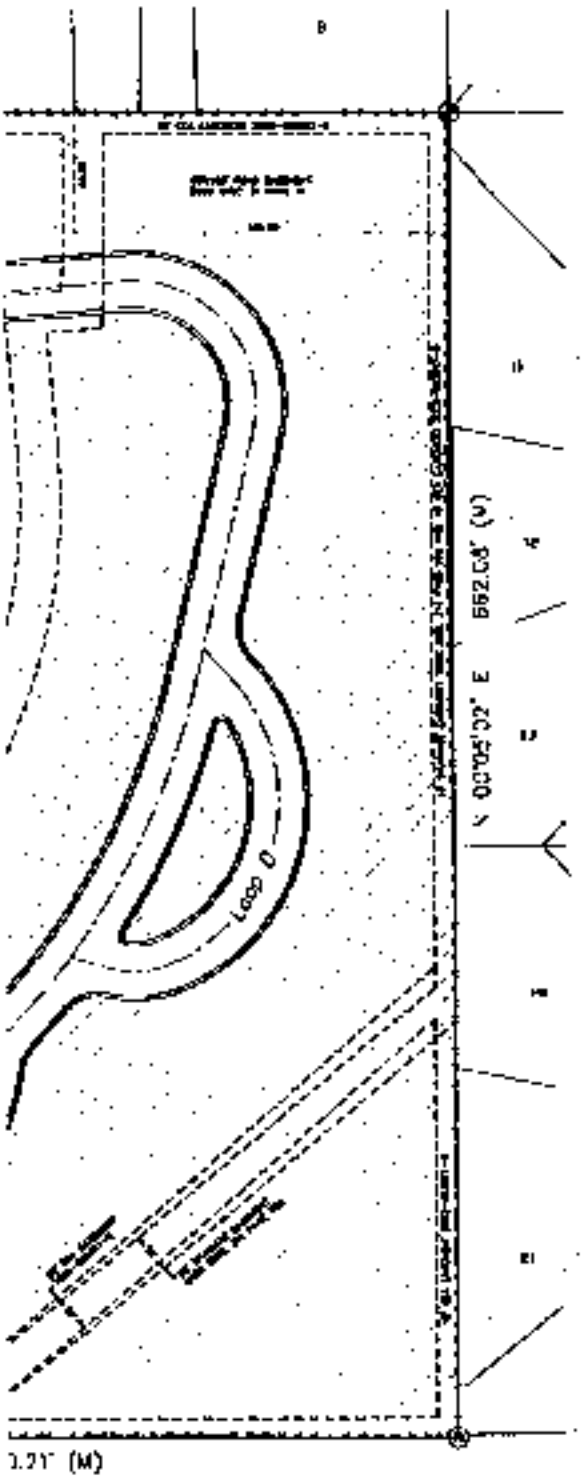


NOTES:

1) ALL DISTANCES, BEARINGS, AND ELEVATIONS ARE SHOWN IN FEET AND DECIMAL PORTIONS OF FEET
2) ALL BEARINGS ARE AT RIGHT ANGLES TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED
3) ELEVATIONS DATUM FOR THE SUBDIVISION IS GREATER ANCHORAGE AREA BOROUGH DATUM, U.S.

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Order: gvfb Comment:



OWNER'S CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HAS CAUSED THE SURVEY AND PLAT SHOWN HEREON TO BE MADE.

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 17TH, 2005, AND RECORDED ON THE 19TH DAY OF AUGUST, 2005, UNDER SERIAL NO. 2005-092568-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 16TH, 2005 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2005 UNDER SERIAL NO. 2005-094874-0 AND AS SET FORTH ON PLAT NO. 2005-177 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 3RD, 2005 AND RECORDED ON THE 7TH DAY OF NOVEMBER, 2005 AT SERIAL NO. 2005-139965-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3, RECORDED ON THE 14TH DAY OF DECEMBER, 2005 UNDER SERIAL NO. 2005-173080-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 10.05.065 OF THE ALASKA UNIFORM CONDOMINIUM ACT, AND PURSUANT TO SECTION 34.08.030(A)(3) OF THE ACT AND IN ACCORDANCE WITH DAY DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREON.

OWNER

NOTARY ACKNOWLEDGMENT

Notary Public
State of Alaska

Subscribed and sworn to before me this 15th day of December,
for Robert E. Peterson

Dec. 1, 2005
My commission expires

BENEFICIARY:

Mark E. Elsner Vice President
WELLS FARGO BANK, ALASKA
301 WEST NORTHERN LIGHTS BLVD
ANCHORAGE, AK 99503
AUTHORIZED SIGNER/OFFICER

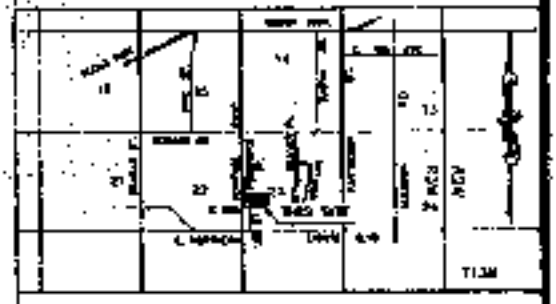
NOTARY ACKNOWLEDGMENT

Notary Public
State of Alaska

Subscribed and sworn to before me this 15th day of December, 2005.
Patti Mae L. E. Zastrow

Dec. 1, 2005
My commission expires

Vicinity Map Scale: 1" = 1 Mile

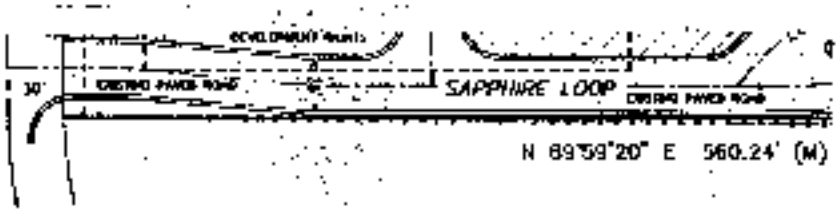


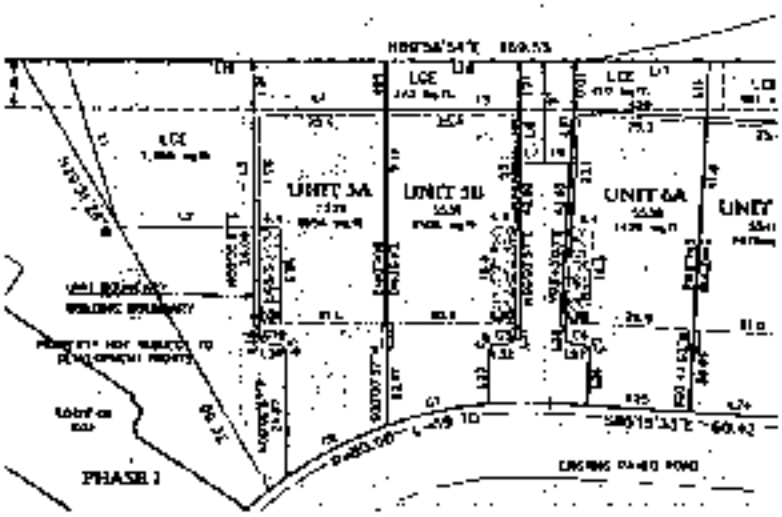
LEGEND

LCE = LIMITED COMMON ELEMENT
= EXISTING FENCE
= WELL
= FOUND MONUMENT
= FOUND 5/8" REBAR
= OVERHANG
= ASPHALT UNIT DRIVEWAY & WALKWAY
= WOOD DECK

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LINE TABLE

LINE	LENGTH	BEARING
L1	35.70	
L2	28.67	
L3	54.06	
L4	28.35	
L5	20.00	
L6	11.82	
L7	5.49	
L8	21.11	
L9	5.04	
L10	26.38	
L11	16.55	
L12	38.20	
L13	9.48	
L14	8.52	
L15	10.84	
L16	38.86	
L17	37.00	
L18	21.20	
L19	64.47	
L20	1.00	
L21	1.45	
L22	1.29	
L23	19.07	
L24	28.80	
L25	58.65	
L26	60.00	
L27	1.20	
L28	1.50	
L29	1.00	
L30	1.05	
L31	1.35	
L32	1.20	
L33	6.00	
L34	1.20	
L35	1.50	
L36	6.00	
L37	11.88	
L38	35.36	
L39	5.85	
L40	60.90	
L41	88.30	
L42	22.16	
L43	88.38	
L44	11.80	
L45	6.42	
L46	30.00	
L47	31.35	
L48	38.71	
L49	1.00	
L50	4.33	
L51	4.33	
L52	4.95	
L53	4.33	
L54	1.00	
L55	19.23	

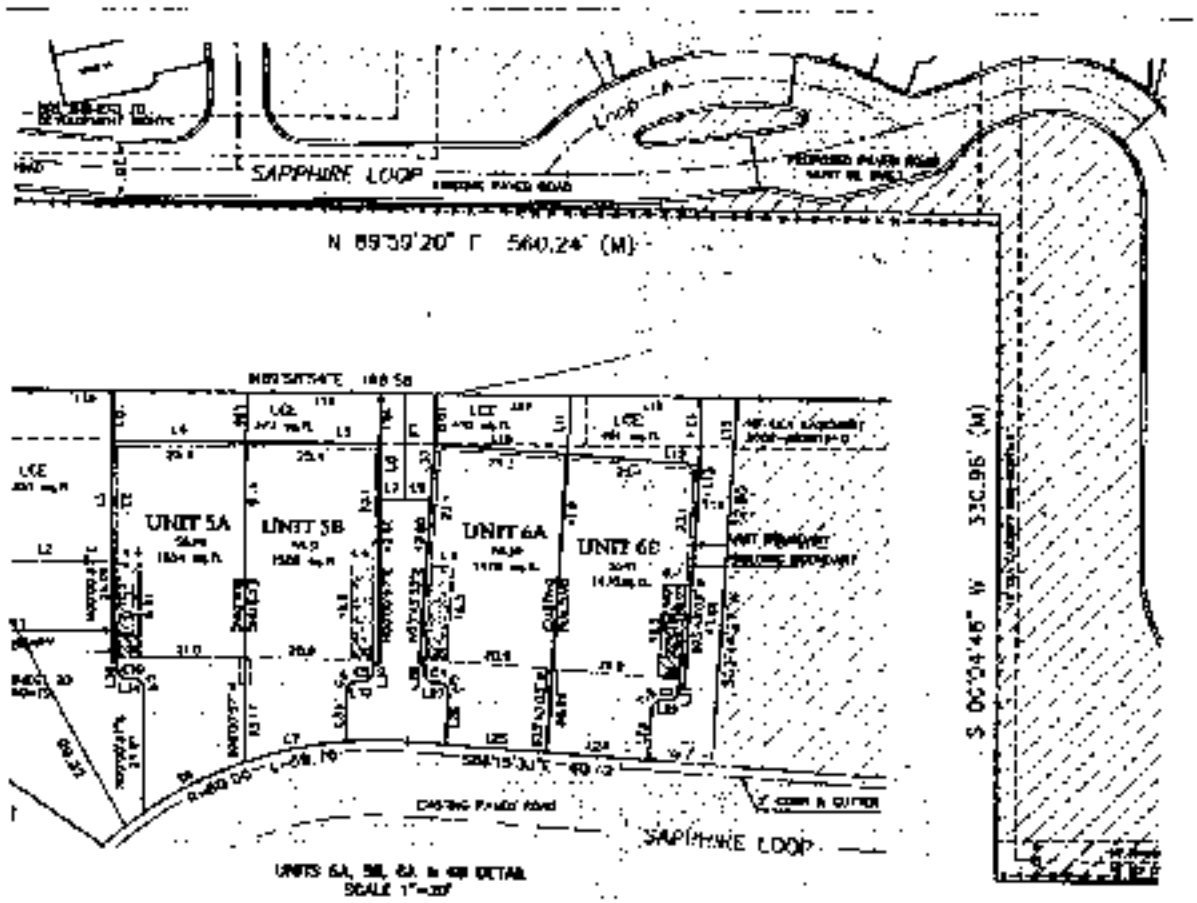
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	3.14	2.00	90°00'00"		2.83
C2	3.14	2.00	90°00'00"		2.83
C3	3.14	2.00	90°00'00"		2.83
C4	3.14	2.00	90°00'00"		2.83
C5	3.14	2.00	90°00'00"		2.83
C6	3.14	2.00	90°00'00"		2.83
C7	30.63	20.00	87°44'46"		27.72
C8	23.65	84.00	16°08'22"		23.57
C9	3.93	2.50	90°00'00"		3.53
C10	3.14	2.00	90°00'00"		2.83
C11	3.14	2.00	90°00'00"		2.83
C12	3.14	2.00	90°00'00"		2.83
C13	89.89	400.00	12°52'27"		89.70
C14	30.00	400.00	4°17'49"		29.99
C15	3.93	2.50	90°00'00"		3.53
C16	3.93	2.50	90°00'00"		3.53

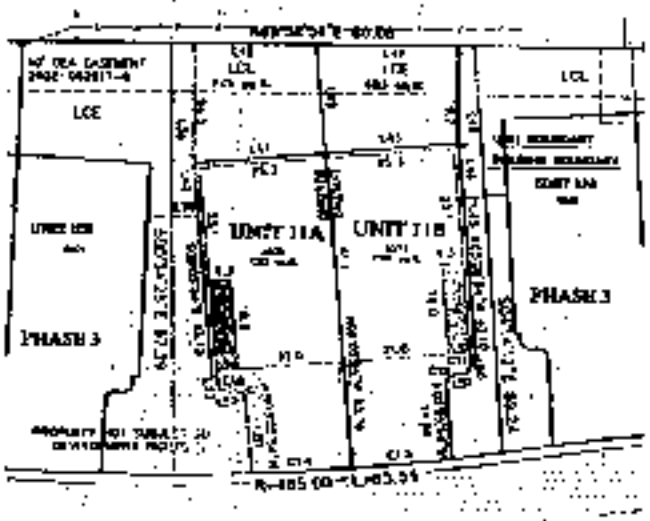
SUMMER STONE TOWNHOMES
PHASE 4



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1MER STONE
)WNHOMES
PHASE 4

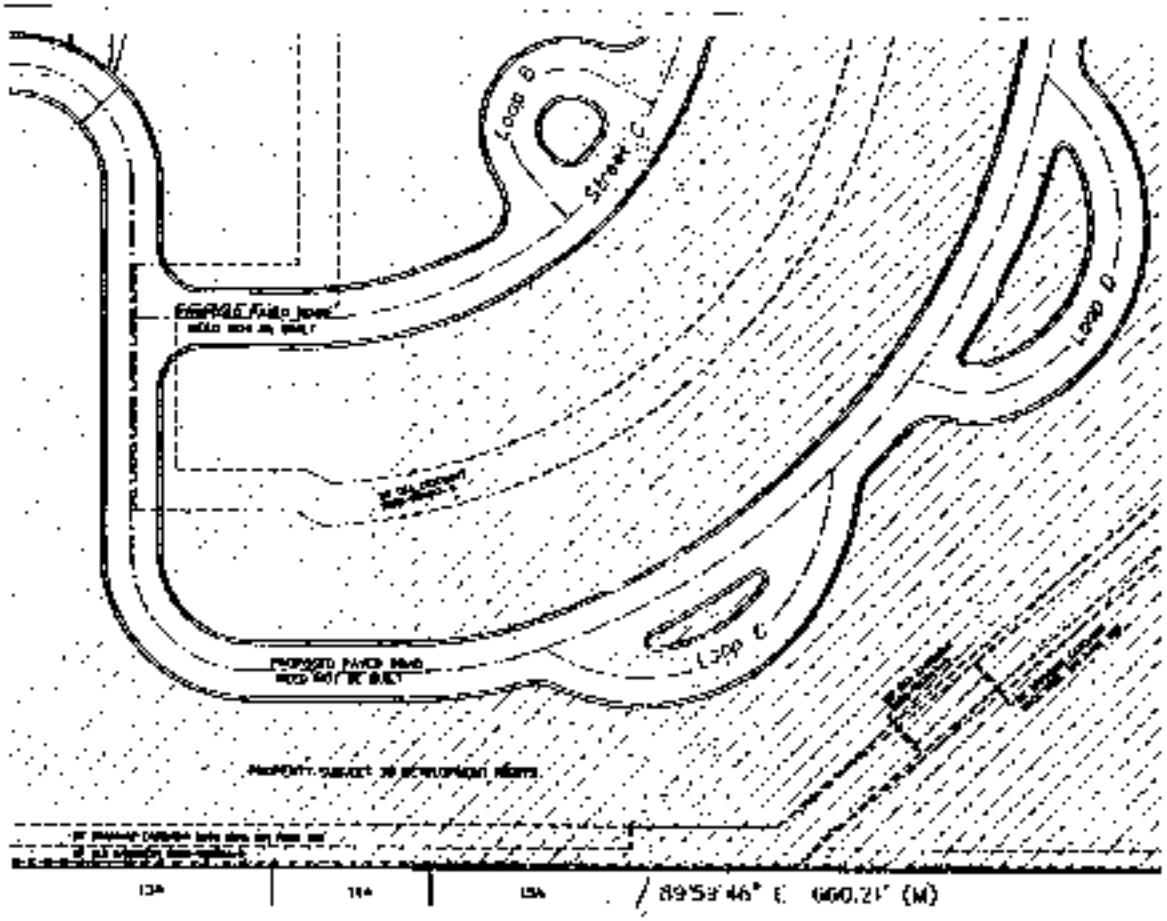


CURVE TABLE

NUMBER	LENGTH	CHORD BEARING	CHORD

2004-007262-0

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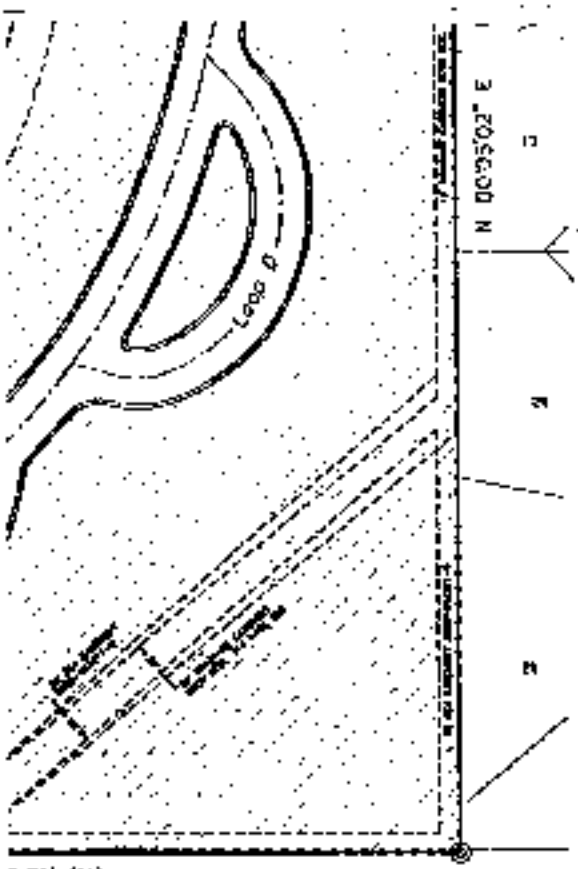
NOTES:

SURVEYOR'S CERTIFICATE

GRAPHI

2004-007262-0

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BENEFICIARY

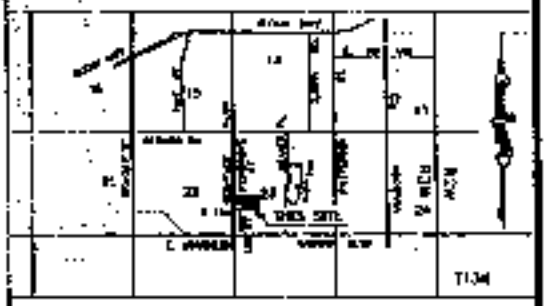
Mark E. Runner Vice President

NOTARY ACKNOWLEDGEMENT

Notary Public
State of Alaska

Dated 1, 2005

Vicinity Map Scale: 1" = 1 Mile



LEGEND:

- LCE = LIMITED COMMON ELEMENT
- = EXISTING FENCE
- = WELL
- = FOUND MONUMENT
- = FOUND 5/8" REBAR
- = OVERHANG
- = ASPHALT UNIT DRIVEWAY & WALKWAY
- = WOOD DECK
- = PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE ALASKA UNIFORM CONDOMINIUM ACT REQUIRES THAT A CERTIFICATION BE MADE WHEN UNITS THAT PLAT AND PLAN CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170

I AM HEREBY CERTIFY THAT THIS FLOOR PLAN IS A TRUE AND CORRECT LAYOUT OF UNITS ADEQUATELY DEPICTED TO SCALE AND AS-BUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAN.

MICHAEL L. [illegible], PLS
LANTECH LLC
[illegible]
ANCHORAGE, ALASKA 99503

STATE OF ALASKA
[illegible]
MICHAEL L. [illegible]
LS-[illegible]

GRAPHIC SCALE

(IN FEET)

SUMMER STONE TOWNHOMES PHASE 1

ADDING UNITS 5A, 5B, 6A, 6B, 11A & 11B

lantech

LAND DEVELOPMENT CONSTRUCTION SURVEYORS AUTOCAD PLANNERS ENGINEERS

[illegible]	scale 1" = 50'	date 1-7-04
drawn by DB	map 2002-14-389	chkd by RLJ

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2004-042343-0
Recording Dist. 301 - Anchorage
6/9/2004 2:46 PM Pages 1 of 20
ALASKA

AMENDMENT NO. 5 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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AMENDMENT NO. 5 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003 082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No 2003-094974 0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. The legal description of the Common Interest Community was previously referenced incorrectly in Schedule A-1 to the Declaration and subsequent Amendments No. 1 through No. 4. Schedule A-1 attached hereto corrects the legal description and is substituted for the current Schedule A-1 of the Declaration which is declared null and void.

ARTICLE II Schedule A-2, Table of Interests, attached hereto adding the following six (6) Units Units 48A, 48B, 51A, 51B, 52A and 52B together with their appurtenant Limited Common Elements and interests, is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE III. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2004 62, supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2004-7 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled on the Plat " Property Not Subject to Development Rights."

ARTICLE IV. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2004-62 attached as Schedule A-3 and

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labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its. President

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 7 day of June, 2004, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 2005

MONICA J. CARR
NOTARY PUBLIC
State of Alaska

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2004-042343-0

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SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

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EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision, thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet, thence S 89 degrees 59'W 395 feet to the end of the easement

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

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A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet, thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip

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lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (5) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial

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Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1/A	5501 Sapphire Loop	2.941%	1	N/A
1/B	5503 Sapphire Loop	2.941%	1	N/A
4/A	5521 Sapphire Loop	2.941%	1	Y-5521
4/B	5523 Sapphire Loop	2.941%	1	Y-5523
5/A	5529 Sapphire Loop	2.941%	1	Y-5529
5/B	5531 Sapphire Loop	2.941%	1	Y-5531
6/A	5539 Sapphire Loop	2.941%	1	Y-5539
6/B	5541 Sapphire Loop	2.941%	1	Y-5541
8A	5555 Sapphire Loop	2.941%	1	Y-5555
8B	5557 Sapphire Loop	2.941%	1	Y-5557
9/A	5563 Sapphire Loop	2.941%	1	Y-5563
9/B	5565 Sapphire Loop	2.941%	1	Y-5565
10/A	5569 Sapphire Loop	2.941%	1	Y-5569
10/B	5571 Sapphire Loop	2.941%	1	Y-5571
11/A	5575 Sapphire Loop	2.941%	1	Y-5575
11/B	5577 Sapphire Loop	2.941%	1	Y-5577
12/A	5581 Sapphire Loop	2.941%	1	Y-5581
12/B	5583 Sapphire Loop	2.941%	1	Y-5583
41/A	5808 Sapphire Loop	2.941%	1	N/A
41/B	5806 Sapphire Loop	2.941%	1	N/A
42/A	5820 Sapphire Loop	2.941%	1	N/A
42/B	5818 Sapphire Loop	2.941%	1	N/A
43/A	5828 Sapphire Loop	2.941%	1	N/A
43/B	5826 Sapphire Loop	2.941%	1	N/A
44/A	5836 Sapphire Loop	2.941%	1	N/A
44/B	5834 Sapphire Loop	2.941%	1	N/A
48/A	5540 Sapphire Loop	2.941%	1	N/A
48/B	5538 Sapphire Loop	2.941%	1	N/A

Description: Anchorage,AK Document - Year DocID 2004.42343 Page: 9 of 20
Order: gvfb Comment:

Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
49/A	5548 Sapphire Loop	2.941%	1	N/A
49/B	5546 Sapphire Loop	2.941%	1	N/A
51/A	5564 Sapphire Loop	2.941%	1	N/A
51/B	5562 Sapphire Loop	2.941%	1	N/A
52/A	5570 Sapphire Loop	2.941%	1	N/A
52/B	5568 Sapphire Loop	2.941%	1	N/A
TOTALS		**100.00%**	**34**	

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SCHEDULE A-3

PLAT

2004-62

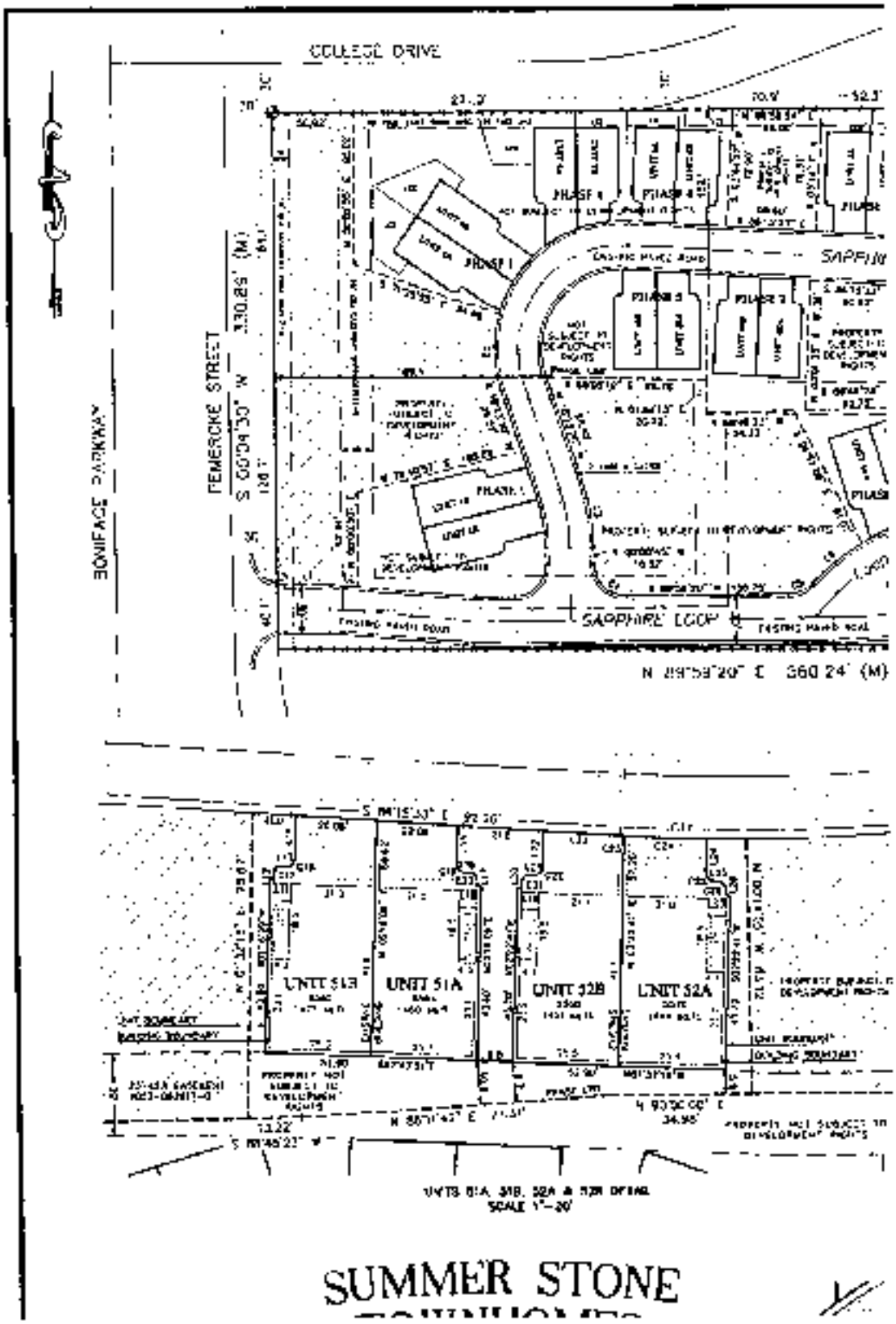
2004-042342-0

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2004-042343-0

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Order: gvfb Comment:

2004-042343-0

Description: Anchorage,AK Document - Year DocID 2004.42343 Page: 12 of 20
Order: gvfb Comment:

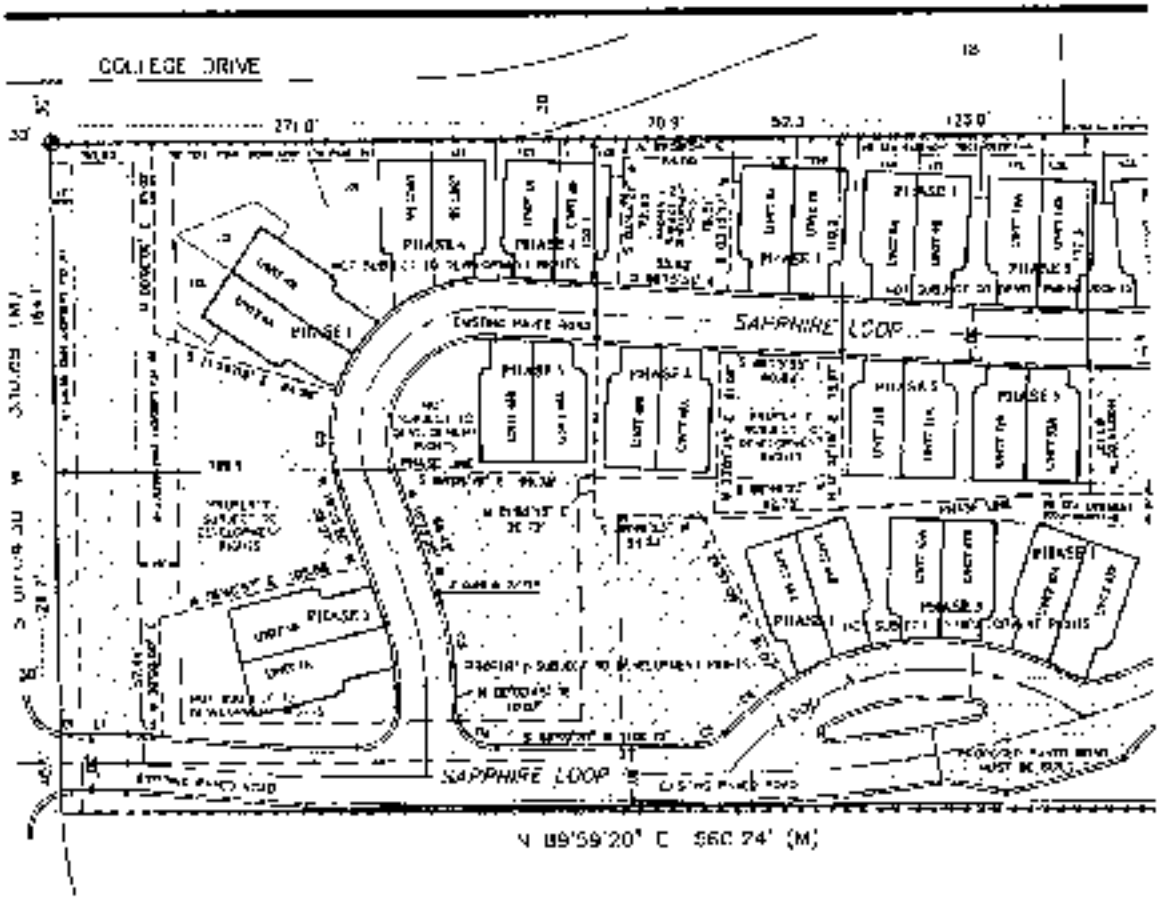


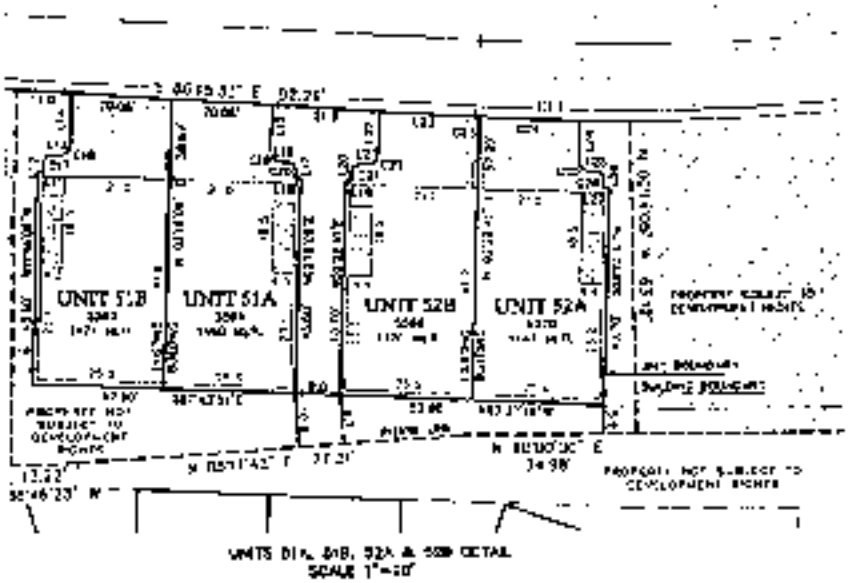
SUMMER STONE

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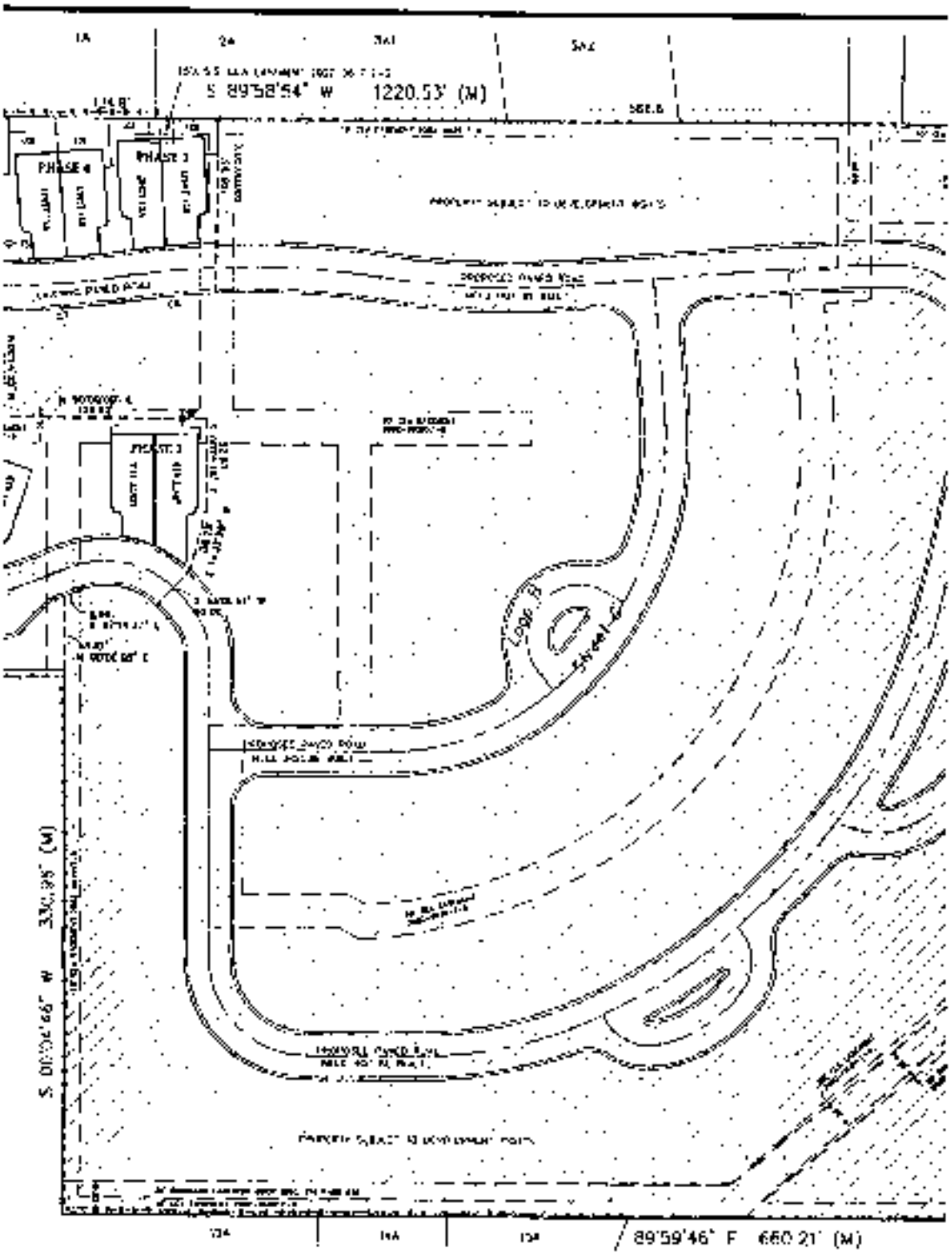




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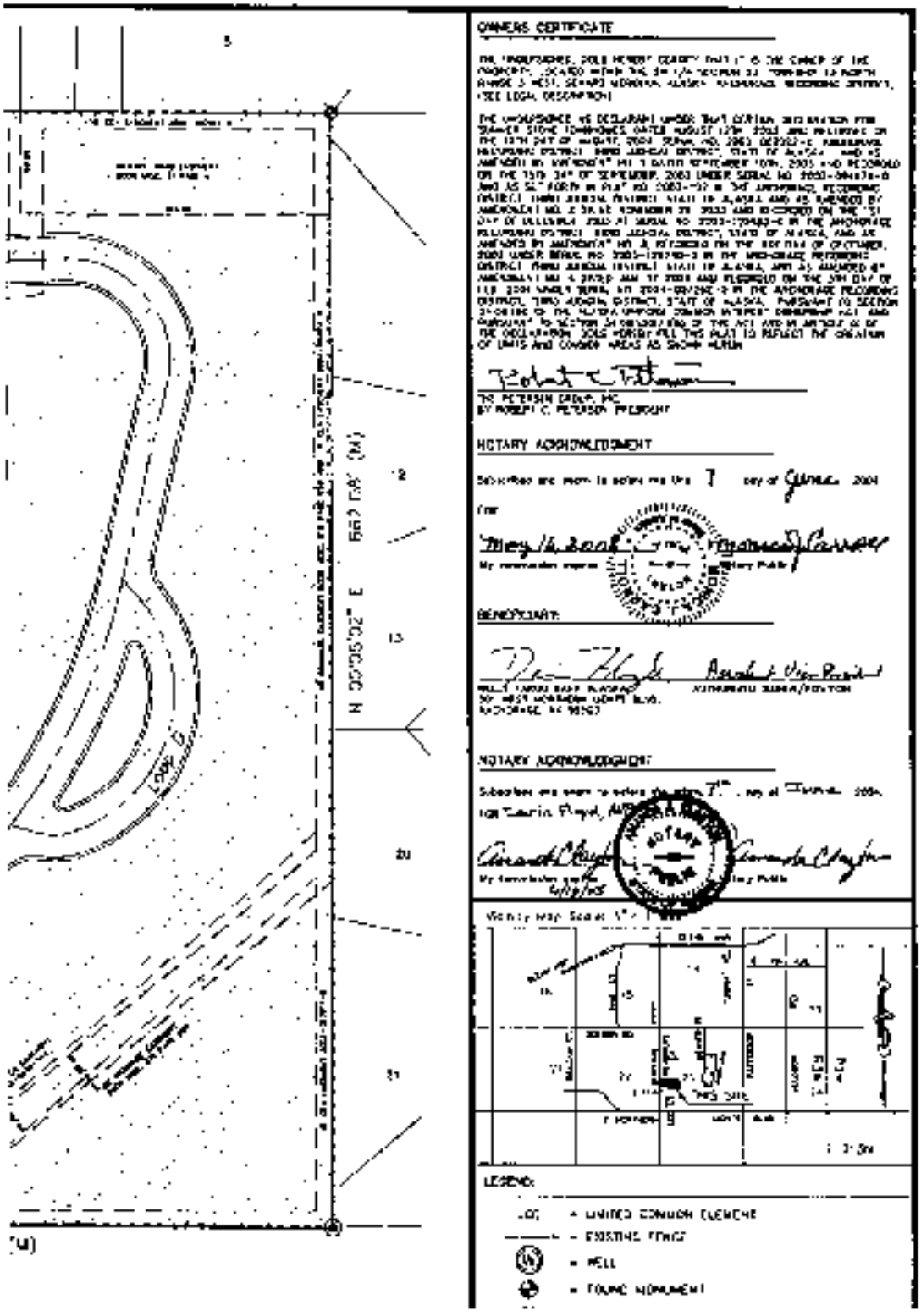
Description: Anchorage,AK Document - Year DocID 2004.42343 Page: 14 of 20
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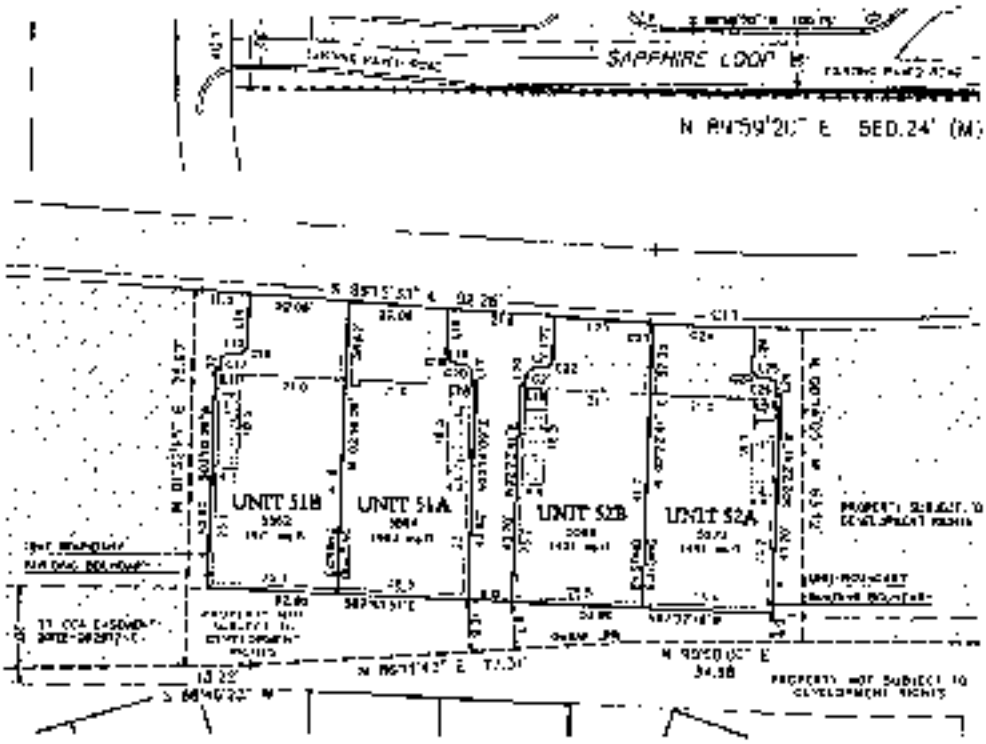
NOTES:

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SUMMER STONE TOWNHOMES
PHASE 5

LINE TABLE

LINE	LENGTH	BEARING
L1	18.97	S89°34'41"E
L2	1.00	S00°25'19"W
L3	1.35	S89°34'41"E
L4	1.35	N00°25'19"E
L5	13.00	S89°34'41"E
L6	10.95	N89°34'41"W
L7	1.35	S00°25'19"W
L8	1.35	N89°34'41"W
L9	1.35	N00°25'19"E
L10	1.00	S89°34'41"E
L11	1.00	N00°25'19"E
L12	1.35	S89°34'41"E
L13	1.35	S00°25'19"W
L14	12.21	S89°34'41"E
L15	8.95	N00°25'19"E
L16	1.35	S89°34'41"E
L17	1.35	N00°25'19"E
L18	1.00	S89°34'41"E
L19	1.00	N00°25'19"E
L20	1.35	S89°34'41"E
L21	1.35	S00°25'19"W
L22	8.95	N00°25'19"E
L23	12.21	S89°34'41"E
L24	8.95	S00°25'19"W
L25	1.35	S89°34'41"E
L26	1.35	N00°25'19"E
L27	1.00	S89°34'41"E

CURVE TABLE

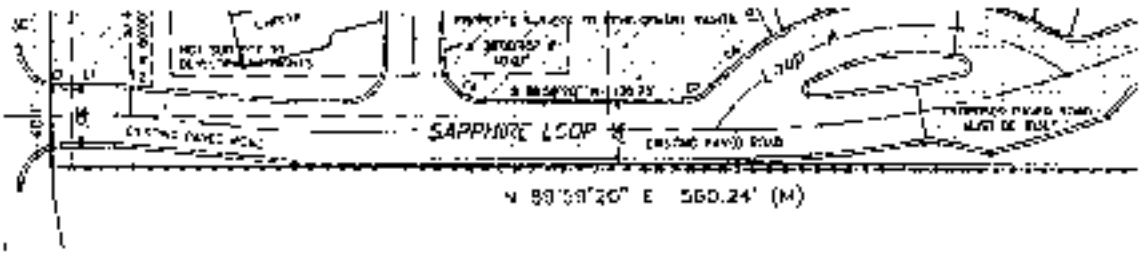
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	4.71	20.00	13°29'35"	S82°19'53"E	4.70
C2	45.29	20.00	129°45'11"	S00°17'57"E	36.61
C3	40.75	127.00	18°23'05"	N08°37'06"W	40.58
C4	31.42	20.00	90°00'00"	S44°25'19"W	28.28
C5	18.15	70.00	14°51'40"	S82°59'31"E	18.10
C6	46.11	191.00	13°49'58"	S81°19'24"E	46.00
C7	84.73	171.00	28°23'07"	N72°36'08"E	84.03
C8	51.57	189.00	15°37'51"	S83°34'45"E	51.41
C9	52.31	70.00	42°49'25"	N68°04'42"E	51.10
C10	97.39	39.50	141°15'47"	S37°40'35"E	87.82
C11	41.30	53.50	44°14'30"	S67°32'00"E	40.28
C12	1.71	2.20	89°39'06"	S44°25'19"W	1.65
C13	1.71	2.20	89°39'06"	N45°14'13"W	1.65
C14	1.85	90.50	1°10'31"	N89°50'04"E	1.85
C15	1.71	2.20	89°39'06"	S44°25'19"W	1.65
C16	1.71	2.20	89°39'06"	N45°14'13"W	1.65
C17	3.14	2.20	81°39'06"	S44°25'19"W	3.01
C18	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C19	3.14	2.00	90°00'00"	N45°34'41"W	2.83
C20	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C21	3.14	2.00	90°00'00"	N45°34'41"W	2.83
C22	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C23	3.14	2.00	90°00'00"	N45°34'41"W	2.83
C24	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C25	3.14	2.00	90°00'00"	N45°34'41"W	2.83
C26	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C27	3.14	2.00	90°00'00"	N45°34'41"W	2.83
C28	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C29	3.14	2.00	90°00'00"	N45°34'41"W	2.83
C30	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C31	3.14	2.00	90°00'00"	N45°34'41"W	2.83
C32	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C33	1.88	310.00	0°34'47"	S89°17'43"E	0.69
C34	33.33	310.00	6°09'45"	S86°37'43"E	33.31
C35	3.14	2.00	90°00'00"	S44°25'19"W	2.83
C36	3.14	2.00	90°00'00"	N45°34'41"W	2.83

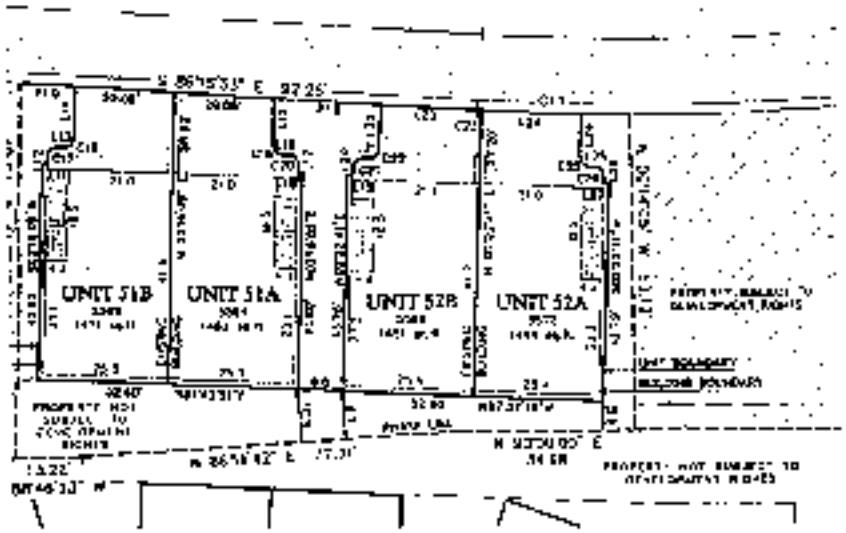


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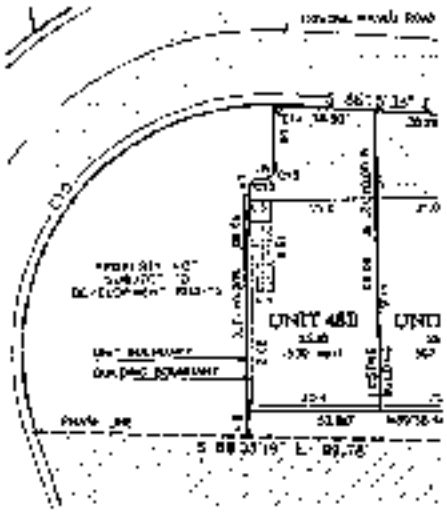


UNITS 51A, 51B, 52A & 52B DETAIL
SCALE 1"=20'

SUMMER STONE TOWNHOMES
PHASE 5

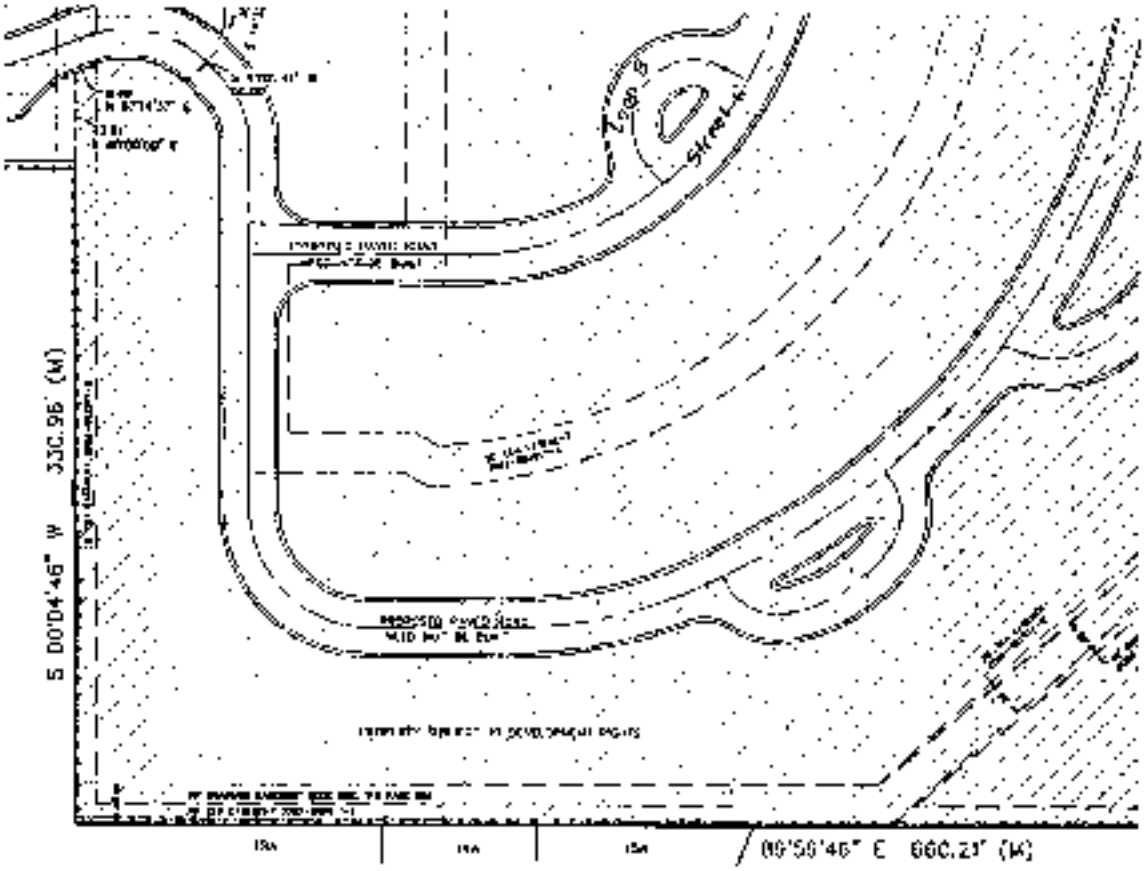
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	4.22'	30.00'	7°57'00"	S83°01'51"E	4.21'
C2	99.78'	85.00'	67°15'00"	S60°14'51"E	94.11'
C3	90.73'	132.00'	39°23'39"	N68°13'05"E	88.96'
C4	31.42'	20.00'	90°00'00"	S41°00'40"E	28.28'
C5	16.15'	20.00'	46°16'00"	S66°31'11"E	15.72'
C6	90.1'	144.00'	35°51'40"	S61°53'47"W	88.66'
C7	44.13'	315.00'	8°01'51"	S78°04'46"W	44.13'
C8	51.11'	185.00'	15°49'51"	S67°37'43"W	50.95'
C9	50.07'	45.00'	63°44'52"	N62°08'49"W	47.51'
C10	61.82'	45.00'	78°43'07"	S32°07'33"W	57.07'
C11	31.05'	45.00'	39°32'39"	S66°39'53"E	30.44'
C12	3.14'	2.00'	90°00'00"	S44°39'40"E	2.82'
C13	3.14'	2.00'	90°00'00"	N44°39'40"E	2.82'
C14	1.44'	36.50'	2°15'14"	S8°12'23"W	1.82'
C15	3.14'	2.00'	90°00'00"	S45°20'12"E	2.82'
C16	3.14'	2.00'	90°00'00"	S45°20'12"E	2.82'
C17	3.14'	2.00'	90°00'00"	S44°39'40"E	2.82'
C18	3.14'	2.00'	90°00'00"	S45°20'12"E	2.82'
C19	3.14'	2.00'	90°00'00"	N44°39'40"E	2.82'
C20	3.14'	2.00'	90°00'00"	S45°20'12"E	2.82'
C21	3.14'	2.00'	90°00'00"	N44°39'40"E	2.82'
C22	3.14'	2.00'	90°00'00"	N45°20'12"W	2.82'
C23	0.68'	315.00'	0°07'43"	S48°17'53"E	0.68'
C24	20.39'	364.50'	3°12'06"	S46°53'47"E	20.39'
C25	3.14'	2.00'	90°00'00"	N45°20'12"W	2.82'
C26	3.14'	2.00'	90°00'00"	S44°39'40"E	2.82'



UNITS 48A & 48B DETAIL
SCALE 1"=20'

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NOTES:

1) ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE SHOWN IN FEET AND DECIMAL PORTIONS OF FEET.
2) ALL BUILDING TIES ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3) ELEVATION DATUM FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH POST DATUM, U.S. COAST AND GEODETIC SURVEY, MEAN SEA LEVEL OF 1972.
4) EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (i.e. Unit).
5) THIS PROJECT IS LOCATED WITHIN SW 1/4, SEC. 33, T.13N., R.3W., S.M., ANCHORAGE RECORDING DISTRICT, ALASKA. (SEE LEGAL DESCRIPTION)
6) THE CONDOMINIUM DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "Common Interest Ownership Act", Alaska Statute 34.08.
7) AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SPECIFIED IN THE DECLARATION.
8) CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, ORNAMENTAL LANDSCAPING, PLANTS, SHRUBS AND TREES, FENCES, SIGNS, PAPER, WASTE, GARBAGE, UTILITY LINES, INFRASTRUCTURE, AND ACCESSORY OR RELATED STRUCTURES AND FACILITIES ARE APPROXIMATE AREAS ARE RESERVED BY APPROPRIATE CONFIGURATIONS, BOUNDARIES, OR UTILITY COMPANIES, OF WHICH WILL ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS NEED NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH SUCH PURPOSES. PLEASE REFER TO ARTICLE 14 OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.
9) UNIT BOUNDARIES SHOWN ON AND SHALL BE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT CAN BE FOUND IN ARTICLE 1.7 OF THE DECLARATION.
10) THE PROPERTY ON THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO ADD UNITS AND CERTAIN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND LIMITATIONS OF DEVELOPMENT RIGHTS RESERVED IN ARTICLE 14 OF THE DECLARATION. UNIT AND BUILDING LOCATIONS, DESIGNS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE REQUIREMENT (OR AT DECLARANT'S OPTION), SEE ARTICLE 12.01 OF THE DECLARATION FOR RESTRICTIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
11) OBSERVATION MARKS ARE AT THE UNIT BOUNDARY.
12) AREA OF "PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS APPROX. 3.4 AC.
13) DISTANCES GIVEN TO THE NEAREST FOOT ARE TO UNIT FACE (+/-0.00)
14) FOR DEFINITION OF "UNIT", SEE ARTICLE 1.7 OF THE DECLARATION, RECORDED AUGUST 13th, 2004, SERIAL NO. 2004-042022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
15) IMPROVEMENTS WITHIN LIMITED COMMON ELEMENTS AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST BE PLAT "SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE 14 OF THE DECLARATION.
16) UNIT OWNERS WITH LIMITED COMMON ELEMENTS SHALL AND APPURTENANT MAY FENCE THEIR YARDS ACCORDING TO THE FENCE SPECIFICATIONS IN SCHEDULE A-5 OF THE DECLARATION.
17) CHUGACH ELECTRIC ASSOCIATION RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OF SYSTEM, RECORDED AUGUST 13, 1951, BOOK 33 PAGE 378, BOOK 1033 PAGE 241, BOOK 3817 PAGE 388.
18) ENSTAR NATURAL GAS COMPANY NON-EXCLUSIVE RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM, SERIAL NO. 2007-084601-0



SURVEYOR'S CERTIFICATE

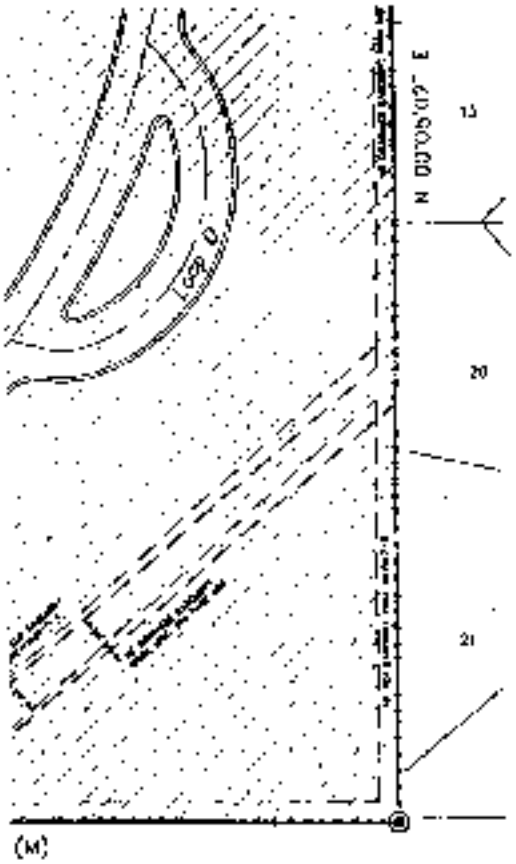
SECTION 34(b)(1)(C) OF THE ACT REQUIRES THAT A CERTIFICATE CONTAINING THE INFORMATION

I DO HEREBY CERTIFY THAT ACCURATELY THE INFORMATION SHOWN FOR ON THIS PLAT

THOMAS M. [illegible]
[illegible] INC
AND WEST, INC.
ANCHORAGE, ALASKA

2004-042343-0

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NOTARY ACKNOWLEDGMENT

Vicinity Map Scale: 1" =

LEGEND

LCE = LIMITED COMMON ELEMENT
= EXISTING FENCE
= WELL
= FOUND MONUMENT
= FOUND 5/8" REBAR
= OVERHANG
= ASPHALT OR CONCRETE DRIVEWAY & WALKWAY
= WOOD DECK
= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT

GRAPHIC SCALE

SUMMER STONE TOWNHOMES PHASE 5

ADDING UNITS 46A, 46B, 51A, 51B, 52A & 52B

LEGAL DESCRIPTION

lantech

LAND & CONSTRUCTION SURVEYORS/AUTOCAD PLANNERS ENGINEERS

440 W BENSON BLVD SUITE 200
ANCHORAGE, ALASKA 99503
562-5281 (FAX) 561-6628

JOB: 1538	SCALE: 1"=50'	DATE: Mar. 29 2004
DRAWN BY: DE	BOOK 2002 PG 338	CHK'D BY: MLJ

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Recording Dist. 301 - Anchorage
7/16/2004 2:32 PM Pages: 1 of 20

ALASKA

AC

AMENDMENT NO. 6 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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Order: gvfb Comment:

AMENDMENT NO. 6 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding two (2) Units, being Units 53A and 53B, together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II Schedule A-3, the Plat attached hereto and filed under official Plat No. 2004-76 supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2004-62 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2004-76 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

2004-052833-0

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THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 16 day of July, 2004, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors

WITNESS my hand and official seal on the day and year in this certificate first above written.

CYNTHIA L. GOFF
NOTARY
PUBLIC
STATE OF ALASKA

_____
Notary Public in and for Alaska
My Commission Expires: 2-12-06

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Order: gvfb Comment:

SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

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EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

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A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip

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lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial Distnct, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial

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Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1/A	5501 Sapphire Loop	2.777%	1	N/A
1/B	5503 Sapphire Loop	2.777%	1	N/A
4/A	5521 Sapphire Loop	2.777%	1	Y-5521
4/B	5523 Sapphire Loop	2.777%	1	Y-5523
5/A	5529 Sapphire Loop	2.777%	1	Y-5529
5/B	5531 Sapphire Loop	2.777%	1	Y-5531
6/A	5539 Sapphire Loop	2.777%	1	Y-5539
6/B	5541 Sapphire Loop	2.777%	1	Y-5541
8A	5555 Sapphire Loop	2.777%	1	Y-5555
8B	5557 Sapphire Loop	2.777%	1	Y-5557
9/A	5563 Sapphire Loop	2.777%	1	Y-5563
9/B	5565 Sapphire Loop	2.777%	1	Y-5565
10/A	5569 Sapphire Loop	2.777%	1	Y-5569
10/B	5571 Sapphire Loop	2.777%	1	Y-5571
11/A	5575 Sapphire Loop	2.777%	1	Y-5575
11/B	5577 Sapphire Loop	2.777%	1	Y-5577
12/A	5581 Sapphire Loop	2.777%	1	Y-5581
12/B	5583 Sapphire Loop	2.777%	1	Y-5583
41/A	5808 Sapphire Loop	2.777%	1	N/A
41/B	5806 Sapphire Loop	2.777%	1	N/A
42/A	5820 Sapphire Loop	2.777%	1	N/A
42/B	5818 Sapphire Loop	2.777%	1	N/A
43/A	5828 Sapphire Loop	2.777%	1	N/A
43/B	5826 Sapphire Loop	2.777%	1	N/A
44/A	5836 Sapphire Loop	2.777%	1	N/A
44/B	5834 Sapphire Loop	2.777%	1	N/A
48/A	5540 Sapphire Loop	2.777%	1	N/A
48/B	5538 Sapphire Loop	2.777%	1	N/A

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Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
49/A	5548 Sapphire Loop	2.777%	1	N/A
49/B	5546 Sapphire Loop	2.777%	1	N/A
51/A	5564 Sapphire Loop	2.777%	1	N/A
51/B	5562 Sapphire Loop	2.777%	1	N/A
52/A	5570 Sapphire Loop	2.777%	1	N/A
52/B	5568 Sapphire Loop	2.777%	1	N/A
53/A	5576 Sapphire Loop	2.777%	1	N/A
53/B	5574 Sapphire Loop	2.777%	1	N/A
TOTALS		**100.00%**	**36**	

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SCHEDULE A-3

PLAT

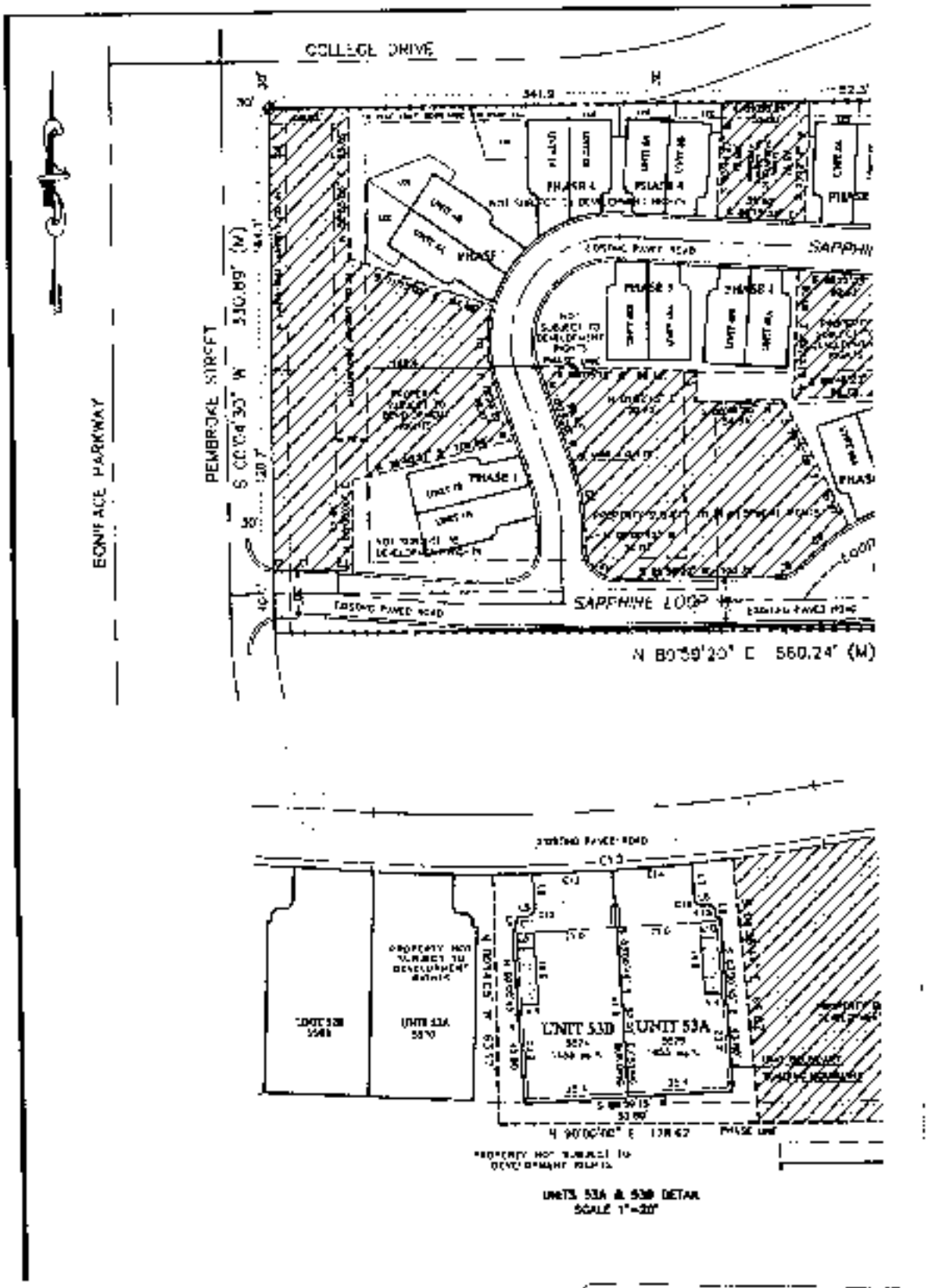
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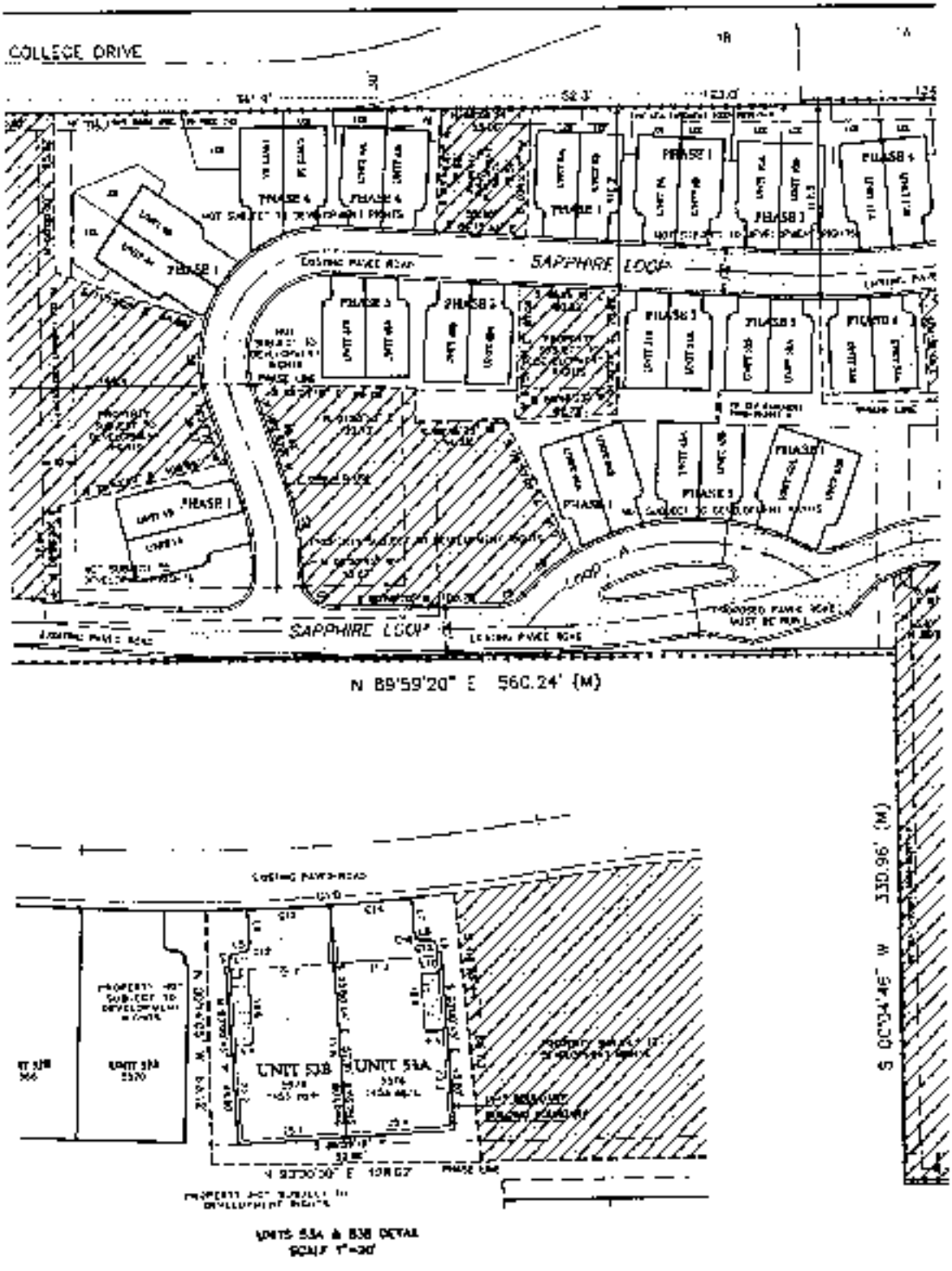
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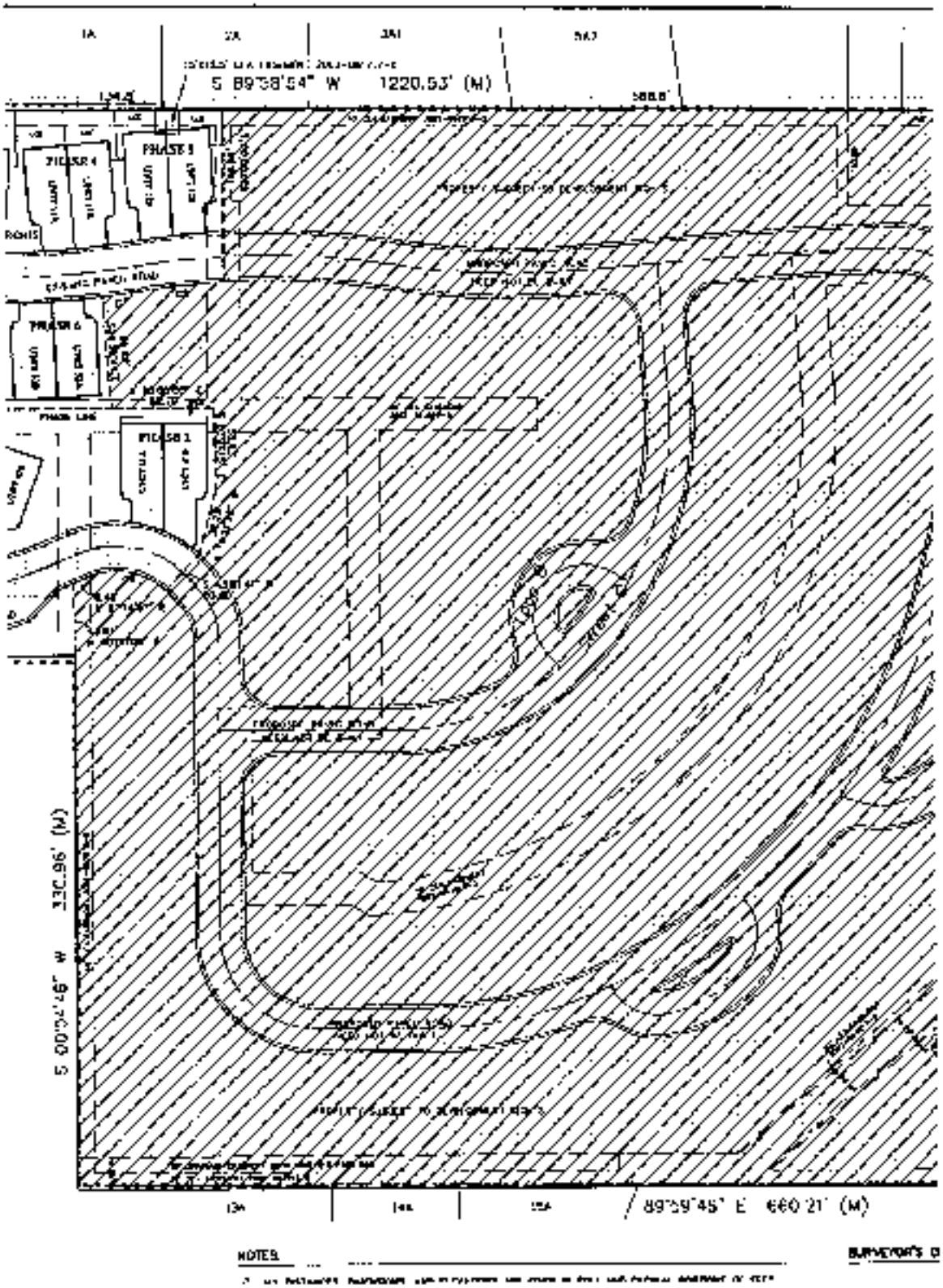
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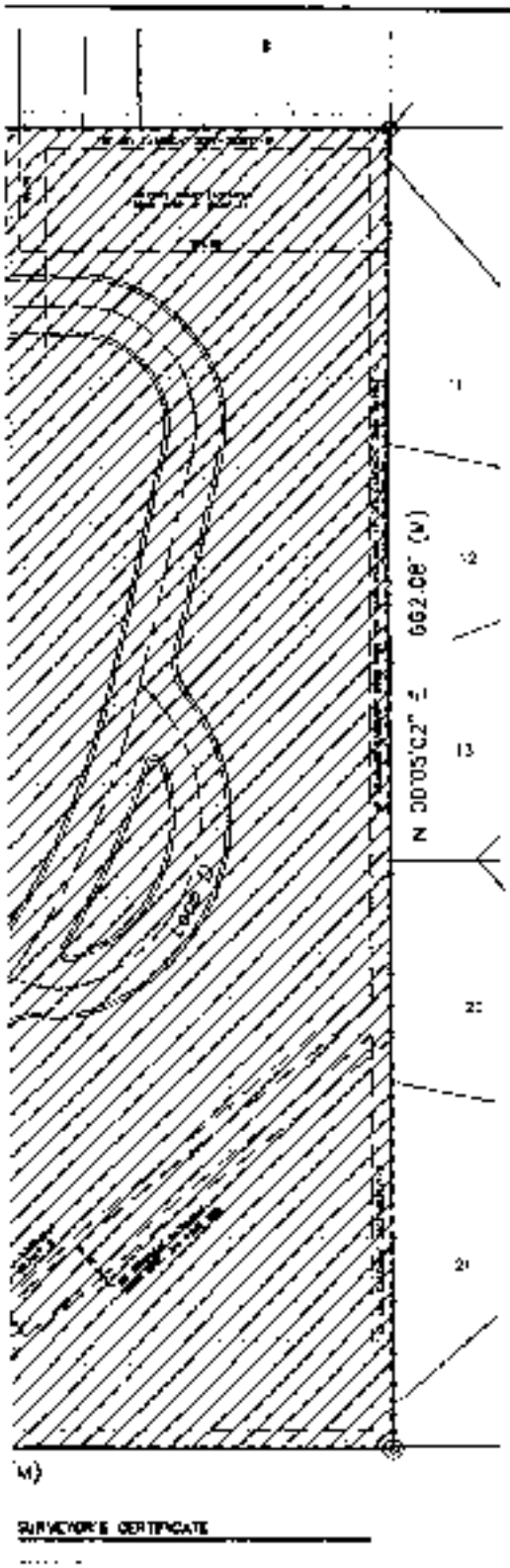


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M)

SURVEYOR'S CERTIFICATE

OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY, LOCATED WITHIN THE SW 1/4 SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, (SEE LEGAL DESCRIPTION)

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 15TH, 2003, AND RECORDED ON THE 18TH DAY OF AUGUST, 2003 SERIAL NO. 2003-083113-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 12TH, 2003 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2003 UNDER SERIAL NO. 2003-094814-0 AND AS DEPICTED ON PLAT NO. 2003-123 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 19, 2003 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2003 AT SERIAL NO. 2003-121183-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3 RECORDED ON THE 4TH DAY OF DECEMBER, 2003 UNDER SERIAL NO. 2003-123195-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 4 DATED JAN. 27, 2004 AND RECORDED ON THE 1ST DAY OF FEB. 2004 UNDER SERIAL NO. 2004-002982-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 5 DATED JUNE 7, 2004 AND RECORDED ON THE 17TH DAY OF JUNE 204, UNDER SERIAL NO. 2004-062833-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.140 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.190(a)(2) OF THE ACT AND IN ACCORD WITH THE DECLARATION, DOES HEREBY FILE THIS PLAT TO DEPICT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREON.

THE PETERSEN GROUP, INC.
BY ROBERT O. PETERSEN—PRESIDENT

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 16th day of July, 2004

for

2-12-06

My commission expires

Notary Public

BENEFICIARY

A.V.P.

WELLS FARGO BANK ALASKA
301 WEST NORTHERN LIGHTS BLVD
ANCHORAGE, AK 99503

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 16th day of July, 2004

for: Dawn Floyd

4-13-05

My commission expires

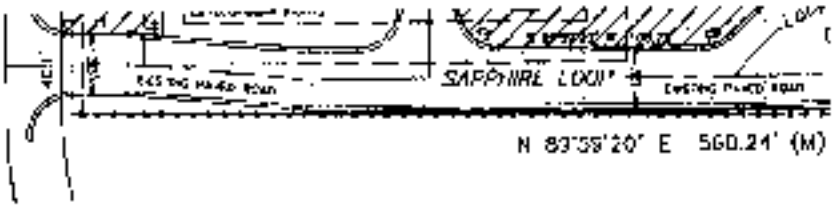
Notary Public

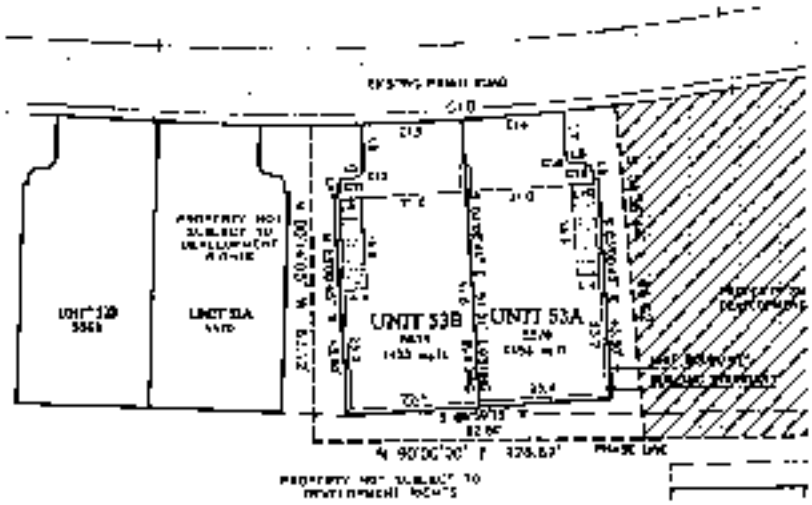
Vicinity Map Scale 1" = 1 Mile

LEGEND:

LCE = LIMITED COMMON ELEMENT
= EXISTING FENCE
= MH
= FOUND MONUMENT
= FOUND 5/8" REBAR

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UNITS 53A & 53B DETAIL
SCALE 1"=20'

LINE TABLE

LINE	LENGTH	BEARING
L1	58.84	
L2	74.84	
L3	1.00	
L4	7.23	
L5	1.16	
L6	8.16	
L7	8.16	
L8	1.15	
L9	1.55	
L10	1.39	

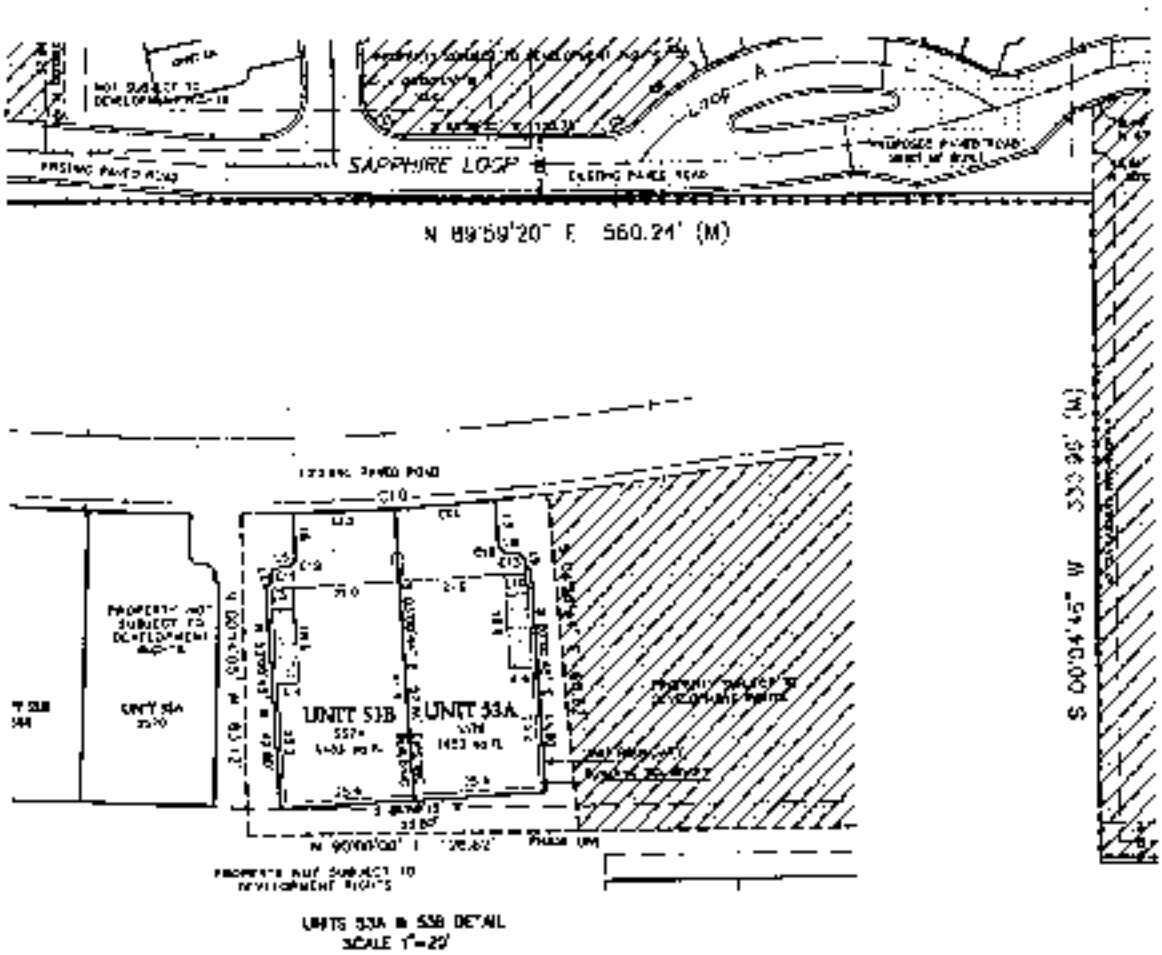
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	4.72	30.00	9°00'00"	S83°53'20"E	4.71
C2	48.78	30.00	93°13'14"	S39°59'43"E	43.62
C3	49.72	30.00	94°56'46"	N52°23'03"E	44.20
C4	31.53	30.00	60°13'00"	S45°56'50"E	30.09
C5	14.15	30.00	27°00'00"	N69°53'20"E	14.02
C6	32.11	144.00	12°46'30"	S83°43'05"E	32.04
C7	73.34	315.00	13°20'00"	N83°38'20"E	73.16
C8	31.42	20.00	90°00'00"	S38°38'20"E	28.28
C9	31.42	20.00	90°00'00"	N51°21'40"E	28.28
C10	89.98	315.00	16°22'00"	N83°38'20"E	89.68
C11	2.36	1.50	90°00'00"	S38°38'20"E	2.12
C12	2.36	1.50	90°00'00"	N51°21'40"E	2.12
C13	20.18	315.00	3°40'22"	N88°58'31"E	20.18
C14	20.18	315.00	3°40'22"	N85°18'09"E	20.18
C15	2.36	2.00	90°00'00"	S38°38'20"E	2.12
C16	2.36	2.00	90°00'00"	N51°21'40"E	2.12

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UNITS 53A & 53B DETAIL
SCALE 1"=20'

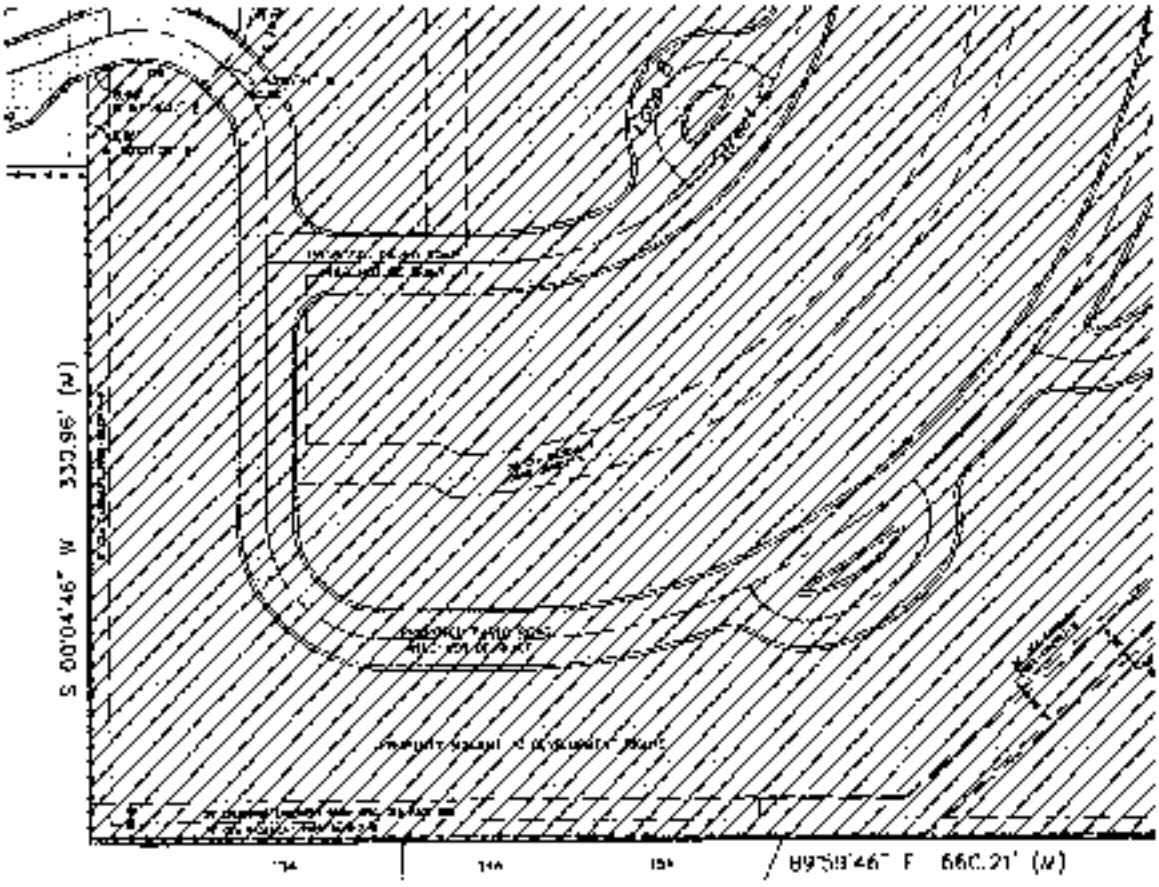
LINE TABLE		
	LENGTH	BEARING
L1	35.87	N89°59'20"E
L2	16.99	S01°34'40"E
L3	1.00	N88°25'20"E
L4	1.33	N01°34'40"W
L5	1.25	N88°25'20"E
L6	4.73	N01°34'40"W
L7	8.74	S01°34'40"E
L8	7.15	N88°25'20"E
L9	1.33	S01°34'40"E
L10	1.00	N88°25'20"E

CURVE TABLE			
CURVE	DELTA	CHORD BEARING	CHORD
C1	13°31'00"	N82°13'51"E	9.79
C2	45°57'54"	N66°03'23"E	45.51
C3	45°57'54"	N66°03'23"E	45.51
C4	90°00'00"	S43°25'40"E	28.28
C5	90°00'00"	S43°25'40"E	28.28
C6	14°57'18"	S01°34'40"E	15.77
C7	90°00'00"	N88°25'20"E	28.28
C8	90°00'00"	N88°25'20"E	28.28
C9	8°16'47"	N88°25'20"E	31.33
C10	46°12'53"	N66°03'23"E	43.14
C11	45°43'16"	N66°03'23"E	43.14
C12	90°00'00"	S43°25'40"E	5.83
C13	90°00'00"	S43°25'40"E	5.83
C14	27°47'32"	N88°25'20"E	10.13
C15	27°47'32"	N88°25'20"E	10.13
C16	90°00'00"	S43°25'40"E	5.83
C17	90°00'00"	S43°25'40"E	5.83

SUMMER STONE TOWNHOMES
PHASE 6

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NOTES:

1) ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE SHOWN IN FEET AND DECIMAL PORTIONS OF FEET.
2) ALL BUILDING TIES ARE 90° AND TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3) ELEVATION DATUM FOR THE BUILDINGS IS CREATED ANCHORAGE VERTICAL DATUM POST QUAKE, U.S. GEOLOGIC SURVEY, MEAN SEA LEVEL OF 1974.
4) EACH UNIT IS IDENTIFIED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE PROJECT (i.e. UNIT 1).
5) THIS PROJECT IS LOCATED WITHIN SEC 1/4, SEC 32, T13N, R3E, THE ANCHORAGE RECORDING DISTRICT, ALASKA. (SEE LEGAL DESCRIPTION)
6) THE CONDOMINIUM DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "ALASKA UNIFORM OWNERSHIP ACT", ALASKA STATUTE 34.08.
7) AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SPECIFIED IN THE DECLARATION.
8) CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND CURBS, STREET LIGHTING, RETAINING WALLS, DRAINAGE SYSTEMS, CULVERTS, LANDSCAPING, PLANTS, SHRUBS AND TREES, POWER, HIGH PRESSURE GAS, CABLES, UTILITY MAINS, INFRASTRUCTURE, AND ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE GOVERNMENTAL AUTHORITIES OR UTILITY COMPANIES, OR WHICH MAY ENHANCE THE COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE IMPROVEMENTS SHOWN MAY NOT BE BUILT IN ANY PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN THE PROPERTY AND MAY HAVE DIMENSIONS DIFFERENT FROM THOSE SHOWN. PLEASE REFER TO ARTICLE 19 OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF SPECIAL RIGHTS.
9) UNIT BOUNDARIES SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT CAN BE FOUND IN ARTICLE IV OF THE DECLARATION.
10) THE PROPERTY ON THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO ADD UNITS AND CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND LIMITATIONS OF DEVELOPMENT RIGHTS DESCRIBED IN ARTICLE 19 OF THE DECLARATION. WHAT ARE BUILDING LOCATIONS, ROADWAYS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT OR SITE DEVELOPMENT (OR AS DECLARANT'S OPTIONS). SEE ARTICLE 19 OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
11) DIMENSIONS SHOWN ARE TO THE UNIT BOUNDARY.
12) AREA OF PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS = 133,457 SQ.FT. ±3.06 AC.
13) DISTANCES SHOWN TO THE NEAREST 100TH ARE TO PAINT POINT (i.e. 0.00').
14) FOR DESCRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 13TH, 2003 IN BOOK 1, NO. 2003-052833-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
15) IMPROVEMENTS WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST BE FIRST SUBJECT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE 19 OF THE DECLARATION.
16) UNIT OWNERS WITH LIMITED COMMON ELEMENT YARD AREAS MAY FENCE THEIR YARDS ACCORDING TO THE FENCE SPECIFICATIONS IN SCHEDULE D-3 TO THE DECLARATION.
17) ENSTAR ELECTRIC ASSOCIATION RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM, RECORDED AUGUST 13, 1969, BOOK 33 PAGE 276, BOOK 1832 PAGE 872, BOOK 2013 PAGE 388.
18) ENSTAR NATURAL GAS COMPANY NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) IS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM. SERIAL NO. 2003-084883-0

SURVEYOR'S CE

SECTION 31, T14N, R3E, S... THAT A CERTIFICA... CONTAINS THE INF...

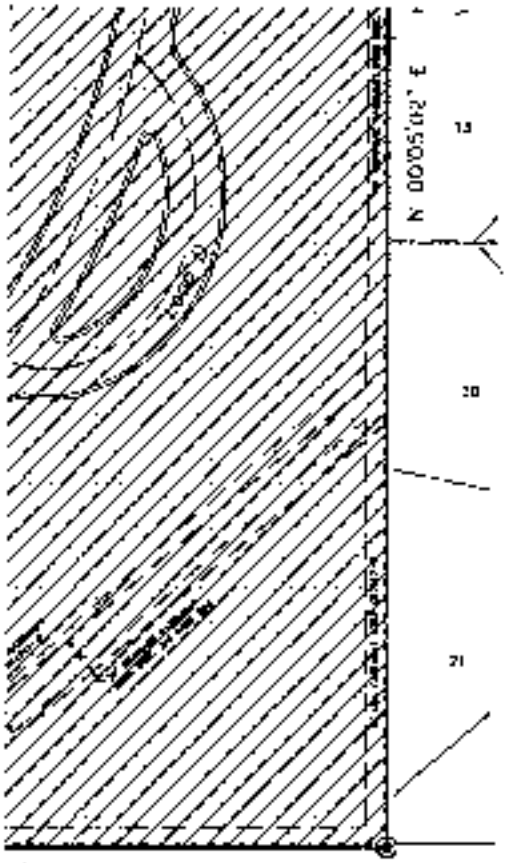
...NO WARRANTY CLA... ...ANY ACCURACY... ...THE INFORMATION... ...ON THIS PLAT.

MICHAEL L. JONES... LAWSON INC... ...WEST BENSON... ANCHORAGE, ALAS...

PHASE 1 UNITS
PHASE 2 UNITS
PHASE 3 UNITS
PHASE 4 UNITS
PHASE 5 UNITS
PHASE 6 UNITS

2004-052833-0

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Order: gvfb Comment:



NAD)

SURVEYOR'S CERTIFICATE

SECTION 34-08-170 OF THE CONDOMINIUM OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLANS CONTAINS THE INFORMATION AS SET FORTH IN SECTION 10 OF THE ACT.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT.

MICHAEL L. JAMES, P.L.S.
LANTECH INC.
949 WEST BENSON #100
ANCHORAGE, ALASKA 99503

STATE OF ALASKA
MICHAEL L. JAMES
LS-7839

PHASE 1 UNITS 1, 4, 8, 9, 44 & 47
PHASE 2 UNITS 41 & 48
PHASE 3 UNITS 10, 12 & 43
PHASE 4 UNITS 5, 6 & 11
PHASE 5 UNITS 48, 51 & 52
PHASE 6 UNITS 50

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTARY PUBLIC
STATE OF ALASKA

BENEFICIARY:

WELLS FARGO BANK, ALASKA
301 WEST NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99503

A.V.P.
AUTHORIZED SIGNER/POSITION

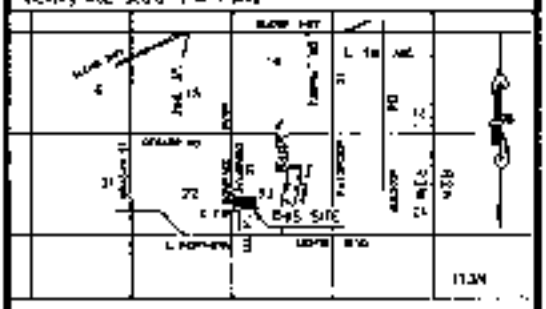
NOTARY ACKNOWLEDGMENT

Executed and sworn to before me this 15th day of July, 2004 for Devin Floyd

My commission expires

Notary Public

Vicinity Map Scale 1" = 1 Mile



LEGEND:

- LIMITED COMMON ELEMENT
- EXISTING FENCE
- WELL
- FOUND MONUMENT
- FOUND 5/8" REBAR
- OVERHANG
- ASPHALT UNIT DRIVEWAY & WALKWAY
- WOOD DECK
- PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

A CONDOMINIUM PLAT OF

SUMMER STONE TOWNHOMES PHASE 6

ADDING UNITS 50A AND 50B

LEGAL DESCRIPTION

lantech

LAND & CONSTRUCTION SURVEYORS/AUTOCAD
949 W BENSON BLVD. SUITE 100
ANCHORAGE, ALASKA 99503
907-561-1221 (FAX 561-1434)

PLANNERS
ENGINEERS

JOB: 1538	SCALE: 1"=50'	DATE: JULY 14 2004
DRAWN BY: LB	FILE: 2002-M-388	CHKD BY: MLJ
SHEET 1 OF 1	FILE NAME: Summer Stone Phase 6 Condo Plat 02-M-388	

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2004-052833-0

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2004-071361-0
Recording Dist 301 - Anchorage
9/21/2004 2.13 PM Pages. 1 of 28

AMENDMENT NO. 7 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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AMENDMENT NO. 7 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003 126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding ten (10) Units, being Units 45A, 45B, 46A, 46B, 47A, 47B, 50A, 50B, 54A, and 54B together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2004-110 supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2004-76 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2004-110 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared

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terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 21st day of Sept., 2004, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

CYNTHIA L. GOFF NOTARY PUBLIC STATE OF ALASKA

_____
Notary Public in and for Alaska
My Commission Expires: 2-12-06

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2004-071361-0

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SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transporation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

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EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet)

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows.
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

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A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425, thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip

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lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial

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Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	2.177%	1	N/A
1B	5503 Sapphire Loop	2.177%	1	N/A
4A	5521 Sapphire Loop	2.177%	1	Y-5521
4B	5523 Sapphire Loop	2.177%	1	Y-5523
5A	5529 Sapphire Loop	2.177%	1	Y-5529
5B	5531 Sapphire Loop	2.177%	1	Y-5531
6A	5539 Sapphire Loop	2.177%	1	Y-5539
6B	5541 Sapphire Loop	2.177%	1	Y-5541
8A	5555 Sapphire Loop	2.177%	1	Y-5555
8B	5557 Sapphire Loop	2.177%	1	Y-5557
9A	5563 Sapphire Loop	2.177%	1	Y-5563
9B	5565 Sapphire Loop	2.177%	1	Y-5565
10A	5569 Sapphire Loop	2.177%	1	Y-5569
10B	5571 Sapphire Loop	2.177%	1	Y-5571
11A	5575 Sapphire Loop	2.177%	1	Y-5575
11B	5577 Sapphire Loop	2.177%	1	Y-5577
12A	5581 Sapphire Loop	2.177%	1	Y-5581
12B	5583 Sapphire Loop	2.177%	1	Y-5583
41A	5808 Sapphire Loop	2.177%	1	N/A
41B	5806 Sapphire Loop	2.177%	1	N/A
42A	5820 Sapphire Loop	2.177%	1	N/A
42B	5818 Sapphire Loop	2.177%	1	N/A
43A	5828 Sapphire Loop	2.177%	1	N/A
43B	5826 Sapphire Loop	2.177%	1	N/A
44A	5836 Sapphire Loop	2.177%	1	N/A
44B	5834 Sapphire Loop	2.177%	1	N/A
45A	5842 Sapphire Loop	2.177%	1	N/A
45B	5840 Sapphire Loop	2.177%	1	N/A

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Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
46A	5502 Sapphire Loop	2.777%	1	N/A
46B	5500 Sapphire Loop	2.777%	1	N/A
47A	5510 Sapphire Loop	2.777%	1	N/A
47B	5508 Sapphire Loop	2.777%	1	N/A
48A	5540 Sapphire Loop	2.177%	1	N/A
48B	5538 Sapphire Loop	2.177%	1	N/A
49A	5548 Sapphire Loop	2.177%	1	N/A
49B	5546 Sapphire Loop	2.177%	1	N/A
50A	5556 Sapphire Loop	2.777%	1	N/A
50B	5554 Sapphire Loop	2.777%	1	N/A
51A	5564 Sapphire Loop	2.177%	1	N/A
51B	5562 Sapphire Loop	2.177%	1	N/A
52A	5570 Sapphire Loop	2.177%	1	N/A
52B	5568 Sapphire Loop	2.177%	1	N/A
53A	5576 Sapphire Loop	2.177%	1	N/A
53B	5574 Sapphire Loop	2.177%	1	N/A
54A	5582 Sapphire Loop	2.777%	1	N/A
54B	5580 Sapphire Loop	2.777%	1	N/A
TOTALS		**100.00%**	**46**	

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SCHEDULE A-3

PLAT

2004-110

2004-071360-0



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2004-071361-0

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2004-071361-0

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A CONDOMINIUM PLAT OF:

SUMMER STONE TOWNHOMES PHASE 7

ADDING UNITS 45A, 45B, 46A, 46B, 47A, 47B, 50A, 50B, 54A & 54B

LEGAL DESCRIPTION:

The North One-half of the South One-half of the Northwest One-quarter of the Southeast One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 29, 1988, Book 1783, Page 382 and recorded July 27, 1988 in Book 1784, Page 867, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1959, Book 1823, Page 320.

44 & 42

43

52

?, 50, 54

2004071361-0
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IC SCALE

100 200

FEET)
= 50 ft.

Lantech
LAND & CONSTRUCTION SURVEYORS*AUTOCAD
PLANNERS
ENGINEERS
440 W BENSON BLVD. SUITE 200
ANCHORAGE, ALASKA 99503
562-5291 (FAX 561-6626)

GRID 1538	SCALE: 1"=50'	DATE: Sept. 13 2004	
DRAWN BY CB	W.O.# 2002-M-38B	CHK'D BY MLJ	
SHEET 1 OF 1	FILE NAME: Summer Stone Phase 7 Condo Plat 02-M-38		

MPROVEMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT
DITION TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND
T LIGHTING, RETAINING WALLS DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS
ENCES, SIGN, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE, AND ACCESSORY OR
ICTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE
L AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE
THE DECLARANT. THE IMPROVEMENTS "NEED NOT BE BUIL" IN ANY PARTICULAR ORDER OR
CULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR
LEASE REFER TO ARTICLE IX OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF

NDARIES SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT CAN
ARTICLE IV OF THE DECLARATION.
PERTY ON THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY
EVELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO
D CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND
F DEVELOPMENT RIGHTS DESCRIBED IN ARTICLE IX OF THE DECLARATION. UNIT AND BUILDING
MENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT
REMENT (OR AT DECLARANT'S OPTION). SEE ARTICLE IX OF THE DECLARATION FOR
AND LIMITATIONS ON DEVELOPMENT RIGHTS.
NS SHOWN ARE TO THE UNIT BOUNDARY.
"PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 181,021 S.F. ± 4.16 AC.
S GIVEN TO THE NEAREST FOOT ARE TO THAT FOOT (i.e 4'=4.00')
CRIPTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 13TH, 2003,
03-082022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
ENTS WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST
CT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE IX OF THE DECLARATION.
S WITH LIMITED COMMON ELEMENT YARD AREAS MAY FENCE THEIR YARDS ACCORDING TO
CIFICATIONS IN SCHEDULE A-5 TO THE DECLARATION
ELECTRIC ASSOCIATION RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION,
ND MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR
ROED AUGUST 15, 1961, BOOK 33 PAGE 378, BOOK 1652 PAGE 573, BOOK 2517 PAGE 389.
ATURAL GAS COMPANY NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) IS
STRUCTION, OPERATION, AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM. SERIAL NO.
-0

2004-071381-0
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MICHAEL L. JOKELA, RLS
LANTECH INC.
440 WEST BENSON #200
ANCHORAGE, ALASKA 99503

PHASE 1 BUILDINGS 1, 4, 8,
PHASE 2 BUILDINGS 41 & 49
PHASE 3 BUILDINGS 10, 12 &
PHASE 4 BUILDINGS 5, 6 & 1
PHASE 5 BUILDINGS 48, 51 &
PHASE 6 BUILDINGS 53
PHASE 7 BUILDINGS 45, 46,

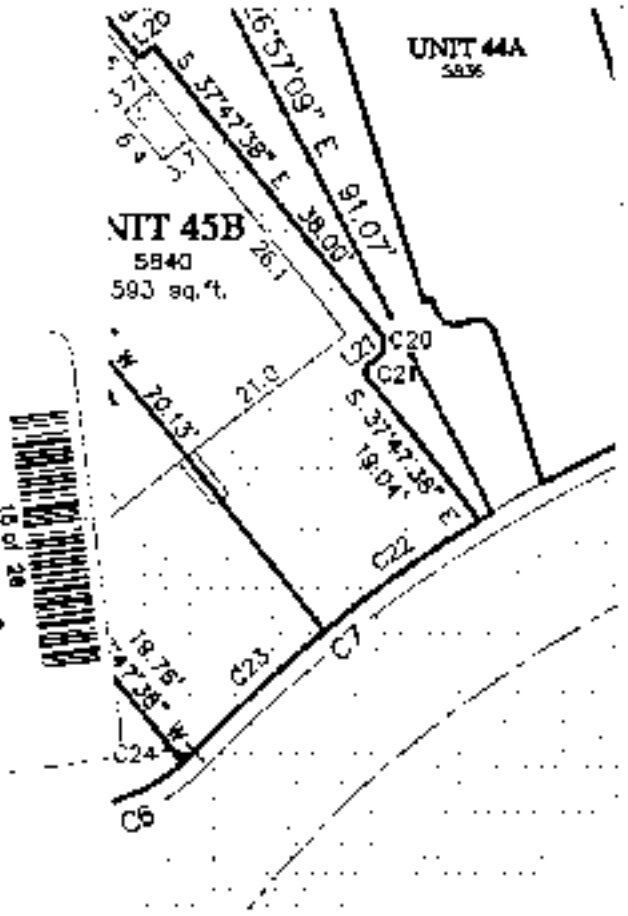
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Description: Anchorage,AK Document - Year DocID 2004.71361 Page: 14 of 28
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Description: Anchorage,AK Document - Year DocID 2004.71361 Page: 15 of 28
Order: gvfb Comment:

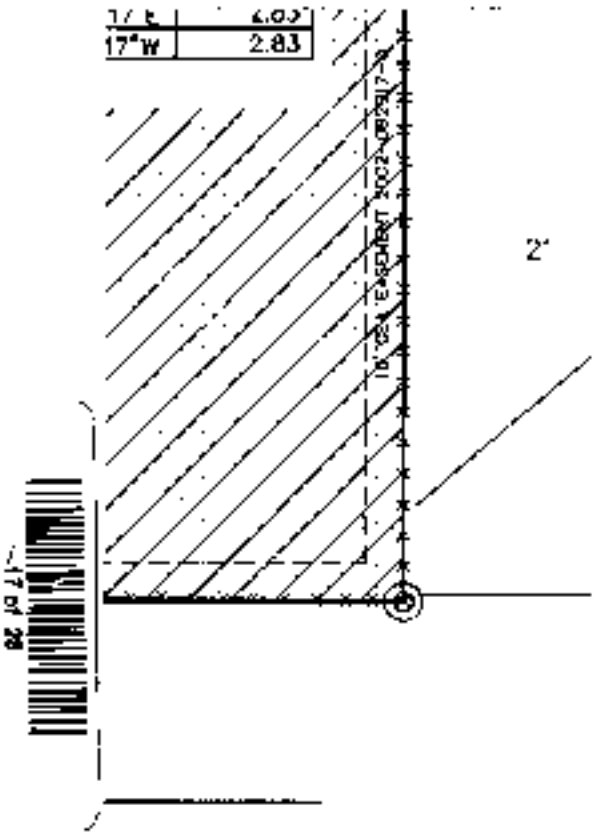


SUMMER STONE TOWNHOMES
PHASE 7

8) CERTAIN
RIGHTS, IN A
CURBS, STRE
AND TREES,
RELATED STF
GOVERNMENT
DISCRETION
AT ANY PAR
PURPOSES.
THESE RIGHT
9) UNIT BO
BE FOUND IN
10) THE PR
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AOD UNITS
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12) AREA C
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15) IMPROV
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16) UNIT OW
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17) CHUGACH
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SYSTEM, REC
18) ENSTAR
FOR THE CO
2002-06465

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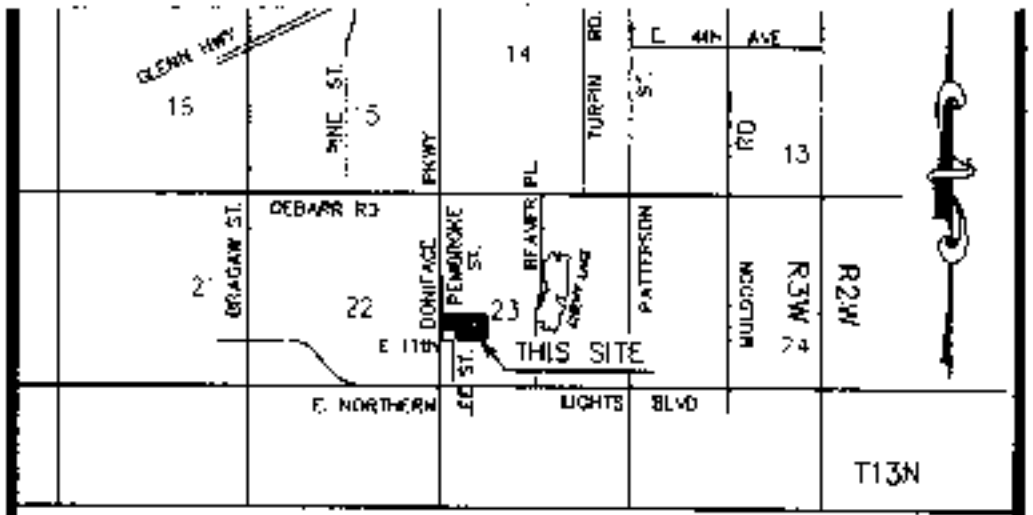


2004-071361-0
17 of 28

ITEREST OWNERSHIP ACT REQUIRES
I STATES THAT PLAT AND PLANS
ORTH IN SECTION 34.08.170.

' IS A TRUE AND CORRECT LAYOUT OF
:CT AN AS-BUILT SURVEY, AND THAT
ASKA STATUTE 34.08.170 IS PROVIDED





LEGEND:

LCE = LIMITED COMMON ELEMENT

= EXISTING FENCE

= WELL

= FOUND MONUMENT

= FOUND 5/8" REBAR

= OVERHANG

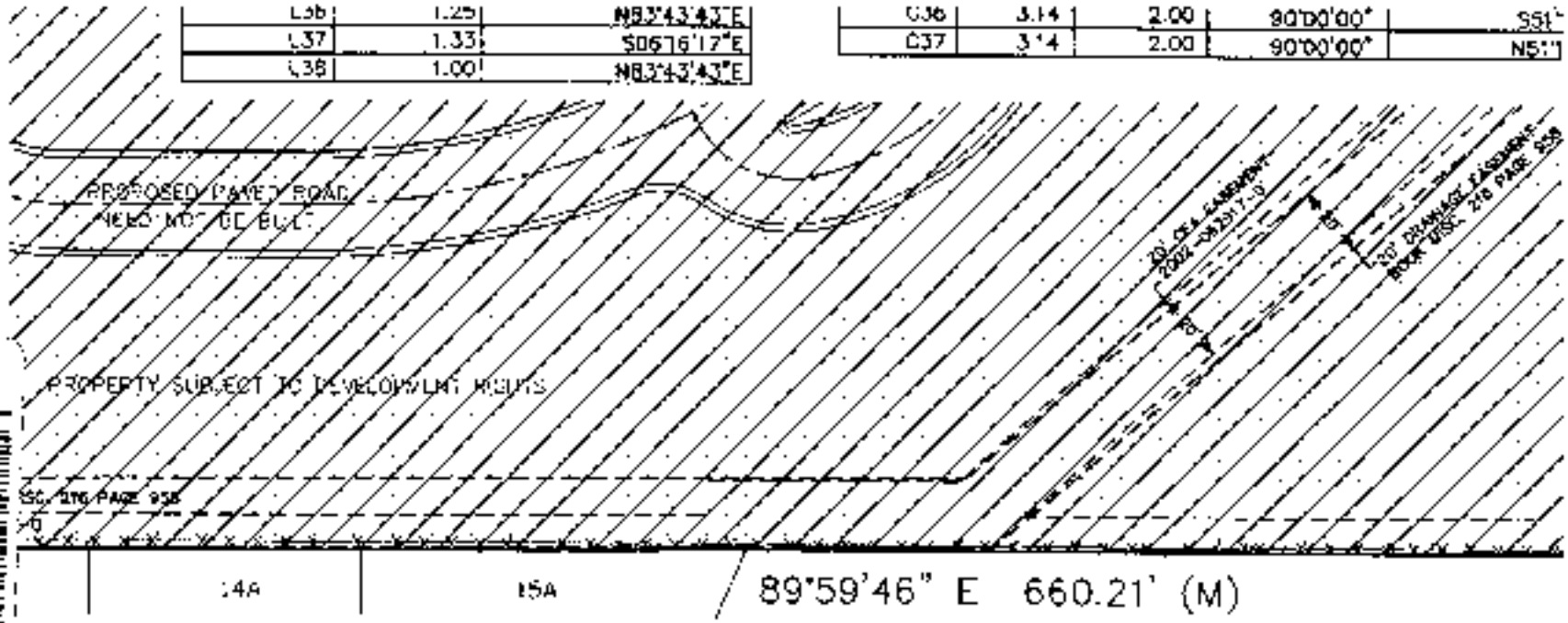
= ASPHALT UNIT DRIVEWAY & WALKWAY

= WOOD DECK

= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

Description: Anchorage,AK Document - Year DocID 2004.71361 Page: 18 of 28
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L36	1.25	N83°43'43"E	C36	3.14	2.00	90°00'00"	S51°
L37	1.33	S06°16'17"E	C37	3.14	2.00	90°00'00"	N51°1
L38	1.00	N83°43'43"E					



2004-071361-0
18 of 28

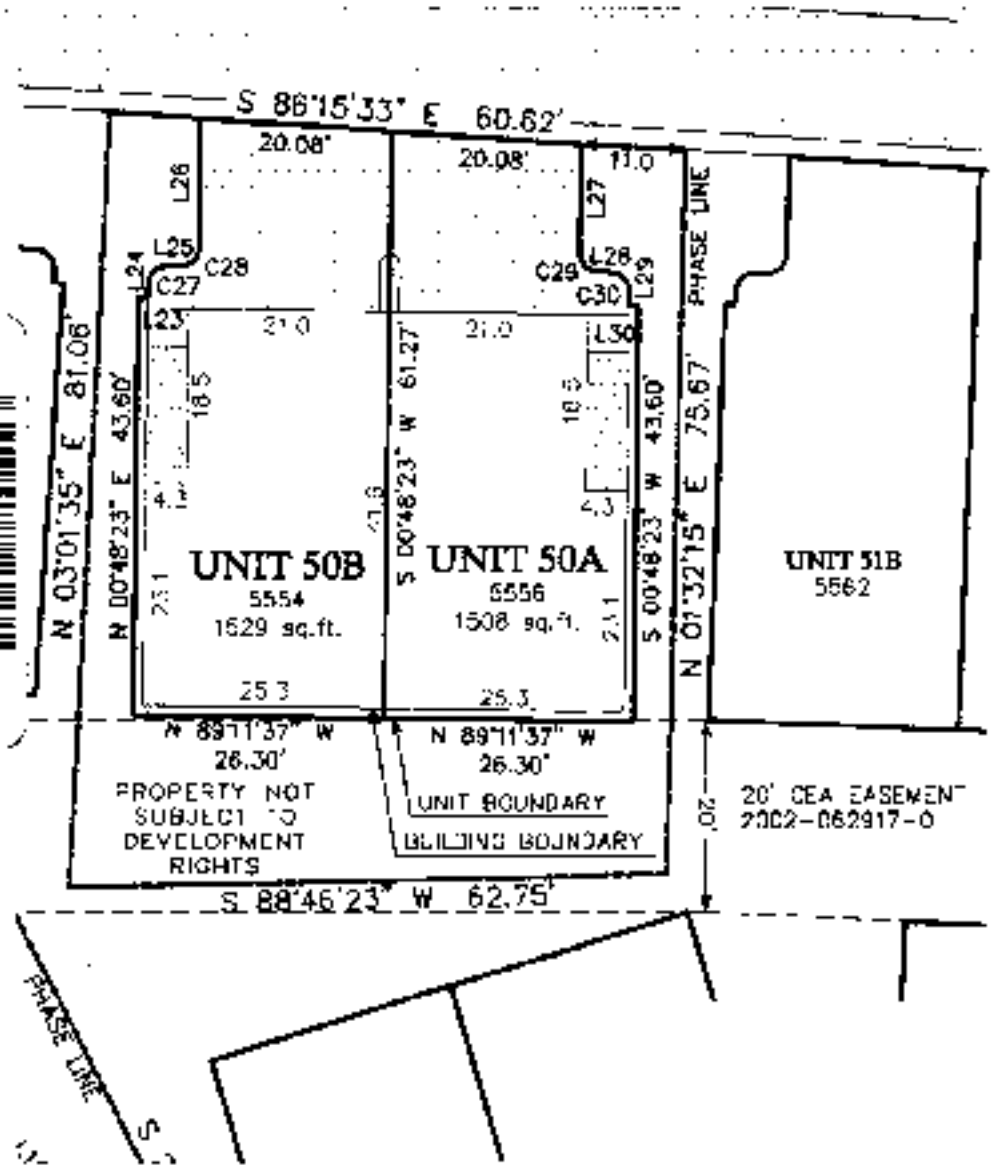
NCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
ING TIES ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
I DATUM FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S.
VEY, MEAN SEA LEVEL OF 1972.
T IS DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE
UNIT 1).
ECT IS LOCATED WITHIN SW 1/4, SEC. 23, T13N, R3W, S.M. ANCHORAGE RECORDING DISTRICT,
LEGAL DESCRIPTION).
OMINIUM DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON
ERSHIP ACT", ALASKA STATUTE 34.08.
ITSIDE OF UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS
HE DECLARATION

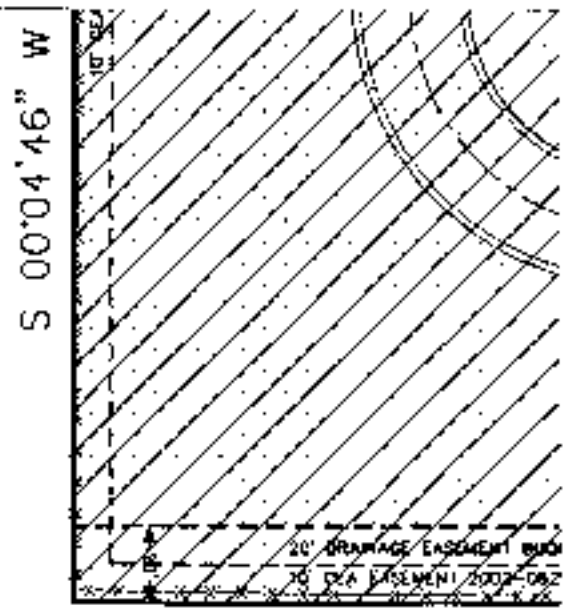
SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON
THAT A CERTIFICATION BE MADE WHI
CONTAINS THE INFORMATION AS SET

I DO HEREBY CERTIFY THAT THIS PL
UNITS ACCURATELY SURVEYED TO DE
THE INFORMATION AS REQUIRED BY
FOR ON THIS PLAT.

Description: Anchorage,AK Document - Year DocID 2004.71361 Page: 19 of 28
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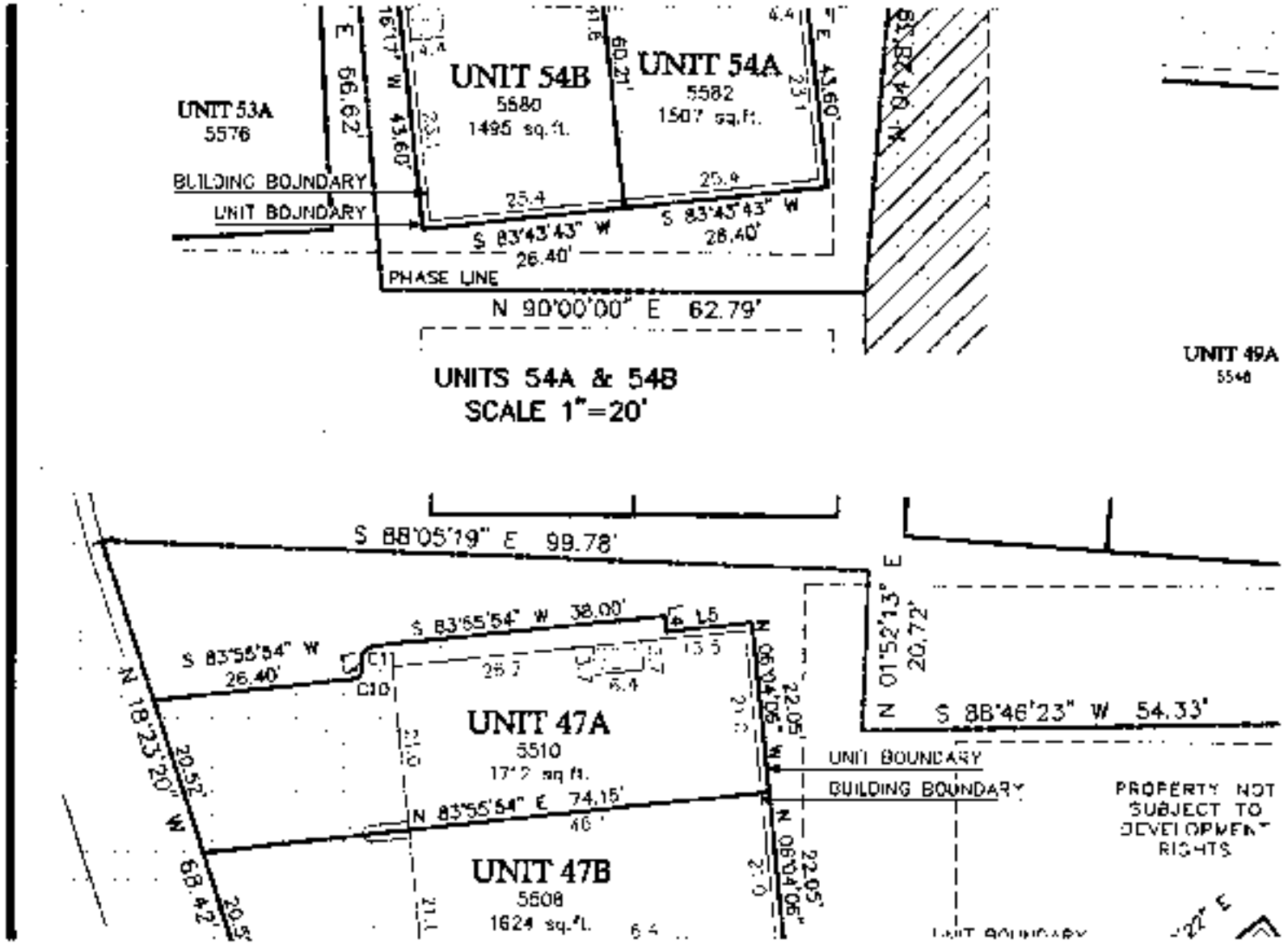


13A

NOTES:

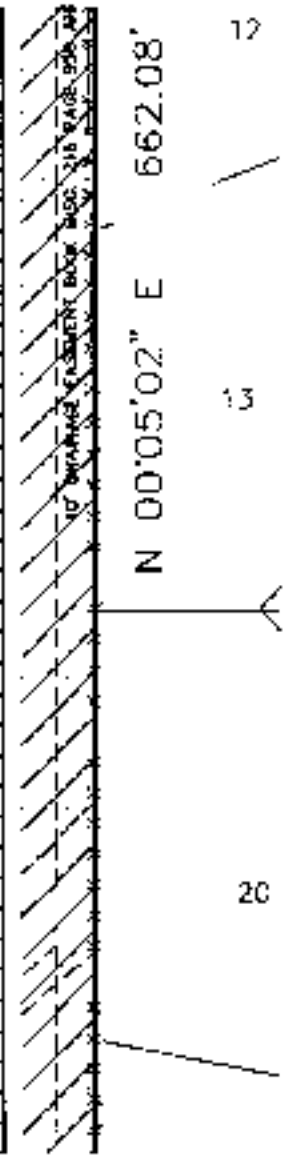
1) ALL DIST
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5) THIS PR(
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Description: Anchorage,AK Document - Year DocID 2004.71361 Page: 20 of 28
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ING	CHORD
10"E	4.71
23"E	48.51
46"W	49.15
23"W	40.56
42"E	28.28
17"E	15.72
01"W	39.98
38"E	23.26
13"W	51.25
54"E	1.41
54"W	2.83
06"E	2.83
26"W	1.41
51"E	1.41
51"W	2.83
09"E	2.83
39"W	1.41
05"W	20.48
12"W	15.54
22"E	2.83
22"W	1.41
45"W	20.07
35"W	18.45
32"E	1.68
38"W	1.41
38"E	2.83
23"W	2.83
23"E	2.83
37"E	2.83
37"W	2.83
43"W	2.83
43"E	2.83
41"E	12.79
38"W	7.37
41"W	20.15



THE PETERSEN GROUP, INC.
BY ROBERT C. PETERSEN—PRESIDENT

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 21st day of Sept, 2004.

FOR.

2-12-06
My commission expires

Cynthia Wolff
Notary Public

BENEFICIARY:

WELLS FARGO BANK ALASKA
301 WEST NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99503

AUTHORIZED SIGNER'S SIGNATURE

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 21st day of Sept 2004.

FOR:

6:13:05
My commission expires

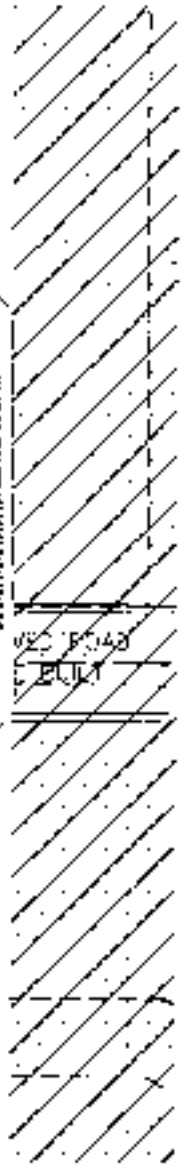
Amanda J. Clayton
Notary Public

Vicinity Map Scale: 1" = ' Mile

GLENN HWY.

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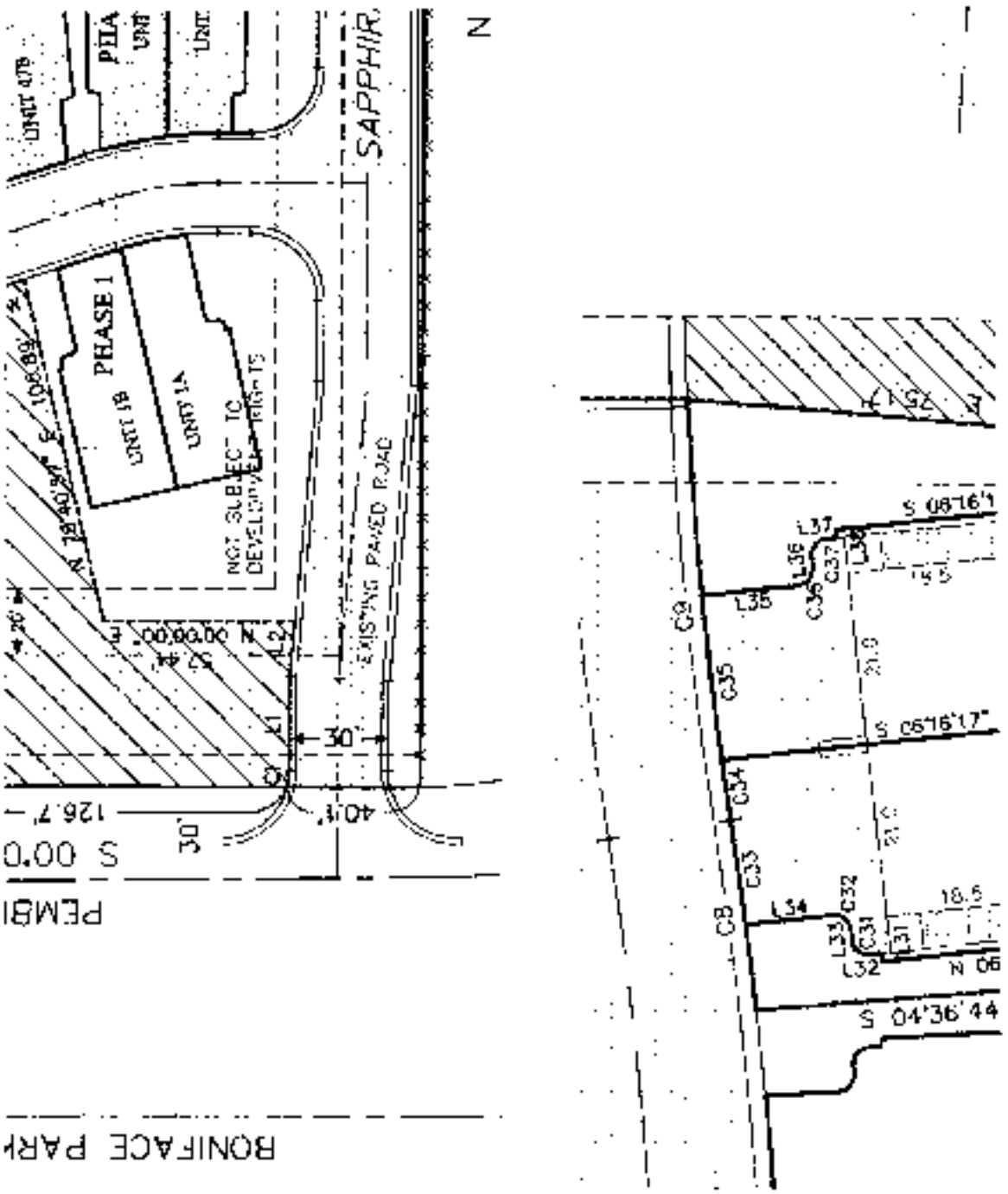
LINE TABLE

LINE	LENGTH	BEARING
	28.91	N89°59'20"E
L2	16.88	S84°54'41"E
L3	1.00	S06°04'06"E
L4	2.00	N06°04'06"W
L5	11.13	S83°55'54"W
L6	11.13	N83°55'54"E
L7	2.00	N06°04'06"W
L8	1.00	S06°04'06"E
L9	1.00	S00°00'09"E
L10	2.00	N00°00'09"W
L11	11.10	S89°59'51"W
L12	11.10	N89°59'51"E
L13	2.00	N00°00'09"W
L14	1.00	S00°00'09"E
L15	11.19	N89°59'51"E
L16	4.54	S00°00'45"E
L17	2.00	N52°12'22"E
L18	11.10	N37°47'38"W
L19	11.10	S37°47'38"E
L20	2.00	N52°12'22"E
L21	1.00	S52°12'22"W
L22	1.00	S52°12'22"W
L23	1.00	S89°11'37"E
L24	1.33	N00°48'23"E
L25	1.25	S89°11'37"E
L26	13.37	N00°48'23"E
L27	11.31	S00°48'23"W
L28	1.25	S89°11'37"E
L29	1.33	S00°48'23"W
L30	1.00	S89°11'37"E
L31	1.00	N83°43'43"E
L32	1.33	N06°16'17"W
L33	1.25	N83°43'43"E
L34	10.51	N06°16'17"W
L35	11.54	S06°16'17"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BE
C1	4.72	20.00	13°31'00"	S83°
C2	49.29	80.00	35°17'54"	S00°4
C3	52.01	45.00	66°12'53"	N80°0
C4	40.73	127.00	18°22'35"	N09°1
C5	31.42	20.00	89°59'55"	S45°(
C6	16.15	20.00	46°16'05"	N66°(
C7	40.11	144.00	15°57'32"	S51°4
C8	23.26	515.00	2°35'17"	N82°1
C9	51.27	485.00	6°03'27"	S83°5
C10	1.57	1.00	90°00'00"	N38°5
C11	3.14	2.00	90°00'00"	S38°5
C12	3.14	2.00	90°00'00"	S51°0
C13	1.57	1.00	90°00'00"	N51°0
C14	1.57	1.00	90°00'00"	N44°5
C15	3.14	2.00	90°00'00"	S44°5
C16	3.14	2.00	90°00'00"	S45°0
C17	1.57	1.00	90°00'00"	N45°0
C18	20.50	127.00	9°14'53"	N11°3
C19	15.55	127.00	7°00'54"	N03°3
C20	3.14	2.00	90°00'00"	N07°1
C21	1.57	1.00	90°00'00"	S07°1
C22	20.09	144.00	7°59'39"	S55°0
C23	18.46	144.00	7°20'40"	S47°2
C24	1.58	20.00	4°48'33"	N46°0
C25	1.57	1.00	90°00'00"	N82°4
C26	3.14	2.00	90°00'00"	S82°4
C27	3.14	2.00	90°00'00"	S45°4
C28	3.14	2.00	90°00'00"	N45°4
C29	3.14	2.00	90°00'00"	S44°1
C30	3.14	2.00	90°00'00"	N44°1
C31	3.14	2.00	90°00'00"	S38°4
C32	3.14	2.00	90°00'00"	N38°5
C33	12.79	515.00	1°25'23"	N81°3
C34	7.37	485.00	0°52'16"	S81°22
C35	20.15	485.00	2°22'51"	S82°56

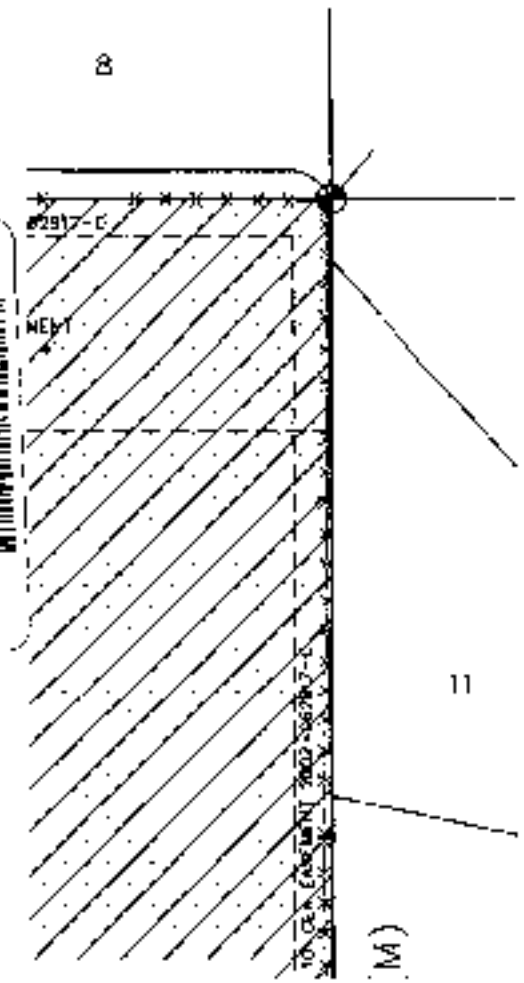
Description: Anchorage,AK Document - Year DocID 2004.71361 Page: 23 of 28
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OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY, LOCATED WITHIN THE SW 1/4 SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT. (SEE LEGAL DESCRIPTION)

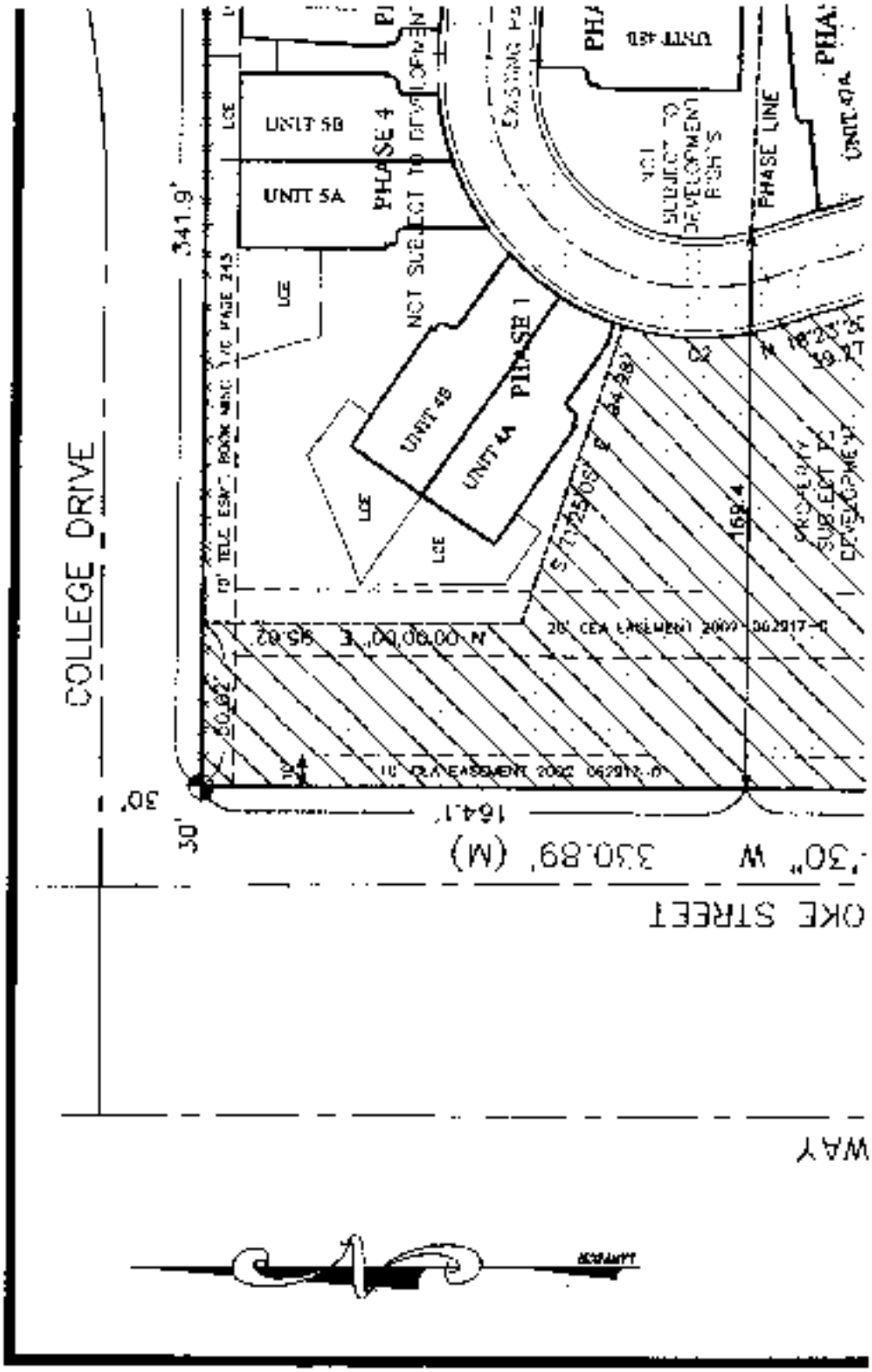
THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 12TH, 2003, AND RECORDED ON THE 13TH DAY OF AUGUST, 2003, SERIAL NO. 2003-082022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 10TH, 2003 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2003 UNDER SERIAL NO. 2003-094974-0 AND AS SET FORTH IN PLAT NO. 2003-127 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 26, 2033 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2003 AT SERIAL NO. 2003-125183-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3, RECORDED ON THE 4TH DAY OF DECEMBER, 2003 UNDER SERIAL NO. 2003-126240-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 4 DATED JAN. 17 2004 AND RECORDED ON THE 3TH DAY OF FEB. 2004 UNDER SERIAL NO. 2004-007252-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 5 DATED JUNE 7, 2004 AND RECORDED ON THE 7TH DAY OF JUNE 004, UNDER SERIAL NO. 2004-042353-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 6 RECORDED ON THE 16TH DAY OF JULY, 2004 UNDER SERIAL NO. 20004-052833-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(A)(8) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREIN.

CYNTHIA L. GOFF

2004-071361-0

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2004-091264-0
Recording Dist: 301 - Anchorage
12/9/2004 2:37 PM Pages: 1 of 29
ALASKA

AMENDMENT NO. 8 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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AMENDMENT NO. 8 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding six (6) Units, being Units 2A, 2B, 3A, 3B, 7A and 7B together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2004-158 supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2004-110 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled "Property Not Subject to Development Rights."

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ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2004-158 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 8th day of December, 2004, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN,** to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2008

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2004-091264-0

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SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

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EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision;

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent;

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows.
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

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A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing 589 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmisston and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip

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lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning: then N. 89 degrees 59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial

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Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	1.923%	1	N/A
1B	5503 Sapphire Loop	1.923%	1	N/A
2A	5507 Sapphire Loop	1.923%	1	N/A
2B	5509 Sapphire Loop	1.923%	1	N/A
3A	5515 Sapphire Loop	1.923%	1	N/A
3B	5517 Sapphire Loop	1.923%	1	N/A
4A	5521 Sapphire Loop	1.923%	1	Y-4A
4B	5523 Sapphire Loop	1.923%	1	Y-4B
5A	5529 Sapphire Loop	1.923%	1	Y-5A
5B	5531 Sapphire Loop	1.923%	1	Y-5B
6A	5539 Sapphire Loop	1.923%	1	Y-6A
6B	5541 Sapphire Loop	1.923%	1	Y-6B
7A	5547 Sapphire Loop	1.923%	1	Y-7A
7B	5549 Sapphire Loop	1.923%	1	Y-7B
8A	5555 Sapphire Loop	1.923%	1	Y-8A
8B	5557 Sapphire Loop	1.923%	1	Y-8B
9A	5563 Sapphire Loop	1.923%	1	Y-9A
9B	5565 Sapphire Loop	1.923%	1	Y-9B
10A	5569 Sapphire Loop	1.923%	1	Y-10A
10B	5571 Sapphire Loop	1.923%	1	Y-10B
11A	5575 Sapphire Loop	1.923%	1	Y-11A
11B	5577 Sapphire Loop	1.923%	1	Y-11B
12A	5581 Sapphire Loop	1.923%	1	Y-12A
12B	5583 Sapphire Loop	1.923%	1	Y-12B
41A	5808 Sapphire Loop	1.923%	1	N/A
41B	5806 Sapphire Loop	1.923%	1	N/A
42A	5820 Sapphire Loop	1.923%	1	N/A
42B	5818 Sapphire Loop	1.923%	1	N/A

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Unit No.	Street Address	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
43A	5828 Sapphire Loop	1.923%	1	N/A
43B	5826 Sapphire Loop	1.923%	1	N/A
44A	5836 Sapphire Loop	1.923%	1	N/A
44B	5834 Sapphire Loop	1.923%	1	N/A
45A	5842 Sapphire Loop	1.923%	1	N/A
45B	5840 Sapphire Loop	1.923%	1	N/A
46A	5502 Sapphire Loop	1.923%	1	N/A
46B	5500 Sapphire Loop	1.923%	1	N/A
47A	5510 Sapphire Loop	1.923%	1	N/A
47B	5508 Sapphire Loop	1.923%	1	N/A
48A	5540 Sapphire Loop	1.923%	1	N/A
48B	5538 Sapphire Loop	1.923%	1	N/A
49A	5548 Sapphire Loop	1.923%	1	N/A
49B	5546 Sapphire Loop	1.923%	1	N/A
50A	5556 Sapphire Loop	1.923%	1	N/A
50B	5554 Sapphire Loop	1.923%	1	N/A
51A	5564 Sapphire Loop	1.923%	1	N/A
51B	5562 Sapphire Loop	1.923%	1	N/A
52A	5570 Sapphire Loop	1.923%	1	N/A
52B	5568 Sapphire Loop	1.923%	1	N/A
53A	5576 Sapphire Loop	1.923%	1	N/A
53B	5574 Sapphire Loop	1.923%	1	N/A
54A	5582 Sapphire Loop	1.923%	1	N/A
54B	5580 Sapphire Loop	1.923%	1	N/A
TOTALS		**100.00%**	**52**	

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APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 3rd day of September, 2004 and recorded the 13th day of September, 2004, Serial No. 2004-068580-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 3rd day of September, 2004 and recorded the 13th day of September, 2004, Serial No. 2004-068578-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Deed of Trust dated the 22nd day of July, 2004 and recorded the 30th day of July, 2004, Serial No. 2004-056031-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Deed of Trust dated the 22nd day of July, 2004 and recorded the 30th day of July, 2004, Serial No. 2004-056030-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

6. Deed of Trust dated the 26th day of July, 2004 and recorded the 30th day of July, 2004, Serial No. 2004-056029-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

7. Deed of Trust dated the 30th day of June, 2004 and recorded the 19th day of July, 2004, Serial No. 2004-053010-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned beneficiary approves the foregoing Amendment No. 8 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: Dec 8, 2004.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Assistant Vice President

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SCHEDULE A-3

PLAT

2004-158

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4 & 42

50, 54

: SCALE

00 200

SET)
50 ft

A CONDOMINIUM PLAT OF:

SUMMER STONE TOWNHOMES PHASE 8

ADDING UNITS 2A, 2B, 3A, 3B, 7A & 7B

LEGAL DESCRIPTION:

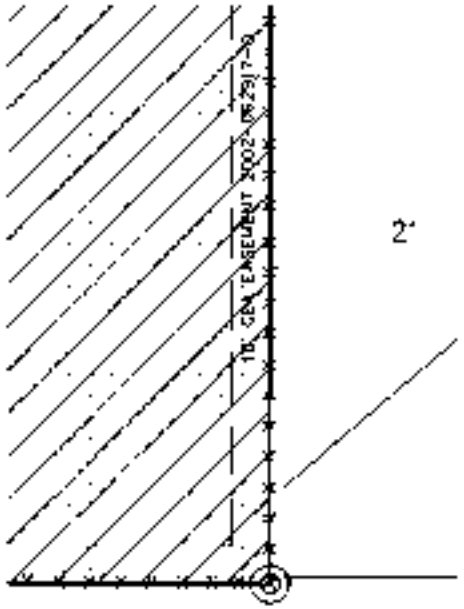
The North One-half of the South One-half of the Northwest One-quarter of the Southeast One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1968, Book 1763, Page 352 and recorded July 27, 1968 in Book 1764, Page 687, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1968, Book 1823, Page 320

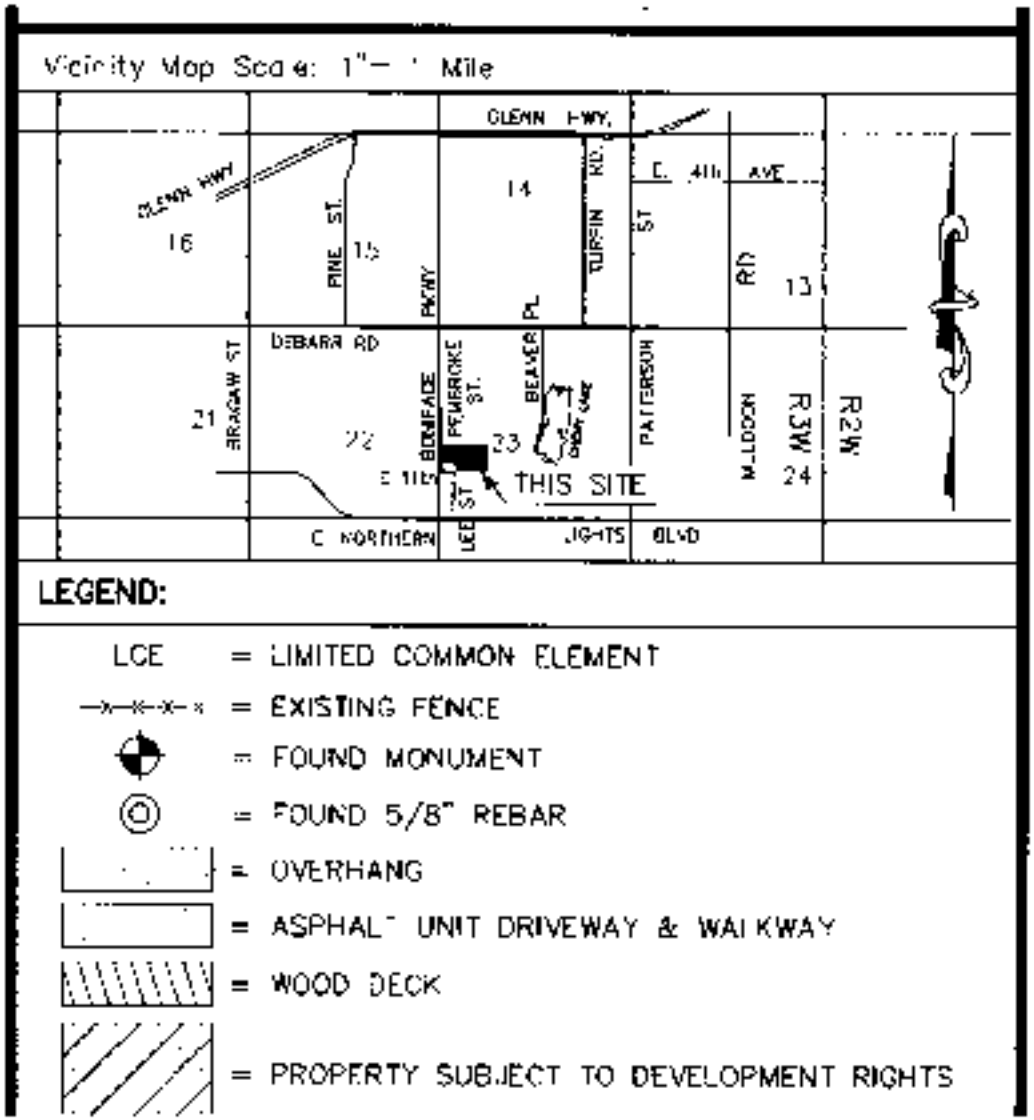
LAND & CONSTRUCTION SURVEYORS*AUTOCAD
440 W BENSON BLVD SUITE 200
ANCHORAGE, ALASKA 99503
562-5291 (FAX 561-6626)
PLANNERS
ENGINEERS

GRID 1538	SCALE: 1"=50'	DATE: Dec. 3, 2004
DRAWN BY CB	W.O.# 2002-M-388	CHK'D BY MLJ
SHEET 1 OF 1	FILE NAME: Summer Stone Phase 8 Condo Plat 02-M-38	

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LEGEND:

LCE = LIMITED COMMON ELEMENT

= EXISTING FENCE

= FOUND MONUMENT

= FOUND 5/8" REBAR

= OVERHANG

= ASPHALT UNIT DRIVEWAY & WALKWAY

= WOOD DECK

= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

REST OWNERSHIP ACT REQUIRES
TATES THAT PLAT AND PLANS
TH IN SECTION 34.08.170

A TRUE AND CORRECT LAYOUT OF
AN AS-BUILT SURVEY, AND THAT
KA STATUTE 34.08.170 IS PROVIDED

OF AL

2004-091264-0
15 of 29

THE PETERSEN GROUP, INC.
BY ROBERT C. PETERSEN—PRESIDENT

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 7 day of December 2004.

FOR:

May 16, 2008
My commission expires

Monica Lowery
Notary Public

BENEFICIARY:

WELLS FARGO BANK ALASKA
301 WEST NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99503

AUTHORIZED SIGNER

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 8th day of December 2004.

FOR:

6-13-05

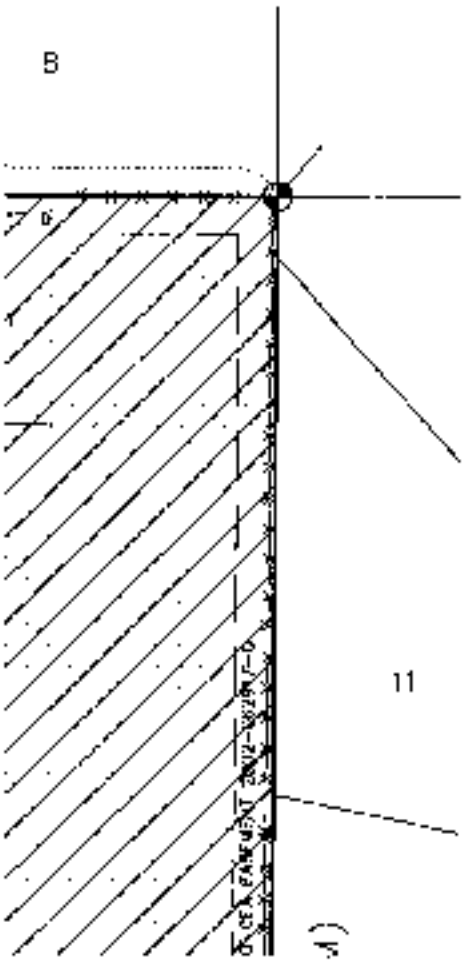
Amanda M. Clayton

NOTARY PUBLIC
STATE OF ALASKA

N 00°05'02" E 662.08'

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OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY, LOCATED WITHIN THE SW 1/4 SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, (SEE LEGAL DESCRIPTION)

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 12TH, 2003, AND RECORDED ON THE 13TH DAY OF AUGUST, 2003, SERIAL NO. 2003-082022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 10TH, 2003 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2003 UNDER SERIAL NO. 2003-094974-0 AND AS SET FORTH IN PLAT NO. 2003-127 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 26, 2003 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2003 AT SERIAL NO. 2003-125183-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3, RECORDED ON THE 4TH DAY OF DECEMBER, 2003 UNDER SERIAL NO. 2003-126240-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 4 DATED JAN. 17 2004 AND RECORDED ON THE 3TH DAY OF FEB. 2004 UNDER SERIAL NO. 2004-007262-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 5 DATED JUNE 7, 2004 AND RECORDED ON THE 7TH DAY OF JUNE 004, UNDER SERIAL NO. 2004-042353-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 6 RECORDED ON THE 16TH DAY OF JULY, 2004 UNDER SERIAL NO. 20004-052833-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(A)(8) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREIN AND AS AMENDED BY AMENDMENT NO.7 RECORDED ON THE 21ST DAY OF SEPTEMBER, 2004, UNDER SERIAL NO. 2004-071361-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

ON TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND
IGHTING, RETAINING WALLS DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS
ES, SIGN, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE, AND ACCESSORY OR
URES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE
UTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE
HE DECLARANT. THE IMPROVEMENTS "NEED NOT BE BUILT" IN ANY PARTICULAR ORDER OR
AR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR
ASE REFER TO ARTICLE IX OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF

ARIES SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT CAN
TCLE IV OF THE DECLARATION.
RTY ON THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY
ELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO
CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND
EVELOPMENT RIGHTS DESCRIBED IN ARTICLE IX OF THE DECLARATION. UNIT AND BUILDING
NSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT
MENT (OR AT DECLARANT'S OPTION). SEE ARTICLE IX OF THE DECLARATION FOR
ND LIMITATIONS ON DEVELOPMENT RIGHTS.
SHOWN ARE TO THE UNIT BOUNDARY.
ROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 210,229 S.F.- 4.8 AC.
GIVEN TO THE NEAREST FOOT ARE TO THAT FOOT (i.e.4'=4.00")
PTION OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 13TH, 2003,
-082022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
TS WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST
T TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE IX OF THE DECLARATION.
S WITH LIMITED COMMON ELEMENT YARD AREAS MAY FENCE THEIR YARDS ACCORDING TO
IFICATIONS IN SCHEDULE A-5 TO THE DECLARATION
ECTRIC ASSOCIATION RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION,
MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR
ED AUGUST 15, 1961, BOOK 33 PAGE 378, BOOK 1652 PAGE 573, BOOK 2517 PAGE 389.
URAL GAS COMPANY NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) FS
UCTION, OPERATION, AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM, SERIAL NO

MICHAEL L. KOKELA, PLS
LANTECH INC.
440 WEST BENSON #200
ANCHORAGE, ALASKA 99503

PHASE 1 BUILDINGS 1, 4, 8, 9,
PHASE 2 BUILDINGS 41 & 49
PHASE 3 BUILDINGS 10, 12 &
PHASE 4 BUILDINGS 5, 6 & 11
PHASE 5 BUILDINGS 48, 51 &
PHASE 6 BUILDINGS 53
PHASE 7 BUILDINGS 45, 46, 4
PHASE 8 BUILDINGS 2, 3 & 7

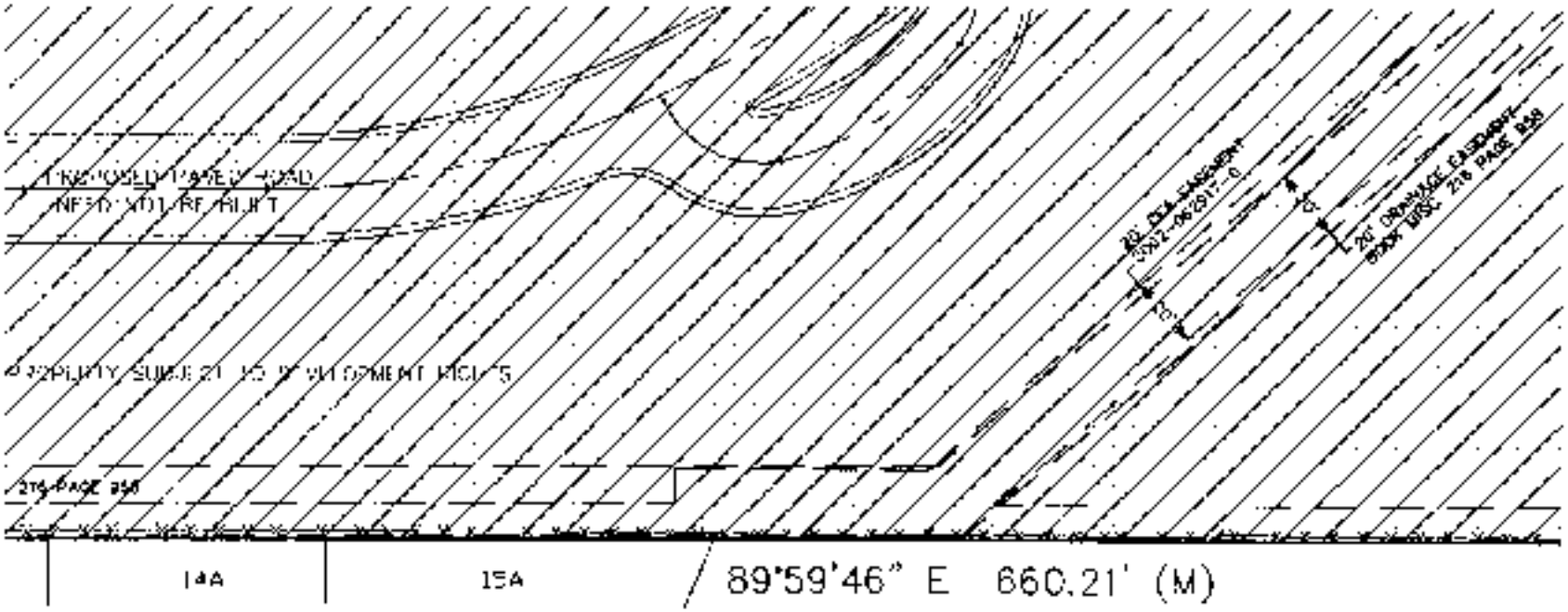
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Description: Anchorage,AK Document - Year DocID 2004.91264 Page: 18 of 29
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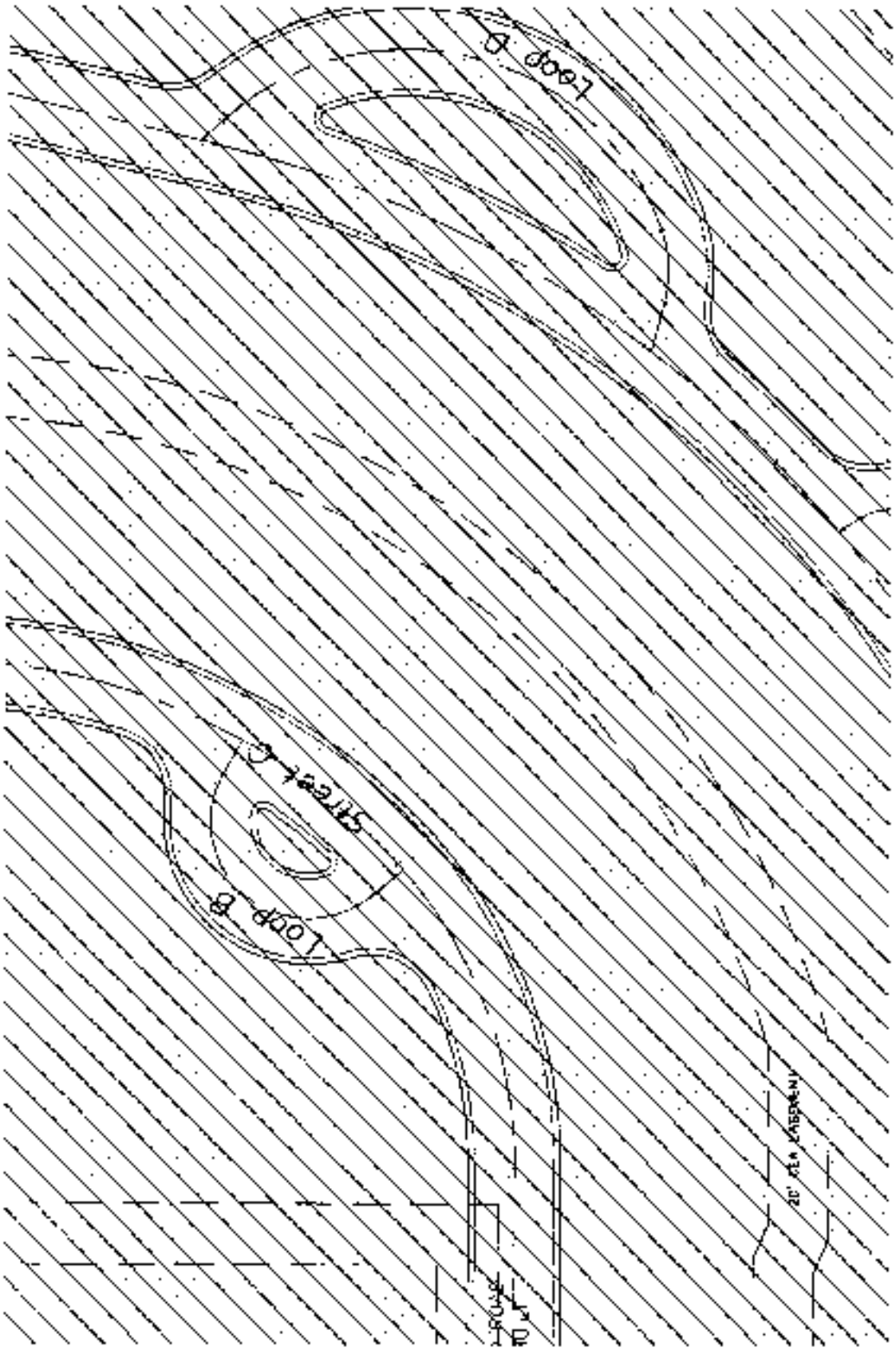
2004-091264-0
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:S, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET
TIES ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
ATUM FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S.
. MEAN SEA LEVEL OF 1972
S DESIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE
T 1).
T IS LOCATED WITHIN SW 1/4, SEC. 23, T13N, R3W, S.M. ANCHORAGE RECORDING DISTRICT.
3AL DESCRIPTION).
INIUM DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON
'HIP ACT", ALASKA STATUTE 34.08
DE OF UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON I
THAT A CERTIFICATION BE MADE WHIC
CONTAINS THE INFORMATION AS SET F

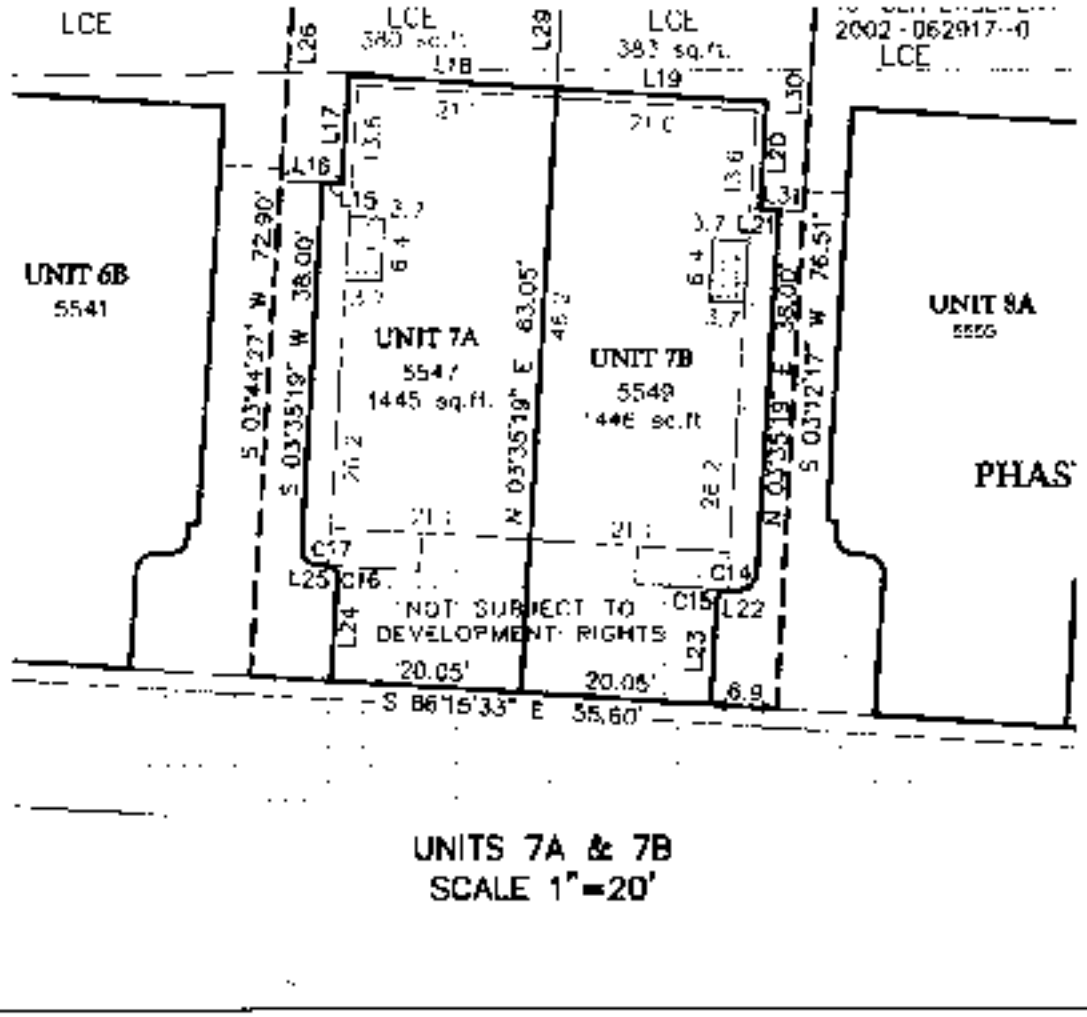
I DO HEREBY CERTIFY THAT THIS PLA
UNITS ACCURATELY SURVEYED TO DEF
THE INFORMATION AS REQUIRED BY AS
FOR ON THIS PLAT.



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2004-091284-0

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UNITS 7A & 7B
SCALE 1"=20'

RIGHTS, IN AC
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AND TREES, F
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SERIAL NO. 2
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2002-064652

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Order: gvfb Comment:

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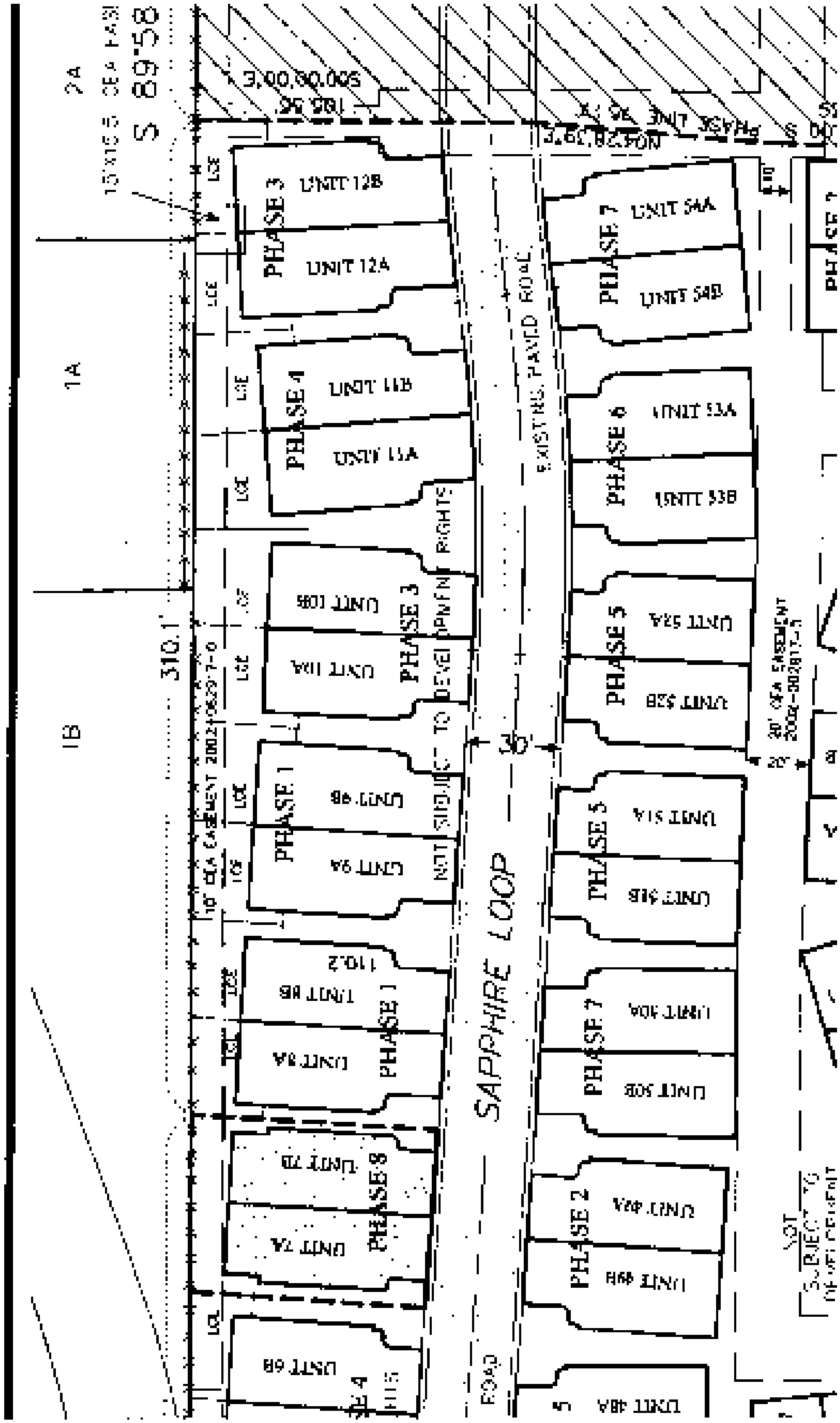
NOTES:

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L1	2.00	N13°00'24"W
L2	11.30	S76°59'36"W
L3	11.30	N76°59'36"E
L4	2.00	N13°00'24"W
L5	1.00	S13°00'24"E
L6	1.00	S13°00'24"E
L7	2.00	S01°39'16"E
L8	11.30	N88°20'44"E
L9	11.30	S88°20'44"W
L10	2.00	S01°39'16"E
L11	1.00	N01°39'16"W
L12	11.49	S88°20'44"W
L13	13.82	N71°25'05"W
L14	1.00	N01°39'16"W
L15	2.00	N86°24'41"W
L16	6.46	S86°24'41"E
L17	11.20	S03°35'19"W
L18	22.05	N86°24'41"W
L19	22.05	N86°24'41"W
L20	11.20	N03°35'19"E
L21	2.00	N86°24'41"W
L22	1.00	S86°24'41"E
L23	10.90	N03°35'19"E
L24	10.79	S03°35'19"W
L25	1.00	S86°24'41"E
L26	21.13	S03°44'27"W
L27	28.51	N89°58'54"E
L28	26.49	N89°58'54"E
L29	11.73	N03°35'19"E
L30	24.59	S03°12'17"W
L31	4.66	N86°24'41"W

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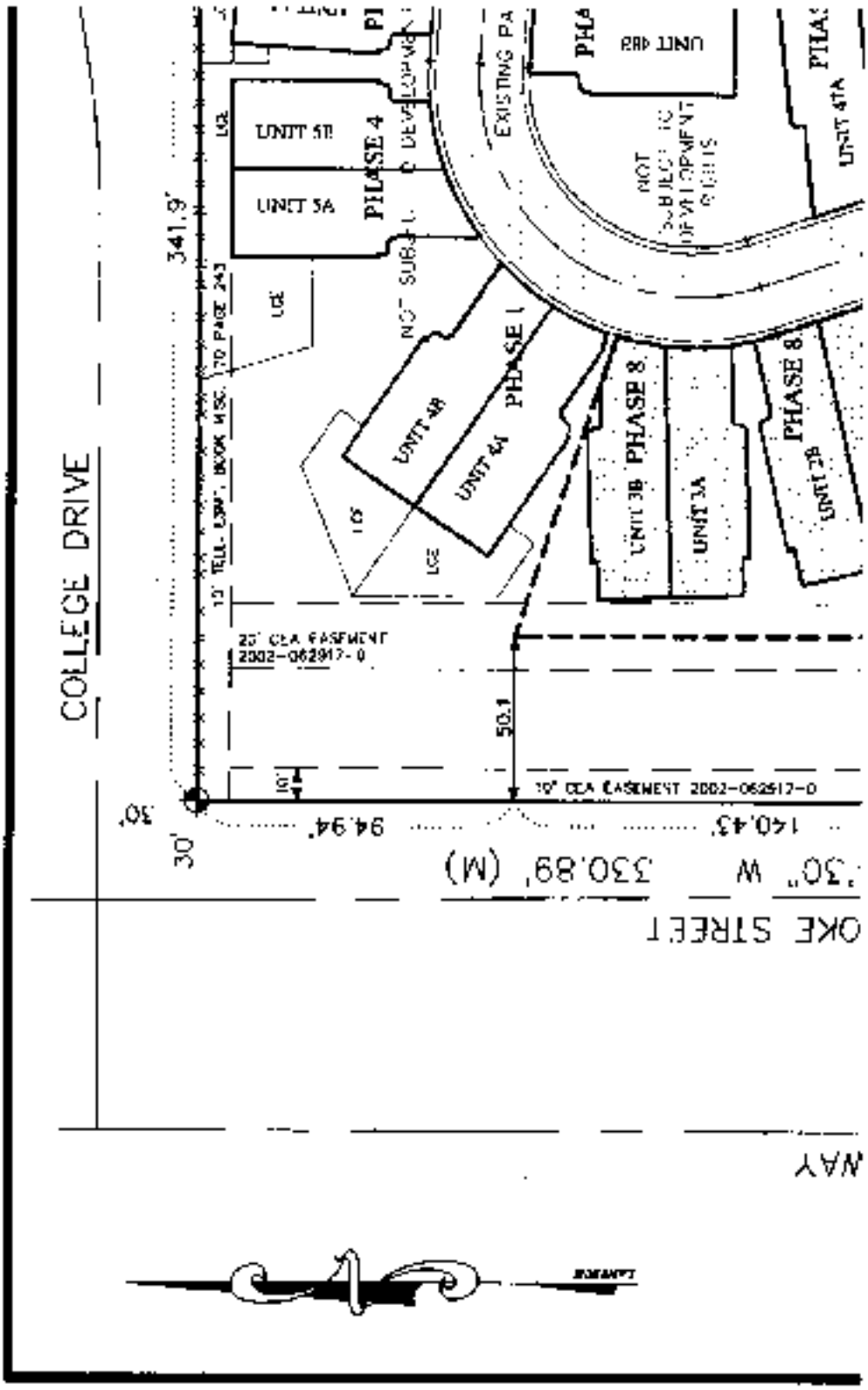
C7	3.14	2.00	90°00'00"	N31°59'38"E	2.83
C8	3.14	2.00	90°00'00"	N46°39'16"W	2.83
C9	1.57	1.00	90°00'00"	S46°39'16"E	1.41
C10	15.02	80.00	10°45'28"	S11°31'51"W	15.00
C11	20.13	80.00	14°24'59"	S01°03'21"E	20.08
C12	1.57	1.00	90°00'00"	S43°26'44"W	1.41
C13	3.14	2.00	90°00'00"	N43°20'44"E	2.83
C14	3.14	2.00	90°00'00"	N48°35'19"E	2.83
C15	1.57	1.00	90°00'00"	S48°35'19"W	1.41
C16	1.57	1.00	90°00'00"	N41°24'41"W	1.41
C17	3.14	2.00	90°00'00"	S41°24'41"E	2.83

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	49.29	80.00	35°17'54"	S00°44'23"E	4.71
C2	52.01	46.00	66°12'53"	N80°04'46"W	48.51
C3	3.14	2.00	90°00'00"	N58°00'24"W	2.83
C4	1.57	1.00	90°00'00"	S58°00'24"E	1.41

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Recording Dist: 301 - Anchorage
3/15/2005 2:44 PM Pages: 1 of 31

ALASKA

C.C

AMENDMENT NO. 9 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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AMENDMENT NO. 9 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 8 recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding Units 39A, 39B, 40A and 40B together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2005-_____ supplements the current Schedule A-3 of the Declaration as

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filed under Plat No. 2004-158 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2005- 29 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 2 day of March, 2005, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn; personally appeared **ROBERT C. PETERSEN**; to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2008

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APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 3rd day of September, 2004 and recorded the 13th day of September, 2004, Serial No. 2004-068579-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 3rd day of September, 2004 and recorded the 13th day of September, 2004, Serial No 2004-068578-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096033-0, in the Anchorage Recording District, Third Judicial District, State of Alaska, and

5. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096034-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096032-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096035-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096036-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Deed of Trust dated the 26th day of July, 2004 and recorded the 30th day of July, 2004, Serial No. 2004-056029-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.



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The undersigned beneficiary approves the foregoing Amendment No. 9 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: 4th day of March, 2005.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 4th day of March, 2005, by **DARIN FLOYD, as VICE PRESIDENT** of **WELLS FARGO BANK NATIONAL ASSOCIATION.**

WITNESS my hand and official seal.

AMANDA J. CLAYTON NOTARY PUBLIC STATE OF ALASKA

_____
Notary Public in and for Alaska
My Commission Expires: 6.13.05

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SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

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EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision.

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent.

FURTHER SUBJECT TO taxes or assessments due the Municipality of Anchorage.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

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A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

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A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska: thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded

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September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	1.785%	1.785%	1	N/A
1B	5503 Sapphire Loop	1.785%	1.785%	1	N/A
2A	5507 Sapphire Loop	1.785%	1.785%	1	N/A
2B	5509 Sapphire Loop	1.785%	1.785%	1	N/A
3A	5515 Sapphire Loop	1.785%	1.785%	1	N/A
3B	5517 Sapphire Loop	1.785%	1.785%	1	N/A
4A	5521 Sapphire Loop	1.785%	1.785%	1	Y-4A
4B	5523 Sapphire Loop	1.785%	1.785%	1	Y-4B
5A	5529 Sapphire Loop	1.785%	1.785%	1	Y-5A
5B	5531 Sapphire Loop	1.785%	1.785%	1	Y-5B
6A	5539 Sapphire Loop	1.785%	1.785%	1	Y-6A
6B	5541 Sapphire Loop	1.785%	1.785%	1	Y-6B
7A	5547 Sapphire Loop	1.785%	1.785%	1	Y-7A
7B	5549 Sapphire Loop	1.785%	1.785%	1	Y-7B
8A	5555 Sapphire Loop	1.785%	1.785%	1	Y-8A
8B	5557 Sapphire Loop	1.785%	1.785%	1	Y-8B
9A	5563 Sapphire Loop	1.785%	1.785%	1	Y-9A
9B	5565 Sapphire Loop	1.785%	1.785%	1	Y-9B
10A	5569 Sapphire Loop	1.785%	1.785%	1	Y-10A
10B	5571 Sapphire Loop	1.785%	1.785%	1	Y-10B
11A	5575 Sapphire Loop	1.785%	1.785%	1	Y-11A
11B	5577 Sapphire Loop	1.785%	1.785%	1	Y-11B
12A	5581 Sapphire Loop	1.785%	1.785%	1	Y-12A
12B	5583 Sapphire Loop	1.785%	1.785%	1	Y-12B
39A	5781 Sapphire Loop	1.785%	1.785%	1	Y-39A
39B	5783 Sapphire Loop	1.785%	1.785%	1	Y-39B
40A	5787 Sapphire Loop	1.785%	1.785%	1	Y-40A
40B	5789 Sapphire Loop	1.785%	1.785%	1	N/A

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
41A	5808 Sapphire Loop	1.785%	1.785%	1	N/A
41B	5806 Sapphire Loop	1.785%	1.785%	1	N/A
42A	5820 Sapphire Loop	1.785%	1.785%	1	N/A
42B	5818 Sapphire Loop	1.785%	1.785%	1	N/A
43A	5828 Sapphire Loop	1.785%	1.785%	1	N/A
43B	5826 Sapphire Loop	1.785%	1.785%	1	N/A
44A	5836 Sapphire Loop	1.785%	1.785%	1	N/A
44B	5834 Sapphire Loop	1.785%	1.785%	1	N/A
45A	5842 Sapphire Loop	1.785%	1.785%	1	N/A
45B	5840 Sapphire Loop	1.785%	1.785%	1	N/A
46A	5502 Sapphire Loop	1.785%	1.785%	1	N/A
46B	5500 Sapphire Loop	1.785%	1.785%	1	N/A
47A	5510 Sapphire Loop	1.785%	1.785%	1	N/A
47B	5508 Sapphire Loop	1.785%	1.785%	1	N/A
48A	5540 Sapphire Loop	1.785%	1.785%	1	N/A
48B	5538 Sapphire Loop	1.785%	1.785%	1	N/A
49A	5548 Sapphire Loop	1.785%	1.785%	1	N/A
49B	5546 Sapphire Loop	1.785%	1.785%	1	N/A
50A	5556 Sapphire Loop	1.785%	1.785%	1	N/A
50B	5554 Sapphire Loop	1.785%	1.785%	1	N/A
51A	5564 Sapphire Loop	1.785%	1.785%	1	N/A
51B	5562 Sapphire Loop	1.785%	1.785%	1	N/A
52A	5570 Sapphire Loop	1.785%	1.785%	1	N/A
52B	5568 Sapphire Loop	1.785%	1.785%	1	N/A
53A	5576 Sapphire Loop	1.785%	1.785%	1	N/A
53B	5574 Sapphire Loop	1.785%	1.785%	1	N/A
54A	5582 Sapphire Loop	1.785%	1.785%	1	N/A
54B	5580 Sapphire Loop	1.785%	1.785%	1	N/A
TOTALS		**100.00%**	**100.00%**	**56**	

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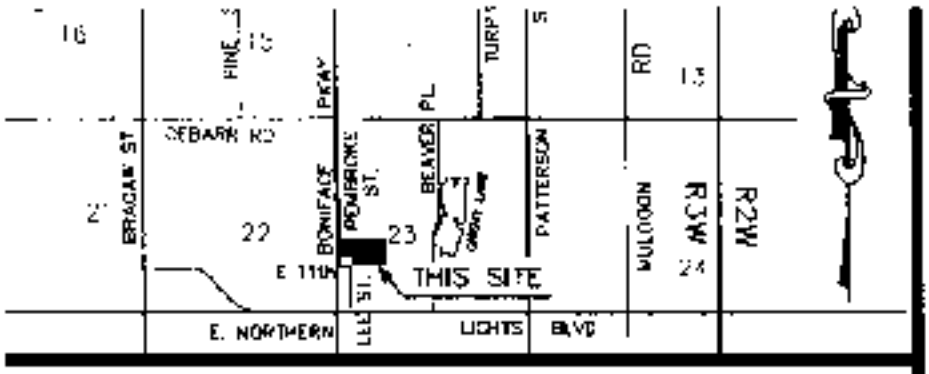
SCHEDULE A-3

PLAT

2005-29

2005-016775-0

Description: Anchorage,AK Document - Year DocID 2005.16776 Page: 13 of 31
Order: gvfb Comment:



)OMINIUM PLAT OF:

SUMMER STONE TOWNHOMES PHASE 9

ADDING UNITS 39A, 39B, 40A & 40B

DESCRIPTION

th One-half of the South One-half of the Northwest One-quarter of the Southwest One-(N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording Third Judicial District, State of Alaska. EXCEPTING THEREFROM that portion as described in on of Taking to the State of Alaska, Department of Transportation and Public Facilities, July 25, 1988, Book 1763, Page 382 and recorded July 27, 1988 in Book 1764, Page 567, and EXCEPTING THEREFROM that portion as contained in Warrant deed to ANCHORAGE, a Municipal on, recorded November 30, 1988, Book 1823, Page 320.

antech
ID & CONSTRUCTION SURVEYORS* AUTOCAD
Y BENSON BLVD. SUITE 200 PLANNERS
HORAGE, ALASKA 99503 ENGINEERS
-5291 (FAX 561-6626)

1538	SCALE: 1"=50'	DATE: Jan 28, 2005
N BY CB	W.O.# 2002-M-38B	CHK'D BY MLJ
T 1 OF 1	FILE NAME: Summer Stone Phase 9 Condo Plat 02-M-38	

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2005-016776-0

Description: Anchorage,AK Document - Year DocID 2005.16776 Page: 14 of 31
Order: gvfb Comment:

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLANS CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

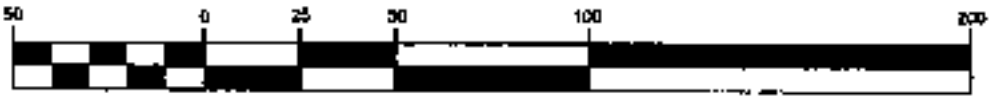
I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT.

MICHAEL L. JOKELA, PLS
LANTECH INC.
440 WEST BENSON #200
ANCHORAGE, ALASKA 99503

STATE OF ALASKA
19LB
Michael L. Jokela
LS-7838
Registered Professional Land Surveyor

PHASE 1 BUILDINGS 1, 4, 8, 9, 44 & 42
PHASE 2 BUILDINGS 41 & 49
PHASE 3 BUILDINGS 10, 12 & 43
PHASE 4 BUILDINGS 5, 6 & 11
PHASE 5 BUILDINGS 48, 51 & 52
PHASE 6 BUILDINGS 53
PHASE 7 BUILDINGS 45, 46, 47, 50, 54
PHASE 8 BUILDINGS 2, 3 & 7
PHASE 9 BUILDINGS 39 & 40

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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2006-016776-0

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DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
:S ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
M FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S.
EAN SEA LEVEL OF 1972.
'SIGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE
).
- LOCATED WITHIN SW 1/4, SEC. 23, T13N, R3W, S.M. ANCHORAGE RECORDING DISTRICT,
DESCRIPTION).
M DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE "COMMON
ACT", ALASKA STATUTE 34.08.
OF UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS
CLARATION.
EMENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT
TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND
ING, RETAINING WALLS DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS, SHRUBS
SIGN, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE, AND ACCESSORY OR
S AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY APPROPRIATE
IORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE COMMUNITY IN THE
DECLARANT. THE IMPROVEMENTS "NEED NOT BE BUILT" IN ANY PARTICULAR ORDER OR
LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS CONSISTENT WITH THEIR
REFER TO ARTICLE IX OF THE DECLARATION OF LIMITATIONS AND RESERVATIONS OF

S SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT CAN
E IV OF THE DECLARATION.
ON THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS PROPERTY
PMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT RIGHTS TO
ATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER RIGHTS AND
LOPMENT RIGHTS DESCRIBED IN ARTICLE IX OF THE DECLARATION. UNIT AND BUILDING
NS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN ACCORDANCE WITH DECLARANT
T (OR AT DECLARANT'S OPTION). SEE ARTICLE IX OF THE DECLARATION FOR
IMITATIONS ON DEVELOPMENT RIGHTS.
)WN ARE TO THE UNIT BOUNDARY
'ERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 224,936 S.F.± 5.16 AC.
N TO THE NEAREST FOOT ARE TO THAT FOOT (i.e.4'=4.00')
N OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 13TH, 2003,
2022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
WITHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS MUST
O SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE IX OF THE DECLARATION.
HI LIMITED COMMON ELEMENT YARD AREAS MAY FENCE THEIR YARDS ACCORDING TO
ATIONS IN SCHEDULE A-5 TO THE DECLARATION
IC ASSOCIATION RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR CONSTRUCTION,
NTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR
UGUST 15, 1961, BOOK 33 PAGE 378, BOOK 1652 PAGE 573, BOOK 2517 PAGE 389.
L GAS COMPANY NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) IS
ION, OPERATION, AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM, SERIAL NO.

Description: Anchorage,AK Document - Year DocID 2005.16776 Page: 16 of 31
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S00°02'27"E
S89°57'33"W
N89°57'33"E
N89°53'56"W
N00°06'04"E
N89°53'56"W
N00°06'04"E
N89°53'56"W
S89°53'56"E
N00°06'04"E
S89°53'56"E
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N89°56'04"W
N89°53'56"W

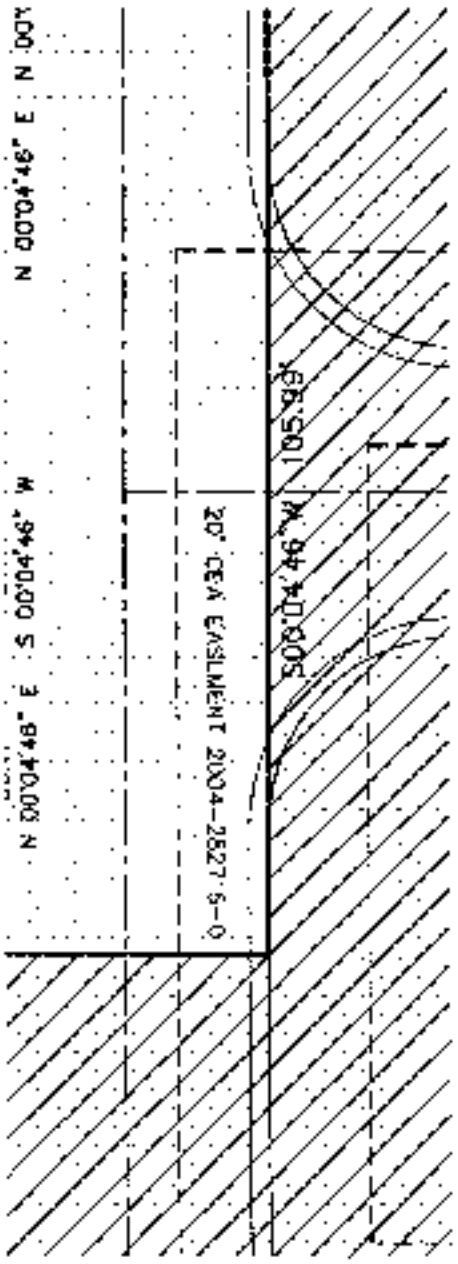
RVE TABLE

DELTA	CHORD BEARING	CHORD
3°17'54"	S00°44'23"E	4.71
7°17'22"	N43°39'36"W	9.54
39°45'43"	N19°48'08"W	37.41
66°12'53"	N80°04'46"W	49.16
90°00'00"	N45°02'27"W	2.83
90°00'00"	S45°02'27"E	2.83
90°00'00"	S44°57'33"W	2.83
90°00'00"	N44°57'33"E	2.83
90°00'00"	N44°53'56"W	2.83
90°00'00"	S44°53'56"E	2.83
90°00'00"	S45°06'04"W	2.83
90°00'00"	N45°06'04"E	2.83
11°51'04"	N05°50'46"W	5.16

NOTES:

1) ALL DISTANC
2) ALL BUILDIN(
3) ELEVATION D
GEODETIC SURVE'
4) EACH UNIT I'
PROJECT (i.e. UN
5) THIS PROJEC
ALASKA, (SEE LE
6) THE CONDOM
INTEREST OWNER:
7) AREAS OUTS
SPECIFIED IN THE
8) CERTAIN IMP
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CURBS, STREET L
AND TREES, FENI
RELATED STRUCT
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DISCRETION OF T
AT ANY PARTICU
PURPOSES. PLE.
THESE RIGHTS
9) UNIT BOUND.
BE FOUND IN AR
10) THE PROPEI
SUBJECT TO DEV
ADD UNITS AND
LIMITATIONS OF I
LOCATIONS, DIME
OR SITE REQUIRE
RESERVATIONS A
11) DIMENSIONS
12) AREA OF "I
13) DISTANCES
14) FOR DESCR
SERIAL NO. 2002
15) IMPROVEMEI
BE BUILT SUBJE(
16) UNIT OWNER:
THE FENCE SPEC
17) CHUGACH E
OPERATION, AND
SYSTEM, RECORD
18) ENSTAR NA1
FOR THE CONSTF
2002-064652-0

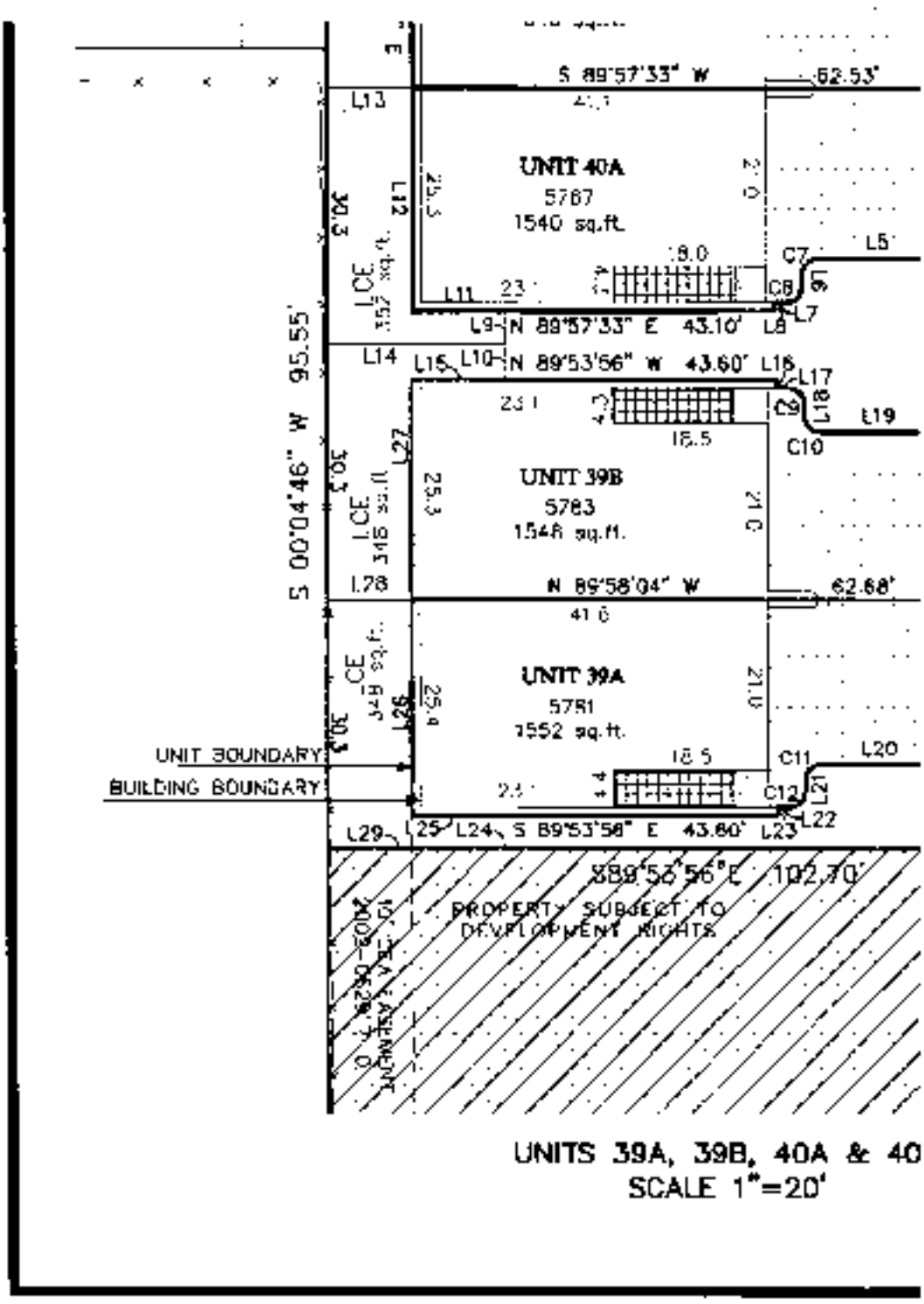
Description: Anchorage,AK Document - Year DocID 2005.16776 Page: 17 of 31
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L12	26.30
L13	10.17
L14	21.22
L15	11.20
L16	1.00
L17	1.33
L18	1.25
L19	13.75
L20	13.76
L21	1.25
L22	1.33
L23	1.00
L24	4.00
L25	10.95
L26	26.35
L27	26.35
L28	10.02
L29	20.96

CURVE	LENGTH	RADIUS
C1	49.29	80.00
C2	9.54	75.00
C3	38.17	55.00
C4	52.01	45.00
C5	3.14	2.00
C6	3.14	2.00
C7	3.14	2.00
C8	3.14	2.00
C9	3.14	2.00
C10	3.14	2.00
C11	3.14	2.00
C12	3.14	2.00
C13	5.17	25.00

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ACKNOWLEDGMENT

bed and sworn to before me this 24 day of February 2005.

y 16, 2008
mission expires

Notary Public

FICIARY:

Vice President
FARGO BANK ALASKA
EST NORTHERN LIGHTS BLVD.
RAGE, AK 99503
AUTHORIZED SIGNER

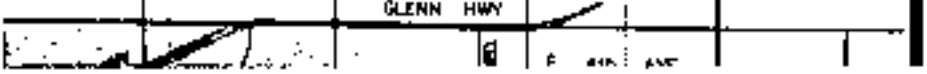
RY ACKNOWLEDGMENT

bed and sworn to before me this 22 day of February 05

ay 16, 2008
mission expires

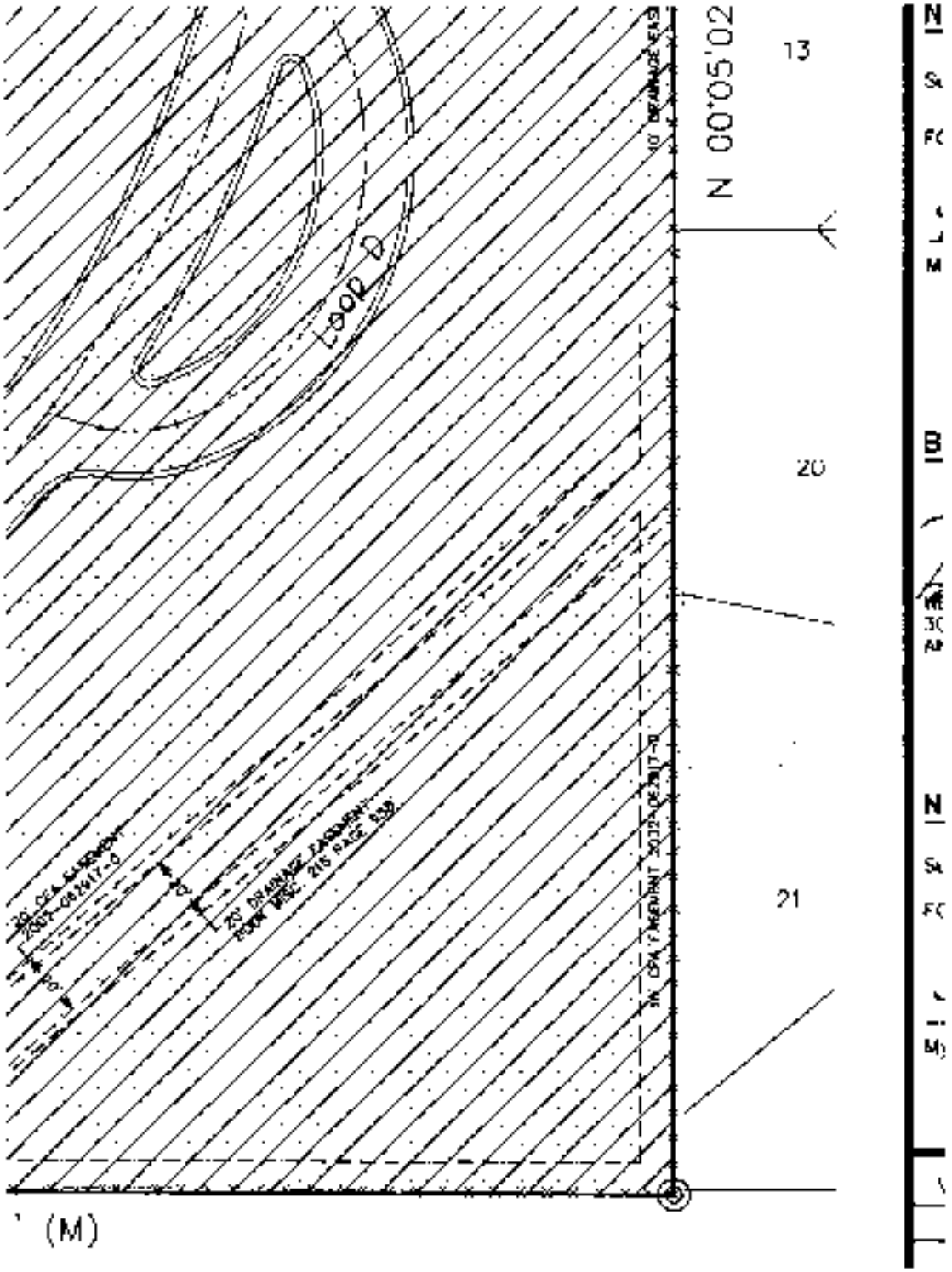
Notary Public

ity Map Scale: 1"= 1 Mile



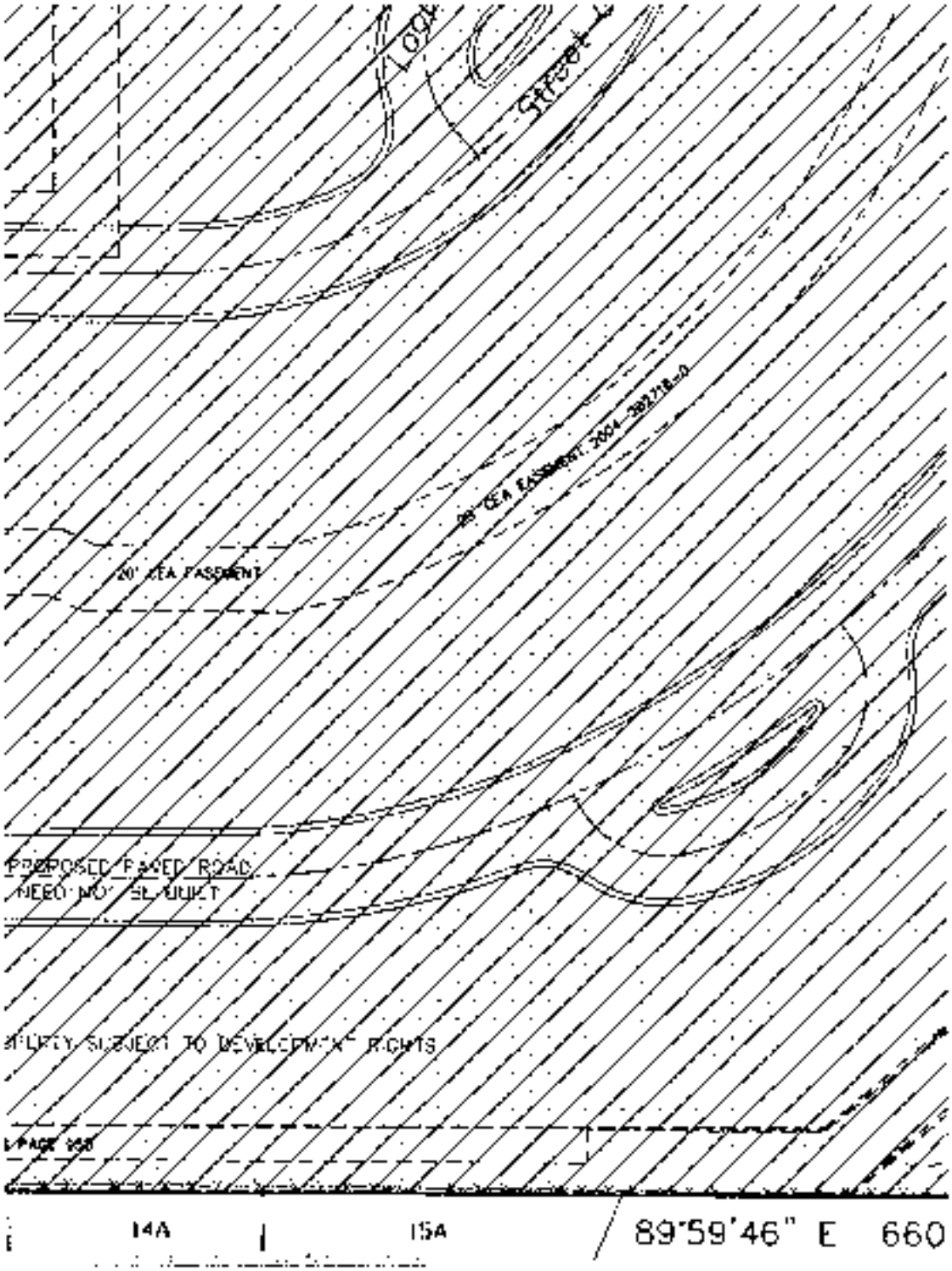
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Description: Anchorage,AK Document - Year DocID 2005.16776 Page: 20 of 31
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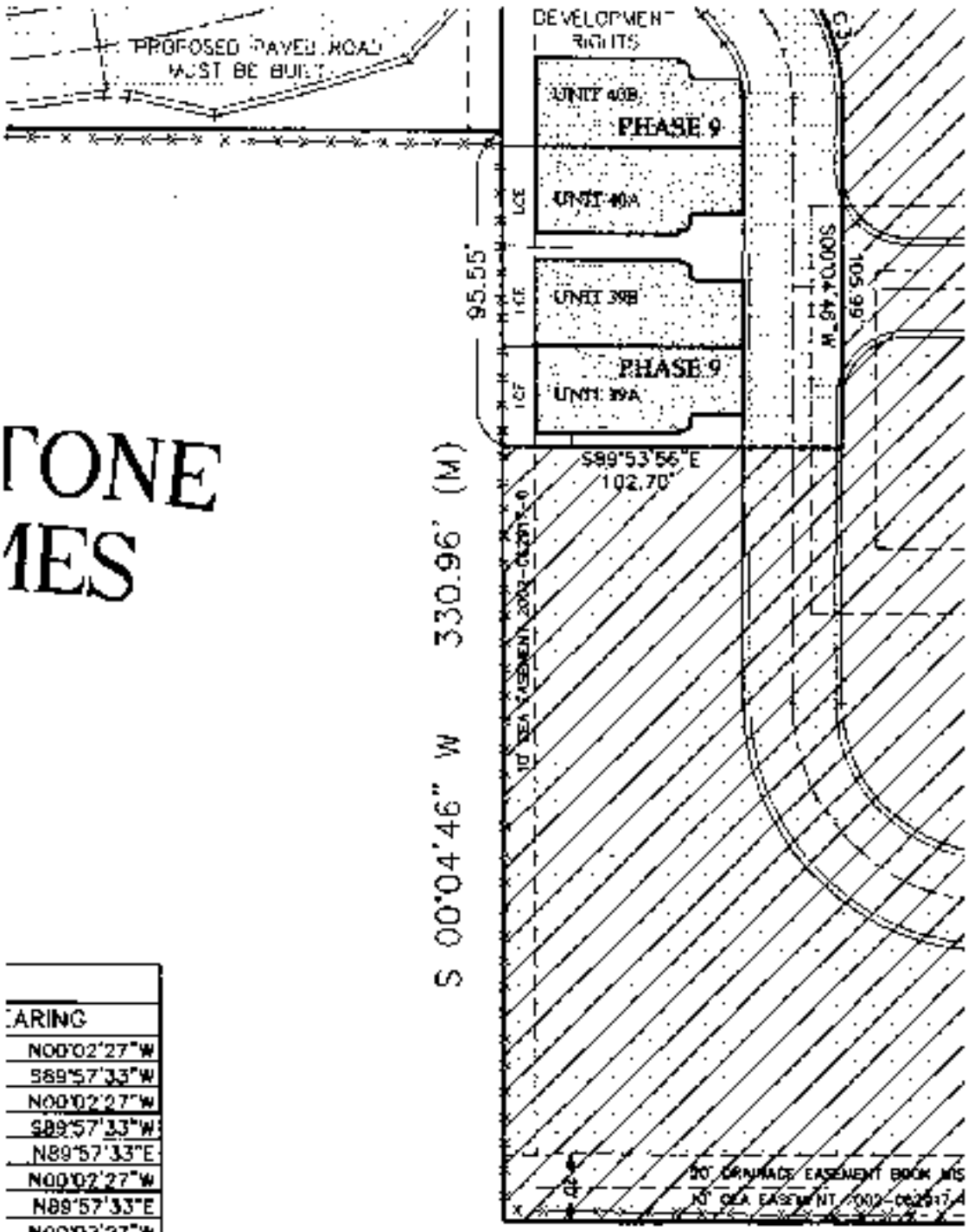


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TONE
IES

BEARING
N00°02'27"W
S89°57'33"W
N00°02'27"W
S89°57'33"W
N89°57'33"E
N00°02'27"W
N89°57'33"E
N00°02'27"W
S00°06'04"W
S00°06'04"W

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2006-016776-0

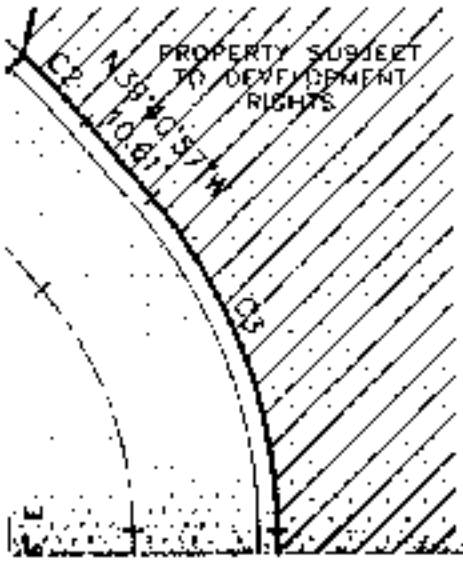
Description: Anchorage,AK Document - Year DocID 2005.16776 Page: 23 of 31
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N 89°59'20" E 560.24' (M)

SUMMER S
TOWNHOI
PHASE

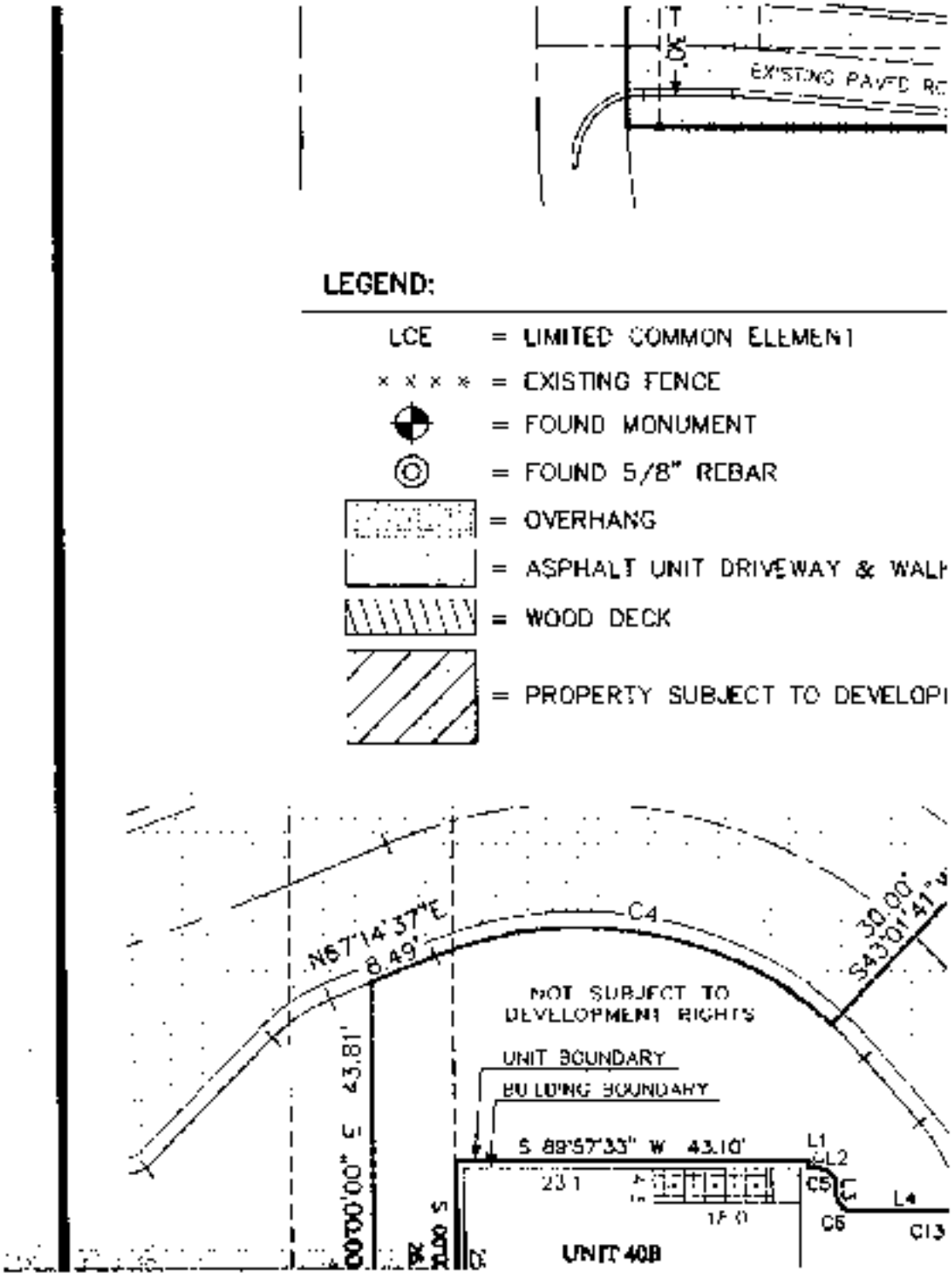
NT RIGHTS



LINE TABL	
LINE	LENGTH
L1	1.00
L2	1.33
L3	1.25
L4	13.61
L5	14.06
L6	1.25
L7	1.33
L8	1.00
L9	3.87
L10	3.87

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NERS CERTIFICATE

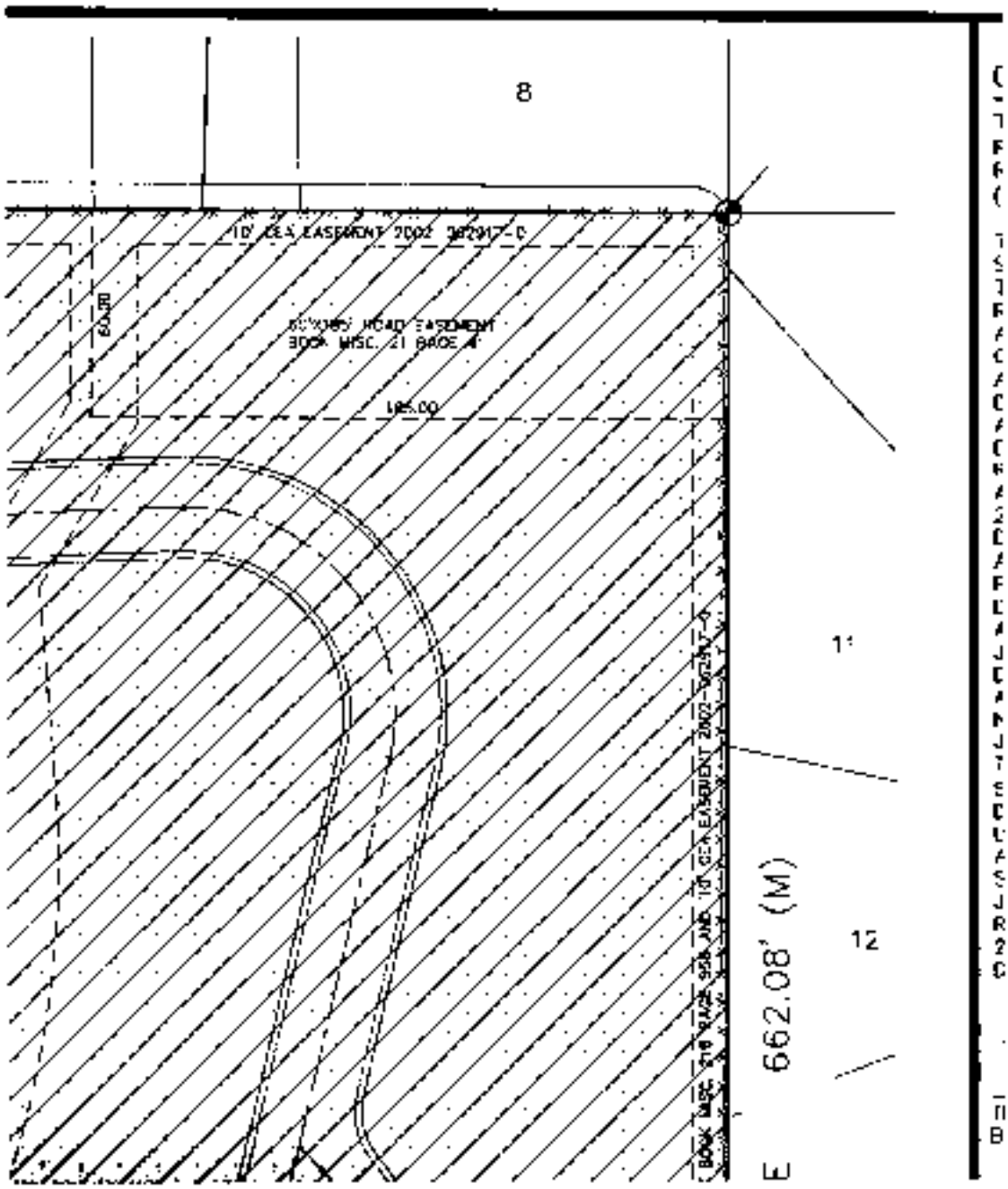
UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE
PERTY, LOCATED WITHIN THE SW 1/4 SECTION 23, TOWNSHIP 13 NORTH,
GE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT,
LEGAL DESCRIPTION)

UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR
MER STONE TOWNHOMES, DATED AUGUST 12TH, 2003, AND RECORDED ON
13TH DAY OF AUGUST, 2003, SERIAL NO. 2003-082022-0, ANCHORAGE
ORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. AND AS
NDED BY AMENDMENT NO. 1 DATED SEPTEMBER 10TH, 2003 AND RECORDED
THE 15TH DAY OF SEPTEMBER, 2003 UNDER SERIAL NO. 2003-094974-0
AS SET FORTH IN PLAT NO. 2003-127 IN THE ANCHORAGE RECORDING
RICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY
NDMENT NO. 2 DATED NOVEMBER 26, 2033 AND RECORDED ON THE 1ST
OF DECEMBER, 2003 AT SERIAL NO. 2003-125183-0 IN THE ANCHORAGE
ORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS
NDED BY AMENDMENT NO. 3, RECORDED ON THE 4TH DAY OF DECEMBER,
3 UNDER SERIAL NO. 2003-126240-0 IN THE ANCHORAGE RECORDING
RICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY
NDMENT NO. 4 DATED JAN. 17 2004 AND RECORDED ON THE 3TH DAY OF
2004 UNDER SERIAL NO. 2004-007262-0 IN THE ANCHORAGE RECORDING
RICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY
NDMENT NO. 5 DATED JUNE 7, 2004 AND RECORDED ON THE 7TH DAY OF
E 004, UNDER SERIAL NO. 2004-042353-0 IN THE ANCHORAGE RECORDING
RICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY
NDMENT NO. 6 RECORDED ON THE 16TH DAY OF JULY, 2004 UNDER SERIAL
2004-052833-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD
CIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.180 OF
ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO
TION 34.08.130(A)(8) OF THE ACT AND IN ARTICLE IX OF THE
LARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF
'S AND COMMON AREAS AS SHOWN HEREIN AND AS AMENDED BY
NDMENT NO.7 RECORDED ON THE 21ST DAY OF SEPTEMBER, 2004. UNDER
AL NO. 2004-071361-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD
CIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 8
ORDED ON THE 8TH DAY OF DECEMBER, 2004, UNDER SERIAL NO.
4-091264-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL
TRICT, STATE OF ALASKA.

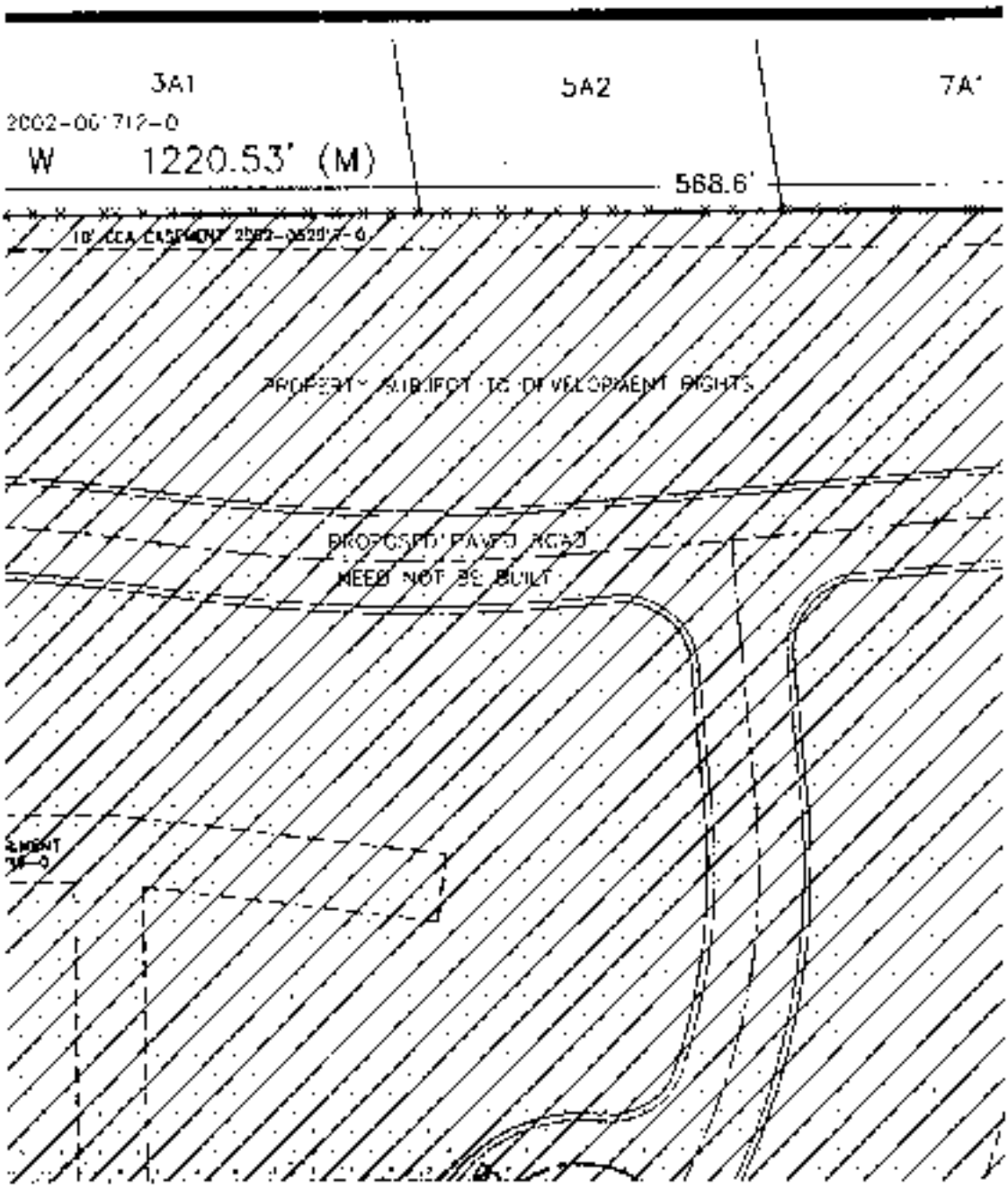
PETERSEN GROUP, INC.
ROBERT C PETERSEN-PRESIDENT

2005-016776-0

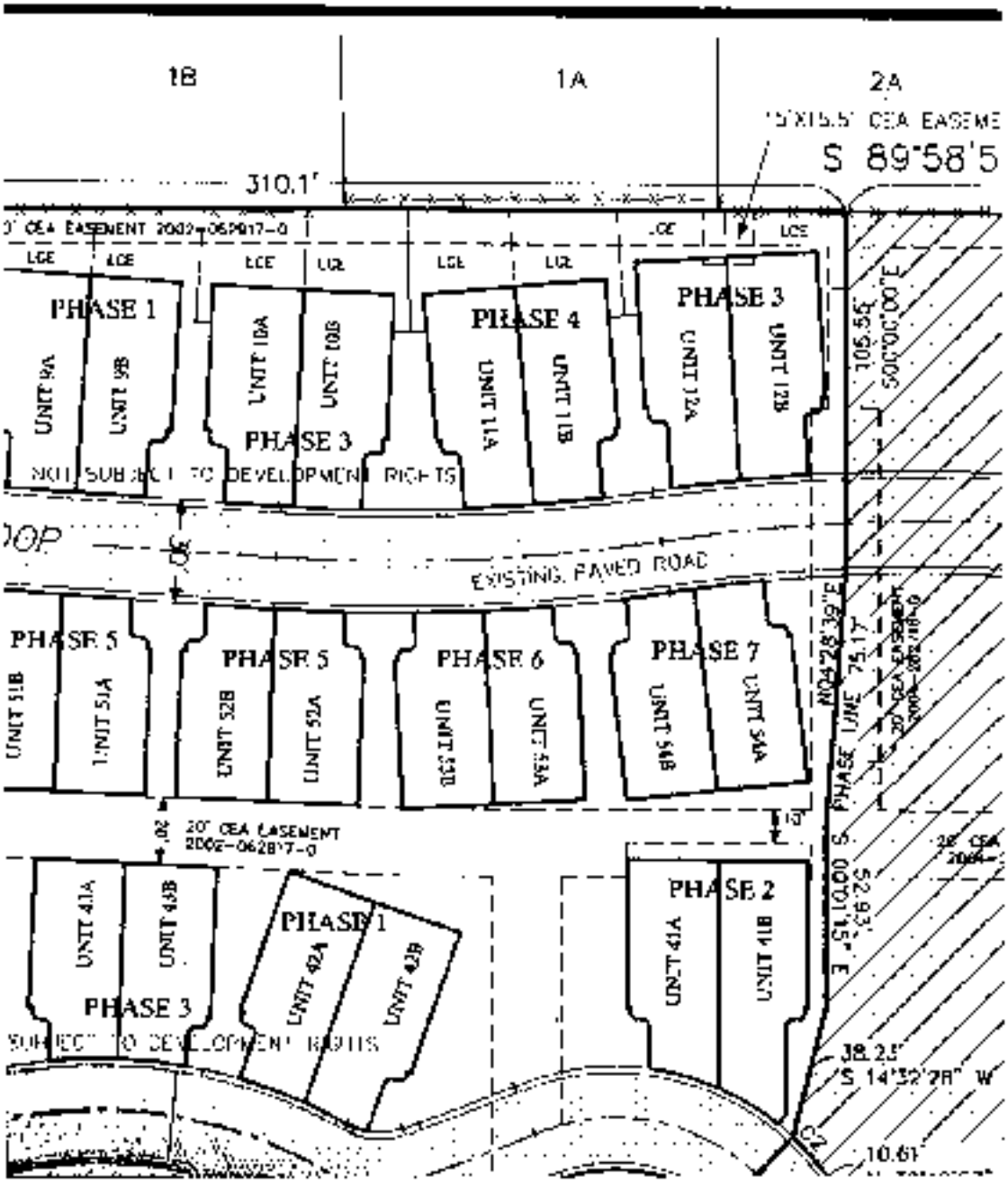
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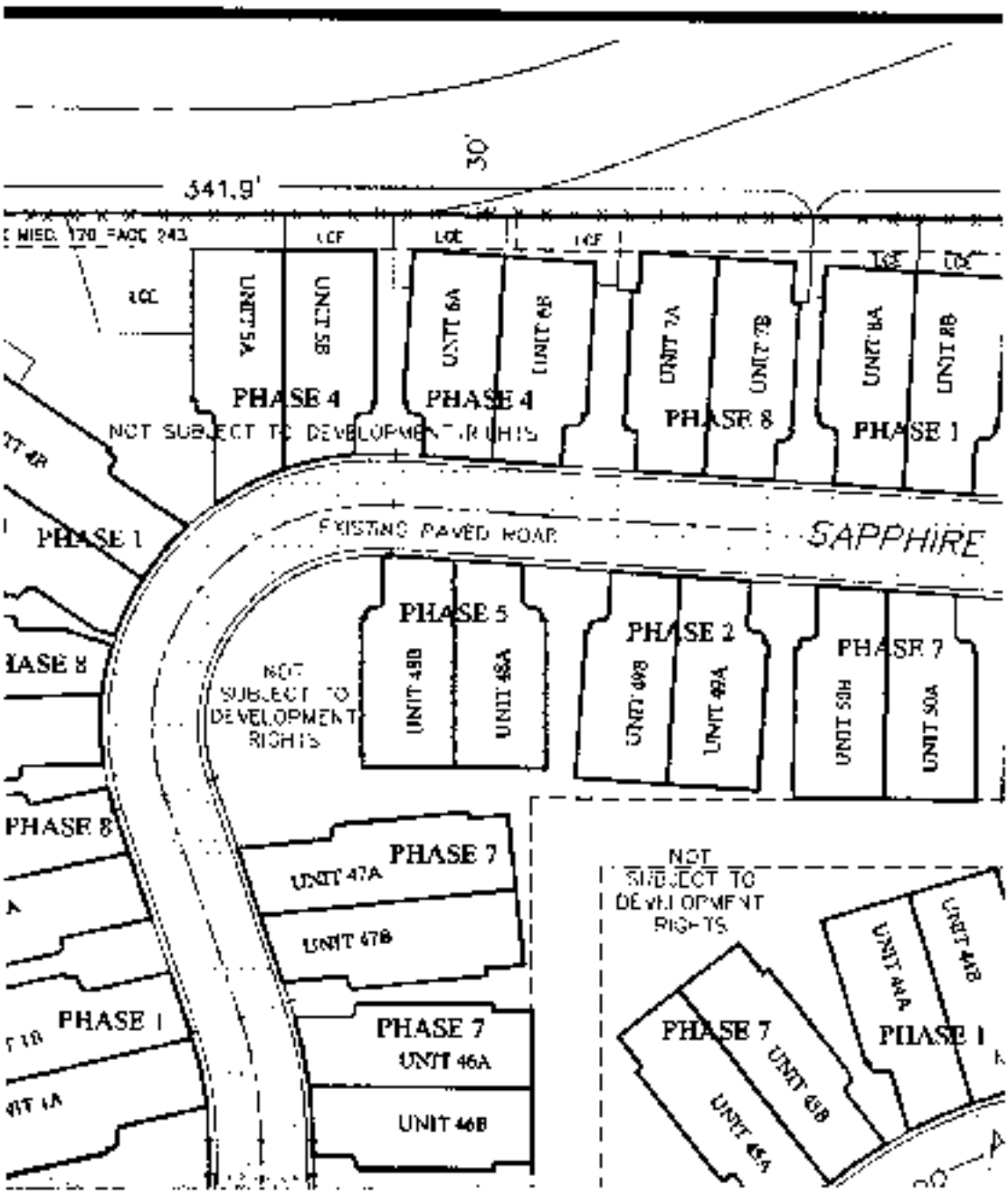


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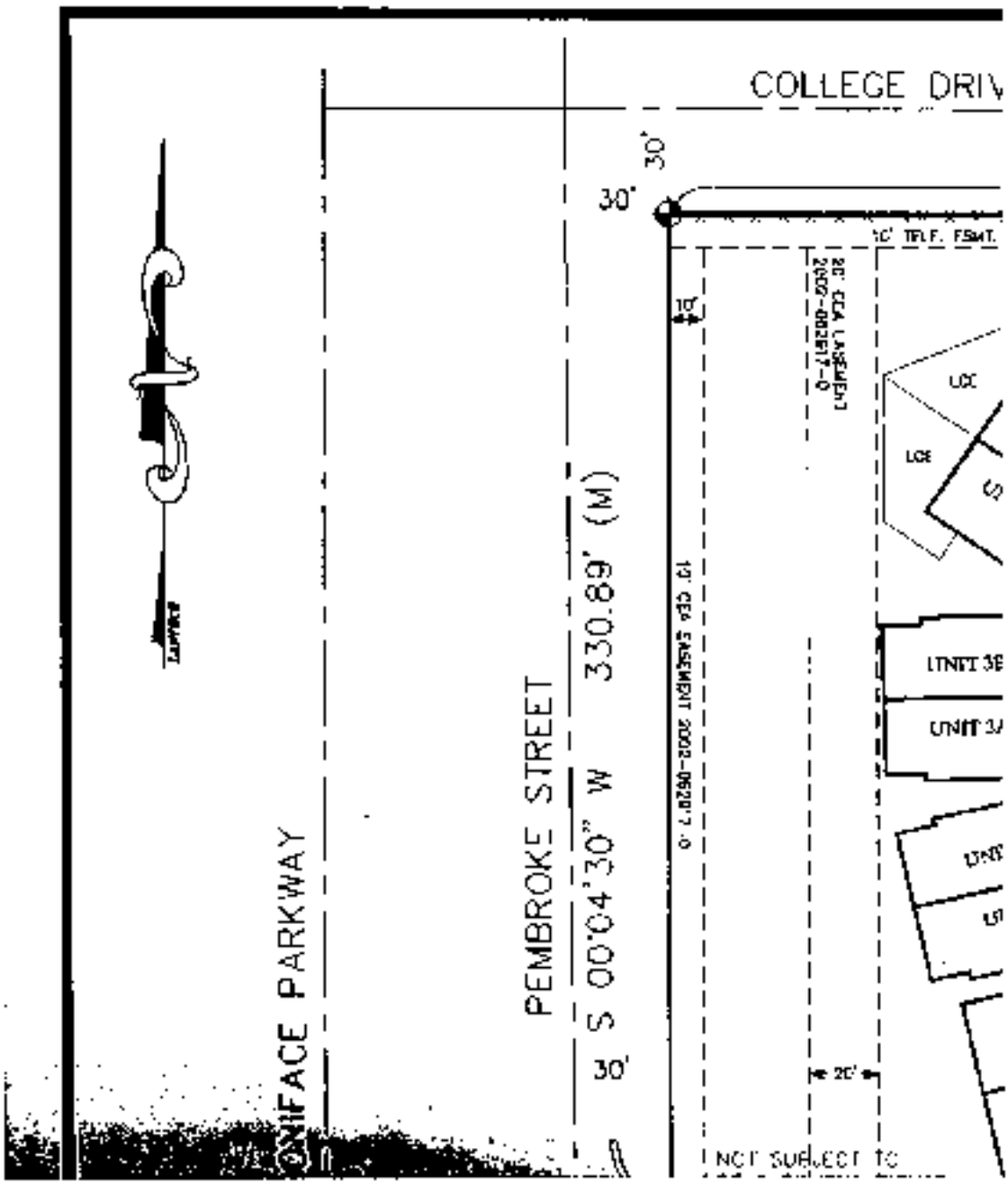
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2005-016776-0

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2005-033597-0
Recording Dist: 301 - Anchorage
5/20/2005 2:31 PM Pages 1 of 14
ALASKA

CC

AMENDMENT NO. 10 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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Order: gvfb Comment:

AMENDMENT NO. 10 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 8 recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 9 recorded on the 15th day of March, 2005, under Serial No. 2005-016776-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding Units 13A, 13B, 14A, 14B, 62A, 62B, 63A and 63B together with their appurtenant Limited Common Elements and interests is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2005-62 supplements the current Schedule A-3 of the Declaration as filed

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under Plat No. 2005-29 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2005- 62 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 20 day of May, 2005, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Monica J Carroll
Notary Public in and for Alaska
My Commission Expires: May 16, 2008

Description: Anchorage,AK Document - Year DocID 2005.33597 Page: 3 of 14
Order: gvfb Comment:

APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 3rd day of September, 2004 and recorded the 13th day of September, 2004, Serial No. 2004-068579-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 3rd day of September, 2004 and recorded the 13th day of September, 2004, Serial No. 2004-068578-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096033-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096034-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6 Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096032-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7 Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096035-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096036-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Deed of Trust dated the 26th day of July, 2004 and recorded the 30th day of July, 2004, Serial No. 2004-056029-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

10. Construction Deed of Trust dated the 18th day of February, 2005 and recorded the 24th day of February, 2005, Serial No. 2005-011543-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

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11. Construction Deed of Trust dated the 11th day of May, 2005 and recorded the 11th day of May, 2005, Serial No. 2005-031042-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

12. Construction Deed of Trust dated the 10th day of May, 2005 and recorded the 11th day of May, 2005, Serial No. 2005-031041-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

13 Construction Deed of Trust dated the 10th day of May, 2005 and recorded the 11th day of May, 2005, Serial No. 2005-031040-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned beneficiary approves the foregoing Amendment No. 10 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: _____day of _____, 2005.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd—Mark Renner
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 20 day of May, 2005, by **DARIN FLOYD**, as **VICE PRESIDENT** of **WELLS FARGO BANK NATIONAL ASSOCIATION**.

IN WITNESS my hand and official seal.

AMANDA WICKLYTON NOTARY PUBLIC STATE OF ALASKA

_____
Notary Public in and for Alaska
My Commission Expires: 6-13-05

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SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

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EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision.

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59' W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

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Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:

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Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees,59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002 064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	1.562%	1.562%	1	N/A
1B	5503 Sapphire Loop	1.562%	1.562%	1	N/A
2A	5507 Sapphire Loop	1.562%	1.562%	1	N/A
2B	5509 Sapphire Loop	1.562%	1.562%	1	N/A
3A	5515 Sapphire Loop	1.562%	1.562%	1	N/A
3B	5517 Sapphire Loop	1.562%	1.562%	1	N/A
4A	5521 Sapphire Loop	1.562%	1.562%	1	Y-4A
4B	5523 Sapphire Loop	1.562%	1.562%	1	Y-4B
5A	5529 Sapphire Loop	1.562%	1.562%	1	Y-5A
5B	5531 Sapphire Loop	1.562%	1.562%	1	Y-5B
6A	5539 Sapphire Loop	1.562%	1.562%	1	Y-6A
6B	5541 Sapphire Loop	1.562%	1.562%	1	Y-6B
7A	5547 Sapphire Loop	1.562%	1.562%	1	Y-7A
7B	5549 Sapphire Loop	1.562%	1.562%	1	Y-7B
8A	5555 Sapphire Loop	1.562%	1.562%	1	Y-8A
8B	5557 Sapphire Loop	1.562%	1.562%	1	Y-8B
9A	5563 Sapphire Loop	1.562%	1.562%	1	Y-9A
9B	5565 Sapphire Loop	1.562%	1.562%	1	Y-9B
10A	5569 Sapphire Loop	1.562%	1.562%	1	Y-10A
10B	5571 Sapphire Loop	1.562%	1.562%	1	Y-10B
11A	5575 Sapphire Loop	1.562%	1.562%	1	Y-11A
11B	5577 Sapphire Loop	1.562%	1.562%	1	Y-11B
12A	5581 Sapphire Loop	1.562%	1.562%	1	Y-12A
12B	5583 Sapphire Loop	1.562%	1.562%	1	Y-12B
13A	5587 Sapphire Loop	1.562%	1.562%	1	Y-13A
13B	5589 Sapphire Loop	1.562%	1.562%	1	Y-13B
14A	5593 Sapphire Loop	1.562%	1.562%	1	Y-14A
14B	5595 Sapphire Loop	1.562%	1.562%	1	Y-14B

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
39A	5781 Sapphire Loop	1.562%	1.562%	1	Y-39A
39B	5783 Sapphire Loop	1.562%	1.562%	1	Y-39B
40A	5787 Sapphire Loop	1.562%	1.562%	1	Y-40A
40B	5789 Sapphire Loop	1.562%	1.562%	1	N/A
41A	5808 Sapphire Loop	1.562%	1.562%	1	N/A
41B	5806 Sapphire Loop	1.562%	1.562%	1	N/A
42A	5820 Sapphire Loop	1.562%	1.562%	1	N/A
42B	5818 Sapphire Loop	1.562%	1.562%	1	N/A
43A	5828 Sapphire Loop	1.562%	1.562%	1	N/A
43B	5826 Sapphire Loop	1.562%	1.562%	1	N/A
44A	5836 Sapphire Loop	1.562%	1.562%	1	N/A
44B	5834 Sapphire Loop	1.562%	1.562%	1	N/A
45A	5842 Sapphire Loop	1.562%	1.562%	1	N/A
45B	5840 Sapphire Loop	1.562%	1.562%	1	N/A
46A	5502 Sapphire Loop	1.562%	1.562%	1	N/A
46B	5500 Sapphire Loop	1.562%	1.562%	1	N/A
47A	5510 Sapphire Loop	1.562%	1.562%	1	N/A
47B	5508 Sapphire Loop	1.562%	1.562%	1	N/A
48A	5540 Sapphire Loop	1.562%	1.562%	1	N/A
48B	5538 Sapphire Loop	1.562%	1.562%	1	N/A
49A	5548 Sapphire Loop	1.562%	1.562%	1	N/A
49B	5546 Sapphire Loop	1.562%	1.562%	1	N/A
50A	5556 Sapphire Loop	1.562%	1.562%	1	N/A
50B	5554 Sapphire Loop	1.562%	1.562%	1	N/A
51A	5564 Sapphire Loop	1.562%	1.562%	1	N/A
51B	5562 Sapphire Loop	1.562%	1.562%	1	N/A
52A	5570 Sapphire Loop	1.562%	1.562%	1	N/A
52B	5568 Sapphire Loop	1.562%	1.562%	1	N/A
53A	5576 Sapphire Loop	1.562%	1.562%	1	N/A
53B	5574 Sapphire Loop	1.562%	1.562%	1	N/A
54A	5582 Sapphire Loop	1.562%	1.562%	1	N/A
54B	5580 Sapphire Loop	1.562%	1.562%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
62A	5798 Sapphire Loop	1.562%	1.562%	1	N/A
62B	5796 Sapphire Loop	1.562%	1.562%	1	N/A
63A	5790 Sapphire Loop	1.562%	1.562%	1	N/A
63B	5788 Sapphire Loop	1.562%	1.562%	1	N/A
TOTALS		**100.00%**	**100.00%**	**64**	

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SCHEDULE A-3

PLAT

2005-61

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ALASKA
2005-051470-0
Recording Dist 301 - Anchorage
7/25/2005 1:54 PM Pages: 1 of 32

AMENDMENT NO. 11 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

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Order: gvfb Comment:

AMENDMENT NO. 11 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 8 recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 9 recorded on the 15th day of March, 2005, under Serial No. 2005-016776-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 10 recorded on the 20th day of May, 2005, under Serial No. 2005-033597-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE 1. Schedule A-2, Table of Interests, attached hereto adding Units 15A, 15B, 16A, 16B, 17A, 17B, 55A, 55B, 56A, 56B, 57A, 57B, 58A, 58B, 60A, and 60B together with their appurtenant Limited Common Elements and interests, is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

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Order: gvfb Comment:

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2005-94 supplements the current Schedule A 3 of the Declaration as filed under Plat No. 2005-62 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2005-94 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 22 day of July, 2005, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation.

WITNESS my hand and official seal on the day and year in this certificate first above written.

MONICA J. CARROLL NOTARY PUBLIC State of Alaska

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2008

Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 3 of 32
Order: gvfb Comment:

APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096032-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096035-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 27th day of December, 2004 and recorded the 29th day of December, 2004, Serial No. 2004-096036-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Construction Deed of Trust dated the 18th day of February, 2005 and recorded the 24th day of February, 2005, Serial No. 2005-011543-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6. Construction Deed of Trust dated the 11th day of May, 2005 and recorded the 11th day of May, 2005, Serial No. 2005-031042-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7. Construction Deed of Trust dated the 10th day of May, 2005 and recorded the 11th day of May, 2005, Serial No. 2005-031041-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 10th day of May, 2005 and recorded the 11th day of May, 2005, Serial No. 2005-031040-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Construction Deed of Trust dated the 7th day of June, 2005 and recorded the 9th day of June, 2005, Serial No. 2005-038534-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

10. Construction Deed of Trust dated the 7th day of June, 2005 and recorded the 9th day of June, 2005, Serial No. 2005-038535-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

11. Construction Deed of Trust dated the 20th day of June, 2005 and recorded the 27th day of June, 2005, Serial No. 2005-043499-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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Order: gvfb Comment:

The undersigned beneficiary approves the foregoing Amendment No. 11 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: 22 day of July, 2005

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 22 day of July, 2005, by **DARIN FLOYD**, as **VICE PRESIDENT** of **WELLS FARGO BANK NATIONAL ASSOCIATION**.

WITNESS my hand and official seal.

TOMMY L. DINKINS JR. NOTARY PUBLIC STATE OF ALASKA

_____
Notary Public in and for Alaska
My Commission Expires: 1/1/07

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SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

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EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision.

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

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Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows.

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of Section Twenty three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:

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Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89° 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District. Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District. Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002 061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District. Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE A 2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	1.250%	1.250%	1	N/A
1B	5503 Sapphire Loop	1.250%	1.250%	1	N/A
2A	5507 Sapphire Loop	1.250%	1.250%	1	N/A
2B	5509 Sapphire Loop	1.250%	1.250%	1	N/A
3A	5515 Sapphire Loop	1.250%	1.250%	1	N/A
3B	5517 Sapphire Loop	1.250%	1.250%	1	N/A
4A	5521 Sapphire Loop	1.250%	1.250%	1	Y-4A
4B	5523 Sapphire Loop	1.250%	1.250%	1	Y-4B
5A	5529 Sapphire Loop	1.250%	1.250%	1	Y-5A
5B	5531 Sapphire Loop	1.250%	1.250%	1	Y-5B
6A	5539 Sapphire Loop	1.250%	1.250%	1	Y-6A
6B	5541 Sapphire Loop	1.250%	1.250%	1	Y-6B
7A	5547 Sapphire Loop	1.250%	1.250%	1	Y-7A
7B	5549 Sapphire Loop	1.250%	1.250%	1	Y-7B
8A	5555 Sapphire Loop	1.250%	1.250%	1	Y-8A
8B	5557 Sapphire Loop	1.250%	1.250%	1	Y-8B
9A	5563 Sapphire Loop	1.250%	1.250%	1	Y 9A
9B	5565 Sapphire Loop	1.250%	1.250%	1	Y-9B
10A	5569 Sapphire Loop	1.250%	1.250%	1	Y-10A
10B	5571 Sapphire Loop	1.250%	1.250%	1	Y-10B

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
11A	5575 Sapphire Loop	1.250%	1.250%	1	Y-11A
11B	5577 Sapphire Loop	1.250%	1.250%	1	Y-11B
12A	5581 Sapphire Loop	1.250%	1.250%	1	Y-12A
12B	5583 Sapphire Loop	1.250%	1.250%	1	Y-12B
13A	5587 Sapphire Loop	1.250%	1.250%	1	Y-13A
13B	5589 Sapphire Loop	1.250%	1.250%	1	Y-13B
14A	5593 Sapphire Loop	1.250%	1.250%	1	Y-14A
14B	5595 Sapphire Loop	1.250%	1.250%	1	Y-14B
15A	5603 Sapphire Loop	1.250%	1.250%	1	Y-15A
15B	5605 Sapphire Loop	1.250%	1.250%	1	Y-15B
16A	5609 Sapphire Loop	1.250%	1.250%	1	Y-16A
16B	5611 Sapphire Loop	1.250%	1.250%	1	Y-16B
17A	5615 Sapphire Loop	1.250%	1.250%	1	Y-17A
17B	5617 Sapphire Loop	1.250%	1.250%	1	Y-17B
39A	5781 Sapphire Loop	1.250%	1.250%	1	Y-39A
39B	5783 Sapphire Loop	1.250%	1.250%	1	Y-39B
40A	5787 Sapphire Loop	1.250%	1.250%	1	Y-40A
40B	5789 Sapphire Loop	1.250%	1.250%	1	N/A
41A	5808 Sapphire Loop	1.250%	1.250%	1	N/A
41B	5806 Sapphire Loop	1.250%	1.250%	1	N/A
42A	5820 Sapphire Loop	1.250%	1.250%	1	N/A
42B	5818 Sapphire Loop	1.250%	1.250%	1	N/A
43A	5828 Sapphire Loop	1.250%	1.250%	1	N/A
43B	5826 Sapphire Loop	1.250%	1.250%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
44A	5836 Sapphire Loop	1.250%	1.250%	1	N/A
44B	5834 Sapphire Loop	1.250%	1.250%	1	N/A
45A	5842 Sapphire Loop	1.250%	1.250%	1	N/A
45B	5840 Sapphire Loop	1.250%	1.250%	1	N/A
46A	5502 Sapphire Loop	1.250%	1.250%	1	N/A
46B	5500 Sapphire Loop	1.250%	1.250%	1	N/A
47A	5510 Sapphire Loop	1.250%	1.250%	1	N/A
47B	5508 Sapphire Loop	1.250%	1.250%	1	N/A
48A	5540 Sapphire Loop	1.250%	1.250%	1	N/A
48B	5538 Sapphire Loop	1.250%	1.250%	1	N/A
49A	5548 Sapphire Loop	1.250%	1.250%	1	N/A
49B	5546 Sapphire Loop	1.250%	1.250%	1	N/A
50A	5556 Sapphire Loop	1.250%	1.250%	1	N/A
50B	5554 Sapphire Loop	1.250%	1.250%	1	N/A
51A	5564 Sapphire Loop	1.250%	1.250%	1	N/A
51B	5562 Sapphire Loop	1.250%	1.250%	1	N/A
52A	5570 Sapphire Loop	1.250%	1.250%	1	N/A
52B	5568 Sapphire Loop	1.250%	1.250%	1	N/A
53A	5576 Sapphire Loop	1.250%	1.250%	1	N/A
53B	5574 Sapphire Loop	1.250%	1.250%	1	N/A
54A	5582 Sapphire Loop	1.250%	1.250%	1	N/A
54B	5580 Sapphire Loop	1.250%	1.250%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
55A	5588 Sapphire Loop	1.250%	1.250%	1	N/A
55B	5586 Sapphire Loop	1.250%	1.250%	1	N/A
56A	5596 Sapphire Loop	1.250%	1.250%	1	N/A
56B	5594 Sapphire Loop	1.250%	1.250%	1	N/A
57A	5604 Sapphire Loop	1.250%	1.250%	1	N/A
57B	5602 Sapphire Loop	1.250%	1.250%	1	N/A
58A	5610 Sapphire Loop	1.250%	1.250%	1	N/A
58B	5608 Sapphire Loop	1.250%	1.250%	1	N/A
60A	2246 Sapphire Loop	1.250%	1.250%	1	N/A
60B	2244 Sapphire Loop	1.250%	1.250%	1	N/A
62A	5798 Sapphire Loop	1.250%	1.250%	1	N/A
62B	5796 Sapphire Loop	1.250%	1.250%	1	N/A
63A	5790 Sapphire Loop	1.250%	1.250%	1	N/A
63B	5788 Sapphire Loop	1.250%	1.250%	1	N/A
TOTALS		**100.00%**	**100.00%**	**80**	

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SCHEDULE A-3

PLAT

2005-94

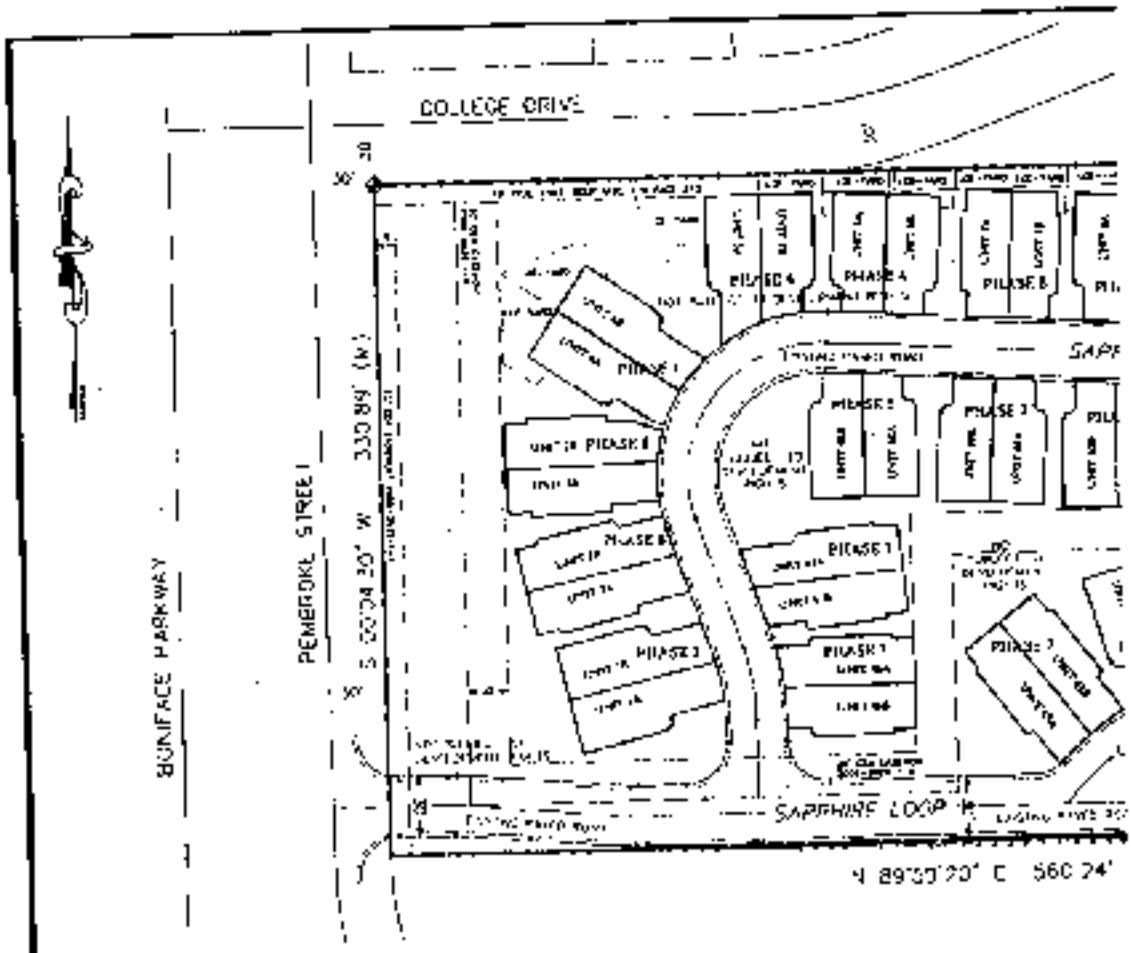
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SUMMER STONE TOWNHOMES

PHASE II

SURVEYOR'S CERTIFICATE

SECTION 34.08.171 OF THE ALASKA UNIFORM CONDOMINIUM ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLANS CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.171

I, [illegible], HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED, DIVIDED BY AS-BUILT SURVEY AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.171 IS PROVIDED FOR ON THIS PLAT

[illegible]
[illegible]
[illegible]
[illegible]

7-22-05

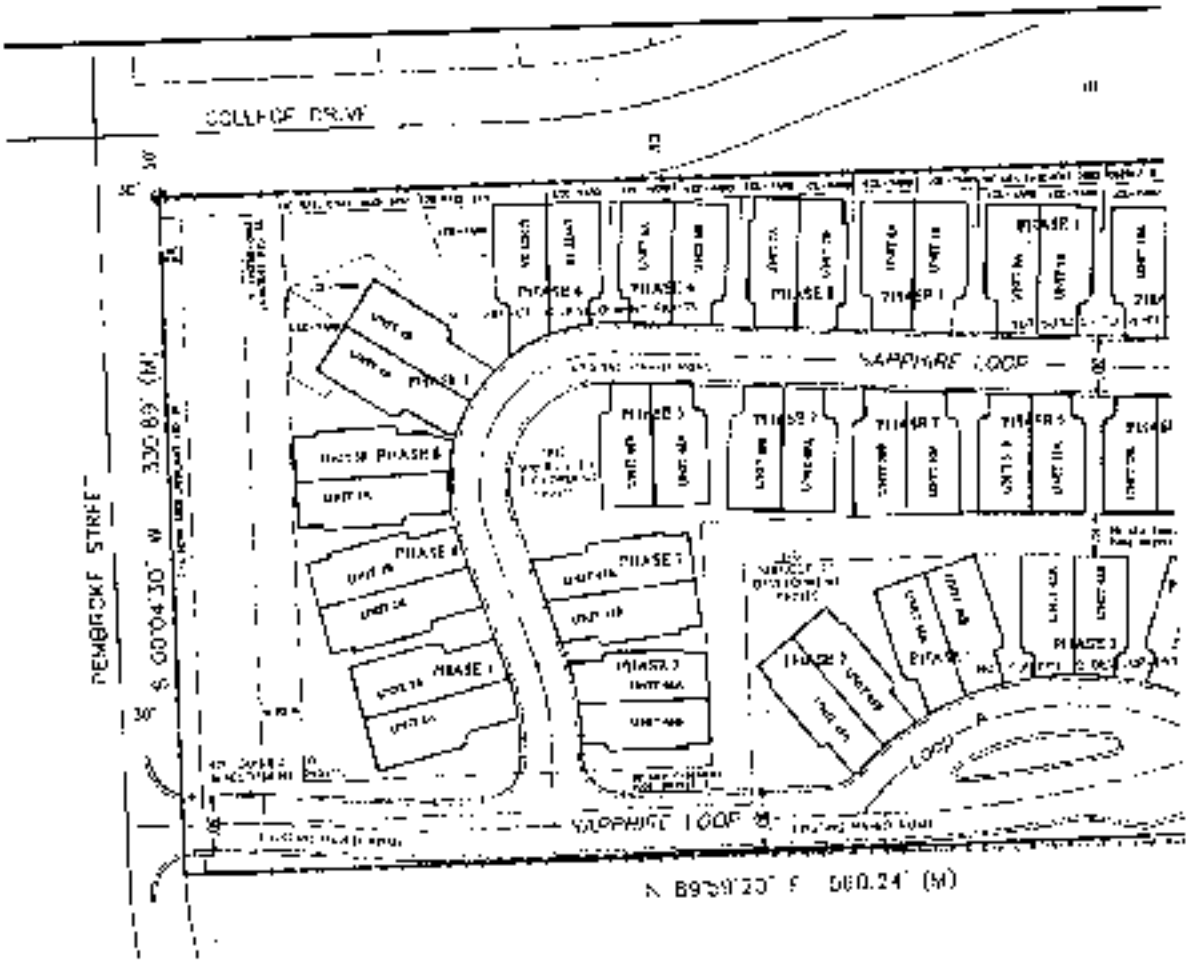
STATE OF ALASKA
[illegible]

NOTES:

1) ALL DISTANCES, DIMENSIONS AND ELEVATIONS [illegible]
2) ALL BEARINGS AND ARE AS SHOWN ON THE [illegible]
3) ELEVATION DATUM FOR THE SURVEY IS BASED [illegible]
4) EACH UNIT IS DESIGNATED BY A NUMBER WHICH [illegible]
5) THIS PROJECT IS LOCATED WITHIN [illegible] RECORDING DISTRICT, ALASKA, [illegible]
6) THE CONDOMINIUM DEVELOPMENT DEPICTED HEREON [illegible]
7) AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON [illegible]
8) CERTAIN IMPROVEMENTS WHICH MAY BE BUILT [illegible]

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SUMMER STONE TOWNHOMES
PHASE II

CERTIFICATE

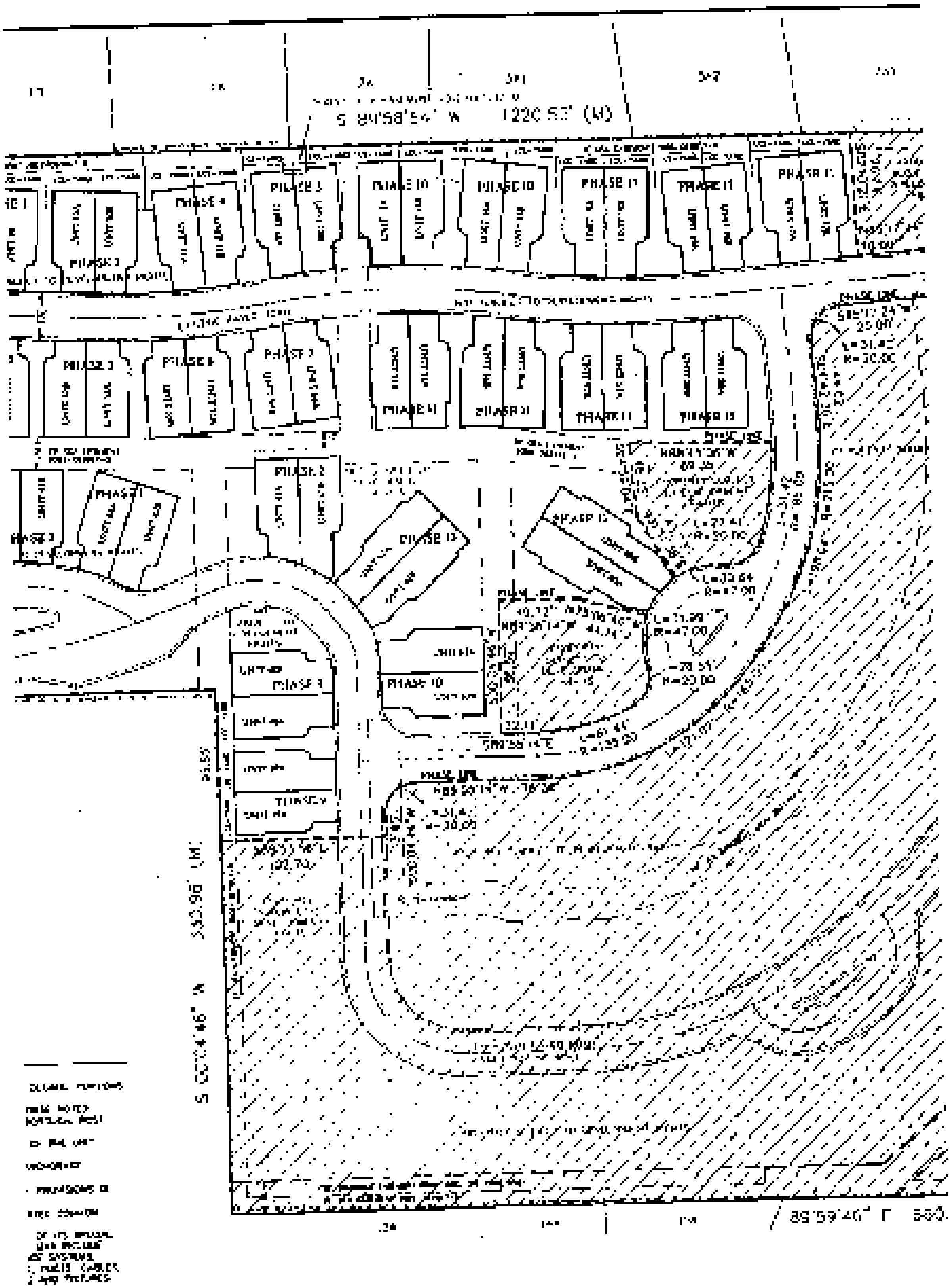
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT AS OF THE DATE OF SURVEY.

NOTES

1. ALL DISTANCES, BEARINGS, AND ELEVATIONS ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. ALL BUILDING PADS ARE AT OR ABOVE THE ELEVATIONS SHOWN ON THE GRADING PLAN FOR THE SUBDIVISION.
3. ALL BUILDINGS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE GRADING PLAN AND THE APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
4. THE PROJECT IS LOCATED WITHIN THE ANCHORAGE BOWL AREA AND IS SUBJECT TO THE REQUIREMENTS OF THE ANCHORAGE BOWL AREA WIDE DRAINAGE PLAN.
5. THIS PROJECT IS LOCATED WITHIN THE ANCHORAGE BOWL AREA AND IS SUBJECT TO THE REQUIREMENTS OF THE ANCHORAGE BOWL AREA WIDE DRAINAGE PLAN.
6. ALL DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ANCHORAGE BOWL AREA WIDE DRAINAGE PLAN.
7. ALL DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ANCHORAGE BOWL AREA WIDE DRAINAGE PLAN.
8. ALL DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ANCHORAGE BOWL AREA WIDE DRAINAGE PLAN.
9. ALL DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ANCHORAGE BOWL AREA WIDE DRAINAGE PLAN.
10. ALL DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ANCHORAGE BOWL AREA WIDE DRAINAGE PLAN.

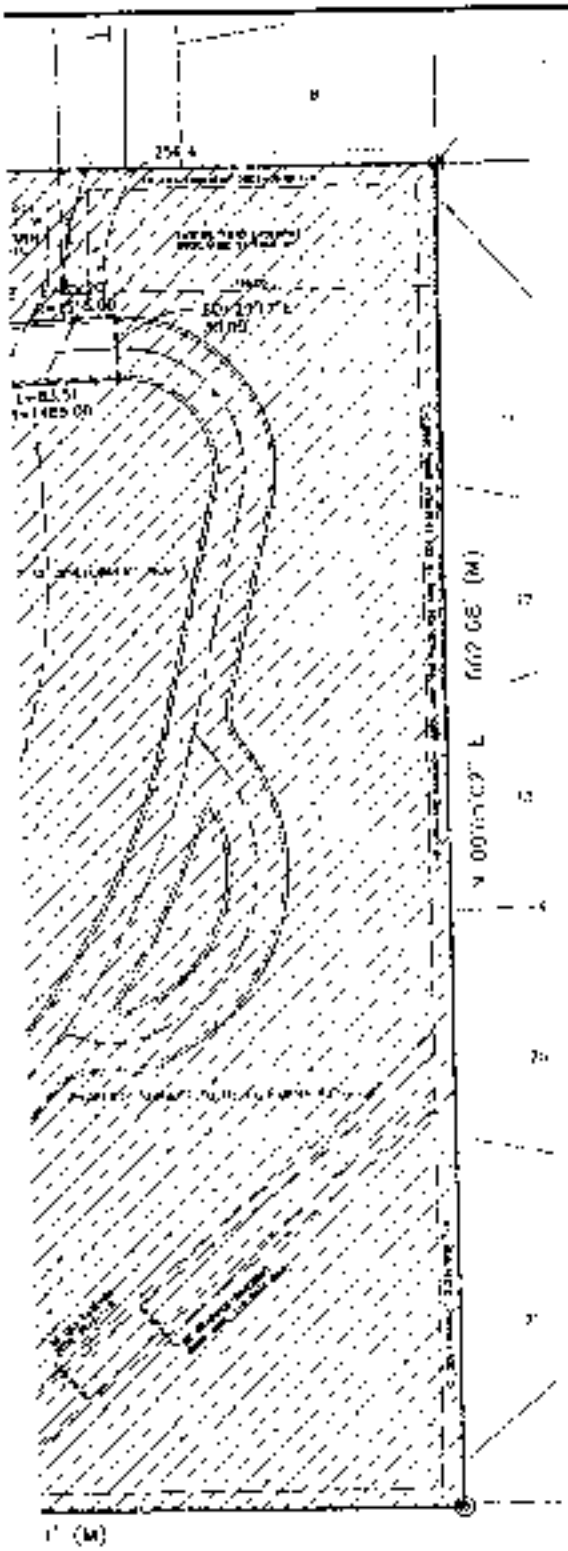
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OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY LOCATED WITHIN THE SW 1/4 SECTION 33, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, GOLDEN VIEW SUBDIVISION, ACCORDING TO PLAT NO. 2005-27, FILED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR GOLDEN VIEW SUBDIVISION, DATED AUGUST 10TH, 2005, AND RECORDED ON THE 10TH DAY OF AUGUST, 2005 UNDER SERIAL NO. 2005-082042-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 16TH, 2005 AND RECORDED ON THE 16TH DAY OF SEPTEMBER, 2005 UNDER SERIAL NO. 2005-094514-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS SAID TERM IS DEFINED ON PLAT NO. 2005-27 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 28, 2005 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2005 AT SERIAL NO. 2005-125153-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 3 DATED THE 7TH DAY OF DECEMBER, 2005 AT SERIAL NO. 2005-128240-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 4 DATED JAN. 17, 2006 AND RECORDED ON THE 20TH DAY OF FEB. 2006 UNDER SERIAL NO. 2006-010703-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 5 DATED JUNE 7, 2006 AND RECORDED ON THE 7TH DAY OF JUNE, 2006 UNDER SERIAL NO. 2006-092353-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 6 RECORDED ON THE 18TH DAY OF JULY, 2006 UNDER SERIAL NO. 2006-092353-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 7 RECORDED ON THE 1ST DAY OF SEPTEMBER, 2006, UNDER SERIAL NO. 2006-107401-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 8 RECORDED ON THE 6TH DAY OF DECEMBER, 2006, UNDER SERIAL NO. 2006-129264-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 9 RECORDED ON THE 15TH DAY OF MARCH, 2007 UNDER SERIAL NO. 2007-046716-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 10 RECORDED ON THE 30TH DAY OF MAY, 2007, UNDER SERIAL NO. 2007-077047-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, PURSUANT TO SECTION 10-2180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AS PURSUANT TO SECTION 34.08.190(A)(2) OF THE ACT AND IN ARTICLE II OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO VACATE THE DEDICATION OF LANDS AND COMMON AREAS AS SHOWN HEREIN.

THE 11 ROSEN GROUP, INC.
BY ROBERT E. ANDERSON-PRESIDENT

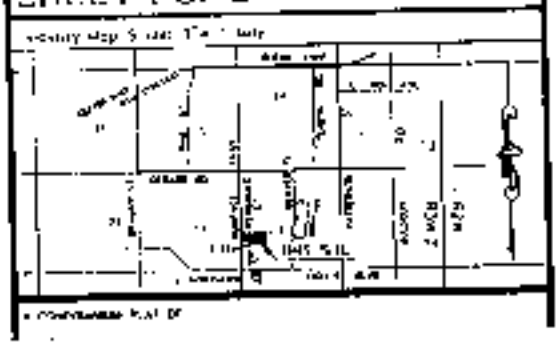
NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 12 day of July 2007

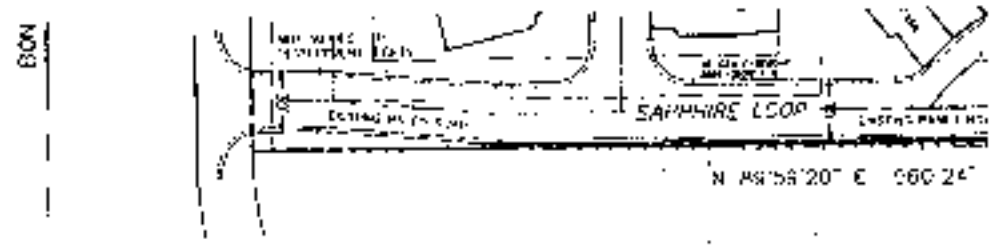
FOR

May 11, 2009
My commission expires

SHEET 1 OF 2



Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 19 of 32
Order: gvfb Comment:



SUMMER STONE TOWNHOMES
PHASE II

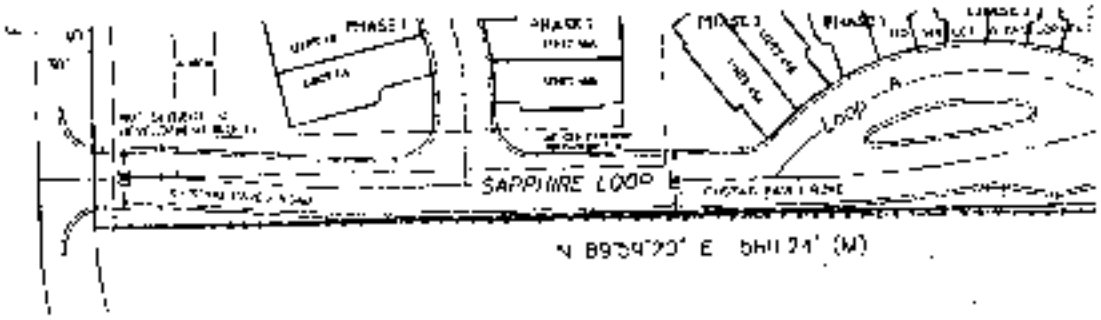
SURVEYOR'S CERTIFICATE

NOTES:

BENEFICIARY:

NOTARY ACKNOWLEDGMENT

Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 20 of 32
Order: gvfb Comment:



SUMMER STONE TOWNHOMES
PHASE II

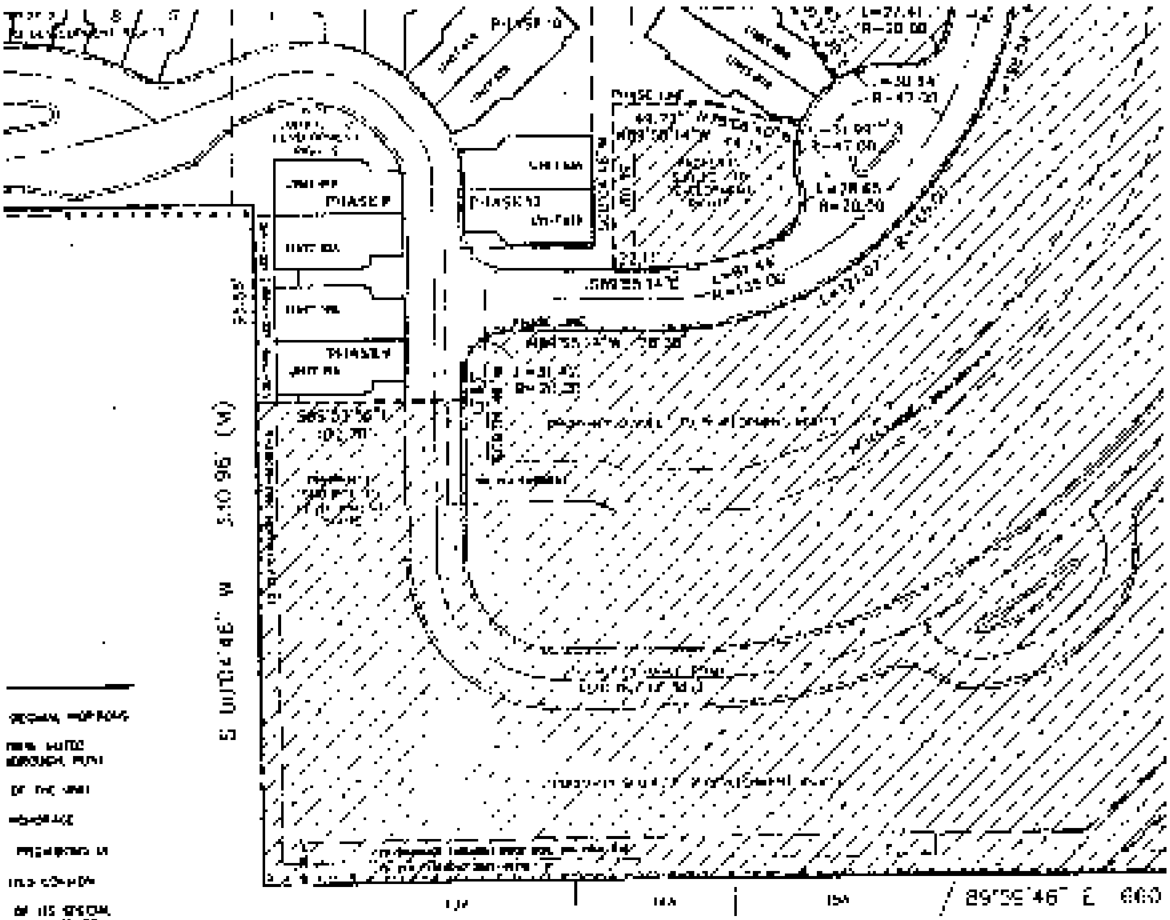
CERTIFICATE

NOTES:

NOW, FOR VALUE

2005-051470-0

Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 21 of 32
Order: gvfb Comment:



LEGEND

LCE — LIMITED COMMON ELEMENT

— EXISTING FENCE

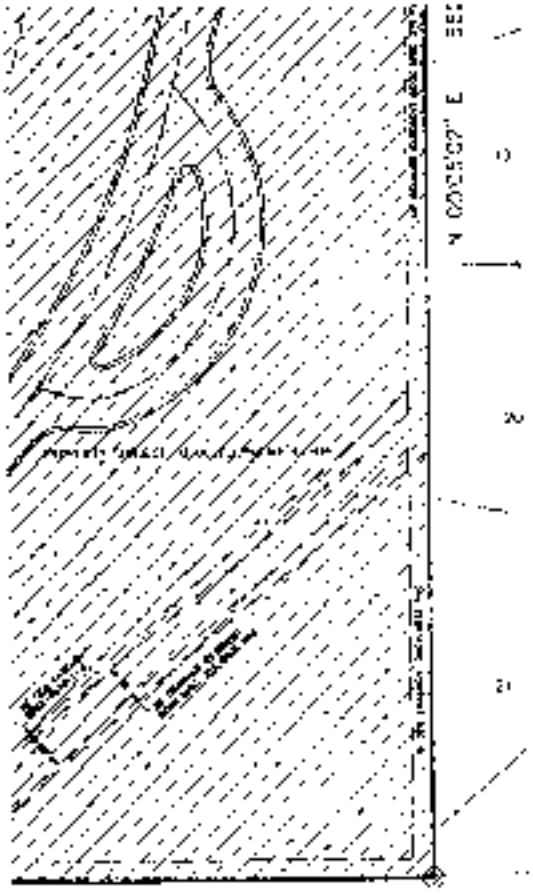
— FOUND MONUMENT

— FOUND 5/8" REBAR

— PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

— ASPHALT UNIT DRIVEWAY & WALKWAY

Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 22 of 32
Order: gvfb Comment:



1" (M)

NOTARY ACKNOWLEDGEMENT

SHEET 1 OF 2



SUMMER STONE TOWNHOMES PHASE II

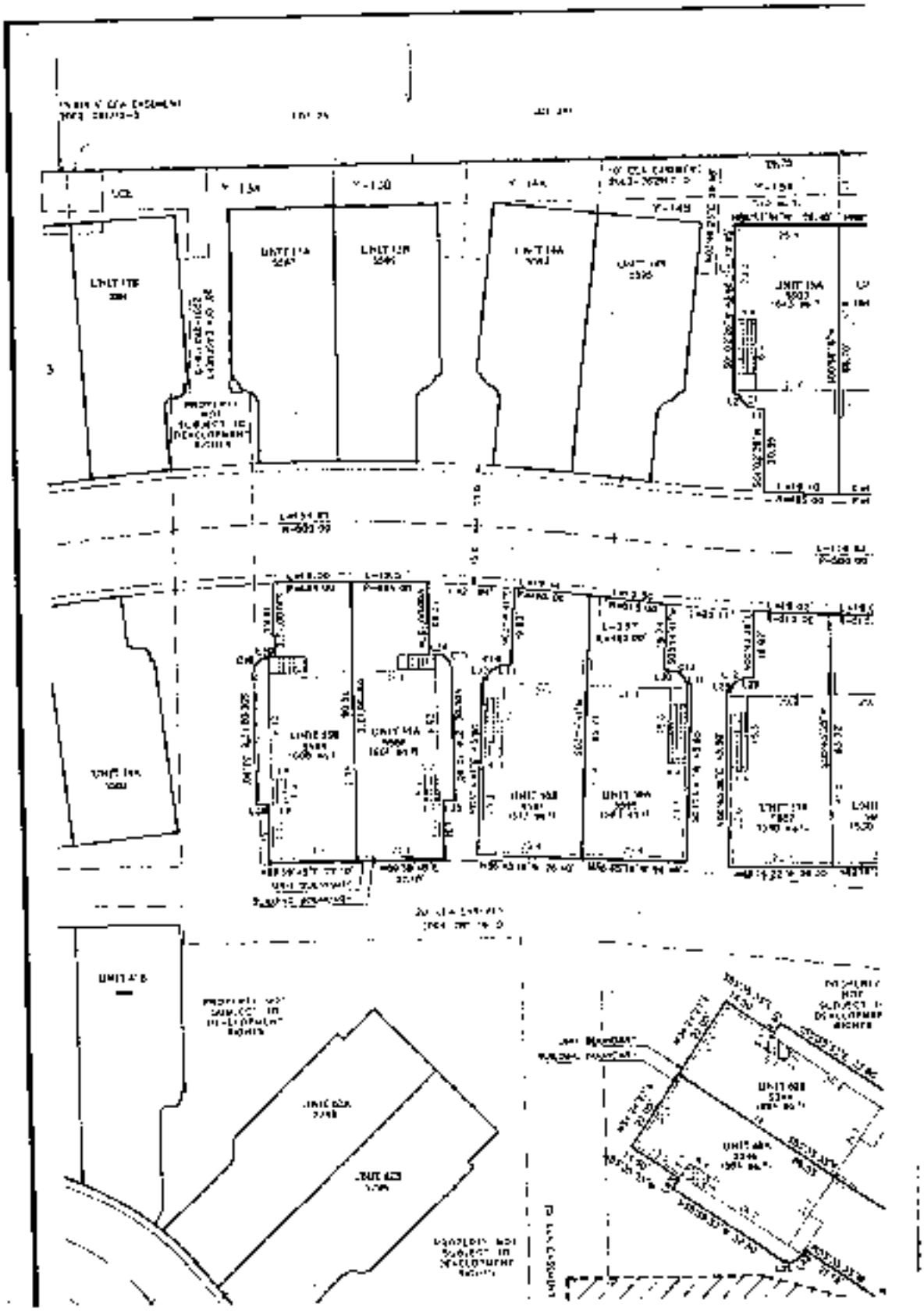
GRAPHIC SCALE

lantech

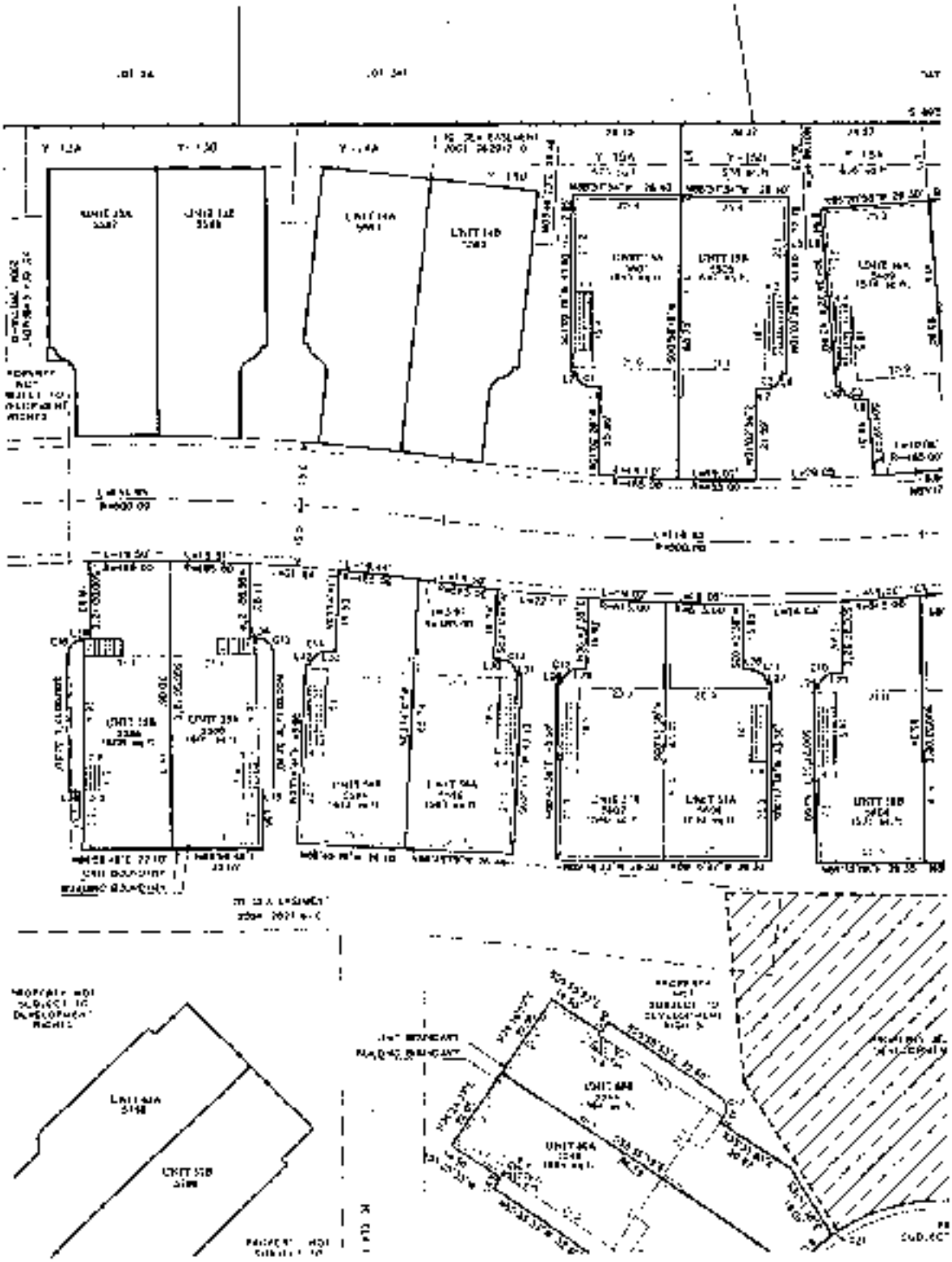
LAND & CONSTRUCTION SURVEYING & AUTOCAD PLANNING ENGINEERS

Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 23 of 32
Order: gvfb Comment:

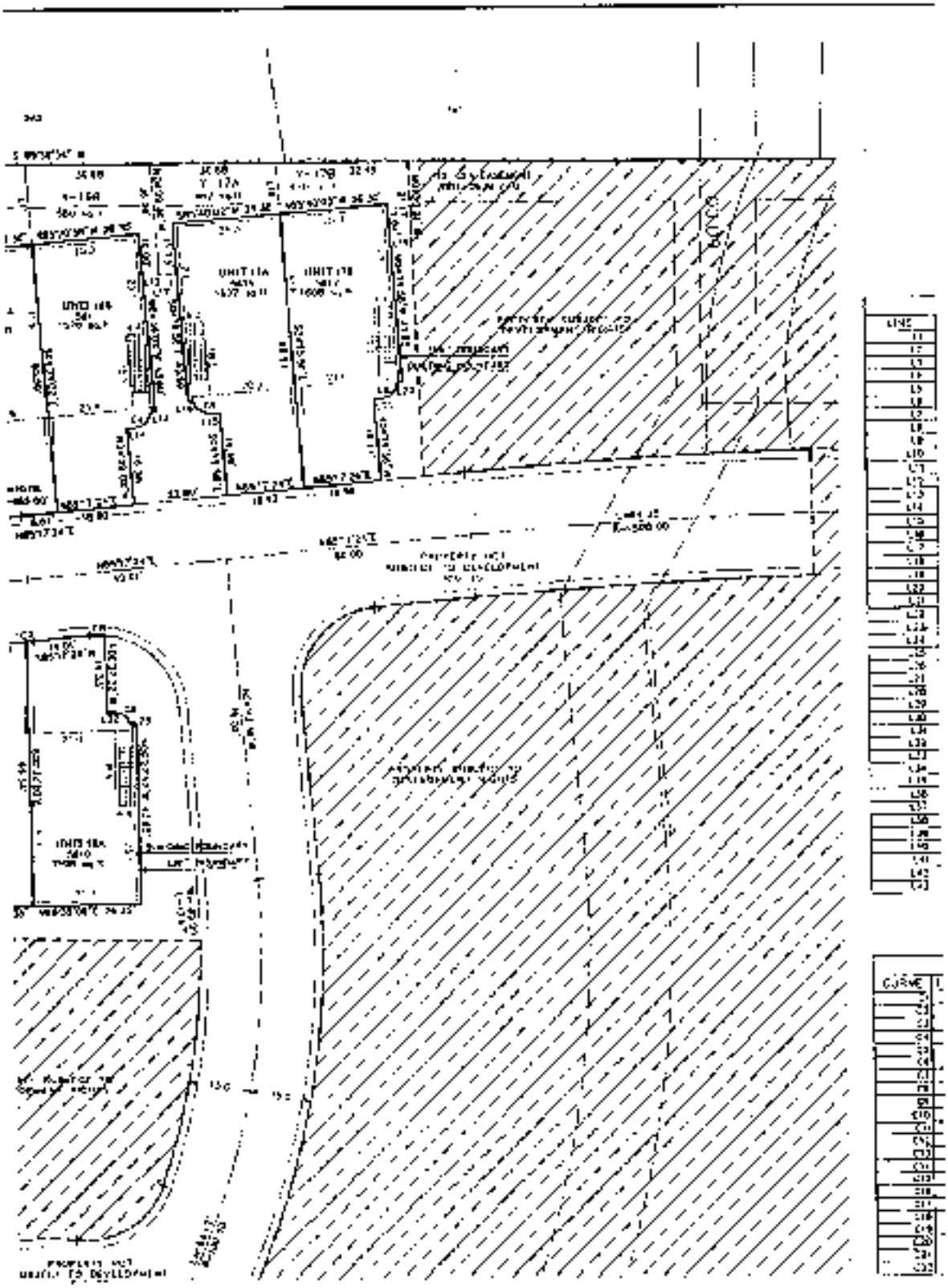
Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 24 of 32
Order: gvfb Comment:



Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 25 of 32
Order: gvfb Comment:



Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 26 of 32
Order: gvfb Comment:



Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 27 of 32
Order: gvfb Comment:

SUMMER STONE TOWNHOMES
PHASE II

LINE TABLE

LINE	LENGTH	BEARING
L1	1.89	
L2	1.11	
L3	4.72	
L4	17.48	
L5	4.12	
L6	1.11	
L7	1.80	
L8	4.45	
L9	1.90	
L10	1.11	
L11	18.84	
L12	5.20	
L13	1.11	
L14	3.85	
L15	1.85	
L16	1.11	
L17	4.70	
L18	12.35	
L19	5.20	
L20	1.11	
L21	1.85	
L22	1.23	
L23	1.11	
L24	1.11	
L25	1.80	
L26	1.80	
L27	1.11	
L28	1.11	
L29	1.80	
L30	.94	
L31	1.11	
L32	1.11	
L33	.50	
L34	1.80	
L35	4.00	
L36	14.00	
L37	11.00	
L38	2.00	
L39	1.80	
L40	5.00	
L41	1.35	
L42	1.35	
L43	4.95	

LEGEND.

- LIMITED COMMON ELEMENT
- EXISTING FENCE
- OVERHANG
- ASPHALT AND DRIVEWAY & WALKWAY
- WOOD DECK
- PROPERTY SUBJECT TO DEVELOPMENT RIGHTS

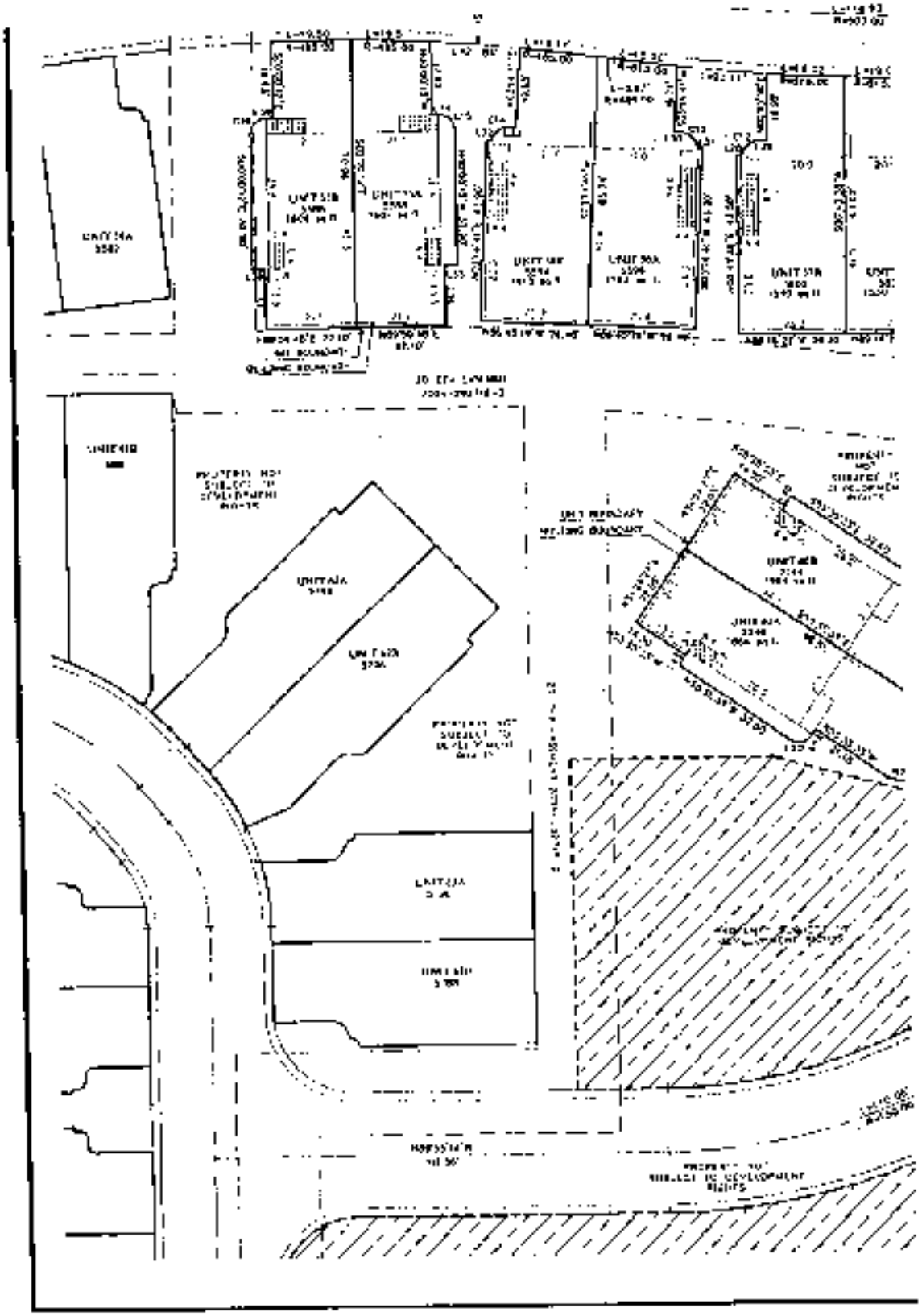
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	4.05	4.80	3.81		
C2	4.05	4.80	3.81		
C3	4.05	4.80	3.81		
C4	4.05	4.80	3.81		
C5	4.05	4.80	3.81		
C6	4.48	1.80	3.81		
C7	1.85	315.00	1.81		
C8	3.88	20.00	3.80		
C9	8.08	1.80	3.81		
C10	8.05	4.80	3.81		
C11	8.05	4.80	3.81		
C12	4.05	4.80	3.81		
C13	4.05	4.80	3.81		
C14	4.38	4.80	3.81		
C15	4.38	4.80	3.81		
C16	4.38	4.80	3.81		
C17	4.38	4.80	3.81		
C18	42.37	51.30	13.01		
C19	13.13	87.30	13.07		
C20	5.81	1.31	5.48		
C21	1.79	47.30	1.79		
C22	2.49	47.30	2.49		

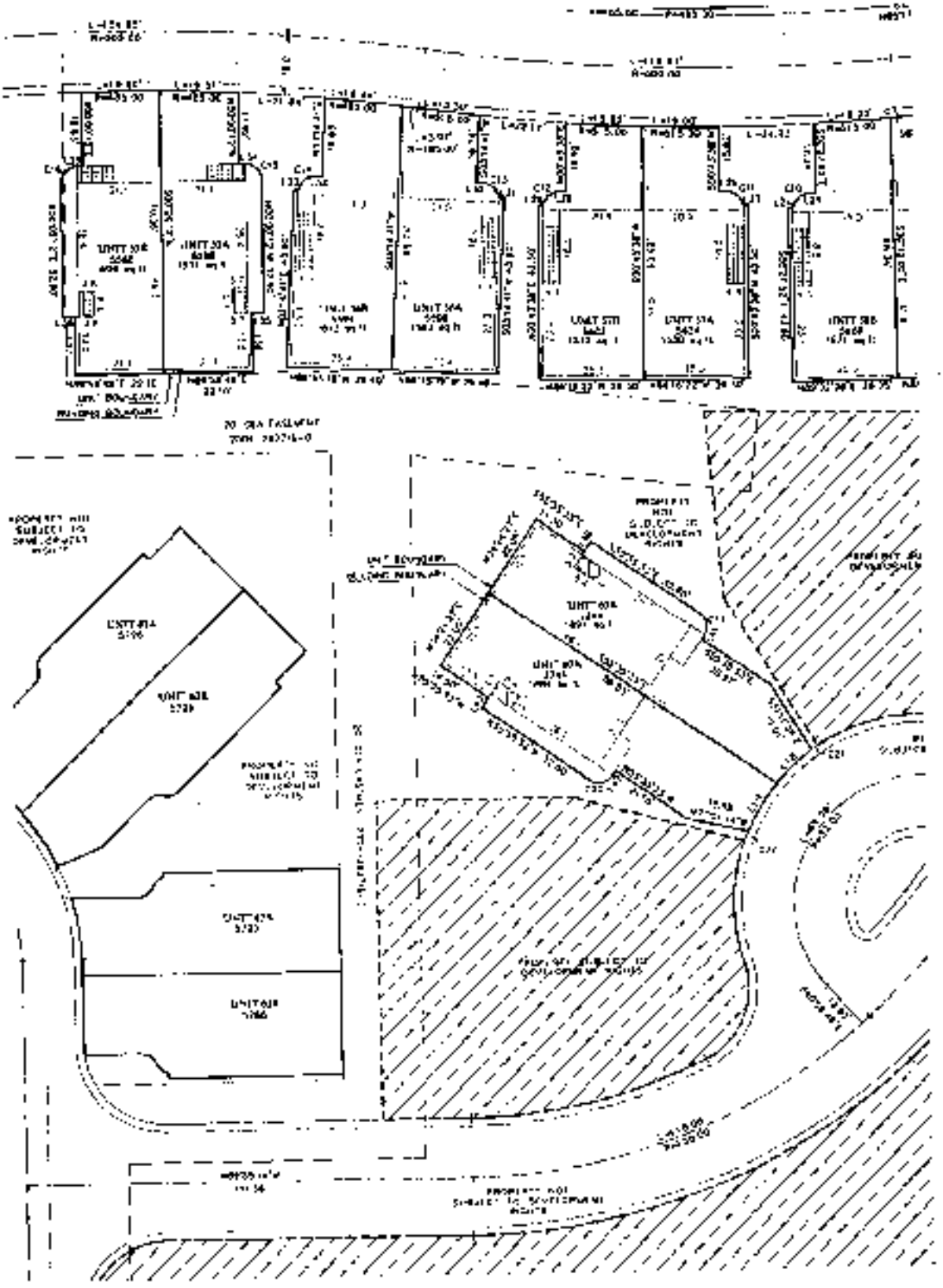
SHEET 2 OF 2

2005-051470-0

Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 28 of 32
Order: gvfb Comment:



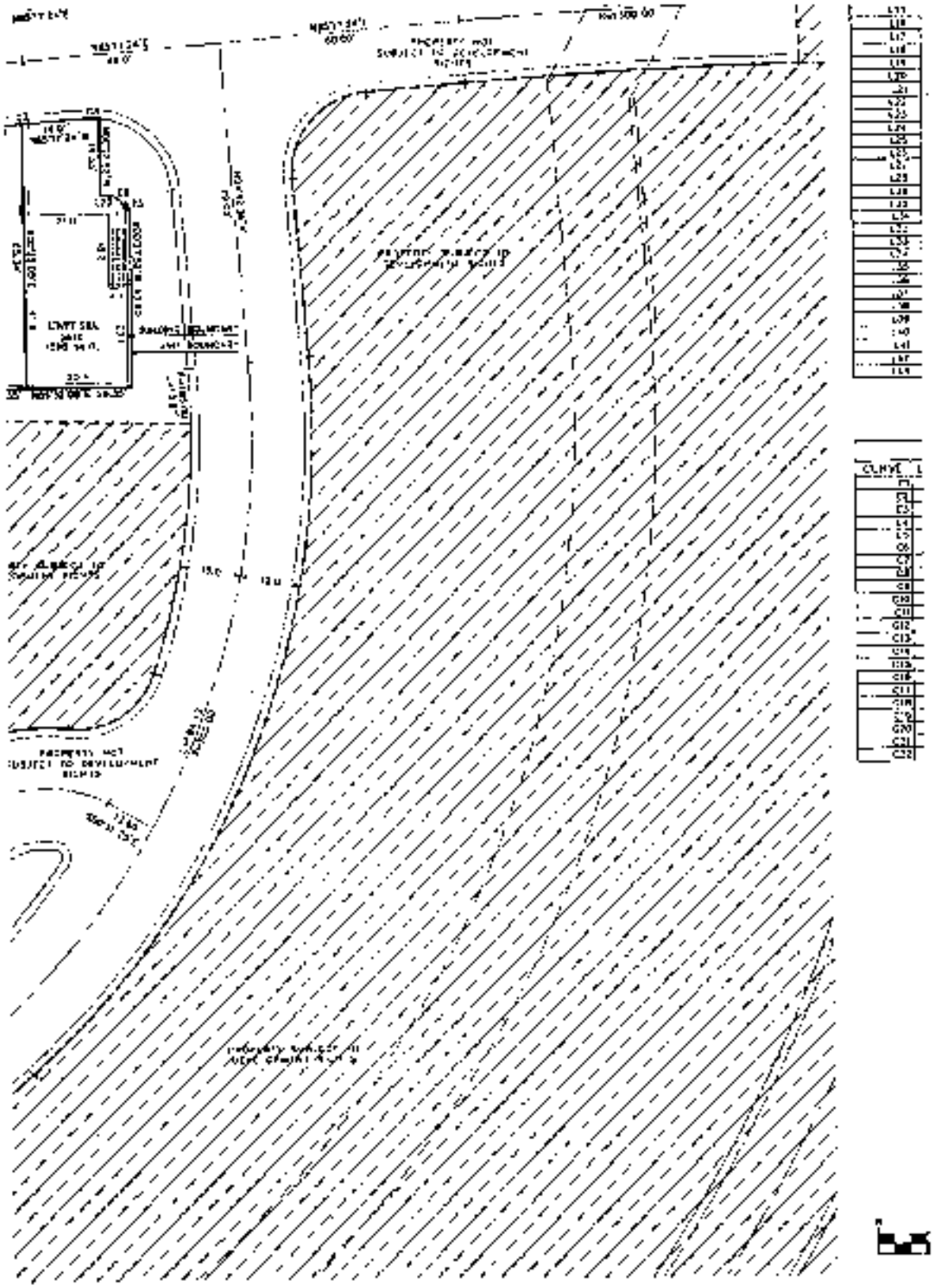
Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 29 of 32
Order: gvfb Comment:



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2005-051470-0

Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 30 of 32
Order: gvfb Comment:



Description: Anchorage,AK Document - Year DocID 2005.51470 Page: 31 of 32
Order: gvfb Comment:

[illegible]	1.80	N89°40'22"E
[illegible]	1.1[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
L18	12.[illegible]	[illegible]
L19	3.3[illegible]	[illegible]
L20	1.1[illegible]	[illegible]
L21	[illegible]	[illegible]
L22	[illegible]	[illegible]
L23	1.1[illegible]	[illegible]
L24	1.1[illegible]	[illegible]
L25	[illegible]	[illegible]
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L27	1.1[illegible]	[illegible]
L28	[illegible]	[illegible]
L30	[illegible]	[illegible]
L3[illegible]	[illegible]	[illegible]
L31	1.1[illegible]	[illegible]
L33	1.1[illegible]	[illegible]
L34	1.50	[illegible]
L35	1.60	[illegible]
L36	5.00	[illegible]
L3[illegible]	[illegible]	[illegible]
L3[illegible]	[illegible]	[illegible]
L3[illegible]	[illegible]	[illegible]
L3[illegible]	1.[illegible]	[illegible]
L40	[illegible]	[illegible]
L41	1.[illegible]	[illegible]
L42	[illegible]	[illegible]
L43	[illegible]	[illegible]

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C2	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C3	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C4	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C5	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C6	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C7	1.57	515.00	[illegible]	[illegible]	[illegible]
C8	[illegible]	55.00	[illegible]	[illegible]	[illegible]
C9	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C10	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C11	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C12	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C13	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C14	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	90°00'00"
C16	[illegible]	[illegible]	[illegible]	[illegible]	90°00'00"
C17	[illegible]	4.50	[illegible]	[illegible]	[illegible]
C18	17.07	47.00	[illegible]	[illegible]	[illegible]
C19	13.77	47.00	[illegible]	[illegible]	[illegible]
C20	6.73	4.00	[illegible]	[illegible]	[illegible]
C21	[illegible]	17.00	[illegible]	[illegible]	[illegible]
C22	[illegible]	17.00	[illegible]	[illegible]	[illegible]

LEGEND:

- LCE = LIMITED COMMON ELEMENT
- = EXISTING FENCE
- = OVERHANG
- = ASPHALT UNIT DRIVEWAY & WALKWAY
- = WOOD DECK
- = PROPERTY SUBJECT TO DEVELOPMENT RIGHTS





SHEET 2 OF 2

A CONDOMINIUM PLAT OF

SUMMER STONE TOWNHOMES PHASE II

[illegible]

LEGAL DESCRIPTION

[illegible]

Lantech

LAND & CONSTRUCTION SURVEYORS AUTOCAD PLANNERS ENGINEERS

[illegible]	SCALE 1" = [illegible]	DATE JULY 18, 2005
DRAWN BY CB	[illegible]	CHKD BY [illegible]
SHEET 2 OF 2	[illegible]	

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2005-051470-0

ALASKA
2005-090042-0
Recording Dist: 301 - Anchorage
12/14/2005 2:37 PM Pages: 1 of 16

AMENDMENT NO. 12 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

AMENDMENT NO. 12 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 8 recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 9 recorded on the 15th day of March, 2005, under Serial No. 2005-016776-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 10 recorded on the 20th day of May, 2005, under Serial No. 2005-033597-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 11 recorded on the 25th day of July, 2005, under Serial No. 2005-051470-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding Units 59A, 59B, 61A, 61B, 67A, 67B, 68A and 68B together with their appurtenant Limited Common Elements and

interests, is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2005-181 supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2005-94 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2005-181 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 13 day of December, 2005, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2008

MONICA J. CARROLL NOTARY PUBLIC State of Alaska

APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 9th day of September, 2005, Serial No. 2005-064611-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 1st day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064614-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064612-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073364-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073360-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073358-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073363-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073365-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

10. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073361-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

11. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073362-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned beneficiary approves the foregoing Amendment No. 12 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: 14 day of December, 2005.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 14 day of December, 2005, by **DARIN FLOYD**, as **VICE PRESIDENT** of **WELLS FARGO BANK NATIONAL ASSOCIATION**.

MONICA J. CARROLL NOTARY PUBLIC State of Alaska

WITNESS my hand and official seal.

_____
Notary Public in and for Alaska
My Commission Expires: May 4. 2008

SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision.

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89" 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	1.136%	1.136%	1	N/A
1B	5503 Sapphire Loop	1.136%	1.136%	1	N/A
2A	5507 Sapphire Loop	1.136%	1.136%	1	N/A
2B	5509 Sapphire Loop	1.136%	1.136%	1	N/A
3A	5515 Sapphire Loop	1.136%	1.136%	1	N/A
3B	5517 Sapphire Loop	1.136%	1.136%	1	N/A
4A	5521 Sapphire Loop	1.136%	1.136%	1	Y-4A
4B	5523 Sapphire Loop	1.136%	1.136%	1	Y-4B
5A	5529 Sapphire Loop	1.136%	1.136%	1	Y-5A
5B	5531 Sapphire Loop	1.136%	1.136%	1	Y-5B
6A	5539 Sapphire Loop	1.136%	1.136%	1	Y-6A
6B	5541 Sapphire Loop	1.136%	1.136%	1	Y-6B
7A	5547 Sapphire Loop	1.136%	1.136%	1	Y-7A
7B	5549 Sapphire Loop	1.136%	1.136%	1	Y-7B
8A	5555 Sapphire Loop	1.136%	1.136%	1	Y-8A
8B	5557 Sapphire Loop	1.136%	1.136%	1	Y-8B
9A	5563 Sapphire Loop	1.136%	1.136%	1	Y-9A
9B	5565 Sapphire Loop	1.136%	1.136%	1	Y-9B
10A	5569 Sapphire Loop	1.136%	1.136%	1	Y-10A
10B	5571 Sapphire Loop	1.136%	1.136%	1	Y-10B

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
11A	5575 Sapphire Loop	1.136%	1.136%	1	Y-11A
11B	5577 Sapphire Loop	1.136%	1.136%	1	Y-11B
12A	5581 Sapphire Loop	1.136%	1.136%	1	Y-12A
12B	5583 Sapphire Loop	1.136%	1.136%	1	Y-12B
13A	5587 Sapphire Loop	1.136%	1.136%	1	Y-13A
13B	5589 Sapphire Loop	1.136%	1.136%	1	Y-13B
14A	5593 Sapphire Loop	1.136%	1.136%	1	Y-14A
14B	5595 Sapphire Loop	1.136%	1.136%	1	Y-14B
15A	5603 Sapphire Loop	1.136%	1.136%	1	Y-15A
15B	5605 Sapphire Loop	1.136%	1.136%	1	Y-15B
16A	5609 Sapphire Loop	1.136%	1.136%	1	Y-16A
16B	5611 Sapphire Loop	1.136%	1.136%	1	Y-16B
17A	5615 Sapphire Loop	1.136%	1.136%	1	Y-17A
17B	5617 Sapphire Loop	1.136%	1.136%	1	Y-17B
39A	5781 Sapphire Loop	1.136%	1.136%	1	Y-39A
39B	5783 Sapphire Loop	1.136%	1.136%	1	Y-39B
40A	5787 Sapphire Loop	1.136%	1.136%	1	Y-40A
40B	5789 Sapphire Loop	1.136%	1.136%	1	N/A
41A	5808 Sapphire Loop	1.136%	1.136%	1	N/A
41B	5806 Sapphire Loop	1.136%	1.136%	1	N/A
42A	5820 Sapphire Loop	1.136%	1.136%	1	N/A
42B	5818 Sapphire Loop	1.136%	1.136%	1	N/A
43A	5828 Sapphire Loop	1.136%	1.136%	1	N/A
43B	5826 Sapphire Loop	1.136%	1.136%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
44A	5836 Sapphire Loop	1.136%	1.136%	1	N/A
44B	5834 Sapphire Loop	1.136%	1.136%	1	N/A
45A	5842 Sapphire Loop	1.136%	1.136%	1	N/A
45B	5840 Sapphire Loop	1.136%	1.136%	1	N/A
46A	5502 Sapphire Loop	1.136%	1.136%	1	N/A
46B	5500 Sapphire Loop	1.136%	1.136%	1	N/A
47A	5510 Sapphire Loop	1.136%	1.136%	1	N/A
47B	5508 Sapphire Loop	1.136%	1.136%	1	N/A
48A	5540 Sapphire Loop	1.136%	1.136%	1	N/A
48B	5538 Sapphire Loop	1.136%	1.136%	1	N/A
49A	5548 Sapphire Loop	1.136%	1.136%	1	N/A
49B	5546 Sapphire Loop	1.136%	1.136%	1	N/A
50A	5556 Sapphire Loop	1.136%	1.136%	1	N/A
50B	5554 Sapphire Loop	1.136%	1.136%	1	N/A
51A	5564 Sapphire Loop	1.136%	1.136%	1	N/A
51B	5562 Sapphire Loop	1.136%	1.136%	1	N/A
52A	5570 Sapphire Loop	1.136%	1.136%	1	N/A
52B	5568 Sapphire Loop	1.136%	1.136%	1	N/A
53A	5576 Sapphire Loop	1.136%	1.136%	1	N/A
53B	5574 Sapphire Loop	1.136%	1.136%	1	N/A
54A	5582 Sapphire Loop	1.136%	1.136%	1	N/A
54B	5580 Sapphire Loop	1.136%	1.136%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
55A	5588 Sapphire Loop	1.136%	1.136%	1	N/A
55B	5586 Sapphire Loop	1.136%	1.136%	1	N/A
56A	5596 Sapphire Loop	1.136%	1.136%	1	N/A
56B	5594 Sapphire Loop	1.136%	1.136%	1	N/A
57A	5604 Sapphire Loop	1.136%	1.136%	1	N/A
57B	5602 Sapphire Loop	1.136%	1.136%	1	N/A
58A	5610 Sapphire Loop	1.136%	1.136%	1	N/A
58B	5608 Sapphire Loop	1.136%	1.136%	1	N/A
59A	2234 Jasper Lane	1.136%	1.136%	1	N/A
59B	2232 Jasper Lane	1.136%	1.136%	1	N/A
60A	2246 Sapphire Loop	1.136%	1.136%	1	N/A
60B	2244 Sapphire Loop	1.136%	1.136%	1	N/A
61A	2258 Jasper Lane	1.136%	1.136%	1	N/A
61B	2256 Jasper Lane	1.136%	1.136%	1	N/A
62A	5798 Sapphire Loop	1.136%	1.136%	1	N/A
62B	5796 Sapphire Loop	1.136%	1.136%	1	N/A
63A	5790 Sapphire Loop	1.136%	1.136%	1	N/A
63B	5788 Sapphire Loop	1.136%	1.136%	1	N/A
67A	2257 Jasper Lane	1.136%	1.136%	1	N/A
67B	2259 Jasper Lane	1.136%	1.136%	1	N/A
68A	2243 Jasper Lane	1.136%	1.136%	1	N/A
68B	2245 Jasper Lane	1.136%	1.136%	1	N/A
TOTALS		**100.00%**	**100.00%**	**88**	

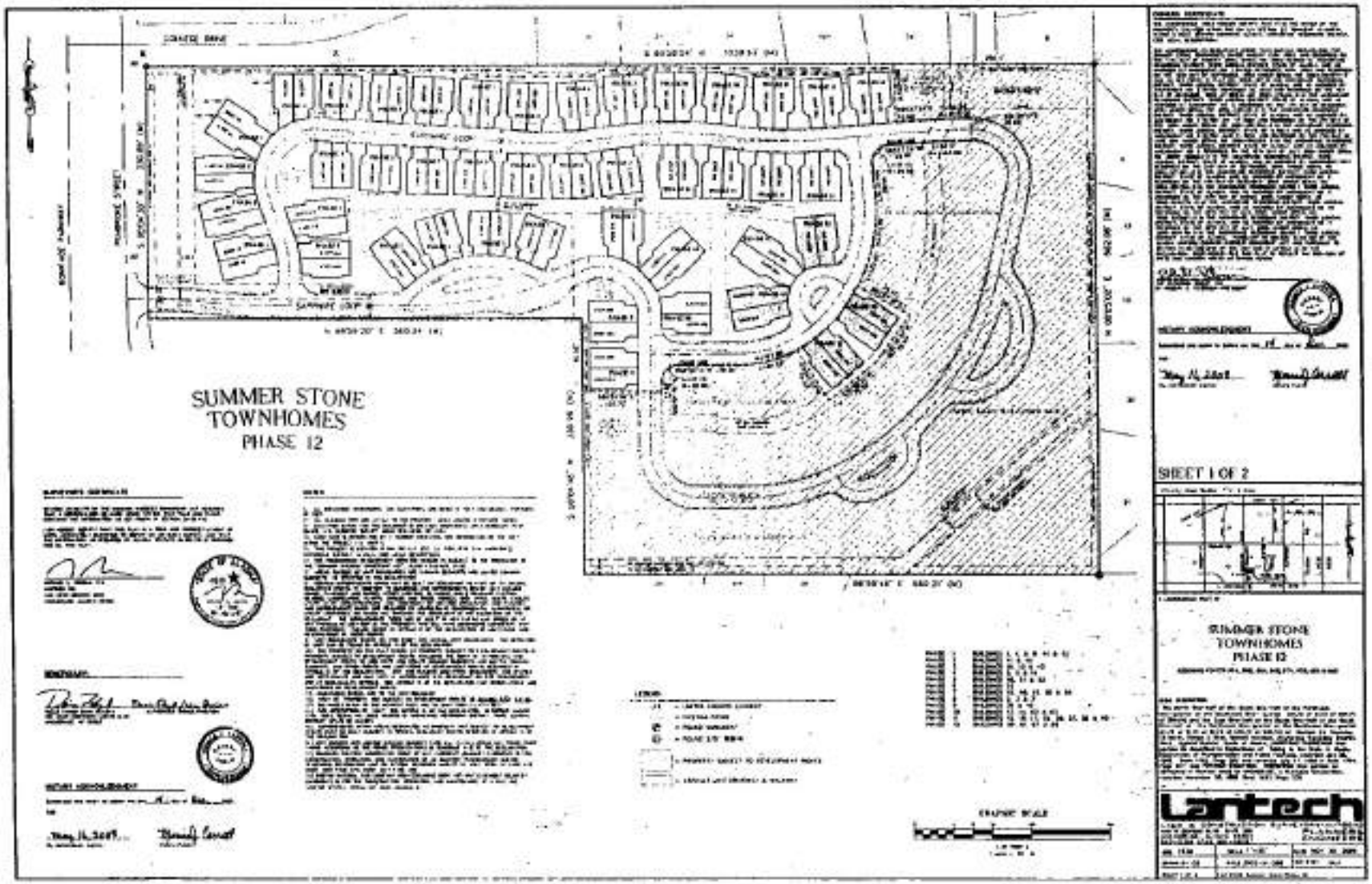
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SCHEDULE A-3

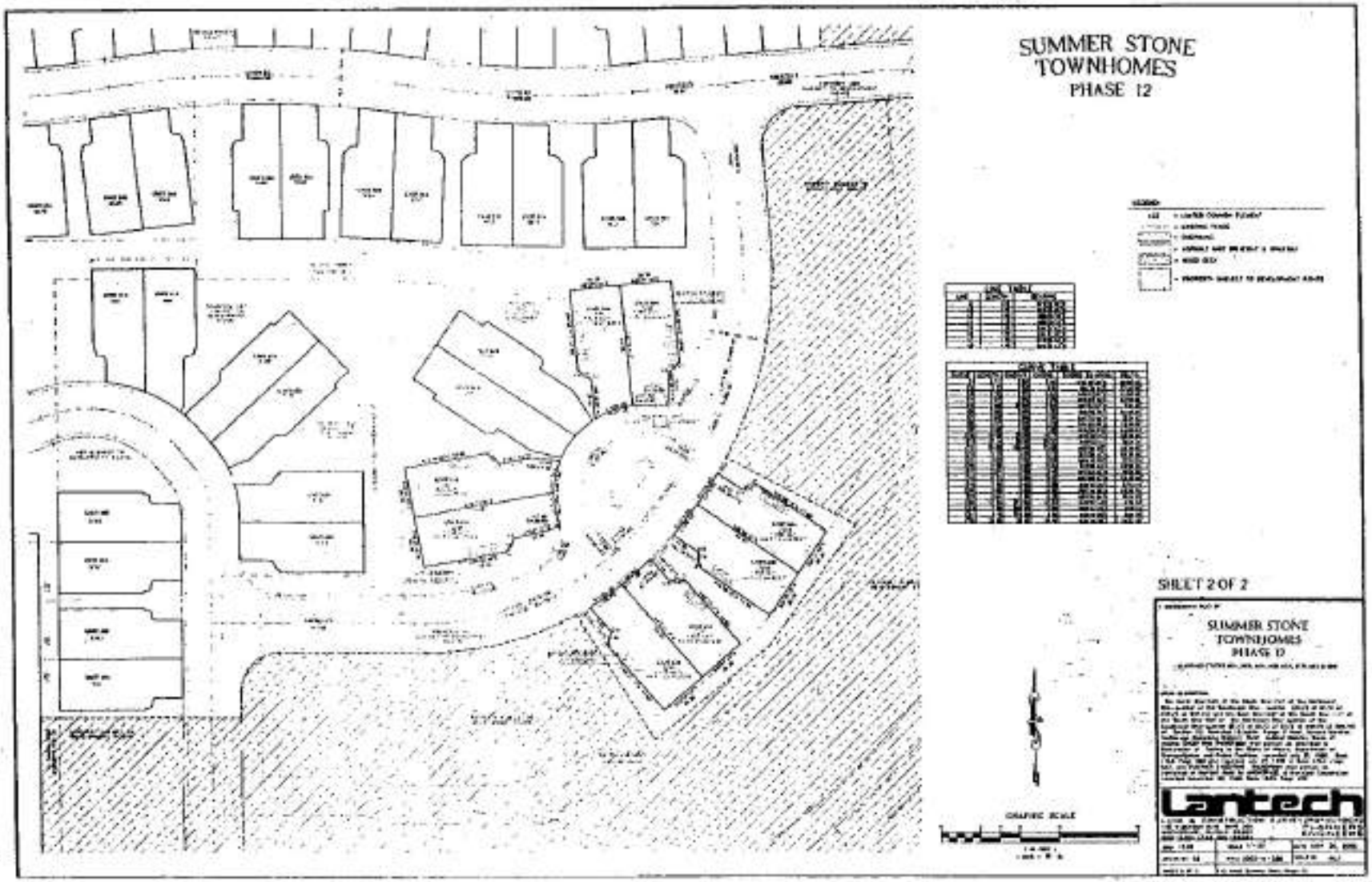
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2005-181

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ALASKA
2005-090046-0
Recording Dist: 301 - Anchorage
12/14/2005 2:58 PM Pages: 1 of 17

CC

AMENDMENT NO. 13 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

AMENDMENT NO. 13 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 8 recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 9 recorded on the 15th day of March, 2005, under Serial No. 2005-016776-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 10 recorded on the 20th day of May, 2005, under Serial No. 2005-033597-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 11 recorded on the 25th day of July, 2005, under Serial No. 2005-051470-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 12 recorded on the 14th day of DECEMBER 2005, under Serial No. 2005-090042-0 -0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding Units 64A, 64B, 65A, 65B, 66A, 66B, 69A, 69B, 70A, 70B, 71A and 71B together with their appurtenant Limited Common Elements and interests, is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2005-182 supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2005-182 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2005-182 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 13 day of December, 2005, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2008

MONICA J. CARROLL NOTARY PUBLIC State of Alaska

APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 9th day of September, 2005, Serial No. 2005-064611-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 1st day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064614-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064612-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073364-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073360-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073358-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073363-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073365-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

10. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073361-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

11. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073362-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned beneficiary approves the foregoing Amendment No. 13 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: 14 day of December, 2005.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 14 day of December, 2005, by **DARIN FLOYD**, as **VICE PRESIDENT** of **WELLS FARGO BANK NATIONAL ASSOCIATION**.

WITNESS my hand and official seal.

_____
Notary Public in and for Alaska
My Commission Expires: May 14, 2008

MONICA J. CARROLL NOTARY PUBLIC State of Alaska

SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision.

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89" 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	1.000%	1.000%	1	N/A
1B	5503 Sapphire Loop	1.000%	1.000%	1	N/A
2A	5507 Sapphire Loop	1.000%	1.000%	1	N/A
2B	5509 Sapphire Loop	1.000%	1.000%	1	N/A
3A	5515 Sapphire Loop	1.000%	1.000%	1	N/A
3B	5517 Sapphire Loop	1.000%	1.000%	1	N/A
4A	5521 Sapphire Loop	1.000%	1.000%	1	Y-4A
4B	5523 Sapphire Loop	1.000%	1.000%	1	Y-4B
5A	5529 Sapphire Loop	1.000%	1.000%	1	Y-5A
5B	5531 Sapphire Loop	1.000%	1.000%	1	Y-5B
6A	5539 Sapphire Loop	1.000%	1.000%	1	Y-6A
6B	5541 Sapphire Loop	1.000%	1.000%	1	Y-6B
7A	5547 Sapphire Loop	1.000%	1.000%	1	Y-7A
7B	5549 Sapphire Loop	1.000%	1.000%	1	Y-7B
8A	5555 Sapphire Loop	1.000%	1.000%	1	Y-8A
8B	5557 Sapphire Loop	1.000%	1.000%	1	Y-8B
9A	5563 Sapphire Loop	1.000%	1.000%	1	Y-9A
9B	5565 Sapphire Loop	1.000%	1.000%	1	Y-9B
10A	5569 Sapphire Loop	1.000%	1.000%	1	Y-10A
10B	5571 Sapphire Loop	1.000%	1.000%	1	Y-10B

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
11A	5575 Sapphire Loop	1.000%	1.000%	1	Y-11A
11B	5577 Sapphire Loop	1.000%	1.000%	1	Y-11B
12A	5581 Sapphire Loop	1.000%	1.000%	1	Y-12A
12B	5583 Sapphire Loop	1.000%	1.000%	1	Y-12B
13A	5587 Sapphire Loop	1.000%	1.000%	1	Y-13A
13B	5589 Sapphire Loop	1.000%	1.000%	1	Y-13B
14A	5593 Sapphire Loop	1.000%	1.000%	1	Y-14A
14B	5595 Sapphire Loop	1.000%	1.000%	1	Y-14B
15A	5603 Sapphire Loop	1.000%	1.000%	1	Y-15A
15B	5605 Sapphire Loop	1.000%	1.000%	1	Y-15B
16A	5609 Sapphire Loop	1.000%	1.000%	1	Y-16A
16B	5611 Sapphire Loop	1.000%	1.000%	1	Y-16B
17A	5615 Sapphire Loop	1.000%	1.000%	1	Y-17A
17B	5617 Sapphire Loop	1.000%	1.000%	1	Y-17B
39A	5781 Sapphire Loop	1.000%	1.000%	1	Y-39A
39B	5783 Sapphire Loop	1.000%	1.000%	1	Y-39B
40A	5787 Sapphire Loop	1.000%	1.000%	1	Y-40A
40B	5789 Sapphire Loop	1.000%	1.000%	1	N/A
41A	5808 Sapphire Loop	1.000%	1.000%	1	N/A
41B	5806 Sapphire Loop	1.000%	1.000%	1	N/A
42A	5820 Sapphire Loop	1.000%	1.000%	1	N/A
42B	5818 Sapphire Loop	1.000%	1.000%	1	N/A
43A	5828 Sapphire Loop	1.000%	1.000%	1	N/A
43B	5826 Sapphire Loop	1.000%	1.000%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
44A	5836 Sapphire Loop	1.000%	1.000%	1	N/A
44B	5834 Sapphire Loop	1.000%	1.000%	1	N/A
45A	5842 Sapphire Loop	1.000%	1.000%	1	N/A
45B	5840 Sapphire Loop	1.000%	1.000%	1	N/A
46A	5502 Sapphire Loop	1.000%	1.000%	1	N/A
46B	5500 Sapphire Loop	1.000%	1.000%	1	N/A
47A	5510 Sapphire Loop	1.000%	1.000%	1	N/A
47B	5508 Sapphire Loop	1.000%	1.000%	1	N/A
48A	5540 Sapphire Loop	1.000%	1.000%	1	N/A
48B	5538 Sapphire Loop	1.000%	1.000%	1	N/A
49A	5548 Sapphire Loop	1.000%	1.000%	1	N/A
49B	5546 Sapphire Loop	1.000%	1.000%	1	N/A
50A	5556 Sapphire Loop	1.000%	1.000%	1	N/A
50B	5554 Sapphire Loop	1.000%	1.000%	1	N/A
51A	5564 Sapphire Loop	1.000%	1.000%	1	N/A
51B	5562 Sapphire Loop	1.000%	1.000%	1	N/A
52A	5570 Sapphire Loop	1.000%	1.000%	1	N/A
52B	5568 Sapphire Loop	1.000%	1.000%	1	N/A
53A	5576 Sapphire Loop	1.000%	1.000%	1	N/A
53B	5574 Sapphire Loop	1.000%	1.000%	1	N/A
54A	5582 Sapphire Loop	1.000%	1.000%	1	N/A
54B	5580 Sapphire Loop	1.000%	1.000%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
55A	5588 Sapphire Loop	1.000%	1.000%	1	N/A
55B	5586 Sapphire Loop	1.000%	1.000%	1	N/A
56A	5596 Sapphire Loop	1.000%	1.000%	1	N/A
56B	5594 Sapphire Loop	1.000%	1.000%	1	N/A
57A	5604 Sapphire Loop	1.000%	1.000%	1	N/A
57B	5602 Sapphire Loop	1.000%	1.000%	1	N/A
58A	5610 Sapphire Loop	1.000%	1.000%	1	N/A
58B	5608 Sapphire Loop	1.000%	1.000%	1	N/A
59A	2234 Jasper Lane	1.000%	1.000%	1	N/A
59B	2232 Jasper Lane	1.000%	1.000%	1	N/A
60A	2246 Sapphire Loop	1.000%	1.000%	1	N/A
60B	2244 Sapphire Loop	1.000%	1.000%	1	N/A
61A	2258 Jasper Lane	1.000%	1.000%	1	N/A
61B	2256 Jasper Lane	1.000%	1.000%	1	N/A
62A	5798 Sapphire Loop	1.000%	1.000%	1	N/A
62B	5796 Sapphire Loop	1.000%	1.000%	1	N/A
63A	5790 Sapphire Loop	1.000%	1.000%	1	N/A
63B	5788 Sapphire Loop	1.000%	1.000%	1	N/A
64A	2293 Jasper Lane	1.000%	1.000%	1	N/A
64B	2295 Jasper Lane	1.000%	1.000%	1	N/A
65A	2285 Jasper Lane	1.000%	1.000%	1	N/A
65B	2287 Jasper Lane	1.000%	1.000%	1	N/A
66A	2271 Jasper Lane	1.000%	1.000%	1	N/A
66B	2273 Jasper Lane	1.000%	1.000%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
67A	2257 Jasper Lane	1.000%	1.000%	1	N/A
67B	2259 Jasper Lane	1.000%	1.000%	1	N/A
68A	2243 Jasper Lane	1.000%	1.000%	1	N/A
68B	2245 Jasper Lane	1.000%	1.000%	1	N/A
69A	2229 Jasper Lane	1.000%	1.000%	1	N/A
69B	2231 Jasper Lane	1.000%	1.000%	1	N/A
70A	2215 Jasper Lane	1.000%	1.000%	1	N/A
70B	2217 Jasper Lane	1.000%	1.000%	1	N/A
71A	2201 Jasper Lane	1.000%	1.000%	1	N/A
71B	2203 Jasper Lane	1.000%	1.000%	1	N/A
TOTALS		**100.00%**	**100.00%**	**100**	

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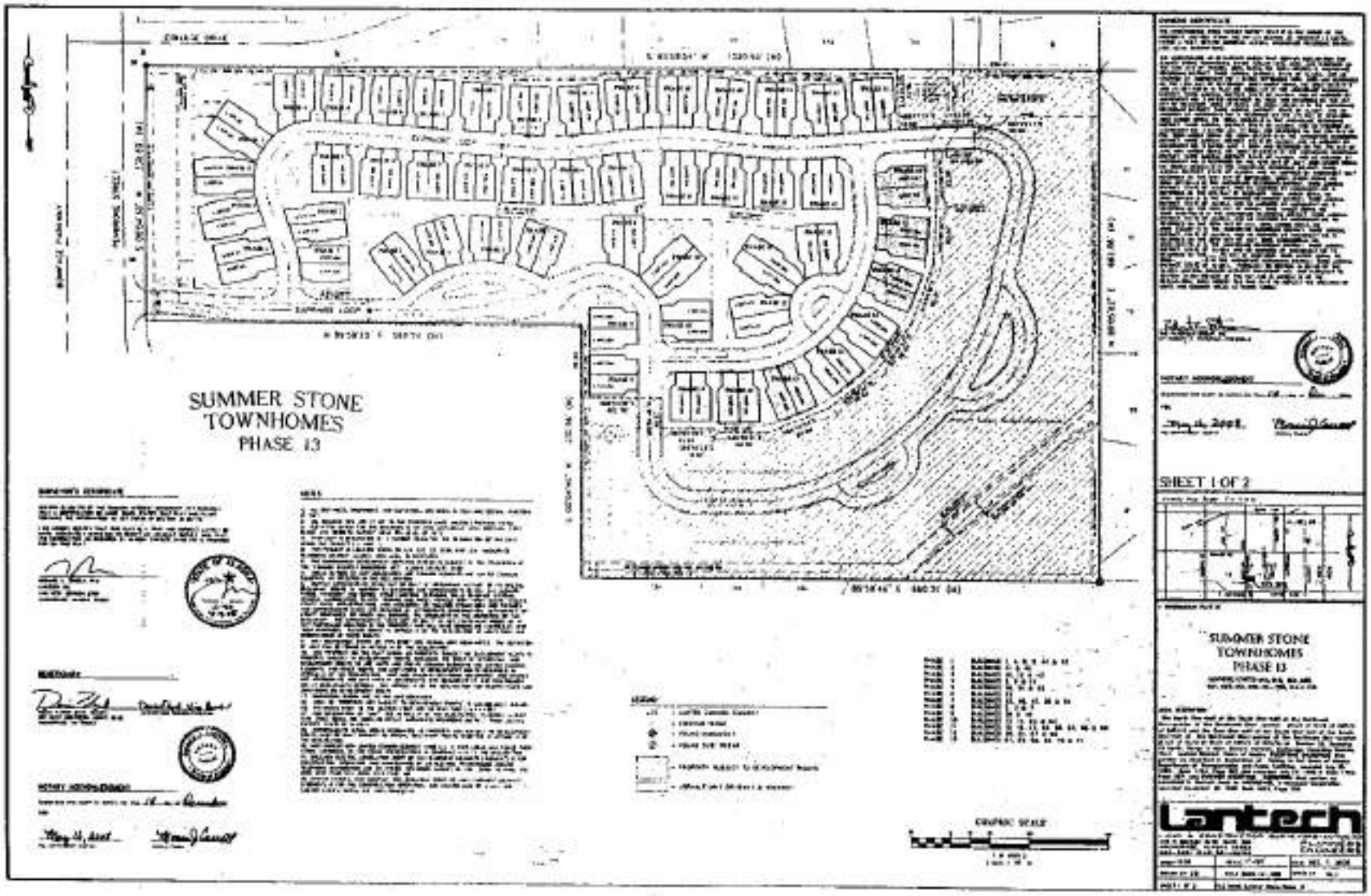
SCHEDULE A-3

PLAT

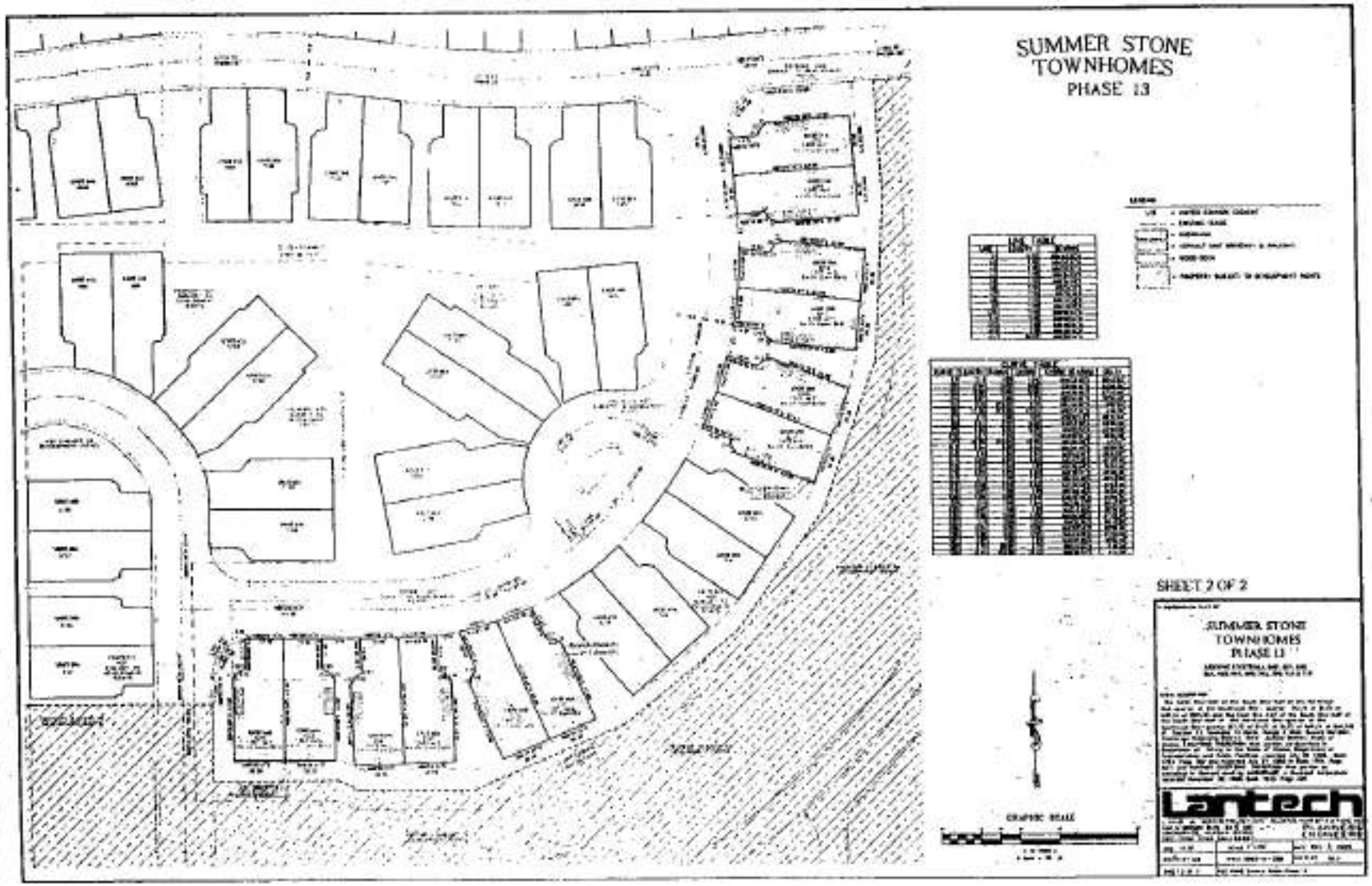
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2006-016033-0
Recording Dist: 301 - Anchorage
3/14/2006 2:07 PM Pages: 1 of 24

CC

AMENDMENT NO. 14 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

AMENDMENT NO. 14 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 8 recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 9 recorded on the 15th day of March, 2005, under Serial No. 2005-016776-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 10 recorded on the 20th day of May, 2005, under Serial No. 2005-033597-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 11 recorded on the 25th day of July, 2005, under Serial No. 2005-051470-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 12 recorded on the 14th day of December, 2005, under Serial No. 2005-090042-0-0 in the Anchorage Recording District, Third Judicial District, State of Alaska and as amended by Amendment No. 13 recorded on the 14th day of December, 2005, under Serial No. 2005-090046-0-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

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ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding Units 18A, 18B, 36A, 36B, 38A, 38B, 81A and 81B together with their appurtenant Limited Common Elements and interests, is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2006-26 supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2005-182 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2006-26 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 6 day of March, 2006, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: May 2008

MONICA J. CARROLL NOTARY PUBLIC State of Alaska

APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 9th day of September, 2005, Serial No. 2005-064611-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 1st day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064614-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064612-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073364-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073358-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073363-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073365-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073361-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

10. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073362-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

11. Construction Deed of Trust dated the 12th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001448-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

12. Modification of construction Deed of Trust dated the 7th day of November, 2005 and recorded the 5th day of January, 2006, Serial No. 2006-000813-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned beneficiary approves the foregoing Amendment No. 14 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: 6th day of March, 2006.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 6th day of March, 2006, by **DARIN FLOYD**, as **VICE PRESIDENT** of **WELLS FARGO BANK NATIONAL ASSOCIATION**.

WITNESS my hand and official seal.

AMANDA J. CLAYTON My Commission Expires NOTARY PUBLIC August 13, 2009 STATE OF ALASKA

_____
Notary Public in and for Alaska
My Commission Expires: 8-13-09

SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision.

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89" 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	0.926%	0.926%	1	N/A
1B	5503 Sapphire Loop	0.926%	0.926%	1	N/A
2A	5507 Sapphire Loop	0.926%	0.926%	1	N/A
2B	5509 Sapphire Loop	0.926%	0.926%	1	N/A
3A	5515 Sapphire Loop	0.926%	0.926%	1	N/A
3B	5517 Sapphire Loop	0.926%	0.926%	1	N/A
4A	5521 Sapphire Loop	0.926%	0.926%	1	Y-4A
4B	5523 Sapphire Loop	0.926%	0.926%	1	Y-4B
5A	5529 Sapphire Loop	0.926%	0.926%	1	Y-5A
5B	5531 Sapphire Loop	0.926%	0.926%	1	Y-5B
6A	5539 Sapphire Loop	0.926%	0.926%	1	Y-6A
6B	5541 Sapphire Loop	0.926%	0.926%	1	Y-6B
7A	5547 Sapphire Loop	0.926%	0.926%	1	Y-7A
7B	5549 Sapphire Loop	0.926%	0.926%	1	Y-7B
8A	5555 Sapphire Loop	0.926%	0.926%	1	Y-8A
8B	5557 Sapphire Loop	0.926%	0.926%	1	Y-8B
9A	5563 Sapphire Loop	0.926%	0.926%	1	Y-9A
9B	5565 Sapphire Loop	0.926%	0.926%	1	Y-9B
10A	5569 Sapphire Loop	0.926%	0.926%	1	Y-10A
10B	5571 Sapphire Loop	0.926%	0.926%	1	Y-10B

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
11A	5575 Sapphire Loop	0.926%	0.926%	1	Y-11A
11B	5577 Sapphire Loop	0.926%	0.926%	1	Y-11B
12A	5581 Sapphire Loop	0.926%	0.926%	1	Y-12A
12B	5583 Sapphire Loop	0.926%	0.926%	1	Y-12B
13A	5587 Sapphire Loop	0.926%	0.926%	1	Y-13A
13B	5589 Sapphire Loop	0.926%	0.926%	1	Y-13B
14A	5593 Sapphire Loop	0.926%	0.926%	1	Y-14A
14B	5595 Sapphire Loop	0.926%	0.926%	1	Y-14B
15A	5603 Sapphire Loop	0.926%	0.926%	1	Y-15A
15B	5605 Sapphire Loop	0.926%	0.926%	1	Y-15B
16A	5609 Sapphire Loop	0.926%	0.926%	1	Y-16A
16B	5611 Sapphire Loop	0.926%	0.926%	1	Y-16B
17A	5615 Sapphire Loop	0.926%	0.926%	1	Y-17A
17B	5617 Sapphire Loop	0.926%	0.926%	1	Y-17B
18A	5621 Sapphire Loop	0.926%	0.926%	1	Y-18A
18B	5623 Sapphire Loop	0.926%	0.926%	1	Y-18B
36A	5757 Sapphire Loop	0.926%	0.926%	1	Y-36A
36B	5759 Sapphire Loop	0.926%	0.926%	1	Y-36B
38A	5773 Sapphire Loop	0.926%	0.926%	1	Y-38A
38B	5775 Sapphire Loop	0.926%	0.926%	1	Y-38B
39A	5781 Sapphire Loop	0.926%	0.926%	1	Y-39A
39B	5783 Sapphire Loop	0.926%	0.926%	1	Y-39B
40A	5787 Sapphire Loop	0.926%	0.926%	1	Y-40A
40B	5789 Sapphire Loop	0.926%	0.926%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
41A	5808 Sapphire Loop	0.926%	0.926%	1	N/A
41B	5806 Sapphire Loop	0.926%	0.926%	1	N/A
42A	5820 Sapphire Loop	0.926%	0.926%	1	N/A
42B	5818 Sapphire Loop	0.926%	0.926%	1	N/A
43A	5828 Sapphire Loop	0.926%	0.926%	1	N/A
43B	5826 Sapphire Loop	0.926%	0.926%	1	N/A
44A	5836 Sapphire Loop	0.926%	0.926%	1	N/A
44B	5834 Sapphire Loop	0.926%	0.926%	1	N/A
45A	5842 Sapphire Loop	0.926%	0.926%	1	N/A
45B	5840 Sapphire Loop	0.926%	0.926%	1	N/A
46A	5502 Sapphire Loop	0.926%	0.926%	1	N/A
46B	5500 Sapphire Loop	0.926%	0.926%	1	N/A
47A	5510 Sapphire Loop	0.926%	0.926%	1	N/A
47B	5508 Sapphire Loop	0.926%	0.926%	1	N/A
48A	5540 Sapphire Loop	0.926%	0.926%	1	N/A
48B	5538 Sapphire Loop	0.926%	0.926%	1	N/A
49A	5548 Sapphire Loop	0.926%	0.926%	1	N/A
49B	5546 Sapphire Loop	0.926%	0.926%	1	N/A
50A	5556 Sapphire Loop	0.926%	0.926%	1	N/A
50B	5554 Sapphire Loop	0.926%	0.926%	1	N/A
51A	5564 Sapphire Loop	0.926%	0.926%	1	N/A
51B	5562 Sapphire Loop	0.926%	0.926%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
52A	5570 Sapphire Loop	0.926%	0.926%	1	N/A
52B	5568 Sapphire Loop	0.926%	0.926%	1	N/A
53A	5576 Sapphire Loop	0.926%	0.926%	1	N/A
53B	5574 Sapphire Loop	0.926%	0.926%	1	N/A
54A	5582 Sapphire Loop	0.926%	0.926%	1	N/A
54B	5580 Sapphire Loop	0.926%	0.926%	1	N/A
55A	5588 Sapphire Loop	0.926%	0.926%	1	N/A
55B	5586 Sapphire Loop	0.926%	0.926%	1	N/A
56A	5596 Sapphire Loop	0.926%	0.926%	1	N/A
56B	5594 Sapphire Loop	0.926%	0.926%	1	N/A
57A	5604 Sapphire Loop	0.926%	0.926%	1	N/A
57B	5602 Sapphire Loop	0.926%	0.926%	1	N/A
58A	5610 Sapphire Loop	0.926%	0.926%	1	N/A
58B	5608 Sapphire Loop	0.926%	0.926%	1	N/A
59A	2234 Jasper Lane	0.926%	0.926%	1	N/A
59B	2232 Jasper Lane	0.926%	0.926%	1	N/A
60A	2246 Sapphire Loop	0.926%	0.926%	1	N/A
60B	2244 Sapphire Loop	0.926%	0.926%	1	N/A
61A	2258 Jasper Lane	0.926%	0.926%	1	N/A
61B	2256 Jasper Lane	0.926%	0.926%	1	N/A
62A	5798 Sapphire Loop	0.926%	0.926%	1	N/A
62B	5796 Sapphire Loop	0.926%	0.926%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
63A	5790 Sapphire Loop	0.926%	0.926%	1	N/A
63B	5788 Sapphire Loop	0.926%	0.926%	1	N/A
64A	2293 Jasper Lane	0.926%	0.926%	1	N/A
64B	2295 Jasper Lane	0.926%	0.926%	1	N/A
65A	2285 Jasper Lane	0.926%	0.926%	1	N/A
65B	2287 Jasper Lane	0.926%	0.926%	1	N/A
66A	2271 Jasper Lane	0.926%	0.926%	1	N/A
66B	2273 Jasper Lane	0.926%	0.926%	1	N/A
67A	2257 Jasper Lane	0.926%	0.926%	1	N/A
67B	2259 Jasper Lane	0.926%	0.926%	1	N/A
68A	2243 Jasper Lane	0.926%	0.926%	1	N/A
68B	2245 Jasper Lane	0.926%	0.926%	1	N/A
69A	2229 Jasper Lane	0.926%	0.926%	1	N/A
69B	2231 Jasper Lane	0.926%	0.926%	1	N/A
70A	2215 Jasper Lane	0.926%	0.926%	1	N/A
70B	2217 Jasper Lane	0.926%	0.926%	1	N/A
71A	2201 Jasper Lane	0.926%	0.926%	1	N/A
71B	2203 Jasper Lane	0.926%	0.926%	1	N/A
81A	5746 Sapphire Loop	0.926%	0.926%	1	N/A
81B	5744 Sapphire Loop	0.926%	0.926%	1	N/A
TOTALS		**100.00%**	**100.00%**	**108**	

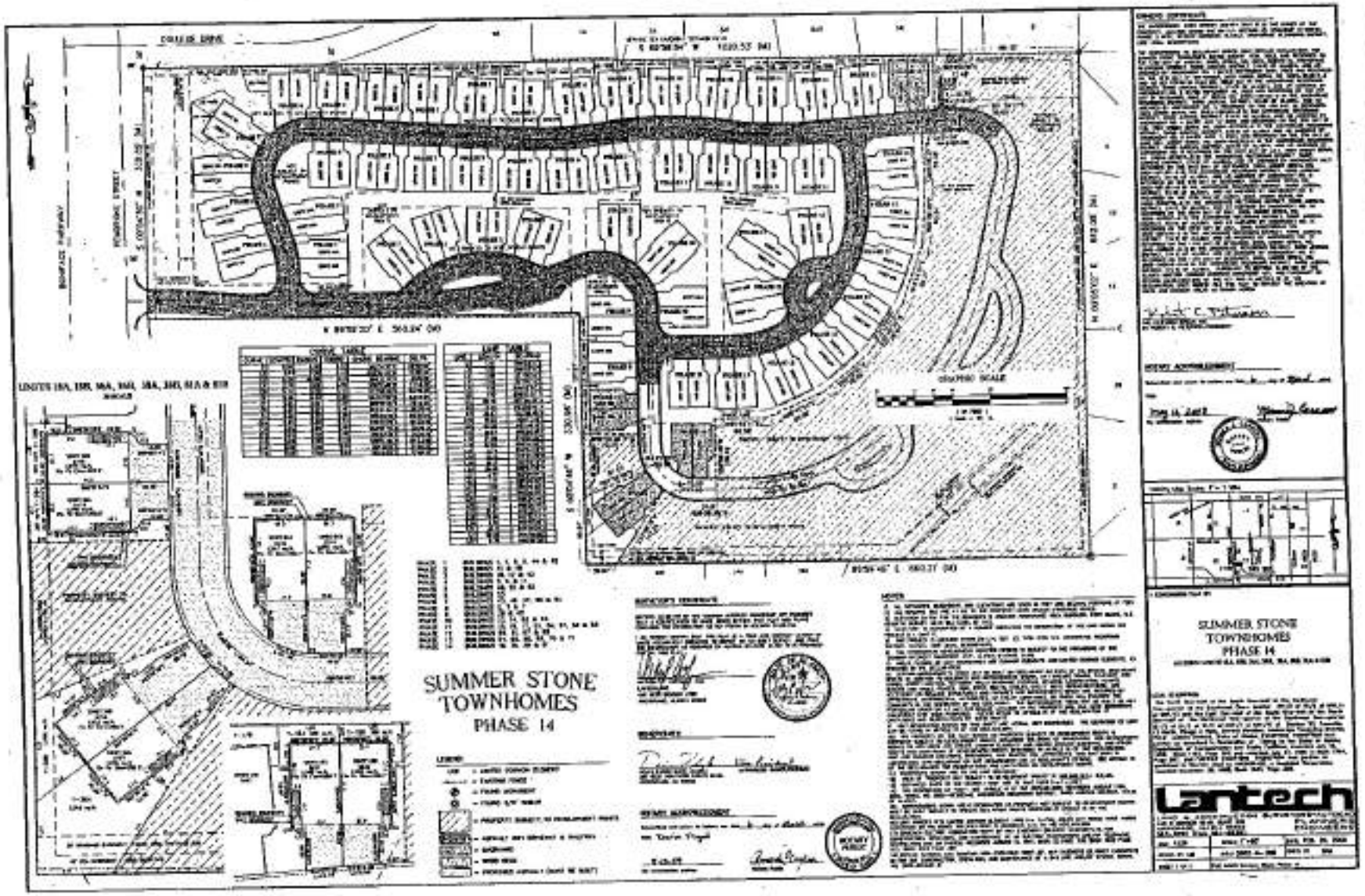
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SCHEDULE A-3

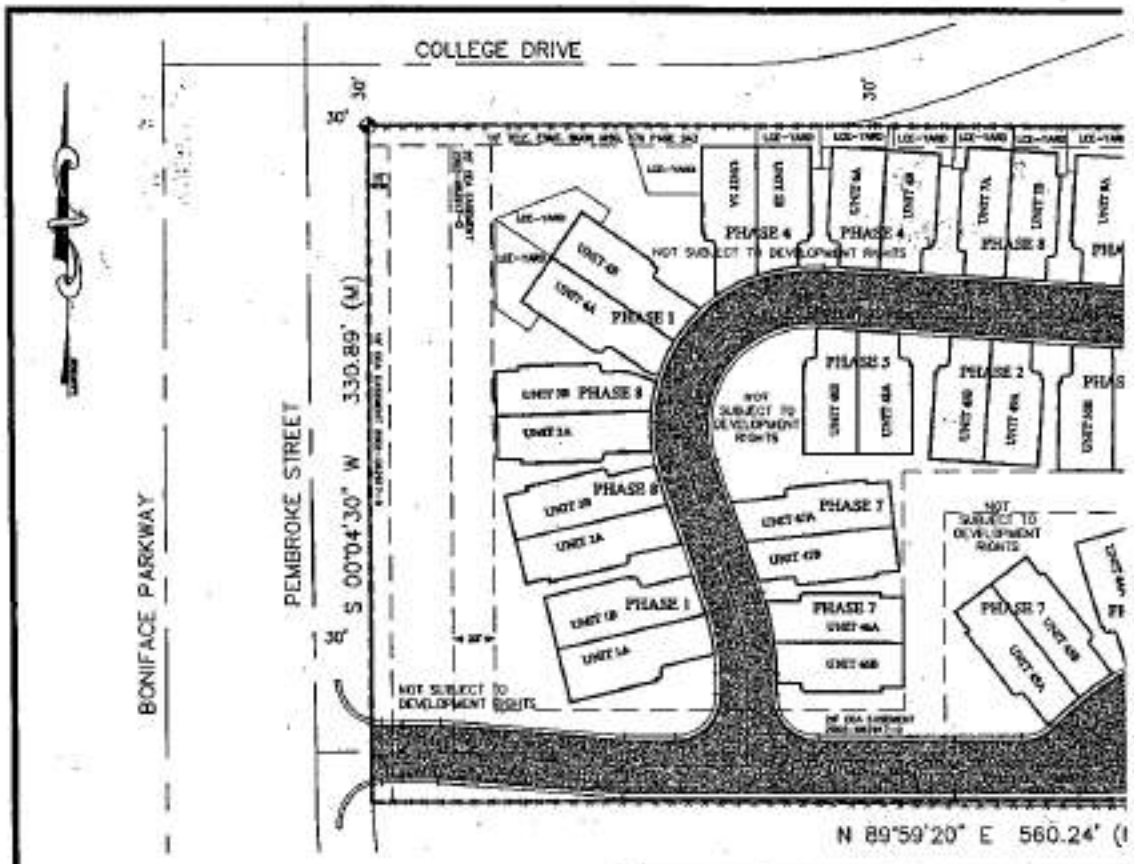
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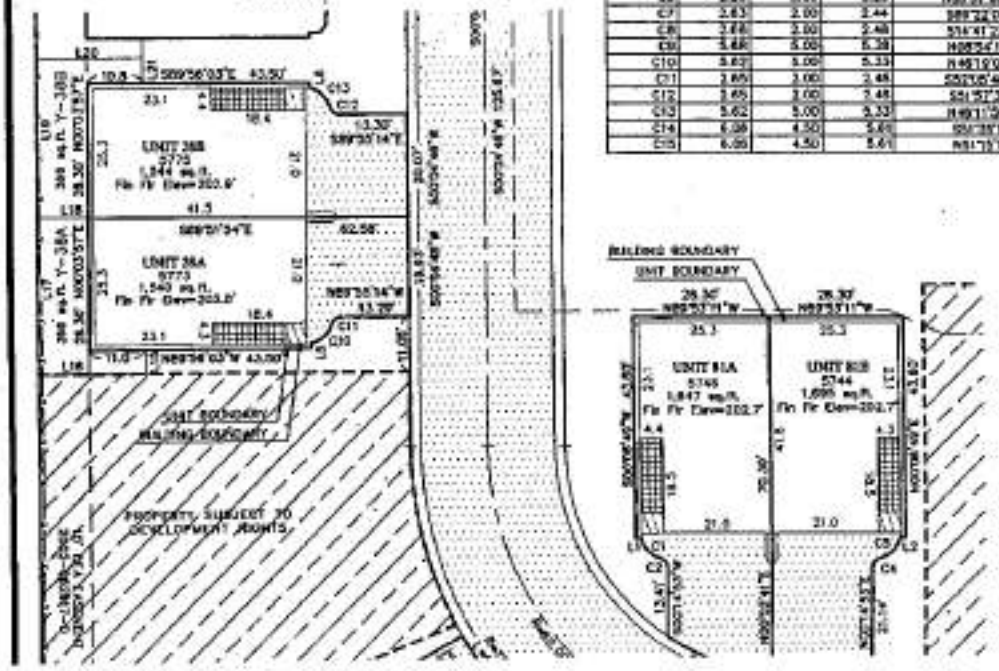
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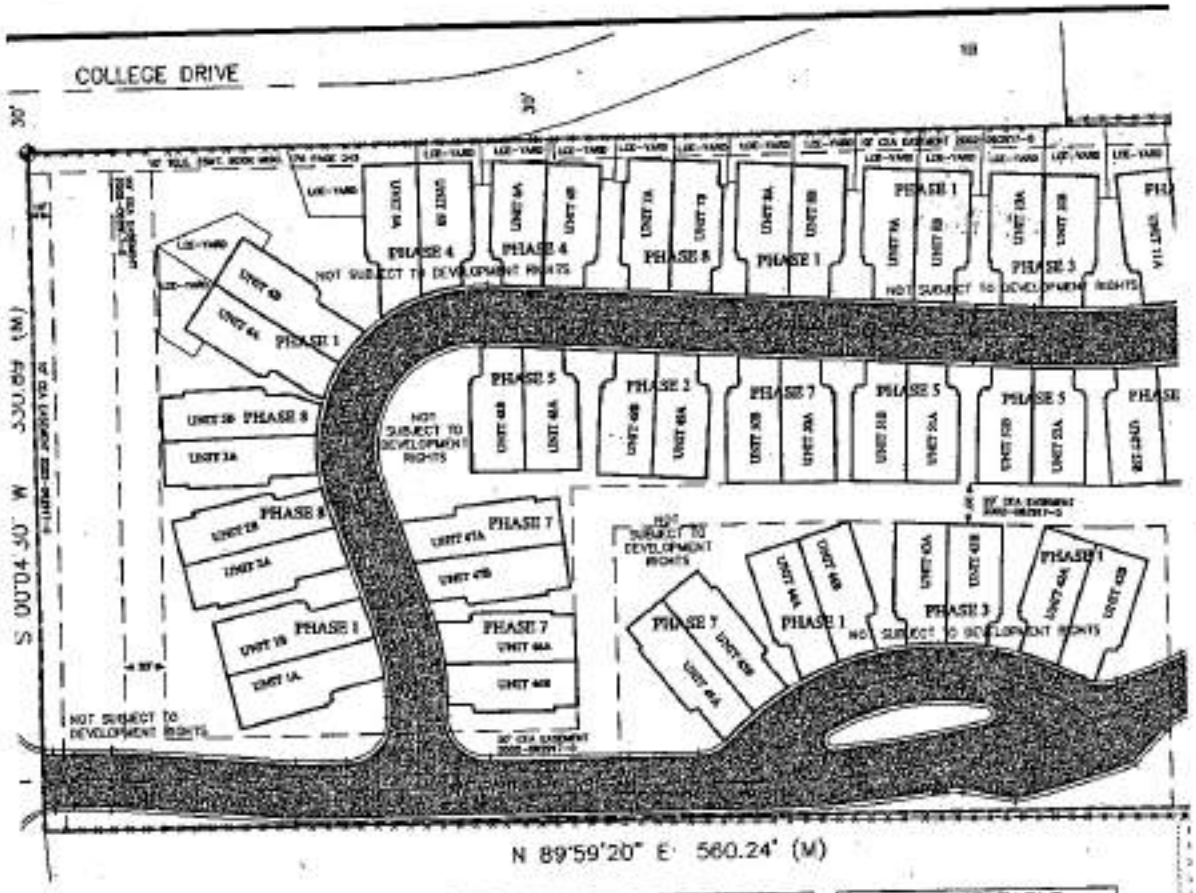


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	6.50	5.00	6.02	S42°54'10"E	89°26'06"
C2	2.61	2.00	2.43	N31°04'49"W	74°28'12"
C3	5.22	45.00	5.19	S86°41'45"E	6°38'56"
C4	2.20	2.00	2.09	S38°30'38"W	77°13'30"
C5	5.74	5.00	5.43	N43°32'42"E	65°46'20"
C6	5.56	5.00	5.29	N87°37'00"W	63°44'04"
C7	2.83	2.00	2.44	S89°28'00"E	79°35'05"
C8	2.66	2.00	2.48	S14°41'23"W	76°09'10"
C9	5.66	5.00	5.38	N68°54'10"E	83°04'54"
C10	5.63	5.00	5.33	N49°19'09"E	64°30'19"
C11	2.65	2.00	2.46	S52°05'40"W	75°58'31"
C12	2.65	2.00	2.46	S51°52'39"E	75°55'51"
C13	5.62	5.00	5.33	N49°11'20"W	64°23'48"
C14	6.98	4.50	5.61	S56°35'11"E	71°08'33"
C15	6.98	4.50	5.61	N51°13'11"E	71°08'33"

UNITS 18A, 18B, 36A, 36B, 38A, 38B, 81A & 81B

20 SCALE





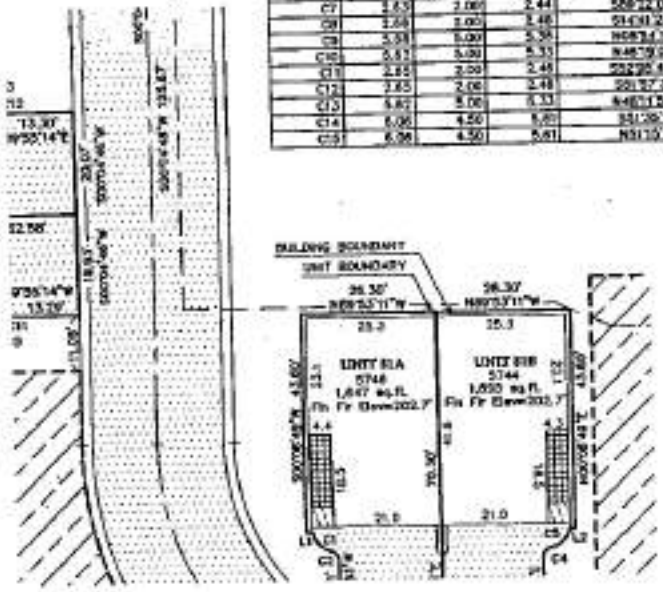
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	5.50	5.00	5.22	S42°54'37"E	62°58'06"
C2	2.81	2.00	2.61	S37°04'46"W	74°28'23"
C3	5.30	46.00	5.29	S86°41'55"E	6°36'26"
C4	3.76	2.00	3.26	S26°26'38"W	72°03'39"
C5	5.74	5.00	5.41	N84°33'42"E	65°48'25"
C6	5.56	5.00	5.28	N63°27'09"W	63°44'04"
C7	2.83	2.00	2.44	S89°22'00"E	79°34'09"
C8	2.66	2.00	2.46	S34°01'27"W	76°32'10"
C9	5.59	5.00	5.30	N68°34'10"E	63°04'44"
C10	5.51	5.00	5.33	N46°19'09"E	64°29'10"
C11	2.83	2.00	2.46	S59°26'42"W	79°36'13"
C12	2.85	2.00	2.48	S61°32'28"E	81°34'11"
C13	5.82	5.00	5.33	S46°19'09"E	64°27'46"
C14	5.06	4.50	5.01	S51°39'11"E	77°16'21"
C15	5.06	4.50	5.01	N31°19'11"E	77°16'21"

LINE TABLE

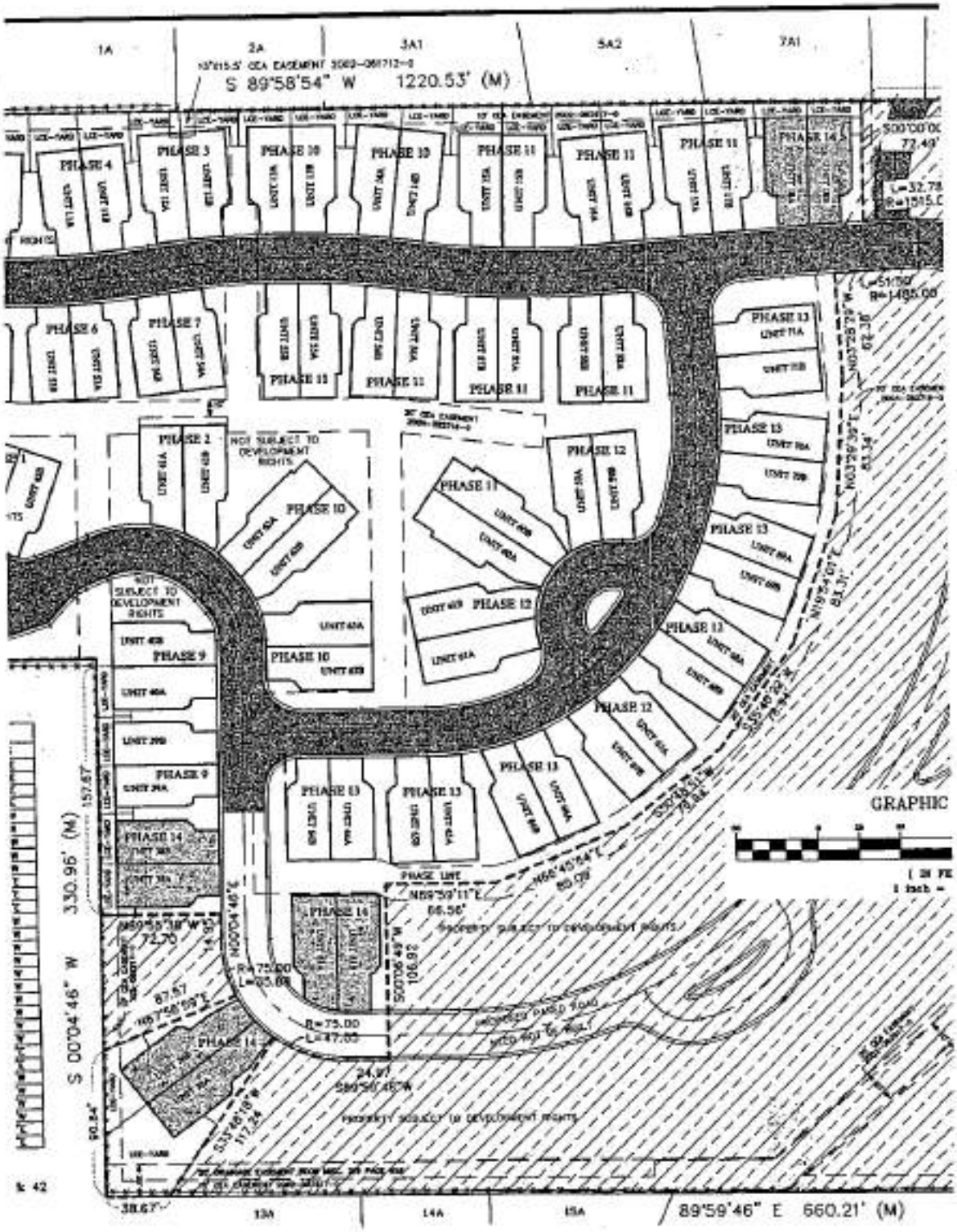
LINE	LENGTH	BEARING
L1	1.09	S89°55'11"E
L2	1.09	S89°55'11"E
L3	1.10	S37°04'46"W
L4	1.10	S37°04'46"W
L5	1.10	S00°04'46"W
L6	5.10	S00°04'46"W
L7	35.45	S87°56'39"W
L8	9.44	N32°13'31"W
L9	32.07	S00°04'46"W
L10	10.22	S89°11'42"E
L11	53.39	N37°04'46"E
L12	28.62	N89°58'46"E
L13	27.66	S00°04'46"W
L14	53.97	S00°04'46"W
L15	4.74	S00°04'22"W
L16	21.53	N89°55'39"W
L17	10.12	N89°55'14"W
L18	23.86	N89°53'54"W
L19	4.77	S00°06'04"W
L20	1.11	S89°50'00"W
L21	1.80	S89°50'00"W
L22	1.11	S89°50'00"W
L23	1.80	N89°50'00"E
L24	4.97	N89°50'00"E
L25	31.17	N00°10'21"W
L26	32.06	S89°56'54"W
L27	6.56	N00°10'00"E
L28	23.91	S89°56'54"W
L29	20.48	N00°00'00"E
L30	6.29	N89°00'00"E

38A, 38B, 81A & 81B



PHASE	1	BUILDINGS 1, 4, 8, 9, 44 & 42
PHASE	2	BUILDINGS 41 & 45
PHASE	3	BUILDINGS 10, 12 & 43
PHASE	4	BUILDINGS 5, 6 & 11
PHASE	5	BUILDINGS 48, 51 & 52
PHASE	6	BUILDINGS 53
PHASE	7	BUILDINGS 45, 46, 47, 50 & 54
PHASE	8	BUILDINGS 2, 3 & 7
PHASE	9	BUILDINGS 39 & 40

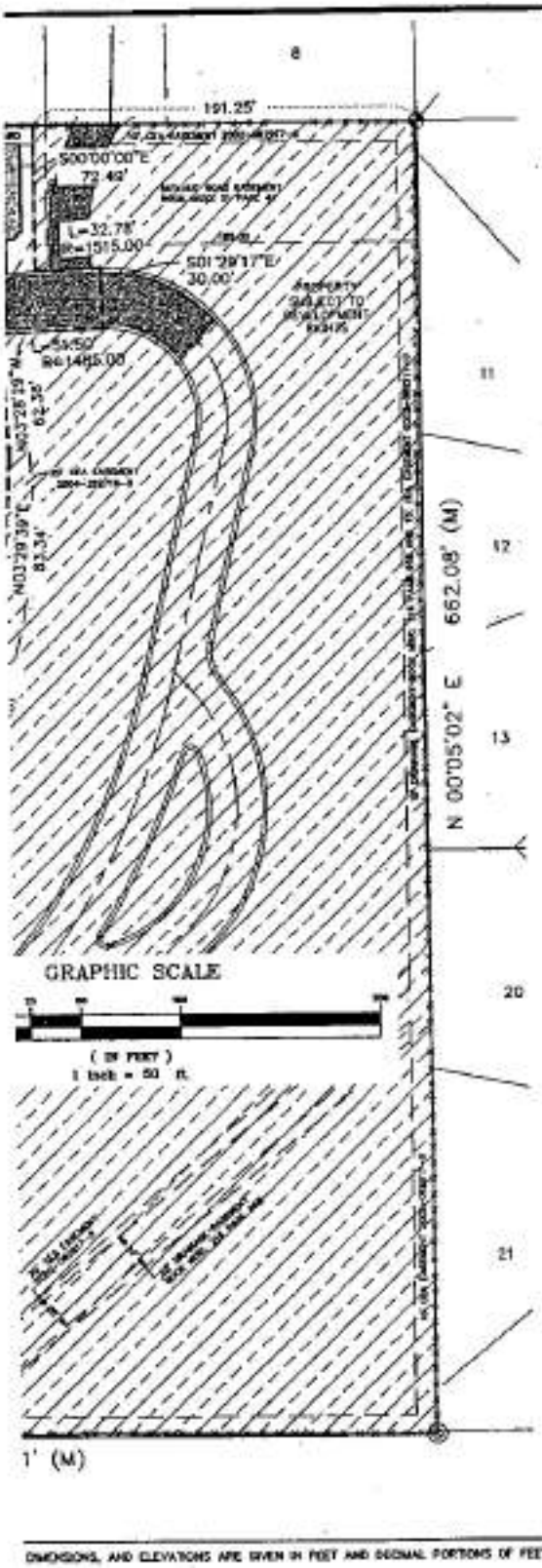
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SURVEYOR'S CERTIFICATE

NOTES:

1) ALL DISTANCES, DIMENSIONS, AND E



DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.

OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY, LOCATED WITHIN THE SW 1/4 SECTION 23, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, (SEE LEGAL DESCRIPTION)

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 12TH, 2003, AND RECORDED ON THE 13TH DAY OF AUGUST, 2003, SERIAL NO. 2003-060022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 10TH, 2003 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2003 UNDER SERIAL NO. 2003-074874-0, AND AS SET FORTH IN PLAT NO. 2003-127 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 28, 2003 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2003 AT SERIAL NO. 2003-125183-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3, RECORDED ON THE 4TH DAY OF DECEMBER, 2003 UNDER SERIAL NO. 2003-126240-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 4 DATED JAN. 17 2004 AND RECORDED ON THE 27TH DAY OF FEB. 2004 UNDER SERIAL NO. 2004-007262-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 5 DATED JUNE 7, 2004 AND RECORDED ON THE 7TH DAY OF JUNE 004, UNDER SERIAL NO. 2004-042353-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 6 RECORDED ON THE 16TH DAY OF JULY, 2004 UNDER SERIAL NO. 20004-052853-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO.7 RECORDED ON THE 21ST DAY OF SEPTEMBER, 2004, UNDER SERIAL NO. 2004-071361-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 8 RECORDED ON THE 9TH DAY OF DECEMBER, 2004, UNDER SERIAL NO. 2004-091284-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 9 RECORDED ON THE 15TH DAY OF MARCH, 2005, UNDER SERIAL NO. 2005-3158776-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 10 RECORDED ON THE 20TH DAY OF MAY, 2005, UNDER SERIAL NO. 2005-033587-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 11 RECORDED ON THE 20TH DAY OF JULY, 2005, UNDER SERIAL NO. 2005-058470-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 12 RECORDED ON THE 14TH DAY OF DECEMBER, 2005, UNDER SERIAL NO. 2005-090042-0-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 13 RECORDED ON THE 14TH DAY OF DECEMBER, 2005, UNDER SERIAL NO. 2005-090046-0-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.150 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(A)(8) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREIN

Robert C Peterson

THE PETERSEN GROUP, INC.
BY ROBERT C. PETERSEN--PRESIDENT

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 6 day of March 2006.

FOR:

May 16, 2007
My commission expires

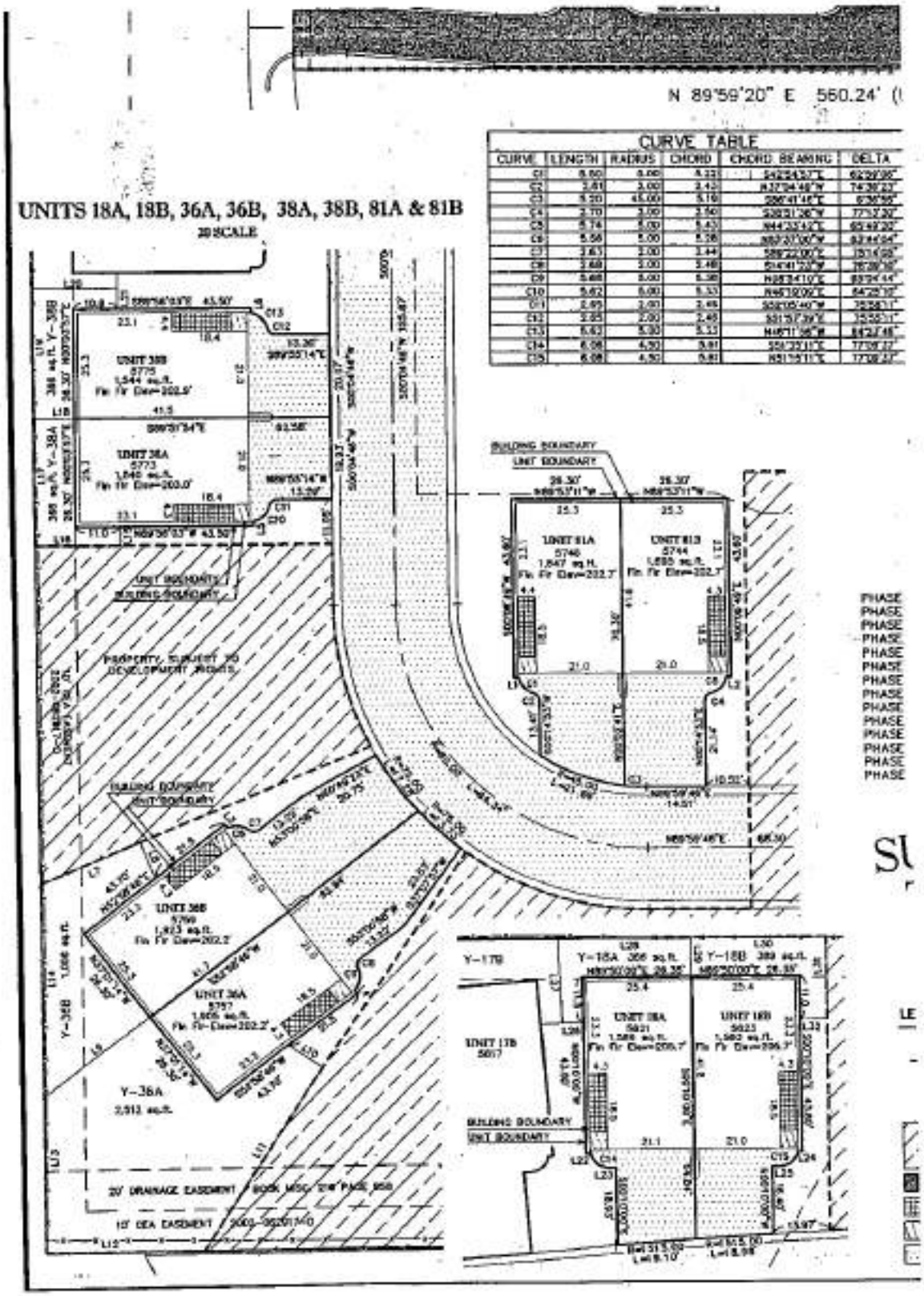
Monica J. Gasparoli
Notary Public

MONICA J. GASPAROLI NOTARY PUBLIC State of Alaska

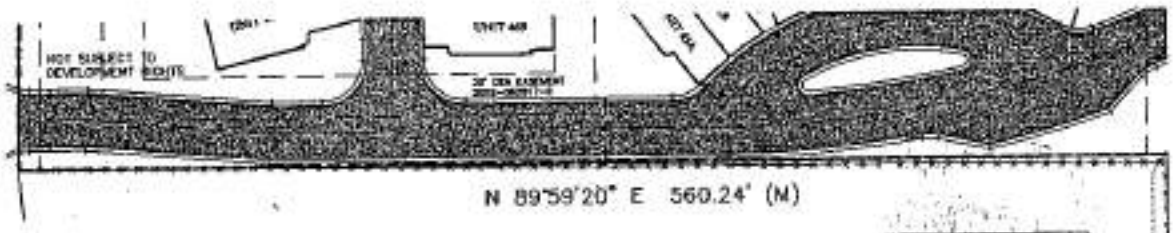
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A CONDOMINIUM PLAT OF:



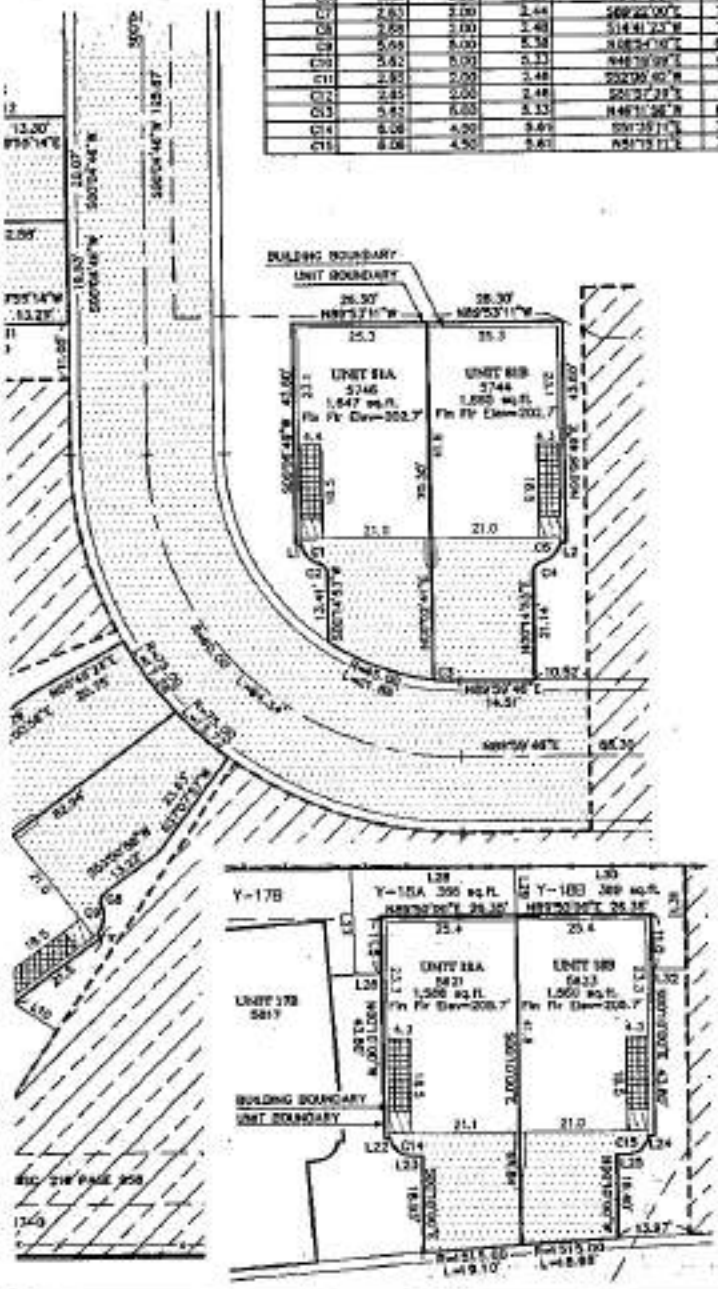
2006-016033-0



38A, 38B, 81A & 81B

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	5.50	5.00	5.22	S82°54'51"E	63°00'09"
C2	2.61	2.00	2.43	N37°04'46"W	74°46'23"
C3	5.21	45.00	5.19	S86°51'46"E	6°38'09"
C4	2.70	2.00	2.50	S39°31'26"W	77°13'30"
C5	5.74	5.00	5.43	N44°32'45"E	65°48'02"
C6	5.56	5.00	5.28	N83°37'00"W	63°44'04"
C7	2.63	2.00	2.44	S89°22'00"E	75°14'56"
C8	2.68	2.00	2.48	S14°41'23"W	76°38'10"
C9	5.59	5.00	5.30	N08°04'10"E	85°04'44"
C10	5.62	5.00	5.33	N48°39'09"E	64°24'10"
C11	2.63	2.00	2.48	S02°39'40"W	75°36'11"
C12	2.65	2.00	2.48	S05°57'28"E	75°52'11"
C13	5.62	5.00	5.33	N46°11'36"E	64°24'46"
C14	5.08	4.50	5.61	S59°35'11"E	77°06'22"
C15	5.08	4.50	5.61	N53°13'11"E	77°06'22"

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.10	S89°53'11"E
L2	1.10	S89°53'11"E
L3	1.50	S31°05'14"E
L4	1.50	S31°05'14"E
L5	1.10	S00°03'57"W
L6	1.10	S00°03'57"W
L7	26.45	S81°56'59"W
L8	9.44	N23°03'01"W
L9	32.87	S02°36'46"W
L10	10.22	S56°11'42"E
L11	53.35	N32°48'18"E
L12	38.87	N89°59'46"E
L13	37.66	S00°04'46"W
L14	52.61	S00°04'46"W
L15	4.74	S00°04'22"W
L16	21.13	N89°55'38"W
L17	10.13	N89°55'14"W
L20	4.77	S00°04'04"W
L21	1.11	S89°50'00"W
L22	1.80	S89°50'00"W
L24	1.11	S89°50'00"W
L25	1.90	N89°50'00"E
L26	4.87	N89°50'00"E
L27	21.17	N02°10'27"W
L28	33.06	S89°58'54"W
L29	8.56	N00°01'06"W
L30	33.11	S89°58'54"W
L31	20.49	N00°00'00"E
L32	8.70	N89°00'00"E



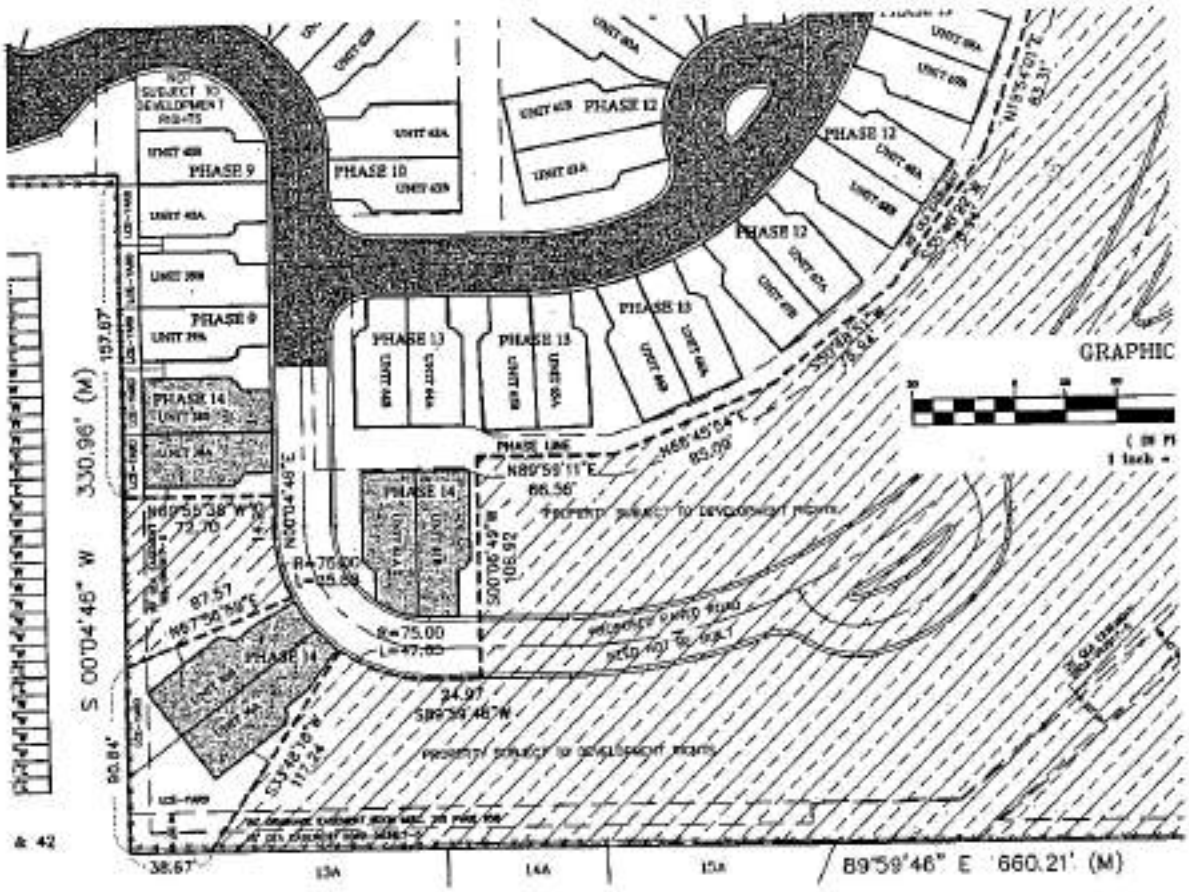
PHASE	1	BUILDINGS 1, 4, 8, 9, 44 & 42
PHASE	2	BUILDINGS 41 & 49
PHASE	3	BUILDINGS 10, 12 & 43
PHASE	4	BUILDINGS 5, 6 & 11
PHASE	5	BUILDINGS 48, 51 & 52
PHASE	6	BUILDINGS 53
PHASE	7	BUILDINGS 45, 46, 47, 50 & 54
PHASE	8	BUILDINGS 2, 3 & 7
PHASE	9	BUILDINGS 39 & 40
PHASE	10	BUILDINGS 13, 14, 62 & 63
PHASE	11	BUILDINGS 15, 16, 17, 55, 56, 57, 58 &
PHASE	12	BUILDINGS 59, 61, 67 & 68
PHASE	13	BUILDINGS 64, 65, 66, 69, 70 & 71
PHASE	14	BUILDINGS 18, 36, 38 & 81

SUMMER STONE TOWNHOMES
PHASE 14

LEGEND:

- LCE = LIMITED COMMON ELEMENT
- = EXISTING FENCE
- = FOUND MONUMENT
- = FOUND 5/8" REBAR
- = PROPERTY SUBJECT TO DEVELOPMEN
- = ASPHALT UNIT DRIVEWAY & WALKW
- = OVERHANG
- = WOOD DECK
- = PROPOSED ASPHALT (MUST BE BUI

2006-016033-0



& 54

3
56, 57, 58 & 60
18
, 70 & 71
18

TONE
IES
4

ENT

DEVELOPMENT RIGHTS

AY & WALKWAY -

MUST BE BUILT)

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLANS CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT.

ANTHONY M. HOFFMAN, PLS
LANTECH INC.
440 WEST BENSON #200
ANCHORAGE, ALASKA 99503

STATE OF ALASKA
29 III
ANTHONY M. HOFFMAN
LS-9020

BENEFICIARY:

Vice President

WELLS FARGO BANK ALASKA
301 WEST NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99503

AUTHORIZED SIGNER/POSITION

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 6 day of March 2006

FOR Darin Floyd

8-15-09
My commission expires

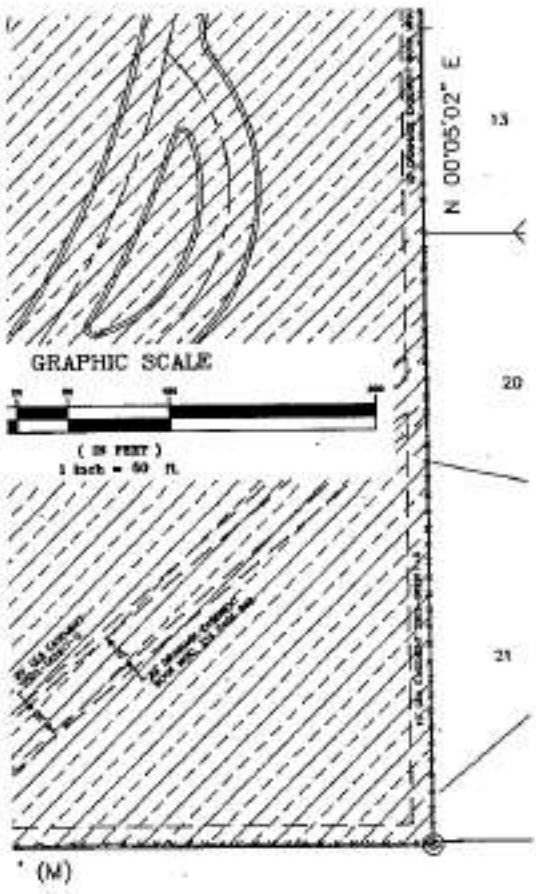
Notary Public

AMANDA J. CLAYTON
NOTARY PUBLIC
STATE OF ALASKA

NOTES:

1) ALL DISTANCES, DIMENSIONS, AND EL
2) ALL BUILDING TIES ARE AT 90° TO T
3) ELEVATION DATUM FOR THIS BUILDIN GEODETIC SURVEY, MEAN SEA LEVEL OF
4) EACH UNIT IS DESIGNATED BY A NU PROJECT (i.e. UNIT 1).
5) THIS PROJECT IS LOCATED WITHIN TH DISTRICT, ALASKA. (SEE LEGAL DESCRIPT
6) THE CONDOMINIUM DEVELOPMENT IS "COMMON INTEREST OWNERSHIP ACT", AS
7) AREAS OUTSIDE OF UNIT BOUNDARIE SPECIFIED IN THE DECLARATION.
8) CERTAIN IMPROVEMENTS WHICH MAY RIGHTS, IN ADDITION TO BUILDINGS AND CURBS, STREET LIGHTING, RETAINING WA SHRUBS AND TREES, FENCES, SIGNS, PIPE ACCESSORY OR RELATED STRUCTURES A APPROPRIATE GOVERNMENTAL AUTHORITY COMMUNITY IN THE DISCRETION OF THE I PARTICULAR ORDER ON AT ANY PARTICU CONSISTENT WITH THIS PURPOSES. (SU LIMITATIONS AND RESERVATIONS OF THE
9) UNIT BOUNDARIES SHOWN ON THIS P CAN BE FOUND IN ARTICLE IV OF THE D
10) THE PROPERTY ON THE PLAT SHOW PROPERTY SUBJECT TO DEVELOPMENT R RIGHTS TO ADD UNITS AND CREATE CON RIGHTS AND LIMITATIONS OF DEVELOPME UNIT AND BUILDING LOCATIONS, DIMENSI ACCORDANCE WITH DECLARANT OR SITE OF THE DECLARATION FOR RESERVATION
11) DIMENSIONS SHOWN ARE TO THE U
12) AREA OF "PROPERTY NOT SUBJECT
13) DISTANCES GIVEN TO THE NEAREST
14) FOR DESCRIPTION OF "UNIT", SEE 2003, SERIAL NO. 2003-082082-0, RM OF ALASKA.
15) IMPROVEMENTS WITHIN AREAS DESI MUST BE/ BUILT SUBJECT TO SPECIAL DE DECLARATION.
16) UNIT OWNERS WITH LIMITED COMMON ACCORDING TO THE FENCE SPECIFICATIO
17) CHUGACH ELECTRIC ASSOCIATION IN CONSTRUCTION, OPERATION, AND MAINTE DISTRIBUTION LINE OR SYSTEM, RECORDE 573, BOOK 2547 PAGE 388.
18) ENSTAR NATURAL GAS COMPANY HA IS FOR THE CONSTRUCTION, OPERATION, NO. 2003-004652-0

2006-016033-0



RECORDED ON THE 14TH DAY OF DECEMBER, 2005, UNDER SERIAL NO. 2005-080042-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 13 RECORDED ON THE 14TH DAY OF DECEMBER, 2005, UNDER SERIAL NO. 2005-080048-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.150 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(A)(10) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, OWNER HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREON

Robert C. Peterson

THE PETERSEN GROUP, INC.
BY ROBERT C. PETERSEN-PRESIDENT

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 6 day of March 2006.

FOR:

May 16, 2008
My commission expires

Monica J. Cashell
Notary Public

NOTARY PUBLIC MONICA J. CASHELL State of Alaska

Vicinity Map Scale: 1" = 1 Mile



HMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
S ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
I FOR THE BUILDINGS IS GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S.
AN SEA LEVEL OF 1972.
IGNATED BY A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE

LOCATED WITHIN SW 1/4, SEC. 23, T13N, R3W, S.M. ANCHORAGE RECORDING
E LEGAL DESCRIPTION).
I DEVELOPMENT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE
WNERSHIP ACT", ALASKA STATUTE 34.08.
F UNIT BOUNDARIES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS
LARATION.
MENTS WHICH MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT
TO BUILDINGS AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND
NG, RETAINING WALLS DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS,
FENCES, SIGN, PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE, AND
ED STRUCTURES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY
MENTAL AUTHORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE
SCRETION OF THE DECLARANT. THE IMPROVEMENTS "NEED NOT BE BUILT" IN ANY
E AT ANY PARTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS
M PURPOSES. PLEASE REFER TO ARTICLE IX OF THE DECLARATION OF
DIVATIONS OF THESE RIGHTS.
SHOWN ON THIS SHEET ARE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT
TICLE IX OF THE DECLARATION.
IN THE PLAT SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS
D DEVELOPMENT RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT
AND CREATE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER
NS OF DEVELOPMENT RIGHTS DESCRIBED IN ARTICLE IX OF THE DECLARATION.
CATIONS, DIMENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN
CLARANT OR SITE REQUIREMENT (OR AT DECLARANT'S OPTION). SEE ARTICLE IX
FOR RESERVATIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
ON ARE TO THE UNIT BOUNDARY.
ERTY NOT SUBJECT TO DEVELOPMENT RIGHTS" IS 404,840 S.F.± 9.3 AC.
E TO THE NEAREST FOOT ARE TO THAT FOOT (i.e.4'=4.00')
E OF "UNIT", SEE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 12TH,
3-082032-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE

ETHIN AREAS DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS
CT TO SPECIAL DECLARANT RIGHTS RESERVED IN ARTICLE IX OF THE

4 LIMITED COMMON ELEMENT YARD (i.e. Y-10A) AREAS MAY FENCE THEIR YARDS
NCE SPECIFICATIONS IN SCHEDULE A-5 TO THE DECLARATION.
G ASSOCIATION RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) IS FOR
TION, AND MAINTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE
SYSTEM, RECORDED AUGUST 15, 1961, BOOK 33 PAGE 395, BOOK 1852 PAGE
389.
GAS COMPANY NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT)
TION, OPERATION, AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM. SERIAL

A CONDOMINIUM PLAT OF:

SUMMER STONE TOWNHOMES PHASE 14

ADDING UNITS 11A, 11B, 36A, 36B, 38A, 38B, 81A & 81B

LEGAL DESCRIPTION:

The North One-half of the South One-half of the Northwest One-quarter of the Southwest One- quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, Book 1763, Page 382 and recorded July 27, 1988 in Book 1764, Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, Book 1823, Page 320.

LAND & CONSTRUCTION SURVEYORS*AUTOCAD
440 W BENSON BLVD. SUITE 200 ·PLANNERS
ANCHORAGE, ALASKA 99503 ENGINEERS
562-2281 (FAX 561-6628)

DWG 1538	SCALE: 1"=50'	DATE: FEB. 20, 2006
DRAWN BY CB	W.O.# 2002-U-388	CHK'D BY TPH
SHEET 1 OF 1	FILE NAME: Summer Stone Phase 14	

ALASKA
2006-038837-0
Recording Dist: 301 - Anchorage
6/13/2006 2:38 PM Pages: 1 of 24



cc x2

AMENDMENT NO. 15 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

AMENDMENT NO. 15 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated the 12th day of August, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, as amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 6 recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 7 recorded on the 21st day of September, 2004, under Serial No. 2004-071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 8 recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 9 recorded on the 15th day of March, 2005, under Serial No. 2005-016776-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 10 recorded on the 20th day of May, 2005, under Serial No. 2005-033597-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 11 recorded on the 25th day of July, 2005, under Serial No. 2005-051470-0 in the Anchorage Recording District, Third Judicial District, State of Alaska; and as amended by Amendment No. 12 recorded on the 14th day of December, 2005, under Serial No. 2005-090042-0-0 in the Anchorage Recording District, Third Judicial District, State of Alaska and as amended by Amendment No. 13 recorded on the 14th day of December, 2005, under Serial No. 2005-090046-0-0 in the Anchorage Recording District, Third Judicial District, State of Alaska and as amended by Amendment No. 14 recorded on the 14th day of March, 2006, under Serial No. 2006-016033-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding Units 34A, 34B, 35A, 35B, 37A, 37B, 80A and 80B together with their appurtenant Limited Common Elements and interests, is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2006-72 supplements the current Schedule A-3 of the Declaration as filed under Plat

No. 2006-26 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE III. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2006-72 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 12 day of June, 2006, before me the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the President of **THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation.

WITNESS my hand and official seal on the day and year in this certificate first above written.

MONICA J. CARROLL NOTARY PUBLIC State of Alaska

_____
Notary Public in and for Alaska
My Commission Expires: May 16, 2008

APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Construction Deed of Trust dated the 15th day of May, 2006 and recorded the 18th day of May, 2006, Serial No. 2006-032357-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073359-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 30th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001450-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 30th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001449-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Construction Deed of Trust dated the 27th day of February, 2006 and recorded the 3rd day of March, 2006, Serial No. 2006-013287-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6. Construction Deed of Trust dated the 27th day of February, 2006 and recorded the 3rd day of March, 2006, Serial No. 2006-013289-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7. Construction Deed of Trust dated the 8th day of March, 2006 and recorded the 22nd day of March, 2006, Serial No. 2006-017805-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 27th day of February, 2006 and recorded the 3rd day of March, 2006, Serial No. 2006-013288-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064612-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

10. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073365-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

11. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073361-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

12. Construction Deed of Trust dated the 30th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001451-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

13. Construction Deed of Trust dated the 12th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001448-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned beneficiary approves the foregoing Amendment No. 15 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: 13th day of June, 2006.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledge before me this 13 day of June, 2006, by **DARIN FLOYD**, as **VICE PRESIDENT** of **WELLS FARGO BANK NATIONAL ASSOCIATION**.

WITNESS my hand and official seal.

JENNIFER ANN KUYPER NOTARY PUBLIC STATE OF ALASKA Commission Expires 6/12/2008

_____
Notary Public in and for Alaska
My Commission Expires: 6/13/08

SCHEDULE A-1

PROPERTY IN THE COMMON INTEREST COMMUNITY NOT SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Not Subject to Development Rights."

PROPERTY IN THE COMMON INTEREST COMMUNITY SUBJECT TO DEVELOPMENT RIGHTS

That portion of the North One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THERFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, in Book 1763, at Page 382, and recorded July 27, 1988, in Book 1764, at Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant Deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1988, in Book 1823, at Page 320, which is labeled on Schedule A-3 as "Property Subject to Development Rights."

EXCEPTIONS TO TITLE

SUBJECT TO the effect of the notes which appear on the Plat of said subdivision.

FURTHER SUBJECT TO the reservations and exceptions as contained in the U.S. Patent.

FURTHER SUBJECT TO Easement for road and appurtenances thereto granted to Crocket W. Metcalf and Helen Metcalf and the public at large, recorded November 25, 1960, in Book Misc. 21, at Page 41, in the Anchorage Recording District, Third Judicial District, State of Alaska (Affects the North 60 feet of the East 185 feet).

FURTHER SUBJECT TO Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded August 15, 1961, in Book 33, at Page 378, in the Anchorage Recording District, Third Judicial District, State of Alaska (Blanket Easement).

FURTHER SUBJECT TO Easement, including the terms and provisions thereof, granted to the City of Anchorage, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded May 25, 1967, in Book Misc. 144, at Page 332, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width located in the NW 1/4 of the SW 1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska, the centerline of which is described as follows:
>
> Beginning at the Southeast corner of Lot 1A, Block 4, of the College Park Subdivision; thence S26 degrees 19'E 165 feet; thence N26 degrees 19'W 25 feet; thence N89 degrees 59'E 18 feet; thence S 89 degrees 59'W 395 feet to the end of the easement.

FURTHER SUBJECT TO Easement for telephone facilities and appurtenances thereto granted to The City of Anchorage, recorded March 10, 1969, in Book Misc. 170, at Page 243, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

> A strip of land 10 feet in width and located in the NW1/4 of the SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska; the centerline of said strip being described as follows:

Commencing at the SE corner of Lot 1B, Block 4 of College Park Subdivision according to Plat P-425; thence S0 degrees 04' W 5 feet; thence S89 degrees 59' W 250 feet to the true point of beginning thence continuing S89 degrees 59'W a distance of 300 feet, more or less, to the end of easement.

FURTHER SUBJECT TO Easement for drainage facilities and appurtenances thereto granted to Greater Anchorage Area Borough, recorded June 15, 1973, in Book Misc. 216, at Page 958, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 20 feet in width located within the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 3 West, Seward Meridian Alaska, the centerline being described as follows:

Commencing at the Southwest corner of the aforesaid thence North 10 feet along the West boundary to the true point of beginning; thence North 89 degrees 51'45" East 410 feet; thence North 49 degrees 53'25" East 326.89 feet to the end of said strip; and the East 10 feet of the North 429.07 feet of the SE1/4 NW1/4 SW1/4 of Section 23, T13N, R3W, Seward Meridian, Alaska.

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded September 22, 1987, in Book 1652, at Page 573, in the Anchorage Recording District, Third Judicial District, State of Alaska. (Blanket Easement)

FURTHER SUBJECT TO: Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assign and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded July 13, 1988, in Book 1759, at Page 13, in the Anchorage Recording District, Third Judicial District, State of Alaska. Affects an area described as follows:

A strip of land 10 feet in width located within an unsubdivided parcel within the Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Southwest Quarter (SW14) of Section Twenty-three (23), Township Thirteen North (T13N), Range three West (R3W), Seward Meridian, Alaska, said strip lying to the right looking in the direction of the traverse for the following described line:

Commencing at the Southwest (SW) corner of Lot One (1), Block Three (3), College Park Subdivision, according the Plat P-425, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska; thence S 00 degrees 04'30" W Sixty-feet (60') to a point on the South (S) boundary of said College Park Subdivision then S 89" 59'00"W Forty feet (40') to the Southwest (SW) corner of said College Park Subdivision and the Point of the Beginning; then N. 89 degrees.59'00" E Two Hundred Sixty-Five feet (265') along the property line of the end of said strip.

FURTHER SUBJECT TO Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct operate and maintain an electric transmission and/or telephone distribution line of system by instrument recorded October 15, 1993, in Book 2517, at Page 389, in the Anchorage Recording District, Third Judicial District, State of Alaska. (See instrument for exaction location)

FURTHER SUBJECT TO the Deed of Trust between Zo S. Hawkins, as Trustor, and Wells Fargo Bank Alaska, as Beneficiary, recorded August 8, 2002, under Serial Number 2002-053430, in the Anchorage Recording District, Third Judicial District, State of Alaska, and Modification of Deed of Trust recorded December 16, 2002, under Serial Number 2002-095272, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 6, 2002, under Serial Number 2002-061712, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the Right-of-Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 11, 2002, under Serial Number 2002-062917, in the Anchorage Recording District, Third Judicial District, State of Alaska.

FURTHER SUBJECT TO the easement for pipelines and appurtenances thereto granted to Enstar Natural Gas Company, recorded September 17, 2002, under Serial Number 2002-064652, in the Anchorage Recording District, Third Judicial District, State of Alaska.

SCHEDULE A-2

TABLE OF INTERESTS

Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
1A	5501 Sapphire Loop	0.862%	0.862%	1	N/A
1B	5503 Sapphire Loop	0.862%	0.862%	1	N/A
2A	5507 Sapphire Loop	0.862%	0.862%	1	N/A
2B	5509 Sapphire Loop	0.862%	0.862%	1	N/A
3A	5515 Sapphire Loop	0.862%	0.862%	1	N/A
3B	5517 Sapphire Loop	0.862%	0.862%	1	N/A
4A	5521 Sapphire Loop	0.862%	0.862%	1	Y-4A
4B	5523 Sapphire Loop	0.862%	0.862%	1	Y-4B
5A	5529 Sapphire Loop	0.862%	0.862%	1	Y-5A
5B	5531 Sapphire Loop	0.862%	0.862%	1	Y-5B
6A	5539 Sapphire Loop	0.862%	0.862%	1	Y-6A
6B	5541 Sapphire Loop	0.862%	0.862%	1	Y-6B
7A	5547 Sapphire Loop	0.862%	0.862%	1	Y-7A
7B	5549 Sapphire Loop	0.862%	0.862%	1	Y-7B
8A	5555 Sapphire Loop	0.862%	0.862%	1	Y-8A
8B	5557 Sapphire Loop	0.862%	0.862%	1	Y-8B
9A	5563 Sapphire Loop	0.862%	0.862%	1	Y-9A
9B	5565 Sapphire Loop	0.862%	0.862%	1	Y-9B
10A	5569 Sapphire Loop	0.862%	0.862%	1	Y-10A
10B	5571 Sapphire Loop	0.862%	0.862%	1	Y-10B

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
11A	5575 Sapphire Loop	0.862%	0.862%	1	Y-11A
11B	5577 Sapphire Loop	0.862%	0.862%	1	Y-11B
12A	5581 Sapphire Loop	0.862%	0.862%	1	Y-12A
12B	5583 Sapphire Loop	0.862%	0.862%	1	Y-12B
13A	5587 Sapphire Loop	0.862%	0.862%	1	Y-13A
13B	5589 Sapphire Loop	0.862%	0.862%	1	Y-13B
14A	5593 Sapphire Loop	0.862%	0.862%	1	Y-14A
14B	5595 Sapphire Loop	0.862%	0.862%	1	Y-14B
15A	5603 Sapphire Loop	0.862%	0.862%	1	Y-15A
15B	5605 Sapphire Loop	0.862%	0.862%	1	Y-15B
16A	5609 Sapphire Loop	0.862%	0.862%	1	Y-16A
16B	5611 Sapphire Loop	0.862%	0.862%	1	Y-16B
17A	5615 Sapphire Loop	0.862%	0.862%	1	Y-17A
17B	5617 Sapphire Loop	0.862%	0.862%	1	Y-17B
18A	5621 Sapphire Loop	0.862%	0.862%	1	Y-18A
18B	5623 Sapphire Loop	0.862%	0.862%	1	Y-18B
34A	5741 Sapphire Loop	0.862%	0.862%	1	Y-34A
34B	5743 Sapphire Loop	0.862%	0.862%	1	Y-34B
35A	5749 Sapphire Loop	0.862%	0.862%	1	Y-35A
35B	5751 Sapphire Loop	0.862%	0.862%	1	Y-35B
36A	5757 Sapphire Loop	0.862%	0.862%	1	Y-36A
36B	5759 Sapphire Loop	0.862%	0.862%	1	Y-36B
37A	5765 Sapphire Loop	0.862%	0.862%	1	Y-37A
37B	5767 Sapphire Loop	0.862%	0.862%	1	Y-37B

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
38A	5773 Sapphire Loop	0.862%	0.862%	1	Y-38A
38B	5775 Sapphire Loop	0.862%	0.862%	1	Y-38B
39A	5781 Sapphire Loop	0.862%	0.862%	1	Y-39A
39B	5783 Sapphire Loop	0.862%	0.862%	1	Y-39B
40A	5787 Sapphire Loop	0.862%	0.862%	1	Y-40A
40B	5789 Sapphire Loop	0.862%	0.862%	1	N/A
41A	5808 Sapphire Loop	0.862%	0.862%	1	N/A
41B	5806 Sapphire Loop	0.862%	0.862%	1	N/A
42A	5820 Sapphire Loop	0.862%	0.862%	1	N/A
42B	5818 Sapphire Loop	0.862%	0.862%	1	N/A
43A	5828 Sapphire Loop	0.862%	0.862%	1	N/A
43B	5826 Sapphire Loop	0.862%	0.862%	1	N/A
44A	5836 Sapphire Loop	0.862%	0.862%	1	N/A
44B	5834 Sapphire Loop	0.862%	0.862%	1	N/A
45A	5842 Sapphire Loop	0.862%	0.862%	1	N/A
45B	5840 Sapphire Loop	0.862%	0.862%	1	N/A
46A	5502 Sapphire Loop	0.862%	0.862%	1	N/A
46B	5500 Sapphire Loop	0.862%	0.862%	1	N/A
47A	5510 Sapphire Loop	0.862%	0.862%	1	N/A
47B	5508 Sapphire Loop	0.862%	0.862%	1	N/A
48A	5540 Sapphire Loop	0.862%	0.862%	1	N/A
48B	5538 Sapphire Loop	0.862%	0.862%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
49A	5548 Sapphire Loop	0.862%	0.862%	1	N/A
49B	5546 Sapphire Loop	0.862%	0.862%	1	N/A
50A	5556 Sapphire Loop	0.862%	0.862%	1	N/A
50B	5554 Sapphire Loop	0.862%	0.862%	1	N/A
51A	5564 Sapphire Loop	0.862%	0.862%	1	N/A
51B	5562 Sapphire Loop	0.862%	0.862%	1	N/A
52A	5570 Sapphire Loop	0.862%	0.862%	1	N/A
52B	5568 Sapphire Loop	0.862%	0.862%	1	N/A
53A	5576 Sapphire Loop	0.862%	0.862%	1	N/A
53B	5574 Sapphire Loop	0.862%	0.862%	1	N/A
54A	5582 Sapphire Loop	0.862%	0.862%	1	N/A
54B	5580 Sapphire Loop	0.862%	0.862%	1	N/A
55A	5588 Sapphire Loop	0.862%	0.862%	1	N/A
55B	5586 Sapphire Loop	0.862%	0.862%	1	N/A
56A	5596 Sapphire Loop	0.862%	0.862%	1	N/A
56B	5594 Sapphire Loop	0.862%	0.862%	1	N/A
57A	5604 Sapphire Loop	0.862%	0.862%	1	N/A
57B	5602 Sapphire Loop	0.862%	0.862%	1	N/A
58A	5610 Sapphire Loop	0.862%	0.862%	1	N/A
58B	5608 Sapphire Loop	0.862%	0.862%	1	N/A
59A	2234 Jasper Lane	0.862%	0.862%	1	N/A
59B	2232 Jasper Lane	0.862%	0.862%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
60A	2246 Sapphire Loop	0.862%	0.862%	1	N/A
60B	2244 Sapphire Loop	0.862%	0.862%	1	N/A
61A	2258 Jasper Lane	0.862%	0.862%	1	N/A
61B	2256 Jasper Lane	0.862%	0.862%	1	N/A
62A	5798 Sapphire Loop	0.862%	0.862%	1	N/A
62B	5796 Sapphire Loop	0.862%	0.862%	1	N/A
63A	5790 Sapphire Loop	0.862%	0.862%	1	N/A
63B	5788 Sapphire Loop	0.862%	0.862%	1	N/A
64A	2293 Jasper Lane	0.862%	0.862%	1	N/A
64B	2295 Jasper Lane	0.862%	0.862%	1	N/A
65A	2285 Jasper Lane	0.862%	0.862%	1	N/A
65B	2287 Jasper Lane	0.862%	0.862%	1	N/A
66A	2271 Jasper Lane	0.862%	0.862%	1	N/A
66B	2273 Jasper Lane	0.862%	0.862%	1	N/A
67A	2257 Jasper Lane	0.862%	0.862%	1	N/A
67B	2259 Jasper Lane	0.862%	0.862%	1	N/A
68A	2243 Jasper Lane	0.862%	0.862%	1	N/A
68B	2245 Jasper Lane	0.862%	0.862%	1	N/A
69A	2229 Jasper Lane	0.862%	0.862%	1	N/A
69B	2231 Jasper Lane	0.862%	0.862%	1	N/A
70A	2215 Jasper Lane	0.862%	0.862%	1	N/A
70B	2217 Jasper Lane	0.862%	0.862%	1	N/A

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Unit No.	Street Address	Percentage Share in Common Elements	Percentage Liability for Common Expenses	Vote in the Affairs of the Association	Limited Common Element Yard as applicable
71A	2201 Jasper Lane	0.862%	0.862%	1	N/A
71B	2203 Jasper Lane	0.862%	0.862%	1	N/A
80A	5740 Sapphire Loop	0.862%	0.862%	1	N/A
80B	5738 Sapphire Loop	0.862%	0.862%	1	N/A
81A	5746 Sapphire Loop	0.862%	0.862%	1	N/A
81B	5744 Sapphire Loop	0.862%	0.862%	1	N/A
TOTALS		**100.00%**	**100.00%**	**116**	

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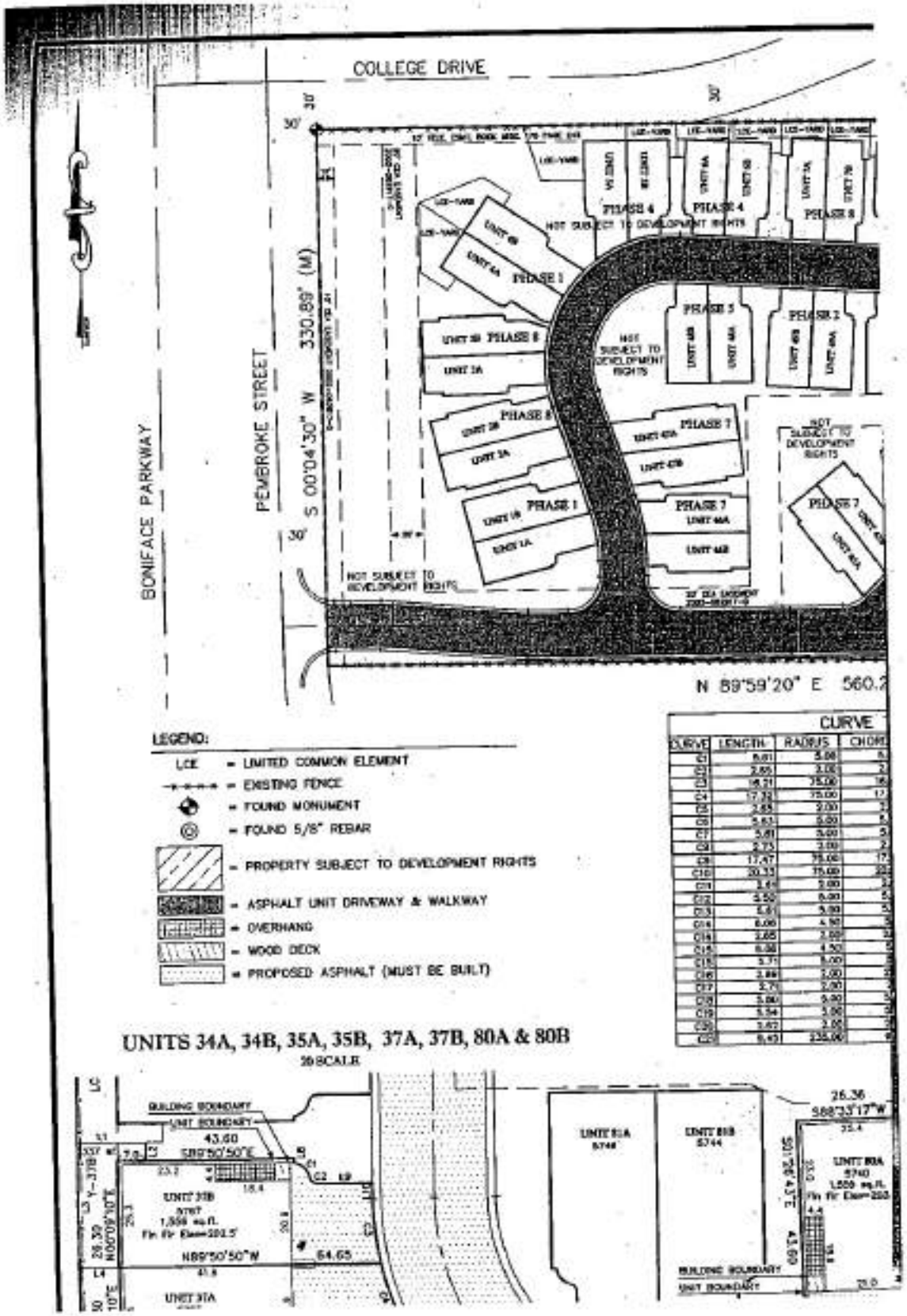
SCHEDULE A-3

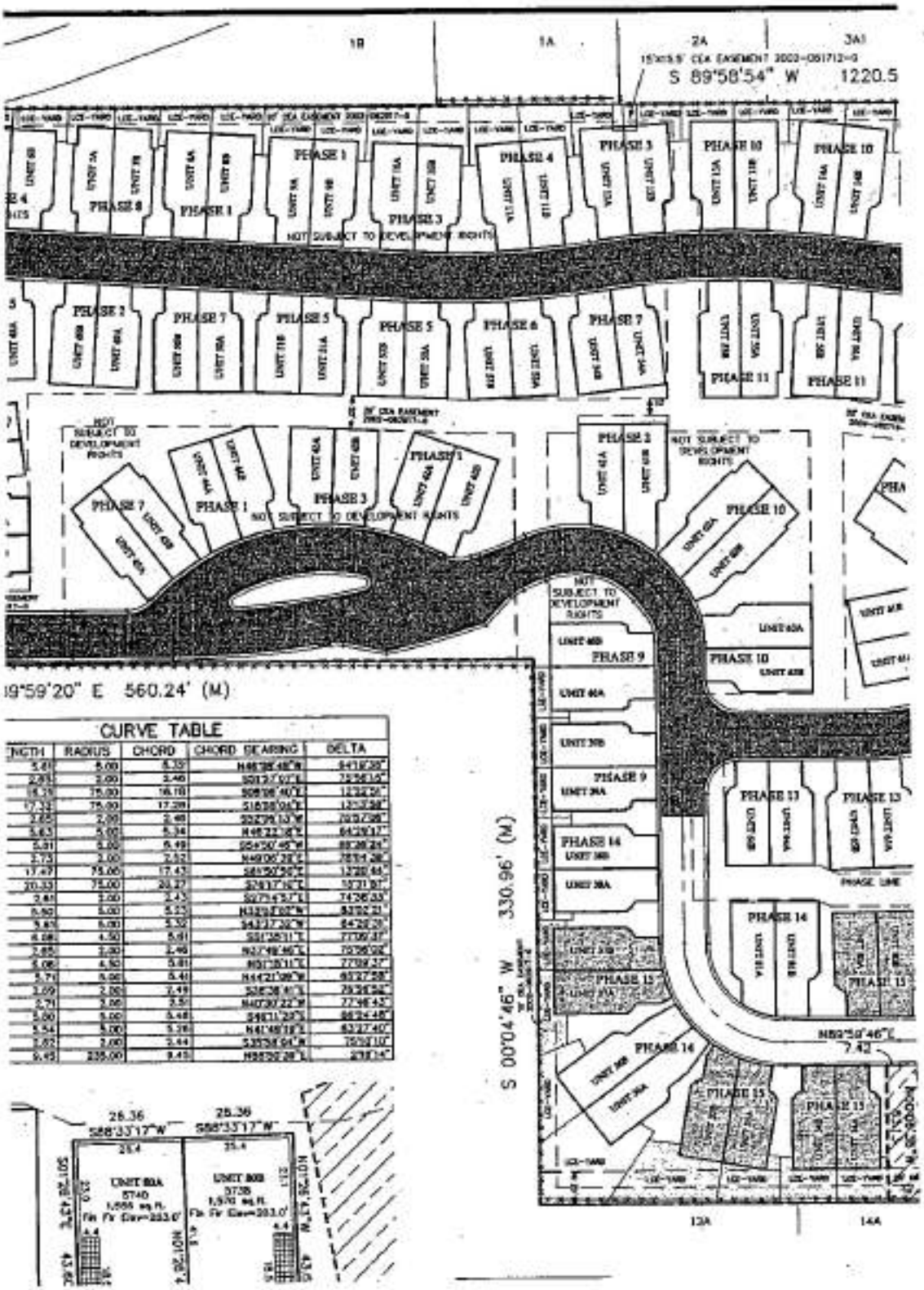
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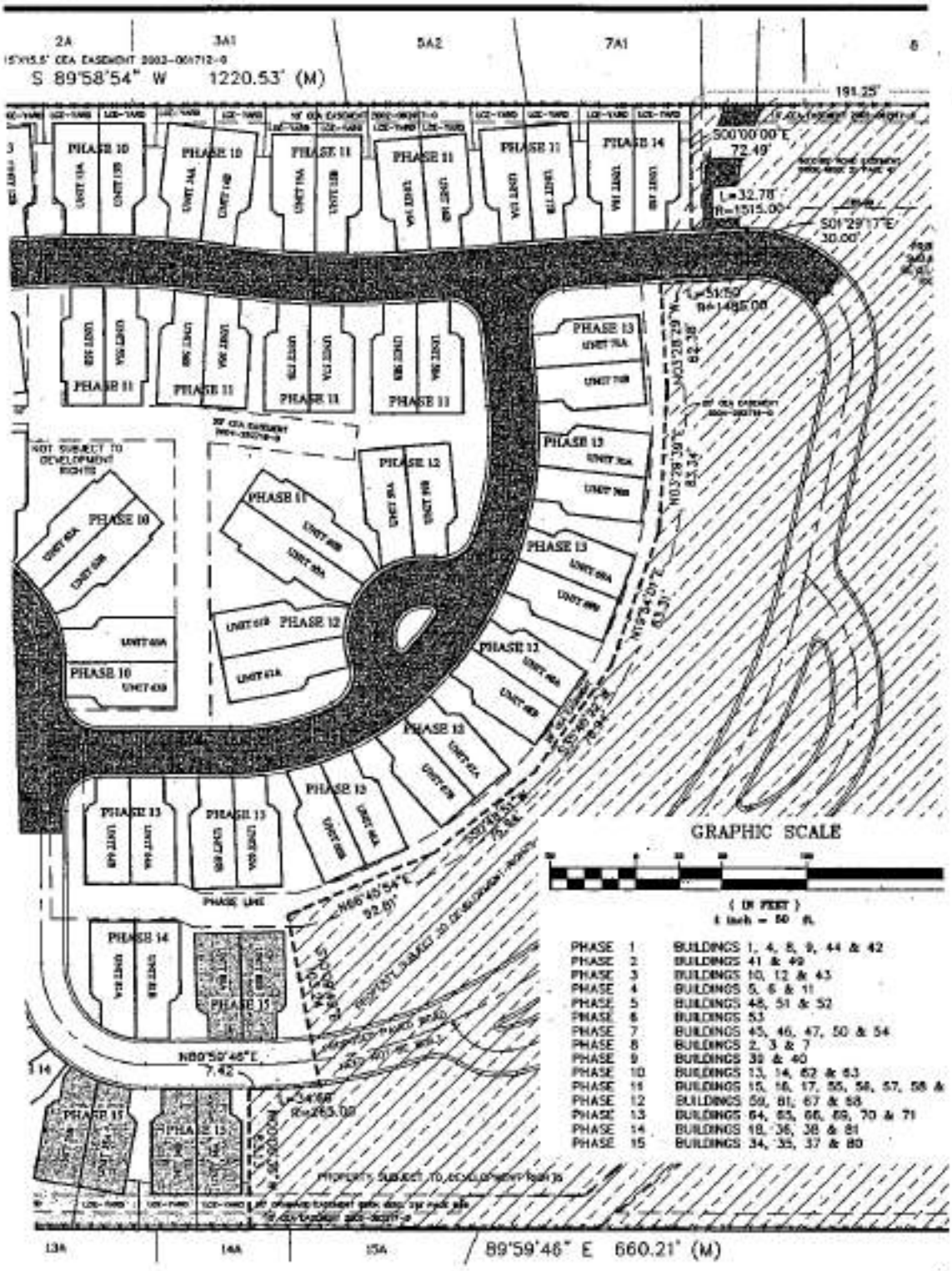
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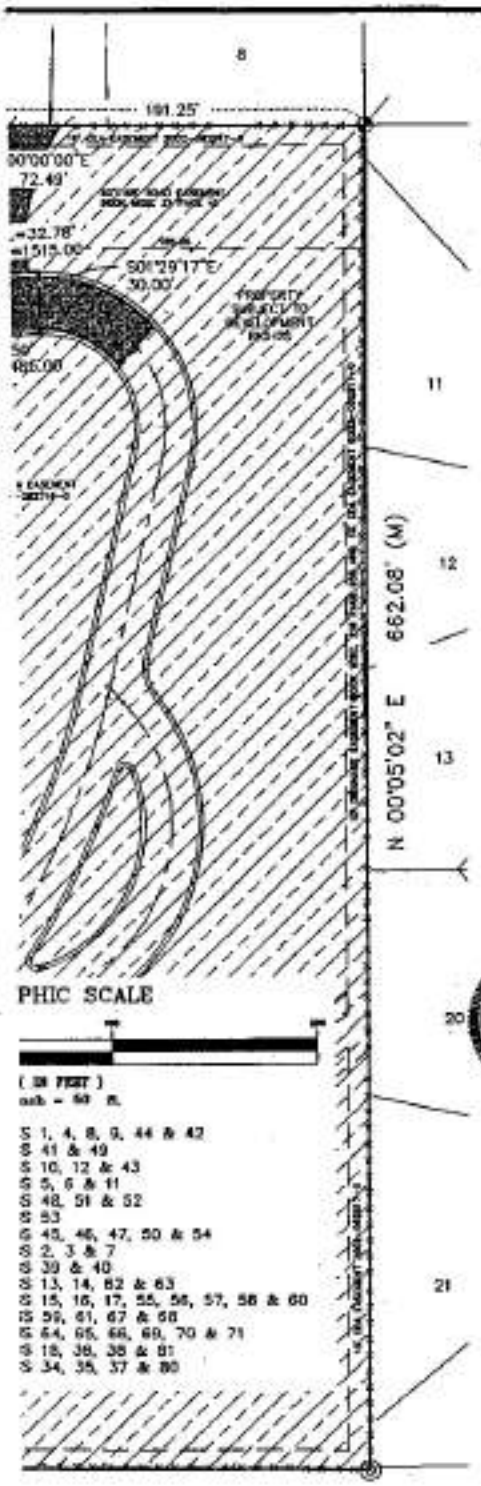
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COLLEGE DRIVE
30'
30'
BONIFACE PARKWAY
PEMBROKE STREET
S 00°04'30" W 330.89' (M)
30'
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
NOT SUBJECT TO DEVELOPMENT RIGHTS
N 89°59'20" E 560.2
LEGEND:
LCE = LIMITED COMMON ELEMENT
= EXISTING FENCE
= FOUND MONUMENT
= FOUND 5/8" REBAR
= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS
= ASPHALT UNIT DRIVEWAY & WALKWAY
= OVERHANG
= WOOD DECK
= PROPOSED ASPHALT (MUST BE BUILT)
CURVE
CURVE | LENGTH | RADIUS | CHORD
UNITS 34A, 34B, 35A, 35B, 37A, 37B, 80A & 80B
20 SCALE
BUILDING BOUNDARY
UNIT BOUNDARY
43.60
S89°50'50"E
UNIT 37B
UNIT 37A
N89°50'50"W
64.65
UNIT 81A
UNIT 81B
26.36
S88°33'17"W
UNIT 80A
5740
1,559 sq.ft.
N89°50'50"W
64.65


1B
1A
2A
3A1
S 89°58'54" W 1220.5
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 11
PHASE 12
PHASE 13
PHASE 14
PHASE 15
NOT SUBJECT TO DEVELOPMENT RIGHTS
9°59'20" E 560.24' (M)
S 00°04'46" W 330.96' (M)
N89°59'46"E 7.42
13A
14A
CURVE TABLE
LENGTH
RADIUS
CHORD
CHORD BEARING
DELTA
28.36
S88°33'17"W
UNIT 80A
5740
1,555 sq.ft.
UNIT 80B
5735
1,570 sq.ft.



SURVEYOR'S CERTIFICATE



OWNERS CERTIFICATE

THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY, LOCATED WITHIN THE SW 1/4 SECTION 25, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT, (SEE LEGAL DESCRIPTION)

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR SUMMER STONE TOWNHOMES, DATED AUGUST 12TH, 2005, AND RECORDED ON THE 13TH DAY OF AUGUST, 2003, SERIAL NO. 2003-082022-0, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 DATED SEPTEMBER 10TH, 2003 AND RECORDED ON THE 15TH DAY OF SEPTEMBER, 2003 UNDER SERIAL NO. 2003-094274-0 AND AS SET FORTH IN PLAT NO. 2003-127, IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 2 DATED NOVEMBER 28, 2003 AND RECORDED ON THE 1ST DAY OF DECEMBER, 2003 AT SERIAL NO. 2003-125183-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3, RECORDED ON THE 4TH DAY OF DECEMBER, 2003 UNDER SERIAL NO. 2003-126240-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 4 DATED JAN. 17 2004 AND RECORDED ON THE 27TH DAY OF FEB. 2004 UNDER SERIAL NO. 2004-007252-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 5 DATED JUNE 7, 2004 AND RECORDED ON THE 7TH DAY OF JUNE 004, UNDER SERIAL NO. 2004-042253-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 6 RECORDED ON THE 16TH DAY OF JULY, 2004 UNDER SERIAL NO. 2004-052833-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO.7 RECORDED ON THE 21ST DAY OF SEPTEMBER, 2004, UNDER SERIAL NO. 2004-071261-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 8 RECORDED ON THE 9TH DAY OF DECEMBER, 2004, UNDER SERIAL NO. 2004-091264-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 9 RECORDED ON THE 15TH DAY OF MARCH, 2005, UNDER SERIAL NO. 2005-030776-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 10 RECORDED ON THE 20TH DAY OF MAY, 2005, UNDER SERIAL NO. 2005-033597-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 11 RECORDED ON THE 25TH DAY OF JULY, 2005, UNDERSERIAL NO. 2005-051479-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 12 RECORDED ON THE 14TH DAY OF DECEMBER, 2005, UNDER SERIAL NO. 2005-090042-0-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 13 RECORDED ON THE 14TH DAY OF DECEMBER, 2005, UNDER SERIAL NO. 2005-090046-0-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 14 RECORDED ON THE 14TH DAY OF MARCH, 2006, UNDER SERIAL NO. 2006-016033-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. PURSUANT TO SECTION 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(4)(B) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREON

Sue M. Wolfe

THE PETERSEN GROUP, INC.
BY ROBERT G. PETERSEN, PRESIDENT Sue M. Wolfe, Auth. Agent

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 12 day of JUNE 2006.

FOR:

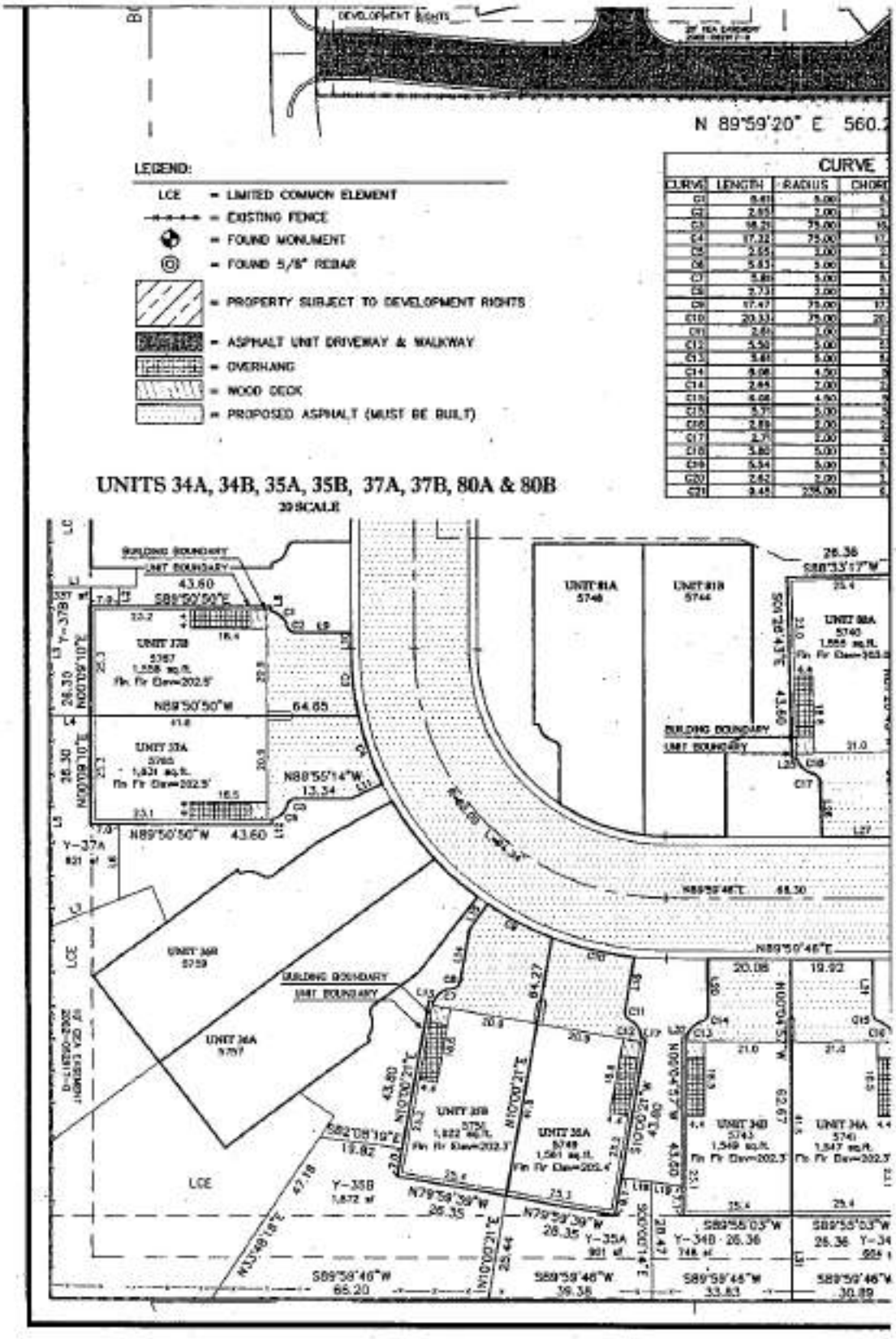
6/12/08
My commission expires

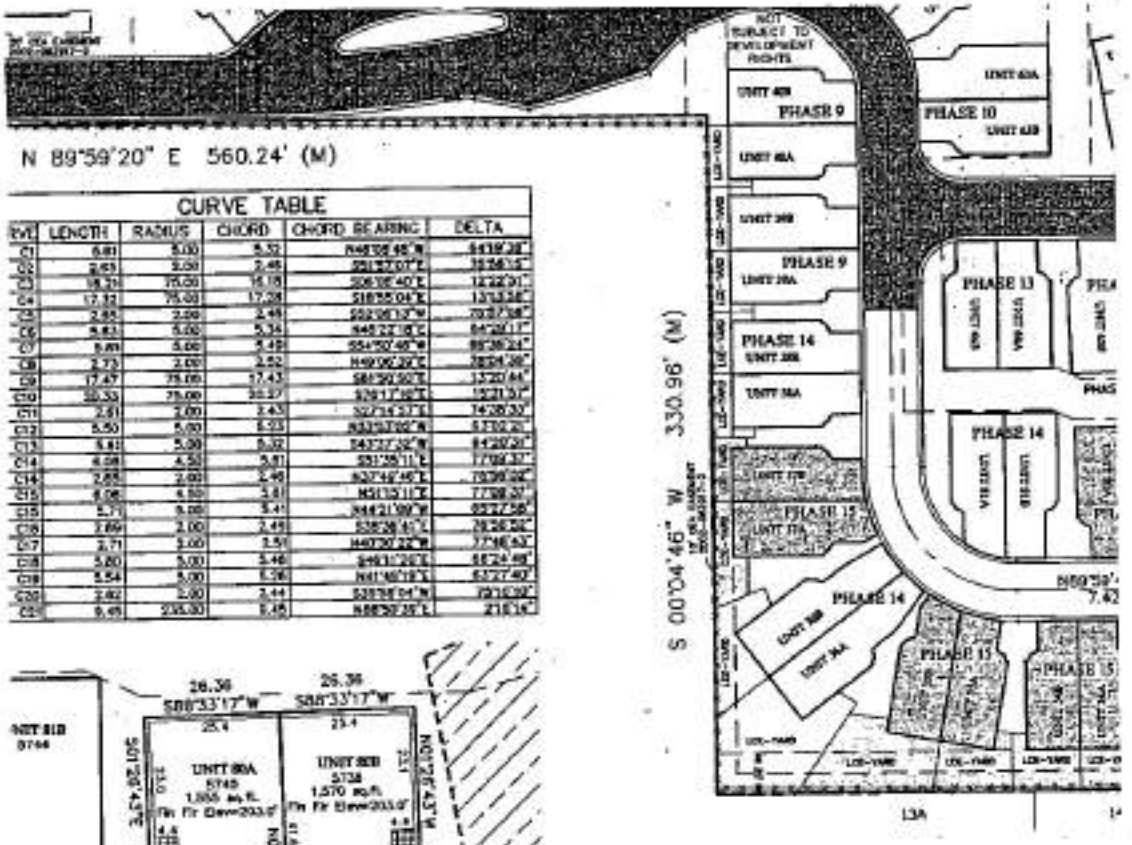
Notary Public

Vicinity Map Scale: 1"= 1 Mile

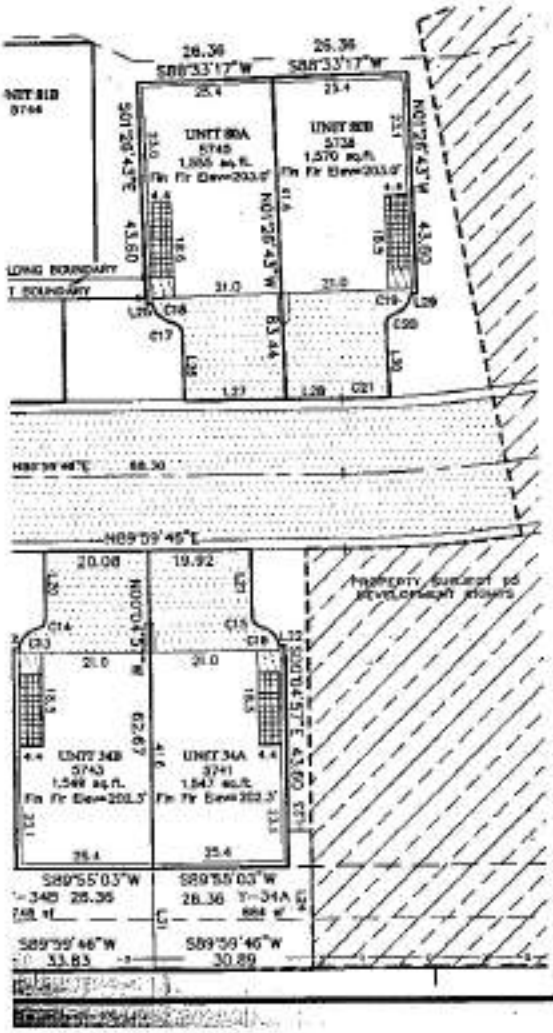


2006-038837-0


DEVELOPMENT RIGHTS
N 89°59'20" E 560.2
LEGEND:
LCE = LIMITED COMMON ELEMENT
= EXISTING FENCE
= FOUND MONUMENT
= FOUND 5/8" REBAR
= PROPERTY SUBJECT TO DEVELOPMENT RIGHTS
= ASPHALT UNIT DRIVEWAY & WALKWAY
= OVERHANG
= WOOD DECK
= PROPOSED ASPHALT (MUST BE BUILT)
CURVE
CURVE | LENGTH | RADIUS | CHORD
UNITS 34A, 34B, 35A, 35B, 37A, 37B, 80A & 80B
1"=20' SCALE
BUILDING BOUNDARY
UNIT BOUNDARY
UNIT 81A 5748
UNIT 81B 5744
UNIT 80A 5740
UNIT 37B 5757
UNIT 37A 5755
UNIT 36B 5759
UNIT 36A 5757
UNIT 35B 5753
UNIT 35A 5749
UNIT 34B 5743
UNIT 34A 5741
LCE
Y-37B
Y-37A
Y-35B
Y-35A
Y-34B
Y-34
N89°50'50"W 64.65
N89°50'50"W 43.60
N88°55'14"W 13.34
N89°59'46"E 66.30
N79°59'39"W 26.35
S89°59'46"W 66.20
S89°59'46"W 39.38
S89°59'46"W 33.83
S89°59'46"W 30.89
S89°55'03"W 26.36



CURVE TABLE					
CVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	5.81	5.00	5.52	N48°58'48"W	64°39'38"
C2	2.63	3.00	2.46	S01°37'07"E	50°08'15"
C3	18.31	75.00	18.15	S06°39'40"E	14°22'31"
C4	17.12	75.00	17.08	S18°55'04"E	13°04'56"
C5	2.65	3.00	2.46	S02°06'13"W	50°37'58"
C6	5.82	5.00	5.34	N45°22'16"E	64°20'17"
C7	5.81	5.00	5.48	S54°50'46"W	66°36'24"
C8	2.73	3.00	2.62	N49°06'29"E	52°04'38"
C9	17.47	75.00	17.43	S81°50'50"E	13°20'44"
C10	30.33	75.00	30.12	S76°17'36"E	23°10'13"
C11	2.61	3.00	2.43	S27°14'47"E	74°28'33"
C12	5.50	5.00	5.23	N33°53'02"W	63°02'20"
C13	5.81	5.00	5.52	S42°37'32"W	64°20'31"
C14	4.08	4.50	3.91	S51°35'11"E	77°38'37"
C15	2.65	3.00	2.46	S37°46'46"E	50°36'02"
C16	4.08	4.50	3.91	N51°35'11"E	77°38'37"
C17	5.71	5.00	5.41	N44°21'09"W	65°27'58"
C18	2.69	3.00	2.48	S38°28'41"E	51°26'26"
C19	3.71	3.00	3.51	N40°30'22"W	77°16'43"
C20	5.80	5.00	5.46	S49°31'20"E	66°24'48"
C21	5.54	5.00	5.26	N41°46'19"E	63°27'40"
C22	2.62	3.00	2.44	S28°56'04"W	50°05'32"
C23	9.45	235.00	9.45	N88°30'25"E	2°18'14"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'20"E	16.97
L2	S01°34'06"W	4.65
L3	S00°04'46"W	30.84
L4	N89°55'14"W	9.00
L5	S00°04'46"W	41.31
L6	N00°27'20"E	18.44
L7	S87°56'39"W	17.26
L8	S00°06'16"W	1.00
L9	S89°55'14"E	13.48
L10	S00°04'46"W	3.93
L11	S64°27'17"W	8.42
L12	S00°03'10"W	5.10
L13	S70°59'39"E	5.10
L14	N00°04'20"E	13.11
L15	N34°49'33"E	7.85
L16	S00°04'20"W	13.41
L17	S28°59'39"E	1.10
L18	S89°57'01"E	7.49
L19	S61°57'02"E	7.49
L20	N89°08'15"W	13.31
L21	S89°58'15"E	13.23
L22	N00°00'00"E	5.10
L23	N89°58'39"E	4.02
L24	S00°06'24"E	37.50
L25	N89°33'17"E	1.10
L26	S64°27'01"E	13.50
L27	N89°59'46"E	19.79
L28	N89°59'46"E	10.77
L29	N89°33'17"E	1.10
L30	N01°37'01"W	14.39
L31	S00°04'57"E	20.46
L32	N89°00'03"E	1.10

SURVEYOR'S CERTIFI

SECTION 34.08.170 OF THE
THAT A CERTIFICATION BE M
CONTAINS THE INFORMATION

I DO HEREBY CERTIFY THAT
UNITS ACCURATELY SURVEY
THE INFORMATION AS REQUI
FOR ON THIS PLAT.

ANTHONY P. HOFFMAN,
LANTECH, INC.
440 WEST BENSON #200
ANCHORAGE, ALASKA 9950

BENEFICIARY:

WELLS FARGO BANK AMERIC
301 WEST NORTHERN LIGHTS
ANCHORAGE, AK 99503

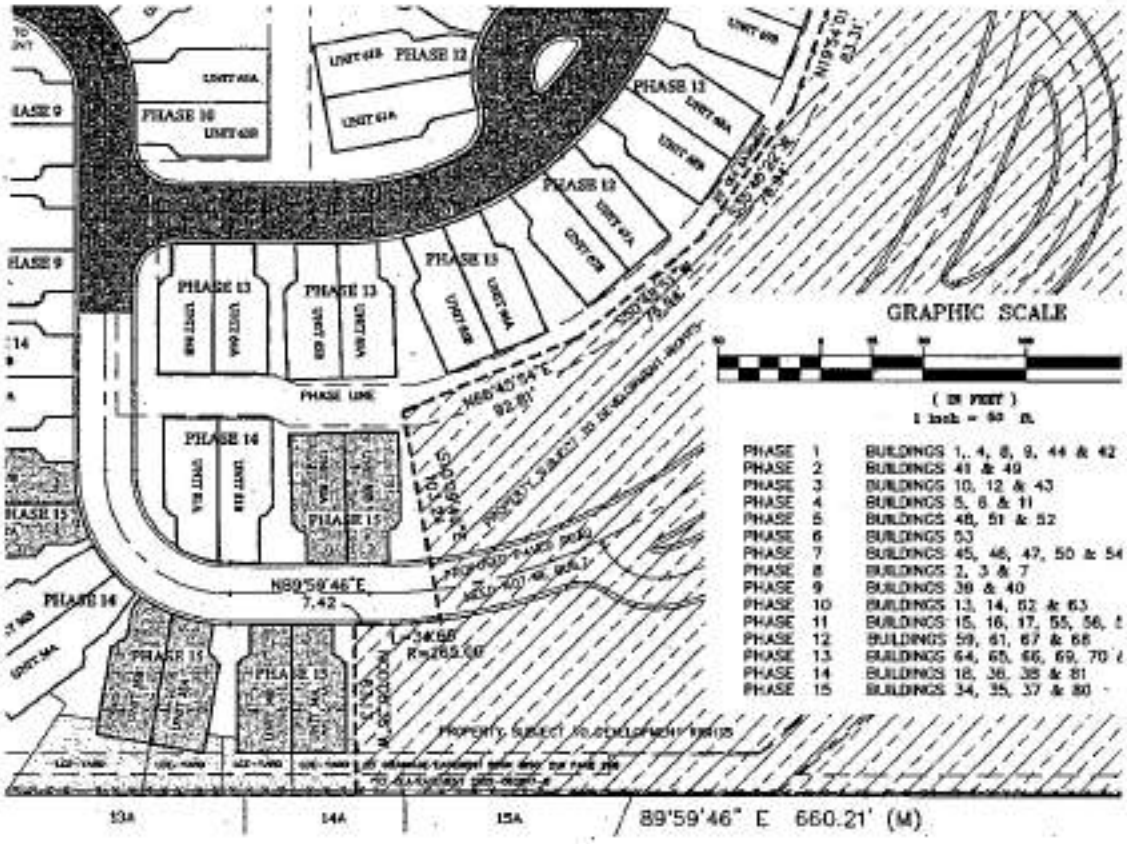
NOTARY ACKNOWLEDGE

Subscribed and sworn to b
FOR:

6/2/06
My commission expires

NOTARY PUBLIC

2006-038837-0



DISTANCE
99.97
4.85
30.94
9.80
51.51
18.44
17.96
5.10
13.40
3.95
5.40
1.70
1.10
13.11
7.83
13.41
5.10
7.48
7.48
13.31
13.33
1.03
4.52
27.56
1.10
13.93
29.78
10.77
1.03
16.39
20.44
1.03

SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE COMMON INTEREST OWNERSHIP ACT REQUIRES THAT A CERTIFICATION BE MADE WHICH STATES THAT PLAT AND PLANS CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY, AND THAT THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT.

6-12-06

ANTHONY P. HOFFMAN,
LANTECH INC.
440 WEST BENSON #200
ANCHORAGE, ALASKA 99503

STATE OF ALASKA
12th
49th

BENEFICIARY:

Vice President

WELLS FARGO BANK ALASKA
301 WEST NORTHERN LIGHTS BLVD.
ANCHORAGE, AK 99503

AUTHORIZED SIGNER/POSITION

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 13 day of June 2006.

FOR:

6/12/08
My commission expires

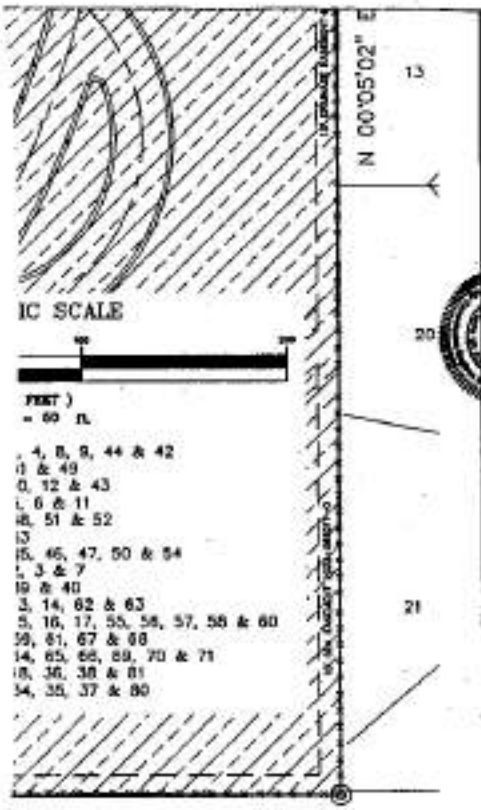
Notary Public

NOTARY PUBLIC

NOTES:

1) ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN
2) ALL BUILDING TIES ARE AT 90° TO THE PROPERTY LINES
3) ELEVATION DATUM FOR THE BUILDINGS IS GREATER ANCHO GEODETIC SURVEY, MEAN SEA LEVEL, OF 1972.
4) EACH UNIT IS DESIGNATED BY A NUMBER INDICATING THE PROJECT (i.e. UNIT 1).
5) THIS PROJECT IS LOCATED WITHIN SW 1/4, SEC. 33, T13N DISTRICT, ALASKA, (SEE LEGAL DESCRIPTION).
6) THE CONDOMINIUM DEVELOPMENT DEPICTED HEREON IS SU "COMMON INTEREST OWNERSHIP" ACT", ALASKA STATUTE 34.08
7) AREAS OUTSIDE OF UNIT BOUNDARIES ARE COMMON ELEM SPECIFIED IN THE DECLARATION.
8) CERTAIN IMPROVEMENTS WHICH MAY BE BUILT BY DECLAR RIGHTS, IN ADDITION TO BUILDINGS AND IMPROVEMENTS SHOW CURBS, STREET LIGHTING, RETAINING WALLS DRAINAGE SYSTEM SHRUBS AND TREES, FENCES, SIGN, PIPES, DUCTS, CABLES, U ACCESSORY OR RELATED STRUCTURES AND FIXTURES AND M APPROPRIATE GOVERNMENTAL AUTHORITIES, OR UTILITY COMP COMMUNITY IN THE DISCRETION OF THE DECLARANT. THE MA PARTICULAR ORDER OR AT ANY PARTICULAR LOCATION IN TH CONSISTENT WITH THEIR PURPOSES. PLEASE REFER TO ARTIC LIMITATIONS AND RESERVATIONS OF THESE RIGHTS.
9) UNIT BOUNDARIES SHOWN ON THIS SHEET ARE ACTUAL U CAN BE FOUND IN ARTICLE IV OF THE DECLARATION.
10) THE PROPERTY ON THE PLAT SHOWN AS PROPERTY SUB PROPERTY SUBJECT TO DEVELOPMENT RIGHTS, INCLUDING THE RIGHTS TO ADD UNITS AND CREATE COMMON ELEMENTS AND RIGHTS AND LIMITATIONS OF DEVELOPMENT RIGHTS DESCRIBED UNIT AND BUILDING LOCATIONS, DIMENSIONS, AND SHAPES AR ACCORDANCE WITH DECLARANT OR SITE REQUIREMENT (OR AT OF THE DECLARATION FOR RESERVATIONS AND LIMITATIONS O
11) DIMENSIONS SHOWN ARE TO THE UNIT BOUNDARY.
12) AREA OF "PROPERTY NOT SUBJECT TO DEVELOPMENT R
13) DISTANCES GIVEN TO THE NEAREST FOOT ARE TO THAT
14) FOR DESCRIPTION OF "LIMIT", SEE ARTICLE IV OF THE DE 2005, SERIAL NO. 2005-060033-0, ANCHORAGE RECORDING OF ALASKA.
15) IMPROVEMENTS WITHIN AREAS DESIGNATED AS PROPERTY MUST BE BUILT SUBJECT TO SPECIAL DECLARANT RIGHTS RES DECLARATION.
16) UNIT OWNERS WITH LIMITED COMMON ELEMENT YARD (i.e. ACCORDING TO THE FENCE SPECIFICATIONS IN SCHEDULE A-5
17) CHUGACH ELECTRIC ASSOCIATION RIGHT OF WAY EASEMEN CONSTRUCTION, OPERATION, AND MAINTENANCE OF AN ELECTR DISTRIBUTION LINE OR SYSTEM, RECORDED AUGUST 15, 1961, 573, BOOK 2517 PAGE 388.
18) ENSTAR NATURAL GAS COMPANY NON-EXCLUSIVE RIGHT-IS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE O NO. 2005-061853-0

2006-038837-0



2006-038038-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA AND AS AMENDED BY AMENDMENT NO. 14 RECORDED ON THE 14TH DAY OF MARCH, 2006, UNDER SERIAL NO. 2006-038033-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, PURSUANT TO SECTION 34.08.180 OF THE ALASKA UNIFORM COMMON INTEREST OWNERSHIP ACT, AND PURSUANT TO SECTION 34.08.130(A)(8) OF THE ACT AND IN ARTICLE IX OF THE DECLARATION, DOES HEREBY FILE THIS PLAT TO REFLECT THE CREATION OF UNITS AND COMMON AREAS AS SHOWN HEREON

Sue M. Wolfe

THE PETERSON GROUP, INC.
BY ~~ROBERT C. PETERSON, PRESIDENT~~ Sue M. Wolfe, Auth. Agent

NOTARY ACKNOWLEDGMENT

Subscribed and sworn to before me this 13 day of June 2006.

For:

6/12/08
My commission expires

Notary Public

Vicinity Map Scale: 1"= 1 Mile



40 ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET.
TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
ELDINGS IS GREATER ANCHORAGE AREA BOROUGH, POST QUAKE, U.S.
, OF 1972.
A NUMBER INDICATING THE DESIGNATION OF THE UNIT WITHIN THE

IN SW 1/4, SEC. 23, T13N, R3W, S.M. ANCHORAGE RECORDING
CRIPTION).
IT DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE
T", ALASKA STATUTE 34.08.
DRIVES ARE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS

MAY BE BUILT BY DECLARANT AS PART OF ITS SPECIAL DECLARANT
AND IMPROVEMENTS SHOWN, MAY INCLUDE ROADS, PAVEMENT AND
WALLS, DRAINAGE SYSTEMS, GRADING, LANDSCAPING, PLANTS,
PIPES, DUCTS, CABLES, UTILITY WAYS, INFRASTRUCTURE, AND
ES AND FIXTURES AND IMPROVEMENTS WHICH ARE REQUIRED BY
ORITIES, OR UTILITY COMPANIES, OR WHICH WILL ENHANCE THE
THE DECLARANT. THE IMPROVEMENTS "NEED NOT BE BUILT" IN ANY
RTICULAR LOCATION IN THE PROPERTY AND WILL HAVE DIMENSIONS
PLEASE REFER TO ARTICLE IX OF THE DECLARATION OF
THESE RIGHTS.
HIS SHEET ARE ACTUAL UNIT BOUNDARIES. THE DEFINITION OF UNIT
HE DECLARATION.
SHOWN AS PROPERTY SUBJECT TO DEVELOPMENT RIGHTS IS
T RIGHTS, INCLUDING THE RIGHT OF WITHDRAWAL AND DEVELOPMENT
COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AND OTHER
PMENT RIGHTS DESCRIBED IN ARTICLE IX OF THE DECLARATION.
ENSIONS, AND SHAPES ARE APPROXIMATE AND MAY VARY IN
SITE REQUIREMENT (OR AT DECLARANT'S OPTION). SEE ARTICLE IX
TIONS AND LIMITATIONS ON DEVELOPMENT RIGHTS.
IT UNIT BOUNDARY.
JECT TO DEVELOPMENT RIGHTS" IS 428,237 S.F.± 9.8 AC.
EST FOOT ARE TO THAT FOOT (i.e.4'=4.00')
EE ARTICLE IV OF THE DECLARATION, RECORDED AUGUST 15TH,
ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE

DESIGNATED AS PROPERTY NOT SUBJECT TO DEVELOPMENT RIGHTS
DECLARANT RIGHTS RESERVED IN ARTICLE IX OF THE

NON ELEMENT YARD (i.e. Y-15A) AREAS MAY FENCE THEIR YARDS
CTIONS IN SCHEDULE A-3 TO THE DECLARATION
RIGHT OF WAY EASEMENT (BLANKET EASEMENT) IS FOR
INTENANCE OF AN ELECTRIC TRANSMISSION AND/OR TELEPHONE
RDED AUGUST 15, 1961, BOOK 33 PAGE 378, BOOK 1853 PAGE

NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT)
ON, AND MAINTENANCE OF A GAS LINE AND/OR SYSTEM, SERIAL

A CONDOMINIUM PLAT OF:

SUMMER STONE TOWNHOMES PHASE 15

ADDING UNITS 34A, 34B, 35A, 35B, 37A, 37B, 80A & 80B

LEGAL DESCRIPTION:

The North One-half of the South One-half of the Northwest One-quarter of the Southwest One- quarter (N1/2 of S1/2 of NW1/4 of SW1/4) and the East One-half of the South One-half of the South One-half of the Northwest One-quarter of the Southwest One-quarter (E1/2 of S1/2 of S1/2 of NW1/4 of SW1/4) of Section 23, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, EXCEPTING THEREFROM that portion as described in Declaration of Taking to the State of Alaska, Department of Transportation and Public Facilities, recorded July 25, 1988, Book 1763, Page 382 and recorded July 27, 1988 in Book 1784, Page 667, and FURTHER EXCEPTING THEREFROM that portion as contained in Warrant deed to ANCHORAGE, a Municipal Corporation, recorded November 30, 1985, Book 1823, Page 320.

LAND & CONSTRUCTION SURVEYORS*AUTOCAD
440 W BENSON BLVD, SUITE 200
ANCHORAGE, ALASKA 99503
562-2291 (FAX 561-6626)
PLANNERS ENGINEERS

GRID 1538	SCALE: 1"=50'	DATE: JUNE 8, 2006
DRAWN BY: CB	W.O.# 2002-14-388	CHK'D BY: TPH
SHEET 1 OF 1	FILE NAME: Summer Stone Phase 15	

ALASKA
2006-064331-0
Recording Dist: 301 - Anchorage
9/21/2006 2:39 PM Pages: 1 of 65



EG

AMENDMENT NO. 16 TO DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

AFTER RECORDATION RETURN TO:

James H. McCollum
Law Offices of James H. McCollum, LLC
510 L Street, Suite 540
Anchorage, Alaska 99501-1959

AMENDMENT NO. 16 TO

DECLARATION

OF

SUMMER STONE TOWNHOMES

EXERCISING DEVELOPMENT RIGHTS

The Petersen Group, Inc., an Alaska corporation, with an office at 3820 Lake Otis Parkway, #204, Anchorage, Alaska 99508, "Declarant" under a certain Declaration, Summer Stone Townhomes dated August 12, 2003, and recorded on the 13th day of August, 2003, under Serial No. 2003-082022-0 and as set forth in Plat No. 2003-103 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as amended by Amendment No. 1 dated September 10, 2003, and recorded on the 15th day of September, 2003, under Serial No. 2003-094974-0 and as set forth in Plat No. 2003-127 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 2 dated November 26, 2003, and recorded on the 1st day of December, 2003, under Serial No. 2003-125183-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 3 dated December 3, 2003, and recorded on the 4th day of December, 2003, under Serial No. 2003-126240-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 4 dated January 17, 2004, and recorded on the 3rd day of February, 2004, under Serial No. 2004-007262-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 5 dated June 7, 2004, and recorded on the 9th day of June, 2004, under Serial No. 2004-042343-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 6 dated July 16, 2004, and recorded on the16th day of July, 2004, under Serial No. 2004-052833-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 7 dated September 21, 2004, and recorded on the 21st day of September, 2004, under Serial No. 2004 071361-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 8 dated December 8, 2004, and recorded on the 9th day of December, 2004, under Serial No. 2004-091264-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 9 dated March 2, 2005, and recorded on the 15th day of March, 2005, under Serial No. 2005-016776-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 10 dated May 20, 2005, and recorded on the 20th day of May, 2005, under Serial No. 2005-033597-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 11 dated July 22, 2005, and recorded on the 25th day of July, 2005, under Serial No. 2005-051470-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 12 dated December 14, 2005, and recorded on the 14th day of December, 2005, under Serial No. 2005-090042-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 13 dated December 14, 2005, and recorded on the 14th day of December, 2005, under Serial No. 2005-090046-0-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 14 dated March 6, 2006, and recorded on the 14th day of March, 2006, under Serial No. 2006-016033-0 in the Anchorage Recording District, Third Judicial District, State of Alaska, and as further amended by Amendment No. 15 dated June 12, 2006, and recorded on the 13th day of June, 2006, under Serial No. 2006-038837-0 in the Anchorage Recording District, Third Judicial District, State of Alaska ("Declaration"), pursuant to

Section 34.08.180 of the Alaska Uniform Common Interest Ownership Act, and pursuant to reservations of Development Rights reserved pursuant to Section 34.08.130(a)(8) of the Act and Article VII of the Declaration, does hereby amend the Declaration and does hereby declare:

ARTICLE I. Schedule A-2, Table of Interests, attached hereto adding Units 32A and 32B together with their appurtenant Limited Common Elements and interests, is substituted for the current Schedule A-2 of the Declaration which is declared null and void.

ARTICLE II. Schedule A-4, the Limited Common Element Yard Areas attached hereto is amended by the addition of Limited Common Element yard area fence locations for Units 4A-9B, 10A-17B, 18A-24B, 25A-30B, 31A-36B and 37A-40B.

ARTICLE III. Schedule A-3, the Plat attached hereto and filed under official Plat No. 2006-121 supplements the current Schedule A-3 of the Declaration as filed under Plat No. 2006-72 by reflecting the addition of Units and Common Elements on that portion of Summer Stone Townhomes labeled " Property Not Subject to Development Rights."

ARTICLE IV. Development rights reserved in the Declaration within that portion of Summer Stone Townhomes, according to Plat No. 2006-121 attached as Schedule A-3 and labeled on the Plat "Property Not Subject to Development Rights," are hereby declared terminated. Limited Common Elements depicted on Schedule A-3 hereto are hereby assigned as appurtenant to the Units indicated. Those Limited Common Elements described in Article V and not otherwise depicted on Schedule A-3 hereto are hereby assigned to their appurtenant Units as applicable.

DIANNA M. BANNISTER NOTARY PUBLIC State of Alaska

THE PETERSEN GROUP, INC.

By: _____
Robert C. Petersen
Its: President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20th day of September, 2006, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **ROBERT C. PETERSEN**, to me known and known to me to be the **PRESIDENT OF THE PETERSEN GROUP, INC.**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

_____
Notary Public in and for Alaska
My Commission Expires: July 20, 2009

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2006-064331-0

APPROVAL OF LENDER

The undersigned is the beneficiary under the following Deeds of Trust:

1. Construction Deed of Trust dated the 15th day of May, 2006 and recorded the 18th day of May, 2006, Serial No. 2006-032357-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

2. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073359-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

3. Construction Deed of Trust dated the 30th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001450-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

4. Construction Deed of Trust dated the 30th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001449-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

5. Construction Deed of Trust dated the 27th day of February, 2006 and recorded the 3rd day of March, 2006, Serial No. 2006-013287-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

6. Construction Deed of Trust dated the 27th day of February, 2006 and recorded the 3rd day of March, 2006, Serial No. 2006-013289-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

7. Construction Deed of Trust dated the 8th day of March, 2006 and recorded the 22nd day of March, 2006, Serial No. 2006-017805-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

8. Construction Deed of Trust dated the 27th day of February, 2006 and recorded the 3rd day of March, 2006, Serial No. 2006-013288-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

9. Construction Deed of Trust dated the 8th day of September, 2005 and recorded the 12th day of September, 2005, Serial No. 2005-064612-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

10. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073365-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

11. Construction Deed of Trust dated the 7th day of October, 2005 and recorded the 11th day of October, 2005, Serial No. 2005-073361-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

12. Construction Deed of Trust dated the 30th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001451-0, in the Anchorage Recording District, Third Judicial District, State of Alaska; and

13. Construction Deed of Trust dated the 12th day of December, 2005 and recorded the 9th day of January, 2006, Serial No. 2006-001448-0, in the Anchorage Recording District, Third Judicial District, State of Alaska.

The undersigned beneficiary approves the foregoing Amendment No. 16 to the Declaration of Summer Stone Townhomes ("Declaration") and the undersigned agrees and acknowledges that any foreclosure or enforcement of any other remedy available to the undersigned under these Deeds of Trust shall not render void or otherwise impair the validity of the Declaration and the covenants running with the land described in the Declaration.

DATED: 20th day of September, 2006.

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____
Darin Floyd
Its: Vice President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 20th day of September, 2006, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared **DARIN FLOYD**, to me known and known to me to be the **VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION**, and known to me to be the person who signed the foregoing instrument, on behalf of said corporation, and he acknowledged to me that he signed and sealed the same as a free act and deed of the said corporation for the uses and purposes therein expressed pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal on the day and year in this certificate first above written.

ALISA MADDOX NOTARY PUBLIC STATE OF ALASKA My Commission Expires 1-15-2010

_____
Notary Public in and for Alaska
My Commission Expires: 1/15/10