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

The undersigned, SUSITNA INVESTMENT COMPANY, FRANK M. REED, DORIS E. WALKOWSKI, FRANCIS B. MAYER, CLAYTON A. ERVIN and BETTY LOUISE ERVIN BRODERICK, being the owners of the real property described in Paragraph 1 below, hereby submit the said property to the provisions of the Horizontal Property Regimes Act (Condominiums) of the State of Alaska (Chapter 34.07 AS) as now existing or as hereafter amended, for the project known as HOHN APARTMENT CONDOMINIUM.

At the time of the recording of this Declaration there has been filed in the Anchorage Recording District, Third Judicial District, State of Alaska, a survey map and floor plans of HOHN APARTMENT CONDOMINIUM under File No. 72-74, which said survey map and floor plans are by reference incorporated herein.

1. Description of Land.

The land area to which this Declaration pertains, situated in the Anchorage Recording District, Third Judicial District, State of Alaska, is legally described as follows:

Lot 7-A and Lot 10, Block 18A,
SOUTH ADDITION to the Original
Townsite of Anchorage, in the
Anchorage Recording District,
Third District, State of Alaska.

2. Description of Buildings.

There are two buildings constructed on this site, as shown on the survey map and floor plans filed pursuant to law under File No. 72-74, a multifamily structure and a single family house.

The apartment building is constructed on Lot 7-A and is a reinforced concrete building consisting of four stories and a penthouse, with a basement boiler room. At its widest depth it is 119 feet, and its widest length is 73.5 feet, and it covers approximately 6,775 square feet. On the first floor there are seven (7) apartment units and a unit comprising a health club and sauna. There are ten (10) apartment-type living units on the second floor, ten (10) apartment units on the third floor, and ten (10) apartment units on the fourth floor, and the penthouse on the roof contains a laundry area.

On Lot 10 and to the north of the apartment building there is a wooden frame house, 30' x 40' in size, consisting of one story and a basement, which is designated as a caretaker's residence.

3. Description of Apartments.

The thirty-seven (37) individual apartment units hereby established and which shall be individually conveyed in the multifamily structure on Lot 7-A are described as follows:

1. Apartment No. 101 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Northwest corner of the building on

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the first floor, approximately 571 square feet in area.

- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted, and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is through a doorway from a common corridor near the center of the building.

2. Apartment No. 102 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Facing north and east, the apartment is on the west end of the building on the first floor, approximately 582 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted, and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is through a doorway from a common corridor near the center of the building.

3. Apartment No. 103 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Facing west on the west side of the building on the first floor, approximately 555 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted, and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is through a doorway from a common corridor near the center of the building.

4. Apartment No. 105 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Southwest corner of the building on the first floor, approximately 536 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted and is equipped with a

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Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is through a doorway from a common corridor near the center of the building.

5. Apartment No. 106 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Facing north on north side of building on the first floor, approximately 584 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is through a doorway from a common corridor near the center of the building.

6. Apartment No. 109 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Facing south side of building on the first floor, approximately 579 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is through a doorway from a common corridor near the center of the building.

7. Apartment No. 111 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Southeast corner of building facing south and east, on the first floor, approximately 585 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is through a doorway from a common corridor near the center of the building.

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- 8. Apartment No. 201 of HOHN APARTMENT CONDOMINIUM:
 - (a) Location: Northwest corner of the building on the second floor, approximately 571 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, and bedroom, bathroom and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

- 9. Apartment No. 202 of HOHN APARTMENT CONDOMINIUM:
 - (a) Location: Facing north and east on the west end of the building on the second floor, approximately 610 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

- 10. Apartment No. 203 of HOHN APARTMENT CONDOMINIUM:
 - (a) Location: Facing west on the west side of the building on the second floor, approximately 555 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

- 11. Apartment No. 205 of HOHN APARTMENT CONDOMINIUM;
 - (a) Location: Southwest corner of the building on the second floor, approximately 587 square feet in area.

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- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
12. Apartment No. 206 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Facing north on north side of building on the second floor, approximately 456 square feet in area.
 - (b) Apartment is comprised of a living room, kitchen, dressing room, bathroom, storage and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
13. Apartment No. 207 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Facing south on south side of building on the second floor, approximately 593 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
14. Apartment No. 208 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Facing north on north side of the building, on the second floor, approximately 585 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and equipped with a

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Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

15. Apartment No. 209 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Facing south side of the building on the second floor, approximately 588 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

16. Apartment No. 210 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Northeast corner of building facing north and east on the second floor, approximately 617 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

17. Apartment No. 211 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Southeast corner of the building facing south and east on the second floor, approximately 585 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

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18. Apartment No. 301 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Northwest corner of the building on the third floor, approximately 571 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
19. Apartment No. 302 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Facing north and east, apartment is on the west end of the building on the third floor and is approximately 610 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
20. Apartment No. 303 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Facing west on the west side of the building on the third floor, approximately 555 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
21. Apartment No. 305 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Southwest corner of the building on the third floor, approximately 587 square feet in area.

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- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

22. Apartment No. 306 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Facing north on north side of the building on the third floor, approximately 456 square feet in area.
- (b) Apartment is comprised of a living room, kitchen, dressing room, bathroom, storage and closets.
- (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

23. Apartment No. 307 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Facing south on south side of the building on the third floor, approximately 593 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

24. Apartment No. 308 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Facing north on north side of the building on third floor, approximately 585 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted and equipped with a Coldspot electric refrigerator and Kenmore electric stove.

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1 (d) Access into unit is by elevator and stairways
2 from ground floor and through a doorway from
3 a common corridor near the center of the
4 building.

25. Apartment No. 309 of HOHN APARTMENT CONDOMINIUM:

5 (a) Location: Facing south side of building on
6 the third floor, approximately 588 square
7 feet in area.

8 (b) Apartment is comprised of a living room,
9 dining area, kitchen, one bedroom, bathroom
10 and closets.

11 (c) The unit is carpeted and equipped with a
12 Coldspot electric refrigerator and Kenmore
13 electric stove.

14 (d) Access into unit is by elevator and stairways
15 from ground floor and through a doorway from
16 a common corridor and near the center of the
17 building.

26. Apartment No. 310 of HOHN APARTMENT CONDOMINIUM:

18 (a) Location: Northeast corner of building facing
19 north and east, on the third floor, approxi-
20 mately 617 square feet in area.

21 (b) Apartment is comprised of a living room,
22 dining area, kitchen, one bedroom, bathroom
23 and closets.

24 (c) The unit is carpeted and equipped with a
25 Coldspot electric refrigerator and Kenmore
26 electric stove.

27 (d) Access into unit is by elevator and stairways
28 from ground floor and through a doorway from
29 a common corridor near the center of the
30 building.

27. Apartment No. 311 of HOHN APARTMENT CONDOMINIUM:

31 (a) Location: Southeast corner of the building
32 facing south and east, on the third floor,
approximately 585 square feet in area.

(b) Apartment is comprised of a living room,
dining area, kitchen, one bedroom, bathroom
and closets.

(c) The unit is carpeted and is equipped with a
Coldspot electric refrigerator and Kenmore
electric stove.

(d) Access into unit is by elevator and stairways
from ground floor and through a doorway from
a common corridor near the center of the
building.

28. Apartment No. 401 of HOHN APARTMENT CONDOMINIUM:

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- (a) Location: Northwest corner of the building on the fourth floor, approximately 571 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

29. Apartment No. 402 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Facing north and east, apartment is on the west end of the building on the fourth floor, and is approximately 610 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

30. Apartment No. 403 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Facing west on the west side of the building on the fourth floor, approximately 555 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
- (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
- (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

31. Apartment No. 405 of HOHN APARTMENT CONDOMINIUM:

- (a) Location: Southwest corner of the building on the fourth floor, approximately 587 square feet in area.
- (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

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(c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

32. Apartment No. 406 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Facing north on north side of the building on the fourth floor, approximately 456 square feet in area.

(b) Apartment is comprised of a living room, kitchen, dressing room, bathroom, storage, and closets.

(c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

33. Apartment No. 407 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Facing south on south side of the building on the fourth floor, approximately 593 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

34. Apartment No. 408 of HOHN APARTMENT CONDOMINIUM:

(a) Location: Facing north on north side of the building on the fourth floor, approximately 585 square feet in area.

(b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.

(c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.

(d) Access into unit is by elevator and stairways from ground floor and through a doorway from

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- a common corridor near the center of the building.
35. Apartment No. 409 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Facing south side of building on the fourth floor, approximately 588 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
36. Apartment No. 410 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Northeast corner of the building facing north and east on the fourth floor, approximately 617 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.
37. Apartment No. 411 of HOHN APARTMENT CONDOMINIUM:
- (a) Location: Southeast corner of the building facing south and east, on the fourth floor, approximately 585 square feet in area.
 - (b) Apartment is comprised of a living room, dining area, kitchen, one bedroom, bathroom and closets.
 - (c) The unit is carpeted and is equipped with a Coldspot electric refrigerator and Kenmore electric stove.
 - (d) Access into unit is by elevator and stairways from ground floor and through a doorway from a common corridor near the center of the building.

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- 1 4. The Common Areas and Facilities Consist of:
- 2 (a) The health club and sauna located on the first
- 3 floor on the south side of the building facing
- 4 south, approximately 406 square feet in area, and
- 5 including sun lamp room, shower and changing
- 6 facilities, with access into the unit through a
- 7 doorway from a common corridor near the center of
- 8 the building.
- 9 (b) The penthouse on the roof of the building,
- 10 approximately 20' x 30' in size, containing
- 11 laundry facilities.
- 12 (c) The caretaker's residence. A one story, wooden
- 13 frame house, approximately 30' x 40' in size,
- 14 situated on Lot 10 and to the north of the apart-
- 15 ment building.
- 16 (d) All the land described in Paragraph 1 and airspace
- 17 above the same, except that space which each
- 18 apartment or unit occupies, and
- 19 (e) All utility pipes, lines and facilities except
- 20 those actually within the space occupied by each
- 21 apartment, and
- 22 (f) The foundations, columns, girders, beams, supports,
- 23 main walls, roofs, halls, corridors, lobbies,
- 24 stairs, stairways, elevator, and entrances and
- 25 exits of the building, and
- 26 (g) The installations of central services such as
- 27 power, light, gas, oil, hot and cold water, and
- 28 heating;
- 29 (h) The yards, gardens and storage spaces;
- 30 (i) The tanks, pumps, motors, fans, compressors,
- 31 ducts, and in general all apparatus and installa-
- 32 tions existing for common use;
- (j) All improvements situated upon the above described
- property and shown on the mentioned survey map and
- floor plans, except those improvements actually
- within the space occupied by each apartment, and
- (k) Partition walls between all apartments, except for
- the surfaces of such partition walls facing an
- apartment.
- (l) All other parts of the property necessary or
- convenient to its existence, maintenance and
- safety, or normally in common use.
5. Description of Limited Common Areas and Facilities.
- (a) Parking area. Parking locations for thirty-eight
- (38) vehicles are located to the north of the
- apartment building, and each condominium owner
- will be assigned an individual parking space for
- his unit, and with one space being assigned to the
- caretaker.

1 6. (a) The value of the property described in paragraph 1
2 above is \$763,300.00, and the value of each apartment is as follows:

3	Apartment No. 101	\$20,850.00
4	Apartment No. 102	\$19,600.00
5	Apartment No. 103	\$19,500.00
6	Apartment No. 105	\$19,600.00
7	Apartment No. 106	\$21,250.00
8	Apartment No. 109	\$21,250.00
9	Apartment No. 111	\$21,350.00
10	Apartment No. 201	\$21,100.00
11	Apartment No. 202	\$19,850.00
12	Apartment No. 203	\$19,750.00
13	Apartment No. 205	\$19,850.00
14	Apartment No. 206	\$16,750.00
15	Apartment No. 207	\$21,500.00
16	Apartment No. 208	\$21,500.00
17	Apartment No. 209	\$21,500.00
18	Apartment No. 210	\$21,350.00
19	Apartment No. 211	\$21,600.00
20	Apartment No. 301	\$21,350.00
21	Apartment No. 302	\$20,100.00
22	Apartment No. 303	\$20,000.00
23	Apartment No. 305	\$20,100.00
24	Apartment No. 306	\$17,000.00
25	Apartment No. 307	\$21,750.00
26	Apartment No. 308	\$20,750.00
27	Apartment No. 309	\$21,750.00
28	Apartment No. 310	\$21,600.00
29	Apartment No. 311	\$20,850.00
30	Apartment No. 401	\$21,650.00
31	Apartment No. 402	\$20,400.00
32	Apartment No. 403	\$20,250.00

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1	Apartment No. 405	\$20,350.00
2	Apartment No. 406	\$17,250.00
3	Apartment No. 407	\$22,000.00
4	Apartment No. 408	\$22,000.00
5	Apartment No. 409	\$22,000.00
6	Apartment No. 410	\$21,900.00
7	Apartment No. 411	\$22,100.00

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

11	Apartment No. 101	2.7316 percent
12	Apartment No. 102	2.5678
13	Apartment No. 103	2.5547
14	Apartment No. 105	2.5678
15	Apartment No. 106	2.7840
16	Apartment No. 109	2.7840
17	Apartment No. 111	2.7971
18	Apartment No. 201	2.7643
19	Apartment No. 202	2.6006
20	Apartment No. 203	2.5874
21	Apartment No. 205	2.6005
22	Apartment No. 206	2.1944
23	Apartment No. 207	2.8167
24	Apartment No. 208	2.8167
25	Apartment No. 209	2.8167
26	Apartment No. 210	2.7971
27	Apartment No. 211	2.8298
28	Apartment No. 301	2.7971
29	Apartment No. 302	2.6333
30	Apartment No. 303	2.6202
31	Apartment No. 305	2.6333

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Apartment No. 306	2.2272 percent
Apartment No. 307	2.8495
Apartment No. 308	2.7185
Apartment No. 309	2.8495
Apartment No. 310	2.8298
Apartment No. 311	2.7316
Apartment No. 401	2.8364
Apartment No. 402	2.6726
Apartment No. 403	2.6529
Apartment No. 405	2.6660
Apartment No. 406	2.2599
Apartment No. 407	2.8822
Apartment No. 408	2.8822
Apartment No. 409	2.8822
Apartment No. 410	2.8691
Apartment No. 411	2.8953

7. The purpose for which the buildings and each of the apartments is intended is residential for a single family.

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

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

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

(c) Nothing shall be done or kept in any apartment or in the common areas which will increase the rate of insurance on the buildings without the prior written consent of the Board. No owner shall permit anything to be done or kept in his unit or in the common areas which will result in the cancellation of insur-

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ance on the buildings or which would be in violation of any law.
No waste will be committed in the common areas.

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

(e) No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or in the common areas.

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

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

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

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

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

8. There shall be no alterations or subdividing or combining of an apartment or apartments, common areas and facilities or limited common areas and facilities, without the prior written consent of the Board of Directors of the association of apartment owners and upon approval by a marjority of the apartment owners.

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2 9. The name and residence of the person to receive service
3 of process in the cases provided for in the Horizontal Property
4 Regimes Act of the State of Alaska is:

5 Frank M. Reed
6 1361 West Twelfth Avenue
7 Anchorage, Alaska

8 10. The percentage of votes by the owners which shall be
9 determinative of whether to build, repair, restore, or sell the
10 property in the event of damage or destruction of all or part of
11 the property is fifty-one percent (51%).

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

21 12. Except as hereinafter stated, this Declaration may be
22 amended by affirmative vote of the apartment owners representing
23 seventy percent (70%) or more of the total votes of all apartment
24 owners. However, the percentage of undivided interest of each
25 apartment owner in the common areas and facilities as expressed in
26 this Declaration shall not be altered except by unanimous approval
27 of all owners.

28 DATED at Anchorage, Alaska, this 25 day of APRIL,
29 1972.

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SUSITNA INVESTMENT COMPANY

By *A. C. Swalling*
A. C. SWALLING, President

Frank M. Reed
FRANK M. REED

Doris E. Walkowski
DORIS E. WALKOWSKI

Francis B. Mayer
FRANCIS B. MAYER

Clayton A. Ervin
CLAYTON A. ERVIN

Betty Louise Ervin Broderick
By Her attorney in fact
Doris E. Walkowski
BETTY LOUISE ERVIN BRODERICK

CHARLES E. TULIN
ATTORNEY AT LAW
529 THIRD AVENUE
ANCHORAGE, ALASKA 99501
TELEPHONE 272-9546

STATE OF ALASKA)
) ss:
THIRD DISTRICT)

THIS IS TO CERTIFY that on this 25 day of APRIL, 1972, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared A. C. SWALLING, known to me to be the President of SUSITNA INVESTMENT COMPANY, and he acknowledged to me that he signed and sealed the foregoing instrument freely and voluntarily on behalf of said corporation, for the uses and purposes therein stated being duly authorized to act on behalf of said corporation by its Board of Directors.

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

David T. Stevens
Notary Public in and for Alaska
My commission expires: 10-19-73

1 STATE OF ALASKA)
2) ss:
3 THIRD DISTRICT)

4 THIS IS TO CERTIFY that on this 25 day of ^{APRIL 1972} ~~March~~, 1972,
5 before me, the undersigned, a Notary Public in and for the State
6 of Alaska, duly commissioned and sworn as such, personally came
7 FRANK M. REED, DORIS E. WALKOWSKI, FRANCIS B. MAYER and CLAYTON A.
8 ERVIN, known to me and to me known to be the individuals described
9 in and who executed the foregoing instrument, and they acknowledged
10 to me that they signed and sealed the same freely and voluntarily
11 for the uses and purposes therein mentioned.

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

Ervin E. Stevens
Notary Public in and for Alaska
My commission expires: 10-19-73

13 STATE OF ALASKA)
14) ss:
15 THIRD DISTRICT)

16 THIS IS TO CERTIFY that on this 25 day of ^{APRIL 1972} ~~March~~, 1972,
17 before me, the undersigned, a Notary Public in and for the State
18 of Alaska, duly commissioned and sworn as such, personally came
19 DORIS E. WALKOWSKI, as Attorney-in-Fact for BETTY LOUISE ERVIN
20 BRODERICK, known to me and to me known to be the individual
21 described in and who executed the foregoing instrument, and she
22 acknowledged to me that she signed and sealed the same freely and
23 voluntarily for the uses and purposes therein mentioned.

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

Ervin E. Stevens
Notary Public in and for Alaska
My commission expires: 10-19-73

72-912587
41.75

RECORDED-FILED
ANCHORAGE REC.
DISTRICT

30 Return to
31 Crescent Realty
32 427 "D" St.
Anchorage, AK.
Attn: L. A. Mottley

APR 27 11 07 AM '72
REQUESTED BY *Alaska Title*
ADDRESS *Guaranty*

CHARLES E. TULIN
ATTORNEY AT LAW
529 THIRD AVENUE
ANCHORAGE, ALASKA 99501
TELEPHONE 272-9546