

**Property Information**

Property Location: 1983 BRAGAW SQUARE PL  
 Class: O - Residential Condominiums  
 Use Code (LUC): 107 - Condo (Fee simple)  
 Condo/Unit #: 24  
 Tax District: 01  
 Zoning: RO  
 Plat #: 2007-27  
 HRA #: 070017  
 Grid #: SW1435  
 Deeded Acres:  
 Square Feet:  
 Legal Description: THUNDERBIRD TERRACE  
 TR 5A  
 BRAGAW SQUARE  
 Economic Link: No

**Show Parcel on Map**

**Owner**

Owner: MOA / TAX DEED  
 Co-Owner:  
 Care Of: REAL ESTATE SERVICES  
 Address: PO BOX 196650  
 City / State / Zip: ANCHORAGE, AK 99508 0000  
 Deed Book/Page: /

**Tax Information**

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00413302024	RP	2024	1		1,633.07			.00	.00	1,633.07	.00	.00	.00	1,633.07	06/30/2024
00413302024	RP	2024	2		1,633.07			.00	.00	1,633.07	.00	.00	.00	1,633.07	08/31/2024
00413302024	RP	2023	1		1,474.79			.00	.00	1,474.79	148.70	147.48	.00	1,770.97	06/30/2023
00413302024	RP	2023	2		1,474.79			.00	.00	1,474.79	124.12	147.48	.00	1,746.39	08/31/2023
00413302024	RP	2022	1		1,569.49			.00	.00	1,569.49	249.15	156.95	.00	1,975.59	07/31/2022
00413302024	RP	2022	2		1,569.49			.00	.00	1,569.49	234.76	156.95	.00	1,961.20	09/30/2022
00413302024	RP	2021	1		3,007.53			.00	.00	3,007.53	630.72	300.76	140.00	4,079.01	06/15/2021
00413302024	RP	2020	1		2,759.94			.00	.00	2,759.94	711.75	276.00	140.00	3,887.69	07/15/2020
00413302024	RP	2019	1		2,720.66			.00	.00	2,720.66	904.99	272.06	45.00	3,942.71	06/15/2019
00413302024	RP	2018	1		2,758.48			.00	.00	2,758.48	1,108.08	275.84	530.00	4,672.40	06/15/2018
00413302024	RP	2017	1		2,767.12			367.25	-3,134.37	.00	.00	.00	.00	.00	06/15/2017
00413302024	RP	2016	1		2,650.42			639.71	-3,290.13	.00	.00	.00	.00	.00	06/15/2016

**Make a Payment**

**Assessed Value**

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	107	O	0	202,300	202,300

**Taxable Value**

Net Taxable Value: 202,300

## Residential Card Summary

---

Card/Building: 1  
Stories: 2 - Two story above ground level  
Condition: 7 - Average  
Grade: C+  
Exterior Wall: 4 - VINYL  
Style: 05 - CONDOMINIUM  
Year Built: 2007  
Effective Year: 2007  
Square Feet of Living Area: 1446  
Total Rooms: 6  
Bedrooms: 3  
Full Baths: 1  
Half Baths: 1  
Additional Fixtures: 0  
Heating: 2 - CENTRAL  
Fuel Type: 2 - NATURAL GAS

## Sections

---

Card #	Addition #	Description	Area
1	0		697
1	1	SECOND STORY ADDITION	749
1	2	DECK	32
1	3	COVERED OPEN PORCH	12

## Entrances

---

Visit Date:	Measure Date:	Entrance Source:
12-MAR-2007		0-Land Characteristics Inspection
17-AUG-2011		1-Ext. Inspection of Land & Improvements
09-JAN-2018		9-Quick Re-Inventory Inspection

## Appraised Value History

---

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2024	RP	107	O	0	202,300	202,300
2023	RP	107	O	0	173,200	173,200
2022	RP	107	O		186,400	186,400
2021	RP	107	O		166,900	166,900
2020	RP	107	O		161,400	161,400
2019	RP	107	O		166,300	166,300
2018	RP	107	O		168,200	168,200
2017	RP	107	O		176,700	176,700



# MOA PROPERTY REPORT

Data Updated as of: January 22, 2023 3:34 AM

**Parcel Number:** 004-133-02-024

**Current Owner:** ZIMMERMAN HASANI C

**Address:** 1983 BRAGAW SQUARE PL

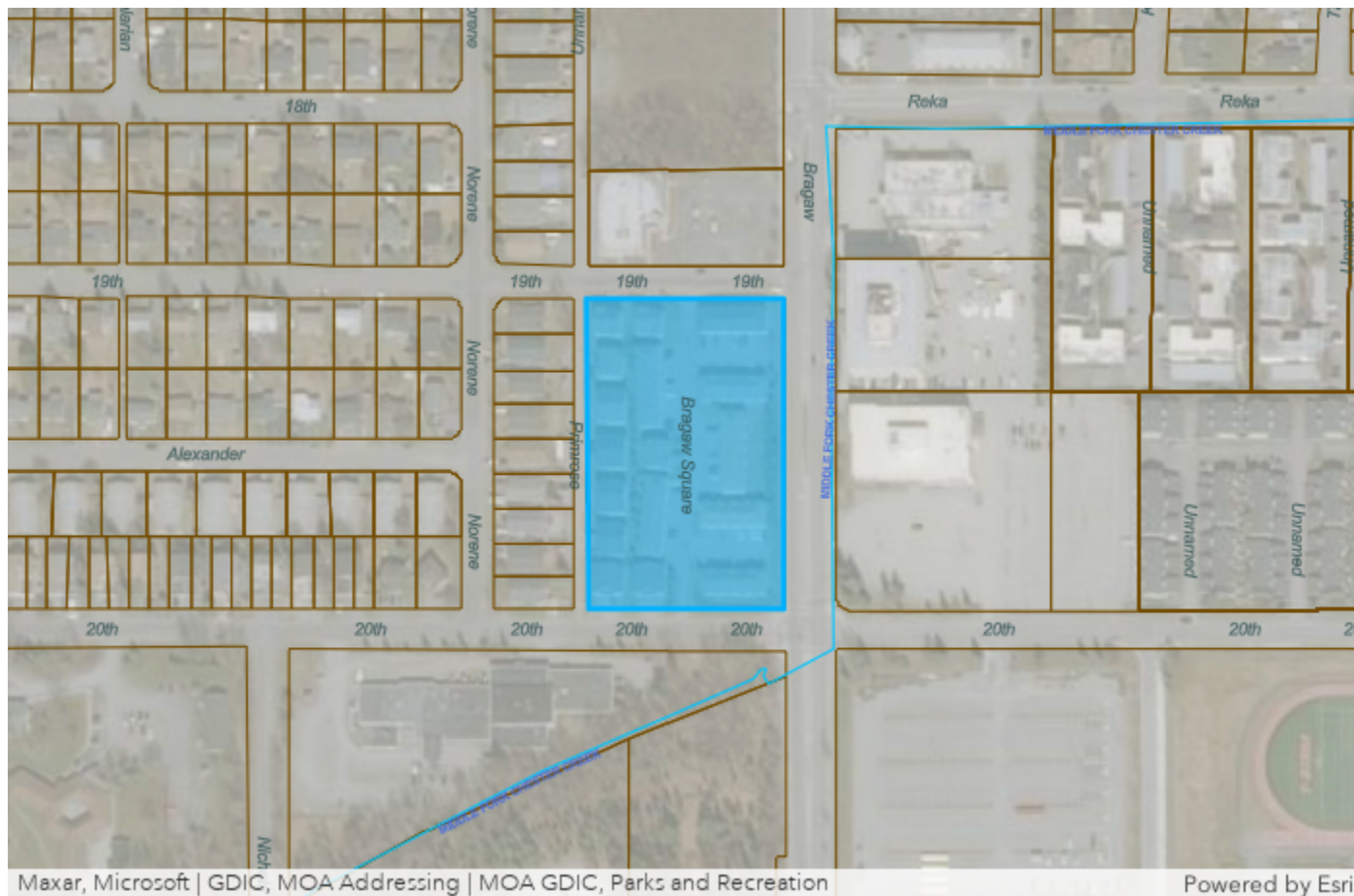
**Legal Description:** THUNDERBIRD TERRACE TR 5A BRAGAW SQUARE

**Plat Number:** 2007-2

**Grid:**      **Lot Size:** acres ( ft<sup>2</sup>)

**Property Tax Portal:** <https://property.muni.org/Datalets/Datalet.aspx?UseSearch=no&pin=00413302024>

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



## TAX DISTRICT 1

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

Tax District Map:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=8839ce87392a4980a9f892363089405a&find=00413302024>

*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.*

[https://cdn.ancgis.com/documents/legal/GIS\\_Data\\_Terms\\_and\\_Conditions.pdf](https://cdn.ancgis.com/documents/legal/GIS_Data_Terms_and_Conditions.pdf)



## PLANNING

Zoning District: <b>RO</b>	2040 Land Use Designation: <b>Main Street Corridor</b>
Zoning Improvement Area: <b>Class A</b>	Zoning District Type: <b>Commercial</b>

Planning Portal: <http://www.muni.org/CityViewPortal/Property/PropertyReview?searchKey=desc&searchValue=00413302024>

Zoning Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e7c3d7a43f2e4924b23d36fd1500bb01&find=00413302024>

Land Use Map: <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=4b8d89792820483c81b41c874eb5e843&find=00413302024>

**Comprehensive Plan:** Anchorage

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

**Other Plans:**    yes:     no:

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ee1abf76a6394fdb1057524831143e0&find=00413302024>

**Wetland Classification:** None

<http://www.anchoragestormwater.com/maps.html>

## BUILDING SAFETY

**Service Area:**    Inside     Outside

Building Permit Portal: <https://bsd.muni.org/inspandreview/ParcelInfo.aspx?parcelno=00413302024>

**Wind Zone:**    1     2     3     4     None

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=cbe6b9160394df0ab2b8d96b64c9b1e&find=00413302024>

**Flood Review Required:**    All     Some     None

<http://www.anchoragestormwater.com/maps.html>

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

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6d9f19e70868491da6296bdb398b33cc&find=00413302024>

## 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>



## ADDITIONAL INFORMATION

*Nitrate Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=6c3acc5dca8244a891f954f0e7f75496&find=00413302024>

*Soil Boring Map:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=ff7c8f704663452096705a716c14b1f3&find=00413302024>

*MOA MapIt Link:* <https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=f0bef139a7584820ad9d60c9eaea8a5f&find=00413302024>

## POLITICAL BOUNDARIES

Assembly District: **5**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=c4809e7b77da4f058aacd6936d3079fa&find=00413302024>

Community Council: **Airport Heights**

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=60eb4a8b1e38445487fb06817d904330&find=00413302024>

*Representative Lookup Map:* <https://muniorg.maps.arcgis.com/apps/ZoneLookup/index.html?appid=868cbf13fd3144b3a431eed89b48f911&find=00413302024&findSource=2>

**LITIGATION GUARANTEE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Prepared by: Nicole Brown  
Title Officer: Nichole Smith

File No.: 1750699

Guarantee No.: G-2226-104739

Date of Guarantee: June 23, 2022 at 8:00AM

Liability Amount: \$28,000.00

Fee: \$250.00

1. Name of Assured:
  
2. The Litigation Guarantee is furnished solely for the purposes of facilitating the filing of an action to:  
Foreclose Municipality of Anchorage Taxes
  
3. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:  
FEE SIMPLE
  
4. Title to said estate or interest at the date hereof is vested in:  
Hasani C Zimmerman
  
5. The Land referred to in this Guarantee is situated in the State of Alaska, District of Anchorage, and is described as follows:  
See Exhibit "A" Attached Hereto

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

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: 1750699

Guarantee No.: G-2226-104739

Unit No. 24, BRAGAW SQUARE CONDOMINIUMS, PHASE 7, as identified in the declaration recorded September 1, 2005 under Serial Number 2005-062547-0 and amendments thereto and as shown on floor plans and as-built survey filed under Plat No. 2007-17, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

# LITIGATION GUARANTEE SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

File No.: 1750699

Guarantee No.: G-2226-104739

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



## LITIGATION GUARANTEE SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

16. Taxes and/or assessments due the Municipality of Anchorage, as shown on the report provided by Property Tax Research, Inc., attached hereto and made a part thereof.
17. Right-of-Way Easement, including the terms and provisions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC, and their assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded April 3, 1952 in Book 70 at Page 120. (Blanket Easement)

Release of General Right-of-Way Easement, including the terms and provisions thereof, recorded May 24, 1965 in Book 105 at Page 69. (See instrument for area affected)

18. Chugach Electric Association Decision, Right-of-Way Approved, including the terms and conditions thereof, granted to CHUGACH ELECTRIC ASSOCIATION, INC., and its assigns and/or successors in interest, to construct, operate and maintain an electric distribution line by instrument recorded January 27, 1954 in Book 101 at Page 124. (Affects: A 20-foot wide strip of land, the exact location of which cannot be determined of record)

Unrecorded Chugach Electric Association Decision, Right-of-Way Permit Amended, including the terms and conditions thereof, amending the right-of-way as granted to allow a width of 100 feet where possible rather than the 20 feet allowed in granting the right-of-way, dated February 18, 1957.

Letter wherein CHUGACH ELECTRIC ASSOCIATION, INC. grants to the CITY OF ANCHORAGE permission to attach telephone facilities to the Chugach Electric Association poles, recorded March 12, 1963 in Book 64 at Page 195.

License for Use of Easement, including the terms and conditions thereof, between CHUGACH ELECTRIC ASSOCIATION, INC., Licensor, and MUNICIPALITY OF ANCHORAGE, d/b/a ANCHORAGE MUNICIPAL LIGHT & POWER, Licensee, recorded June 5, 1986 in Book 1433 at Page 404.

19. Right-of-Way Easement, including terms and provisions thereof, granted to CITY OF ANCHORAGE AND 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 2, 1959 in Book E-5 at Page 184. (Blanket Easement)

Relinquishment of Easement by the City of Anchorage, including the terms and provisions thereof, recorded May 24, 1965 in Book 105 at Page 69. (See instrument for area affected)

Release of General Right-of-Way Easement, including the terms and provisions thereof, recorded May 24, 1965 in Book 105 at Page 69. (See instrument for area affected)

20. Right-of-Way Easement, including terms and provisions thereof, granted to CITY OF ANCHORAGE AND 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 June 4, 1965 in Book 105 at Page 369. (Blanket Easement)

21. Covenants, conditions and restrictions, including terms and provisions thereof as contained in instrument recorded June 17, 1970 in Misc. Book 190 at Page 64; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

And Amendment thereto, including the terms and provisions thereof:  
Recorded : June 18, 1973 in Misc. Book 216 at Page 80

## LITIGATION GUARANTEE SCHEDULE B

ISSUED BY  
STEWART TITLE GUARANTY

22. Easement for utility systems and appurtenances thereto granted to CITY OF ANCHORAGE, recorded June 16, 1975 in Book 29 at Page 549. (Affects a portion of the common area)
23. Easement for public use and appurtenances thereto granted to ANCHORAGE, recorded November 4, 1998 in Book 3358 at Page 406. (Affects a portion of the common area)
24. Right-of-Way Easement, including terms and provisions thereof, granted to ANCHORAGE d/b/a MUNICIPAL LIGHT & POWER, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 15, 2004 as Instrument Number 2004-069617-0. (Affects a portion of the common area)
25. Right-of-Way Easement, including terms and provisions thereof, granted to ANCHORAGE d/b/a MUNICIPAL LIGHT & POWER, and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument recorded September 15, 2004 as Instrument Number 2004-069618-0. (Affects a portion of the common area)
26. Easement for transportation of natural gas and appurtenances thereto granted to ENSTAR NATURAL GAS COMPANY, a division of SEMCO ENERGY, INC., recorded November 29, 2004 as Instrument Number 2004-088558-0. (Affects a portion of the common area)
27. Terms, conditions, and restrictions as contained in the Declaration submitting property to the Uniform Common Interest Ownership Act, but deleting any covenant, condition or restriction, indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, condition or restriction violates 42USC 3604 (C) recorded September 1, 2005 as Instrument Number 2005-062547-0.

And Amendments thereto, including the terms and provisions thereof:

Recorded : December 6, 2005 as Instrument Number 2005-087661-0  
Recorded : January 23, 2005 as Instrument Number 2005-004886-0  
Recorded : May 25, 2005 as Instrument Number 2006-034292-0  
Recorded : October 9, 2006 as Instrument Number 2006-068496-0  
Recorded : January 18, 2007 as Instrument Number 2007-004062-0  
Recorded : February 23, 2007 as Instrument Number 2007-011573-0  
Recorded : May 21, 2007 as Instrument Number 2007-031868-0  
Recorded : July 16, 2007 as Instrument Number 2007-045307-0  
Recorded : January 30, 2008 as Instrument Number 2008-005087-0  
Recorded : April 16, 2008 as Instrument Number 2008-021573-0  
Recorded : June 5, 2008 as Instrument Number 2008-033113-0

28. Terms, conditions and provisions provided therein of the Uniform Common Interest Ownership Act, and supplements and amendments thereto, of the State of Alaska.
29. Subject to any unpaid dues or assessments now due or owing the BRAGAW SQUARE CONDOMINIUM ASSOCIATION, INC.
30. Notes, slopes and/or easements on the plat of the subdivision(s) underlying the condominium which affect the common area.
31. Easements as shown on the plat of said subdivision.
32. Any effect of the notes which appear on the plat of said subdivision.

**LITIGATION GUARANTEE  
SCHEDULE B**

ISSUED BY  
STEWART TITLE GUARANTY

33. Building Energy Efficiency Standard (BEES) Certification (PUR 101) and the terms and provisions contained therein recorded June 1, 2007 as Instrument No. 2007-034289-0.
34. Assertion of Lien for Child Support, including the terms and provisions thereof:  
Claimed By: ALASKA DEPARTMENT OF REVENUE/  
CHILD SUPPORT SERVICES DIVISION  
Against: Hasani C Zimmerman  
Amount: \$6,935.36  
Recorded: January 22, 2016  
Instrument No.: 2016-002753-0
35. Assertion of Lien for Child Support, including the terms and provisions thereof:  
Claimed By: ALASKA DEPARTMENT OF REVENUE/  
CHILD SUPPORT SERVICES DIVISION  
Against: Hasani Zimmerman  
Amount: \$1,595.11  
Recorded: September 19, 2017  
Instrument No.: 2017-038024-0
36. Assertion of Lien for Child Support, including the terms and provisions thereof:  
Claimed By: ALASKA DEPARTMENT OF REVENUE/  
CHILD SUPPORT SERVICES DIVISION  
Against: Hasani C Zimmerman  
Amount: \$2,594.39  
Recorded: January 4, 2018  
Instrument No.: 2018-000429-0
37. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:  
Case No. : 3AN-19-06397CI  
Tax Year : 2018 and prior years  
Recorded : July 18, 2019  
Instrument No. : 2019-024833-0
38. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:  
Case No. : 3AN-20-04880CI  
Tax Year : 2020 and prior years  
Recorded : June 30, 2021  
Instrument No. : 2021-036427-0
39. Judgment in District Court for the State of Alaska, Third Judicial District:  
Entered: September 2, 2021  
In Favor of: Huffman Buildings A & B LLC  
Against: Zimmerman Home & More Incorporated dba Zimmerman Home and More, Inc. and  
Hasani Zimmerman, individually  
Amount: \$38,042.53 plus interest and costs  
Case No.: 3AN-21-04381CI  
Recorded: September 2, 2021  
Instrument No.: 2021-048581-0

**LITIGATION GUARANTEE  
SCHEDULE B**

ISSUED BY  
STEWART TITLE GUARANTY

40. The effect of that certain instrument entitled "Findings of Fact, Conclusions of Law, Judgment and Decree" regarding delinquent taxes and special assessments for the year indicated and prior years, entered in the case set out below:
- Case No. : 3AN-22-04985CI  
Tax Year : 2021 and prior years  
Recorded : June 9, 2022  
Instrument No. : 2022-021656-0
41. Any bankruptcy proceeding not disclosed by the acts that would afford notice as to said land, pursuant to Title 11, U.S.C. 549 (c) of the Bankruptcy Reform Act of 1978 and amendments thereto
42. Occupant(s) or any parties whose rights, interests or claims are not shown by the public records but which could be ascertained by an inspection of the land described above or by making inquiry of persons in possession thereof, including but not limited to, any lien or right to a lien for services, labor or material theretofore or hereafter furnished.

**END OF EXCEPTIONS**

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

**LITIGATION GUARANTEE  
SCHEDULE C**

ISSUED BY  
STEWART TITLE GUARANTY

File No.: 1750699

Guarantee No.: G-2226-104739

Said necessary parties (other than those having a claim or interest by reason of matter as shown in Exceptions numbered 34,35,36,37,38,39 and 40 to be made defendants in said action to be brought by

Municipality of Anchorage

as plaintiff, are as follows:

Hasani Zimmerman  
Child Support Services Division  
Huffman A&B LLC

**Property Tax Research, Inc.**

**Telephone (907) 205-7519**

**Fax (907) 272-3629**

**Title Company:** Stewart Title      **Order Number:** 1750699      **Sequence:** 1.1

**Escrow Number:**      **Date:** 6/28/2022      **Spl Instructions:**

**LEGAL INFORMATION**

**Tax Number:** 004-133-02-024      **Code Area:** 1      **Mil Rate:** 16.84

**Subdivision**      **Lot:**      **Block:**

**Legal:** BRAGAW SQUARE CONDOS UNIT 24

**Address:** 1983 BRAGAW SQUARE

**TAXES**

**Taxing Authority/Dates:** ANCHORAGE 7/31 & 9/30      **Tax Year:** 2022

**Tax Amount:** 3138.98      **Amount Due:** 3138.98      **Delinquent Amount:** 0

**Good Thru:**      **State Exemption Amount:**

**Tax1:**

**Tax2:**

**ASSESSMENTS**

**Assmt1:** SEWER TRUNK AND LATERAL PAID

**Assmt2:** WATER PAID

**Assmt3:** PAVING PAID

**Assmt4:**

**Assmt5:**

**Owner per Title** ZIMMERMAN

**Owner per** SAME

**Land Value:** 0

**Bldg Value** 186400

**Zone:** RO

**Comments1:**

**Comments2:**

**Lot Size:** 0

**Comments3:**

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

**Marcia**



Filed for Record at Request of:  
**Fidelity Title Agency Of Alaska**

AFTER RECORDING MAIL TO:

Name Hasani C Zimmerman  
Address 1983 Bragaw Square Place  
City, State Zip Anchorage, AK 99508-3000

**FTAA**

Escrow Number: **F-44257** *MC*

**Statutory Warranty Deed**

**THE GRANTOR** *Stephanie A Handy, an unmarried person*

whose mailing address is: *1009 Lambert Dr. Westampton NJ 08060*

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

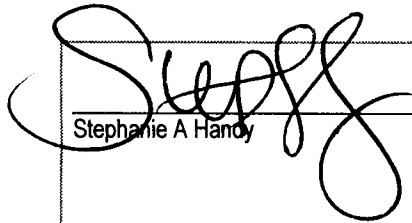
in hand paid, conveys and warrants to **Hasani C Zimmerman, an unmarried person**, whose mailing address is: **1983 Bragaw Square Place , Anchorage, AK 99508-3000**

the following described real estate, situated in the **Anchorage** Recording District of **Third** Judicial District, State of Alaska:

**Unit 24, BRAGAW SQUARE CONDOMINIUMS, PHASE 7, as identified in the declaration recorded September 1, 2005 as Reception No. 2005-062547-0, and amendments thereto and as shown on floor plans and as-built survey filed under Plat No. 2007-17, in the office of the Recorder for the Anchorage Recording District, Third Judicial District, State of Alaska.**

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

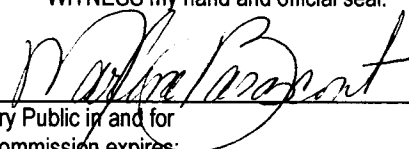
Dated this 7<sup>th</sup> day of June, 2013.

  
Stephanie A Handy

STATE OF New Jersey )  
County of Camden ) ss.

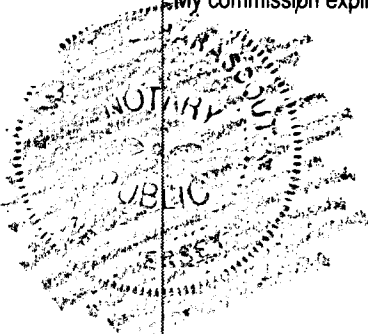
THIS IS TO CERTIFY that on this 7th day of June 2013, before me the undersigned Notary Public, personally appeared Stephanie A Handy, known to me and to me known to be the individual(s) described in and who executed the foregoing instrument and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal.

  
Notary Public in and for  
My commission expires:

**MARLENE BARASCOUT**  
Notary Public - New Jersey  
My Commission Expires August 31, 2014

*Signature only*







Alaska Department of Revenue  
**CHILD SUPPORT SERVICES DIVISION**

MS 01  
CSSD  
550 W 7TH AVE STE 310  
ANCHORAGE, AK 99501-6699  
Phone: (907)269-6900  
FAX: (907)787-3220

ANCHORAGE RECORDING DISTRICT  
550 W 7TH AVE STE 1200  
ANCHORAGE, AK 99501-3564

CSSD Case No.: 001139392  
RETURN TO ABOVE ADDRESS

STATE BUSINESS  
No charge

Please Record In ANCHORAGE RECORDING DISTRICT

**Assertion of Lien For Child Support (AS 25.27.230)**

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

HASANI C. ZIMMERMAN  
Also Known As: HASANI ZIMMERMAN

1983 BRAGAW SQUARE PL  
ANCHORAGE, AK 99508-3000

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is \$ 6,935.36 as of January 7, 2016. An ongoing monthly obligation exists in the amount of \$ 565.00.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer's decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED January 7, 2016.

  
Paula R Baker  
Child Support Representative



Alaska Department of Revenue  
**CHILD SUPPORT SERVICES DIVISION**

MS 01  
CSSD  
550 W 7TH AVE STE 310  
ANCHORAGE, AK 99501-6699  
Phone: (907)269-6900  
FAX: (907)787-3220

ANCHORAGE RECORDING DISTRICT  
550 W 7TH AVE STE 1200  
ANCHORAGE, AK 99501-3564

CSSD Case No.: 001211754  
RETURN TO ABOVE ADDRESS

STATE BUSINESS  
No charge

Please Record In ANCHORAGE RECORDING DISTRICT

**Assertion of Lien For Child Support (AS 25.27.230)**

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

HASANI C. ZIMMERMAN

Also Known As: HASANI ZIMMERMAN

1983 BRAGAW SQUARE PL  
ANCHORAGE, AK 99508-3000

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is \$ 1,595.11 as of September 15, 2017. An ongoing monthly obligation exists in the amount of \$ 118.00.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer's decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED September 15, 2017.

Child Support Representative



Alaska Department of Revenue  
**CHILD SUPPORT SERVICES DIVISION**

MS 01  
CSSD  
550 W 7TH AVE STE 310  
ANCHORAGE, AK 99501-6699  
Phone: (907)269-6900  
FAX: (907)787-3220

ANCHORAGE RECORDING DISTRICT  
550 W 7TH AVE STE 1200  
ANCHORAGE, AK 99501-3564

CSSD Case No.: 001213156  
RETURN TO ABOVE ADDRESS

STATE BUSINESS  
No charge

Please Record In ANCHORAGE RECORDING DISTRICT

**Assertion of Lien For Child Support (AS 25.27.230)**

TO WHOM IT MAY CONCERN: PLEASE TAKE NOTICE that the Child Support Services Division (CSSD) is hereby asserting a Lien upon the real and personal property of the following Obligor whose last known address is:

HASANI C. ZIMMERMAN  
Also Known As: HASANI ZIMMERMAN

1983 BRAGAW SQUARE PL  
ANCHORAGE, AK 99508-3000

in the amount of said Obligor's liability for child support. The said Obligor's present liability for child support is \$ 2,594.39 as of January 1, 2018. An ongoing monthly obligation exists in the amount of \$ 186.00.

Please be advised that any property which may be subject to this Lien may not be paid, released, sold, transferred, encumbered, or conveyed other than to this Division, without a written release or waiver signed by a representative of this Division or unless so ordered by the Superior Court or by a hearing officer's decision. The requirements of this Lien are not satisfied until the entire amount of the debt, including ongoing support and interest, is paid in full.

DATED January 1, 2018.

Child Support Representative



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

**DO NOT DETACH**

RECORD IN ANCHORAGE RECORDING DISTRICT

After recording, return to:  
Robert A. Royce  
Jermain, Dunnagan & Owens PC  
3000 A Street, Suite 300  
Anchorage, AK 99503

IN THE DISTRICT COURT FOR THE STATE OF ALASKA  
THIRD JUDICIAL DISTRICT AT ANCHORAGE

HUFFMAN BUILDINGS A & B, LLC, a Delaware  
Limited Liability Company,

Plaintiff,

vs.

ZIMMERMAN HOME & MORE INCORPORATED  
d/b/a ZIMMERMAN HOME AND MORE, INC. and  
HASANI ZIMMERMAN, individually,

Defendants.

Case No. 3AN-21-04381C1

DEFAULT JUDGMENT

IT IS ORDERED that judgment is entered as follows:

1. Plaintiff Huffman Buildings A & B, LLC shall recover from and have judgment against Defendants Zimmerman Home & More Incorporated d/b/a Zimmerman Home and More, Inc. and Hasani Zimmerman, jointly and severally, on Plaintiff's complaint, as follows:

a.	Principal Amount	\$ <u>33,763.95</u>
b.	Prejudgment Interest on <u>\$33,763.95</u> (computed at the annual rate of <u>10%</u> from <u>May 17, 2021</u> to <u>date of judgment</u> )	\$ <u>999.04</u>
c.	Subtotal	\$ <u>34,762.99</u>
2.	Attorney Fees	\$ <u>2,792.89</u>
3.	Costs	\$ <u>486.65</u>
4.	<b>TOTAL JUDGMENT</b>	<b>\$ <u>38,042.53</u></b>
5.	Post-Judgment Interest Rate:	<u>10%</u>

LET EXECUTION ISSUE FORTHWITH.

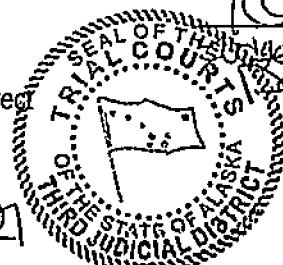
DATED: 9.20.21

I hereby certify that this is a true and correct  
copy of the original on file in my office.

ATTEST:

Clerk of the Trial Courts of Anchorage

By: [Signature] 9/27/2021  
Deputy Date



[Signature]  
David Nesbett  
Clerk of the Trial Courts

I certify that on 9/27/2021 a copy was mailed  
to each of the following at their address of record:

[Signature] Rince-E  
Deputy Clerk/Administrative Assistant



74-27 TISA

E-5

BOOK 29 PAGE 549  
Anchorage Recording District

E-4534  
C-14-75

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that COLLEGE VILLAGE, INC., hereinafter called the GRANTOR, does hereby CONVEY to the CITY OF ANCHORAGE, a Municipal Corporation organized and existing under the laws of the State of Alaska, hereinafter called the GRANTEE, an easement and right of way in perpetuity for the purpose of erecting, constructing and maintaining utility systems through, over, under, and across the following described Real Property, to wit:

The North 2 feet of the South 7 feet of the East 11 feet of Tract 5A of the THUNDERBIRD TERRACE SUBDIVISION according to the official plat, 74-27 on file in the office of the Recorder for the Anchorage Recording District, Third Judicial District, State of Alaska,

75-025086  
500

RECORDED  
ANCHORAGE REC. DISTRICT

JUN 26 2 26 PM '75

REQUESTED BY City Clerk  
ADDRESS City Clerk

BR 400 Anch 90501

and that only such rights in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance and repair of said utilities and appurtenances, reserving unto the property owners the right to use said property in any way and for any purpose not inconsistent with the rights hereby acquired; provided that the City shall have the right without prior institution of any suit or proceeding at law, at such times as may be necessary, to enter upon said property for the purposes herein described, without incurring any legal obligation or liability therefor; provided that such work shall be accomplished in such a manner that the private improvements existing in said easement area shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, they shall be replaced in as good condition as they were immediately before the property was entered upon by the City; and provided that no building or buildings or other permanent structures shall be constructed or permitted to remain within the boundaries of said easement without written permission of the City, its successors or assigns.

This agreement shall be a covenant running with the land and shall be binding on the GRANTOR, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this 23rd day of June, 1975.

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) ss.

COLLEGE VILLAGE, INC.

By: L. W. Hines  
L. W. Hines

Before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned, qualified and sworn as such, this 23rd day of June, 1975, personally appeared L. W. HINES

to me known to be the person described in and who executed the above described instrument, and acknowledged to me that he executed said instrument freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year hereinabove written.



Dominick Yorrigo  
Notary Public in and for Alaska  
My Commission Expires: 7/21/78

2004-069617-0

Recording Dist: 301 - Anchorage  
9/15/2004 11:24 AM Pages: 1 of 2

A  
L  
A  
S  
K  
A



04-16  
Page 1 of 2  
Tract 5A  
Thunderbird

**ELECTRIC AND TELECOMMUNICATIONS SYSTEMS  
EASEMENT---UNDERGROUND AND SURFACE FACILITIES**

THIS AGREEMENT made this 10<sup>th</sup> day of SEPTEMBER 2004 by and between BRAGRAW CONDOMINIUMS, LLC, hereinafter called the GRANTOR, whose address is 2525 C. Street, Suite 100, Anchorage, Alaska, 99503 for good and valuable consideration conveys and warrants to ANCHORAGE, D/B/A MUNICIPAL LIGHT & POWER, whose address is P.O. Box 196650, Anchorage, Alaska, 99519-6650, a municipal corporation of the State of Alaska, hereinafter called the GRANTEE, and to its successors and assigns an easement(s) in perpetuity to the following described real property, to wit:

The north 10 feet, the east 10 feet, the south 10 feet, and the west 10 feet of Tract 5A, Thunderbird Terrace, according to the official plat thereof, filed under Plat 74-27, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

The above parcel herein described contains 15055.5 square feet more or less.

to construct, reconstruct, maintain, repair, operate, improve, and update beneath and on the surface of the above described lands and/or all streets, roads, or highways abutting said lands, an electric transmission or distribution line(s) or systems, including but not limited to, cables, transformers, pads, pedestals and associated apparatus, and such other structures as the Grantee may now or shall from time to time deem necessary, together with the right:

1. Of ingress and egress to said lands as may be reasonably necessary for the purposes described above.
2. To cut, trim, remove and control the growth of trees, shrubs, and other vegetation on, above or adjoining said lands which, in the sole, good faith judgment of Grantee, might interfere with the proper functioning and maintenance of said line or system:
3. To clear and keep the above-described lands free from fences, buildings, pavement, or other permanent structures, which, in the sole, good faith judgment of the Grantee, might interfere with the proper functioning and maintenance of said line or system. Grantor, upon written request to Grantee, shall be entitled to a written, revocable permit to locate specific improvements on these lands, which do not so interfere with the line or system.
4. To license, permit or otherwise agree to the exercise of these rights by any other authorized person, or entity.

04-16  
Page 2 of 2  
Tract 5A  
Thunderbird

All improvements placed on the property at the Grantee's expense shall remain the property of the Grantee and removable at its option. The failure of the Grantee, its successors or assigns, to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time to exercise any or all of such rights.

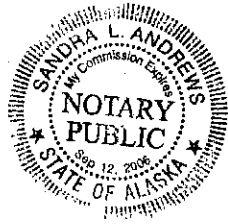
IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hand(s) and seal(s) this 10<sup>th</sup> day of September 2004.

GRANTOR  
Bragraw Condominiums, LLC

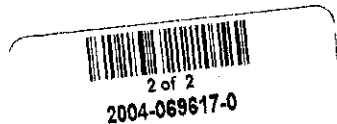
BY: [Signature]  
Connie Yoshimura  
Its: Managing Member

STATE OF ALASKA )  
) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September 2004, by Connie Yoshimura, represented to be a Managing Member of Bragraw Condominiums, LLC, the owner(s) of said Tract 5A, Thunderbird Terrace.



[Signature]  
Notary Public for the State of Washington  
My Commission Expires: 9/12/2006



Return to:  
Kim Watsjold  
Municipal Light & Power  
1200 East 1st Ave.  
Anchorage, Alaska 99501



2004-069618-0

Recording Dist: 301 - Anchorage  
9/15/2004 11:25 AM Pages: 1 of 2

A  
L  
A  
S  
K  
A



04-16  
Page 1 of 2  
Tract 5A  
Thunderbird

**ELECTRIC AND TELECOMMUNICATIONS SYSTEMS  
EASEMENT---UNDERGROUND AND SURFACE FACILITIES**

00

**THIS AGREEMENT** made this 10<sup>th</sup> day of SEPTEMBER 2004 by and between **BRAGRAW CONDOMINIUMS, LLC**, hereinafter called the **GRANTOR**, whose address is 2525 C. Street, Suite 100, Anchorage, Alaska, 99503 for good and valuable consideration conveys and warrants to **ANCHORAGE, D/B/A MUNICIPAL LIGHT & POWER**, whose address is P.O. Box 196650, Anchorage, Alaska, 99519-6650, a municipal corporation of the State of Alaska, hereinafter called the **GRANTEE**, and to its successors and assigns an easement(s) in perpetuity to the following described real property, to wit:

**The north 10 feet, the east 10 feet, the south 10 feet, and the west 10 feet of Tract 5A, Thunderbird Terrace, according to the official plat thereof, filed under Plat 74-27, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.**

**The above parcel herein described contains 15055.5 square feet more or less.**

to construct, reconstruct, maintain, repair, operate, improve, and update beneath and on the surface of the above described lands and/or all streets, roads, or highways abutting said lands, an electric transmission or distribution line(s) or systems, including but not limited to, cables, transformers, pads, pedestals and associated apparatus, and such other structures as the Grantee may now or shall from time to time deem necessary, together with the right:

1. Of ingress and egress to said lands as may be reasonably necessary for the purposes described above.
2. To cut, trim, remove and control the growth of trees, shrubs, and other vegetation on, above or adjoining said lands which, in the sole, good faith judgment of Grantee, might interfere with the proper functioning and maintenance of said line or system.
3. To clear and keep the above-described lands free from fences, buildings, pavement, or other permanent structures, which, in the sole, good faith judgment of the Grantee, might interfere with the proper functioning and maintenance of said line or system. Grantor, upon written request to Grantee, shall be entitled to a written, revocable permit to locate specific improvements on these lands, which do not so interfere with the line or system.
4. To license, permit or otherwise agree to the exercise of these rights by any other authorized person, or entity.

04-16  
Page 2 of 2  
Tract 5A  
Thunderbird

All improvements placed on the property at the Grantee's expense shall remain the property of the Grantee and removable at its option. The failure of the Grantee, its successors or assigns, to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time to exercise any or all of such rights.

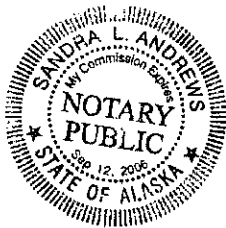
IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hand(s) and seal(s) this 10<sup>th</sup> day of September 2004.

**GRANTOR**  
Bragraw Condominiums, LLC

BY: [Signature]  
Connie Yoshimura  
Its: Managing Member

STATE OF ALASKA            )  
  ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September 2004, by **Connie Yoshimura**, represented to be a Managing Member of Bragraw Condominiums, LLC, the owner(s) of said Tract 5A, Thunderbird Terrace.



[Signature]  
Notary Public for the State of Washington  
My Commission Expires: 9/12/2006



2 of 2  
2004-069618-0

**Return to:**  
Kim Watsjold  
Municipal Light & Power  
1200 East 1st Ave.  
Anchorage, Alaska 99501

2004-088558-0

Recording Dist: 301 - Anchorage  
11/29/2004 8:28 AM Pages: 1 of 3

A  
L  
A  
S  
K  
A



004-504

**ENSTAR Natural Gas Company  
NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT**

**Bragaw Condominiums, LLC, whose address is 2525 "C" Street, Suite 100, Anchorage, Alaska 99503**  
Hereinafter called Grantor, for Ten Dollars, (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to ENSTAR Natural Gas Company, a division of SEMCO Energy Inc., whose address is P.O. Box 190288, Anchorage, Alaska 99519-0288, its successors and assigns, a non-exclusive right-of-way easement to construct, lay, maintain, operate, alter, repair, remove, and replace pipelines and appurtenance, including metering and regulation facilities, thereto for the transportation of natural gas under, upon, over and through lands which the Grantor owns or in which the Grantor has an interest, situated in the Anchorage Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

CC

**A Blanket Easement over all that part of Tract 5A, Thunderbird Terrace Subdivision, according to Plat No. 74-27, Records of the Anchorage Recording District, Third Judicial District, State of Alaska, further delineated on the ENSTAR drawing dated August 6, 2004 and attached hereto as Page 3 of 3.**

The Grantee, its successor and assigns, is hereby expressly given and granted the right to assign said right-of-way easement herein granted and conveyed, or any part thereof or interest herein. The same shall be divisible among two or more owners as to any right or rights granted hereunder so that each assignee or owner shall have the right and privileges herein granted, to be enjoyed either in common or in severalty.

This easement is given to the Grantee, its successors and assigns, with right of ingress and egress from the premises for the purposes herein granted:

The said Grantor is to fully use and enjoy said premises except for the purposes herein granted to the said Grantee and the said Grantor shall not construct or permit to be constructed any house, structures or obstructions on or over said ~~gas~~ gas ~~main~~ main lines that will interfere with the construction, maintenance, repair or operation of pipelines or appurtenance, including metering and regulation facilities, constructed hereunder and will not change the grade of such pipelines.

Grantee hereby agrees to bury all pipeline improvements to sufficient depth to not interfere with cultivation of the soil and agrees to repair or replace damaged landscaping, fences and other improvements which may arise from the construction, maintenance, operation of said lines, and upgrading or addition of new gas lines.

**Bragaw Condominiums, LLC**

Constance J. Yoshimura  
Date: 9/16/04

Please Return To:  
ENSTAR Natural Gas Co.  
Engineering Department  
Right of Way Section  
PO Box 190288-0288  
Anchorage, AK 99519-0288  
Easement # \_\_\_\_\_

ER# \_\_\_\_\_  
Grid # 1335  
Subd Thunderbird Terrace  
Plat \_\_\_\_\_

CORPORATE ACKNOWLEDGMENT

STATE OF Alaska SS~

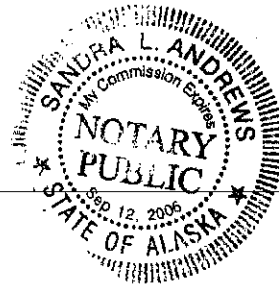
Third Judicial District~

This certifies that on this 16<sup>th</sup> day of September 2004, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Constance J. Yoshimura, Authorized Representative for Bragaw Condominiums LLC, known to me to be the person named as the Grantor in the foregoing easement and he acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein stated, and of oath stated that he is authorized to execute said instrument:

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

Sandra L. Andrews

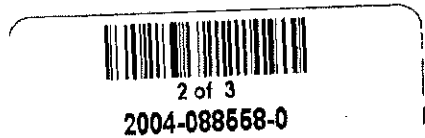
Notary Public, State of Alaska  
My Commission expires: 9/12/2006

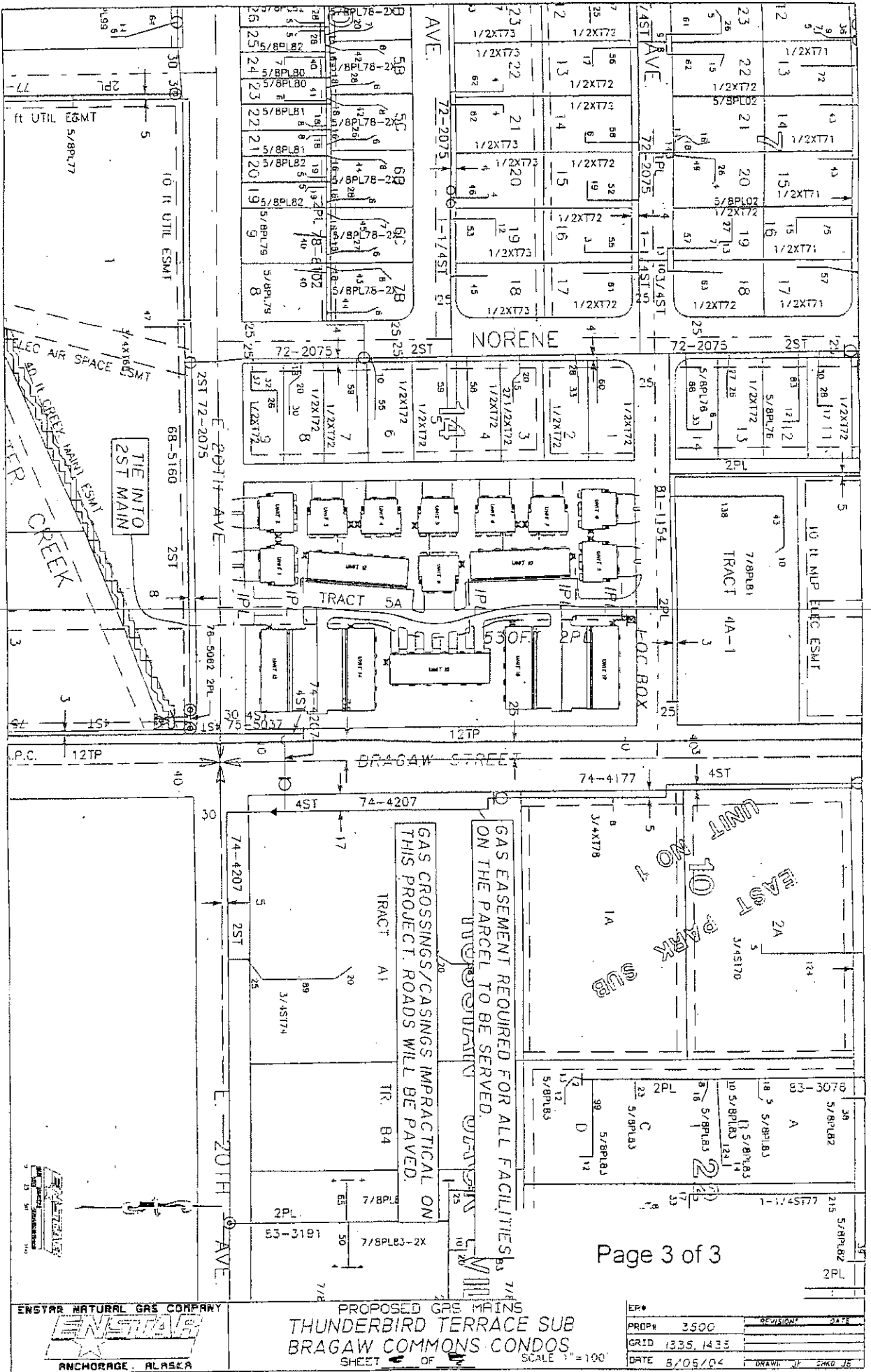


This instrument is being recorded by Pacific Northwest Title as an accommodation only. It has not been examined as to its effect, if any, on the title of the estate herein.

Please Return To:  
ENSTAR Natural Gas Co.  
Engineering Department  
Right of Way Section  
PO Box 190288-0288  
Anchorage, AK 99519-0288  
Easement # \_\_\_\_\_

ER# \_\_\_\_\_  
Grid # 1335  
Subd \_\_\_\_\_  
Plat \_\_\_\_\_  
Page: 1 of 3





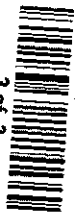
Page 3 of 3

ENSTAR NATURAL GAS COMPANY  
  
 ANCHORAGE, ALASKA

PROPOSED GAS MAINS  
 THUNDERBIRD TERRACE SUB  
 BRAGAW COMMONS CONDOS  
 SHEET OF

SCALE 1" = 100'

REV.	DESCRIPTION	DATE
PROPR	3500	
GRID	1335, 1435	
DATE	8/05/04	
DRAWN	JT	2482 JB



3 of 3  
 2004-088668-0



10153  
 UNITED STATES  
 DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT

McN:sc

Land Office  
 Anchorage, Alaska

July 28, 1953

VOL 101 PAGE 124

DECISION

Chugach Electric Association : Electric Transmission Line  
 : Anchorage 020860

Right-of-Way Approved

On April 29, 1953, the Chugach Electric Association filed application, Anchorage 020860, under the Act of February 15, 1901 (31 Stat. 790; 16 U.S.C. 959) for right-of-way for an electric distribution line affecting public lands in Sections 16, 17, 21, 22, 27, and 28 in T. 13 N., R. 3 W., S.M., for which a pre-permit was issued September 10, 1952.

On June 19, 1953, the Association filed maps of the definite location of the line, and renewed its request for a right-of-way of 20 feet in width, being 10 feet on each side of the transmission line.

The application has been examined and found to conform to the regulations. No objection appears of record to the approval of the right-of-way.

Accordingly, by virtue of the authority vested in the Secretary of the Interior and Section 2.72 of Delegation Order No. 1, Region VII, approved by the Department August 20, 1951 (16 F.R. 8625), and pursuant to the provisions of the Act of February 15, 1901, supra, permission is hereby granted the Chugach Electric Association to use the right-of-way, 20 feet in width, through the government lands in Sections 16, 17, 21, 22, 27, and 28 in T. 13 N., R. 3 W., S.M., for the operation and maintenance of its constructed electric transmission, on the location shown on the map of definite location filed in the Land Office, Anchorage, Alaska, June 19, 1953, Serial No. 020860, subject to the regulations (Circ. 1825, Part 244, and particularly Sec. 244.44 thereof) as amended, and to all future regulations which may be issued pertinent to electric power projects, but reserving rights-of-way for ditches and canals constructed under authority of the United States; and further, subject to (1) all valid existing rights, and (2) the reservations provided for by the Acts of March 12, 1914 (38 Stat. 305), August 1, 1946 (60 Stat. 755), and July 24, 1947 (61 Stat. 418).

Since the right-of-way is for a Rural Electrification Administration cooperative project, no rental charge is imposed (Circ. 1825, Par. 244.21c).

*Virgil O. Seiser*  
 Virgil O. Seiser  
 Manager

Approved:

*Lowell S. Puckett*  
 Lowell S. Puckett, Regional Administrator

4 45  
 Anchorage Precinct, Anchorage, Alaska.

Record JAN 27 1954

cc: Administrator for Land Management

At Anchorage, ALASKA

GORDON W. HARTLIEB  
 District Recorder



232942

GMA Feb 19 1957  
IN REPLY REFER TO:

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Land Office  
Anchorage, Alaska

RECEIVED  
FEB 18 1957  
Chg. 2-19-57  
FEB 19 1957

CHUGACH ELECTRIC ASSOCIATION INC.  
Anchorage  
Rights-of-Way  
Anchorage 020860  
033482

DECISION  
Chugach Electric Assoc. :  
P. O. Box 3518 :  
Anchorage, Alaska :

Right-of-Way Permit Amended  
Right-of-Way Application Closed

By decision dated July 28, 1953, the Chugach Electric Association was granted a right-of-way for an electric distribution line across public lands in Sections 16, 17, 21, 22, 27, and 28, T. 13 N., R. 3 W., S. M.

On December 5, 1956, the permittee requested that the right-of-way as granted be amended to allow a width of 100 ft., where possible rather than the 20 ft., allowed in granting the right-of-way. This request was assigned Serial No. Anchorage 033482.

To obtain the necessary width the permittee requested that the description of the right-of-way as originally requested be amended as follows:

Page 2 Paragraph 2; Section 16 School Section; Delete entire paragraph and substitute therefore the following:

From the Sections corner common to Sections 8, 9, 17, and 16 T. 13N R3W S. M. South 0° 06' East 951.12 feet to the point of beginning; thence South 0° 06' East 100.00 feet; thence North 89° 47' East 5042.15 feet; thence South 0° 13' East 4225.95; thence North 89° 43' East 100 feet; thence North 0° 13' West 4225 feet, thence North 89° 47' East 140 feet; thence North 0° 13' West 100 feet; thence South 89° 47' West 140 feet, thence North 0° 13' West 60.00 feet; thence South 89° 47' West 100 feet; thence South 0° 13' East 60.00 feet; thence South 89° 47' West 5042.03 feet to the point of beginning.

Page 2 Paragraph 3 Sections 21 and 28; delete the entire paragraph and substitute therefore the following:

From the Section corner common to Sections 21, 22, 27, and 28, T13N R3W S. M., The point of beginning; thence South 0° 14' 30" East 15.00 feet; thence North 89° 58' 30" West 165.16 feet; thence South 0° 14' 30" East 68.0 feet thence North 89° 58' 30" West 20 feet thence North 0° 14' 30" West 6.80 feet; thence North 89° 58' 30" West 1135.72 feet; thence North 0° 14' 30" West 87.0 feet, thence South 89° 58' 30" East 1095.72 feet; thence North 0° 14' 30"



232943

West 2576.46 feet; thence South 89° 58' 30" East 100' thence South 0° 14' 30" East 2576.46 feet thence South 89° 58' 30" East 125.16 feet; thence South 0° 14' 30" East 72.0 feet to the point of beginning.

That portion of the above description which is underlined defines a portion of the right-of-way, 20X68 feet, which was included in the original application, but which was overlapped by the right-of-way of the City of Anchorage, Anchorage 021415. No change is necessary in this small area as it is used for down guys and anchors only.

Page 2 Paragraph 4 Section 22: Delete the entire paragraph and substitute the following:

From the section corner common to Sections 21, 22, 27 and 28 T13N, R3W, S. M. North 0° 05' East 72 feet thence South 89° 58' East 2186.68 feet, thence South 0° 05' East 72.00 feet, thence South 89° 58' West 2186.68 feet, to the point of beginning.

The records disclose that sand and gravel sales have been allowed in Sec. 16, lands in Sections 21, 22, and 28, are included in withdrawals and other applications, however, there is nothing of record that would indicate that granting of the permission to amend the right-of-way to a greater width, as applied for, would unduly interfere with the use or withdrawals of the land as mentioned, the right-of-way as approved by decision of July 28, 1953 is hereby amended as applied for, subject to all valid existing rights, and to all of the terms and conditions contained in the original grant.

Since the right-of-way requested is merely an amendment of the original one, the new application, Anchorage 033482, is hereby cancelled and the contents thereof made part of the original right-of-way case, Anchorage 020860.

*Roger R. Robinson*  
Roger R. Robinson  
Operations Supervisor

Chugach Electric Assoc.  
Decision

FEB 18 1957



63-3563

# Chugach ELECTRIC ASSOCIATION, INC.

GAMBELL AT EIGHTH • P. O. BOX 3518 • PHONE BR 5-7401

Anchorage, Alaska  
PLEASE REPLY VIA AIRMAIL

March 4, 1963

A-189

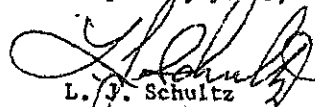
Mr. Glenn M. McKee  
Property Management Officer  
City of Anchorage  
P. O. Box 400  
Anchorage, Alaska

Dear Mr. McKee:

By virtue of the easement granted Chugach Electric Association, Inc. by the Department of the Interior, Bureau of Land Management known as Anchorage #020860 and recorded in Volume 101, Page 124 on January 27, 1954 at the Office of the Recorder, Anchorage Recording District, Anchorage, Alaska; this easement became an easement under State of Alaska jurisdiction upon the acquisition of this tract of land by the State of Alaska.

Since the policy of the State of Alaska gives the grantee sole enjoyment of the right-of-way, Chugach Electric Association, Inc. hereby grants the City of Anchorage permission to attach telephone facilities to the CEA poles within the aforementioned right-of-way as per terms set forth in the Chugach Electric Association, Inc. - City of Anchorage - Joint Use Agreement.

Very truly yours,

  
L. F. Schultz  
General Manager

RECORDED - FILED 31

Anch. REC. DIST.

DATE 3-12-1963

TIME 2:00 P.M.

Received by City of Anchorage

Address Box 400

RECEIVED 3/4/63

REC'D BY

pm

Return to:

BOOK 1433

PAGE 0404

MUNICIPALITY OF ANCHORAGE  
CITY & PROPERTY MGMT. OFFICE  
FOUR 3-350  
ANCHORAGE, ALASKA 99501

LICENSE FOR USE OF EASEMENT

In consideration of the parties' mutual agreements in settlement of their dispute over service areas, Chugach Electric Association, a non-profit electric cooperative incorporated in the State of Alaska (hereafter Licensor), grants the Municipality of Anchorage, d/b/a Anchorage Municipal Light & Power (hereinafter Licensee), a license to make such use of the right-of-way described below as licensor may make, under that U.S. Bureau of Land Management Permit, dated July 28, 1953, and recorded at Vol. 101, Page 124, Anchorage Recorders Office. The right-of-way is more particularly described as:

Being within Sections 16, 17, 21, 22, 27 and 28, Township 13 North, Range Three West, Seward Meridian, Alaska, as shown on the map of definite location filed in the Land Office, Anchorage, Alaska, June 19, 1953, Serial No. 020860. Anchorage Recording District

Licensee agrees, as a condition of use of this license, that its use shall not interfere with Chugach Electric Association's use and maintenance of its single-circuit transmission line easement, that its use shall not violate the BLM permit or risk its revocation, that it shall maintain the right-of-way in safe and suitable condition for operation of a transmission line thereon, and that it will abide by and comply with the terms of the BLM permit. Licensee shall indemnify licensor for any and all liability for personal injuries, property damage or for loss of life or property or for any other claims, resulting from or in any way connected with the condition or use of the premises covered by the license, or any means of ingress or egress, except liability for personal injuries, property damages, or loss of life or property caused solely by the negligence of licensor. No assignment of this license or any interest therein shall be made or granted by licensee without the prior written consent of licensor.

CHUGACH ELECTRIC ASSOCIATION, INC.

5601 Milnesota Drive, P.O. Box 6308  
Anchorage, Alaska 99502-0008  
Phone: 907-554-0790

Dated: 3/26/86 Robert Martin, Jr.  
 Robert Martin, Jr., General Manager  
 Chugach Electric Association, Inc.  
 Licensor

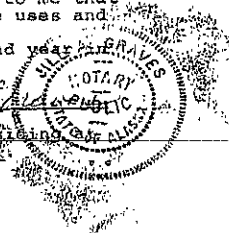
Dated: 2/15/86 Thomas R. Stahr  
 Thomas R. Stahr, General Manager  
 Municipality of Anchorage, d/b/a  
 Anchorage Municipal Light & Power  
 Licensee

UNITED STATES OF AMERICA )  
 ) ss.  
 STATE OF ALASKA )

THIS IS TO CERTIFY that on this 3rd day of February, 1986, before me the undersigned, a Notary Public and for the State of Alaska, duly commissioned and sworn, personally appeared Robert Martin, Jr. to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Alaska, residing in Anchorage. My commission expires: 9/26/87

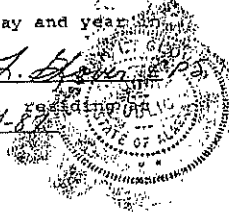


UNITED STATES OF AMERICA )  
 ) ss.  
 STATE OF ALASKA )

THIS IS TO CERTIFY that on this 5th day of February, 1986, before me the undersigned, a Notary Public and for the State of Alaska, duly commissioned and sworn, personally appeared Thomas R. Stahr to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Alaska, residing in Anchorage. My commission expires: 11-29-86



Licensee's Address:  
 Municipality of Anchorage  
 d/b/a Anchorage Municipal Light & Power  
 1200 East First Avenue  
 Anchorage, Alaska 99501

80 036497  
 13

121384/MMM-5-PKK1/jag

RECORDED-FILED  
 ANCHORAGE REC.  
 DISTRICT

JUN 5 3 03 PM '86

REQUESTED BY \_\_\_\_\_ MUNICIPALITY OF ANCHORAGE  
 ADDRESS \_\_\_\_\_ Municipal-Way & Property Mgmt.  
 POUCH 6450  
 ANCHORAGE, ALASKA 99509

CHUGACH ELECTRIC ASSOCIATION, INC.  
 881 Mimosa Drive, P.O. Box 6300  
 Anchorage, Alaska 99509-0600  
 Phone 907-561-0190

A  
L  
A  
S  
K  
A

2007-034289-0

Recording Dist: 301 - Anchorage  
6/1/2007 9:44 AM Pages: 1 of 1



18785KEM

W

### Building Energy Efficiency Standard (BEES) Certification

Owner of Record: HULTQUIST HOMES, INC.

Building is located at: 1983 Bragaw Square Place Anchorage, AK  
(street) (city)

Legal Description is: Unit 24, ~~Dimanche~~ Bragaw Square Condominiums Phase 7 as shown under Plat No. 2007-17 in the, Anchorage recording district, Third Judicial District, State of Alaska  
(including recording district)

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

**Above Property is:**

New Construction  Existing Construction: Date Construction Began: 11/16/2006  
(Defined as installation of the foundation)

**BEES Thermal Compliance Statement:**

Prescriptive Method  Performance Method  Budget Method

Energy Rating Method: Rating: 4 star+ Rating software & version: AK Warm  
Rater's Name: Bret D. Vice #2

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

Energy Rater  ICC Inspector  Builder  Architect  Engineer  Owner

My BEES Compliance Certification # 1406 Expiration Date: 2/1/2008

Name: Gregory Purvis Signature: [Signature] Date: 5/22/07

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

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

Energy Rater  ICC Inspector  Mechanical Contractor  Builder  Architect  Engineer  Owner

My BEES Compliance Certification # 1406 Expiration Date: 2/1/2008

Name: Gregory Purvis Signature: [Signature] Date: 5/22/07

Return to: Hultquist Homes, Inc  
351 E 104<sup>th</sup> Avenue  
Anchorage, AK 99515

BOOK *Mize* 190 PAGE 64  
Anchorage Recording District

INDENTURE OF PROTECTIVE COVENANTS  
FOR  
THUNDERBIRD TERRACE

PART A. PREAMBLE:

On this May 20, 1970, for the purpose of protecting the property shown as "Thunderbird Terrace", situated in the South Half of the Northeast Quarter of Section 21, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, State of Alaska.

The Owner does hereby restrict the use of the property to the following uses:

PART B. AREA OF APPLICATION

B-1 Fully Protected Residential Area

The residential area covenants in Part C in their entirety shall apply to Thunderbird Terrace excepting Tracts 4 and 5 therefrom.

PART C. RESIDENTIAL AREA COVENANTS

C-1 Land Use and Building Type

(a) No building shall be erected, altered, placed or permitted to remain on Blocks 1, 2, 3, 5, 6, 7, 9, 11 & 12; Tracts 1, 2, 3, North Half of 6 and 10 other than as provided under R-2 zoning as defined in the Greater Anchorage Area Borough Zoning Ordinance approved March 24, 1969.

(b) No building shall be erected, altered, placed or permitted to remain on Tracts 3, South Half of 6, 7, 8 and 9 other than as provided under R-3 zoning as defined in the Greater Anchorage Area Borough Zoning Ordinance approved March 24, 1969.

C-2 Architectural Control

No dwelling 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 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 any street than the minimum building setback line unless similarly approved. Approval shall be provided in Part C.

C-3 Dwelling Cost, Quality and Size

No dwelling shall be permitted on any lot at a cost of less than \$25,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages for single family dwellings, shall be not less than 900 square feet. A duplex shall be not less than 1,400 square feet for a one-story building, nor less than 1,000 square feet for a building of more than one story. Dwellings permitted on R-3 lots shall conform to the provisions of the Greater Anchorage Area Borough Zoning Ordinance approved March 24, 1969.

C-4 Building Location

No building shall be located on any lot other than as provided under R-2 or R-3 zoning as defined in the Greater Anchorage Area Borough Zoning Ordinance approved March 24, 1969.

*Amise*  
B/C 190 PAGE 65  
Anchorage Recording Division

C-5 Lot Area and Width

No lot or block shall be resubdivided into nor shall any dwelling be erected or placed on any lot having width of less than 50 feet at the minimum building setback line or an area of less than 6,000 square feet.

C-6 Easements

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown and dedicated on the plat of Thunderbird Terrace, except that easements are reserved in, into, upon, over and across said lots where necessary in the practical furnishing of light and telephone service to consumers, without regard to rear or side lot lines, for overhead light and telephone wires only, confined, however, to such heights and locations as not to interfere with any building or structure erected, or to be erected thereon in conformity to the Protective Covenants for this subdivision.

C-7 Nuisances

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

C-8 Temporary Structures

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, either temporarily or permanently.

C-9 Signs

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

C-10 Livestock and Poultry

No animals, sled dogs, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that are not kept, bred, or maintained for any commercial purpose. No vicious dog, as defined by the ordinances of the Greater Anchorage Area Borough shall be kept on any lot.

C-11 Garbage and Refuse Disposal

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

C-12 Water Supply

No individual water supply system shall be permitted on any lot.

C-13 Sewage Disposal

No individual sewage disposal system shall be permitted on any lot.

C-14 Sight Distance at Intersection

No fence, hedge, or shrub planting which obstructs sightlines at elevations between two and six 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 30 feet from the intersection of the street lines. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

*Amise*  
*198*  
*66*

C-15 Petroleum Provision

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall 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 upon any lot. No extraction of minerals within a 500 foot buffer measured vertically without right of surface access shall be permitted on any lot.

PART D. ARCHITECTURAL CONTROL COMMITTEE

D-1 Membership

The Architectural Control Committee is composed of the following members:

- |  |  |
|--|--|
| 1. L. W. Hines<br>2803 Wesleyan Drive<br>Anchorage, Alaska           | 2. Noel F. Miller<br>4938 Marion Avenue<br>Anchorage, Alaska |
| 3. Loren H. Lounsbury, P.E.<br>723 Sixth Avenue<br>Anchorage, Alaska |  |

A 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. At any time, the owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it its powers and duties.

D-2 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 60 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.

PART E. GENERAL PROVISIONS

E-1 Term

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 be automatically 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.

E-2 Enforcement

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

E-3 Severability

In any provision of these covenants, or the application thereof to any person or circumstance is held invalid by judgment or court order, the remainder of these covenants and their application to other persons or to other circumstances shall not be affected thereby and shall remain in full force and effect.

*Misc*  
BOOK 190 PAGE 67  
Anchorage Record of Deeds

ATTEST

Know all men by these presents that we, the undersigned, in witness thereof have hereunto set our hands and seals this 20<sup>th</sup> day of May, 1970.

Executed in the presence of:

Carole L. Fuller

Noel F. Miller

Witness

Noel F. Miller, President  
Village Developers, Inc.  
2803 Wesleyan Drive  
Anchorage, Alaska

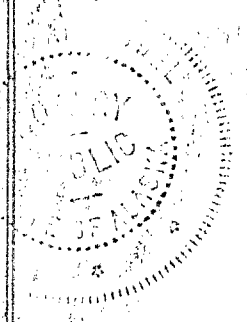
UNITED STATES OF AMERICA )  
STATE OF ALASKA ) SS

This is to certify on this 20<sup>th</sup> day of May, 1970, before me, the undersigned, a notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Noel F. Miller, to me known to be the identical individual named in and who executed the foregoing INDENTURE OF PROTECTIVE COVENANTS and he acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein specified.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 20<sup>th</sup> day of May, 1970.

Margaret Jean Hodel  
Notary for Alaska

Aug. 8 1972  
My Commission Expires



70-015571  
9-

RECORDED-FILED  
ANCHORAGE REC.  
DISTRICT

JUN 17 12 08 PM '70

REQUESTED BY Hewitt J. Levensberg & Sons.

ADDRESS 723 6th Ave

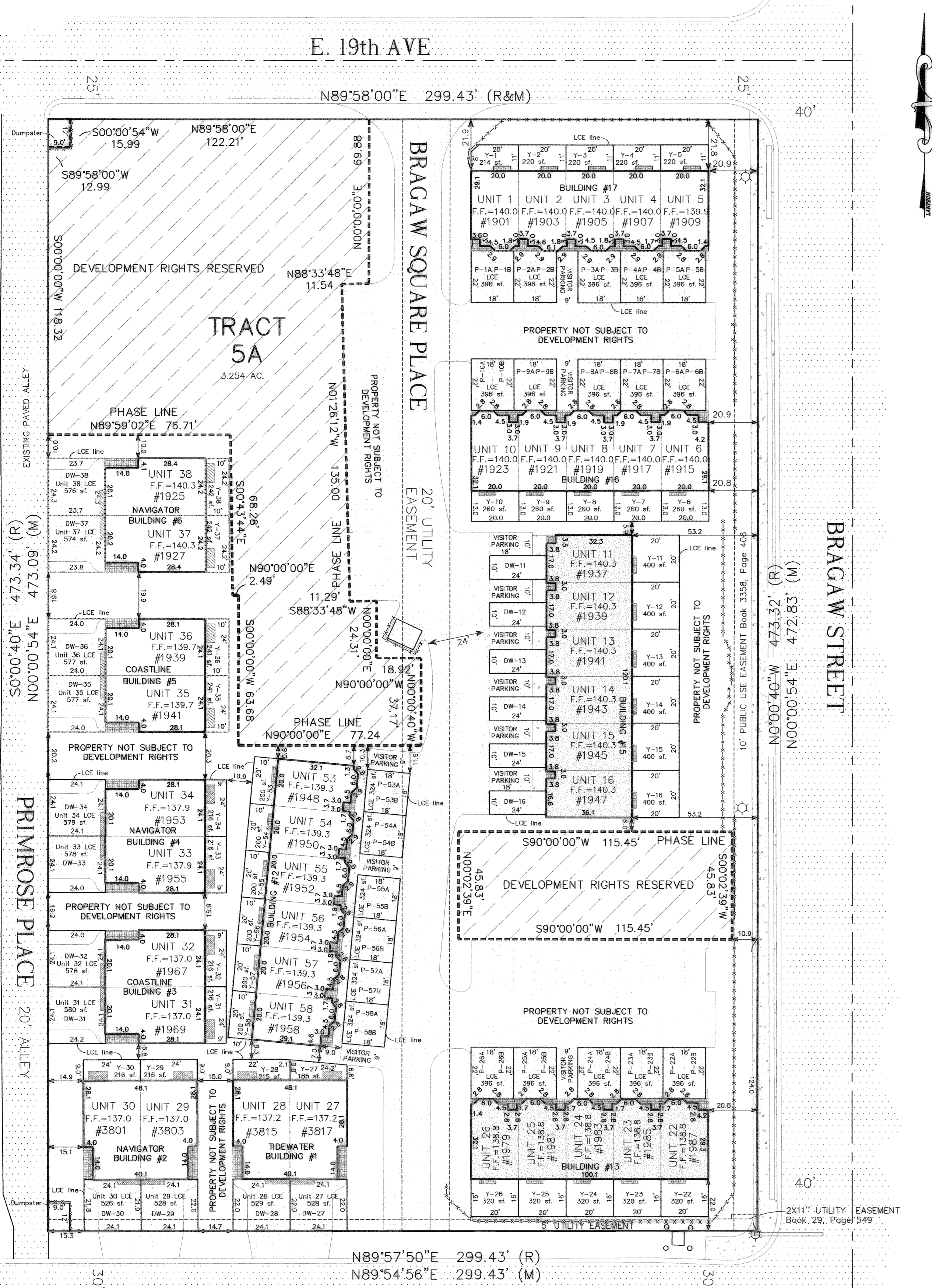
City 99501



BRAGAW SQUARE CONDOMINIUMS

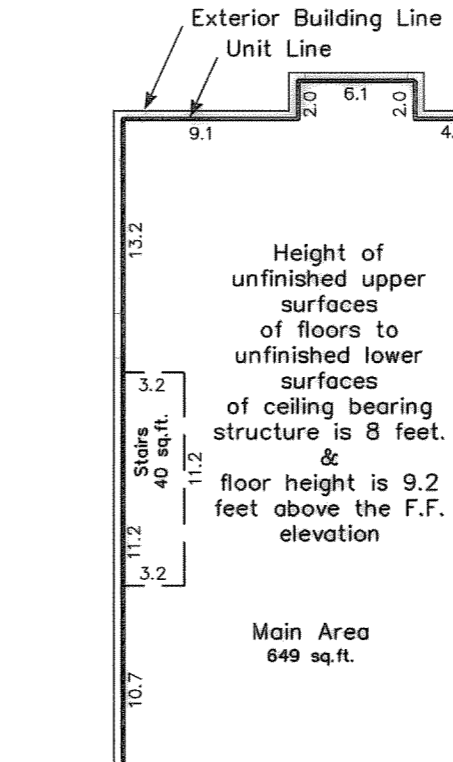
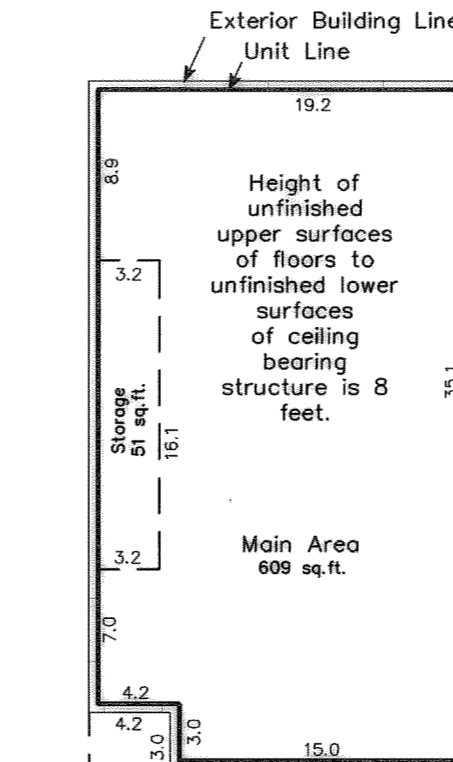
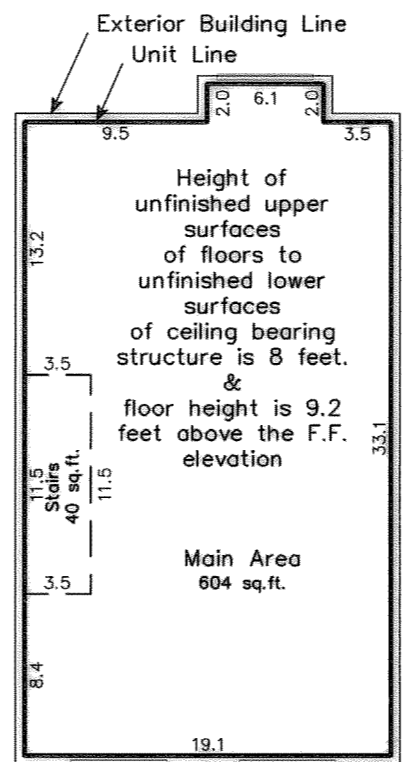
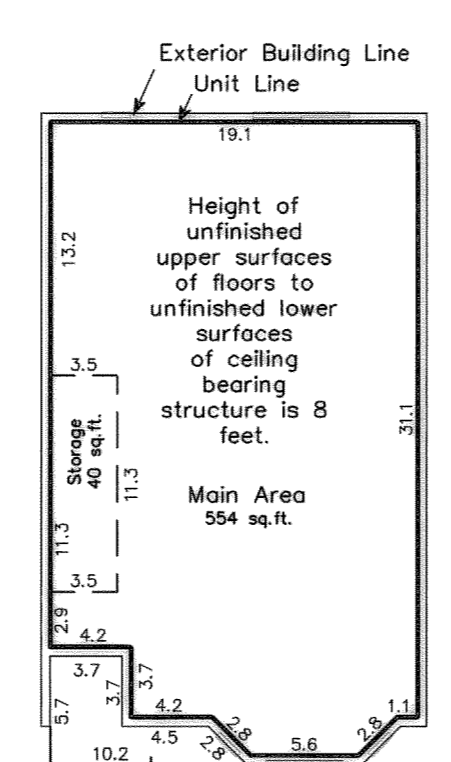
PHASE 7

A COMMON INTEREST COMMUNITY



BUILDING PLANS UNITS 1-10, 22-26, 53-58 (TYP.) SCALE 1"=10'

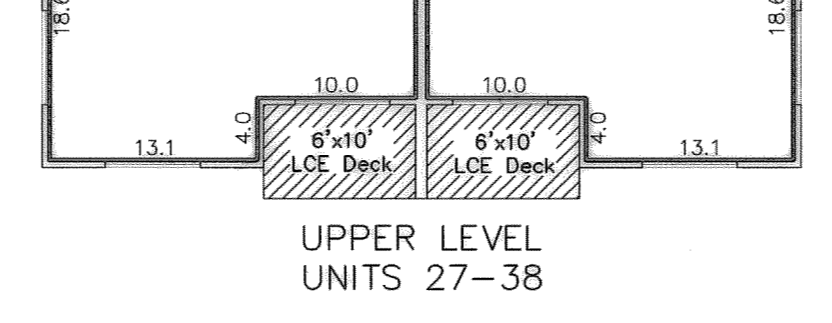
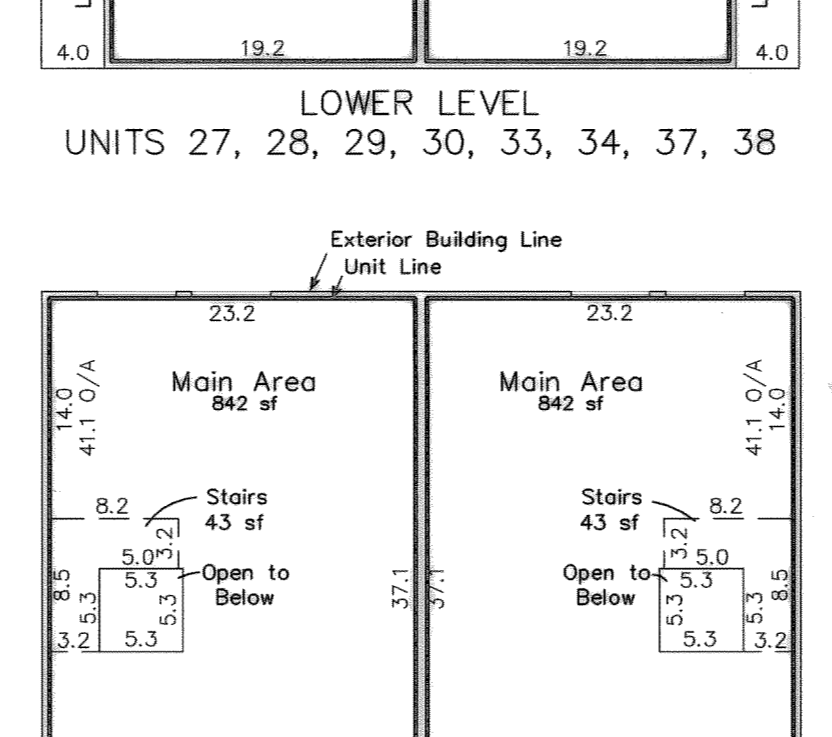
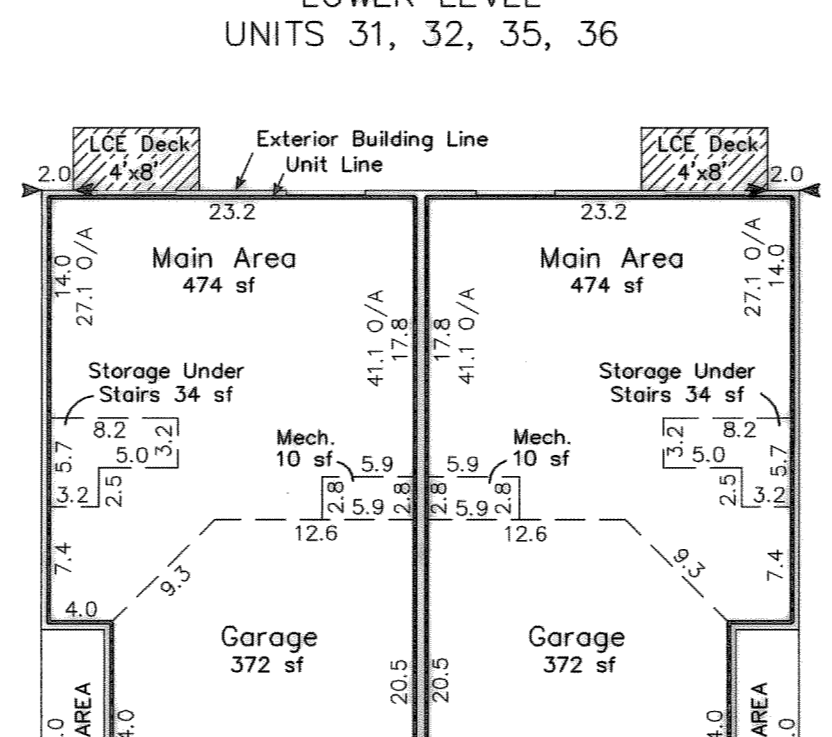
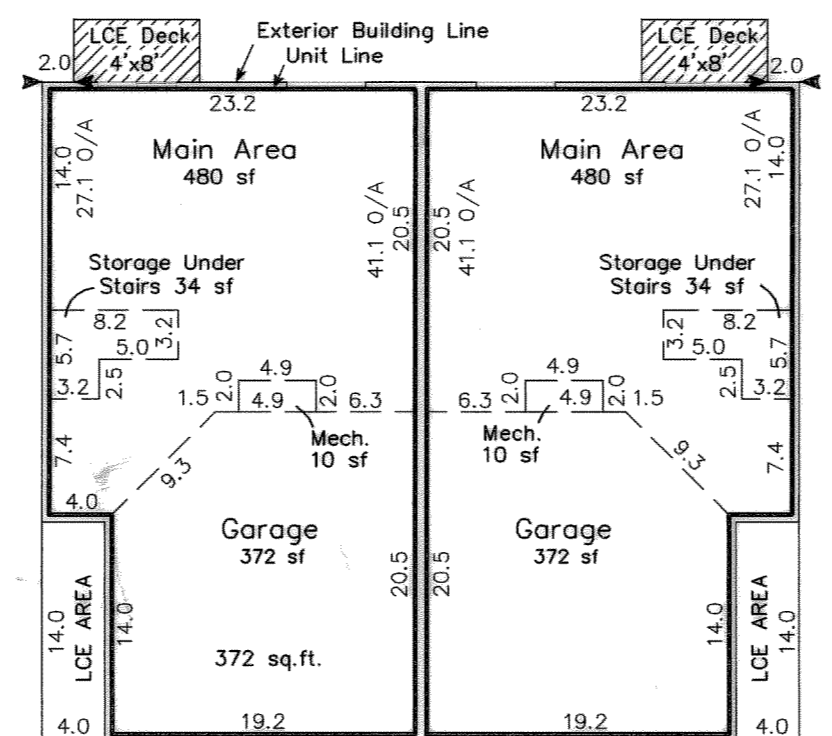
BUILDING PLANS UNITS 11-16 (TYP.) SCALE 1"=10'



- LEGEND: BOLLARD, SIGN, LIGHT POLE, CONCRETE (MUST BE BUILT), WOOD DECK, DRIVEWAY PAVEMENT (MUST BE BUILT), OVERHANG, EXISTING PAVEMENT, MEASURED, RECORDED PER PLAT 74-27, EXISTING FENCE, FINISHED FLOOR

- NOTES: 1) ALL DISTANCES, DIMENSIONS, AND ELEVATIONS ARE GIVEN IN FEET AND DECIMAL PORTIONS OF FEET. 2) ALL BUILDING TIES ARE AT 90° TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.

BUILDING PLANS UNITS 27-38 (TYP.) NOT TO SCALE



CERTIFICATE OF COMPLETION SECTION 34.08.090 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT PROVIDES THAT A DECLARATION FOR A CONDOMINIUM MAY NOT BE RECORDED AND A PLAT OR PLAN THAT IS PART OF THE DECLARATION FOR A CONDOMINIUM MAY NOT BE FILED UNLESS A CERTIFICATE OF COMPLETION IS RECORDED WITH THE DECLARATION AS EVIDENCE THAT THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF EACH BUILDING CONTAINING OR COMPRISING A UNIT OF THE CONDOMINIUM ARE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE PLANS.

I DO HEREBY CERTIFY THAT THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH THE PLANS.

ANTHONY P. HOFFMAN, PLS LANTECH INC. 440 WEST BENSON #200 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT Subscribed and sworn to before me this 21st day of February 2007.

FOR: ANTHONY P. HOFFMAN, PLS My commission expires May 17, 2009 Notary Public

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

I DO HEREBY CERTIFY THAT THIS PLAT AND PLANS ARE A TRUE AND CORRECT LAYOUT OF THE UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY AND THAT THE INFORMATION REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THE PLAT AND PLANS FILED HERewith. THE VERTICAL AND HORIZONTAL BOUNDARIES AND DIMENSIONS DEPICTED ON THE PLANS ARE REPRODUCED DIRECTLY FROM ACTUAL CONSTRUCTION DRAWINGS AND ACCORDINGLY ARE NOT INCLUDED IN THIS CERTIFICATION.

I DO HEREBY CERTIFY THAT THIS PLAT AND PLANS ARE A TRUE AND CORRECT LAYOUT OF THE UNITS ACCURATELY SURVEYED TO DEPICT AN AS-BUILT SURVEY AND THAT THE INFORMATION REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THE PLAT AND PLANS FILED HERewith. THE VERTICAL AND HORIZONTAL BOUNDARIES AND DIMENSIONS DEPICTED ON THE PLANS ARE REPRODUCED DIRECTLY FROM ACTUAL CONSTRUCTION DRAWINGS AND ACCORDINGLY ARE NOT INCLUDED IN THIS CERTIFICATION.

ANTHONY P. HOFFMAN, PLS LANTECH INC. 440 WEST BENSON #200 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT Subscribed and sworn to before me this 21st day of February 2007.

FOR: ANTHONY P. HOFFMAN, PLS My commission expires May 17, 2009 Notary Public

BENEFICIARY: NORTHRIM BANK TARA TEITZLAFF / VICE PRESIDENT Victor Molinari

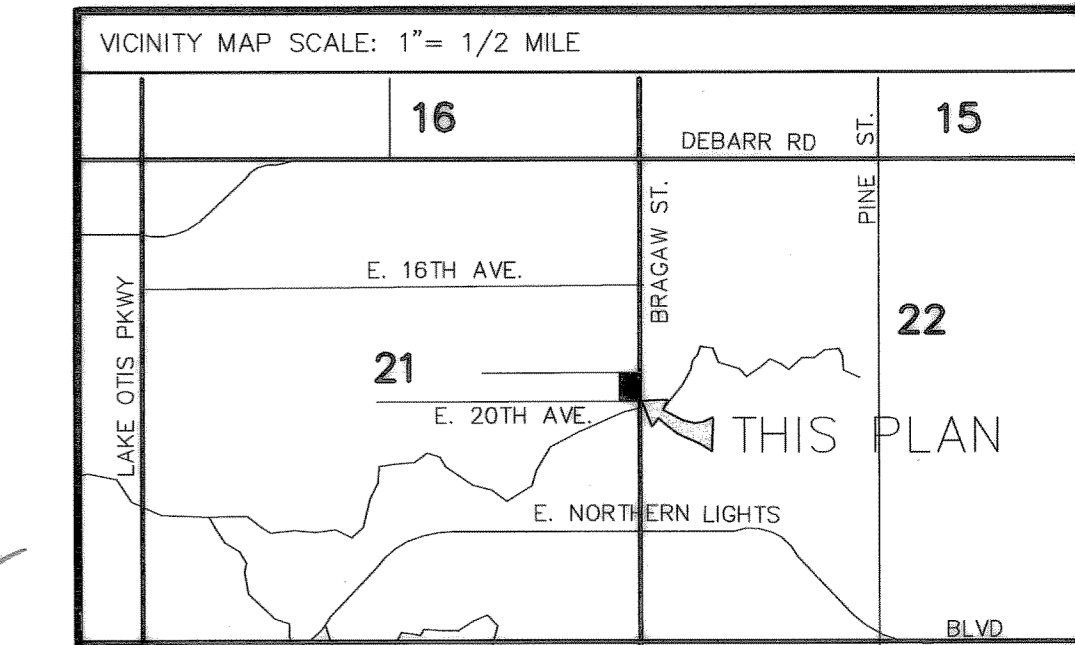
NOTARY ACKNOWLEDGMENT Subscribed and sworn to before me this 22nd day of February 2007.

FOR: KARA TEITZLAFF / VICE PRESIDENT Victor Molinari My commission expires 8-5-2010 Notary Public

OWNERS CERTIFICATE THE UNDERSIGNED, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF TRACT 5A, THUNDERBIRD TERRACE SUBDIVISION (PLAT 74-27), LOCATED WITHIN THE NE 1/4 SECTION 21, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA, ANCHORAGE RECORDING DISTRICT.

THE UNDERSIGNED AS DECLARANT UNDER THAT CERTAIN DECLARATION FOR BRAGAW COMMONS, RECORDED ON THE 1ST DAY OF SEPTEMBER, 2005, UNDER SERIAL NO. 2005-062547-0 AND AS SET FORTH IN PLAT NO. 2005-114 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 1 RECORDED ON THE 6TH DAY OF DECEMBER, 2005, SERIAL NUMBER 2005-008761-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 3 RECORDED ON THE 25TH DAY OF MAY, 2006, SERIAL NUMBER 2006-134292-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 4 RECORDED ON THE 9TH DAY OF OCTOBER, 2006, SERIAL NUMBER 2006-068496-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, AND AS AMENDED BY AMENDMENT NO. 5 RECORDED ON THE 18TH DAY OF JANUARY, 2007, SERIAL NUMBER 2007-004062-0 IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, PURSUANT TO SECTION 34.08.100 OF THE ALASKA COMMON INTEREST OWNERSHIP ACT DOES HEREBY FILE THIS PLAT AND PLANS TO REFLECT THE CREATION OF THE UNITS AND COMMON AREAS AS SHOWN HEREIN.

OWNER: BRAGAW CONDOMINIUMS, LLC. CONSTANCE J. YOSHIMURA MANAGING MEMBER



A CONDOMINIUM PLAT OF BRAGAW SQUARE CONDOMINIUMS ADDING UNITS 11-16 & 22-26 PHASE 7

Located on Tract 5A, Thunderbird Terrace Subdivision, Plat No. 74-27, within the NE 1/4 of Sec 21, T13N, R3W, S.M. Anchorage Recording District, Alaska.

Lantech LAND & CONSTRUCTION SURVEYORS\*AUTOCAD PLANNERS ENGINEERS 440 W BENSON BLVD, SUITE 200 ANCHORAGE, ALASKA 99503 562-5291 (FAX 561-6626) GRID 1435 SCALE: 1"=30' DATE: Feb. 14/2007 DRAWN BY CB CHK'D BY TH W.O.# 2004M24

