

PARID: 01138227000
PARKER KARRI A

4411 EDINBURGH DR

LUC: 101
TAX YEAR: 2026

Property Information

Property Location: 4411 EDINBURGH DR
Class: R - Residential
Use Code (LUC): 101 - Residential 1 Family
Condo/Unit #:
Tax District: 03
Zoning: R1
Plat #: 74-127
HRA #:
Grid #: SW2425
Deeded Acres:
Square Feet: 8,050
Legal Description: CAMPBELL WOODS #1
BLK 3 LT 27

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner PARKER KARRI A
Co-Owner
Care Of
Address 4411 EDINBURGH DRIVE
City / State / Zip ANCHORAGE, AK 99502 1420
Deed Book/Page 011/38

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
01138227000	RP	2025	1		2,445.09			.00	.00	2,445.09	154.93	244.51	.00	2,844.53	06/30/2025
01138227000	RP	2025	2		2,445.08			.00	.00	2,445.08	116.20	244.51	.00	2,805.79	08/31/2025
01138227000	RP	2024	1		2,262.73			.00	.00	2,262.73	377.19	226.27	140.00	3,006.19	06/30/2024
01138227000	RP	2024	2		2,262.72			.00	.00	2,262.72	337.59	226.27	.00	2,826.58	08/31/2024
01138227000	RP	2023	1		2,212.21			.00	.00	2,212.21	591.83	221.22	140.00	3,165.26	06/30/2023
01138227000	RP	2023	2		2,212.20			.00	.00	2,212.20	554.95	221.22	.00	2,988.37	08/31/2023
01138227000	RP	2022	1		2,156.36			964.07	-964.07	2,156.36	483.34	.00	.00	2,639.70	07/31/2022
01138227000	RP	2022	2		2,156.36			.00	.00	2,156.36	682.00	215.64	.00	3,054.00	09/30/2022
01138227000	RP	2021	1		5,290.67			1,922.53	-7,213.20	.00	.00	.00	.00	.00	06/15/2021
01138227000	RP	2020	1		4,923.09			929.85	-5,852.94	.00	.00	.00	.00	.00	07/15/2020
01138227000	RP	2019	1		4,759.12			996.18	-5,755.30	.00	.00	.00	.00	.00	06/15/2019
01138227000	RP	2018	1		4,654.32			633.32	-5,287.64	.00	.00	.00	.00	.00	06/15/2018
01138227000	RP	2017	1		4,486.59			678.27	-5,164.86	.00	.00	.00	.00	.00	06/15/2017
01138227000	RP	2016	1		4,204.93			729.94	-4,934.87	.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	101	R	109,200	203,400	312,600

Taxable Value

Net Taxable Value

312,600

Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	R1	8,050	09X00

Land Characteristics

Line #	
1	VIEW 2 - Average
2	TOPO 4 - Gentle
3	ACCESS 5 - Average
4	PAVING 4 - Curb&Gutter
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

Residential Card Summary

Card/Building:	1
Stories:	1 - One story above ground level
Condition:	3 - Fair Minus
Grade:	C
Exterior Wall:	1 - WOOD
Style:	02 - BI-LEVEL
Year Built:	1977
Effective Year:	1977
Square Feet of Living Area:	1490
Total Rooms:	7
Bedrooms:	3
Full Baths:	1
Half Baths:	1
Additional Fixtures:	0
Heating:	2 - CENTRAL
Fuel Type:	2 - NATURAL GAS
Resi Market Area:	CL - COASTAL: LAKES

Sections

Card #	Addition #	Description	Area
1	0		1,130
1	1	FIN DAYLIGHT BSMT	360
1	2	UNFINISHED BASEMENT	600
1	3	DECK	120
1	4	DECK	40

OBY - Detached Structures

Description:
SHED - STORAGE SHED

Year Built:
1989

Width:

Length:

Area:
144

Entrances

Visit Date:	Measure Date:	Entrance Source:
29-JUN-2009		0-Land Characteristics Inspection
23-FEB-2015		1-Ext. Inspection of Land & Improvements
14-JUL-2021		9-Quick Re-Inventory Inspection

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	101	R	109,200	203,400	312,600
2025	RP	101	R	99,300	210,400	309,700
2024	RP	101	R	99,300	181,000	280,300
2023	RP	101	R	99,300	160,500	259,800
2022	RP	101	R	99,300	156,800	256,100
2021	RP	101	R	99,300	194,300	293,600
2020	RP	101	R	99,300	188,600	287,900
2019	RP	101	R	99,300	191,600	290,900
2018	RP	101	R	99,300	184,500	283,800
2017	RP	101	R	99,300	187,200	286,500



Data Updated as of: February 1, 2026 3:03 AM

Parcel Number: 011-382-27-000

Current Owner: PARKER KARRI A

Address: 4411 EDINBURGH DR

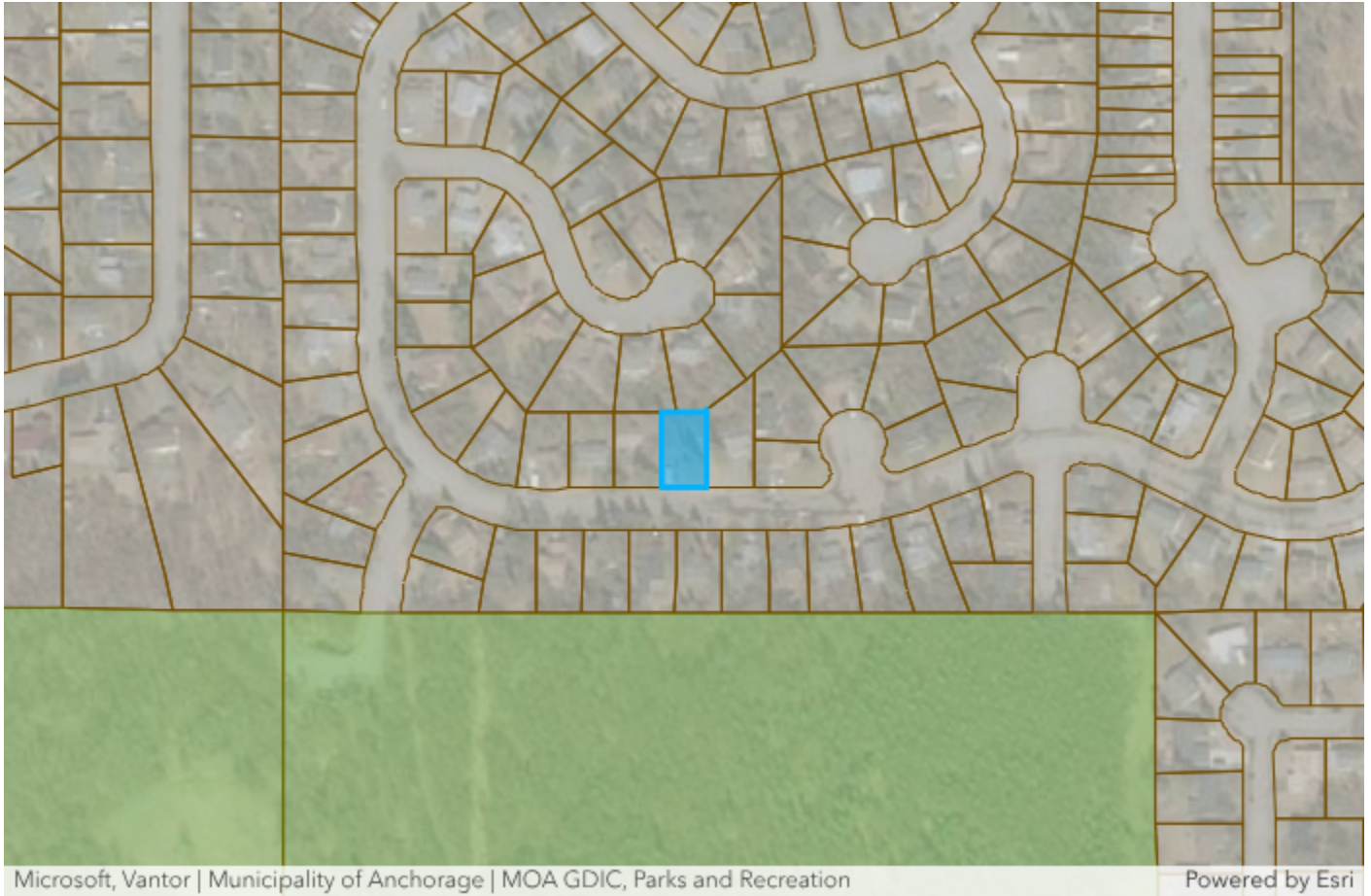
Legal Description: CAMPBELL WOODS #1 BLK 3 LT 27

Plat Number: 74-127

Grid: SW2425 **Lot Size:** 0.18 acres (8,050 ft²)

Property Tax Portal: <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=01138227000>

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'01138227000'&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](#)



Data Updated as of: February 1, 2026 3:03 AM

PLANNING

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

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=01138227000>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=01138227000>

Land Use Map: https://experience.arcgis.com/experience/1c01c59894454f1086fe55266917b6c9/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_1972%3AParcel_ID%3D%2701138227000%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%2701138227000%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=01138227000>

Wind Zone: I 2 3 4 None

https://experience.arcgis.com/experience/eda8a802f0f04b319f9519ccadf465ba/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_169%3AParcel_ID%3D%2701138227000%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%2701138227000%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'01138227000'&zoom_to_selection=true

Soil Boring Map: https://experience.arcgis.com/experience/fed5a55c768c4158aa11f1c601b57c87/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_3100%3AParcel_ID%3D%2701138227000%27&zoom_to_selection=true

MOA MapIt Link: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eeea8a5f&find=01138227000>

POLITICAL BOUNDARIES

Assembly District: **3**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=01138227000>

Community Council: **Sand Lake**

https://experience.arcgis.com/experience/39a5dc6d3b31404aa07c5c80903c8551/#data_s=where%3AdataSource_1-PropertyInformation_Hosted_8234%3AParcel_ID%3D%2701138227000%27&zoom_to_selection=true

Representative Lookup Map: <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=01138227000&findSource=2>



Issued by

First American Title Insurance Company
1400 W Benson Blvd, Ste 250, Anchorage, AK 99503
Title Officer: Breanna Bovey
Phone: (907)561-1844
FAX: (907)562-0540



First American Title™

First American Title Insurance Company

1400 W Benson Blvd, Ste 250
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

LITIGATION GUARANTEE

LIABILITY: \$ **250.00** ORDER NO.: **0209-4195619**
FEE: \$ **250.00** YOUR REF.:

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

First American Title Insurance Company
a Corporation, herein called the Company

GUARANTEES

Municipality Of Anchorage

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in the order of their priority; AND

Dated: August 15, 2024 at 8:00 A.M.

SCHEDULE A

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

Karri A. Parker

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

Fee

The land referred to in this Guarantee is situated in the State of Alaska, Anchorage Recording District, and is described as follows:

The land referred to in this report is described in Exhibit A attached hereto.

SCHEDULE B

EXCEPTIONS:

1. Reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Taxes and/or Assessments, if any, due The Municipality of Anchorage.
3. Right of Way Easement, including the terms and provisions thereof, granted to Chugach Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: July 16, 1952
Recording Information: [Book 75, Page 193](#)
Affects: Blanket Easement

4. Reservation of all oil, gas and mineral rights as reserved in an instrument

Recorded: January 06, 1971
Recording Information: [Book 197, Page 402](#)

And amendments thereto,

Recorded: May 14, 1974
Recording Information: [Book 467, Page 670](#)

Note: Title to the mineral estate, as it pertains to said property, has not been further searched and no insurance is provided under this policy.

5. Easements as dedicated and shown on the plat of said subdivision. (Copy Attached)
6. Slope easements as dedicated and reserved on the plat of said subdivision as follows;

"There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the Municipality."

7. The effect of the notes which appear on the plat of said subdivision. (Copy Attached)
8. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: July 17, 1974, [Book 228, Page 333](#)

And amendments thereto,

Recorded: July 30, 1974
Recording Information: [Book 228, Page 784](#)

9. Judgment:
In Favor of: Municipality of Anchorage
Against: Karri A. Parker
Amount: \$5,882.22 , together with interest, costs and attorneys' fees, if any.
Dated: June 02, 2022
Case No.: 3AN-22-04985 CI
Recorded: June 09, 2022
Recording Information: Serial Number [2022-021656-0](#)
10. Judgment:
In Favor of: Municipality of Anchorage
Against: Karri A. Parker
Amount: \$4,312.72 , together with interest, costs and attorneys' fees, if any.
Dated: August 18, 2023
Case No.: 3AN-23-05662CI
Recorded: September 12, 2023
Recording Information: Serial Number [2023-025235-0](#)

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: THIS GUARANTEE IS RESTRICTED TO THE USE OF THE ASSURED HEREIN AND IS NOT TO BE USED AS A BASIS FOR CLOSING ANY TRANSACTION AFFECTING TITLE TO SAID PROPERTY.

NOTICE

The attached plat, if any, is furnished as a courtesy only by First American Title Insurance Company, and is not part of any title commitment or policy of title insurance.

The plat is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.

SCHEDULE C

The necessary parties (other than those having a claim or interest by reason of matters shown in Exception number(s) N/A, inclusive) to be made defendants in an action to Judicially foreclose the Deed of Trust shown as exception number N/A herein, said action to be brought by N/A are as follows:

- A. Karri A. Parker

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurance are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (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 under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) 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 the assurances provided.
 - (c) The identity of any party shown or referred to in this Guarantee.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the 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 this Guarantee, 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 this Guarantee, 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. Notice of Claim 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.

3. 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.

4. 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 3 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 options as stated in Paragraph 4(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.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 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 its 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.

6. 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 such 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 options under Paragraph 4, 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 4.

7. 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 From Coverage of This Guarantee.

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

(a) the amount of liability stated in this Guarantee;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 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.

8. 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.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. 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.

11. 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.

12. 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 provision 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. Judgment 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.

13. 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.

14. 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 2 First American Way. Bldg. 2, Santa Ana, CA. 92707.

Form No. 1282 (Rev. 12/15/95)

EXHIBIT A
LEGAL DESCRIPTION

Lot 27, Block 3, CAMPBELL WOODS ADD. NO. 1, according to the official plat thereof, filed under Plat Number [74-127](#), Records of the Anchorage Recording District, Third Judicial District, State of Alaska.



First American Title™

First American Title Insurance Company

1400 W Benson Blvd, Ste 250
Anchorage, AK 99503
Phn - (907)561-1844 (800)770-0510
Fax - (907)562-0540

**COMMITMENT
FOR
TITLE INSURANCE**

To:

Municipality Of Anchorage
4700 Elmore Road, 2nd Floor
Anchorage, AK 99507

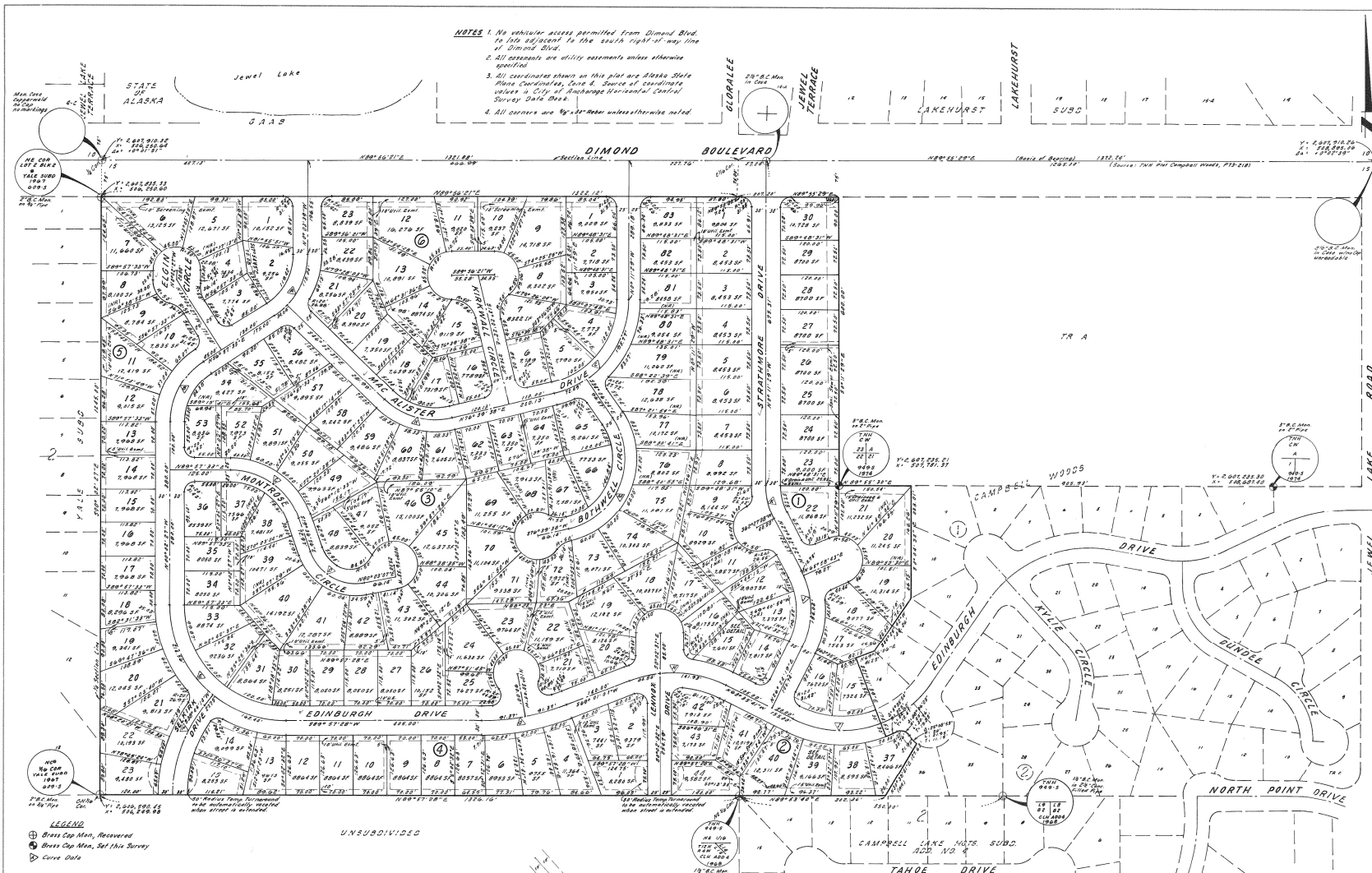
Attn: John Bruns

Attn:

FOR QUESTIONS REGARDING THIS COMMITMENT, PLEASE CONTACT:

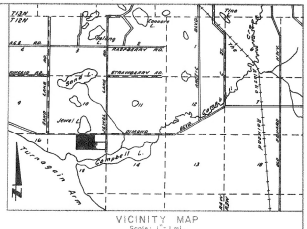
First American Title Insurance Company
1400 W Benson Blvd, Ste 250
Anchorage, AK 99503

Title Officer: Breanna Bovey
File No: 0209-4195619
Phone No: (907)786-9548
Fax No: (907)562-0540
Email: bbovey@firstam.com



NOTES

1. No vehicular access permitted from Dimond Blvd. to lots adjacent to the south right-of-way line of Dimond Blvd.
2. All easements are utility easements unless otherwise specified.
3. All coordinates shown on this plan are Alaska State Plane Coordinates, Zone 8. Source of coordinate values is City of Anchorage Horizontal Control Survey Data Book.
4. All corners are 8 1/2" x 8 1/2" brass unless otherwise noted.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (we), hereby certify that I am (we are) the owner(s) of the property described hereon. I (we) hereby dedicate to the public all easements for public utilities, streets, alleys, thoroughfares, parks and other public areas shown hereon. There shall be reserved adjacent to the dedicated rights-of-way shown hereon, a slope reservation sufficient to contain cut & fill slopes of 1 1/2 feet horizontally for each foot vertically (1 1/2:1) of cut or fill, for the purpose of providing & maintaining lateral support of the constructed street and there is reserved to the grantors, their heirs, successors & assigns, the right to remove said slopes at any time upon providing & maintaining other adequate lateral support, as approved by the City or Borough.

Date: June 18, 1974

ALASKA FIRST SERVICE CORP.
305 W. 4th Avenue
Anchorage, Alaska

By: [Signature]
President

Trustee:
[Signature]
Security Title & Trust Co of Alaska

Notary (clerk):
[Signature]
National Bank of Alaska

NOTARY'S ACKNOWLEDGMENT:

Subscribed and sworn before me this
18th day of June, 1974.

[Signature]
Notary for Alaska

My commission expires: 4-13-76

Approved in accordance with Chapter 11, Article 13, Code of Ordinances of the City of Anchorage, Alaska.

Date: June 26, 1974

[Signature]
Public Works Department
Greater Anchorage Area, Alaska

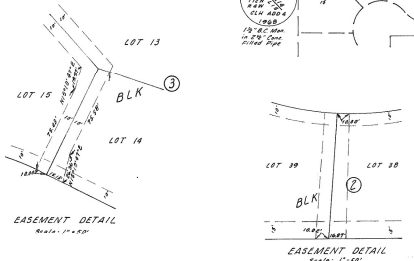
74-127

SEARCHED FILED
Anchorage, Alaska

DATE: 7-2-74
TIME: 3:25 PM
BY: G.A.H.B.

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	225°01'02"	150'	81.64'	158.23'
B	57°00'00"	150'	81.64'	148.23'
C	78°25'31"	150'	105.86'	184.37'
D	80°19'51"	150'	84.41'	148.23'
E	89°04'05"	240'	248.81'	371.01'
F	38°46'46"	300'	168.59'	263.05'
G	20°36'07"	500'	92.40'	182.74'
H	27°23'18"	250'	108.71'	206.77'
I	47°35'58"	200'	98.24'	188.99'
J	53°50'41"	175'	88.06'	164.71'
K	27°20'53"	150'	36.89'	71.00'
L	74°51'07"	240'	158.07'	248.25'
M	110°46'02"	150'	215.54'	288.99'
N	57°17'45"	150'	81.95'	158.00'



ACCEPTANCE OF DEDICATION BY GAAB:

The Greater Anchorage Area Borough hereby accepts or public uses and for public purposes the real property dedicated on this plan including but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares, and parks shown hereon. Dated at Anchorage, Alaska, this 18th day of July, 1974. Attest:

[Signature]
Borough Clerk

[Signature]
Borough Mayor

SURVEYOR'S CERTIFICATE:

I, JACK W. GARRISON, professional land surveyor, do hereby certify that the plat of Campbell Woods Add. No. 1, is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent exterior control monuments, all utility monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.

[Signature]
Signature of Land Surveyor

TRYCK NYMAN & HAYES

ENGINEERS, PLANNERS, SURVEYORS
740 1 Street Anchorage, Alaska

DRAWN: CKR
CHECKED: AWL
DATE: 1-9-74
PROJECT NO.: 4-271
SCALE: 1" = 100'
JOB NO.: 3694
SHEET: 2425

PLAT OF
CAMPBELL WOODS
ADD. NO. 1

A SUBDIVISION OF TR. B, CAMPBELL WOODS

Located within
NE 1/4 Sec. 15, T. 12 N., R. 4 W., S. 4 M., Alaska
Containing 55.50 Acres (ICE LULU), B. 00 Tract(s)



Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy policy ("Policy"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.



International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy: We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

CHUGACH ELECTRIC ASSOCIATION, INC.
ANCHORAGE, ALASKA

18A-B

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that David B. Milhoan & Frances J. Milhoan (We), the undersigned Box 1447 Anchorage (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:
S. E 1/4 S E 1/4 Sec. 10, N E 1/4 N E 1/4, N W 1/4 N E 1/4, N E 1/4 N W 1/4 Sec 15 T 12 N R 4 W Second Meridian containing 160 acres.

and to construct, operate and maintain on the above described lands and/or in or upon all streets, roads or high-ways 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: Unpatented land

IN WITNESS WHEREOF, the undersigned (have) (has) set (their) (his) hand(s) and seal(s) this 2nd day of August, 1948

Signed, Sealed and Delivered
in the Presence of:

Elizabeth M. Milhoan
John M. Grant

David B. Milhoan (L.S.)
Frances J. Milhoan (L.S.)

(L.S.)
(L.S.)

UNITED STATES OF AMERICA }
TERRITORY OF ALASKA }

THIS IS TO CERTIFY that on this 2nd day of August, 1948, before me, a Notary Public in and for the Territory of Alaska, residing therein, duly commissioned and sworn, personally appeared DAVID C. MILHOAN and FRANCES J. MILHOAN (husband and wife), known to me to be the identical individual(s) described in and who executed the foregoing instrument, and that (they) personally acknowledged to me that that (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 above-named Territory the day and year in this certificate first above written.

4/5 3.75
Notary Public for Alaska, residing at Anchorage
For record JUL 18 1952 o'clock 4 P.M. My commission expires: Sept. 8 1951
By Chugach Electric Mail to: Rose 484
At City ROSE WALSH Co
District Recorder

CONTRACT FOR DEED

THIS AGREEMENT, made and entered into this 29 day of December, 1970, by and between E. MICHAEL RUSTEN and SHARON O. RUSTEN, husband and wife, hereinafter referred to as "first parties", and PIEDMONT DEVELOPMENT CORPORATION, a corporation under the laws of the State of Alaska, hereinafter referred to as "second party";

WITNESSETH, That the said first parties in consideration of the covenants and agreements of said second party, hereinafter contained, hereby sell and agree to convey unto said second party, its successors and assigns, by a warranty deed, accompanied by an abstract evidencing good title in first parties at the date hereof, upon the prompt and full performance by said second party, of its part of this agreement, the tracts of land, lying and being in the Anchorage Recording District in the State of Alaska, described as follows, to-wit:

The North one-half (N-1/2) of the Northeast one-quarter, Section 15, Township 12 North, Range 4 West, Seward Meridian, Anchorage Recording District, Third District, State of Alaska

EXCEPTING THEREFROM the East 1,000 feet of the North 653.4 feet of Section 15, Township 12 North, Range 4 West, Seward Meridian, Alaska, consisting of 15.0 acres, more or less, and located in the Anchorage Recording District, Third Judicial District, State of Alaska.

RESERVING therefrom to the Grantors, all right, title and interest in and to all mineral, oil and gas deposits in or upon said property and the profits from the proceeds thereof;

Subject to restrictions, reservations and easements of record, if any.

A. PAYMENTS:

Said second party, in consideration of the premises, hereby agrees to pay said first parties at 18420D 8th Avenue N., Wayzata, Minnesota, 55391, or at such other place as is designated from time to time in writing by first parties, their heirs and assigns, as and for the purchase price of said premises, the

sum of Four Hundred Thousand Dollars (\$400,000.00) to be payable in the manner and at the time following:

1. One hundred Thousand Dollars (\$100,000.00), the receipt of which is hereby acknowledged. In consideration of said payment first parties have conveyed to second party, by warranty deed, premises described as follows:

The East 1,000 feet of the North 653.4 feet of Section 15, Township 12 North, Range 4 West, Seward Meridian, Alaska, consisting of 15.0 acres, more or less, and located in the Anchorage Recording District, Third Judicial District, State of Alaska.

RESERVING therefrom to the Grantors, all right, title and interest in and to all mineral, oil and gas deposits in or upon said property and the profits from the proceeds thereof;

Subject to restrictions, reservations and easements of record, if any.

2. Three Hundred Thousand Dollars (\$300,000.00) payable in five annual principal installments of Sixty Thousand Dollars (\$60,000.00) each, together with interest on unpaid principal balances at the rate of seven percent (7%) per annum,* commencing on the first anniversary date of the Contract for Deed and continuing on each anniversary date thereafter up and to and including the fifth anniversary date, when the entire unpaid principal balance plus accrued interest shall be due and payable in full unless sooner paid as hereinafter provided. Payments shall be first applied to interest and second to reduction of principal balance. Second party shall be entitled to prepay principal and interest in any amount provided, however, that second party shall not be entitled to pay to first parties, and first parties shall not be obligated to accept, a principal amount greater than One Hundred Ten Thousand Dollars (\$110,000.00) in the year 1970 (so that the sale of the premises may be treated by first parties as an installment sale for income tax purposes) and further provided, that all such prepayments shall be applied first to interest accrued on unpaid principal balances and second to reduction of principal balances.

EMR L.O.R.
* from the date hereof,

L.O.R. EMR
[Handwritten signature]

B. ADDITIONAL COVENANTS AND CONDITIONS:

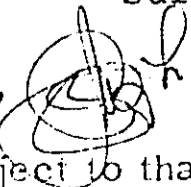
The parties hereto, in consideration of the premises, hereby agree and covenant as follows:

1. Upon compliance with, and subject to, the following covenants and conditions, second party shall be entitled to a warranty deed conveying one acre of the premises for each Eight Thousand Dollars (\$8,000.00) paid by second party to first parties in reduction of the principal balance of Three Hundred Thousand Dollars (\$300,000.00) of this Contract for Deed:
 - a. Second party shall prepare a master plan for the development of the entire said premises. In addition, second party shall obtain the written approval of said master plan by first parties. Said approval, however, shall not be unreasonably withheld by first parties. First parties must approve or disapprove of said master plan within 30 days of receipt of same. If first parties do not approve or disapprove of said proposed plan in writing within 30 days after receipt of such plan, such receipt to be evidenced by a certified or registered mail receipt, then the proposed master plan shall be deemed approved by the first parties and of the same force and effect as if such proposed master plan had been approved in writing by the first parties. If first parties disapprove of the proposed master plan in writing within 30 days after receipt thereof, the first parties and second party shall attempt to resolve their differences over the contents of said proposed master plan. If the parties are unable to reach an agreement within 90 days after second party receives the written disapproval of said proposed master plan from the first parties, then the said proposed master plan under dispute, if approved by the Borough Planning and Zoning Commission and filed of record, shall be the proposed master plan having the same force and effect as if the proposed master plan so approved by the Borough was approved in writing by the first parties.
 - b. Thirty days prior to the date on which second party requests a warranty deed to any part of the said premises, second party shall deliver the following to first parties:
 - (i) A proposed plat of that part of the premises with respect to which second party intends to request a deed. Such plat shall provide for the dedication to the public of all roadways embraced within said plat and shall conform to said master plan referred to above.
 - (ii) A survey certified to by a licensed land surveyor which describes that part of the premises with respect to which second party intends to request a deed and which certifies the number of acres contained in said parcel to be conveyed.

- (iii) A copy of the deed which second party intends to request. All conveyances to be made hereunder shall provide for reasonable and adequate access to public roads and utilities for that part of the said premises which has not been conveyed to second party.
 - (iv) A certificate of second party's president to the effect that the proposed plat which is to be submitted to first parties as provided above will be the plat which is to be filed for record.
- c. Notwithstanding anything contained herein to the contrary, first parties shall not be required to make any conveyances pursuant to this Contract for Deed of less than five acres while there is an unpaid principal balance on the Contract for Deed, nor shall first parties be required to make any conveyance pursuant to this Contract for Deed which shall violate any applicable subdivision ordinance or code, and all requests of second party for conveyances pursuant to this Contract for Deed shall comply with all applicable subdivision ordinances or codes.
- d. Notwithstanding anything contained herein to the contrary, the annual principal and interest payments required to be made by second party under paragraph A above shall be timely made by second party regardless of whether the conditions set out in this paragraph B1 are satisfied prior to the date on which said payments are due.
2. Second party shall not make, nor cause to be made, any improvements to any part of the said premises with respect to which it has not received a warranty deed from first parties.
 3. All payments for parcels of said premises pursuant to this Contract for Deed and all requests for conveyances from second party as provided below, shall be for parcels which are contiguous to the 15 acre parcel conveyed to second party concurrently with the execution of this Contract for Deed and described above or at least one other parcel which has been previously conveyed pursuant to this Contract for Deed and first parties shall not be required to convey any parcel of said premises which is gerrymandered or not regular in shape.
 4. Any conveyance by first parties hereunder shall be subject to restrictions, reservations and easements of record, if any,* and shall reserve to E. Michael Rusten, his heirs and assigns, all minerals and petroleum rights in the premises to be conveyed.
 5. All costs and expenses incurred in the development of said premises, shall be borne by second party including, but not limited to, costs of platting, surveying and subdividing.

EMR

d.o.r.



* and shall be subject to that certain Sewer Easement -4- executed by first parties in favor of the Greater Anchorage Area Borough and dated December 5, 1970, and shall be subject to that certain Grant of Temporary Easement executed by first parties in favor of the Greater Anchorage Area Borough and dated December 5, 1970,

6. In the event that any of the payments required to be made by second party pursuant to this Contract for Deed are not made when due by second party, then the entire principal balance and accrued interest remaining due pursuant to this Contract for Deed shall become immediately due and payable at the option of first parties.
7. It is understood and agreed that Sharon O. Rusten has only a statutory interest in said premises and that said Sharon O. Rusten joins in this Contract for Deed and will join in any warranty deed applied for herein for the sole purpose of releasing, quit-claiming and conveying any statutory interests or other interests she may have in said premises and that she will not join in or make any covenants contained in any warranty deed provided for herein.
8. Second party shall pay, before penalty attaches thereto, all real estate taxes due and payable in the year 1971, and in subsequent years, and all special assessments heretofore or hereafter levied. Any buildings and improvements now on said land, or which shall hereafter be erected, placed or made thereon, shall not be removed therefrom, but shall be and remain the property of the first parties until this Contract for Deed shall be fully performed by second party; and at its own expense, second party shall keep the buildings on said premises at all times insured in some reliable insurance company or companies, as approved by the Insurance Commissioner of the State of Alaska, against loss by fire for at least the sum of the full insurable value and against loss by wind-storm for at least the sum of the full insurable value, payable to first parties, their heirs, or assigns, and, in case of loss, the proceeds of the insurance are to be used to reduce the total amount due and owing the first parties by the second party pursuant to the terms of this contract. But should the second party fail to pay any item to be paid by second party under the terms hereof, same may be paid by first parties and shall be forthwith payable, with interest thereon at the rate of seven percent (7%) per annum as an additional amount due first parties under this Contract for Deed.
9. Should default be made in the payment of principal or interest due hereunder, or of any part thereof, to be by second party paid, or should second party fail to pay the taxes or assessments upon said land, premiums upon said insurance, or to perform any or either of the covenants, agreements, terms or conditions herein contained, to be by second party kept or performed, the first parties may, at their option by written notice, declare this Contract for Deed cancelled and terminated, and all rights, title and interest acquired thereunder by second party, shall thereupon cease and terminate, and all improvements upon the premises, and all payments made hereunder shall belong to first parties as liquidated damages for breach of this Contract for Deed by second party.

10. Neither the extension of the time of payment of any sum or sums of money to be paid hereunder, nor any waiver by the first parties of their rights to declare this Contract for Deed forfeited by reason of any breach thereof, shall in any manner affect the right of first parties to cancel this Contract for Deed because of defaults subsequently maturing, and no extension of time shall be valid unless evidenced by a duly signed instrument. Further, after service of notice and failure to remove, within the period allowed by law, the default therein specified, second party hereby specifically agrees, upon demand of first parties, quietly and peaceably to surrender to them possession of said premises, and every part thereof, it being understood that until such default, said second party is to have possession of said premises.
11. Any notice required to be given herein to first parties shall be sufficient if delivered personally to E. Michael Rusten or if mailed, by registered mail, to E. Michael Rusten at 18420D 8th Avenue N., Wayzata, Minnesota 55391, or at such other place as may be designated from time to time by E. Michael Rusten. Any notice required to be given herein to second party shall be sufficient if delivered personally to an officer of second party or if mailed by registered mail to Piedmont Development Corporation, 4624 Seward Highway, Anchorage, Alaska, or such other place as second party may from time to time designate in writing.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of payment shall be an essential part of this Contract for Deed, and that all the covenants and agreements herein contained shall run with the land and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN TESTIMONY WHEREOF, The said first parties have hereunto set their hands and second party has caused these presents to be executed in its corporate name by its President and its ASST SEC TREAS., and its corporate seal to be hereunto affixed.

IN PRESENCE OF:

John C. [Signature]
W. R. [Signature]

E. Michael Rusten
E. Michael Rusten

Sharon O. Rusten
Sharon O. Rusten

Janalee Lannet

PIEDMONT DEVELOPMENT CORPORATION
BY: [Signature]
Melvin M. W. Loo,
Its Secretary-Treasurer

(CORPORATE SEAL)

STATE OF MINNESOTA)
) SS:
COUNTY OF Hennepin)

On this 24th day of December, 1970, before me, a notary public, within and for said County, personally appeared E. MICHAEL RUSTEN and SHARON O. RUSTEN, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

John S. Crouch
Notary Public, _____ County, Minn
My commission expires: _____

JOHN S. CROUCH
Notary Public, Hennepin County, Minn.
My Commission Expires Sept. 4, 1975.

STATE OF ALASKA)
) SS:
THIRD JUDICIAL DISTRICT)

On this 29 day of December, 1970, before me, a notary public in and for the State of Alaska, duly sworn and commissioned as such, personally appeared MELVIN M. W. LOO, to me personally known, who, being by me duly sworn, did say that he is the Secretary-Treasurer of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said MELVIN M. W. LOO acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

Maureen P. Smith
Notary Public in and for Alaska
My commission expires: 9-29-73

71-000400

1500

RECORDED-FILED
ANCHORAGE REC.
DISTRICT

JAN 6 3 27 PM '71

REQUESTED BY Atg

ADDRESS _____



Return to ATG
Escrow 8068A

WARRANTY DEED

THIS DEED, Made this 1/2^{*} day of April, 1974, by and between E. MICHAEL RUSTEN and SHARON O. RUSTEN, husband and wife, Grantors, and PIEDMONT DEVELOPMENT CORPORATION, an Alaska corporation, Grantee,

W I T N E S S E T H :

SUBJECT TO the reservations, easements, exceptions, restrictions and conditions of record, subject to the right-of-way of West Dimond Boulevard, and subject to all real estate taxes due and payable in the year 1971, and in subsequent years, and all special assessments heretofore or hereafter levied, subject to that certain Grant of Temporary Easement, executed by the Grantors in favor of the Greater Anchorage Area Borough and dated December 5, 1970, and subject to that certain Sewer Easement, executed by the Grantors in favor of the Greater Anchorage Area Borough and dated December 5, 1970, the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, do hereby CONVEY AND WARRANT to the Grantee, the following described real estate, situate in the Anchorage Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

The North one-half (N-1/2) of the Northeast one-quarter, Section 15, Township 12 North, Range 4 West, Seward Meridian, Anchorage Recording District, Third District, State of Alaska, except those parcels described below which have been previously conveyed by Grantors to Grantee:

- Parcel 1: The East 1,000 feet of the North 653.4 feet of said Section 15.

- Parcel 2: The Westerly 500 feet of the Easterly 1500 feet of the Northerly 653.4 feet of said Section 15.

- Parcel 3: A parcel of land located in the NE 1/4 of Section 15, Township 12 North, Range 4 West, Seward Meridian, Alaska, more particularly described as follows:

Commencing at the Section Corner common to Sections 10, 11, 14, 15; Thence along the Section line common to Sections 15/14, S0°11'29"E, a distance of 653.4 feet to the True Point of Beginning; Thence along the Section line common to Sections 15/14, S0°11'29"E, a distance of 666.34 feet to the N 1/16 corner common to said Sections 15/14; Thence along the N 1/16 line of Section 15, S89°53'40"W, a distance of 1019.08 feet to a point; Thence N30°38'41"E, a distance of 127.63 feet to a curve to the right, concave to the northeast, having a radius of

and a tangent bearing of N53°39'41"W; Thence along said curve, a distance of 21.95 feet to a point of reverse curvature of a curve to the left, concave to the southwest, having a radius of 20.00 feet, and a length of 30.76 feet; Thence along said curve a distance of 30.76 feet to a point of reverse curvature of a curve to the right, concave to the northwest, having a radius of 255.00 feet and a length of 24.92 feet; Thence along said curve a distance of 24.92 feet; Thence along a line radial to said curve, N21°11'39"W, a distance of 174.50 feet; Thence N69°16'07"E, a distance of 41.24 feet; Thence N34°25'42"E, a distance of 134.25 feet; Thence N0°04'31"W, a distance of 233.01 feet; Thence S89°55'29"W, a distance of 150.54 feet; Thence N00°03'47"E, a distance of 21.60 feet; Thence N89°55'29"E, a distance of 1115.00 feet to a point on the Section line common to said Sections 15/14 and the True Point of Beginning.

RESERVING therefrom to E. Michael Rusten, a Grantor herein, his heirs and assigns, all right, title and interest in and to all mineral, oil and gas deposits in or upon said property and the profits from the proceeds thereof;

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

DATED on the day, month and year first above written.

74-018000
5-

GRANTORS:

E. Michael Rusten
E. MICHAEL RUSTEN
Sharon O. Rusten
SHARON O. RUSTEN

MAY 14 4 08 PM '74

STATE OF MINNESOTA)
ss.
COUNTY OF HENNEPIN)

SECURITY TITLE & TRUST CO.

THIS IS TO CERTIFY that on the 16th day of April, 1974, at Minneapolis, Minnesota, before me personally appeared E. MICHAEL RUSTEN and SHARON O. RUSTEN, husband and wife, whom I know, and they acknowledged to me that they executed the foregoing Warranty Deed freely and voluntarily with full knowledge of the contents thereof, and that the same was their act.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal.

Return to:
National Bank of Alaska

John Crowl

CAMPBELL WOODS SUBDIVISION ADDITION NO. 1

Located in the NE $\frac{1}{4}$ of Section 15, T12N, R4W
Seward Meridian, Alaska

BUILDING AND LAND USE RESTRICTIONS

Plat Filed 7-2-74 Plat No. 74-127

* * * * *

The undersigned, being the representative of the owners of that certain land hereinafter described, hereby makes the following declarations as to limitations, restrictions and uses for which the lots or tracts constituting the aforesaid subdivision may be put and hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said subdivision.

The land which is subject to these building and land use restrictions is described as follows:

CAMPBELL WOODS SUBDIVISION ADDITION NO. 1, located in the NE $\frac{1}{4}$ of Section 15, T12N, R4W, Seward, Meridian, Alaska.

* * * * *

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes; no building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two-and-one-half stories in height, and a private garage for not more than two cars.

DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted at a cost less than \$72,500 based upon cost levels prevailing on the date these restrictions are recorded, it being the intention and purpose of the restrictions to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these restrictions are recorded at the minimum cost stated herein. The \$72,500 cost shall include the cost of the improved lot upon which the dwelling is constructed.

REQUIREMENT FOR CERTIFICATION OF CONSTRUCTION BY REGISTERED ENGINEER

A registered engineer must certify that each dwelling located within Campbell Woods Addition No. 1 has been constructed in accordance with the conclusions and recommendations contained in the soils report prepared by Alaska TestLab dated December 10, 1973 and as modified and stamped "Final Construction Exhibit Accepted By FHA".

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become any annoyance or nuisance to the neighborhood.

SIGNS

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

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other normal household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes, and provided that no more than one (1) dog of sled-type breed may be maintained.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers which are sheltered and kept from public view. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

RE-SUBDIVISION

The area of lots herein described shall not be reduced in size by re-subdivision unless it is agreed upon by a majority of the property owners within the subdivision. Owners of three (3) contiguous lots, however, may divide the inner or middle lot, thus increasing the size of the two (2) remaining lots which shall then be treated for all purposes pertinent to these covenants as enlarged single lots.

BUILDING LOCATION

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 20 feet to any side street line.

(b) No dwelling shall be located on any lot nearer than 15 feet to the rear lot line. No building shall be located nearer than 5 feet to an interior lot line. However, the sum of the side yard dimensions measured along the front building line shall not be less than 15 feet.

(c) For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

TREES

No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction and trees may be thinned so long as maximum natural beauty and aesthetic value of the trees is retained.

SIGHT DISTANCE

No fence, wall hedge, or shrub planting which obstructs sight lines at elevations between 2 feet and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 15 feet from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.

TERMS

These covenants will be in effect from the date on which the subdivision plat is recorded. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 35 years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

WATER

No individual well or water system shall be installed on any lot. All lot purchasers and owners purchase subject to the requirements that they take water from the supplier, namely Central Alaska Utilities, Inc. Such system shall be constructed in accordance with requirements, standards and recommendations of the Alaska Department of Health and the Greater Anchorage Area Borough.

SEWER

No individual sewage-disposal system shall be installed on any lot. All lot purchasers and owners purchase subject to the requirements that they use the sewage disposal system installed. Such system shall be constructed with requirements, standards, and recommendations of the Alaska Department of Health and the Greater Anchorage Area Borough.

CONSTRUCTION

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence or for storage, either temporarily or permanently. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plat showing the location of the structure have been approved in writing by Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

Construction of a home or any building on a lot or any additions to homes or buildings, shall be completed within one year.

GARAGE REQUIREMENT

Each dwelling must have a garage. No carports will be allowed to be constructed in the subdivision.

EXTRA VEHICLE

Any inoperable vehicles in excess of one shall be kept in a garage or other closed structure. In no event shall an inoperable vehicle, or a vehicle seldom used, be parked in the street.

ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

ARCHITECTURAL CONTROL COMMITTEE

MEMBERSHIP: The Architectural Control Committee is composed of:

- Robert Kubick, 2060 W. Dimond Blvd., Anchorage, Alaska 99502
- Jim Jenkin, 305 W. 5th Avenue, Anchorage, Alaska 99501
- Sharon Rae Kubick, 2060 W. Dimond Blvd., Anchorage, Alaska 99502

A 100% majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

PROCEDURE

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within ten (10) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY

Invalidation of any of these covenants by judgement or court order shall not effect any of the other provisions which shall remain in full force and effect.

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

PROTECTIVE SCREENING

The easement along Dimond Boulevard shall be used for protective screening. Planting, fences, berms or walls shall be maintained throughout the entire length of such easements by the owner of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure, except a screen, fence, berm or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas.

OIL AND MINING OPERATIONS

No oil or gas drilling, no oil or gas development operations, oil or gas refining, quarrying or mining operations, of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot. No surface entry will be permitted and no extraction of minerals will be permitted within a 500 foot buffer measured vertically from the surface.

* * * * *

CAMPBELL WOODS SUBDIVISION ADDITION NO. 1

Located in the NE $\frac{1}{4}$ of Section 15, T12N, R4W
Seward Meridian, Alaska

BUILDING AND LAND USE RESTRICTIONS

Plat Filed 7-2-74 Plat No. 74-127

* * * * *

The undersigned, being the representative of the owners of that certain land hereinafter described, hereby makes the following declarations as to limitations, restrictions and uses for which the lots or tracts constituting the aforesaid subdivision may be put and hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said subdivision.

The land which is subject to these building and land use restrictions is described as follows:

CAMPBELL WOODS SUBDIVISION ADDITION NO. 1, located in the NE $\frac{1}{4}$ of Section 15, T12N, R4W, Seward, Meridian, Alaska.

* * * * *

LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes; no building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two-and-one-half stories in height, and a private garage for not more than two cars.

DWELLING COST, QUALITY AND SIZE

No dwelling shall be permitted at a cost less than \$72,500 based upon cost levels prevailing on the date these restrictions are recorded, it being the intention and purpose of the restrictions to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these restrictions are recorded at the minimum cost stated herein. The \$72,500 cost shall include the cost of the improved lot upon which the dwelling is constructed.

REQUIREMENT FOR CERTIFICATION OF CONSTRUCTION BY REGISTERED ENGINEER

A registered engineer must certify that each dwelling located within Campbell Woods Addition No. 1 has been constructed in accordance with the conclusions and recommendations contained in the soils report prepared by Alaska TestLab dated December 10, 1973 and as modified and stamped "Final Construction Exhibit Accepted By FHA".

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become any annoyance or nuisance to the neighborhood.

SIGNS

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

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other normal household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes, and provided that no more than one (1) dog of sled-type breed may be maintained.

GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers which are sheltered and kept from public view. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

RE-SUBDIVISION

The area of lots herein described shall not be reduced in size by re-subdivision unless it is agreed upon by a majority of the property owners within the subdivision. Owners of three (3) contiguous lots, however, may divide the inner or middle lot, thus increasing the size of the two (2) remaining lots which shall then be treated for all purposes pertinent to these covenants as enlarged single lots.

BUILDING LOCATION

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 20 feet to any side street line.

(b) No dwelling shall be located on any lot nearer than 15 feet to the rear lot line. No building shall be located nearer than 5 feet to an interior lot line. However, the sum of the side yard dimensions measured along the front building line shall not be less than 15 feet.

(c) For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

TREES

No owner shall be permitted to completely clear a lot on which standing trees of size and beauty exist. Space may be cleared to provide for construction and trees may be thinned so long as maximum natural beauty and aesthetic value of the trees is retained.

SIGHT DISTANCE

No fence, wall hedge, or shrub planting which obstructs sight lines at elevations between 2 feet and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 15 feet from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of sight lines.

TERMS

These covenants will be in effect from the date on which the subdivision plat is recorded. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 35 years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

WATER

No individual well or water system shall be installed on any lot. All lot purchasers and owners purchase subject to the requirements that they take water from the supplier, namely Central Alaska Utilities, Inc. Such system shall be constructed in accordance with requirements, standards and recommendations of the Alaska Department of Health and the Greater Anchorage Area Borough.

SEWER

No individual sewage-disposal system shall be installed on any lot. All lot purchasers and owners purchase subject to the requirements that they use the sewage disposal system installed. Such system shall be constructed with requirements, standards, and recommendations of the Alaska Department of Health and the Greater Anchorage Area Borough.

CONSTRUCTION

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence or for storage, either temporarily or permanently. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plat showing the location of the structure have been approved in writing by Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

Construction of a home or any building on a lot or any additions to homes or buildings, shall be completed within one year.

GARAGE REQUIREMENT

Each dwelling must have a garage. No carports will be allowed to be constructed in the subdivision.

EXTRA VEHICLE

Any inoperable vehicles in excess of one shall be kept in a garage or other closed structure. In no event shall an inoperable vehicle, or a vehicle seldom used, be parked in the street.

ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

ARCHITECTURAL CONTROL COMMITTEE

MEMBERSHIP: The Architectural Control Committee is composed of:

- Robert Kubick, 2060 W. Dimond Blvd., Anchorage, Alaska 99502
- Jim Jenkin, 305 W. 5th Avenue, Anchorage, Alaska 99501
- Sharon Rae Kubick, 2060 W. Dimond Blvd., Anchorage, Alaska 99502

A 100% majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

PROCEDURE

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within ten (10) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY

Invalidation of any of these covenants by judgement or court order shall not effect any of the other provisions which shall remain in full force and effect.

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

PROTECTIVE SCREENING

The easement along Dimond Boulevard shall be used for protective screening. Planting, fences, berms or walls shall be maintained throughout the entire length of such easements by the owner of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure, except a screen, fence, berm or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas.

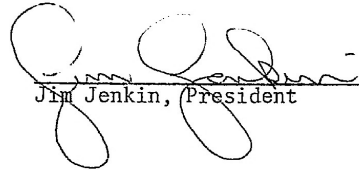
OIL AND MINING OPERATIONS

No oil or gas drilling, no oil or gas development operations, oil or gas refining, quarrying or mining operations, of any kind shall be permitted on any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot. No surface entry will be permitted and no extraction of minerals will be permitted within a 500 foot buffer measured vertically from the surface.

* * * * *

Dated at Anchorage, Alaska, this 18 day of JUNE, 1974.

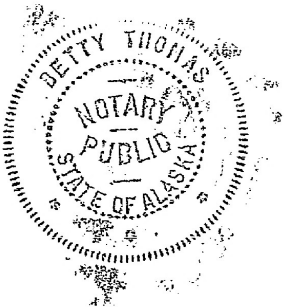
ALASKA FIRST SERVICE CORPORATION



Jim Jenkin, President

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 18 day of June, 1974, before the undersigned, a Notary Public in and for the State of Alaska, personally appeared Jim Jenkin, known to me to be the President of Alaska First Service Corporation, an Alaskan corporation, and he acknowledged to me that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that he is duly authorized to execute said instrument and that he executed the same freely and voluntarily for the use and purpose therein set forth.

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




Notary Public

My Commission Expires December 14, 1977

44-027948
1300

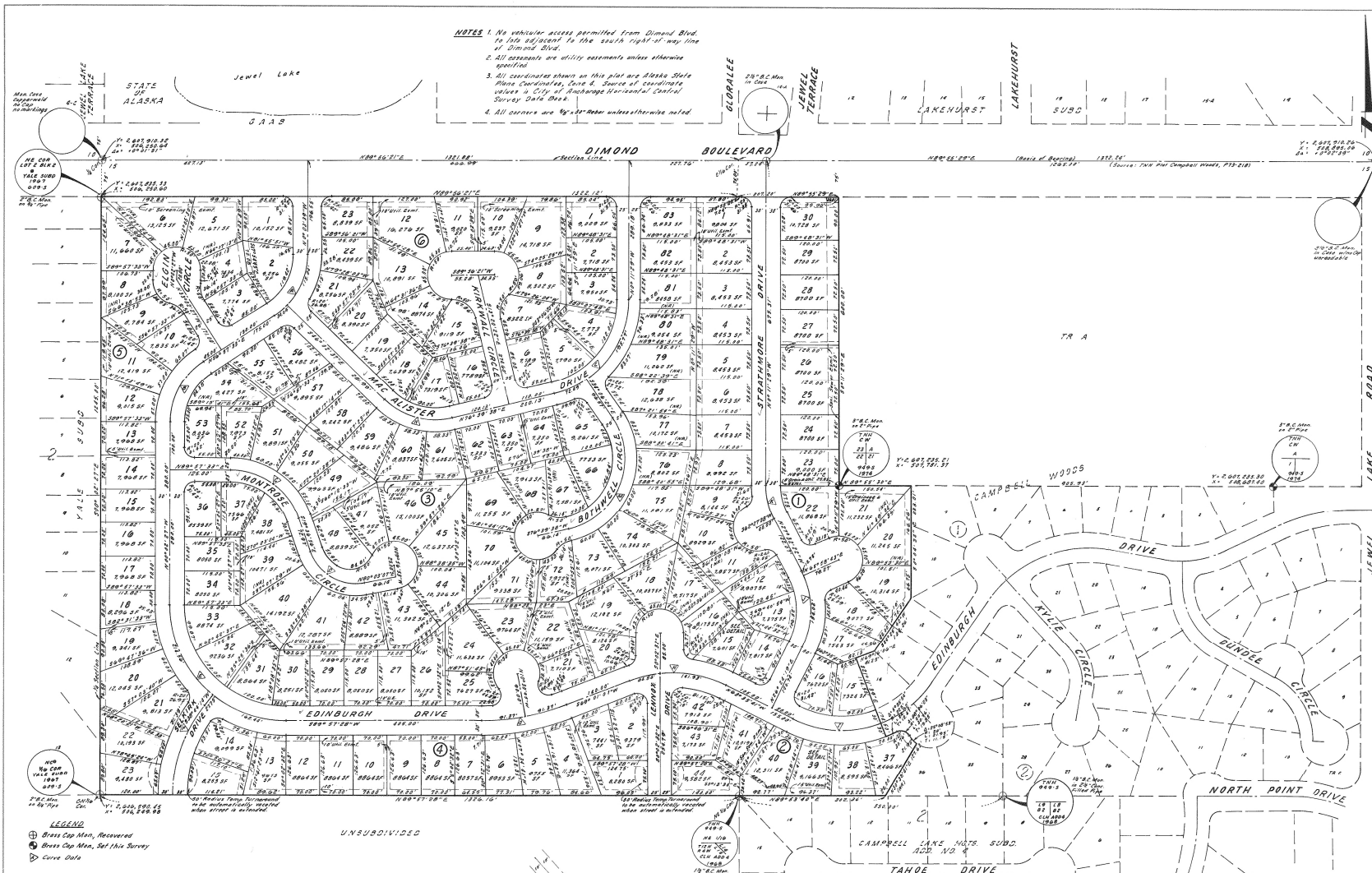
RECORDED-FILED
ANCHORAGE REC.
DISTRICT

JUL 17 10 05 AM '74

REQUESTED BY Royal Krest Construction

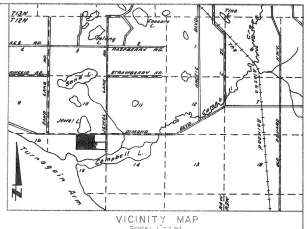
ADDRESS 2060 W. Dimond

City 99502
631448



NOTES

- No vehicular access permitted from Dimond Blvd. to lots adjacent to the south right-of-way line of Dimond Blvd.
- All easements are utility easements unless otherwise specified.
- All coordinates shown on this plan are Alaska State Plane Coordinates, Zone 8. Source of coordinate values is City of Anchorage Horizontal Control Survey Data Book.
- All corners are 8" x 12" brass unless otherwise noted.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (we), hereby certify that I am (we are) the owner(s) of the property described hereon. I (we) hereby dedicate to the public all easements for public utilities, streets, alleys, thoroughfares, parks and other public areas shown hereon. There shall be reserved adjacent to the dedicated rights-of-way shown hereon, a slope reservation sufficient to contain cut & fill slopes of 1 1/2 feet horizontally for each foot vertically (1 1/2:1) of cut or fill, for the purpose of providing & maintaining lateral support of the constructed street and there is reserved to the grantors, their heirs, successors & assigns, the right to remove said slopes at any time upon providing & maintaining other adequate lateral support, as approved by the City or Borough.

Date: June 18, 1974

ALASKA FIRST SERVICE CORP.
305 W. 4th Avenue
Anchorage, Alaska

By: [Signature]
President

Trustee:
[Signature]
Security Title & Trust Co of Alaska

Notary (clerk):
[Signature]
National Bank of Alaska

NOTARY'S ACKNOWLEDGMENT:

Subscribed and sworn before me this
18th day of June, 1974.

[Signature]
Notary for Alaska

My commission expires: 4-13-76

Approved in accordance with Chapter 11, Article 13, Code of Ordinances of the City of Anchorage, Alaska.

Date: June 26, 1974

[Signature]
Public Works Department
Greater Anchorage Area, Alaska

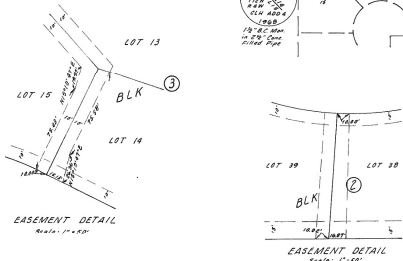
74-127

SEARCHED FILED
Anchorage, Alaska

DATE: 7-2-74
TIME: 3:25 PM
BY: G.A.H.B.

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
A	225°01'02"	150'	81.64'	158.23'
B	57°00'00"	150'	81.64'	148.23'
C	78°25'31"	150'	105.86'	184.37'
D	80°19'51"	150'	84.41'	182.22'
E	89°04'05"	240'	248.81'	371.01'
F	38°46'46"	300'	168.59'	263.05'
G	20°36'07"	500'	92.40'	182.74'
H	27°23'18"	250'	105.71'	206.77'
I	47°35'58"	200'	98.24'	188.99'
J	53°50'41"	175'	88.06'	164.71'
K	27°20'53"	150'	36.69'	71.00'
L	74°51'07"	240'	158.07'	248.25'
M	110°46'02"	150'	215.54'	288.99'
N	57°17'45"	150'	81.95'	158.00'



ACCEPTANCE OF DEDICATION BY GAAB:

The Greater Anchorage Area Borough hereby accepts or public uses and for public purposes the real property dedicated on this plan including but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares, and parks shown hereon. Dated at Anchorage, Alaska, this 18th day of July, 1974. Attest:

[Signature]
Borough Clerk

[Signature]
Borough Mayor

SURVEYOR'S CERTIFICATE:

I, JACK W. GARRISON, professional land surveyor, do hereby certify that the plat of Campbell Woods Add. No. 1, is a true and correct representation of lands actually surveyed and that all the distances and bearings are shown correctly and that all permanent exterior control monuments, all utility monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement.

[Signature]
Signature of Land Surveyor

DRAWN: CKR
CHECKED: AWL
DATE: 1-9-74
PUBLISHED: 4-27-74
SCALE: 1" = 100'
JOB NO.: 3694
JOB: 2425

TRYCK NYMAN & HAYES
ENGINEERS, PLANNERS, SURVEYORS
740 1 Street Anchorage, Alaska

PLAT APPROVAL:

Plat approved by the Borough Planning Authority this 20th day of December, 1973.

[Signature]
Authorized Official

PLAT OF
CAMPBELL WOODS
ADD. NO. 1


A SUBDIVISION OF TR. B, CAMPBELL WOODS

Located within
NE 1/4 Sec. 15, T. 12 N., R. 4 W., S. 4 M., Alaska
Containing 55.56 Acres (ICE LULU), B. 00 Tract(s)

1974-518

cc

ALASKA
2009-077717-0
 Recording Dist: 301 - Anchorage
 12/9/2009 3:05 PM Pages: 1 of 1



Tax Parcel No. 011-382-27-00010

QUITCLAIM DEED

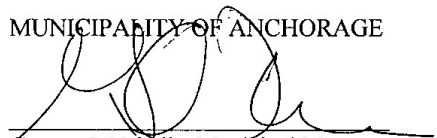
The GRANTOR, MUNICIPALITY OF ANCHORAGE, a municipal corporation organized and existing under its charter and laws of the State of Alaska, whose address is P. O. Box 196650, Anchorage, Alaska 99519-6650, Attention: Real Estate Services, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, conveys and quitclaims to the GRANTEE, KARRI A. PARKER, whose address is 4411 Edinburgh Drive, Anchorage, AK 99502-1420, all right, title and interest which the GRANTOR has, if any, in and to the following described real estate:

Lot Twenty-seven (27), Block Three (3), CAMPBELL WOODS ADDITION NO. 1, according to the official plat thereof, filed under Plat No. 74-127, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

Excepting all easements and reservations of record.

Dated this 8th day of December 2009.

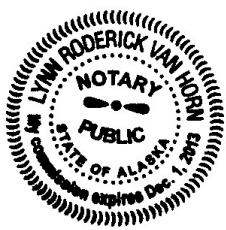
MUNICIPALITY OF ANCHORAGE



George J. Vakalis, Municipal Manager

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 8th day of December, 2009, by George J. Vakalis, Municipal Manager, on behalf of the Municipality of Anchorage.



Lynn Roderick Van Horn
 Notary Public in and for Alaska
 My commission expires: 12/01/2013

Return to Grantee:

Karri A. Parker
4411 Edinburgh Dr.
Anchorage, AK 99502-1420