Property Profile Report

01/20/2025

1744 Farmers Loop, Fairbanks, AK 99709
Purported owner of Record : Agewise Alaska, LLC

Prepared by:

Kelly Harrington

Stewart Title of Fairbanks

714 Gaffney Rd

Fairbanks, AK 99701

(907) 456-3474

listingpackages@stewart.com

Prepared for:

Alaska Commercial Properties, Inc.

Report Provided by:

Stewart Title of Fairbanks

714 Gaffney Rd

Fairbanks, AK 99701

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stewart title

x	Tax Report	x	Plat Map
	BEES Certificate		No As-Built
	Summary of Bldg Insp	x	As-Built Attached
X	Vesting Deed		As-Built Requested/Will forward if rcvd
x	Deed of Trust		Other - First Right of Refusal
x	CC&R's		Notice of Default

Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warrantees of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

Summary

PAN	Physical Description do not rely on as a legal description	Neighborhood	Fire Service Area
0651002	LOT 2A SUNRISE NO 1 Previously assessed as SUNRISE NO 1 02 & 03	0902 - Farmers Loop West	UNIVERSITY FIRE S A
Property Class	**Tax Status**		**Business**
Commercial	TAXABLE	AGEWISE ALASKA - (5 assisited living units)	
Land Area	**Millage Group**	**Millage Rate**	
L-2A - 41,001 Square Feet	0940 - University Fire Service Area	15.824	
Street Address	**Billing Address**	**Child Properties**	**Parent Properties**
1744 FARMERS LOOP RD	PO BOX 81344 FAIRBANKS, AK 99708-1344	*None*	

Buildings

Year Built	Description	Architecture	Category
1978	Wood, Open Steel	Commercial Standard	Commercial

Section ID	Footprint	Stories	Perimeter	Interior Description	Wall Type
1	3,403	1	273	Home For The Elderly	Ctn,Syn Plas & insul
2	498	1	25	Home For The Elderly	Ctn,Syn Plas & insul

Section ID	Footprint	Description
2	635	None
3	32	None
4	32	None
5	27	None
6	27	None

Amenities	
qty: 1	2 Fix. Bath_Comm
qty: 5	3 Fix. Bath_Comm
qty: 3902	air conditioning
qty: 3902	sprinkler

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
Promissory Note	7/18/2018			2018-010856-0
Record Survey	1/12/2017			2017-000762-0
Replat	12/3/2012			2012-024753-0

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
2024	$30,751.00	$209,724.00	$240,475.00	$0.00	$240,475.00
2023	$30,751.00	$209,724.00	$240,475.00	$0.00	$240,475.00
2022	$30,751.00	$467,838.00	$498,589.00	$0.00	$498,589.00
2021	$30,751.00	$468,786.00	$499,537.00	$0.00	$499,537.00
2020	$30,751.00	$468,786.00	$499,537.00	$0.00	$499,537.00

Tax History

If you have Delinquent Taxes, call FNSB Division of Treasury and Budget Office at 907-459-1441 for the current outstanding amount due. All prior year taxes must be paid with certified funds.

*** Balances may not reflect the correct payoff amount due to accrued interest ***

Year	Tax Levied	State Exempted	Fees	Total Due	Total Paid	Net Due
2024	$3,805.28	$0.00	$0.00	$3,805.28	$3,805.28	$0.00
2023	$3,755.48	$0.00	$0.00	$3,755.48	$3,755.48	$0.00
2022	$8,662.48	$0.00	$0.00	$8,662.48	$8,662.48	$0.00
2021	$9,461.22	$0.00	$0.00	$9,461.22	$9,461.22	$0.00
2020	$9,533.14	$0.00	$0.00	$9,533.14	$9,533.14	$0.00

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A L A S K A

2011-015485-0
Recording Dist: 401 - Fairbanks
8/24/2011 10:35 AM Pages: 1 of 1

STATUTORY QUITCLAIM DEED

THIS INDENTURE, made and given this 24th day of August, 2011, by and between:

LIVING LANDSCAPE, INC., an Alaska corporation, of P.O. Box 81344, Fairbanks, Alaska 99708, hereinafter known as "Grantor",

and

AGEWISE ALASKA LLC, an Alaska limited liability company, ,of P.O. Box 81344, Fairbanks, Alaska 99708, hereinafter known as "Grantee".

WITNESSETH:

That the Grantor, in consideration of Ten Dollars ($10.00), and other good and valuable consideration, in hand paid, hereby conveys and quitclaims unto the Grantee, all interest of the Grantor in and to the following described real estate located in the Fairbanks Recording District, State of Alaska, namely:

Lots Two (2) and Three (3) of SUNRISE SUBDIVISION NO. 1, according to the plat filed March 29, 1966 as Plat Bo. 66-2313, Records of the Fairbanks Recording District; EXCEPTING THEREFROM that portion of said Lot Three (3) conveyed to the State of Alaska by Warranty Deed recorded August 22, 1989 in Book 632 at Page 915.

IN WITNESS WHEREOF, the Grantor has executed these presents.

LIVING LANDSCAPE, INC. - Grantor

By [signature]
Tracy Bearden - President & Secretary-Treasurer

STATE OF ALASKA)
FOURTH JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on this 24th day of August, 2011, by TRACY BEARDEN, as the president and secretary-treasurer of LIVING LANDSCAPE, INC., an Alaska corporation, on behalf of such corporation.

EUGENE R. BELLAND NOTARY PUBLIC STATE OF ALASKA

[signature]
Notary Public in and for Alaska
My commission expires July 7, 2015.

Eugene R. Belland
Attorney-at-Law
709 Fifth Avenue
Fairbanks, AK 99701
(907) 456-5444

RETURN TO:

AGEWISE ALASKA LLC
P.O. BOX 81344
FBKS AK 99708

CC

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2012-026556-0

Recording Dist: 401 - Fairbanks
12/28/2012 10:23 AM Pages: 1 of 10

ALASKA HOUSING FINANCE CORPORATION

Y76759E-CS

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on 27th December, 2012. The trustor is **Agewise Alaska, LLC**, whose address is P.O. Box 81344, Fairbanks Alaska 99708, ("Borrower"). The trustee is Yukon Title Company, Inc., whose address is 714 Gaffney Road, Fairbanks, Alaska 99701 ("Trustee"). The beneficiary is **ALASKA HOUSING FINANCE CORPORATION,** which is organized and existing under the laws of **THE STATE OF ALASKA**, and whose address is **P.O. BOX 101020, ANCHORAGE, ALASKA 99510-1020**, ("Lender"). Borrower owes Lender the principal sum of ****Five Hundred Thousand and No/100th Dollars ($500,000)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **January 1, 2043**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions, and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) 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, State of Alaska.

Lot Two "A" (2A) of a replat of Lot 2 and Lot 3 of SUNRISE SUBDIVISION NO. 1, according to the plat filed December 3, 2012 as Plat No. 2012-95, Records of Fairbanks Recording District, Fourth Judicial District, State of Alaska.

which has the address of **1744 Farmers Loop Road, Fairbanks, Alaska 99712**
("Property Address/Mailing Address").

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 and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may 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 such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items, Lender may 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. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may 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, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

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; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; 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 may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the Lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or 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 floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7. All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. 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, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. 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 any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance, and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty 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. Borrower shall not destroy, damage, or impair the Property, allows the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on 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.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees, and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums 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 approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use, and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of

Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of, or prior to, an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the 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 condemnor offers to make an award or 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 proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2, or change the amount of such payments.

11. 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 any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest, or 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 Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or prelude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant, and covey that Borrower'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 may agree to extend modify, forbear, or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument 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 under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. 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. To this end the provisions of this Security Instrument and the Note are declared to be severable.

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

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument.
However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercised 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 delivered or mailed 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.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) 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; and (d) takes such action as lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property, and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the 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 paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may 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 in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. 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.

Borrower shall promptly give Lender written notice of 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. If Borrower learns, or is notified by any governmental or regulatory authority, 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.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances 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. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety, or environmental protection.

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

21. 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 paragraph 17 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 paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidences.

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 paragraph 21 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 paragraph 21.

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.

22. 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 and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

23. 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.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the riders(s) were a part of this Security Instrument.

[Check applicable box(es)]

______1-4 Family Rider/Assignment of Rents	X Other(s) [specify] Assistance Provider Interest Rate Reduction Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.
Witnesses:

Agewise Alaska, LLC

By: Tracy D. Bearden
Its: Managing Member

STATE OF ALASKA)
) **SS:**
Fourth Judicial District)

On this 27 day of December, 2012, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Tracy D. Bearden known and known to me to be named as Trustor(s) in the foregoing deed, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska
My Commission Expires: ______

STATE OF ALASKA
NOTARY PUBLIC
CHRISTINE A. SADLER
COMMISSION EXPIRES 9/12/2014

Return To: AHFC
P.O. Box 101020
Anchorage, Alaska
99510-1020

AHFC Loan #265786

ASSISTANCE PROVIDER INTEREST RATE REDUCTION PROGRAM RIDER

THIS ASSISTANCE PROVIDER INTEREST RATE REDUCTION PROGRAM RIDER is made this 27th day of December, 2012 and is incorporated into and shall be deemed to amend and supplement a Deed of Trust of even date herewith, given by the undersigned (herein "Borrower(s)") to secure Borrower's Note in favor of Alaska Housing Finance Corporation as may be assigned, sold, or negotiated to Alaska Housing Finance Corporation (herein "Lender") and covering the property described in the Deed of Trust which is located at:

Lot Two "A" (2A) of a replat of Lot 2 and Lot 3 of SUNRISE SUBDIVISION NO. 1, according to the plat filed December 3, 2012 as Plat No. 2012-95, Records of Fairbanks Recording District, Fourth Judicial District, State of Alaska.

In addition to the covenants and agreements made in the Deed of Trust, including any other Riders thereto, Borrower(s) and Lender further covenant and agree as follows:

A. Definitions:

Program means the Assistance Provider Interest Rate Reduction Program;

1. Market Rate means the Program interest rate that is in effect at the time the loan is closed, said rate being: **6.875%**;

2. Reduced Rate means the Market Rate reduced by the following:

   a. for two or three clients being assisted: 3.5% (2/3 Rate), said rate being:**3.375%**; and

   b. for four or five clients being assisted: 2.5% (4/5 Rate), said rate being: **4.375%**; and

   c. Date of change means; the month following twelve full payments of the loan. This date will be known as the "Anniversary Change Date of the Loan", which is February 1st of each year.

B. Events that Constitute an Adjustment of the Reduced Rate under the Program: In order to qualify for a Reduced Rate under the Program, Borrower(s) has made certain representations concerning the number of clients he/she is caring for under the Assisted Living Home License, and other matters relating to eligibility for the Program. Borrower(s) and Lender therefore covenant and agree that the following will constitute events that will cause the reduced interest rate of the loan to be adjusted.

AHFC Loan #265786

The three events listed below when certified will cause the interest rate to be adjusted as follows:

a. a increase from two or three clients to four or five clients being assisted provides a lesser rate reduction of 2.5% (4/5 Rate), said rate being 4.375%;

b. a decrease from four or five clients to two or three clients being assisted, provides a greater rate reduction of 3.5% (2/3 Rate), said rate being 3.375%; and

c. a change in the number of clients being cared for under the license is reduced to one client or increase to six clients, the interest rate will to adjusted to the Market Interest Rate that was in effect at the time of loan closing.

C. Interest Rate Adjustment Criteria: When an adjustment to the interest rate occurs under the preceding paragraph B, it will be in accordance with the following:

1. The effective date of the interest rate adjustment will be January 1st, with the payment change date being February 1st and will continue on an annual basis thereafter; and

D. *If any of the events listed below occur the Reduced Interest Rate will be adjusted immediately to the Market Interest Rate that was in effect at the time of loan closing.*

1. The loss of the Assisted Living Home License through revocation, failure to renew or other means.

E. Event of Default under the Assistance Provider Interest Rate Reduction Program Rider: In order to qualify for a Reduced Rate under this program, Borrower(s) has made certain representations relating to eligibility for the program. Borrower(s) and Lender therefore covenant and agree that the following will constitute an event of default:

Lender's discovery of any false statements, misrepresentations, or material omissions made by or on behalf of Borrower(s) on any loan application, mortgagor affidavit or other document submitted in support of Borrower's loan application, including attachments thereto, when such false statements, misrepresentations or material omissions relate to Borrower's qualifications or eligibility for the program or the amount of interest rate reduction for which Borrower(s) is eligible.

F. Remedies to Event of Default Under This Rider: If an event of default occurs as described in this Rider, the Lender may, in its complete discretion and in addition to all other rights and remedies available under the Deed of Trust, the Note, and applicable law:

1. require payment of all amounts due under the Note and any additional indebtedness due under Paragraph E. of this Rider; and

2. (a) cause the interest rate on the loan to be increased to the Market Rate; or

(b) provide for acceleration and cause Borrower's Note to become due and payable in full and institute foreclosure and other appropriate proceedings pursuant to the Deed of Trust.

G. Borrower's Certification of Status Request Date: December 1st, 2013, <u>an annually thereafter</u>, which is two months prior to the "Anniversary Change Date" of the loan identified as <u>February</u> 1st of each year. Borrower(s) will provide the Lender/Servicer with a Certification of Status, with supporting documentation. Through the Certification of Status **(AHFC FORM #SER 95) EXHIBIT "D"**, and any future amendments. Borrower(s) will certify that: (i) its Assisted Living Home License is valid and has been for the previous year; and (ii) the number of clients it is currently assisting. Accompanying the Certification of Status will be a copy of its (i) Assisted Living Home License: and/or (ii) a letter of good standing from the appropriate state licensing division as to borrower's standing. A letter of Good Standing will be required every year a new / renewal license is not issued.

1. In the event Borrower(s) does not provide the required documentation prior to the anniversary change date, the interest rate will be adjusted to Market interest rate in effect at the time of loan closing.

2. If after the anniversary change date of the loan; Borrower(s) provide the required Certification of Status, including a current license and/or letter of good standing, as described in borrower's certification listed above, in accordance with the term of this rider, the interest rate will be adjusted the first day of the following month.

3. If at the "Anniversary Change Date" Borrower(s) does not qualify for an interest rate reduction Borrower(s) can request in writing one (1); 60 day extension allowing additional time to meet the minimum program requirements; prior to the interest rate being adjusted back to the market interest rate in effect at the time of loan closing. The 60 day waiver can be requested once a year. Should a certification of status not be provided during the sixty (60) day extension period the interest rate will be adjusted to the market interest rate effective thirty days after the anniversary change date.

H. <u>Assumptions</u>. If Borrower's loan is otherwise assumable under the provisions of the Deed of Trust, the Note may be assumed at the Market Rate, unless the assumer qualifies for a different rate under the Assistance Provider Interest Rate Reduction Program, at the sole discretion of the AHFC.

IN WITNESS WHEREOF, Borrower(s) has executed this Assistance Provider Interest Rate Reduction Program Rider.

Borrower(s):
Agewise Alaska, LLC.

By: Tracy D. Bearden
Its: Managing Member

10 of 10
2012-026556-0

AHFC Loan #265786

[redacted]

CU

A L A S K A

2012-026557-0

Recording Dist: 401 - Fairbanks
12/28/2012 10:23 AM Pages: 1 of 2

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Alaska Housing Finance Corporation
P.O. Box 101020
Anchorage, Alaska 99510-1020

Attn: Melanie Smith
Mortgage Operations
Y75759E-CS

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME Agewise Alaska, LLC					
OR 1b. INDIVIDUAL'S LAST NAME	FIRST NAME		MIDDLE NAME		SUFFIX
1c. MAILING ADDRESS P.O. Box 81344	CITY Fairbanks		STATE AK	POSTAL CODE 99708	COUNTRY USA
1d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION Alaska	1g. ORGANIZATIONAL ID #, if any	☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME					
OR 2b. INDIVIDUAL'S LAST NAME	FIRST NAME		MIDDLE NAME		SUFFIX
2c. MAILING ADDRESS	CITY		STATE	POSTAL CODE	COUNTRY
2d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any	☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME Alaska Housing Finance Corporation				
OR 3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME		SUFFIX
3c. MAILING ADDRESS P.O. Box 101020	CITY Anchorage	STATE AK	POSTAL CODE 99510-1020	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

Lot Two "A" (2A) of a replat of Lot 2 and Lot 3 of SUNRISE SUBDIVISION NO. 1, according to the plat filed December 3, 2012 as Plat No. 2012-95, Records of Fairbanks Recording District, Fourth Judicial District, State of Alaska.

See Attached exhibit "A" attached hereto and made a part hereof, covering all structures, improvements, and equipment, etc.

5. ALTERNATIVE DESIGNATION [if applicable]: ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

6. ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]

7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

Fairbanks Recording District Loan #265786

SCHEDULE "A"

DEBTOR: Agewise Alaska, LLC - Loan #265786

SECURED PARTY: Alaska Housing Finance Corporation

This Financing Statement covers the following types (or items) of Property:

1. All structures, improvements, and equipment, including but not limited to fixtures, furniture, furnishings, appliances, machinery, and articles of personal property now or hereafter attached to, or used or adopted for use in the operation of the real estate (herein the "premises") hereto described within the instrument with respect to which this Schedule A is attached; together with any and all additions, accessions, replacements and substitutions to the property described in this paragraph 1, and all proceeds and products thereof; and including also all interest of the Debtor or Debtor's successors in title in any of such items hereafter at any time acquired under a conditional sale of contract, chattel mortgage, lease, or other title retaining or security instrument, all of which property mentioned in this paragraph 1 shall be deemed part of the realty and not severable wholly or in part;

2. All compensations, awards, damages, rights of action and proceeds, including the proceeds of any related policies of insurance arising out of or relating to a taking or damaging of the premises by reason of any public or private improvement, condemnation proceeding (including change of grade), or fire, earthquake, or other casualty;

3. Return premiums or other payments upon any insurance at any time provided for the benefit of the secured party, and refunds or rebates of taxes or assessments on the premises,

4. All right, title and interest of the Debtor as Lessor in and under all leases now or hereafter affecting the premises, including, without limitation, all rents, issues and profits there from,

5. All right, title and interest of the Debtor as Groundlessee, if applicable, in and under any ground leases now or hereafter affecting the premises including, but not limited to all heating, lighting, cooling, plumbing, ventilation, air conditioning, gas, electric, and other fixtures equipment and all building materials, appliances, furniture, and the replacement and additions, thereto, rugs, flooring, window coverings, shrubbery, and all other chattels and personal property now or hereafter attached to or used in connection with the operation, used or enjoyment of the land described herein and any improvements now or hereafter situated or are to become affixed to said real property and products thereof.

[redacted]

ALASKA

2017 – 010644 – 0

Recording District 401 Fairbanks
07/14/2017 11:51 AM Page 1 of 3

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
ZEE COOPER 907-777-3361

B. E-MAIL CONTACT AT FILER (optional)
Loanservicing@FNBAlaska.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

First National Bank Alaska
PO BOX 100720
ANCHORAGE AK 99510

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER
2012-026557-0 12-28-2012 Fairbanks Recording Distr

1b. ☑ This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS
Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. ☐ TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3. ☐ ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4. ☑ CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5. ☐ PARTY INFORMATION CHANGE:
Check one of these two boxes: This Change affects ☐ Debtor or ☐ Secured Party of record
AND Check one of these three boxes to: ☐ CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c ☐ ADD name: Complete item 7a or 7b, and item 7c ☐ DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)
6a. ORGANIZATION'S NAME
OR
6b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)
7a. ORGANIZATION'S NAME
OR
7b. INDIVIDUAL'S SURNAME
INDIVIDUAL'S FIRST PERSONAL NAME
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

7c. MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY

8. ☐ COLLATERAL CHANGE: Also check one of these four boxes: ☐ ADD collateral ☐ DELETE collateral ☐ RESTATE covered collateral ☐ ASSIGN collateral
Indicate collateral:

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)
If this is an Amendment authorized by a DEBTOR, check here ☐ and provide name of authorizing Debtor
9a. ORGANIZATION'S NAME
First National Bank Alaska as Servicing Agent for Alaska Housing Finance Corporation
OR
9b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

10. OPTIONAL FILER REFERENCE DATA:
105040785/1132356

UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form
2012-026557-0 12-28-2012 Fairbanks Recording District

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME
First National Bank Alaska as Servicing Agent
for Alaska Housing Finance Corporation

OR 12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see Instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit

13a. ORGANIZATION'S NAME
AGEWISE ALASKA, LLC

OR 13b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):
SEE SCHEDULE A

15. This FINANCING STATEMENT AMENDMENT:
☐ covers timber to be cut ☐ covers as-extracted collateral ☑ is filed as a fixture filing

16. Name and address of a RECORD OWNER of real estate described in item 17 (if Debtor does not have a record interest):

Page 2 of 3
2017-010644-0

17. Description of real estate:
Lot Two "A" (2A) of a replat of Lot 2 and Lot 3 of SUNRISE SUBDIVISION NO. 1, according to the plat filed December 3, 2012 as Plat No. 2012-95, Records of Fairbanks Recording District, Fourth Judicial District, State of Alaska.

See Attached exhibit "A" attached hereto, covering all structures, improvements, and equipment etc.

18. MISCELLANEOUS:
105040785/1132356

SCHEDULE "A"

DEBTOR: Agewise Alaska, LLC - Loan #265786

SECURED PARTY: Alaska Housing Finance Corporation

This Financing Statement covers the following types (or items) of Property:

1. All structures, improvements, and equipment, including but not limited to fixtures, furniture, furnishings, appliances, machinery, and articles of personal property now or hereafter attached to, or used or adopted for use in the operation of the real estate (herein the "premises") hereto described within the instrument with respect to which this Schedule A is attached; together with any and all additions, accessions, replacements and substitutions to the property described in this paragraph 1, and all proceeds and products thereof; and including also all interest of the Debtor or Debtor's successors in title in any of such items hereafter at any time acquired under a conditional sale of contract, chattel mortgage, lease, or other title retaining or security instrument, all of which property mentioned in this paragraph 1 shall be deemed part of the realty and not severable wholly or in part;

2. All compensations, awards, damages, rights of action and proceeds, including the proceeds of any related policies of insurance arising out of or relating to a taking or damaging of the premises by reason of any public or private improvement, condemnation proceeding (including change of grade), or fire, earthquake, or other casualty;

3. Return premiums or other payments upon any insurance at any time provided for the benefit of the secured party, and refunds or rebates of taxes or assessments on the premises,

4. All right, title and interest of the Debtor as Lessor in and under all leases now or hereafter affecting the premises, including, without limitation, all rents, issues and profits there from,

5. All right, title and interest of the Debtor as Groundlessee, if applicable, in and under any ground leases now or hereafter affecting the premises including, but not limited to all heating, lighting, cooling, plumbing, ventilation, air conditioning, gas, electric, and other fixtures equipment and all building materials, appliances, furniture, and the replacement and additions, thereto, rugs, flooring, window coverings, shrubbery, and all other chattels and personal property now or hereafter attached to or used in connection with the operation, used or enjoyment of the land described herein and any improvements now or hereafter situated or are to become affixed to said real property and products thereof.

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2022-010399-0
Recording Dist: 401 - Fairbanks
7/11/2022 02:55 PM Pages: 1 of 3

[redacted]

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Jessica Ramos 907-777-3361

B. E-MAIL CONTACT AT FILER (optional)
loanservicing@fnbalaska.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

FIRST NATIONAL BANK ALASKA
PO BOX 100720
ANCHORAGE AK 99510-0720

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER
2012-026557-0 FAIRBANKS Recording District 12/28/2012

1b. [x] This FINANCING STATEMENT AMENDMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS
Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. [ ] TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3. [ ] ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4. [x] CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5. [ ] PARTY INFORMATION CHANGE:
Check one of these two boxes: This Change affects [ ] Debtor or [ ] Secured Party of record
AND Check one of these three boxes to: [ ] CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c [ ] ADD name: Complete item 7a or 7b, and item 7c [ ] DELETE name: Give record name to be deleted in item 6a or 6b

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)
6a. ORGANIZATION'S NAME
OR
6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)
7a. ORGANIZATION'S NAME
OR
7b. INDIVIDUAL'S SURNAME
INDIVIDUAL'S FIRST PERSONAL NAME
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

8. [ ] COLLATERAL CHANGE: Also check one of these four boxes: [ ] ADD collateral [ ] DELETE collateral [ ] RESTATE covered collateral [ ] ASSIGN collateral
Indicate collateral:

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)
If this is an Amendment authorized by a DEBTOR, check here [ ] and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME
First National Bank Alaska as Servicing Agent for Alaska Housing Finance Corporation
OR
9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10. OPTIONAL FILER REFERENCE DATA:
LINE 1132356

UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form
2012-026557-0 FAIRBANKS Recording District 12/28/2012

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME
First National Bank Alaska as Servicing Agent for Alaska Housing Finance Corporation

OR

12b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see Instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see Instructions if name does not fit

13a. ORGANIZATION'S NAME
AGEWISE ALASKA LLC

OR

13b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):

SEE SCHEDULE "A"

15. This FINANCING STATEMENT AMENDMENT:

☐ covers timber to be cut ☐ covers as-extracted collateral ☑ is filed as a fixture filing

16. Name and address of a RECORD OWNER of real estate described in item 17 (if Debtor does not have a record interest):

17. Description of real estate:

Lot two "A" (2A) of a replat of Lot 2 and Lot 3 of SUNRISE SUBDIVISION NO. 1, according to the plat filed December 3, 2012 as Plat No. 2012-95, Records of Fairbanks Recording District, Fourth Judicial District, State of Alaska.

See Attached exhibit "A" attached hereto and made a part hereof, covering all structures, improvements, and equipment, etc.

18. MISCELLANEOUS:
LINE 1132356

SCHEDULE "A"

DEBTOR:	Agewise Alaska, LLC - Loan #265786
SECURED PARTY:	Alaska Housing Finance Corporation

This Financing Statement covers the following types (or items) of Property:

1. All structures, improvements, and equipment, including but not limited to fixtures, furniture, furnishings, appliances, machinery, and articles of personal property now or hereafter attached to, or used or adopted for use in the operation of the real estate (herein the "premises") hereto described within the instrument with respect to which this Schedule A is attached; together with any and all additions, accessions, replacements and substitutions to the property described in this paragraph 1, and all proceeds and products thereof; and including also all interest of the Debtor or Debtor's successors in title in any of such items hereafter at any time acquired under a conditional sale of contract, chattel mortgage, lease, or other title retaining or security instrument, all of which property mentioned in this paragraph 1 shall be deemed part of the realty and not severable wholly or in part;

2. All compensations, awards, damages, rights of action and proceeds, including the proceeds of any related policies of insurance arising out of or relating to a taking or damaging of the premises by reason of any public or private improvement, condemnation proceeding (including change of grade), or fire, earthquake, or other casualty;

3. Return premiums or other payments upon any insurance at any time provided for the benefit of the secured party, and refunds or rebates of taxes or assessments on the premises,

4. All right, title and interest of the Debtor as Lessor in and under all leases now or hereafter affecting the premises, including, without limitation, all rents, issues and profits there from,

5. All right, title and interest of the Debtor as Groundlessee, if applicable, in and under any ground leases now or hereafter affecting the premises including, but not limited to all heating, lighting, cooling, plumbing, ventilation, air conditioning, gas, electric, and other fixtures equipment and all building materials, appliances, furniture, and the replacement and additions, thereto, rugs, flooring, window coverings, shrubbery, and all other chattels and personal property now or hereafter attached to or used in connection with the operation, used or enjoyment of the land described herein and any improvements now or hereafter situated or are to become affixed to said real property and products thereof.

A L A S K A

2024-014930-0

Recording Dist: 401 - Fairbanks

12/11/2024 10:36 AM Pages: 1 of 2

SUBSTITUTION OF TRUSTEE

The undersigned is the current Beneficiary of the below described Deed of Trust. Pursuant to Alaska Statute 34.20.120, the following information is provided:

File No. F24-40039-12

Deed of Trust Date	December 27, 2012
Trustor(s)	Agewise Alaska, LLC
Original Trustee	Yukon Title Company, Inc., now Stewart Title of Fairbanks
Beneficiary	Alaska Housing Finance Corporation
Assignment(s)	None
Date Deed of Trust Recorded	December 28, 2012
Recorded by B&P or Doc. No	2012-026556-0
Recording District	Fairbanks

Legal Description of Land Described in above Deed of Trust:

Lot Two "A" (2A) of a replat of Lot 2 and Lot 3 of SUNRISE SUBDIVISION NO. 1, according to the plat filed December 3, 2012 as Plat No.2012-95, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The undersigned Beneficiary hereby substitutes **TRUSTEE SERVICES OF ALASKA, INC.** as Trustee in lieu of the above Trustee named in the original Deed of Trust:

Darcy Steger

FNBA, as servicer for **AHFC** - By: Darcy Steger
Vice President and Special Credits Manager

STATE OF ALASKA }
} SS.
THIRD JUDICIAL DISTRICT }

THIS IS TO CERTIFY THAT on this 10th day of **December, 2024**, before me the undersigned Notary Public in and for the State of Alaska, personally appeared Darcy Steger, known to me and known to be the Vice President and Special Credits Manager, of First National Bank Alaska, who acknowledged to me that she executed the foregoing instrument, on behalf of the Corporation, freely and voluntarily for the uses and purposes therein contained.

P R Davis

Notary Public in and for the State of Alaska,
My Commission Expires: Aug 6, 2027

Notary Seal Here Only

R. DAVIS
My Commission Expires Aug 6, 2027
NOTARY PUBLIC
STATE OF ALASKA

Return To: Trustee Services of Alaska
140 Main Street Loop
Kenai, AK 99611

No Marks Below This Line

SUBSTITUTION OF TRUSTEE

AFFIDAVIT OF MAILING

F24-40039-12

I, THE UNDERSIGNED, **John C. Parker**, President of Trustee Services of Alaska, Inc., swear under the penalties of perjury that the below statement is the Truth to the best of my knowledge and belief and is provided pursuant to Alaska Statute § 34.20.120 (b) (5) (c).

1. THAT on the 6th day of December, 2024, prior to recording, I caused to be deposited in the United States Post Office, Kenai, Alaska, an envelope, with postage prepaid, containing a copy of the Substitution of Trustee of the original Trustee named in the Deed of Trust recorded on the 27th day of December, 2012, in the Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, under Document No. 2012-026556-0.

2. The Substitution of Trustee was mailed to the original Trustee in the above-described Deed of Trust at the below address(s):

Stewart Title of Fairbanks, Successor to:
Yukon Title Company, Inc.
714 Gafney Road
Fairbanks, AK 99701

John C. Parker

John C. Parker, Trustee

STATE OF ALASKA }
} SS.
THIRD JUDICIAL DISTRICT }

THIS IS TO CERTIFY THAT on this <u>6th</u> day of **December, 2024**, before me the undersigned Notary Public in and for the State of Alaska, personally appeared **John C. Parker**, who acknowledged to me that he executed the foregoing instrument freely and voluntarily, for the uses and purposes therein contained.

Eva Bell

Notary Public in and for the State of Alaska,
My Commission Expires: 9/27/25

Notary Seal in This Box Only

STATE OF ALASKA
NOTARY PUBLIC
Eva Bell
Comm. No. 170927003
My commission expires September 27, 2025

UPON RECORDING RETURN TO:
Trustee Services of Alaska, Inc.
140 Main Street Loop
Kenai, AK 99611

A L A S K A

2024-015006-0

Recording Dist: 401 - Fairbanks
12/12/2024 10:22 AM Pages: 1 of 2

File for Record at the Request of:
Trustee Services of Alaska Inc.

AFTER RECORDING, PLEASE MAIL TO:
Trustee Services of Alaska
140 Main Street Loop
Kenai, AK 99611

File Ref. No. F**24-40039-12**

Trustee's Notice of Default & Sale Under Deed of Trust

The Trustee under the terms of the Deed of Trust described herein, at the direction of the Beneficiary, hereby elects to sell the property described in said Deed of Trust to satisfy the obligations secured thereby. Pursuant to Alaska Statute the following information is supplied:

- Deed of Trust Date: **December 27, 2012**
- Original Trustor(s): **Agewise Alaska, LLC**
- Original Trustee: **Yukon Title Company, Inc., now Stewart Title of Fairbanks**
- Substitute Trustee: **Trustee Services of Alaska, Inc.**
- Beneficiary **Alaska Housing Finance Corporation**
- Assigned to: **None**
- Date D/T Recorded: **December 28, 2012**
- Recorded at: **2012-026556-0**
- Recording District: **Fairbanks Recording District**

Legal Description of Land Described in above Deed of Trust:

Lot Two "A" (2A) of a replat of Lot 2 and Lot 3 of SUNRISE SUBDIVISION NO. 1, according to the plat filed December 3, 2012 as Plat No. 2012-95, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

The property is located at: **1744 Farmers Loop Road, Fairbanks, Alaska 99712**

The undersigned being the original or properly substituted Trustee, hereby gives notice that a breach of the obligations under the Deed of Trust has occurred in that the Trustor has failed to satisfy the indebtedness secured by the Deed of Trust or a condition of said Deed of Trust which constitutes a default.

As of **December 4, 2024**, the principal amount due under the terms of the Promissory Note secured by the Deed of Trust referred to herein is $**391,203.62.** The Per-Diem rate is $**73.6011.** There is accrued interest of $**13,568.96**, late charges of $**2,177.98**, real property taxes of $**0.00**, reserves for taxes and/or insurance of $**11,096.80** and the administrative costs of foreclosure is $**5,108.30,** plus any additional charges advanced by the Trustee or Beneficiary after recording of this Notice of Default during the pendency of the foreclosure, if applicable.

The Trustee hereby elects to sell the property for cash to the highest bidder at a public auction to satisfy all indebtedness, together with any interest and all necessary costs and expenses.

THE SALE WILL BE HELD INSIDE THE MAIN ENTRANCE OF THE FAIRBANKS STATE COURTHOUSE AT 101 LACEY STREET, FAIRBANKS, ALASKA 99701 ON:

MARCH 14, 2025 @ 11:00 AM

AS 34.20.070 (b) states in part that, "At any time before the sale date stated in the notice of default or to which the sale is postponed under AS 34.20.080(e), if the default has arisen by failure to make payments required by the trust deed, the default may be cured and sale under this section terminated by payment of the sum then in default, other than the principal that would not then be due if no default had occurred, and attorney and other foreclosure fees and costs actually incurred by the beneficiary and trustee due to the default. If, under the same trust deed, notice of default under this subsection has been recorded two or more times previously and the default has been cured under this subsection, the trustee may elect to refuse payment and continue the sale."

Questions regarding this sale can be directed to TRUSTEE SERVICES OF ALASKA, INC. at (907) 283-3007 or admin@tsak.us

You may be eligible for mortgage assistance options to help resolve the delinquency. To inquire what, if any, assistance options may be available to you, please contact your mortgage lender/servicer promptly.

Dated this **12th** day of **December, 2024**

John C. Parker

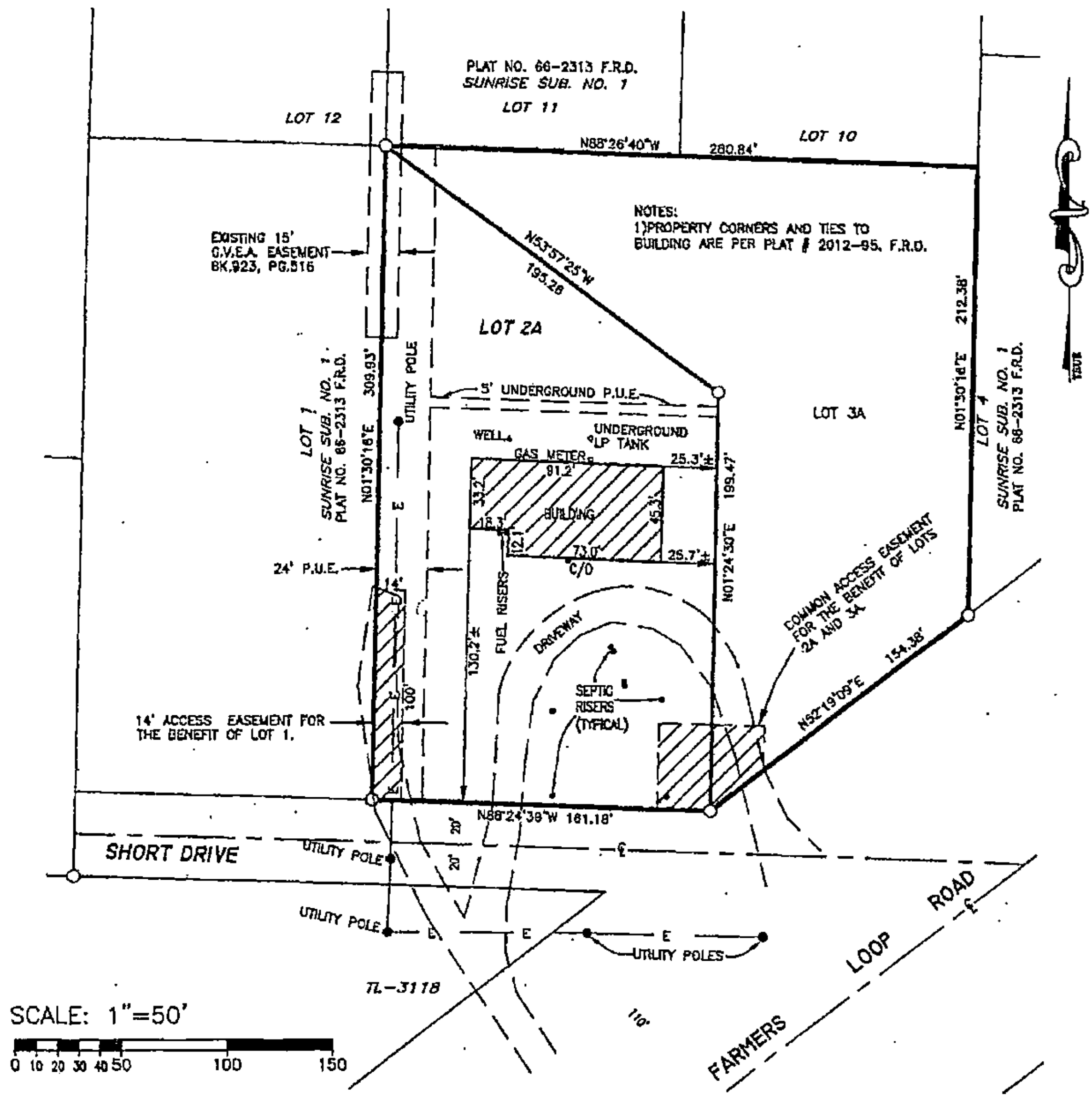
TRUSTEE SERVICES OF ALASKA
By: John C. Parker, Sr. Opns. Mngr.

File Reference No.: F24-40039-12

Fair Debt Collections Practices Act Statement

The purpose of this letter is to collect a debt. Any information obtained will be used for that purpose. The principal balance of the debt is $391,203.62, plus interest, late charges, attorney fees, costs and other advances. The creditor to whom the debt is owed is ALASKA HOUSING FINANCE CORPORATION. *Unless within 30 days after receipt of this notice you dispute the debt or any portion thereof, we will assume the debt to be valid. If you notify us in writing within 30 days after receipt of this notice that you dispute the debt or any part thereof, we will request that the creditor obtain verification of the debt and mail it to you. If you request in writing within 30 days after receipt of this notice, we will request that the creditor provide you with the name and address of the original creditor, if different from the current creditor. Address requests to: Trustee Services of Alaska at 140 Main Street Loop Kenai, AK 99611.*

Y75759



SURRISE_PP.DWG

THIS IS NOT A PROPERTY SURVEY

DATE OF INSPECTION: 4-20-12 & 12-11-12 ADDRESS: 1744 FARMERS LOOP ROAD SCALE: 1" = 50'

1. O =SYMBOL FOR FOUND SURVEY MONUMENTATION
2. BEARINGS, DISTANCES AND EASEMENTS SHOWN ARE FROM THE PLAT OF RECORD AND NO OTHER. SOURCE WAS RESEARCHED.

PREPARED FOR: TRACY BEARDEN

PREPARED BY: RCH SURVEYS. Ltd. 326 DRIVEWAY ST. FAIRBANKS, AK 99701 (907) 451-7411

LEGAL DESCRIPTION: LOT 2A REPLAT OF LOT 2 AND 3 SUNRISE SUBDIVISION NO. 1

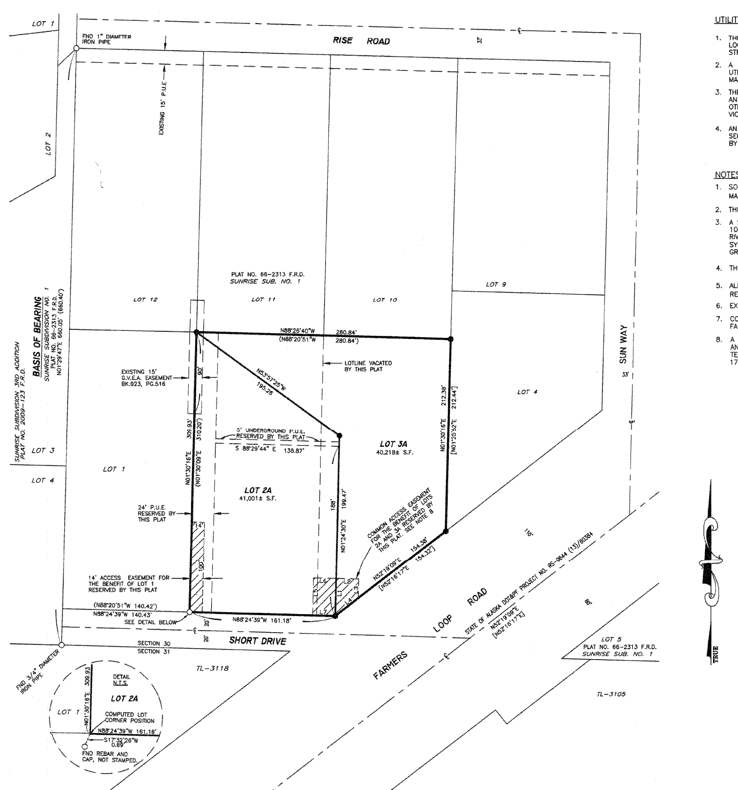
FAIRBANKS RECORDING DISTRICT: PLAT # 2012-95

MORTGAGE LOCATION SURVEY

THIS MORTGAGE LOCATION SURVEY CONFORMS TO ASPLS MORTGAGE LOCATION SURVEY STANDARDS, AND IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME THE LOCATION SURVEY WAS PERFORMED. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY, AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE INFORMATION CONTAINED HEREIN SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR OTHER IMPROVEMENTS.

THIS MORTGAGE LOCATION SURVEY WAS PREPARED FOR TRACY BEARDEN, AND CAN ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. RE-USE OF THIS DRAWING BY THE ORIGINAL CLIENT OR BY OTHERS FOR ANY REASON AT A LATER DATE WITHOUT THE EXPRESS CONSENT OF RCH SURVEYS LTD. IS A VIOLATION OF FEDERAL COPYRIGHT LAW. UNLESS GROSS NEGLIGENCE IS DISCOVERED, THE LIABILITY EXTENT OF RCH SURVEYS LTD. SHALL BE LIMITED TO THE AMOUNT OF FEES COLLECTED FOR SERVICES IN PREPARATION OF THIS DOCUMENT.

STATE OF ALASKA 49TH STEVEN D. 12136 S REGISTERED PROFESSIONAL LAND COPY



UTILITY EASEMENTS

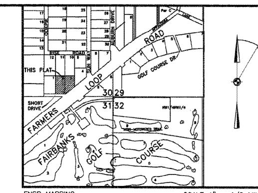
1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
2. A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
4. AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

LEGEND

○	5/8" REBAR WITH A 1 1/2" ALUM. CAP, FOUND AS NOTED
●	5/8"x32" REBAR WITH A 1 1/2" ALUM. CAP, SET.
( )	RECORD INFORMATION
[ ]	RECORD INFORMATION STATE OF ALASKA D.O.T. & P.F. RIGHT OF WAY PLANS, PROJECT RS-0644(13)/60384 PLAT #2008-89 F.R.D.
P.U.E.	PUBLIC UTILITY EASEMENT
F.R.D.	FAIRBANKS RECORDING DISTRICT
S.F.	SQUARE FEET
N.T.S.	NOT TO SCALE

NOTES

1. SOILS FOR THIS SUBDIVISION ARE MINTO SILT LOAM PER USDA SOILS MANUAL NO. 25, 1959 SERIES.
2. THIS AREA IS WITHIN FLOOD ZONE "X" PER F.I.R.M. MAPPING DATED 01/02/92.
3. A SEPTIC TANK AND ITS SOIL ABSORPTION SYSTEM MAY NOT BE PLACED WITHIN 100', MEASURED HORIZONTALLY, OF ANY NATURAL OR MAN-MADE LAKE, RIVER, STREAM, SLOUGH OR COASTAL WATER OF THE STATE. THE SOIL ABSORPTION SYSTEM MUST BE A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
4. THE PURPOSE OF THIS PLAT IS TO REALIGN THE EXISTING PROPERTY LINES.
5. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
6. EXCEPTING SHORT DRIVE, NO DIRECT ACCESS WILL BE ALLOWED TO FARMERS LOOP ROAD.
7. CONSTRUCTION OF A NEW DRIVEWAY, OR MODIFICATION OF AN EXISTING DRIVEWAY ONTO FARMERS LOOP ROAD WILL REQUIRE AN ADOT & PF DRIVEWAY PERMIT.
8. A COMMON ACCESS EASEMENT IS RESERVED FOR THE USE AND BENEFIT OF PRESENT AND FUTURE OWNERS OF LOTS 2A AND 3A OF THIS SUBDIVISION AND MAY NOT BE TERMINATED EXCEPT UPON REPLAT, OR CONSTRUCTION OF SHORT DRIVE TO FNSB TITLE 17 STANDARDS.



FNSB MAPPING SCALE 1" = 1/8 MILE

VICINITY MAP

CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE

I HEREBY CERTIFY THAT AGEWISE ALASKA LLC THE OWNER OF LOTS 2 & 3 SUNRISE SUBD. #1 AND THAT IT HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER DESIGNATED PUBLIC SPACES TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL REQUIRED IMPROVEMENTS COMPLY WITH THE STANDARDS ESTABLISHED IN TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE.

DATE NOV. 29, 2012

AGEWISE ALASKA LLC
OWNER

AUTHORIZED REPRESENTATIVE

UNITED STATES OF AMERICA)
STATE OF ALASKA)SS
FOURTH JUDICIAL DISTRICT)

I, TRACY BEARDEN,
CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT AND IS EXECUTED FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED AND THAT I SIGNED THE SAID PLAT CLOAKED WITH THE POWER AND AUTHORITY ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

AGEWISE ALASKA LLC
REGISTERED AGENT
(NAME, TITLE AND COMPANY)
TRACY BEARDEN

SUBSCRIBED AND SWORN BEFORE ME BY TRACY BEARDEN THIS 29 DAY OF November, 2012.

ASHLEY HOLZMUELLER NOTARY PUBLIC STATE OF ALASKA

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 8-16-2016

CERTIFICATE OF PAYMENT OF TAXES

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED TAX COLLECTOR FOR THE FAIRBANKS NORTH STAR BOROUGH, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE FAIRBANKS NORTH STAR BOROUGH, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS IN THE NAME OF:
Agewise Alaska LLC

DESCRIPTION:
Lots 2 and 3 Sunrise Subdivision No. 1

AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AND DUE AGAINST SAID LAND AND IN FAVOR OF THE FAIRBANKS NORTH STAR BOROUGH, ARE NOT DELINQUENT.
DATED AT FAIRBANKS, ALASKA, THIS 3rd DAY OF December, 2012.

TAX COLLECTOR
FAIRBANKS NORTH STAR BOROUGH

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF CHAPTER 17.60, FINAL PLATS, OF THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, AND THAT SAID PLAT HAS BEEN APPROVED.

FAIRBANKS NORTH STAR BOROUGH APPROVED DATE 12-03-12 PLATTING OFFICER

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.29'	N01°24'32"E
L2	25.00'	S88°35'28"E
L3	20.98'	S01°24'32"W
L4	32.21'	S52°19'09"W
L5	41.22'	S01°24'32"W
L6	25.00'	S88°35'28"E
L7	25.00'	S88°24'39"W

AREA SUMMARY

LOT 2A 41,001 S.F.
LOT 3A 40,218 S.F.

TOTAL 81,219 S.F.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, RICHARD C. HEIEREN, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, ACCORDING TO THE STANDARDS OF TITLE 17, SUBDIVISIONS, FAIRBANKS NORTH STAR BOROUGH CODE, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL MONUMENTS REQUIRED HAVE BEEN SET.

STATE OF ALASKA 49TH Richard C. Heieren No. 4473 11-28-12 REGISTERED PROFESSIONAL LAND SURVEYOR

2012-95
Plat # Fairbanks
Rec Dist
12-3 2012
Date
Time 12:32 PM

SCALE: 1"=50'
0 10 20 30 40 50 100 150 200 250

REPLAT LOT 2 AND LOT 3 SUNRISE SUBDIVISION NO.1

(PLAT NO. 66-2313 F.R.D.)

LOCATION: WITHIN SE 1/4 SE 1/4 SEC. 30 T.1N., R.1W.

OWNERS: AGEWISE ALASKA LLC
P.O. BOX 81344
FAIRBANKS, AK 99708

SURVEYOR: RCH SURVEYS LTD.
(907) 451-7411
326 DRIVEWAY STREET STE. 102
FAIRBANKS, ALASKA 99701

FAIRBANKS RECORDING DISTRICT

F.N.S.B. #: RP 040-12	DESIGNED: SDL	CHECKED: SDL
SCALE: 1"= 50'	DRAWN: BDR/SDL	DATE: 11-07-2012

Sunrise01_F.dwg

226 68

Book 226 Page 12

Serial No. 69-1483

WARRANTY DEED
(ALASKA)

The Grantor [illegible] and [illegible], husband and wife,

(Place of residence) Fairbanks, Alaska

for and in consideration of Three Thousand Dollars ($3,000.00)

in hand paid, conveys and warrants to

The First Evangelical Free Church of Fairbanks

(grantee[s])

the following described real estate: All of Lot 2 as shown on the plat of [illegible] Subdivision No. 1, recorded March 29, 1966 as Instrument No. 66-2313, Records of the Fairbanks Recording District.

Excepting from the statuatory warranties of this deed:

1. Reservations and exceptions as shown in the U. S. Patent.
2. Any and all easements apparent or of record and any reservations, restrictions and conditions of record.
3. The property may not be resubdivided.

(Affects lot 2)

Rer 3-4-69

RECORDED FILED
FAIRBANKS RECORDING DISTRICT
MAR 4 1969 3:14 P M
Requested by Evangelical Free Church
Address 252 Bentley Dr
Fairbanks
By: Robert Hooleyan

situated in the State of Alaska.

DATED this 25 day of November, 1968

Signed, Sealed and Delivered in the Presence of

Lorna A. Weinberg

Darrell R. Kieffer (SEAL)

Margery T. Kieffer (SEAL)

UNITED STATES OF AMERICA,
SS.
STATE OF ALASKA,

Individual Acknowledgment
(Alaska)

THIS IS TO CERTIFY that on this 25th day of November, 1968, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared DARRELL R KNIEFEN AND MARGERY T. KNIEFEN, to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Lorna A. Weinberg

Notary Public for Alaska. My commission expires Nov. 10, 1972

Form No. 1[illegible]

(6)