



stewart Listing Package

DATE: August 8, 2022

LP22-2493
Fee: \$0

PREPARED FOR: NextHome Arctic Sun
Attn: Toni Brewer
600 3rd Street, Suite 102
Fairbanks, AK 99701

- | | |
|--|---|
| <input checked="" type="checkbox"/> Vesting Deed | <input checked="" type="checkbox"/> Deed of Trust |
| <input checked="" type="checkbox"/> Plat Map | <input type="checkbox"/> CCRs / Declarations |
| <input checked="" type="checkbox"/> BEES/SUMM | <input checked="" type="checkbox"/> As Built Survey |


PROPERTY OWNER(S): The Mojica Revocable Trust

PROPERTY ADDRESS: 455 Division St, Fairbanks, AK 99712

LEGAL DESCRIPTION: Lot 1, CASE ACRES
Plat No. 90-35W

TAX ID NUMBER: 0465267

Thank you for choosing Stewart Title Company, Inc.



Logan Bartels
Title Assistant

Notice of Disclaimer of Liability

Stewart Title Company 714 Gaffney Road Fairbanks, AK 99701 Phone: (907)456-3474 Fax: (907)456-3476
This letter and the accompanying materials do not constitute a Policy of Title Insurance or a Commitment for Title Insurance. Further, it is not an Abstract of Title. Stewart Title Company, Inc. has not completed a search of the court records to determine the existence of Judgments, Tax Liens, Bankruptcies or other matters of record. If you desire a complete report on the status of title, please contact Stewart Title Company, Inc. to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy. The liability of the Company is expressly limited to the fee paid for this report.

- A. The following information has been obtained from the Fairbanks North Star Borough records:

REAL PROPERTY TAXES:

2022 Assessed Value:

PAN No.:	0465267	Tax Amount:	\$10,909.04
Land:	\$22,094	Building:	\$642,403
Total Assessed Value:	\$664,497		

***The first half of taxes for 2022 are due September 1, 2022, delinquent September 2, 2022; the second half of taxes due November 1, 2022, delinquent November 2, 2022.**

PARCEL SIZE:	5.01 Acres
ZONING:	RA-5 (See attached information sheet)
RECORDING DISTRICT:	401

- B. There are no covenants that apply to this property. ***NOTE: Covenants and restrictions may be contained in individual deeds, of which we make no search.**

The following information has been obtained from Stewart Title Company Records:

1. **Last Deed of Record** recorded as Instrument No. **2018-010250-0** to:
JOSE MOJICA AND NEREIDA MOJICA, Trustees of THE MOJICA REVOCABLE TRUST
2. **Deed of Trust** recorded as Instrument No. **2010-019418-0**.
3. **Building Energy Efficiency Standard Certification** recorded as Instrument No. **2008-009231-0**.
4. **Summary of Building Inspections** recorded as Instrument No. **2008-009230-0**.
5. **As Built Survey:** No underwriting has been applied to this As Built Survey. It's acceptability under a title insurance policy has not been determined.
6. **Notes and /or Easements** as Stated on the Plat.
7. **Plat Map**
8. **Building Details**

Summary

PAN 465267	Physical Description do not rely on as a legal description LOT 1 CASE ACRES PLAT 90-35 5/15/90 WS 011-89 OUT OF TL-2931 SEC 29 T1N-R1E	Neighborhood 0601 - Chena Hot Springs Hills	Fire Service Area STESE VOL FIRE S A
Property Class Residential	Tax Status TAXABLE		Business
Land Area 1 - 5.01 Acres	Millage Group 0937 - Steese Volunteer Fire Service Area	Millage Rate 16.417	
Street Address 455 DIVISION ST	Billing Address PO BOX 10661 FAIRBANKS AK, 99710-0661	Child Properties None	Parent Properties None

Buildings

Year Built	Description	Architecture	Category				
2007	SFR	Standard 02	Residential				
Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type	Amenities	
1	3,246	1	245	Main Area	2x6 Custom	qty: 5	4-Fix. Bath_SFR
2	2,594	1	221	Secondary L.A.	2x6 Custom		
Section ID	Footprint	Description					
3	485	None					
4	288	None					
5	869	None					
6	2000	None					

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of [Alaska Recorders Office Search page](#). The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

Description	Record Date	Book	Page	Instrument
Warranty Deed	7/6/2018			2018-010250-0
Quitclaim Deed	4/22/2008			2008-007480-0
Utility Easement	8/22/2007			2007-019493-0
Utility Easement	8/22/2007			2007-019494-0
Warranty Deed	8/26/1992	760	647	1992-015979-0
Waiver	5/15/1990			

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428. For information on our exemption programs please visit our [website](#). Or contact our office at 907-459-1428.

Year	Land	Improvement Value	Full Value Total	Exemptions Total	Taxable
2022	\$22,094.00	\$642,403.00	\$664,497.00	\$0.00	\$664,497.00
2021	\$22,094.00	\$582,487.00	\$604,581.00	\$0.00	\$604,581.00
2020	\$22,094.00	\$557,925.00	\$580,019.00	\$0.00	\$580,019.00
2019	\$22,094.00	\$560,597.00	\$582,691.00	\$0.00	\$582,691.00
2018	\$22,094.00	\$547,171.00	\$569,265.00	\$50,000.00	\$519,265.00

Exemptions

Exemption Type	General Government	City Of Fairbanks	City Of North Pole	Service Area
FULL AND TRUE VALUE	\$664,497.00	\$0.00	\$0.00	\$664,497.00

Tax History

If taxes are delinquent, the payoff date is projected to **9/1/2022**. For payments after this date, please call the FNSB Division of Treasury And Budget at **907-459-1441** for the correct amount.

All PRIOR YEAR delinquent payments must be made with guaranteed funds.

Year	Tax Levied	State Exempted	Fees	Total Due	Total Paid	Net Due
2022	\$10,909.04	\$0.00	\$0.00	\$10,909.04	\$0.00	\$10,909.04
2021	\$10,958.64	\$0.00	\$0.00	\$10,958.64	\$10,958.64	\$0.00
2020	\$10,604.48	\$0.00	\$0.00	\$10,604.48	\$10,604.48	\$0.00
2019	\$10,590.98	\$0.00	\$0.00	\$10,590.98	\$10,590.98	\$0.00
2018	\$8,885.86	\$0.00	\$0.00	\$8,885.86	\$8,885.86	\$0.00

[Borough Code](#) → [Title 18, Zoning](#) →

Chapter 18.28 RA-40, RA-20, RA-10 AND RA-5 RURAL AND AGRICULTURAL DISTRICTS



Sections:

- [18.28.010 Intent.](#)
- [18.28.020 Use regulations.](#)
- [18.28.030 Standards.](#)

18.28.010 Intent.



These districts are intended for agricultural [uses](#) of land for very low density residential development. These districts are intended for areas where [community sewer and water systems](#) are unavailable. (Ord. 88-010 § 2, 1988. 2004 Code § 18.14.010.)

18.28.020 Use regulations.



A. *Permitted Uses.* In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, [permitted uses](#) are:

1. [Accessory uses](#);
2. [Agribusiness](#);
3. Agricultural [uses](#);
4. [Airports, heliports](#) and [aircraft landing fields](#), and related [buildings](#) essential in the operation of said [uses](#), in the RA-40 and RA-20 districts only;
5. Animal and veterinary [hospitals](#);
6. Animal boarding and breeding facilities;
7. [Archery range](#);
8. [Banquet halls](#);
9. [Bed and breakfast homestay](#);
10. [Bed and breakfast residence](#);
11. Blacksmith shop;
12. [Child care group home](#);
13. [Child care home](#);
14. [Church buildings](#);
15. [Commercial agriculture](#);
16. [Commercial](#) and/or [domestic livestock](#);
17. [Commercial outdoor recreation](#) and related [buildings](#) essential in the operation of the [use](#) not to exceed a total of 5,000 square feet of [gross floor area](#) per [lot](#) and with no [building](#) to exceed a [gross floor area](#) of 3,600 square feet;
18. [Communications tower, major](#);
19. [Communications tower, minor](#);
20. [Community garden, neighborhood](#);

21. Community garden, regional;
 22. Golf courses and related buildings;
 23. Grange hall;
 24. Guest house;
 25. Home occupations;
 26. Kennels, major and minor;
 27. Marijuana cultivation facility, indoor large;
 28. Marijuana cultivation facility, indoor small;
 29. Marijuana cultivation facility, outdoor limited;
 30. Mobile homes;
 31. Public utility and service uses including, but not limited to: fire stations, transfer stations, electric substations, gas regulator stations, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar uses, including the installation and maintenance of utility lines;
 32. Riding academies and stables;
 33. Sawmills, noncommercial;
 34. Shooting range, indoor;
 35. Shooting range, outdoor permitted;
 36. Single-family detached dwellings;
 37. Small wireless facility;
 38. Storage of fertilizers, farm supplies and common livestock husbandry;
 39. Trade/technical/vocational school;
 40. Two-family attached dwellings.
- B. Conditional Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, conditional uses are:
1. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-10 and RA-5 districts only;
 2. Biosolids application when used for agricultural purposes or beneficial land application, conditionally permitted in the RA-40 district only;
 3. Cemeteries;
 4. Child care center;
 5. Clubs and lodges;
 6. Commercial outdoor recreation and related buildings essential in the operation of the use, including buildings exceeding a total of 5,000 square feet of gross floor area per lot and individual buildings exceeding a gross floor area of 3,600 square feet;
 7. Dormitories and other dwelling units, including mobile homes, placed on the premises to be used by individuals employed in the agricultural uses of the premises;
 8. Group homes;
 9. Hostels;
 10. Marijuana cultivation facility, indoor unlimited;
 11. Marijuana cultivation facility, outdoor unlimited;
 12. Marijuana product manufacturing facility, limited;
 13. Marijuana retail agricultural accessory facility;
 14. Marijuana testing facility;
 15. Mobile home parks;
 16. Neighborhood dumpsters;

17. [Public dumping sites](#);
18. [Professional offices](#);
19. Residential cluster development;
20. Sawmills, [commercial](#);
21. [School buildings](#);
22. [Shooting range, outdoor](#);
23. Stadiums, arenas and [fairgrounds](#);
24. Wildlife and animal parks. (Ord. 2021-23 §§ 3, 4, 2021; Ord. 2019-32 § 3, 2019; Ord. 2019-10 § 5, 2019; Ord. 2018-25 §§ 4, 5, 2018; Ord. 2017-21 § 4, 2017; Ord. 2017-14 § 4, 2017; Ord. 2015-67 §§ 5, 6, 2016; Ord. 2015-41 §§ 3, 4, 2015; Ord. 2012-58 §§ 2, 3, 5, 6, 2013; Ord. 2012-22 § 3, 2012; Ord. 2009-05 § 4, 2009; Ord. 94-046 § 2, 1994; Ord. 93-064 § 4, 1994; Ord. 93-053 § 2, 1993; Ord. 90-075 § 2, 1990; Ord. 90-006 § 3, 1990; Ord. 89-099 § 4, 1990; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.020.)

18.28.030 Standards.



In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, geometric standards are:

- A. *Lot Area.*
 1. In the RA-40 district, [lot area](#) shall not be less than 1,600,000 square feet.
 2. In the RA-20 district, [lot area](#) shall not be less than 800,000 square feet.
 3. In the RA-10 district, [lot area](#) shall not be less than 400,000 square feet.
 4. In the RA-5 district, [lot area](#) shall not be less than 200,000 square feet.
- B. *Required Yards for Buildings.*
 1. [Front yard](#) shall not be less than 35 feet.
 2. [Side yard](#) shall not be less than 10 feet.
 3. [Rear yard](#) shall not be less than 10 feet.
- C. *Building Height.* Unlimited.
- D. *Exceptions to Yard, Lot Area, and Building Height Requirements.* See Chapter [18.96](#) FNSBC.
- E. *Parking.* See Chapter [18.96](#) FNSBC.
- F. *Signs.* See Chapter [18.96](#) FNSBC.
- G. *Buildings per Lot.* See Chapter [18.96](#) FNSBC. (Ord. 2020-14 § 3, 2020; Ord. 2016-12 § 3, 2016; Ord. 88-070 § 3, 1988; Ord. 88-010 § 2, 1988. 2004 Code § 18.14.030.)

The Fairbanks North Star Borough Code is current through Ordinance 2022-33, passed June 23, 2022.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[Borough Website: www.fnsb.gov](http://www.fnsb.gov)

[Code Publishing Company](#)

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2018-010250-0

Recording Dist: 401 - Fairbanks
7/6/2018 02:40 PM Pages: 1 of 2



Filed for Record at Request of:

Jose L. Mojica
455 Division Street
Fairbanks, AK 99712

After Recording Mail To:

uDeed, LLC - 86496
9041 S. Pecos Road, Suite 3900
Henderson, NV 89074

WARRANTY DEED

TITLE OF DOCUMENT

Jose L. Mojica and Nereida Mojica, husband and wife, THE GRANTOR,

WHOSE address is: 455 Division Street, Fairbanks, Alaska 99712

FOR THE CONSIDERATION of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, conveys and warrants to:

Jose Mojica and Nereida Mojica, Trustees of The Mojica Revocable Trust, dated
MARCH 20, 2018, THE GRANTEE,

WHOSE address is: 455 Division Street, Fairbanks, Alaska 99712

THE FOLLOWING described real estate, situated in the Fairbanks Recording District, Fourth Judicial District, State of Alaska:

LOT ONE (1), CASE ACRES, ACCORDING TO THE PLAT FILED MAY 15, 1990 AS PLAT NUMBER 90-35W; RECORDS OF THE FAIRBANKS RECORDING DISTRICT, FOURTH JUDICIAL DISTRICT, STATE OF ALASKA.

MORE commonly known as: 455 Division Street, Fairbanks, Alaska 99712

Assessor's Parcel Number: 0465267

Prior Recorded Doc. Ref.: Deed: Recorded April 22, 2008; Doc. No. 2008-007480-0

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

DATED this 16th day of May, 2018

[Signature]
Jose L. Mojica

[Signature]
Nereida Mojica

ACKNOWLEDGMENT

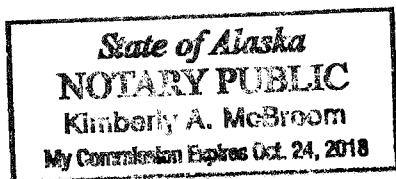
STATE OF Alaska)

4th JUDICIAL DISTRICT

(or County of _____) ss.

The foregoing instrument was acknowledged before me this 16th day of May, 2018 by **Jose L. Mojica and Nereida Mojica.**

NOTARY STAMP/SEAL



[Signature]
Notary Public (Signature)

Kimberly A McBroom
Notary Public (Printed Name)
My Commission Expires: 10/24/18



cc

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2010-019418-0

Recording Dist: 401 - Fairbanks
10/19/2010 8:57 AM Pages: 1 of 14



AFTER RECORDING MAIL TO:

Name	<u>Denali State Bank</u>
Address	<u>119 N. Cushman Street</u>
City, State Zip	<u>Fairbanks, AK, 99701</u>
Attention:	<u>Final Documents</u>

Escrow Number: Y65839-MW

E

[Space Above This Line For Recording Data]

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated October 12, 2010, together with all Riders to this document.

(B) "Borrower" is Jose L. Mojica and Nereida Mojica, husband and wife. Borrower is the trustor under this Security Instrument.

(C) "Lender" is Denali State Bank. Lender is a Corporation organized and existing under the laws of the State of Alaska. Lender's address is 119 N. Cushman Street, Fairbanks, AK, 99701

(D) "Trustee" is Yukon Title Company, Inc.

(E) "Note" means the promissory note signed by Borrower and dated October 12, 2010. The Note states that Borrower owes Lender FOUR HUNDRED TWENTY FOUR THOUSAND Dollars (U.S. \$424,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than November 1, 2025.

(F) "Property" means the property that is described below under the heading "Transfer of Rights" in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means al Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Other(s) [specify] | | |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in, the Fairbanks Recording District, Fourth Judicial District, Alaska:

**Lot 1 of CASE ACRES SUBDIVISION, according to the plat filed May 15, 1990
as Plat No. 90-35W, Records of the Fairbanks Recording District, Fourth Judicial
District, State of Alaska.**

which has the address of 455 Division Fairbanks Alaska 99712 ("Property
Street Address");
[Street] [City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.



THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such checks drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under this Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the 'Funds') to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called 'Escrow Items.' At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower



shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9, If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal House Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.



5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and trucking services; or (b) a onetime charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claims. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premium paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property.



Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deterioration or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the directions of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any



reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premium required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the



Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument but only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify,



forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to,



those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; b) money order; (e) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.



21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and those remedies permitted by Applicable Law may be invoked. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

Lender may bring suit in any court of competent jurisdiction to foreclose the lien of this Security instrument judicially and/or obtain judgment on the Note which it secures. Any election by Lender to invoke the power of sale provisions of this Section 22 shall not be considered a final and binding election of remedies that would preclude such a judicial foreclosure, until conclusion of the sale of the Property by the Trustee as described in this Section 22.

If the power of sale is invoked, Trustee shall execute a written notice of the occurrence of an event of default and of the election to cause the Property to be sold and shall record such notice in each Recording District in which any part of the Property is located. Lender or Trustee shall mail copies of the notice to the persons and in the manner prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or



more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

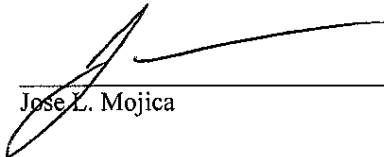
Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or Persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only lithe fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law.

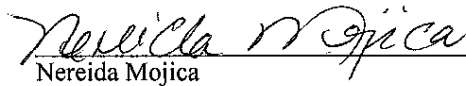
24. Substitute Trustee. Lender may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

25. Right to Demand Full Payoff. Notwithstanding Section 19 or any other provision of this Security Instrument, if a notice of default under this Security Instrument shall have been recorded two or more times previously and the default shall have been cured pursuant to Section 19 and Applicable Law, Lender shall have the right to refuse to accept a subsequent cure of a subsequent default under Section 19 and shall be entitled to proceed with foreclosure of this Security Instrument unless Borrower pays all sums secured by this Security Instrument. Acceptance by Lender of a cure of the subsequent default giving rise to the foreclosure shall not constitute a waiver of the right to reject a cure and proceed with foreclosure in the event of any future default.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.



Jose L. Mojica

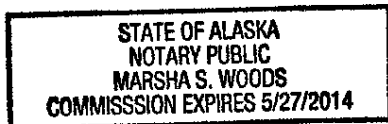


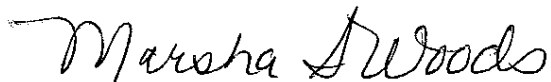
Nereida Mojica

_____[Space Below This Line For Acknowledgement]_____

STATE OF ALASKA)
FOURTH JUDICIAL DISTRICT) ss.

The foregoing instrument was acknowledged before me this 12th day of October, 2010 by Jose L. Mojica and Nereida Mojica.





Notary Public in and for the State of Alaska
My Commission Expires: _____



1-4 FAMILY RIDER

Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 12th day of October, 2010 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Denali State Bank (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

455 Division Street, Fairbanks, AK 99712

[Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

E. "BORROWER'S RIGHT TO REINSTATE" DELETED. Section 19 is deleted.

F. BORROWER'S OCCUPANCY. Unless Lender and Borrower otherwise agree in writing, Section 6 concerning Borrower's occupancy of the Property is deleted.

G. ASSIGNMENT OF LEASES. Upon Lender's request after default, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION. Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to Section 22 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of default to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for the benefit of Lender only, to be applied to the sums secured by the Security



Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

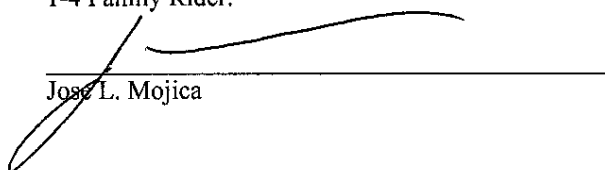
If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Section 9.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

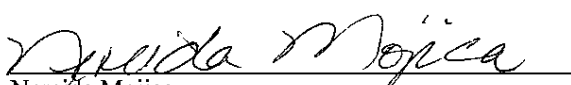
Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

I. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.



Jose L. Mojica



Nereida Mojica





Building Energy Efficiency Standard (BEES) Certification

Owner of Record **Jose Mojica** and NEREIDA MOJICA, husband and wife

Building is located at **455 Kasalek** **Fairbanks, AK 99712**
(street) (city)

Legal Description is: **Lot 1 Case Acres** plat filed 5/15/90 as Plat #90-35W
Fairbanks Recording District, 4th Judicial District, State of Alaska (including recording district)

Property is Located in Region: 1 2G 2A 3 4 5
Home Energy Rating Certificate is attached hereto.

Above Property is:

New Construction Existing Construction: Date Construction Began: _____
(Defined as installation of the foundation)

BEES Thermal Compliance Statement:

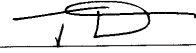
Prescriptive Method Performance Method Budget Method

Energy Rating Method: Rating: **5 Star** Rating software & version: **AKWarm 1.03d**
Rater's Name: **Terry Duszynski**

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 # **26** Expiration Date: **2/1/2010**


Name: **Terry Duszynski** Signature:  Date: **4/7/2008**

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 ^{MEC # 840} Mechanical Contractor Builder Architect Engineer Owner

My BEES Compliance Certification # **1533** Expiration Date: **Feb. 1, 2010**

Name: **Keith Pomeroy** Signature:  Date: **4/29/08**

E30853 FTA 72203

Return to:

Jose Mojica
PO Box 10661, Fairbanks, AK 99710



HOME ENERGY RATING CERTIFICATE

The Home Located At:
455 Kasalek
Fairbanks, Alaska

Has Been Energy-Rated As:

★★★★★
Five Stars

Overall Efficiency of Home
90.3 points



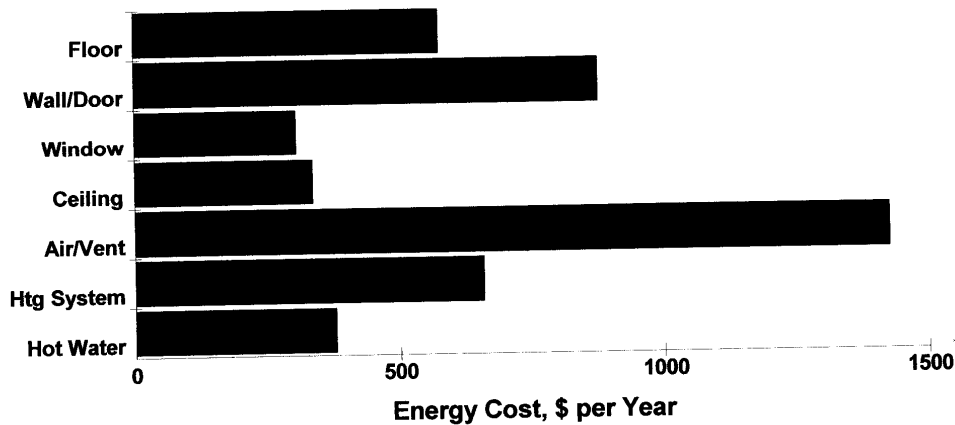
Projected Annual Energy Costs

\$6,598 per year

Amount of CO2 Produced by the Home

80,018 pounds per year

BREAKDOWN OF HEATING COSTS



Client: Jose Mojica

Rater: Terry Duszynski, Duszynski & Associates

Date: 4/7/08

Rater's City:~b Fairbanks, Alaska 99708

Phone: 907-479-3324

FAX: 907-479-9319

ver. 1.03d, library: 2/15/1907



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2008-009231-0

ENERGY COST AND FEATURES REPORT

Property: Jose Mojica
455 Kasalek
Fairbanks, Alaska

Rater: Terry Duszynski
Duszynski & Associates
P.O. Box 83149
Fairbanks, Alaska 99708

House: Single Family
Living Floor Area: 6,040 square feet
No Attached Garage

Rating: BEES
ID: TLD4/7/08

The measured air tightness of this home indicates that it may not provide sufficient ventilation air (for acceptable indoor quality) as defined by ASHRAE 62-89, without adequate mechanical ventilation equipment. If whole house mechanical ventilation equipment has been installed, it is recommended that it be properly maintained and operated. If no whole house mechanical ventilation equipment has been installed, it is strongly recommended that the homeowner consider an investment in this improvement. (A test of the building's ventilation air rate would help determine the importance of a mechanical ventilation system in this home.)

ENERGY FEATURES

Envelope Efficiency

Floor Insulation	R-29
Wall/Door Insulation	R-21
Ceiling Insulation	R-49
Window R-Value	R-4.0
Window to Wall Ratio, Living Space	15.6%
South Facing Window Area	408 square feet
Air Leakage	1.4 Air Changes per Hour at 50 Pascals 0.09 Air Changes per Hour Natural

Space Heating System

System Efficiency	86%
Fuel Type	#2 Oil
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	None

Water Heater

Efficiency	70%
Location	Conditioned Space
Fuel Type	#2 Oil


Ventilation

System Type	Continuous Ventilation without Heat Recovery
-------------	--

Other

Number of Occupants	3
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Miscellaneous Lights/Appliances Use	Average

ESTIMATED ENERGY USE

Space Heating		\$4,186
Water Heating		\$380
Lights and Appliances		\$2,032



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2008-009231-0

Space Heating	640 kWh of Electricity, 1,822 gallons of #2 Oil
Water Heating	169 gallons of #2 Oil
Lights and Appliances	15,172 kWh of Electricity

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.

ver. 1.03d, library: 2/15/1907



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2008-009231-0



SUMMARY OF BUILDING INSPECTIONS
For Site-Built Construction

Owner of record: **Jose Mojica** and NEREIDA MOJICA, husband and wife

Legal description: **Lot 1 Case Acres** Plat filed 5/15/90 as Plat # 90-35W
Fairbanks Recording District, 4th Judicial District, State of Alaska (Include recording district)

Site address: **455 Kasalek, Fairbanks, Alaska 99712**

This certification is issued pursuant to the requirements of AK Statute 18.56.300 and AHFC's regulations 15 AAC 150.030. An inspector qualified under the International Association of Electrical Inspectors may complete the Electrical Inspection. An Architect or Engineer may only perform inspections for a project or phase of construction conducted in a community with a population of 6,500 or less that is not connected by road or rail to Anchorage or Fairbanks. Use of alternate methods, such as videos, must have PRIOR WRITTEN APPROVAL of Alaska Housing Finance Corporation.

By my signature below I certify I have the current, applicable certifications of authority. I am not personally or financially related to the builder, seller, buyer, realtor, or other interested party for this project, other than as a fee inspector.

- 1) **PLAN APPROVAL:**

Terry Duszynski /		57489	<u>3/17/2008</u>
Name (Please Print)	Signature	* ICC #	Date

- 2) **COMPLETION OF FOOTINGS AND FOUNDATION:**
 - a. Footings:

Terry Duszynski /		57489	<u>3/17/2008</u>
Name (Please Print)	Signature	* ICC #	Date

 - b. Foundation:

Terry Duszynski /		57489	<u>3/17/2008</u>
Name (Please Print)	Signature	* ICC #	Date

SEE ADDENDUM A

- 3) **COMPLETION OF FRAMING, ELECTRICAL, PLUMBING, & MECHANICAL:**
 - a. Framing: *(If pre-assembled panels were used, each panel was appropriately stamped with the ICBO listing number.)*

Terry Duszynski /		57489	<u>3/17/2008</u>
Name (Please Print)	Signature	* ICC #	Date

 - b. Electrical:

Terry Duszynski /		57489	<u>3/17/2008</u>
Name (Please Print)	Signature	* ICC #	Date

c. Plumbing: [Signature] 57489 3/17/2008
Name (Please Print) Signature * ICC # Date

d. Mechanical: [Signature] 57489 3/17/2008
Name (Please Print) Signature * ICC # Date

4) **COMPLETION OF INSTALLATION OF INSULATION AND VAPOR BARRIER:**
Terry Duszynski / [Signature] 57489 3/17/2008
Name (Please Print) Signature * ICC # Date

5) **CONDITIONAL APPROVAL:**
Items to be completed: _____
To be Completed by: _____
Terry Duszynski / [Signature] 57489 _____
Name (Please Print) Signature * ICC # Date

6) **FINAL APPROVAL:** [Signature]
Terry Duszynski / [Signature] 57489 _____
Name (Please Print) Signature * ICC # Date

* Or, if applicable, Electrician, Architect or Engineer State Registration Number.

By my signature below I hereby certify that the required inspections have been completed and that the building meets or exceeds the standards set forth under AS 18.56.300 and 15 AAC 150.030. I also certify that any pre-assembled wall panels are currently listed with ICBO and to my knowledge there has been no action taken to rescind the ICBO approval.

Builder's Signature: [Signature] Date 8 May 08
Builder's Name: Jose Mojica Builder's License # n/a
(If applicable)

Name of Business: Owner / Builder
Address: PO Box 10661, Fairbanks, AK 99710
City, State Fairbanks, AK Zip 99710

Before me, a Notary Public in and for the State of Alaska, Jose Mojica has executed the foregoing document of his/her own free will.
E30853 FTA 72203
Return to: Jose Mojica
PO Box 10661, Fairbanks, AK 99710
[Signature]
(Notary Signature)
My Commission expires: 03 Sept 11

Recorder: index by legal, owner, and builder



Westlake, Inc. dba

DUSZYNSKI & ASSOCIATES

P.O. Box 83149 - Fairbanks, Alaska 99708
Voice - 907.479-3324 - Fax - 479-9319 - Email tduszynski@compuserve.com

ADDENDUM A TO AHFC FORM #PUR-102

JOSE MOJICA
455 KASALEK.
LOT 1 CASE ACRES
FAIRBANKS, ALASKA 99712

April 4, 2008

This was a Destructive Inspection done under Alaska Housing Finance Corp.
guidelines Revised July 2004.

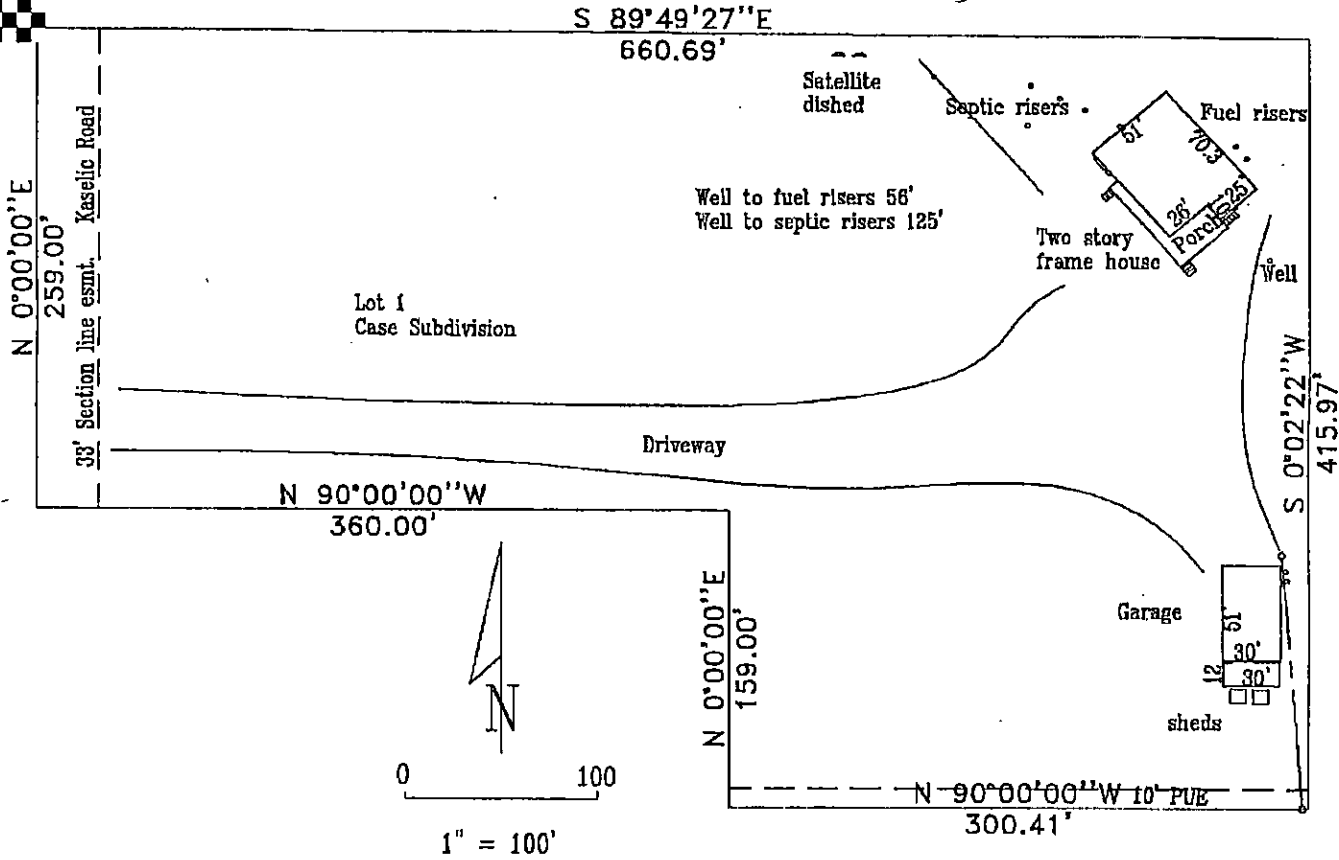


Terry Duszynski



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2008-009230-0



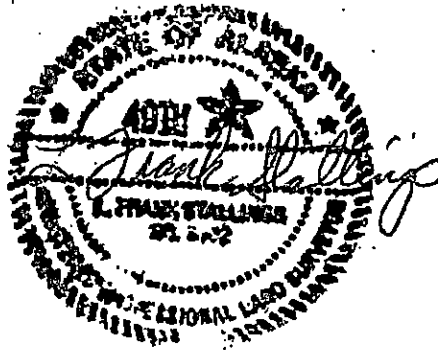
Plot Plan

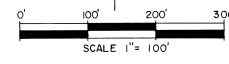
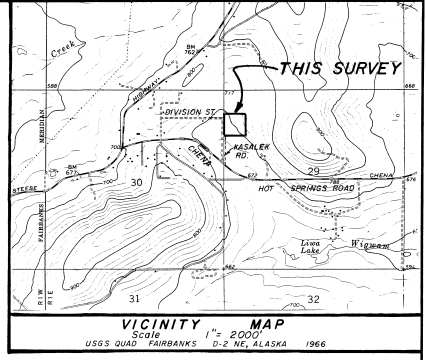
I, L. Frank Stallings RLS, Certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge, there are no other improvements or encroachments, if any, on the property other than those that are shown. This Plot plan should not be construed to represent a boundary survey.

Lot 1, Case Subdivision (455 Division Street)
Denali State Bank
Attn. Brent LaValle

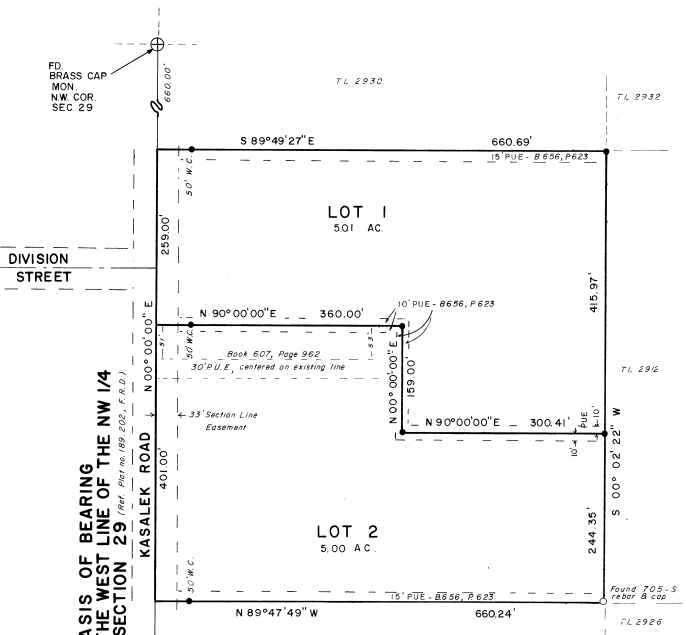
Surveyed by Jenco Surveying
515 Craig Avenue
Fairbanks, Alaska 99701
Ph: 907 456 1408 Fax: 907 456 1418

Scale 1" = 50'
Drawn by: DCJ
Checked by: LSF
Ordered 03/20/2008 Delivered: 04/14/2008





● - Set No. 5 rebar with attached L.S. 5878 cap.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE 10-30-89 REGISTRATION NO. L.S. 5878
William D. Morgan
 REGISTERED LAND SURVEYOR



90-35D
 RECORDED - FILED 89
 FAIRBANKS REC. DIST.
 DATE MAY 15, 1990
 TIME 3:33 P.M.
 RECORDED BY FNSE
 ADDRESS

CERTIFICATE OF SURVEY

CASE ACRES

FAIRBANKS NORTH STAR BOROUGH Waiver No. WS 011-89

FAIRBANKS RECORDING DISTRICT

SUBDIVISION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 SECTION 29, T1N, R1E, F.M., ALASKA	
SCALE 1"=100'	DRAWN BY MAC
DATE 11-3-87	CHECKED BY D J G
2630 Carrie Lynn Dr. North Pole, AK 99705 (907) 488-7004	
HARRY L. & MARJORIE J. CASE	DRAWING NUMBER 87-195

A.D.E.C. NOTE:
 SOILS IN THIS AREA CONTAIN PERMAFROST. CONDITIONS MAY NOT BE SUITABLE FOR ON-LOT WASTEWATER TREATMENT AND DISPOSAL. ANY NEW WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

A.D.E.C. APPROVAL
 THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 15 AAC 75.055 AND IS APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION SUBJECT TO THE FOLLOWING RESTRICTIONS:

William D. Morgan
 SIGNATURE DATE 10/30/89