

PARID: 01008339000
JOUBERT HURIST

2523 KONA LN

LUC: 108
TAX YEAR: 2026

Property Information

Property Location: 2523 KONA LN
Class: R - Residential
Use Code (LUC): 108 - Mobile Home on Private lot
Condo/Unit #:
Tax District: 03
Zoning: R1
Plat #: P-668
HRA #: 000000
Grid #: SW1627
Deeded Acres:
Square Feet: 8,820
Legal Description: TERRACE PARK
BLK 1 LT 3

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner JOUBERT HURIST
Co-Owner
Care Of
Address 2523 KONA LANE
City / State / Zip ANCHORAGE, AK 99517 0000
Deed Book/Page 010/08

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
01008339000	RP	2025	1		1,098.20			.00	.00	1,098.20	69.58	109.82	.00	1,277.60	06/30/2025
01008339000	RP	2025	2		1,098.19			.00	.00	1,098.19	52.19	109.82	.00	1,260.20	08/31/2025
01008339000	RP	2024	1		1,102.71			.00	.00	1,102.71	183.82	110.27	140.00	1,536.80	06/30/2024
01008339000	RP	2024	2		1,102.71			.00	.00	1,102.71	164.52	110.27	.00	1,377.50	08/31/2024
01008339000	RP	2023	1		1,163.15			.00	.00	1,163.15	311.18	116.32	140.00	1,730.65	06/30/2023
01008339000	RP	2023	2		1,163.14			.00	.00	1,163.14	291.79	116.31	.00	1,571.24	08/31/2023
01008339000	RP	2022	1		1,129.97			.44	-44	1,129.97	367.74	113.00	529.56	2,140.27	07/31/2022
01008339000	RP	2022	2		1,129.97			.00	.00	1,129.97	357.39	113.00	.00	1,600.36	09/30/2022
01008339000	RP	2021	1		2,396.66			882.28	-3,278.94	.00	.00	.00	.00	.00	06/15/2021
01008339000	RP	2020	1		2,276.01			587.66	-2,863.67	.00	.00	.00	.00	.00	07/15/2020
01008339000	RP	2019	1		2,162.79			492.94	-2,655.73	.00	.00	.00	.00	.00	06/15/2019
01008339000	RP	2018	1		2,087.72			308.62	-2,396.34	.00	.00	.00	.00	.00	06/15/2018
01008339000	RP	2017	1		1,970.02			552.30	-2,522.32	.00	.00	.00	.00	.00	06/15/2017
01008339000	RP	2016	1		1,862.73			1,023.83	-2,886.56	.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	108	R	108,200	48,500	156,700

Taxable Value

Net Taxable Value

156,700

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R1	8,820	06A00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 5 - Recycled asphalt
5	CORNER 4 - None
6	SEWER 4 - Public
7	ENCROACH 4 - None
8	SETBACK 1 - None
9	WATER 4 - Public
10	RESTRICT 4 - None
11	MAIN 4 - None
12	MISC 5 - None
13	WETLANDS 4 - None
14	SHAPE 4 - Typical
15	LOCATION 3 - Average
16	SIZE 3 -
17	SOILS 4 - Average

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
PORCHENC - ENCLOSED PORCH	2012			48
PORCHENC - ENCLOSED PORCH	2012			32
GREENHSE - GREENHOUSE	1998			80
MHDW - MOBILE HOME DOUBLE WIDE	1964	20	48	960
FINBSMT - BELOW GRADE FINISHED AREA	1964			960

Entrances

Visit Date:	Measure Date:	Entrance Source:
30-JUN-2009		0-Land Characteristics Inspection
15-MAY-2012		9-Quick Re-Inventory Inspection
07-OCT-2015		6-Desk Edit to CAMA record (NOT Inspected)
05-SEP-2018		3-Code 1-9 inspec. Owner provided INT info

Permits

Permit #:	Permit Date:	Purpose:	Amount:
R151994	23-JUL-2015	-	\$0

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	108	R	108,200	48,500	156,700
2025	RP	108	R	98,400	40,700	139,100
2024	RP	108	R	98,400	38,200	136,600
2023	RP	108	R	98,400	38,200	136,600
2022	RP	108	R	98,300	35,900	134,200

2021	RP	108	R	98,300	34,700	133,000
2020	RP	108	R	98,300	34,800	133,100
2019	RP	108	R	98,300	33,900	132,200
2018	RP	108	R	98,300	29,000	127,300
2017	RP	108	R	98,300	27,500	125,800



Parcel Number: 010-083-39-000

Current Owner: JOUBERT HURIST

Address: 2523 KONA LN

Legal Description: TERRACE PARK BLK 1 LT 3

Plat Number: P-668

Grid: SW1627 **Lot Size:** 0.2 acres (8,820 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01008339000>

State of Alaska Plat Search: <http://dnr.alaska.gov/ssd/recoff/search/platmenu>



TAX DISTRICT 3

<i>Service Area</i>	<i>Service Area Classification</i>
<i>Police</i>	<i>Anchorage Metropolitan Police SA</i>
<i>Fire</i>	<i>Anchorage Fire Service Area</i>
<i>Building Safety Service</i>	<i>Anchorage Building Safety Service Area (ABSSA)</i>
<i>Parks</i>	<i>Anchorage Parks & Recreation SA</i>
<i>Road</i>	<i>Anchorage Roads and Drainage SA</i>
<i>Streetlights</i>	<i>Anchorage Roads and Drainage SA</i>

Tax District Map: https://experience.arcgis.com/experience/12f0a01ff77f4468aaf89fd610e250f9/page/Page#data_s=where%3AdataSource_1-PropertyInformation_Hosted_90%3AParcel_ID%3D'01008339000'&zoom_to_selection=true

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data. [Terms and Conditions](#)



PLANNING

Zoning District: R-1	2040 Land Use Designation: Single Family and Two Family
Zoning Improvement Area: Class A	Zoning District Type:

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=01008339000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01008339000>

Land Use Map: https://experience.arcgis.com/experience/1c01c59894454f1086fe55266917b6c9/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_1972%3AParcel_ID%3D%2701008339000%27&zoom_to_selection=true

Comprehensive Plan: Anchorage

Anchorage 2040 Land Use Plan: <http://www.muni.org/Departments/OCPD/Planning/Publications/Pages/Anchorage2040LandUsePlan.aspx>

Other Plans: yes: no:

https://experience.arcgis.com/experience/29c0649863d74132adb225df3ed99d1b/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_6586%3AParcel_ID%3D%2701008339000%27&zoom_to_selection=true

Wetland Classification: None

<https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc>

BUILDING SAFETY

Service Area: Inside Outside

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelNo=01008339000>

Wind Zone: I 2 3 4 None

https://experience.arcgis.com/experience/eda8a802f0f04b319f9519ccadf465ba/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_169%3AParcel_ID%3D%2701008339000%27&zoom_to_selection=true

Flood Review Required: All Some None

<https://moawms.maps.arcgis.com/home/gallery.html?sortField=numviews&sortOrder=desc>

Seismic Code: 1-Lowest 2-Moderate Low 3-Moderate 4-High 5-Very High None

https://experience.arcgis.com/experience/3cabd21aeb694222bc2f937c94758176/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_9164%3AParcel_ID%3D%2701008339000%27&zoom_to_selection=true

Water and Sewer

AWWU Customer: Water Sewer Not Current Customer

Anchorage Water and Wastewater: <https://www.awwu.biz/customer-service/for-builders-and-developers>

Wells or Septic Information:

Wells & Septic Document Search: <http://onsite.ci.anchorage.ak.us/WebLink/CustomSearch.aspx?SearchName=SearchOnisteDocuments>

This information is meant purely as a resource and the Municipality does not guarantee the complete accuracy of this data. Always verify any information with the department that is responsible for the data. [Terms and Conditions](#)



ADDITIONAL INFORMATION

Nitrate Map: https://experience.arcgis.com/experience/8aa8f823d4dc4cb0ac1f51f6f80e4971#data_s=where%3AdataSource_1-PropertyInformation_Hosted_4044%3AParcel_ID%3D%2701008339000%27&zoom_to_selection=true

Soil Boring Map: https://experience.arcgis.com/experience/fed5a55c768c4158aa11f1c601b57c87/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_3100%3AParcel_ID%3D%2701008339000%27&zoom_to_selection=true

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=01008339000>

POLITICAL BOUNDARIES

Assembly District: 3

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01008339000>

Community Council: Spenard

https://experience.arcgis.com/experience/39a5dc6d3b31404aa07c5c80903c8551/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_8234%3AParcel_ID%3D%2701008339000%27&zoom_to_selection=true

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01008339000&findSource=2>



LITIGATION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

SUBJECT TO THE LIMITATIONS CONTAINED HEREIN, THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

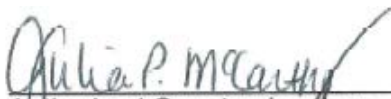
**STEWART TITLE GUARANTY COMPANY
GUARANTEES**

the Assured named in Schedule A against loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, as of Date of Guarantee shown in Schedule A.

1. The title to the herein described estate or interest is vested in the vestee named in Schedule A.
2. Except for the matters shown in Schedule B, there are no defects, liens, encumbrances or other matters affecting title to the estate or interest in the land shown in Schedule A, which matters are not necessarily shown in the order of their priority.
3. (a) The current interest holders claiming some right, title or interest by reason of the matters shown in Part II of Schedule B are as shown therein. The vestee named in Schedule A and parties claiming to have some right, title or interest by reason of the matters shown in Part II of Schedule B may be necessary parties defendant in an action, the nature of which is referred to in Schedule A. (b) The current interest holders claiming some right, title or interest by reason of the matters shown in Part I of Schedule B may also be necessary parties defendant in an action, the nature of which is referred to in Schedule A. However, no assurance is given hereby as to those current interest holders.
4. The return address for mailing after recording, if any, as shown on each and every document referred to in Part II of Schedule B by specific recording information, and as shown on the document(s) vesting title as shown in Schedule A are as shown in Schedule C.

THIS LITIGATION GUARANTEE IS FURNISHED SOLELY FOR THE PURPOSE OF FACILITATING THE FILING OF THE ACTION REFERRED TO IN SCHEDULE A. IT SHALL NOT BE USED OR RELIED UPON FOR ANY OTHER PURPOSE.


In witness whereof, Stewart Title Guaranty Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.


Authorized Countersignature

Stewart Title of Alaska
480 E 36th Ave
Anchorage, AK 99503




Frederick H. Eppinger
President and CEO


David Hisey
Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

- 1. Definition of Terms** – The following terms when used in this Guarantee mean:
 - (a) “the Assured”: the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
 - (b) “land”: the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term “land” does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (c) “mortgage”: mortgage, deed of trust, trust deed, or other security instrument.
 - (d) “public records”: records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
 - (e) “date”: the effective date;
- 2. Exclusions from Coverage of this Guarantee** – The Company assumes no liability for loss or damage by reason of the following:
 - (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
 - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances. (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
- 3. Notice of Claims to be Given by Assured Claimant** – An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required, provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
- 4. No Duty to Defend or Prosecute** – The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
- 5. Company’s Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** – Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
 - (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
 - (b) If the Company elects to exercise its option as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
 - (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
 - (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company’s expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company’s obligations to the Assured under the Guarantee shall terminate.
- 6. Proof of Loss or Damage** – In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company’s obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated

by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

7. Options to Pay or Otherwise Settle Claims; Termination of Liability – In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such Purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of the indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its option under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To Pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability – This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability --

(a) If the Company establishes the title or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability – All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss –

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

12. Subrogation Upon Payment or Settlement – Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of

subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest and costs of collection.

13. Arbitration – Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provisions or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgement upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof. The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Guarantee; Guarantee Entire Contract –

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent – All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P.O. Box 2029, Houston, Texas 77252-2029.

**LITIGATION GUARANTEE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Prepared by:
Title Officer: Nichole Smith

File No.: 2686847

Guarantee No.: G-2226-105339

Date of Guarantee: August 26, 2025 at 8:00AM

Liability Amount: \$28,000.00

Fee: \$330.00

1. Name of Assured:

Municipality of Anchorage

2. The Litigation Guarantee is furnished solely for the purposes of facilitating the filing of an action to:

Foreclose on Municipality of Anchorage Taxes

3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

FEE SIMPLE

4. Title to said estate or interest at the date hereof is vested in:

Hurist Joubert

5. The Land referred to in this Guarantee is situated in the State of Alaska, District of , and is described as follows:

See Exhibit "A" Attached Hereto

**LITIGATION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2686847

Guarantee No.: G-2226-105339

Lot 3, Block 1, TERRACE PARK SUBDIVISION, according to the official plat thereof, filed under Plat No. P-668, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Property Address for description purposes only: 2523 Kona Lane, Anchorage, AK 99517

LITIGATION GUARANTEE SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

File No.: 2686847

Guarantee No.: G-2226-105339

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
5.
 - a. Unpatented mining claims;
 - b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof;
 - c. Water rights, claims, or title to water, whether or not the matters excepted under (1), (2) or (3) are shown by the public records.
6. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
7. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records.
8. Rights or claims of parties in possession not shown by the Public Records.
9. Easements, or claims, of easement, not shown by the Public Records.
10. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Land.
11. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
12. Taxes or special assessments which are not shown as existing liens by the Public Records.
13.
 - (a) Unpatented mining claims;
 - (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
 - (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
14. Rights of the state or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS 2477 (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
15. All matters contained in the United States Patent and/or in Acts authorizing the issuance thereof.

LITIGATION GUARANTEE

SCHEDULE B

ISSUED BY
STEWART TITLE GUARANTY

16. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
17. Taxes and/or assessments due the Municipality of Anchorage, as shown on the [report](#) attached hereto and made a part thereof.
18. Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof:
Granted To: Chugach Electric Association, Inc.
Recorded: June 20, 1952 [in Book 74 at Page 42](#)
Affects: Blanket Easement
19. All matters shown on the plat filed under Plat No. [P-668](#) located in the Anchorage Recording District, Third Judicial District, State of Alaska.
20. Covenants, conditions, reservations and restrictions, including the terms and provisions thereof, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c), as contained in an instrument:
Recorded: August 19, 1965 [in Book 309 at Page 86](#)
21. Notice and Order Code Abatement, including the terms and provisions thereof:
First Party: Municipality of Anchorage
Second Party: Hedjewahl Joubert
Recorded: December 13, 2021 [as Instrument No. 2021-066307-0](#)
22. Notice and Order Code Abatement, including the terms and provisions thereof:
First Party: Municipality of Anchorage
Second Party: Joubert Hurist
Recorded: March 9, 2023 [as Instrument No. 2023-005629-0](#)
23. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:
Case No. : 3AN-23-05662CI
Tax Year : 2022 and prior years
Recorded :September 12, 2023 [as Instrument No. 2023-025235-0](#)
24. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:
Case No. : 3AN-24-07694CI
Tax Year : 2023 and prior years
Recorded :October 22, 2024 [as Instrument No. 2024-029478-0](#)
25. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:
Case No. : 3AN-23-05662CI
Tax Year : 2021 and 2022
Recorded : September 12, 2023 as [Instrument No. 2023-025235-0](#)

**LITIGATION GUARANTEE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY

26. Any bankruptcy proceeding not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
27. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

END OF EXCEPTIONS

NOTE: Attention is called to the Military Reservist Relief Act of 1991 (sec. 800 to 810, Military and Veterans Code), and the Servicemembers Civil Relief Act of 2003 (50 U.S.C. Appendix, seq. 501 et seq) which replaces Soldiers' and Sailors' Civil Relief Act of 1940 and amendments thereto, which contain inhibitions against the sale of land under a Deed of Trust if the owner is entitled to the benefits of said acts. Also, federal law may require a judicial foreclosure, subject to applicable redemption rights, to cut off a junior United States judgment.

**LITIGATION GUARANTEE
SCHEDULE C**

ISSUED BY
STEWART TITLE GUARANTY

File No.: 2686847

Guarantee No.: G-2226-105339

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 23, 24, and 25 to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

Hurist Joubert

STEWART INFORMATION SERVICES CORPORATION GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice (“Notice”) explains how we and our affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act (“GLBA”) and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver’s license number, passport number, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker.
3. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our affiliates’, and others’ products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules, and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or browsing information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to directly market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical, and administrative safeguards and policies to protect your personal information.

Contact Information

If you have specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270
Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”) and the California Privacy Rights Act of 2020 (“CPRA”), we are providing this **Privacy Notice** (“CCPA Notice”). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA (“consumers” or “you”). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

Stewart has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

A. Identifiers. A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver’s license number, passport number, or other similar identifiers.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, address, telephone number, passport number, driver’s license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer’s interaction with a website, application, or advertisement.

F. Geolocation data

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart’s website or other applications.
- From third parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart’s behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers, or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules, and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender).

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information:

Category A: Identifiers

Category B: California Customer Records personal information categories

Category C: Protected classification characteristics under California or federal law

Category D: Commercial Information

Category E: Internet or other similar network activity

Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

The CCPA and CPRA provide consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your rights and explains how to exercise those rights.

i. Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

ii. Deletion Request Rights

You have the right to request that Stewart delete any personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

iii. Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA Notice.

iv. Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

v. **Limit the Use of Sensitive Personal Information**

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA Notice

Stewart reserves the right to amend this CCPA Notice at our discretion and at any time. When we make changes to this CCPA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Property Tax Research, Inc.

Telephone (907) 748-2552

PropertyResearchLLC@gmail.com

Title Company: Stewart Title Order Number: 2686847 Sequence: 1.1

Escrow Number: Date: 7/25/2025 Spl Instructions:

LEGAL INFORMATION

Tax Number: 010-083-39-000 Code Area: 3 Mil Rate: 15.790

Subdivision: TERRACE PARK Lot: 3 Block: 1

Legal:

Address: 2523 KONA

TAXES

Taxing Authority/Dates: ANCHORAGE 6/30 & 8/31 Tax Year: 2025

Tax Amount: 2196.39 Amount Due: Delinquent Amount: 2314.91

Good Thru: 7/31/2025 State Exemption Amount:

Tax1: 2024 TAXES 2697.04 DUE THRU 7/31/2025 2023 3172.91 DUE THRU 7/31/2025

Tax2: 2022 TAXES 3225.33 DUE THRU 7/31/2025

ASSESSMENTS

Assmt1: SEWER TRUNK AND LATERAL PAID

Assmt2: WATER PAID

Assmt3:

Assmt4:

Assmt5:

Owner per Title Co: JOUBERT

Owner per Muni: SAME

Land Value: 98400

Bldg Value 40700

Zone: R1

Comments1:

Lot Size: 8820

Comments2:

Comments3:

This report is guaranteed accurate to the date of posting. Liability limited by agreement.

Marcia



QUITCLAIM DEED OF REPURCHASE
(Alaska Statute 34.15.050)

The **GRANTOR**, MUNICIPALITY OF ANCHORAGE, a municipal corporation organized and existing under its charter and laws of the State of Alaska, whose address is Real Estate Services, 4700 Elmore Road, Anchorage; mailing address P. O. Box 196650, Anchorage, AK 99519-6650, for and in consideration of one-dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, in a repurchase transaction pursuant to AS 29.45.470 hereby conveys and quitclaims, without warranty of any kind, to the **GRANTEE(S)** Hurist Joubert, being the prior owner(s) of record, or assigns of said prior owner(s), whose address of municipal record is 2523 Kona Lane, Anchorage, AK 99517, all rights, title and interest the Grantor may have acquired, if any, by virtue of the **AMENDED CLERK'S DEED**, signed on 03/05/2019 recorded on 03/22/2019 as Document Number 2019-008387-0, Records of the Anchorage Recording District, Third Judicial District, State of Alaska, under Case No. 3AN-17-05180 CI, in and to the real property described as follows:

TAX PARCEL ID NO.: 010-083-39-00010

Lot 3, Block 1, **TERRACE PARK**, according to the official plat thereof, filed under Plat No. P-668, records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Dated this 9th day of May, 2019

MUNICIPALITY OF ANCHORAGE

William D. Falsey
William D. Falsey, Municipal Manager

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 9th day of May, 2019, by William D. Falsey, Municipal Manager, on behalf of the Municipality of Anchorage.



Joy P. Maglaqui
Notary Public in and for the State of Alaska
My Commission expires: 6/18/22

RETURN TO:
Hedjewahl Joubert
4730 E. Craig Rd, Unit 2122
Las Vegas, NV 89115

CHUGACH ELECTRIC ASSOCIATION, INC.

ANCHORAGE, ALASKA

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that (I) (We), the undersigned Janet M. Rae (unmarried) (husband and wife), for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the CHUGACH ELECTRIC ASSOCIATION, INC., a co-operative corporation, (hereinafter called the "Cooperative") whose post office address is Anchorage, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Anchorage Recording Precinct, Third Division, Territory of Alaska, and more particularly described as follows:

Located in the South half (S 1/2) of the North east quarter (NE 1/4) and the Southeast quarter (SE 1/4) of the Northeast quarter (NW 1/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Four (4), West, according to survey of Hal Rehard, August 24, 1947, and on file in the office of the U.S. Commissioner, Anchorage Recording Precinct, Territory of Alaska.

and to construct, operate and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

THE UNDERSIGNED agree(s) that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

THE UNDERSIGNED covenant(s) that (they are) (he is) the owner (s) of the above-described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: None

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this 5 day of Nov, 1948

Signed, Sealed and Delivered
In the Presence of:
Janet M. Rae (L.S.)
Retha M. Young (L.S.)
Arthur M. Young (L.S.)

Anchorage Precinct, Anchorage, Alaska (L.S.)
Filed for record JUN 20 1952 clock 11A M
Chugach Electric Association
ss Anchorage DISTRICT RECORDER
B.D. 3

THIS IS TO CERTIFY that on this 5 day of Nov, 1948, before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared Janet M. Rae (unmarried) (husband and wife), known to me to be the identical individual(s) described in and who executed the foregoing instrument, and (he) (they) personally acknowledged to me that (he) (they) executed the same freely and voluntarily for the uses and purposes therein specified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the abovenamed Territory the day and year in this certificate first above written.

Retha M. Young
Notary Public for Alaska, residing HAINES, ALASKA
Retha M. Young, P.M.
My commission expires: 3





541 F. STREET
 P. O. BOX 585
 ANCHORAGE, ALASKA
 TELEPHONE 48454



65-16, 960

BOOK 309 PAGE 86
 Anchorage Recording District

WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of July, 1959, by and between DAVID L. CRUSEY, a single man, of Anchorage, Alaska, Grantor, and JAMES D. HOPPER and EUELL A. SMITH, a Partnership, of the same place, Grantees, WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, and other good and valuable considerations to him in hand paid by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed and by these presents does hereby GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto the said Grantees, their heirs and assigns, all that certain property in the State of Alaska, Anchorage Recording Precinct, and more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section 26, Township 13 North, Range 4 West, Seward Meridian, Alaska; thence West 335.71 feet to a point on the northeasterly right of way line of McRae Road; thence north 28° 00' West along the right of way line a distance of 223.80 feet; thence North 44° 00' West along the right of way line a distance of 135.07 feet to the Southwest corner of Lot 5, New McRae Addition; thence North 65° 00' East a distance of 589.86 feet; thence South along the 1/64 Section line a distance of 544.05 feet to the point of beginning, containing 4.379 acres, more or less.

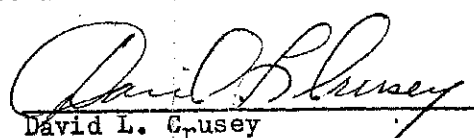
SUBJECT TO the following restriction:

No trailer court shall be permitted on any portion of the hereinabove described property.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, all and singular, together with the appurtenances and privileges thereto incident unto the said Grantees, and to their heirs and assigns, FOREVER; and the said Grantor covenants and agrees with the Grantees that he is the legal owner of said premises, that he has the legal right to sell the same and does hereby WARRANT and will forever defend the said Grantees, their heirs and assigns, against any and all persons having or claiming any right, title or interest thereto adverse to said Grantees in the quiet and peaceable possession thereof.

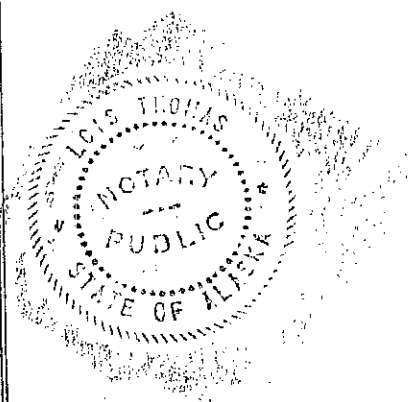
IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the day and year first above written.

 (Seal)
 David L. Crusey

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss;

THIS IS TO CERTIFY that on this 15 day of July, 1959,
before me the undersigned Notary Public in and for the said state,
duly commissioned and sworn as such, personally came DAVID L.
CRUSEY, known to me and known to be the person described in and
who executed the foregoing instrument and he acknowledged that
he signed the same freely and voluntarily for the uses and purposes
therein stated.

WITNESS my hand and seal the day and year last above written.



Lois Thomas
Notary Public in and for said State
My commission expires: 10/30/60

RECORDED - FILED	5 -
<u>Anch</u>	REC. DIST.
DATE <u>8/19</u>	19 <u>65</u>
TIME <u>12:25</u>	P. M.
Requested by <u>Walter J. Smith</u>	
Address <u>2605 General St</u>	

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2021-066307-0

Recording Dist: 301 - Anchorage

12/13/2021 12:18 PM Pages: 1 of 3



Please return:
Code Abatement
Development Services Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Notice and Order
Hedjewahl Joubert
2523 Kona Ln
Anchorage, Alaska
Parcel ID: 010-083-39-000
Blk 1, Lt 3
Terrace Park
Anchorage Recording
District Seward Meridian

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO
PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF THE DOUCMENT IN
THE OFFICIAL PUBLIC RECORD.**

DO NOT DETACH

MUNICIPALITY OF ANCHORAGE



DEVELOPMENT SERVICES DEPARTMENT
BUILDING SAFETY DIVISION

(907) 343-8301
FAX (907) 343-8200

<https://www.cityofanchorage.org/Departments/OCCPD/Development/ISD/7access/codes.aspx>

Date of Order: 12/13/2021

Parcel ID # 010-083-39-000

NOTICE AND ORDER

DANGEROUS BUILDING – AMC 23.70

LOCATION OF VIOLATION

2523 Kona Ln
Anchorage AK, 99517
Terrace Park LT 3 BLK 1

RECORD OWNER

Hedjewahl Joubert
4730 E Craig Rd # 2122
Las Vegas NV, 89115

INITIAL VIOLATION DATE

NOV-V&A Issued 8/4/2021
1st N&O Issued 10/25/2021
SR# 208868

23.70.703.5 Abatement of dangerous buildings. All buildings or structures or portions thereof determined after inspection by the code official to be dangerous or unlawful as defined in this chapter are hereby declared to be public nuisances and shall be abated by repair, demolition, or removal in accordance with this code.

CODE OFFICIAL FINDINGS¹

Vacant and Abandoned Building not registered within 10 day period of NOV issued 8/04/2021. No response to 1st Notice and Order issued 10/25/2021.

REQUIRED ACTION FOR VIOLATOR

RESPOND IMMEDIATELY UPON RECEIPT OF THIS FINAL NOTICE AND ORDER TO PREVENT ADDITIONAL FINES ACCRUING AND RESOLVE THIS MATTER BY OBTAINING REQUIRED BUILDING PERMITS.

ACTION BY THE MUNICIPALITY OF ANCHORAGE

Fines for building code violations are accruing @ \$500.00 per day, per violation since NOV was issued on 8/04/2021. Aug. 04, 2021 through Dec 13, 2021 = 132 days.

APPEAL INFORMATION

Appeal period of 30 days expired on 11/25/2021.

FAILURE TO APPEAL

Building Safety shall file in Anchorage Recording District against this property for unpaid fines and permit fees no later than 12/13/2021, unless an immediate response is made and a path to resolution is provided by the property owner.

4700 ELMORE ROAD ❖ P.O. BOX 196650 ❖ ANCHORAGE, AK 99519-6650



RECOVERY COSTS BY CODE OFFICIAL

23.70.710.1 Responsibility for payment. The responsibility for payment of the charges for all expenses incurred during abatement by code official as set forth in this chapter shall rest solely upon the owners of the property upon which the abatement occurred. Owners, as used in this section, includes the record owner upon the date of service of notice and order as served under section 704, jointly and severally with any subsequent owner until all costs assessed under this chapter are paid in full.

23.70.704.6 Recordation of notice and order.

1. If the order has not been complied with in the time specified therein, and no appeal has been properly and timely filed, the code official shall file in the Anchorage District Recorder's Office a certificate describing the property and certifying:
 - a. The building or structure is a dangerous or unlawful building; and
 - b. The owner has been so notified.
2. When the corrections ordered have been completed or the building or structure demolished so it no longer exists as a dangerous or unlawful building or structure on the property described in the certificate, the code official shall file a new certificate with the Anchorage District Recorder certifying the building or structure has been removed, demolished or all required repairs have been made so the building or structure is no longer dangerous or unlawful.

23.70.704.7 Transfer of ownership. It shall be unlawful for the owner of any building or structure who has received a notice and order or notice of violation to sell, transfer, mortgage, lease or otherwise dispose of such building or structure to another until the provisions of the notice and order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any notice and order or notice of violation issued by the code official and shall furnish the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such notice and order or notice of violation fully accepting the responsibility without condition for making corrections or repairs required by such notice and order or notice of violation.

Lucas Cleek (907)538-7612

NAME Lucas Cleek 12-13-2021
Code Abatement Inspector

1 REFERENCE

23.70.702.1

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this Municipality, as specified in the code, or of any law or ordinance of this state or Municipality relating to the condition, location or structure of buildings.



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2023-005629-0

Recording Dist: 301 - Anchorage

3/9/2023 10:05 AM Pages: 1 of 3



Please return:
Code Abatement
Development Services Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Notice of Order
Joubert Hurist
2523 Kona Ln
Anchorage, Alaska
Parcel ID: 010-083-39-000
Blk 1, Lt 3
Terrace Park
Plat# P-668
Anchorage Recording District
Seward Meridian

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO
PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF THE DOUCMENT IN
THE OFFICIAL PUBLIC RECORD.**

DO NOT DETACH

MUNICIPALITY OF ANCHORAGE

DEVELOPMENT SERVICES DEPARTMENT
Building Safety Division



907-343-8301
Fax: 907-343-8200

<https://www.muni.org/Departments/OCPD/development/BSD/Pages/Codes.aspx>

Date of Order: 03-08-2023 Parcel ID #: 010-083-39-000 Legal Desc: Terrace Park BLK 1 LT 3 Plat #: P-668

NOTICE AND ORDER

VACANT BUILDING – A.M.C TITLE 15.05.120 ENFORCEMENT & AMC TITLE 15.20 PUBLIC NUISANCES

LOCATION OF VIOLATION

2523 Kona Ln
Anchorage, AK 99517

RECORD OWNER/VIOLATOR

Joubert Hurist
2523 Kona Ln
Anchorage, AK 99517

INITIAL VIOLATION DATE

NOV-V&A Issued 1-11-2023
1st N&O Issued 1-19-2023

S.R. # 212130

AMC Title 15 V&A Definition

Vacant building means a structure designed for residential or commercial use that has not been lawfully used for residential or commercial purposes for 180 days. Vacant building does not include:

Vacation properties, structures used only a seasonal basis, a building that has been vacant for less than 365 days, if the building has been continuously offered in good faith for sale, lease or rent since the 181st day it most recently ceased to be used for lawful residential or commercial purposes or, buildings for which there is a valid, open, and current building permit for repair, rehabilitation, construction, or demolition

CODE OFFICIAL FINDINGS

Failure to register vacant building on the Vacant & Abandoned Building Registry. This is a violation of AMC Title 15.20.105a – Failure to register, and carries a \$25.00 per day fine for every day of missed registration. Failure to address this issue will result in additional fines and fees.

REQUIRED ACTION BY OWNER/AUTHORIZED AGENT/VIOLATOR

The vacant building must be REGISTERED, secured, maintained, and signage posted. Pay all fines and fees associated with the registration.

ACTION BY THE MUNICIPALITY OF ANCHORAGE

The MOA will proceed with imposing fines and fees under AMC Title 15.20.105A from the initial date of the original violation issued. Registration renewal expired 01-10-2023 (1st year exp. Date as renewal date for each consecutive year). Fines and fees are assessed from last renewal date on record or date of initial violation...

REMOVAL FROM REGISTRY

The owner of a registered vacant or abandoned real property or building, or the agent of the owner, may apply to remove the registered real property or building from the registry if the real property or building is no longer vacant or abandoned. Application for removal from the registry shall be accompanied by corroborating documentation that the real property or building is no longer vacant or abandoned. The director shall approve or deny the application within 30 days. If denied, the director shall describe the reasons in a written decision. A denial of an application for removal from the registry may be appealed as provided in subsection 15.05.090C.

RECOVERY COSTS BY CODE OFFICIAL



2 of 3

Liens. Unpaid registration fees, delinquent fines imposed for violations of this section, and costs incurred by the municipality for enforcement and work performed to achieve compliance with this section become a lien upon the real property upon which the building or structure is or was located. The director shall cause to be recorded a claim of lien at the Anchorage District Recorder's Office. The lien placed shall meet all Alaska Statutes and municipal codes and may be foreclosed upon in accordance with AS 09.45.170 through 09.45.220 or similar statutes in substitution thereof.

Itemized list of expenses incurred:

2 nd year V&A Registration Fee	= \$500.00
Fine for failure to register-\$25.00/ day X 57 days	= \$1,425.00
Board up Cost	= \$0
Recordation Cost	= \$40.00
Misc. Cost	= \$0
<hr/>	
TOTAL FEES AND FINES OWED AS OF 03-08-2023	= \$1,965.00

Lucas Cleek 3-8-23

Lucas Cleek
Code Abatement Officer
Building Safety Division
Development Services Dept
Municipality of Anchorage
Desk: 907-343-7912
Email: lucas.cleek@anchorageak.gov

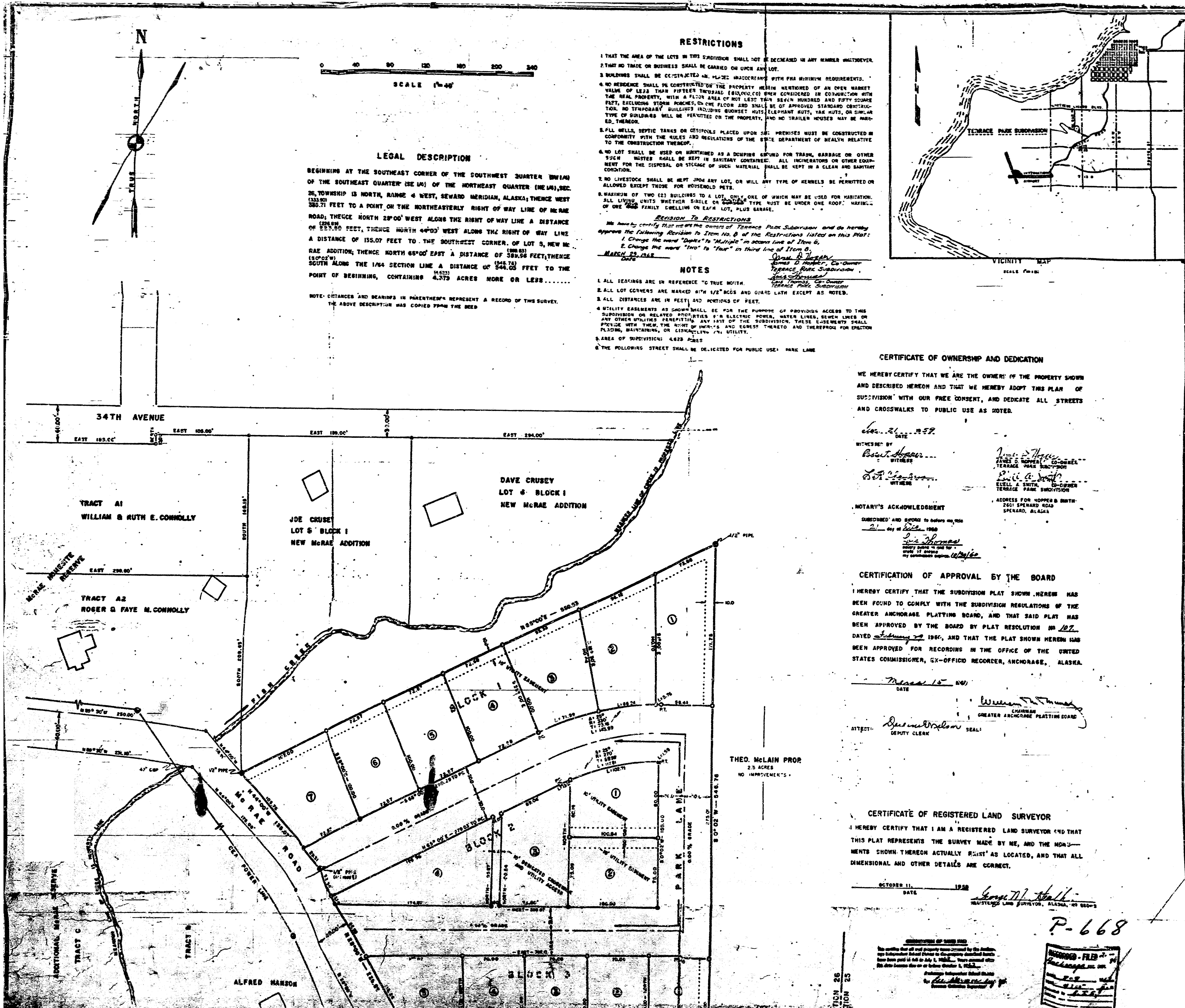
SCOTT CAMPBELL

SCOTT CAMPBELL
Chief of Inspections
Building Safety Division
Development Services Dept.
Municipality of Anchorage
Desk: 907-343-8330
Email: scott.campbell@anchorageak.gov

Bill Peterson 3-8-23

BILL PETERSON
Lead Code Abatement Officer
Building Safety Division
Development Services Dept
Municipality of Anchorage
Desk: 907-343-8328
Email: willian.peterson@anchorageak.gov





LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), SEC. 26, TOWNSHIP 13 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA; THENCE WEST 133.80 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF McRAE ROAD; THENCE NORTH 20°00' WEST ALONG THE RIGHT OF WAY LINE A DISTANCE OF 222.00 FEET; THENCE NORTH 4°00' WEST ALONG THE RIGHT OF WAY LINE A DISTANCE OF 155.07 FEET TO THE SOUTHWEST CORNER OF LOT 5, NEW McRAE ADDITION; THENCE NORTH 65°00' EAST A DISTANCE OF 389.56 FEET; THENCE SOUTH ALONG THE 1/64 SECTION LINE A DISTANCE OF 344.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.379 ACRES MORE OR LESS.....

NOTE: DISTANCES AND BEARINGS IN PARENTHESES REPRESENT A RECORD OF THIS SURVEY. THE ABOVE DESCRIPTION WAS COVERED FROM THE REEL

RESTRICTIONS

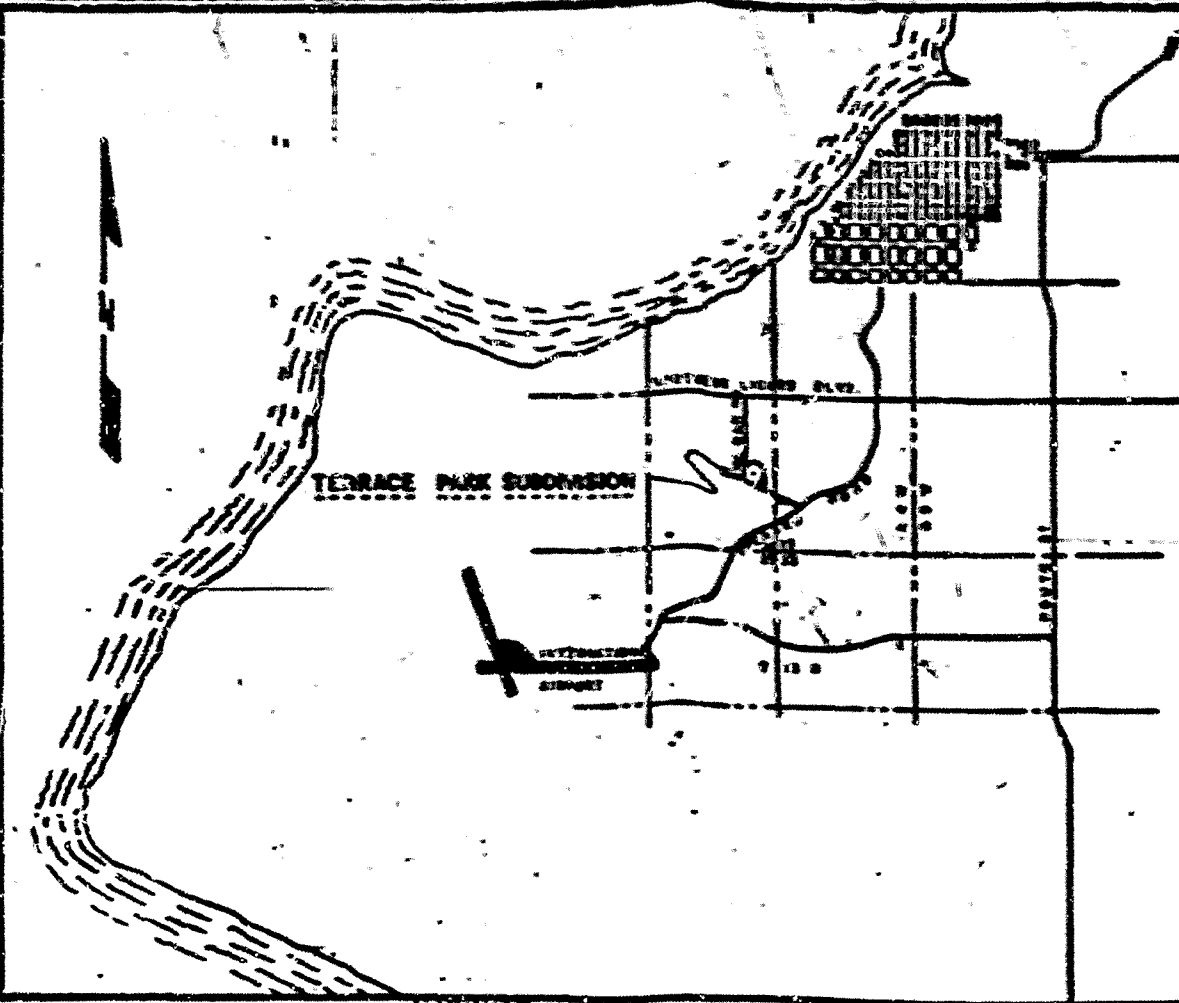
1. THAT THE AREA OF THE LOTS IN THIS SUBDIVISION SHALL NOT BE DECREASED IN ANY MANNER WHATSOEVER.
2. THAT NO TRADE OR BUSINESS SHALL BE CARRIED ON UPON ANY LOT.
3. BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIRE MINIMUM REQUIREMENTS.
4. NO RESIDENCE SHALL BE CONSTRUCTED ON THE PROPERTY HEREIN MENTIONED OF AN OPEN MARKET VALUE OF LESS THAN FIFTEEN THOUSAND (\$15,000.00) WHEN CONSIDERED IN CONNECTION WITH THE REAL PROPERTY, WITH A FLOOR AREA OF NOT LESS THAN SEVEN HUNDRED AND FIFTY SQUARE FEET, EXCLUDING STORM PORCHES, ON ONE FLOOR AND SHALL BE OF APPROVED STANDARD CONSTRUCTION; NO TEMPORARY BUILDINGS INCLUDING BUDGET HUTS, ELEPHANT HUTS, YAK HUTS, OR SIMILAR TYPE OF BUILDINGS WILL BE PERMITTED ON THE PROPERTY, AND NO TRAILER HOUSES MAY BE PERMITTED THEREON.
5. ALL WELLS, SEPTIC TANKS OR CESSPOOLS PLACED UPON THE PREMISES MUST BE CONSTRUCTED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH RELATIVE TO THE CONSTRUCTION THEREOF.
6. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR TRASH, GARBAGE OR OTHER SUCH WASTES SHALL BE KEPT IN SANITARY CONTAINERS; ALL INCINERATORS OR OTHER EQUIPMENT FOR THE DISPOSAL OR STORAGE OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
7. NO LIVESTOCK SHALL BE KEPT UPON ANY LOT, OR WILL ANY TYPE OF FENCIBLES BE PERMITTED OR ALLOWED EXCEPT THOSE FOR HOUSEHOLD PETS.
8. MAXIMUM OF TWO (2) BUILDINGS TO A LOT, ONLY ONE OF WHICH MAY BE USED FOR HABITATION. ALL LIVING UNITS WHETHER SINGLE OR DOUBLE TYPE MUST BE UNDER ONE ROOF, HAVING OF ONE (1) FAMILY DWELLING ON EACH LOT, PLUS GARAGE.

REVISION TO RESTRICTIONS

We hereby certify that we are the owners of Terrace Park Subdivision and do hereby approve the following Revision to Item No. 8 of the Restrictions listed on this Plat:
 1. Change the word "Double" to "Multiple" in second line of Item 8.
 2. Change the word "two" to "five" in third line of Item 8.
 MARCH 23, 1958

NOTES

1. ALL BEARINGS ARE IN REFERENCE TO TRUE NORTH.
2. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS AND GUARD LATH EXCEPT AS NOTED.
3. ALL DISTANCES ARE IN FEET AND PORTIONS OF FEET.
4. UTILITY EASEMENTS AS SHOWN SHALL BE FOR THE PURPOSE OF PROVIDING ACCESS TO THIS SUBDIVISION OR RELATED PROPERTIES VIA ELECTRIC POWER, WATER LINES, SEWER LINES OR ANY OTHER UTILITIES PENETRATING ANY PART OF THE SUBDIVISION. THESE EASEMENTS SHALL PRECLUDE WITHIN THEM, THE RIGHT OF INTERFERENCE AND EGRESS THEREON FOR ERECTION, PLACING, MAINTAINING, OR OPERATING ANY UTILITY.
5. AREA OF SUBDIVISION: 4.379 ACRES
6. THE FOLLOWING STREET SHALL BE DEDICATED FOR PUBLIC USE: PARK LANE



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS AND CROSSWALKS TO PUBLIC USE AS NOTED.

DATE: March 21, 1958
 WITNESSED BY: James D. Hopper, Co-owner
James D. Hopper, Co-owner
James D. Hopper, Co-owner

MOTARY'S ACKNOWLEDGMENT

FORWARDED AND RECORDED TO BOOKS BY ME
21 day of March, 1958
James D. Hopper
 Notary Public for Alaska

CERTIFICATION OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE GREATER ANCHORAGE PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. 127, DATED February 22, 1958, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE UNITED STATES COMMISSIONER, EX-OFFICIO RECORDER, ANCHORAGE, ALASKA.

DATE: March 15, 1958

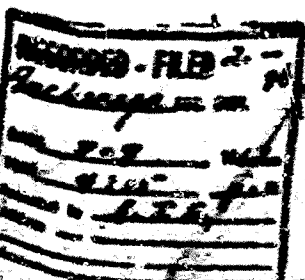
WITNESSED BY: William J. Thomson
 CHAIRMAN
 GREATER ANCHORAGE PLATTING BOARD
 DEPUTY CLERK: James D. Hopper

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME, AND THE DIMENSIONS SHOWN THEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

DATE: OCTOBER 11, 1958
George M. Hall
 REGISTERED LAND SURVEYOR, ALASKA, NO. 8083

RECORDS OF THIS PLAT
 The office of all well records is located at the Alaska State Subdivision Board Office in Anchorage, Alaska. These records are available to the public during the hours of the Alaska State Office, Anchorage, Alaska, 99501.



P-668