

PROPERTY PROFILE



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MAT-SU TITLE AGENCY, LLC

1981 East Palmer-Wasilla Highway, Suite 100, Wasilla, Alaska 99654
Phone: (907) 376-5294 Fax: (907) 376-1237 In State Toll Free: 1-877-377-5294

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It has been our pleasure to provide this property profile to assist you in the listing and sale of this property. Please acknowledge the time and effort in its preparation by using Mat-Su Title for the title and escrow services of the property.

PREPARED FOR:

Brian Lansdale

APPARENT RECORD OWNER:

Roks Diesel, LLC

ABBREVIATED LEGAL DESCRIPTION: Lot 20, Block 2, Wasilla Airport Heights, Plat No.74-62, located in the Palmer Recording District, Third Judicial District, State of Alaska.

CCR'S: YES NONE FOUND

Prepared by: Andrea StClaire

Phone: 907-376-1834

Email: andreas@matsutitle.com

The attached documents are not a representation of the condition of the title to the property and are provided for information purposes only. Since a complete title search has not been conducted we disclaim all liability for the accuracy or completeness of any furnished information. Under this disclaimer of liability, we will not be liable to you even if we were negligent in providing inaccurate or incomplete information. The recipient and all others reviewing the enclosed information are not authorized to rely upon it for any purpose, including the closing or recordation of any real estate transaction relating to the property.

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1108B02L020

Site Information

Account Number	1108B02L020	Subdivision	WASILLA ARPRT HTS
Parcel ID	38132	City	Wasilla
TRS	S17N01W09	Map WA12	Tax Map
Abbreviated Description (Not for Conveyance)	WASILLA ARPRT HTS BLOCK 2 LOT 20		

Site Address	761 W WASAIR DR		
Ownership	ROKS DIESEL LLC		
Owners	ROKS DIESEL LLC	Buyers	
Primary Owner's Address	761 W WASAIR DR WASILLA AK 99654-6829	Primary Buyer's Address	

Appraisal Information

Year	Assessment			Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
	Land Appraised	Bldg. Appraised	Total Appraised				
2019	\$64,600.00	\$136,100.00	\$200,700.00	2019	\$64,600.00	\$136,100.00	\$200,700.00
2018	\$64,600.00	\$135,300.00	\$199,900.00	2018	\$64,600.00	\$135,300.00	\$199,900.00
2017	\$64,600.00	\$137,300.00	\$201,900.00	2017	\$64,600.00	\$137,300.00	\$201,900.00

Building Information

Structure 1 of 1							
Business Use	None	Residential Units	0				
Design	Other Services	Condition	Standard				
Construction Type	Commercial	Basement	None				
Grade	Metal	Year Built		2005			
Building Appraisal	None	Foundation	Slab on Grade				
Septic	\$136100	Well					

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
Date	Type					
2019	Yes	0035	12.536	\$2515.98	12/26/2012 WARRANTY DEED (ALL TYPES)	Palmer 2012-028115-0
2018	Yes	0035	12.481	\$2494.96	5/5/2005 QUITCLAIM DEED (ALL TYPE)	Palmer 2005-011114-0
2017	Yes	0035	12.482	\$2520.12	9/11/2003 QUITCLAIM DEED (ALL TYPE)	Palmer 2003-026380-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,258.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	0.93	Taxable Acreage	0.93	Assembly District	004	Precinct	07-125	Fire Service Area	130 Central Mat-Su	Road Service Area	No Borough Road Service see the City of Wasilla Website
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¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 1/27/2020 12:00:27 AM

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2012-028115-0

Recording Dist: 311 - Palmer
12/26/2012 11:37 AM Pages: 1 of 2



WARRANTY DEED

A.S. 34.15.030

CC - 2 pages
MS92414
The Grantor,

BOLSHIO MISHA INC., an Alaska corporation, whose address is 1150 S. Colony Way #3 PMB 311, Palmer, AK 99645, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

ROKS DIESEL, LLC, an Alaska limited liability company, whose address is 761 W. Wasair Drive, Wasilla, AK 99654, the following described real property:

Lot 20, Block 2, Wasilla Airport Heights, according to Plat No. 74-62, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to:

Reservations and exceptions as contained in U.S. Patent No. 771283, recorded February 20, 1924, in Book 1 at Page 116, and

Reservation of one-half (1/2) of all mineral, oil and gas rights, etc., in instrument reserved by Alice J. Snider recorded July 16, 1974, in Book 85 at Page 122, and

Notes on the Plat of Wasilla Airport Heights, and

Easement(s) on the Plat of Wasilla Airport Heights, and

Covenants, conditions and restrictions, including terms and provisions thereof, recorded April 14, 1975, in Book 95 at Page 587, and amended by instruments recorded March 16, 1977, in Book 134 at Page 717, and March 16, 1977, in Book 134 at Page 731, and April 11, 1977, in Book 136 at Page 613, and May 10, 1983, in Book 302 at Page 345, and June 6, 1984, in Book 362 at Page 6, and June 4, 1985, in Book 419 at Page 608, and June 25, 1985, in Book 422 at Page 756, and December 19, 1996, in Book 876 at Page 801, and

Easement for aircraft taxiway granted to Lots 1-27, Block 2, recorded October 7, 1975, in Book 105 at Page 67, which affects the South 50 feet, and

Blanket Easement granted to Matanuska Telephone Association, Inc., recorded December 9, 1976, in Book 128 at Page 882, and

Easement for ingress and egress granted to adjacent property owners, recorded April 27, 1982, in Book 261 at Page 37, which affects the Southerly 15 feet, and

Easement for sewer system granted to City of Wasilla, recorded September 18, 1984, in Book 379 at Page 517, which affects the South 15 feet, and

Easement for parking and access granted to Lot 21, recorded November 9, 2000, in Book 1099 at Page 731, which affects no less than 16 parking spaces (10 foot by 20 foot) and a 30 foot access, and

Easement for a No Build Easement granted to Lot 21, recorded June 12, 2001, in Book 1141 at Page 98, which affects a 10' no build easement on the Southwest side of Lot 20 and permanent 10' no build easement on the Northeast side of Lot 22, and

Blanket Easement granted to Matanuska Electric Association, Inc., recorded October 30, 2003; Reception No. 2003-032547-0, and

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof; easements, rights-of-way, covenants, conditions, reservations, notes on plats, by-laws, and all other restrictions of record, if any.

Dated: Dec. 13, 2012

GRANTOR: BOLSHIO MISHA INC.

By [Signature]
Richard Stryker, President

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on December 13 2012, by Richard Stryker, President of BOLSHIO MISHA INC., an Alaska corporation, on behalf of the corporation.

[Signature]
Notary Public in and for Alaska
My Commission Expires: _____



Dated: Dec. 24, 2012

GRANTEE: ROKS DIESEL, LLC

By [Signature]
Loren Ripple, Member

By [Signature]
Tana Ripple, Member

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on December 24 2012, by Loren Ripple, Member and Tana Ripple, Member of ROKS DIESEL, LLC, an Alaska limited liability company, on behalf of the company.

[Signature]
Notary Public in and for Alaska
My Commission Expires: _____



Record in Palmer Recording District.
Return to:
ROKS-DIESEL, LLC
761 W. Wasair Drive
Wasilla, AK 99654

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Warranty Deed, Page 2

**DEED OF TRUST**

CC-5 pages
MS92414
This Deed of Trust, made this 24th day of December, 2012, between,

ROKS DIESEL, LLC, an Alaska limited liability company, whose address is 761 W. Wasair Drive, Wasilla, AK 99654, herein called TRUSTOR,

MAT-SU TITLE INSURANCE AGENCY, INC., an Alaskan corporation, whose address is 1981 E. Palmer-Wasilla Highway #100, Wasilla, AK 99654, herein called TRUSTEE, and

BOLSHIO MISHA INC., an Alaska corporation, whose address is 1150 S. Colony Way #3 PMB 311, Palmer, AK 99645, herein called BENEFICIARY.

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS TO TRUSTEE IN TRUST WITH POWER OF SALE, that property in the Palmer Recording District, Third Judicial District, State of Alaska, described as:

Lot 20, Block 2, Wasilla Airport Heights, according to Plat No. 74-62, located in the Palmer Recording District, Third Judicial District, State of Alaska.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits; to have and to hold the same, with the appurtenances, unto the Trustee.

FOR THE PURPOSE OF SECURING: (1) Performance of each agreement of Trustor herein contained; (2) Payment of indebtedness evidenced by one Deed of Trust Note of even date herewith, in the Principal sum of \$340,000.00 payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor agrees:

1. Care. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which from the character or use of said property may be reasonably necessary.
2. Insurance. To provide, maintain and deliver to Beneficiary homeowner's insurance satisfactory to and with loss payable to the above named Beneficiary in an amount equal to the full insurable value of the property. The amount collected under any homeowner's or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. If there are no improvements or structures located on this property, this paragraph shall not apply.
3. Defend. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary, or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

4. Taxes. To pay: at least ten days before delinquency all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs fees and expenses of this Trust.

5. Expenditures. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof with interest from date of expenditure at the rate set forth in the note secured hereby.

6. Protection of Security. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so, and without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay reasonable attorneys' fees.

7. Hazardous Substances. "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law, including but not limited to, the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, or 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, including but not limited to, auto body and engine repair shops and storage lots.

Trustor 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. Trustor 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).

Trustor shall promptly give Beneficiary 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 Trustor 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 Trustor 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, Trustor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Beneficiary for an Environmental Cleanup.

B. It is mutually agreed that:

1. Condemnation. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such monies as received in the same manner and with the same effect as above provided for disposition of proceeds of homeowner's or other insurance.

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2. No Waiver. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive the right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. Trustee Special Powers. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Reconveyance. Upon written request of Beneficiary stating that all sums secured hereby have been paid and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

5. Additional Security. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such rents, issues and profits, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. Default.

a. Upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligation hereof, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property or some part thereof is situated.

b. Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor, shall sell said property at the time and place of sale fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Notwithstanding the foregoing the Beneficiary shall be entitled to enter an offset bid at the time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor or Beneficiary, as hereunder defined, may purchase at such sale.

c. After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid with accrued interest at the rate set forth in the note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

