



3801 Centerpoint Drive, Suite 102
Anchorage, AK 99503
Phone (907) 569-2842 Fax (907) 929-8029

Lot 3A.

PROPERTY PROFILE

Dated: April 17, 2025

Re: 1250 E 70th Avenue

Parcel No.: 014-111-74-000

Jack White Real Estate

Mike McLane

Owner: Sleipner Transport LLC

Legal: Lot 3A, Block 2 Park Wood Estates Subdivision

Plat No. 2004-58

Attachments: Municipality of Anchorage Tax Sheet,

Vesting Deed, Deed of Trust, and Plat Map

CC&Rs: None Found

As-Built: None Found

NOTICE OF DISCLAIMER OF LIABILITY

This letter and the accompanying materials do not constitute a policy of Title Insurance or a Commitment for Title Insurance. Further, they are not an abstract of title. These materials are furnished as a courtesy of Alyeska Title Guaranty Agency, and the Company does not take responsibility for the completeness or accuracy of the materials. If you desire a complete report on the status of title, please contact the above-named person to arrange for a Commitment or Policy. No transaction or decision should be made based on these materials until such time as the Company has the opportunity to perform a complete search and is prepared to issue a Policy.

Customer Service Representative: W. Yardley

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2019-023738-0

Recording Dist: 301 - Anchorage
7/10/2019 01:20 PM Pages: 1 of 5



THIS INSTRUMENT IS BEING RECORDED
BY FIRST AMERICAN TITLE CO. OF AK, AS
AN ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EFFECT, IF ANY,
ON THE TITLE OF THE ESTATE HEREIN.

C19-165

CONVEYANCE OR TRANSFER RESTRICTED AT PAGE FOUR

DEED OF TRUST

THIS DEED OF TRUST made this 20 day of June, 2019,

BETWEEN PARK WOOD ASSET MANAGEMENT, LLC, an Alaska limited liability company, whose address is 3435 Wilshire Boulevard, 14th Floor, Los Angeles, CA 90010, herein called **TRUSTOR**,

ALYESKA TITLE GUARANTY AGENCY, whose address is 3801 Centerpoint Drive, Suite 102, Anchorage AK 99503, herein called **TRUSTEE**, and

ALBERT Y. KIM LIVING TRUST, whose address is 3530 Wilshire Boulevard, Suite 380, Los Angeles, CA 90010, herein called **BENEFICIARY**,

WITNESSETH: That Trustor GRANTS, BARGAINS, SELLS, and CONVEYS to TRUSTEE IN TRUST WITH POWER OF SALE, that property described as:

Lots 2A and 3A, Block 2, Park Wood Estates Subdivision, according to the official plat thereof filed under Plat No. 2004-58, in the records of the Anchorage 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 Trustee.

FOR THE PURPOSE OF SECURING: 1. The 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 \$350,000.00 payable to Beneficiary or order.

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

1. 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 and to pay when due all claims for labor performed and materials furnished therefore; 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 maintain in an orderly manner, paint, repair, keep free from freezing, and do all other acts which

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Deed of Trust, Page 1 of 5

from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to the Beneficiary in an amount not less than the full insurable value. The amount collected under any fire 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.

3. 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 of Trust.

4. 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. 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 Deed of Trust Note secured hereby.

6. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do 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 his reasonable fees.

B. It is mutually agreed that:

1. Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the property. Trustor 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 household consumer products for consumer uses.

Trustor shall promptly give Beneficiary notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and Hazardous Substance or Environmental Law of which Trustor has actual knowledge. If Trustor 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, Trustor shall promptly take all necessary remedial actions in accordance with Environmental law.

"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, "Environmental Law"



means federal laws and laws of the State of Alaska that relate to health, safety or environmental protection.

2. 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 moneys received by Beneficiary in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

3. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive Beneficiary's right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

4. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed of Trust 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.

5. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust 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".

6. 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 his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, 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.

7. 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 his 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.

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 the time of

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Deed of Trust, Page 3 of 5



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 preceding 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, Trustee, or Beneficiary, as hereunder defined, may purchase at such sale.

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 Deed of Trust Note secured hereby; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

8. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the Note secured hereby, whether or not named as a beneficiary herein, or, if the Note has been pledged, the pledgee thereof. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

10. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.

11. Nothing contained herein shall be construed to limit the right of Beneficiary to foreclose this Deed of Trust by judicial action. Beneficiary shall further be entitled to bring an action upon the Note secured by this Deed of Trust without attempting to foreclose this Deed of Trust either by judicial action or by exercise of the power of sale. Trustor and all other parties obligated under the Note, if any, shall be liable for and agrees to pay any deficit.

12. If two or more persons be designated as Trustee herein, any, or all, powers granted herein to Trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason, to act, and any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, his heirs and assigns.

13. The Deed of Trust Note secured by this Deed of Trust, unless sooner paid, is all due and payable on or before June 1, 2021. It is agreed and acknowledged that the "date of maturity" of this instrument, as that term is used in AS 34.20.150, is 6 years after the due date specified above. If no date is entered above, then the maturity date is that date occurring 40 years from and after the date of execution of this Deed of Trust, unless terminated sooner in accordance with the provisions of the Deed of Trust Note.

C. SPECIAL CONDITIONS AND COVENANTS CONVEYANCE OR TRANSFER RESTRICTED

Until the Note secured hereby is paid in full, Trustor further agrees not to sell, convey, transfer or dispose of the subject real property described above, or any part thereof, or any interest therein, or agree to do so without the written consent of the Beneficiary being first obtained, and

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Deed of Trust, Page 4 of 5





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PROPERTY PROFILE

Dated: April 17, 2025

Re: 1250 E 70th Avenue

Parcel No.: 014-111-74-000

Jack White Real Estate

Mike McLane

NOTES

- 1.) The purpose of this plat is to subdivide Lots 2, 3 and 4 Block 2 of Park Wood Estates into Lot 2-A and Lot 3-A.
- 2.) This plat is based on recorded plat No. 70-357, Anchorage Recording District.
- 3.) No structures, fill, paving, vehicles or other materials may be placed within the 25-foot stream maintenance and protection easement. No vegetation may be cleared or otherwise significantly disturbed within the 25-foot stream maintenance easement.
- 4.) Point positioned at prorated distance between found monuments. Corner set at prorated distance between computed positions. No corners set at computed positions on Briarwood Street, E. 70th Ave & Driftwood Streets.
- 5.) The portion of the building on Lot 2A, that encroaches into the front yard setback, complies as a Legal nonconforming structure under AMC 21.55.2120

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2018-045114-0

Recording Dist: 301 - Anchorage
12/4/2018 10:20 AM Pages: 1 of 1



After recording return to the Grantee
Escrow No.: Y111782-JP

STATUTORY WARRANTY DEED

THE GRANTOR Park Wood Asset Management, LLC whose mailing address is:
3435 Wilshire Blvd 14th Fl Los Angeles, CA 90010

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to the

Grantee(s): Sleipner Transport LLC whose mailing address is: 11363 Browder Ave Anchorage AK 99507
the following described real estate:

Lot 3A, Block 2, PARK WOOD ESTATES SUBDIVISION, according to the official plat thereof, filed under Plat No. 2004-58, Records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO property taxes; reservations and exceptions as contained in the U.S. Patent; easements of record; and covenants, conditions and restrictions of record, if any.

Dated this 3 day of December 2018 .


Park Wood Asset Management, LLC


By: Sun-Kai Pan, Managing Member

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this 3 day of December, 2018, by Sun-Kai Pan, the Managing Member of Park Wood Asset Management LLC known to be the individual(s) described in and who executed the within instrument and acknowledged that he/she/they signed as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

State of Alaska
NOTARY PUBLIC
Janice Peterson
My Commission Expires Feb. 29, 2020


Notary Public in and for the State of Alaska
My commission expires: 2/29/20

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2019-023738-0

Recording Dist: 301 - Anchorage
7/10/2019 01:20 PM Pages: 1 of 5



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BEEN EXAMINED AS TO ITS EFFECT, IF ANY,
ON THE TITLE OF THE ESTATE HEREIN.
C19-165

CONVEYANCE OR TRANSFER RESTRICTED AT PAGE FOUR

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ALBERT Y. KIM LIVING TRUST, whose address is 3530 Wilshire Boulevard, Suite 380, Los Angeles, CA 90010, herein called **BENEFICIARY**,

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Deed of Trust, Page 1 of 5

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4. 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.

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B. It is mutually agreed that:

1. Trustor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the property. Trustor 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 household consumer products for consumer uses.

Trustor shall promptly give Beneficiary notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the property and Hazardous Substance or Environmental Law of which Trustor has actual knowledge. If Trustor 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, Trustor shall promptly take all necessary remedial actions in accordance with Environmental law.

"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, "Environmental Law"



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3. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive Beneficiary's right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

4. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed of Trust 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.

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Deed of Trust, Page 3 of 5



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Deed of Trust, Page 4 of 5



should Trustor do any of the foregoing without such written consent, Beneficiary shall have the right, at Beneficiary's option, to declare all sums secured hereby forthwith due and payable. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transaction.

TRUSTOR:

PARK WOOD ASSET MANAGEMENT, LLC



SUN-KAI PAN, Managing Member

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

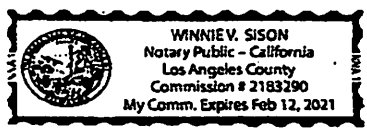
STATE OF CALIFORNIA)
)
COUNTY OF Los Angeles) ss.

On June 20, 2019, before me, Winnie V. Sison, a Notary Public, personally appeared SUN-KAI PAN, Managing Member of PARK WOOD ASSET MANAGEMENT, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official Seal.

Signature  (Seal)



Return to:
Parkwood Asset Management
3435 Wilshire Blvd, 14th Floor
Los Angeles, CA 90010

Law Office of Jeremy Collier, P.C., 851 E Westpoint Dr. Ste 212, Wasilla, AK 99654 Tel 907-357-4500 Fax 907-357-4510
Deed of Trust, Page 5 of 5



PARID: 01411174000
 SLEIPNER TRANSPORT LLC

1250 E 70TH AVE

LUC: 300
 TAX YEAR: 2025

Property Information

Property Location: 1250 E 70TH AVE
 Class: C - Commercial
 Use Code (LUC): 300 - Commercial Vacant Land
 Condo/Unit #:
 Tax District: 03
 Zoning: I1
 Plat #: 040058
 HRA #: 000000
 Grid #: SW2132
 Deeded Acres:
 Square Feet: 30,189
 Legal Description: PARK WOOD ESTATES
 BLK 2 LT 3A
 Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: SLEIPNER TRANSPORT LLC
 Co-Owner:
 Care Of:
 Address: 11363 BROWDER AVENUE
 City / State / Zip: ANCHORAGE, AK 99507 0000
 Deed Book/Page: 014/11

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
01411174000	RP	2024	1		3,474.40			.00	-3,474.40	.00	.00	.00	.00	.00	06/30/2024
01411174000	RP	2024	2		3,474.40			.00	-3,474.40	.00	.00	.00	.00	.00	08/31/2024
01411174000	RP	2023	1		3,526.07			.00	-3,526.07	.00	.00	.00	.00	.00	06/30/2023
01411174000	RP	2023	2		3,526.07			.00	-3,526.07	.00	.00	.00	.00	.00	08/31/2023
01411174000	RP	2022	1		3,421.89			.00	-3,421.89	.00	.00	.00	.00	.00	07/31/2022
01411174000	RP	2022	2		3,421.89			.00	-3,421.89	.00	.00	.00	.00	.00	09/30/2022
01411174000	RP	2021	1		7,182.77			.00	-7,182.77	.00	.00	.00	.00	.00	06/15/2021
01411174000	RP	2020	1		6,684.39			.00	-6,684.39	.00	.00	.00	.00	.00	07/15/2020
01411174000	RP	2019	1		6,267.51			.01	-6,267.52	.00	.00	.00	.00	.00	06/15/2019
01411174000	RP	2018	1		6,282.84			324.80	-6,607.64	.00	.00	.00	.00	.00	06/15/2018
01411174000	RP	2017	1		5,999.34			1,054.60	-7,053.94	.00	.00	.00	.00	.00	06/15/2017
01411174000	RP	2016	1		5,653.73			630.26	-6,283.99	.00	.00	.00	.00	.00	06/15/2016

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2025	RP	300	C	427,100	3,500	430,600

Taxable Value

 Net Taxable Value 430,600
Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	I1	30,189	C29I50

Land Characteristics

Line #	
1	LOCAT +10 -
2	SIZE -0 -

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
FC1 - FENCE, CHAIN LINK	2010			2,322

Entrances

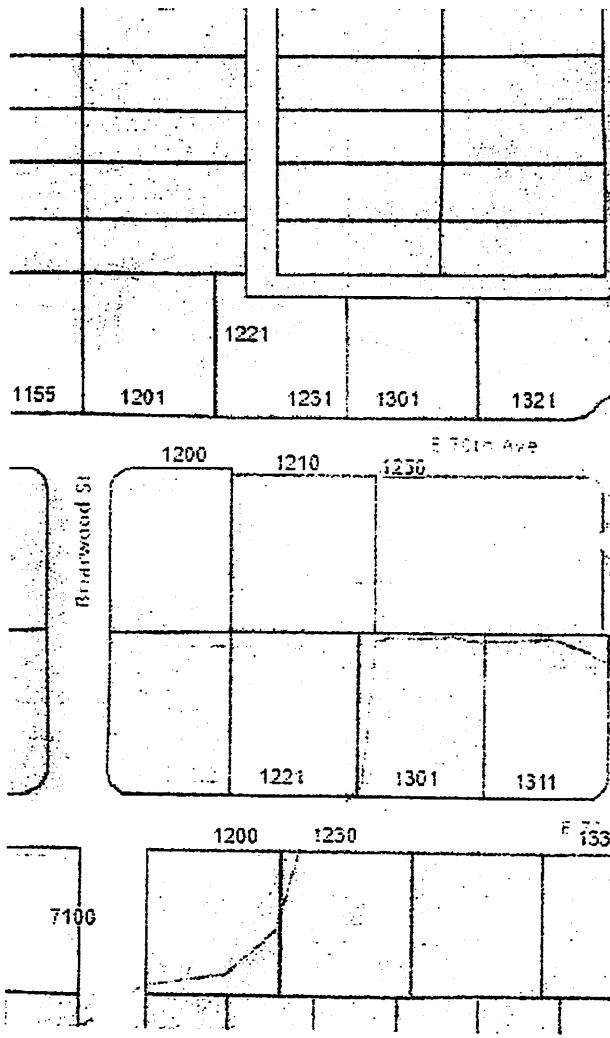
Visit Date:	Measure Date:	Entrance Source:
04-NOV-2011		6-Desk Edit to CAMA record (NOT Inspected)
12-MAY-2016		0-Land Characteristics Inspection
12-MAY-2016		9-Quick Re-Inventory Inspection
12-SEP-2017		9-Quick Re-Inventory Inspection

Permits

Permit #:	Permit Date:	Purpose:	Amount:
C11-1900	02-SEP-2011	-	\$1,000

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2025	RP	300	C	427,100	3,500	430,600
2024	RP	300	C	427,100	3,300	430,400
2023	RP	300	C	410,800	3,300	414,100
2022	RP	300	C	403,200	3,200	406,400
2021	RP	300	C	395,400	3,200	398,600
2020	RP	300	C	387,600	3,300	390,900
2019	RP	300	C	379,700	3,400	383,100
2018	RP	300	C	379,700	3,400	383,100
2017	RP	300	C	379,700	3,400	383,100



SLEIPNER TRANSPORT LLC

Appraisal_Year: 2025

Parcel_ID: 01411174000

Parcel_ID_URL: [More info](#)

Property_Type: Commercial

Class: Commercial

Land_Use: Vacent Land

Owner_Name: SLEIPNER TRANSPORT LLC

Legal_Description: PARK WOOD ESTATES BLK 2 LT 3A

Parcel_Address: 1250 E 70TH AVE

Corporation_Number: ...

Zoom to 7100

