

**EXHIBIT A**  
**TO**  
**DECLARATION**  
**for**  
**EAGLE CROSSING**  
**(A Planned Community)**

**UNITS AND COMMON ELEMENTS SUBJECT TO DECLARATION**

Lots 1-4, Block 1, Lots 1, 2, and 5, Block 2, Lots 1-3 and 13-22, Block 3, Lots 1-9, Block 4, Tracts 1, 2, 3, and 4, A1, and D1, EAGLE CROSSING, according to Plat No. 94-24, and Tracts A and C, EAGLE CROSSING, according to Plat No. 93-132, Anchorage Recording District, Third Judicial District, State of Alaska.

**EXHIBIT B**  
**TO**  
**DECLARATION**  
**for**  
**EAGLE CROSSING**  
**(A Planned Community)**  
**DEVELOPMENT PLANS/PLATS**

**EXHIBIT C**  
**TO**  
**DECLARATION**  
**for**  
**EAGLE CROSSING**  
**(A Planned Community)**

**TABLE OF ALLOCATED INTERESTS**

<b><u>Unit Number</u></b>	<b><u>Percentage Share of Common Expense Liability</u></b>	<b><u>Votes in Association</u></b>
Lot 1, Block 1	.43%	1
2, 1	.43%	1
3, 1	.43%	1
4, 1	.43%	1
Lot 1, Block 2	.43%	1
2, 2	.43%	1
3, 2	.43%	1
4, 2	.43%	1
5, 2	.43%	1
Lot 1, Block 3	.43%	1
2, 3	.43%	1
3, 3	.43%	1
4, 3	.43%	1
5, 3	.43%	1
6, 3	.43%	1
7, 3	.43%	1
8, 3	.43%	1
9, 3	.43%	1
10, 3	.43%	1
11, 3	.43%	1
12, 3	.43%	1
13, 3	.43%	1
14, 3	.43%	1
15, 3	.43%	1
16, 3	.43%	1
17, 3	.43%	1
18, 3	.43%	1
19, 3	.43%	1

Lot 20, Block 3	.43%	1
21, 3	.43%	1
22, 3	.43%	1
Lot 1, Block 4	.43%	1
2, 4	.43%	1
3, 4	.43%	1
4, 4	.43%	1
5, 4	.43%	1
6, 4	.43%	1
7, 4	.43%	1
8, 4	.43%	1
9, 4	.43%	1
10, 4	.43%	1
11, 4	.43%	1
12, 4	.43%	1
13, 4	.43%	1
14, 4	.43%	1
15, 4	.43%	1
16, 4	.43%	1
17, 4	.43%	1
18, 4	.43%	1
19, 4	.43%	1
20, 4	.43%	1
21, 4	.43%	1
22, 4	.43%	1
23, 4	.43%	1
24, 4	.43%	1
25, 4	.43%	1
26, 4	.43%	1
27, 4	.43%	1
28, 4	.43%	1
29, 4	.43%	1
Lot 12, Block 5	.43%	1
13, 5	.43%	1
14, 5	.43%	1
15, 5	.43%	1
16, 5	.43%	1
17, 5	.43%	1
18, 5	.43%	1

Lot 19, Block 5	.43%	1
20, 5	.43%	1
21, 5	.43%	1
22, 5	.43%	1
Lot 1, Block 6	.43%	1
2, 6	.43%	1
3, 6	.43%	1
4, 6	.43%	1
5, 6	.43%	1
6, 6	.43%	1
7, 6	.43%	1
8, 6	.43%	1
9, 6	.43%	1
10, 6	.43%	1
11, 6	.43%	1
12, 6	.43%	1
Lot 25, Block 7	.43%	1
26, 7	.43%	1
27, 7	.43%	1
28, 7	.43%	1
29, 7	.43%	1
30, 7	.43%	1
31, 7	.43%	1
Lot 1, Block 8	.43%	1
2, 8	.43%	1
3, 8	.43%	1
4, 8	.43%	1
5, 8	.43%	1
Lot 1, Block 9	.43%	1
2, 9	.43%	1
3, 9	.43%	1
4, 9	.43%	1
5, 9	.43%	1
6, 9	.43%	1
7, 9	.43%	1
8, 9	.43%	1
9, 9	.43%	1

Lot 10, Block 9	.43%	1
11, 9	.43%	1
12, 9	.43%	1
13, 9	.43%	1
14, 9	.43%	1
15, 9	.43%	1
Lot 16, Block 9	.43%	1
17, 9	.43%	1
18, 9	.43%	1
19, 9	.43%	1
20, 9	.43%	1
21, 9	.43%	1
22, 9	.43%	1
23, 9	.43%	1
24, 9	.43%	1
25, 9	.43%	1
26, 9	.43%	1
27, 9	.43%	1
28, 9	.43%	1
29, 9	.43%	1
30, 9	.43%	1
31, 9	.43%	1
32, 9	.43%	1
33, 9	.43%	1
Lot 1, Block 10	.43%	1
2, 10	.43%	1
3, 10	.43%	1
4, 10	.43%	1
5, 10	.43%	1
6, 10	.43%	1
7, 10	.43%	1
8, 10	.43%	1
9, 10	.43%	1
10, 10	.43%	1
11, 10	.43%	1
12, 10	.43%	1
13, 10	.43%	1
14, 10	.43%	1
15, 10	.43%	1

Lot 16, Block 10	.43%	1
17, 10	.43%	1
18, 10	.43%	1
19, 10	.43%	1
20, 10	.43%	1
21, 10	.43%	1
22, 10	.43%	1
23, 10	.43%	1
24, 10	.43%	1
25, 10	.43%	1
26, 10	.43%	1
27, 10	.43%	1
28, 10	.43%	1
29, 10	.43%	1
30, 10	.43%	1
31, 10	.43%	1
32, 10	.43%	1
33, 10	.43%	1
34, 10	.43%	1
35, 10	.43%	1
36, 10	.43%	1
37, 10	.43%	1
38, 10	.43%	1
39, 10	.43%	1
40, 10	.43%	1
Lot 1, Block 11	.43%	1
2, 11	.43%	1
3, 11	.43%	1
4, 11	.43%	1
5, 11	.43%	1
6, 11	.43%	1
7, 11	.43%	1
8, 11	.43%	1
9, 11	.43%	1
10, 11	.43%	1
11, 11	.43%	1
12, 11	.43%	1
13, 11	.43%	1
14, 11	.43%	1
15, 11	.43%	1

Lot 16, Block 11	.43%	1
17, 11	.43%	1
18, 11	.43%	1
19, 11	.43%	1
20A, 11	.43%	1
20B, 11	.43%	1
21A 11	.43%	1
21B 11	.43%	1
22, 11	.43%	1
23, 11	.43%	1
24, 11	.43%	1
25, 11	.43%	1
26, 11	.43%	1
27, 11	.43%	1
Lot 1, Block 12	.43%	1
2, 12	.43%	1
3, 12	.43%	1
4, 12	.43%	1
5, 12	.43%	1
6, 12	.43%	1
7, 12	.43%	1
8, 12	.43%	1
9, 12	.43%	1
10, 12	.43%	1
11, 12	.43%	1
12, 12	.43%	1
13, 12	.43%	1
14, 12	.43%	1
15, 12	.43%	1
16, 12	.43%	1
17, 12	.43%	1
18, 12	.43%	1
19, 12	.43%	1
20, 12	.43%	1
21, 12	.43%	1
22, 12	.43%	1
23, 12	.43%	1
24, 12	.43%	1
25, 12	.43%	1
26, 12	.43%	1



Lot 1, Block 13	.43% (10%)*	1
2, 13	.43% (10%)*	1
3, 13	.43% (10%)*	1
4, 13	.43% (10%)*	1
5, 13	.43% (10%)*	1
6, 13	.43% (10%)*	1
7, 13	.43% (10%)*	1
8, 13	.43% (10%)*	1
9, 13	.43% (10%)*	1
10, 13	.43% (10%)*	1
<hr/>		<hr/>
<b>TOTAL:</b>	<b>100.00%</b>	<b>233 Votes</b>

\* Lots 1-10, Block 13, EAGLE CROSSING, according to Plat No. 97-88, are exclusively responsible for the expenses arising from Eagle Crossing Homeowners Association's maintenance, repair, and replacement of the private roadways servicing said lots. This private roadway is a Limited Common Element of the Eagle Crossing Homeowners Association and is for the exclusive use and benefit of Lots 1-10, Block 13. Each lot is responsible for 10% of the expenses of maintaining the private roadway.

**EXHIBIT D**  
**TO**  
**DECLARATION**  
**for**  
**EAGLE CROSSING**  
**(A Planned Community)**

**EASEMENTS, COVENANTS, AND/OR LICENSES**

1. All easements shown on plats of property included in the Eagle Crossing planned community, including easements or reservations contained in the plat notes.
2. The terms, covenants, conditions and provisions, including rights-of-way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, US Public Law 92-203, 85 Stat. 688, 43 USCA 1601, et seq.
3. Reservation of the subsurface estate in said land including, but not limited to, rights of entry to explore, develop or remove minerals from said subsurface estate, as set forth in Sections 14(f) and 14(g) of the Alaska Native Claims Settlement Act referred to hereinabove.

NOTE: No assurance is given as to the vertical delineation of the surface and subsurface estates in said land as provided in said act.

4. Right of Way Easement, including the terms and provisions thereof, granted to MATANUSKA ELECTRIC ASSOCIATION, INC., and their assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument:

Recorded: April 27, 1984      Book 1086      Page 434

5. Right of Way Easement, including the terms and provisions thereof, granted to MATANUSKA ELECTRIC ASSOCIATION, INC., and their assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument:

Recorded: October 31, 1986      Book 1516      Page  
706

6. Right of Way Easement, including the terms and provisions thereof, granted to MATANUSKA ELECTRIC ASSOCIATION, INC., and their assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument:

Recorded: August 3, 1985      Book 1634      Page  
886